

LOCATION MAP C-18-Z

PURPOSE OF PLAT

- To eliminate lot lines as shown hereon.
- To grant easements as shown hereon.
- To dedicate public street right-of-way as shown hereon.

SUBDIVISION DATA

- Project No.:
- Application No.:
- Zone Atlas Index No.: C-18-Z
- Total Number of Lots created: 1
- Total Number of existing Lots: 4
- Gross Subdivision Acreage: 2.7777 Acres

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary is the plat of record entitled: "TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES", (04-24-1936, D-130) all being records of Bernalillo County, New Mexico.
- Field Survey: November, 2019.
- Title Report(s): Old Republic National Title Insurance Company File No. 63146 (Effective Date: July 30, 2021)
- Address of Property: Oakland Avenue NE, Albuquerque, New Mexico 87113
- City of Albuquerque, New Mexico IDO Zone: MX-L
- 100 Year Flood Zone Designation: ZONE X, as shown on Panel 137 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated August 16, 2012.
- Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lots as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the vacation of temporary drainage easement as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the dedication of public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Siegele Irrevocable Trust
 Frederick J. Siegele, Successor Trustee
 Date: 12/16/21

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

On this 16 day of December 2021, this instrument was acknowledged before me by Frederick J. Siegele, Successor Trustee of Siegele Irrevocable Trust, on behalf of said Trust.

Notary Public
 [Signature]

DESCRIPTION

A tract of land situate within the Elena Gallegos Grant, projected Section 13, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being LOT 15, 16, 17 & 18, BLOCK 28, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on April 24, 1936, in Plat Book D, Page 130, and containing 4.0446 GROSS acres more or less.

EXCEPTING THEREFROM, an area of undedicated right-of-way being portions of Oakland Avenue NE, Louisiana Boulevard NE and Alameda Boulevard NE, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on April 24, 1936, in Plat Book D, Page 130, and containing 0.8236 acres more or less.

FURTHER EXCEPTING THEREFROM, a tract of land for public right-of-way, dedicated to the City of Albuquerque, as the same is shown and designated in Warranty Deed, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on October 29, 2013, in Document No. 2013118575, and containing 0.4433 acres more or less.

COMPRISING 2.7777 TOTAL NET ACRES, more or less.

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) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
 - New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
 - Lumen for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
 - Comcast for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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, PNM, NMGCO, LUMEN and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN and COMCAST 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.

SOLAR NOTE

No property within the area of requested final action 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 this plat.

PLAT FOR
 LOT 15-A, BLOCK 28
 TRACT A, UNIT B,
 NORTH ALBUQUERQUE ACRES
 (A REPLAT OF LOTS 15 THRU 18,
 BLOCK 28, NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 13
 TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2021

PROJECT NUMBER: PR 2021-006238
 Application Number: SO 2022-00001

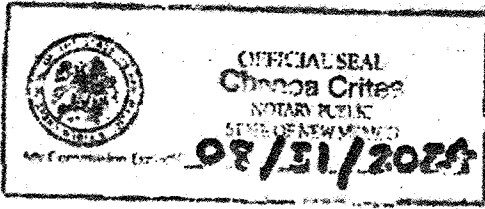
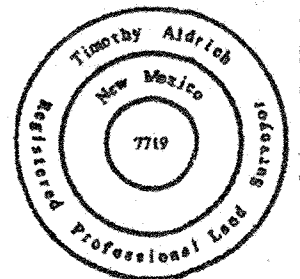
PLAT APPROVAL

Utility Approvals:	Date
Public Service Company of New Mexico Jeff Estvanko	12/15/2021
New Mexico Gas Company Natalia Antonia	1-6-2022
Lumen Mike Morton	12-15-2021
Comcast	Date
City Approvals:	
Loran N. Risenhoover P.S.	12/20/2021
City Surveyor N/A	Date
Real Property Division Jeanne Wolfenbarger	Feb 24, 2022
Traffic Engineering, Transportation Division Blaine Carter	Feb 23, 2022
Albuquerque-Bernalillo County Water Utility Authority [Signature]	Feb 23, 2022
Parks and Recreation Department [Signature]	1/10/2022
AMAP/PA Ernest Armijo	Feb 24, 2022
City Engineer/Hydrology Angela Metzger	Feb 24, 2022
Code Enforcement N/A	Date
Solid Waste Management Jay Radesbach	Feb 23, 2022
DRB Chairperson, Planning Department	Date

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified 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, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, 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."

Timothy Aldrich, P.S. No. 7719
 Date: 12/12/2021



Drawn By:	TA	Date:	12-12-21
Checked By:	TA	Drawing Name:	16064PLT.DWG
Job No.:	16-064	Sheet:	1 of 2

ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBU., N.M. 87190
 505-884-1990

2022c-16

(1)

AGRS MONUMENT
 "10-C18"
 N=1524123.885 (US SURVEY FOOT)
 E=1542565.263 (US SURVEY FOOT)
 G=0.999665042
 Δα=-0011'19.43"
 CENTRAL ZONE
 ELEVATION=5222.09 (US SURVEY FOOT)
 (NAD83/NAVD88)

EAGLE ROCK ESTATES, UNIT II
 (06-29-1998, 98C-175)

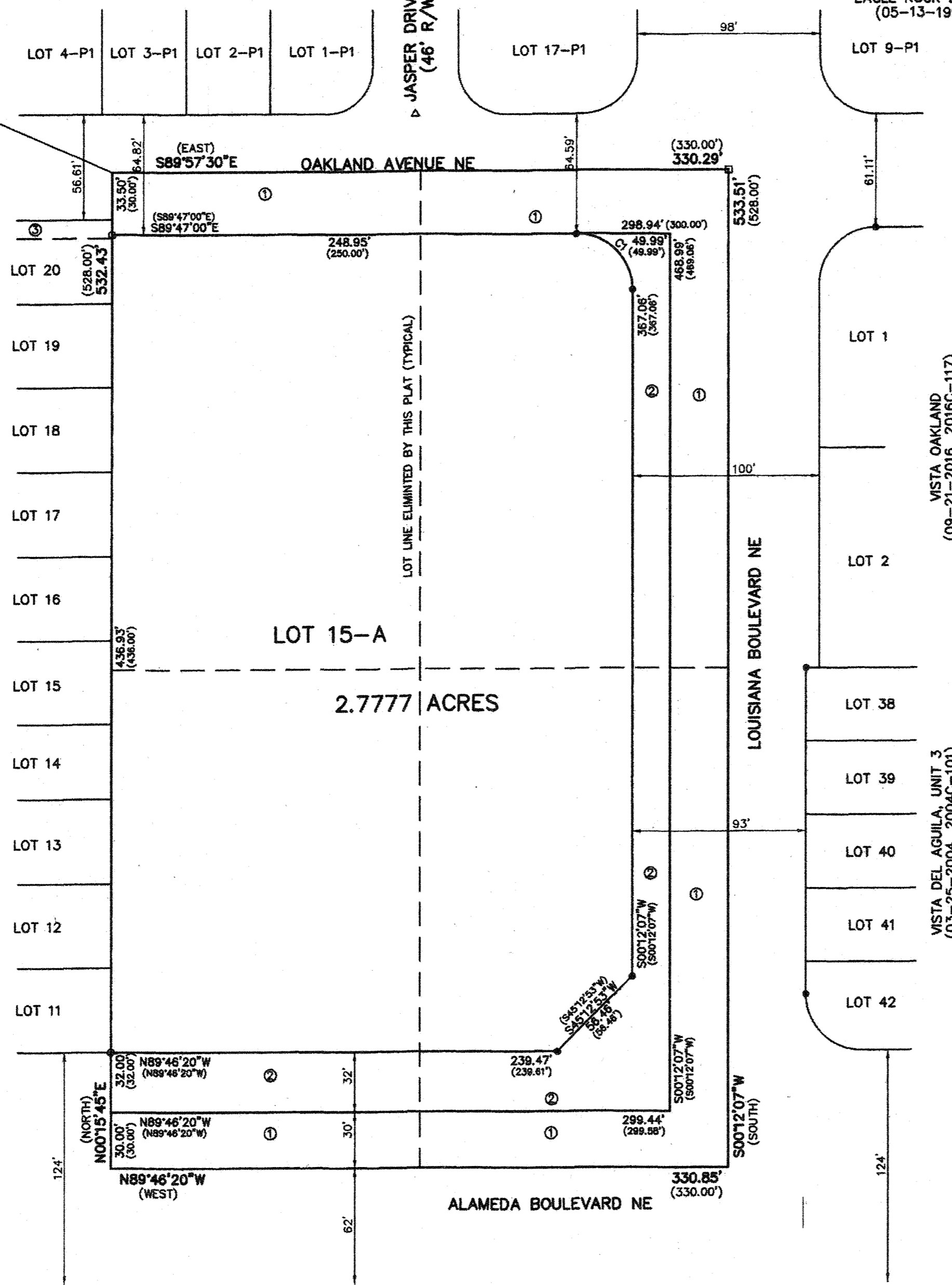
EAGLE ROCK ESTATES, UNIT III
 (05-13-1999, 99C-118)

PLAT FOR
 LOT 15-A, BLOCK 28
 TRACT A, UNIT B,
 NORTH ALBUQUERQUE ACRES
 (A REPLAT OF LOTS 15 THRU 18,
 BLOCK 28, NORTH ALBUQUERQUE ACRES)
 WITHIN THE
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 13
 TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2021

DOCH 2022021074

03/02/2022 09:15 AM Page: 2 of 2
 PLAT R:\$25.00 B: 2022 P: 0016 Linda Stover, Bernalillo County

SILVEROAK SUBDIVISION
 (08-25-2016, 2016C-102)



EASEMENTS/RIGHT-OF-WAY

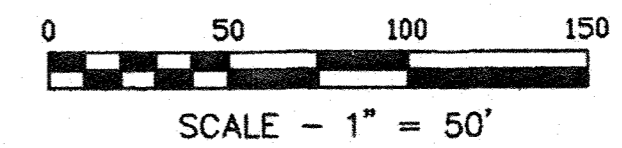
- ① EXISTING ROADWAY AND UTILITY EASEMENT
 (04-24-1936, D-130) (0.8236 acres)
- ② EXISTING C.O.A. ADDITIONAL PUBLIC RIGHT-OF-WAY
 (10-29-2013, 2013118575) (0.4433 acres)
- ③ EXISTING 10' PUE
 (08-25-2016, 2016C-102)

PROPERTY CORNERS

- FOUND 5/8" REBAR WITH ALUMINUM CAP OR PK WITH TAG
 "LS 11599" (TYP.)
- FOUND CROSS SCRIBED IN CONCRETE
- △ FOUND C.O.A. CENTERLINE MONUMENT
 "LS 7719" (TYP.)
- SET 1/2" REBAR WITH CAP "LS 7719" (TYP.)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	47.12'	30.00'	89°59'07"	S 44°47'26" W	42.42'
	(47.12)	(30.00)	(89°59'07")	(S44°47'27"E)	(42.42)

Drawn By:	TA	Date:	12-12-21
Checked By:	TA	Drawing Name:	16064PLT.DWG
Job No.:	16-064	Sheet:	2 of 2



ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

2022C-16

(2)