

Vicinity Map - Zone Atlas K-15-Z

N.T.S.

Documents

1. PLAT OF RECORD FOR TERRACE ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 15, 1910, IN BOOK C2, PAGE 71.
2. QUITCLAIM DEED FOR SUBJECT PROPERTY FROM D & S NO. 1, INC. TO D & S ONE, INC., FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 14, 2006, IN BOOK A112, PAGE 1020, AS DOCUMENT NO. 2006021110.
3. SCHEDULE A FROM ALTA OWNER'S POLICY, DATED MAY 1, 1974 AND HAVING POLICY NO. D-34663.

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E.) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY, AS SHOWN HEREON, IN CEDAR STREET S.E. TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

JOSEPH GRADY, MANAGING MEMBER
D & S ONE, INC.

7/7/2023
DATE

STATE OF NEW MEXICO
NOTARY PUBLIC
MONICA JARAMILLO
COMMISSION # 1135421
COMMISSION EXPIRES 09/07/2025

STATE OF NEW MEXICO }
COUNTY OF Sandoval }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 07/07 2023
BY: JOSEPH GRADY, MANAGING MEMBER, D & S ONE, INC.

BY: [Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 09/07/25

Indexing Information

Projected Section 21, Township 10 North, Range 3 East,
N.M.P.M. within the Town of Albuquerque Grant
Subdivision: Terrace Addition
Owner: D & S One, Inc.
UPC #: 101505716619831508

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. DEDICATE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON.

Legal Description

LOTS NUMBERED 7, 8 AND 9 IN BLOCK NUMBERED 32 OF THE TERRACE ADDITION IN THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 15, 1910, IN BOOK C2, PAGE 71.

Subdivision Data

GROSS ACREAGE..... 0.4541 ACRES
ZONE ATLAS PAGE NO..... K-15-Z
NUMBER OF EXISTING LOTS..... 3
NUMBER OF LOTS CREATED..... 1
MILES OF FULL-WIDTH STREETS..... 0.000 MILES
MILES OF HALF-WIDTH STREETS..... 0.000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE..... 0.0002 ACRES
DATE OF SURVEY..... FEBRUARY 2023

Notes

1. FIELD SURVEY PERFORMED IN FEBRUARY 2023.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS.....
5. A MORE CURRENT TITLE COMMITMENT WAS NOT PROVIDED AT THE TIME OF THIS SURVEY AND THEREFORE ANY EASEMENTS THAT EXIST THAT THIS SURVEYOR WAS NOT MADE AWARE OF ARE NOT SHOWN HEREON.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0334G, DATED SEPTEMBER 26, 2008.

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
PAID ON UPC #: 101505716619831508

D&S ONE

PROPERTY OWNER OF RECORD

D&S ONE

BERNALILLO COUNTY TREASURER'S OFFICE

Covered Stone 10-6-23

Plat for
Lot 7-A, Block 32
Terrace Addition
Being Comprised of
Lots 7-9, Block 32
Terrace Addition
City of Albuquerque
Bernalillo County, New Mexico
June 2023

Project Number: PR-2021-005037

Application Number: SD-2023-00146

Plat Approvals:

<i>[Signature]</i>	Jun 26, 2023
PNM Electric Services <i>Natalia Antonio</i>	Jun 26, 2023
Qwest Corp. d/b/a CenturyLink QC <i>Jeff Estvanko</i>	Jun 26, 2023
New Mexico Gas Company <i>Mike Martus</i>	Jul 6, 2023
Comcast	

City Approvals:

<i>Loren N. Risenhoover P.S.</i>	6/20/2023
City Surveyor <i>Ernest Arroyo</i>	Sep 15, 2023
Traffic Engineering, Transportation Division <i>[Signature]</i>	Sep 28, 2023
ABCWUA <i>Whitney Orban</i>	Sep 15, 2023
Parks and Recreation Department <i>[Signature]</i>	6/19/2023
AMAFCA <i>Reggie Chen</i>	Sep 15, 2023
Hydrology <i>[Signature]</i>	Sep 15, 2023
Code Enforcement <i>Jay Rodenbeck</i>	Sep 15, 2023
Planning Department <i>Shahab Biagar</i>	Oct 5, 2023

Surveyor's Certificate

I, BRIAN J. MARTINEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature] 7/6/23
BRIAN J. MARTINEZ
N.M.R.P.S. No. 18374
Date



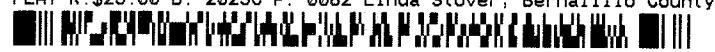
CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
cartesianbrian@gmail.com

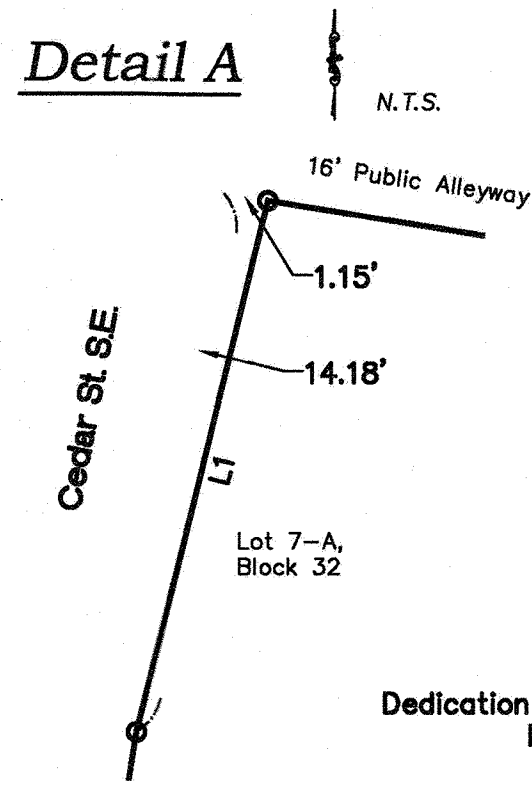
Sheet 1 of 2
230253

DOCH 2023064108

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Detail A



Line #	Direction	Length (ft)
L1	S 13°45'38" W	14.23'

ACS Monument " 9-J15 "
 NAD 1983 CENTRAL ZONE
 X=1526869.928*
 Y=1489021.809 *
 Z=5093.057 * (NAVD 1988)
 G-G=0.999675053
 Mapping Angle=-0°13'05.60"
 *U.S. SURVEY FEET

Easement Notes

NO EXISTING EASEMENTS SHOWN ON PLAT OF RECORD OR IN TITLE SEARCH

DHO Determination from DPM Note

THIS PROPERTY HAS AN EXISTING 16 FOOT ADJOINING ALLEYWAY, WHICH IS DEFICIENT OF THE CITY REQUIRED 20 FOOT WIDTH PER DPM STANDARDS. A DETERMINATION FROM THE DEVELOPMENT HEARING OFFICER (DHO) WAS GRANTED FROM THIS STANDARD ON AUGUST 9TH, 2023.

**Plat for
 Lot 7-A, Block 32
 Terrace Addition
 Being Comprised of
 Lots 7-9, Block 32
 Terrace Addition
 City of Albuquerque
 Bernalillo County, New Mexico
 June 2023**

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (11/15/1910, C2-71)
⊙	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- Public Service Company of New Mexico ("PNM")**, a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest Corporation d/b/a CenturyLink QC** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Cable TV** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

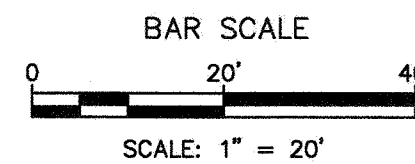
Cedar Street SE
 (60' R/W)

Coal Avenue SE
 (80' R/W)

ACS Monument " 10-L14 "
 NAD 1983 CENTRAL ZONE
 X=1519873.633*
 Y=1480983.635 *
 Z=4954.577 * (NAVD 1988)
 G-G=0.999683551
 Mapping Angle=-0°13'53.32"
 *U.S. SURVEY FEET

DHO Determination from R.O.W. Width Note

THIS PROPERTY ADJOINS COAL AVENUE S.E., WHICH HAS AN EXISTING 80 FOOT RIGHT-OF-WAY WIDTH, WHICH IS DEFICIENT OF THE CITY REQUIRED 96 FOOT WIDTH FOR A PRINCIPAL ARTERIAL, PER DPM STANDARDS. A DETERMINATION FROM THE DEVELOPMENT HEARING OFFICER (DHO) WAS GRANTED FROM THIS STANDARD ON AUGUST 9TH, 2023.



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 PLAT R-\$25.00 B- 2023C P- 0082 Linda Stover, Bernalillo County

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