

SUMMARY PLAT
Tract 94-A-1-A-1-A AND 94-A-1-A-1-B
M.R.G.C.D. Map 34

BEING A REPLAT OF TRACT 94-A-1-A-1 MRGCD MAP
 34, AND TRACT A, REDIVISION OF LOT 6,
FRANCELLA TOWNHOUSES
 SITUATE WITHIN
 ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER 2021

SITE DATA:
 FEMA Map Number 35001C0331H
 Zoning RA
 No. of Existing Tracts 2
 No. of Tracts Created 2
 Total Area 1.7632 acres

Case Number: _____

PLAT APPROVAL

UTILITY APPROVALS

PNM Electric Services	_____	date
New Mexico Gas Company	_____	date
Qwest Corporation dba Century Link QC	_____	date
Comcast	_____	date
MRGCD	_____	date
AMAFOA	_____	date
CITY APPROVALS		
City of Albuquerque Surveyor	_____	date
Real Property Division	_____	date
Environmental Health Department	_____	date
Traffic Engineer, Municipal Development Department	_____	date
City Engineer	_____	date
ABCWUA	_____	date
Code Enforcement Division, Planning Department	_____	date
DRB Chair, Planning Department	_____	date

**MIDDLE RIO GRANDE
 CONSERVANCY DISTRICT:**
 Approved on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights-of-ways, assessments and liens are fully reserved to said District and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition or plat, said district is absolved of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts.

PURPOSE OF PLAT :

The purpose of this plat is to combine Tract 94-A-1-A-1, MRGCD Map 34 with Tract A, Francella Addition and to split said Tracts into two (2) new Tracts and to Grant Easements, as shown hereon.

FREE CONSENT:

The undersigned owners and proprietors of the properties represented hereon do hereby certify and affirm that this replat is created with our free will and consent in accordance with our expressed wishes and desires.

by _____ Date _____
 Owner Date

ACKNOWLEDGEMENT

State of New Mexico)
 County of _____) SS

The foregoing instrument was acknowledged before me this ____ day of _____, 2021 by: _____

Notary Public: _____

My commission expires: _____

NOTES:

- The basis of bearings is the line North line of Tract 94-A-1-A-1, as measured with the "Trimble VRS Now" GNSS RTK Virtual Reference System. Bearings are New Mexico State Plane Bearings, Central Zone 3002, NAD83. Distances are ground distances.
- Documents used (on file at Bernalillo County Clerk unless noted):
 - Warranty Deed for Tract 94-A-1-A-1, M.R.G.C.D. Map 34 & Tract A, Francella Townhouses, 7/1/1993, Doc. No. 2013073842. Bearings & distances shown in parenthesis
 - Certificate of Survey by Franklin E. Wilson NMPS 6446, Dated 10/22/1980, Not Filed -- For Reference Only;
 - Plat of Francella Townhouses, 4/19/1974, C9-178 -- Adjoiner;
 - Plat of Francella Townhouses, Redivision Lot 6, 8/27/1974, A5-104;
 - Plat of Lots 25A & 25B, Alvarado Gardens Addition No. 1, 6/16/1993, 93C-170 -- Adjoiner w/ reference to RW width;
- These properties are located in Zone X, Shaded. area of 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas less than one square mile and area with reduced flood risk due to levee, per FEMA Flood Insurance Rate Map 35001C0331H, effective date 08/16/2012, as shown on this plat.
- All easements of record are shown hereon.
- A blanket cross lot drainage easement for Tracts 94A1A1A and 94A1A1B is granted and owners of said Tracts are responsible for maintenance.
- An approved Grading & Drainage Plan will be required prior to building permit if any of the following conditions are met: 500 cy of grading, 1000 sf of proposed structure or 10000 sf of proposed paving.

TREASURER'S CERTIFICATION:

This is to certify that all taxes due and payable have been paid in full for year 2021 pursuant to New Mexico statute 7-38-44.1

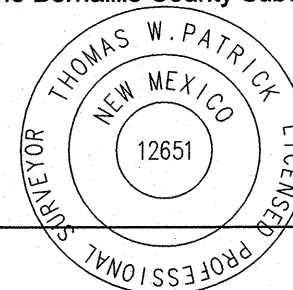
UPC #: 101306013203630308,
 Tract 94A1A1, MRGCD Map 34

Bernalillo County Treasurer's Office: by: _____ date: _____

SURVEYOR'S CERTIFICATION

I, Thomas W. Patrick, New Mexico Professional Surveyor No. 12651, hereby certify that this plat was prepared from an actual ground survey performed by me or under my supervision, that I am responsible for this plat and that this plat is true and correct to the best of my knowledge and belief. This plat conforms to the minimum standards for surveying in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Surveyors and to the Bernalillo County Subdivision Ordinance.

Thomas W. Patrick _____ Date _____
 New Mexico Professional Surveyor No. 12651



VICINITY MAP **ZONE ATLAS MAP**
 NOT TO SCALE **G-13-Z**

PUBLIC UTILITIES

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.

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 (NMGC)** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest Corporation dba Century Link QC** (Qwest) for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Comcast** 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 within the easement, 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, transformers/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.

MONUMENT LEGEND

- FOUND MONUMENT AS NOTED
- △ ACS CONTROL STATION
- SET 5/8" REBAR WITH YELLOW CAP STAMPED "PATRICK PS12651" UNLESS OTHERWISE NOTED

INFO FOR COUNTY CLERK:

Owner: John E. & Stephanie A. Farrow RVT
 UPC #: 101306013203630308
 Parcel: Tract 94A1A1
 MRGCD Map 34
 Albuquerque, NM

SUMMARY PLAT
Tracts 94-A-1-A-1-A AND 94-A-1-A-1-B
MRGCD Map 34

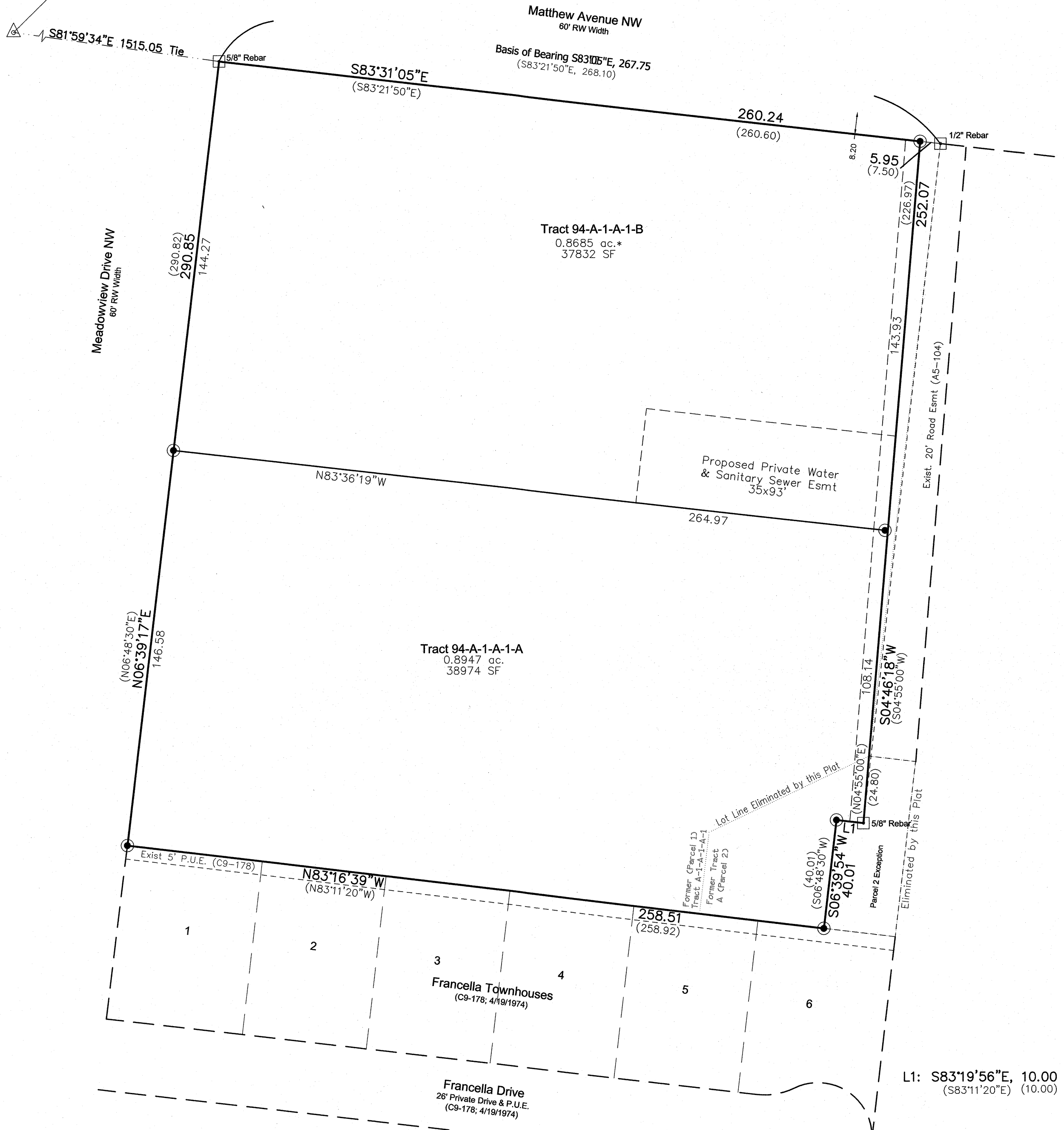
DWG PATH: S:\N2021 - Misc Clients\177-J Farrow\94A1A1 SumPlat.dwg
 GPS: BABY
 DATE: 12/20/2021 11:29 AM
 SCALE: 1"=30'
 CREW: JAK
 DRAWN: DKS
 JOB NO: N2021-177
 J. FARROW



SUMMARY PLAT
Tract 94-A-1-A-1-A AND 94-A-1-A-1-B
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 ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER 2021

AGRS_3_G12
 NAD83
 NMSF Central Zone
 N=1498669.25 usft
 E=1513135.12 usft
 Z=4965.946 usft
 NAVD 1988



LEGAL DESCRIPTION

Tract numbered Ninety-Four-A-One-A-One-A (94-A-1-A-1), Middle Rio Grande Conservancy District Map Thirty-Four (34), as the same is described in the Warranty Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on November 10, 1980, in Book D131-A, Page 689, Document 80-65404, and being more particularly described as follows:

BEGINNING at the Northwest corner of the said Tract, a point on the Easterly right-of-way line of Meadowview Drive NW and the Southerly right-of-way line of Mathew Avenue, NW and from Whence Albuquerque Control Station 3_G12 bears N81°59'34"W, a distance of 1515.05 feet;

RUNNING THENCE along the Southerly right-of-way line of said Mathew Avenue NW, S83°31'05"E, a distance of 260.64 feet to the Northeast Corner;

THENCE leaving said Southerly right-of-way line, S04°46'18"W, a distance of 252.07 feet to a point;

THENCE, S83°19'56"E, a distance of 10 feet;

THENCE, S06°39'54"W, a distance of 40.01 feet to the Southeast corner, being a point on the Northerly line of Francella Townhouses (C9-178, 4/19/1974);

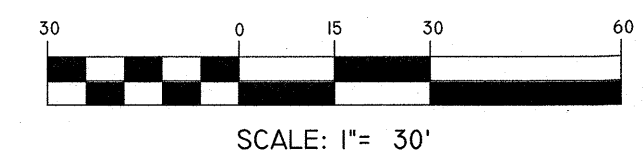
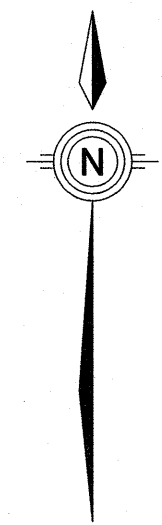
THENCE, N83°16'39"W, a distance of 258.51 feet to the Southwest corner, a point on the Easterly right-of-way line of Meadowview Drive, NW;

THENCE N06°39'17"E, a distance of 290.85 feet to the Point of Beginning.

Contains 1.7632 ac more or less.

MONUMENT LEGEND

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UPC #:	101306013203630308
Parcel:	Tract 94A1A1 MRGCD Map 34 Albuquerque, NM

SUMMARY PLAT
 Tracts 94-A-1-A-1-A AND 94-A-1-A-1-B
 MRGCD Map 34

DWG PATH: S:\N2021 - Misc Clients\177-J Farrow\94A1A1 SumPlat.dwg	<p>Community Sciences Corporation Land Surveying (505) 897.0000</p>	2 of 2
GPS: BABY		
DATE: 12/20/2021 11:29 AM		
SCALE: 1"=30'		
CREW: JAK		
DRAWN: DKS		
JOB: NON2021-177 J. FARROW		

L1: S83°19'56"E, 10.00
 (S83°11'20"E) (10.00)

SITE PLAN
Tract 94-A-1-A-1-A AND 94-A-1-A-1-B
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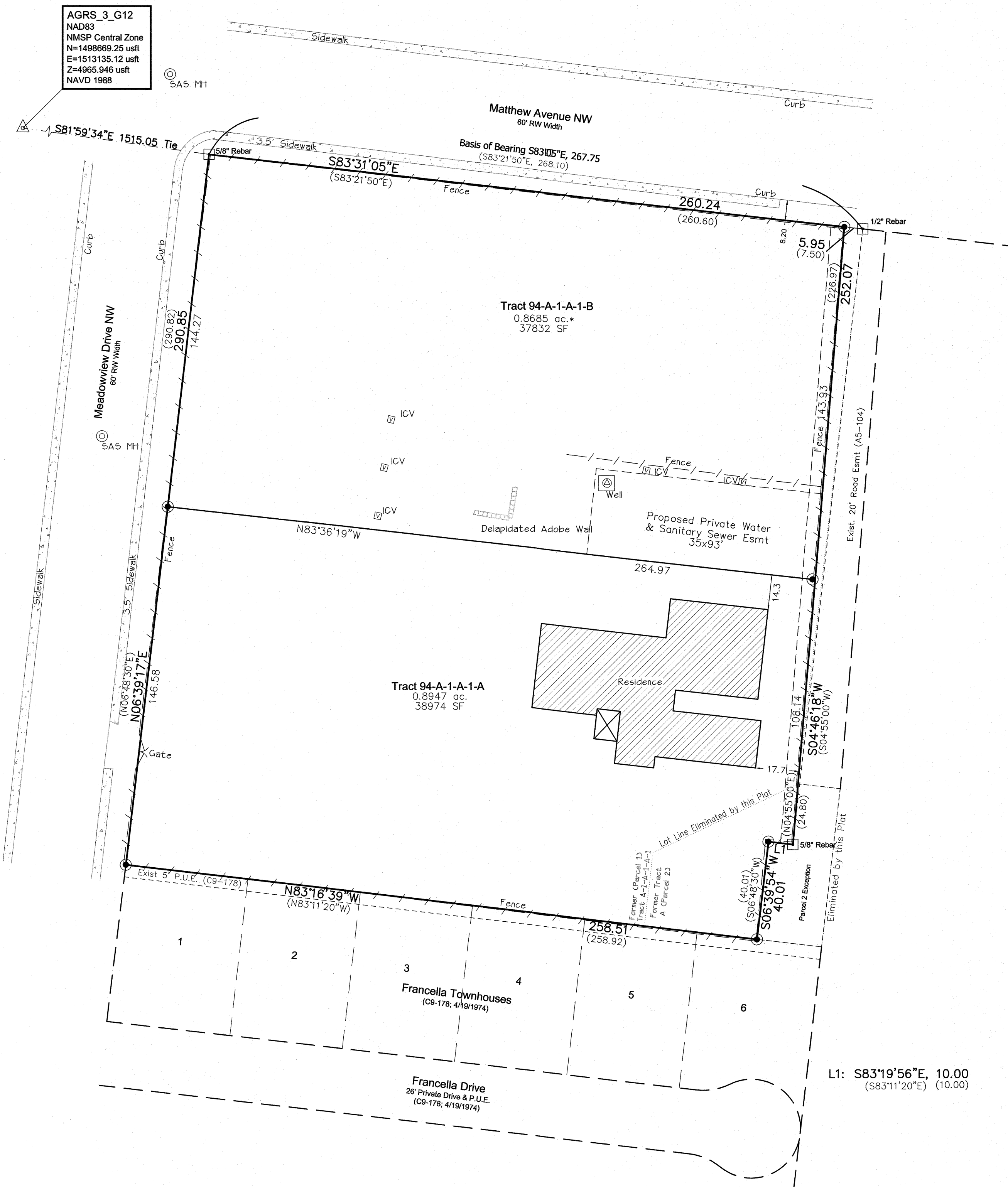
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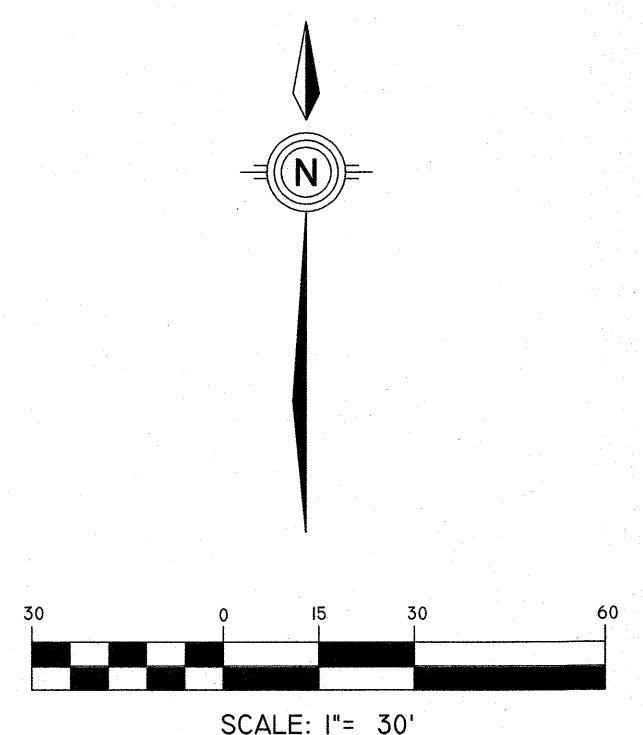
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AGRS_3_G12
 NAD83
 NMSP Central Zone
 N=1498669.25 usft
 E=1513135.12 usft
 Z=4965.946 usft
 NAVD 1988

- Legend**
- FIND PROPERTY CORNER (AS NOTED)
 - SET 5/8" REBAR W/CAP (LS 12651)
 - ⊙ WELLHEAD
 - ⊠ IRRIGATION VALVE (IVC)
 - ⊗ GATE (TYP)
 - - - FENCE 1



L1: S83°19'56"E, 10.00
 (S83°11'20"E) (10.00)



Know what's below
 Call before you dig.

SITE PLAN

Tracts 94-A-1-A-1-A AND 94-A-1-A-1-B
 MRGCD Map 34

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 J. FARROW



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