

Vicinity Map - Zone Atlas B-18-Z

N.T.S.

Documents

1. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE, HAVING FILE NO. 2634184-AL01 AND AN EFFECTIVE DATE OF JUNE 23, 2021.
2. PLAT OF NORTH ALBUQUERQUE ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 8, 2015, IN BOOK 2015C, PAGE 104.
3. SPECIAL WARRANTY DEED FOR LOTS 6 AND 7, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 06, 2012, AS DOCUMENT NO. 2012067919.
4. PLAT OF NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 24, 1936, IN BOOK D, PAGE 130.

Notes

1. FIELD SURVEY PERFORMED IN JUNE 2021.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS

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.

Indexing Information

Section 12, Township 11 North, Range 3 East, N.M.P.M. projected within the Elena Gallegos Grant
 Subdivision: North Albuquerque Acres
 Owner: SMI-ABQ Assets, LLC
 UPC #: 101806529002040101 (Lots 6 & 7)
 101806535001140103 (Lot 26-A)

Purpose of Plat

1. CREATE ONE NEW LOT FROM THREE EXISTING LOTS.
2. VACATE EASEMENTS AS SHOWN HEREON.
3. DEDICATE RIGHT-OF-WAY WITH WARRANTY COVENANTS
4. GRANT EASEMENTS AS SHOWN HEREON

Subdivision Data

GROSS ACREAGE. 3.9970 ACRES
 ZONE ATLAS PAGE NO. B-18-Z
 NUMBER OF EXISTING LOTS. 3
 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. 0.2270 ACRES
 DATE OF SURVEY. JUNE 2021

Legal Description

LOTS NUMBERED SIX (6) AND SEVEN (7), IN BLOCK NUMBERED TWENTY-FIVE (25), OF TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, A SUBDIVISION OF A TRACT OF LAND IN SCHOOL DISTRICTS 3 AND 4, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 24, 1936, IN PLAT BOOK D, FOLIO 130.

AND

LOTS 26-A, BLOCK 25, OF TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, OF THE "BULK LAND PLAT OF LOTS 8-A, 26-A AND 27-A, BLOCK 25, LOTS 8-A AND 29-A-1, BLOCK 26, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES" AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 8, 2015, IN PLAT BOOK 2015C, PAGE 104.

BEING TOGETHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT NORTHWEST CORNER OF THE HEREIN DESCRIBED LOT, FROM WHENCE ACS MONUMENT "10_C18" BEARS S 54°15'24" W, A DISTANCE OF 983.69 FEET;
 THENCE, FROM SAID POINT OF BEGINNING, S 89°41'58" E A DISTANCE OF 329.67 FEET TO AN ANGLE POINT;
 THENCE, S 00°06'53" W A DISTANCE OF 528.07 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING ALSO THE SOUTHEAST CORNER OF SAID LOT 26-A, MARKED BY A REBAR WITH CAP "LS 18374";
 THENCE, N 89°40'49" W A DISTANCE OF 329.99 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING ALSO THE SOUTHWEST CORNER OF SAID TRACT 26-A, MARKED BY A REBAR WITH CAP "LS 18374";
 THENCE, N 00°11'03" E A DISTANCE OF 263.96 FEET TO AN ANGLE POINT, BEING ALSO THE NORTHWEST CORNER OF SAID LOT 26-A, MARKED BY A REBAR WITH CAP "LS 18374";
 THENCE, N 00°06'53" E A DISTANCE OF 264.00 FEET, TO THE POINT OF BEGINNING, CONTAINING 3.9970 ACRES (174,111 SQ. FT.) MORE OR LESS.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC #: 101806529002040101
 101806535001140103

PROPERTY OWNER OF RECORD
 SMI ABQ ASSETS LLC DBA
 Daniels Funeral Services
 BERNALILLO COUNTY TREASURER'S OFFICE
 V.O. 5-27-22

DCR 2022052062
 05/27/2022 02:12 PM Page: 1 of 3
 PLAT R: \$25.00 B: 2022C P: 0050 Linda Stover, Bernalillo County

Plat for Lot A
The Peaks by Markana
 Being Comprised of
 Lots 6, 7 and 26-A, Block 25
 North Albuquerque Acres Tract A, Unit B
 City of Albuquerque
 Bernalillo County, New Mexico
 January 2022

Project Number: PR-2021-006307

Application Number: SI-2022-00034

Plat Approvals:

- RH* Feb 24, 2022
- PNM Electric Services Feb 23, 2022
- Natalia Antonio* Feb 23, 2022
- Qwest Corp. d/b/a CenturyLink QC Feb 23, 2022
- Jeff Catwank* Feb 23, 2022
- New Mexico Gas Company Feb 23, 2022
- Mike Morue* Feb 23, 2022
- Comcast

City Approvals:

- Loran N. Risenhoover P.S.* 1/18/2022
- City Surveyor
- Jeanne Wolfenbarger* May 6, 2022
- Traffic Engineer
- Blaine Carter* May 4, 2022
- ABCWUA
- Chris Hernandez* May 4, 2022
- Parks and Recreation Department
- Jim Pilon* May 4, 2022
- Code Enforcement
- Ernest Armijo* 2/28/2022
- AMAZA May 4, 2022
- Ernest Armijo
- City Engineer
- W. Wolfenbarger* May 9, 2022
- DRB Chairperson, Planning Department

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 2/23/2022
 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 A

The Peaks by Markana
Being Comprised of
Lots 6, 7 and 26-A, Block 25
North Albuquerque Acres Tract A, Unit B
City of Albuquerque
Bernalillo County, New Mexico
January 2022

DOCH 2022052062
05/27/2022 02:12 PM Page: 2 of 3
PLAT # 2022052062 P. 0050 Linda Stover, Bernalillo County

ACS Monument "10_C18"
NAD 1983 CENTRAL ZONE
X=1542565.263 *
Y=1524123.885 *
Z=5222.09 * (NAVD 1988)
G-G=0.999665042
Mapping Angle=-0°11'19.43"
*U.S. SURVEY FOOT

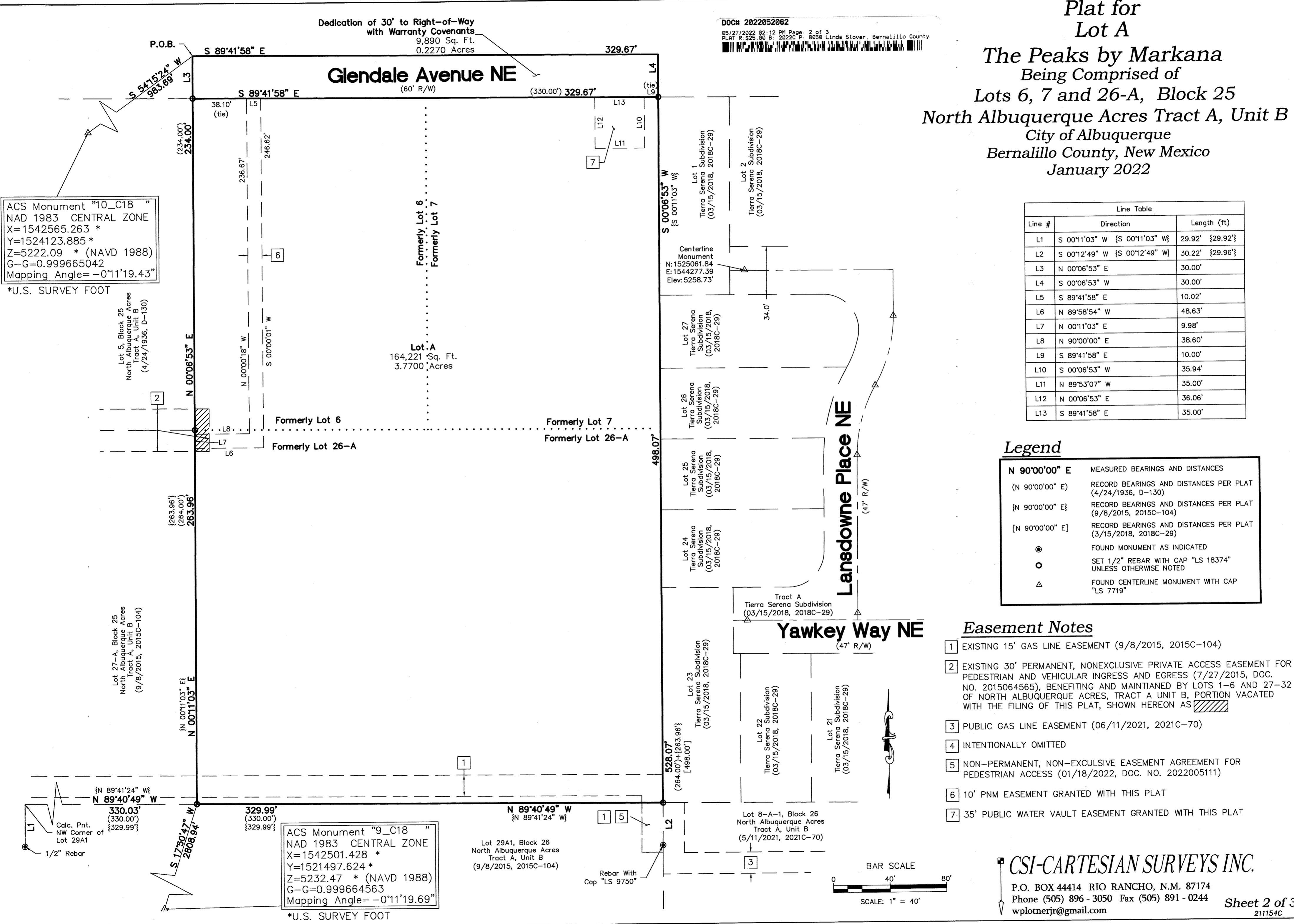
Lot 5, Block 25
North Albuquerque Acres
Tract A, Unit B
(4/24/1936, D-130)

Lot 27-A, Block 25
North Albuquerque Acres
Tract A, Unit B
(9/8/2015, 2015C-104)

Calc. Pnt.
NW Corner of
Lot 29A1
1/2" Rebar

ACS Monument "9_C18"
NAD 1983 CENTRAL ZONE
X=1542501.428 *
Y=1521497.624 *
Z=5232.47 * (NAVD 1988)
G-G=0.999664563
Mapping Angle=-0°11'19.69"
*U.S. SURVEY FOOT

Lot 29A1, Block 26
North Albuquerque Acres
Tract A, Unit B
(9/8/2015, 2015C-104)



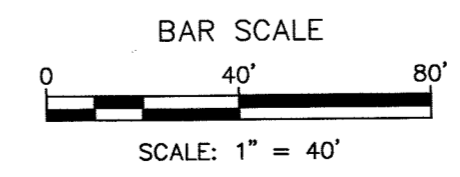
Line Table		
Line #	Direction	Length (ft)
L1	S 00°11'03" W {S 00°11'03" W}	29.92' {29.92'}
L2	S 00°12'49" W {S 00°12'49" W}	30.22' {29.96'}
L3	N 00°06'53" E	30.00'
L4	S 00°06'53" W	30.00'
L5	S 89°41'58" E	10.02'
L6	N 89°58'54" W	48.63'
L7	N 00°11'03" E	9.98'
L8	N 90°00'00" E	38.60'
L9	S 89°41'58" E	10.00'
L10	S 00°06'53" W	35.94'
L11	N 89°53'07" W	35.00'
L12	N 00°06'53" E	36.06'
L13	S 89°41'58" E	35.00'

Legend

- N 90°00'00" E MEASURED BEARINGS AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER PLAT (4/24/1936, D-130)
- {N 90°00'00" E} RECORD BEARINGS AND DISTANCES PER PLAT (9/8/2015, 2015C-104)
- [N 90°00'00" E] RECORD BEARINGS AND DISTANCES PER PLAT (3/15/2018, 2018C-29)
- FOUND MONUMENT AS INDICATED
- SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
- △ FOUND CENTERLINE MONUMENT WITH CAP "LS 7719"

Easement Notes

- 1 EXISTING 15' GAS LINE EASEMENT (9/8/2015, 2015C-104)
- 2 EXISTING 30' PERMANENT, NONEXCLUSIVE PRIVATE ACCESS EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS (7/27/2015, DOC. NO. 2015064565), BENEFITING AND MAINTAINED BY LOTS 1-6 AND 27-32 OF NORTH ALBUQUERQUE ACRES, TRACT A UNIT B, PORTION VACATED WITH THE FILING OF THIS PLAT, SHOWN HEREON AS [Hatched Box]
- 3 PUBLIC GAS LINE EASEMENT (06/11/2021, 2021C-70)
- 4 INTENTIONALLY OMITTED
- 5 NON-PERMANENT, NON-EXCLUSIVE EASEMENT AGREEMENT FOR PEDESTRIAN ACCESS (01/18/2022, DOC. NO. 2022005111)
- 6 10' PNM EASEMENT GRANTED WITH THIS PLAT
- 7 35' PUBLIC WATER VAULT EASEMENT GRANTED WITH THIS PLAT



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 A The Peaks by Markana Being Comprised of Lots 6, 7 and 26-A, Block 25 North Albuquerque Acres Tract A, Unit B City of Albuquerque Bernalillo County, New Mexico January 2022

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")... B. New Mexico Gas Company... C. Qwest Corporation d/b/a CenturyLink QC... D. Cable TV...

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.

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.

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.

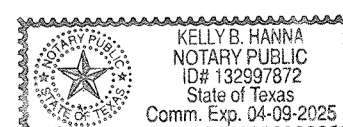
SAID OWNERS DO HEREBY DEDICATE PUBLIC RIGHT OF WAY AS SHOWN HEREON FOR GLENDALE AVE NE TO THE CITY OF ALBUQUERQUE WITH WARRANTY COVENANTS.

W. Clark Harlow, V.P. OF FINANCE-US, SECRETARY, & TREASURER DATE 2-25-2022 SMI - ABQ ASSETS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

STATE OF Texas } COUNTY OF Harris } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON February 25, 2022 W. CLARK HARLOW, V.P. OF FINANCE-US, SECRETARY, & TREASURER, SMI - ABQ ASSETS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: Kelly B. Hanna NOTARY PUBLIC



MY COMMISSION EXPIRES 4/9/2025

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