

Vicinity Map - Zone Atlas J-13-Z

N.T.S.

Documents

- TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2103117 AND AN EFFECTIVE DATE OF APRIL 6, 2021.
- PLAT OF RECORD FOR REYNAUD ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 27, 1946 IN BOOK C1, PAGE 50.
- WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 15, 2021 AS DOCUMENT NO. 2021044807.
- WARRANTY DEED FOR SUBJECT PROPERTY, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON DECEMBER 09, 1955, IN BOOK D335, PAGE 383 AS DOCUMENT NO. 80077.

Free Consent

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.

Donald L. Jeffries 10.18.21
DONALD L. JEFFRIES, OWNER DATE

STATE OF NEW MEXICO }
COUNTY OF Sandoval } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 18th 2021
BY: DONALD L. JEFFRIES, OWNER

By: *[Signature]*
NOTARY PUBLIC
MY COMMISSION EXPIRES June 24, 2025



Indexing Information

Section 18, Township 10 North, Range 3 East, N.M.P.M.
as Projected into the Town of Albuquerque Grant
Subdivision: Reynaud Addition
Owner: Donald L. Jeffries
UPC #: 101305843440711842

Purpose of Plat

- ELIMINATE INTERIOR LOT LINE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE..... 0.2328 ACRES
ZONE ATLAS PAGE NO..... J-13-Z
NUMBER OF EXISTING LOTS..... 2
NUMBER OF LOTS CREATED..... 1
MILES OF FULL-WIDTH STREETS..... 0.0000 MILES
MILES OF HALF-WIDTH STREETS..... 0.0000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE..... 0.0000 ACRES
DATE OF SURVEY..... AUGUST 2021

Notes

- FIELD SURVEY PERFORMED IN JULY AND AUGUST 2021
- 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

A CERTAIN PARCEL, BEING COMPRISED OF LOT NUMBERED SEVENTEEN (17) AND A WESTERLY PORTION OF LOT NUMBERED EIGHTEEN (18) IN BLOCK NUMBERED TWO (2), OF REYNAUD ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 27, 1946, IN PLAT BOOK C1, PAGE 50.

BEING MORE PARTICULARLY DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY OF ARIAS AVENUE NW, AND ALSO BEING THE NORTHWEST CORNER OF SAID LOT 17, BLOCK 2 OF REYNAUD ADDITION, AS THE SAME IS SHOWN ON SAID PLAT OF RECORD, AND BEING MARKED BY A 3/4" REBAR, WHENCE A TIE TO ACS MONUMENT "7_H13" BEARS N 40°48'42" W, A DISTANCE OF 5,726.78 FEET;

THENCE, COINCIDING SAID RIGHT-OF-WAY, S 82°38'54" E A DISTANCE OF 75.00 FEET, BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL FROM WHICH A PK NAIL IN CONCRETE FOOTER BEARS S 30°04'56" W, A DISTANCE OF 1.34 FEET;

THENCE, LEAVING SAID RIGHT-OF-WAY, S 05°51'43" W, A DISTANCE OF 135.22 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A 1/2" REBAR FOUND N 05°51'43" E, A DISTANCE OF 1.99 FEET FROM SAID CORNER:

THENCE, N 82°24'53" W, A DISTANCE OF 75.19 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A PK ON A WALL, FOUND S 05°56'16" W, A DISTANCE OF 0.74' FROM TRUE CORNER;

THENCE, N 05°56'16" E, A DISTANCE OF 134.91 FEET TO THE POINT OF BEGINNING, CONTAINING 0.2328 ACRES (10,139 SQ. FT.) MORE OR LESS.

Middle Rio Grande Conservancy District Approval

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, 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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
PAID ON UPC #: 101305843440711842

PROPERTY OWNER OF RECORD
Smith John B & Danielle W & Smith Thomas II & Victorias
BERNALILLO COUNTY TREASURER'S OFFICE
Michelle Raulo
DOCH 2021136621

11/19/2021 03:39 PM Page: 1 of 2
PLAT R: \$25.00 B: 2021C P: 0124 Linda Stover, Bernalillo County

Plat for
**Lot 17-A, Block 2
Reynaud Addition
Being Comprised of
Lot 17 and Portion of Lot 18, Block 2
Reynaud Addition
City of Albuquerque
Bernalillo County, New Mexico
September 2021**

Project Number: PR-2021-005821

Application Number: SD-2021-00218

Plat Approvals:

- [Signature]* Sep 16, 2021
- PNM Electric Services
Abdel Khujan Sep 16, 2021
- Qwest Corp. d/b/a CenturyLink QC
[Signature] 10/15/2021
- New Mexico Gas Company
Mike Mortus Sep 16, 2021
- Comcast

City Approvals:

- Loren N. Risenhoover P.S.* 9/13/2021
City Surveyor
- Jeanne Wolfenbarger* Nov 18, 2021
Traffic Engineer
- Christopher Calver* Nov 18, 2021
ABCWJA
- Chris Hamplert* Nov 19, 2021
Parks and Recreation Department
- Robert Webb* Nov 18, 2021
Code Enforcement
- [Signature]* 10/11/2021
AMAFCA
- Emmet Armijo* Nov 18, 2021
City Engineer
- [Signature]* Nov 19, 2021
DRB Chairperson, Planning Department

[Signature] 10/14/2021
M.P.G.C.D.

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.

Will Plotner Jr. 10/5/2021
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-124

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Easement Notes

1 EXISTING 5' UTILITY AND DITCH EASEMENT (7/27/1946, C1-50)

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (7/27/1946, C1-50)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

DRB Determination Notes

A DRB DETERMINATION WAS MADE ALLOWING THE EXISTING SIDEWALK FOUR (4.0) FEET WIDE FRONTING LOT 17 AND THE WESTERLY PORTION OF LOT 18, BLOCK 2 OF REYNAUD ADDITION, IN PLACE OF THE DPM REQUIRED WIDTH OF FIVE (5) FEET WIDTH. DETERMINATION WAS APPROVED FOR THESE PLATTED PROPERTIES BY THE CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD AT A PUBLIC HEARING ON November 3rd, 2021.

A DRB DETERMINATION ALLOWING FOR THE EXISTING FORTY (40) FOOT PUBLIC RIGHT-OF-WAY FOR ARIAS AVENUE N.W. IN PLACE OF THE REQUIRED DPM STANDARD FOURTY-FOUR (44) FOOT WIDTH WAS APPROVED FOR THESE PLATTED PROPERTIES BY THE CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD AT A PUBLIC HEARING ON November 3rd, 2021.

Public Utility Easements

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

- A. 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.
- B. 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.
- C. 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.
- D. 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.

ACS Monument "7_H13"
NAD 1983 CENTRAL ZONE
X=1513953.442*
Y=1495777.837*
Z=4964.364* (NAVD 1988)
G-G=0.999684760
Mapping Angle=-0°14'35.56"

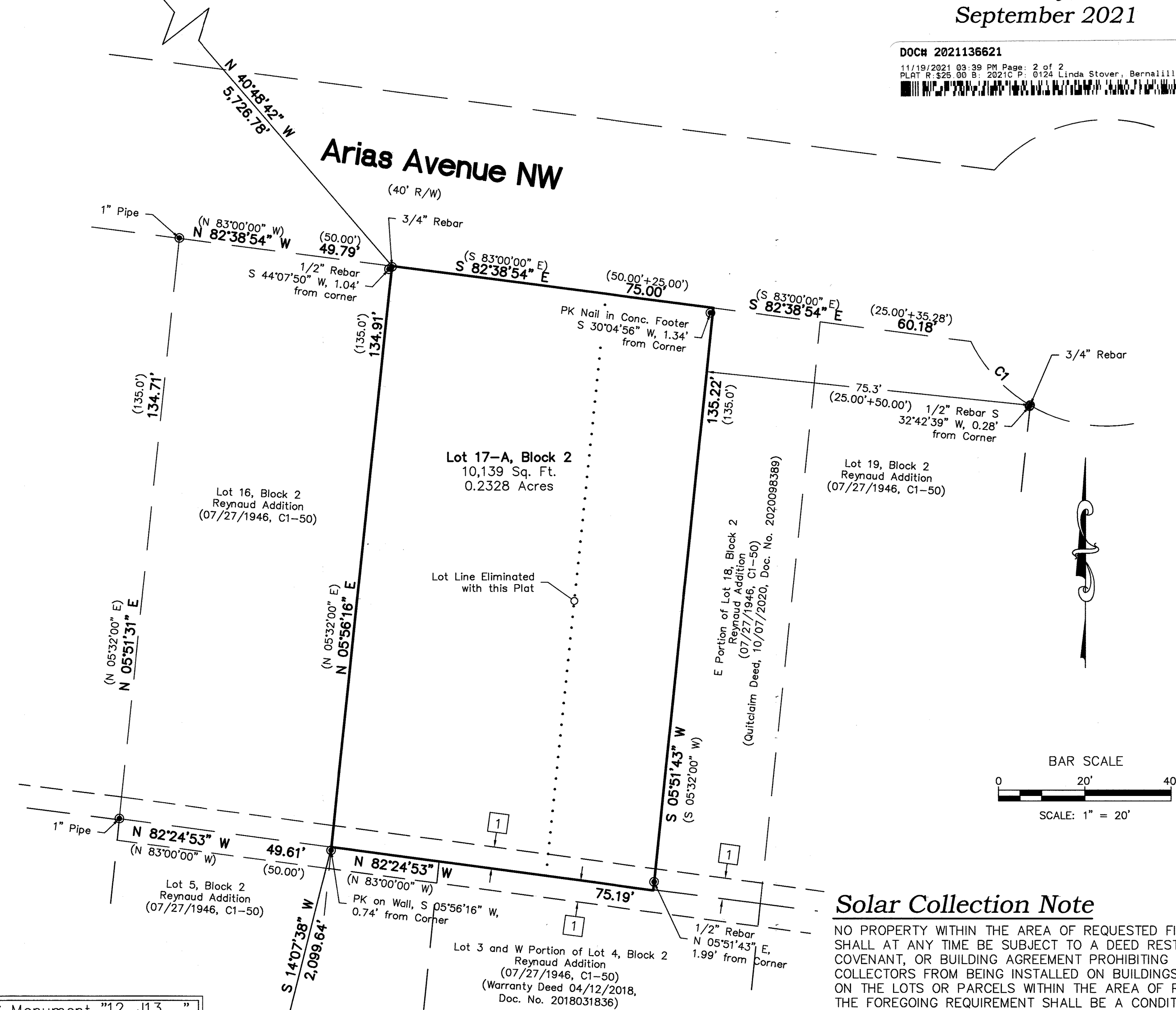
*U.S. SURVEY FEET

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	20.44'	35.00' (35.0')	33°28'07"	20.16'	S 42°58'05" E

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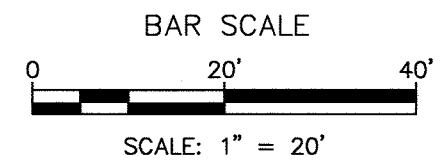


ACS Monument "12_J13"
NAD 1983 CENTRAL ZONE
X=1517168.92*
Y=1489275.084*
Z=4957.502* (NAVD 1988)
G-G=0.999684167
Mapping Angle=-0°14'12.73"

*U.S. SURVEY FEET

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



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Sheet 2 of 2
211331

2021C-124

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