



Vicinity Map - Zone Atlas K-17-Z

N.T.S.

Documents

- TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 1806582 AND AN EFFECTIVE DATE OF OCTOBER 22, 2018.
- PLAT OF RECORD FOR VALLEY VIEW ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 2, 1911 IN BOOK D1, PAGE 32.
- WARRANTY DEED FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 23, 2020 AS DOCUMENT NO. 2020130672.

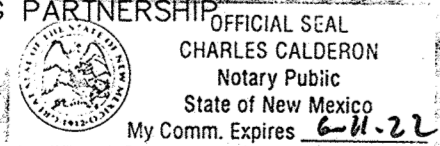
Free Consent and Dedication

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 FOR CENTRAL AVE. S.E., JACKSON ST. S.E. AND SILVER AVE. S.E. TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

[Signature]
 FELIPE RAEI, EXECUTIVE DIRECTOR
 GREATER ALBUQUERQUE HOUSING PARTNERSHIP
 July 13, 2021
 DATE

STATE OF NEW MEXICO }
 COUNTY OF Sandoval } SS



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 13th July, 2021
 FELIPE RAEI, EXECUTIVE DIRECTOR, GREATER ALBUQUERQUE HOUSING PARTNERSHIP

By: *[Signature]*
 NOTARY PUBLIC

MY COMMISSION EXPIRES June 11, 2022

Indexing Information

Section 23, Township 10 North, Range 3 East, N.M.P.M.
 Subdivision: Valley View Addition
 Owner: Greater Albuquerque Housing Partnership
 UPC #: 101705745716542901 (Lots 6-22)
 101705747017842904 (Lots 1-5)

Purpose of Plat

- TO ELIMINATE ALL INTERIOR LOT LINES TO CREATE ONE TRACT.
- DEDICATE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON
- GRANT AN EASEMENT AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 1.5900 ACRES
 ZONE ATLAS PAGE NO. K-17-Z
 NUMBER OF EXISTING LOTS. 22
 NUMBER OF LOTS CREATED. 1
 MILES OF FULL-WIDTH STREETS. 0 MILES
 MILES OF HALF-WIDTH STREETS. 0 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.1282 ACRES
 DATE OF SURVEY. JANUARY 2019

Notes

- FIELD SURVEY PERFORMED IN JANUARY 2019.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- LOT LINES TO BE ELIMINATED SHOWN HEREON AS

Legal Description

LOTS NUMBERED ONE (1) THROUGH TWENTY-TWO (22), INCLUSIVE, IN BLOCK NUMBERED THIRTY-FOUR (34) OF THE VALLEY VIEW ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DELINEATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 2, 1911.

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.

DOCH 2021100584
 08/25/2021 10:52 AM Page: 1 of 2
 PLAT R: 025.00 B: 2021C P: 0098 Linda Stover, Bernalillo County

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC #: 101705745716542901
101705747017842904

PROPERTY OWNER OF RECORD
SRS Corporation
 BERNALILLO COUNTY TREASURER'S OFFICE
[Signature]

Plat for
 Lot 1-A, Block 34
 Valley View Addition
 Being Comprised of
 Lots 1-22, Block 34
 Valley View Addition
 City of Albuquerque
 Bernalillo County, New Mexico
 June 2021

Project Number: PR-2021-005390

Application Number: SD-2021-00153

Plat Approvals:

- [Signature]* Jun 28, 2021
- PNM Electric Services
[Signature] Jun 24, 2021
- Qwest Corp. d/b/a CenturyLink QC
[Signature] Jun 25, 2021
- New Mexico Gas Company
[Signature] Jun 25, 2021
- Comcast

City Approvals:

- [Signature]* 6/17/2021
- City Surveyor
[Signature] Aug 6, 2021
- Traffic Engineer
[Signature] Aug 6, 2021
- Parks and Recreation Department
[Signature] Aug 9, 2021
- Code Enforcement
[Signature] 7/19/2021
- AMAFCA
Ernest Armijo Aug 6, 2021
- City Engineer
[Signature] Aug 12, 2021
- DRB Chairperson, Planning Department

Surveyor's Certificate

I, WILL PLOTNER JR., 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] 6/29/2021
 Will Plotner Jr. Date
 N.M.R.P.S. No. 14271



CSI-CARTESIAN SURVEYS INC.

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

2021C-98

(11)

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 ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Easement Notes

- EXISTING COMCAST EASEMENT BENEFITING LOTS 6-22 (02/08/2011, DOC. NO. 2011013972)
- EXISTING PNM & MST&T EASEMENT BENEFITING LOTS 6-22 (06/19/1948, BK. MISC. D80, PG. 35, AS DOC. NO. 1948039068)
- PUBLIC WATER EASEMENT GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT.

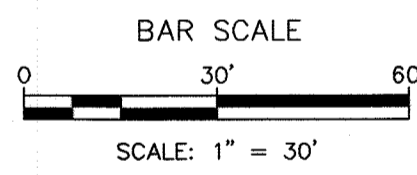
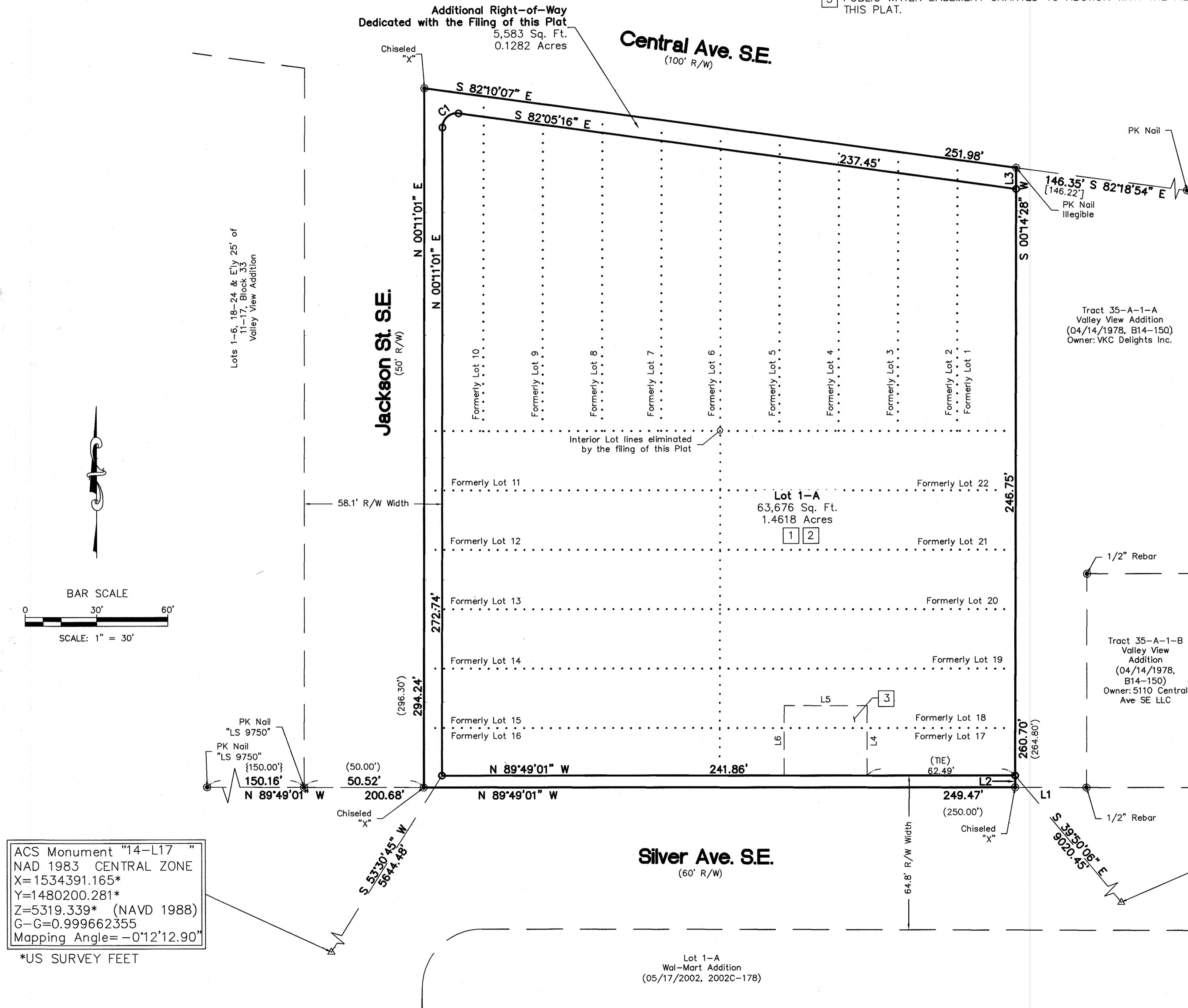
**Plat for
Lot 1-A, Block 34
Valley View Addition
Being Comprised of
Lots 1-22, Block 34
Valley View Addition
City of Albuquerque
Bernalillo County, New Mexico
June 2021**

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (09/02/1911, D1-32)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (04/14/1978, B14-150)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER AGREEMENT (03/11/2016, DOC# 2016022874)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	10.23'	6.00'	97°43'43"	9.04'	N 49°02'52" E

Line #	Direction	Length (ft)
L1	S 89°49'01" E	30.03' [30.00']
L2	S 00°14'28" W	5.00'
L3	S 00°14'28" W	8.95'
L4	N 00°11'52" E	29.46'
L5	N 89°48'08" W	35.00'
L6	S 00°11'52" W	29.46'



ACS Monument "14-L17"
NAD 1983 CENTRAL ZONE
X=1534391.165*
Y=1480200.281*
Z=5319.339* (NAVD 1988)
G-G=0.999662355
Mapping Angle=-0°12'12.90"
*US SURVEY FEET

ACS Monument "STA. G-2"
NAD 1983 CENTRAL ZONE
X=1544945.855*
Y=1476630.47*
Z=5337.43* (NAVD 1988)
G-G=0.999659019
Mapping Angle=-0°10'59.70"
*US SURVEY FEET

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