

VICINITY MAP  
NOT TO SCALE

ZONE ATLAS MAP  
H-13-Z



**PURPOSE OF PLAT :**

The purpose of this plat is to consolidate four (4) existing lots into two (2) new lots, grant an easement for overhead utility and dedicate additional right-of-way to the City of Albuquerque.

**FREE CONSENT AND DEDICATION:**

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

by Scott Leete Sharot 10/14/21  
Scott Leete Sharot, Co-Owner Date

by Dale Katherine Harris 10/14/21  
Dale Katherine Harris, Co-Owner Date

**ACKNOWLEDGEMENT**

State of New Mexico  
County of Bernalillo SS

The foregoing instrument was acknowledged before me this 14th day of October, 2021 by: Scott Leete Sharot.

Notary Public: [Signature]  
My commission expires: 2/13/2025



**ACKNOWLEDGEMENT**

State of New Mexico  
County of Bernalillo SS

The foregoing instrument was acknowledged before me this 14th day of October, 2021 by: Dale Katherine Harris.

Notary Public: [Signature]  
My commission expires: 2/13/2025



**NOTES:**

- The basis of bearings is the line between the NW corner of Lot 16A, Block 8 and AGRS Station 7\_H13 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.
- Bearings and distances shown in ( ) are per record plat of John Baron Burg Park recorded February 14, 1923, Vol. C2, Folio 48.
- Documents used (on file at Bernalillo County Clerk unless noted):
  - Plat of John Baron Burg Park, Recorded 2/14/1923, Vol. C2, Folio 48;
  - Warranty Deed for Lots 13 thru 16, Block 8, John Baron Burg Park, recorded 8/10/2001, Document 2001093094.
- These properties are located in Zone X, Shaded, denoting 0.2% annual chance flood hazard area with reduced risk due to levee per FEMA Flood Insurance Rate Map 35001C0331G, effective date 8/16/2012.
- All easements of record are shown hereon.
- A licensed New Mexico Civil Engineer will need to submit a Grading & Drainage Plan to the City of Albuquerque Hydrology section for review & approval prior to submitting for a building permit.
- A DRB Determination was made allowing the existing ten (10) foot wide alleyway along the east side of Lots 13A and 16A in lieu of the twenty (20) foot wide alleyway required by the DPM. Determination was approved for the platted properties by the City of Albuquerque Development Review Board at a Public Hearing on \_\_\_\_\_, 2021
- A DRB Determination was made allowing the existing four (4) foot wide sidewalk fronting Lots 13A and 16A along 22nd Street N.W., in lieu of the five (5) foot wide sidewalk required by the DPM. Determination was approved for the platted properties by the City of Albuquerque Development Review Board at a Public Hearing on \_\_\_\_\_, 2021

**TREASURER'S CERTIFICATION:**

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

UPC #: 101305917006831601  
Lots 13-14, Block 8, John Baron Burg Park, 2115 Aspen

UPC#: 101305917007431609  
Lots 15-16, Block 8, John Baron Burg Park, 2113 Aspen

Bernalillo County Treasurer's Office date

FINAL PLAT  
Lot 13A and Lot 16A, Block 8  
John Baron Burg Park Addition  
BEING A REPLAT OF LOTS 13, 14, 15 AND 16, BLOCK 8  
JOHN BARON BURG PARK  
SITUATE WITHIN  
PROJECTED SECTION 7, T.10N, R.3E, N.M.P.M.  
TOWN OF ALBUQUERQUE GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 2021

**SITE DATA:**  
FEMA Map Number 35001C0331G  
Zoning R-1A  
No. of Existing Lots 4  
No. of Lots Created 2  
Total Area 0.3169 acres  
Acreage of Dedicated Right-of-Way 0.0013 ac

Case Number: PR-2021-005980

**PLAT APPROVAL**

**UTILITY APPROVALS**

[Signature] 10/18/2021  
PNM Electric Services date

[Signature] 10/16/2021  
New Mexico Gas Company date

[Signature] 10/18/2021  
Qwest Corporation dba Century Link QC date

[Signature] 10/18/21  
Comcast date

[Signature] 10/18/2021  
AMATCA date

[Signature] 10/18/2021  
MRGCD 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.

**CITY APPROVALS**

Loren N. Risenhoover P.S. 10/8/2021  
City of Albuquerque Surveyor date

ABCWUA date

City of Albuquerque Code Enforcement date

City of Albuquerque City Engineer / Hydrology date

City of Albuquerque Transportation Engineer date

City of Albuquerque Parks & Recreation date

City of Albuquerque Development Review Board Chair date

**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.

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.

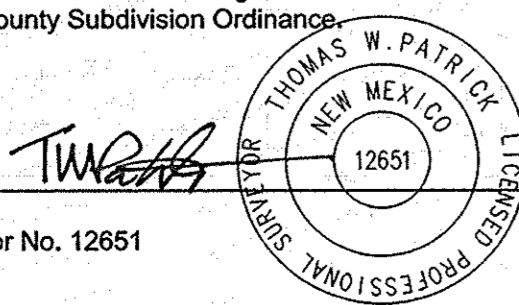
Easements for electric, transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**SOLAR NOTE:**

No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat for subdivision.

**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  
New Mexico Professional Surveyor No. 12651

10.13.2021  
Date

**INFO FOR COUNTY CLERK:**

Owner: Scott L. Sharot & Dale K. Harris.  
UPC #: 101305917006831601  
Property: Lots 13-14, Block 8, John Baron Burg Park, 2115 Aspen, Albuquerque, NM

Owner: Scott L. Sharot & Dale K. Harris  
UPC#: 101305917007431609  
Property: Lots 15-16, Block 8, John Baron Burg Park, 2113 Aspen, Albuquerque, NM

FINAL PLAT  
Lot 13A and 16A, Block 8  
John Baron Burg Park Addition

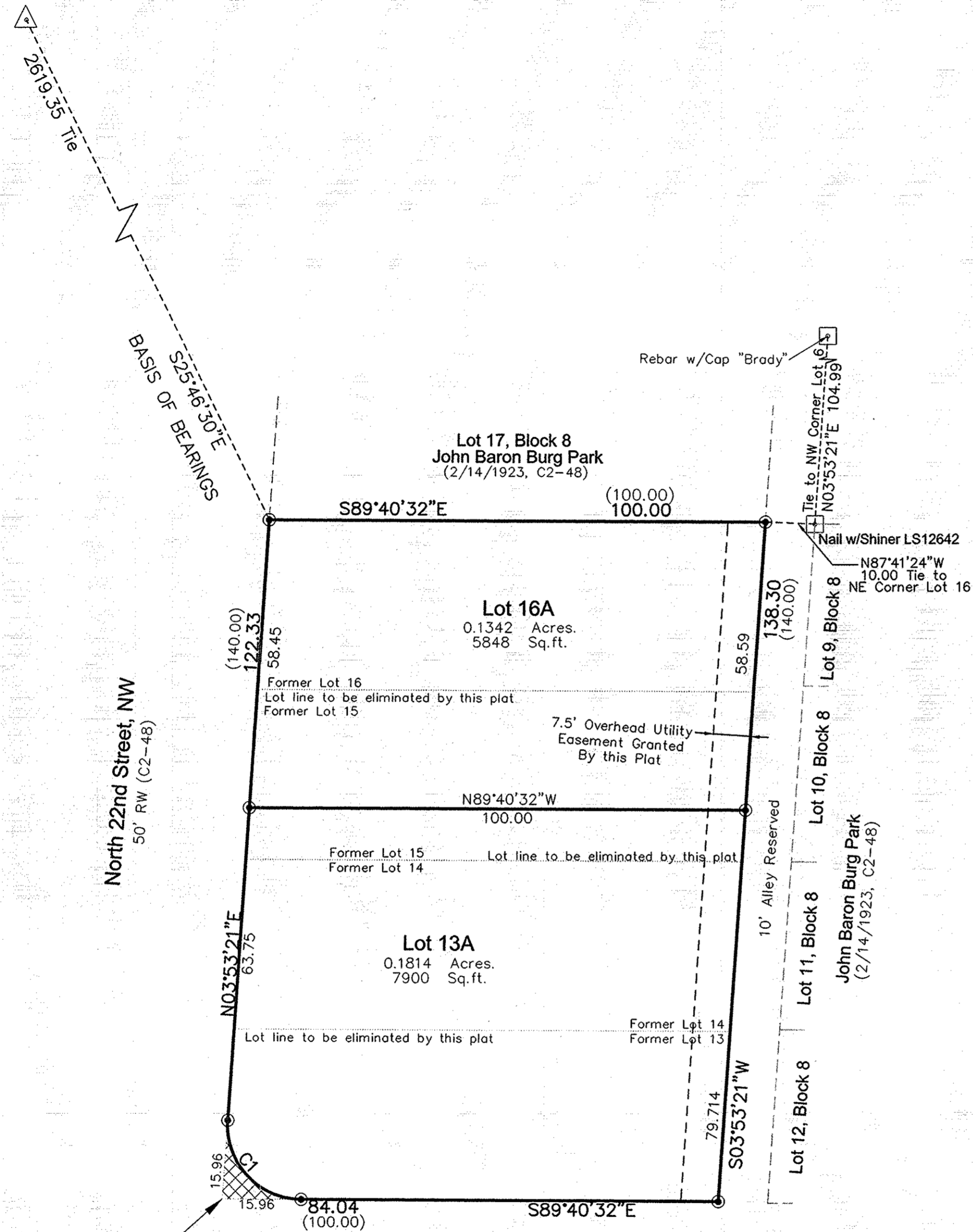
DWG PATH: \\CSC1\Projects\W2021 - Misc Clients\184-REVA Tony Rivera\BBP B6 L13-16 Plat.dwg  
GPS: VIEJO (09-21)  
DATE: 10/8/2021  
SCALE: 1"=20'  
CREW: RGR/NV  
DRAWN: DKS  
JOB NO: 2021-194  
TONY RIVERA



1 of 2

7\_H13  
 Albuquerque Geodetic Reference Station  
 New Mexico State Plane Coordinates  
 NAD83 Central Zone 3002, NAD83  
 N = 1495777.837 usft  
 E = 1513953.442 usft  
 Ground to Grid = 0.999684760  
 Mapping Angle = -0°14'35.56"

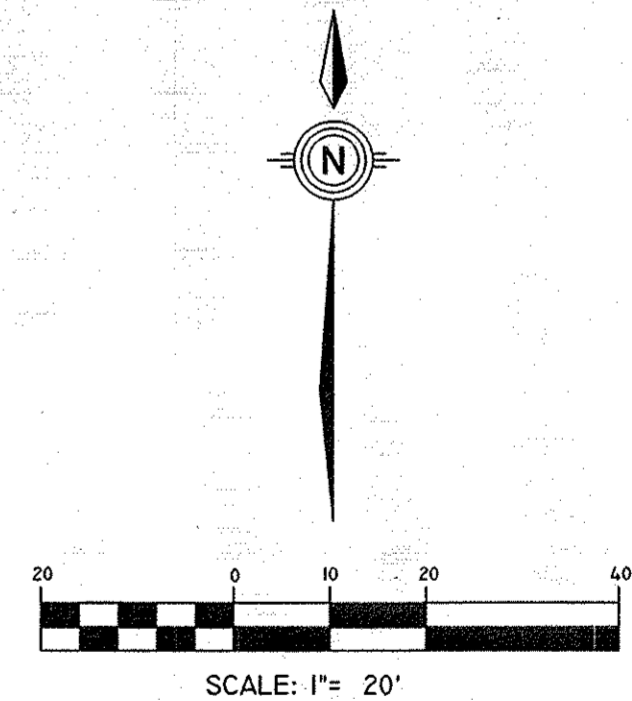
FINAL PLAT  
 Lot 13A and Lot 16A Block 8  
 John Baron Burg Park Addition  
 BEING A REPLAT OF LOTS 13, 14, 15 AND 16, BLOCK 8  
 JOHN BARON BURG PARK  
 SITUATE WITHIN  
 PROJECTED SECTION 7, T.10N, R.3E, N.M.P.M.  
 TOWN OF ALBUQUERQUE GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2021



**Legal Description**

Lots numbered Thirteen (13), Fourteen (14), Fifteen (15), and Sixteen (16), in Block numbered Eight (8) of John Baron Burg Park, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 14, 1923, in Map Book C2, Folio 48.

Contains 0.3156 ac more or less.



Additional Right-of-Way to be Dedicated to City of Albuquerque by this plat (0.0013 ac / 56 sf)

C1  
 R=15.00  
 L=24.50  
 C=21.86  
 CB=N42°53'35"W  
 Δ= 93°33'53"

2113/2115 Aspen Avenue, NW  
 60' RW (C2-48)

**MONUMENT LEGEND**

- ▣ FOUND MONUMENT AS NOTED
- △ ACS CONTROL STATION
- SET 5/8" REBAR WITH YELLOW CAP STAMPED "PATRICK PSI2651" UNLESS OTHERWISE NOTED

**INFO FOR COUNTY CLERK:**

Owner: Scott Sharot & Dale Harris.  
 UPC #: 101305917006831601  
 Property: Lots 13-14, Block 8,  
 John Baron Burg Park  
 2115 Aspen, Albuquerque, NM

Owner: Scott Sharot & Dale Harris  
 UPC#: 101305917007431609  
 Property: Lots 15-16, Block 8,  
 John Baron Burg Park  
 2113 Aspen, Albuquerque, NM

FINAL PLAT  
 Lot 13A and Lot 16A Block 8  
 John Baron Burg Park Addition

DWG PATH: \\CSC1\Projects\N2021 - Misc Clients\184-REVA Tony Rivera\BBP B8 L13-16 Plat.dwg	
GPS: VIEJO (09-21)	2 of 2
DATE: 10/8/2021	
SCALE: 1"=20'	Community Sciences Corporation Land Surveying (505) 897.0000
CREW: RGR/NV	
DRAWN: DKS	
JOB NO: N2021-184 TONY RIVERA	