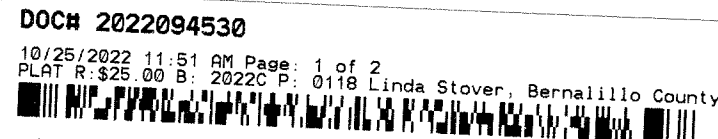


Vicinity Map - Zone Atlas H-13-Z

Documents

- TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2111679 AND AN EFFECTIVE DATE OF DECEMBER 14, 2021.
- PLAT OF RECORD FOR LOT 24-A, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 7, 1986, IN BOOK C32, PAGE 12.
- PLAT OF RECORD FOR LOTS 22 AND 23, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 14, 1923, IN BOOK C2, PAGE 48.
- WARRANTY DEED FOR SUBJECT PROPERTIES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 16, 2007, IN BOOK A130, PAGE 8284, AS DOC. NO. 2007008297.



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.

[Signature]
JEFF A. KIDWELL, OWNER
DATE: 10-10-22

[Signature]
MICHELLE L. KIDWELL, OWNER
DATE: 10-10-22

STATE OF NEW MEXICO }
COUNTY OF } SS



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 10/10/22
BY: JEFF A. AND MICHELLE L. KIDWELL, HUSBAND AND WIFE, OWNERS

By: *[Signature]*
NOTARY PUBLIC

MY COMMISSION EXPIRES 09/07/25

Indexing Information

Projected Section 7, Township 10 North, Range 3 East,
N.M.P.M. Town of Albuquerque Grant
Subdivision: John Baron Burg Park
Owner: Jeffery A. and Michelle L. Kidwell
UPC #: 101305919509531721 (Lot 23 and Northerly Portion
of Lot 22) & UPC #: 101305919509731714 (Lot 24-A)

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE 0.2281 ACRES
ZONE ATLAS PAGE NO. H-13-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 0.000 ACRES
DATE OF SURVEY MAY 2022

Notes

- FIELD SURVEY PERFORMED IN DECEMBER 2006 AND SUPPLEMENTAL DATA IN MAY 2022.
- 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

LOT NUMBERED TWENTY-FOUR-A (24-A) IN BLOCK NUMBERED SEVEN (7) OF JOHN BARON BURG PARK, ALBUQUERQUE, NEW MEXICO, 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 NOVEMBER 7, 1986, IN PLAT BOOK C32, PAGE 12.

AND

A NORTHERLY PORTION OF LOT NUMBERED TWENTY-TWO (22), AND ALL OF LOT NUMBERED TWENTY-THREE (23), IN BLOCK NUMBERED SEVEN (7) OF THE JOHN BARON BURG PARK, AN ADDITION TO 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 COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 14, 1923, IN MAP BOOK C2, FOLIO 48.

BEING DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHWEST CORNER OF SAID LOT NUMBERED TWENTY-FOUR-A (24-A), AND A POINT LYING ON THE EASTERLY RIGHT OF WAY OF 21ST STREET NW, BEING MARKED BY A PK NAIL ON TOP OF WALL, WHENCE A TIE TO ACS MONUMENT "B-H13", BEARS N 35°45'03" W, A DISTANCE OF 1,745.28 FEET;

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID EAST RIGHT OF WAY, S 86°01'55" E, A DISTANCE OF 98.04 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHEAST CORNER OF SAID TRACT 24-A, AND A POINT LYING ON THE WESTERLY RIGHT OF WAY OF A RESERVED ACEQUIA, BEING REFERENCED BY A PK NAIL ON TOP OF WALL, SET N 86°01'55" W, A DISTANCE OF 15.00 FEET FROM TRUE CORNER;

THENCE, COINCIDING WITH SAID WEST RIGHT OF WAY, S 03°47'19" W, A DISTANCE OF 98.36 FEET, TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING MARKED BY A PK NAIL IN CONCRETE;

THENCE, LEAVING SAID WEST RIGHT OF WAY, N 89°15'46" W, A DISTANCE OF 98.60 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, POINT LYING ON THE EASTERLY RIGHT OF WAY OF 21ST STREET NW, MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, COINCIDING SAID EAST RIGHT OF WAY, N 04°01'13" E, A DISTANCE OF 103.92 FEET TO THE POINT OF BEGINNING, CONTAINING 0.2281 ACRES (9,936 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.

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 #: 101305919509531721
101305919509731714

PROPERTY OWNER OF RECORD
Kidwell Jeffrey & Michelle L

BERNALILLO COUNTY TREASURER'S OFFICE
[Signature] 10/25/22

Plat for
Lot 22-A, Block 7
John Baron Burg Park
Being Comprised of
Lots 24-A, 23 and A Northerly Portion of
Lot 22, Block 7, John Baron Burg Park
City of Albuquerque
Bernalillo County, New Mexico
September 2022

Project Number: PR-2021-006121

Application Number: SD-2022-00149

Plat Approvals:

- [Signature]* Sep 27, 2022
- PNM Electric Services Sep 27, 2022
- [Signature]* Sep 27, 2022
- Qwest Corp. d/b/a CenturyLink QC Oct 7, 2022
- [Signature]* Oct 7, 2022
- New Mexico Gas Company Sep 27, 2022
- [Signature]* Sep 27, 2022
- Comcast

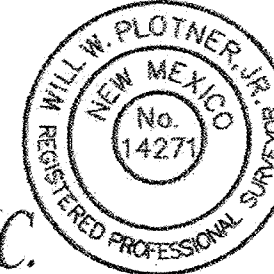
City Approvals:

- Loren Risonhoever P.S. 10/7/2022
- City Surveyor Ernest Armijo Oct 24, 2022
- Traffic Engineer Andre Hauke Oct 24, 2022
- Code Enforcement (Oct 24, 2022 14:32 MDT) *[Signature]* Oct 24, 2022
- Code Enforcement (Oct 24, 2022 14:34 MDT) *[Signature]* Oct 24, 2022
- Parks and Recreation Department *[Signature]* Oct 24, 2022
- Code Enforcement *[Signature]* 9/26/2022
- City Engineer *[Signature]* Oct 24, 2022
- City Engineer *[Signature]* Oct 24, 2022
- BRD Chairperson, Planning Department *[Signature]* 10/11/2022
- M.R.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.

[Signature] 9/22/2022
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

**Plat for
Lot 22-A, Block 7
John Baron Burg Park
Being Comprised of
Lots 24-A, 23 and A Northerly Portion of
Lot 22, Block 7, John Baron Burg Park
City of Albuquerque
Bernalillo County, New Mexico
September 2022**

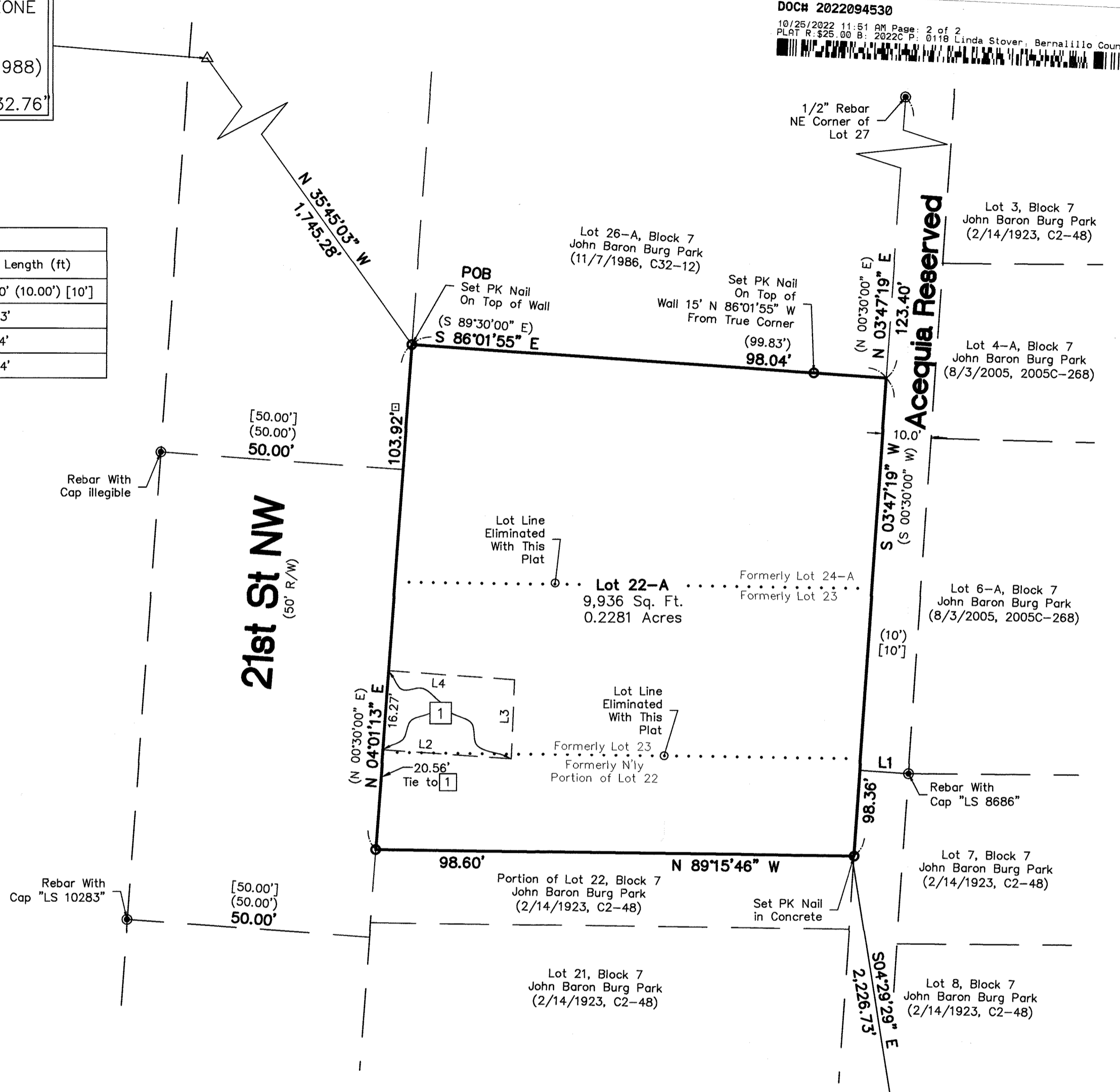
Easement Notes

1 PUBLIC TURNAROUND EASEMENT GRANTED WITH THE FILING OF THIS PLAT.

ACS Monument "8-H13"
NAD 1983 CENTRAL ZONE
X=1514348.572*
Y=1495058.484*
Z=4963.168* (NAVD 1988)
G-G=0.999684701
Mapping Angle=-0°14'32.76"
*U.S. SURVEY FEET

DOC# 2022094530
10/25/2022 11:51 AM Page: 2 of 2
Plat # 826-00 B: 2022C P: 0118 Linda Stover, Bernalillo County

Line #	Direction	Length (ft)
L1	S 86°12'41" E	10.00' (10.00') [10']
L2	S 86°06'06" E	26.53'
L3	N 02°16'08" E	16.24'
L4	N 86°01'25" W	26.04'



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (11/7/1986, C32-12)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (2/14/1923, C2-48)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
.....	LOT LINE ELIMINATED WITH THIS PLAT

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.

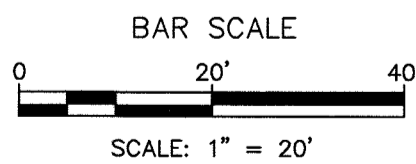
DRB Determination Notes

AN ADMINISTRATIVE DETERMINATION ALLOWING FOR THE EXISTING FOUR (4) FOOT SIDEWALK IN PLACE OF THE DPM STANDARD SIDEWALK WIDTH OF FIVE (5) FEET FOR THE SIDEWALK FRONTING 21ST STREET NORTHWEST ALONG LOT 22-A, BLOCK 7 OF JOHN BARON BURG PARK, WAS APPROVED FOR THESE PLATTED PROPERTIES BY THE CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD AT A PUBLIC HEARING ON OCTOBER 19, 2022.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE SHADED "X" WHICH IS DEFINED AS AN AREA WITH REDUCED FLOOD RISK DUE TO LEVEE AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0331H, DATED AUGUST 16, 2012.

ACS Monument "5-J13A"
NAD 1983 CENTRAL ZONE
X=1515633.327*
Y=1491318.377*
Z=4960.499* (NAVD 1988)
G-G=0.999684462
Mapping Angle=-0°14'23.54"
*U.S. SURVEY FEET



CSI-CARTESIAN SURVEYS INC.

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Sheet 2 of 2
064173A