

VICINITY MAP No. H-11-Z



LEGAL DESCRIPTION

TRACT C-1-B OF THE PLAT OF TRACT C-1-A & C-1-B, ALBUQUERQUE WEST, SECTION 11, T. 10N., R. 2E., N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 2, 2005 IN MAP BOOK 2005C, FOLIO 214.

PLAT OF TRACT "C-1-B-1" ALBUQUERQUE WEST SUBDIVISION

WITHIN TOWN OF ATRISCO GRANT PROJECTED SECTION 11, T. 10 N., R. 2 E., N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO AUGUST 2022

PROJECT NUMBER: PR-2022-006448 APPLICATION NUMBER: SD-2022-00130

Table of Utility Approvals including Public Service Company of New Mexico, New Mexico Gas Company, QWEST Corporation, and Comcast.

Table of City Approvals including City Engineer, Environmental Health Department, Traffic Engineering, Parks and Recreation, and Code Enforcement.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO VACATE A PORTION OF THE 20 FOOT PUBLIC ACCESS AND SANITARY SEWER EASEMENT.

GENERAL NOTES

- 1: UNLESS NOTED, NO. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS. 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD. 3: TOTAL AREA OF PROPERTY: 0.6464 ACRES. 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983. 5: DISTANCES ARE GROUND, BEARINGS ARE GRID. 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD. 7: DATE OF FIELD WORK: AUGUST 2022. 8: 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 ERRECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. 9: PLATS USED TO ESTABLISH BOUNDARY: A: ALBUQUERQUE WEST SUBDIVISION FILED: JUNE 23, 2005 IN BOOK 2005C, PAGE 214. 10: THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X, WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN FIRM PANEL No. 35091C0322A DATED 11-04-2005.

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 (P.S.N.) for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment... B. New Mexico Gas Company for the installation, maintenance, and service of natural gas lines... C. QWEST CORP. for the installation, maintenance, and service of such lines, cable, and other related equipment... D. Comcast for the installation, maintenance, and service of such lines, cable, and other related equipment... Includes a right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above...

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT, THESE BEING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Alejandro Barron Sanchez, Ver Loren Pallas Hermanos S211 Gibson LLC 09-09-2022 DATE

ACKNOWLEDGMENT STATE OF NEW MEXICO) S.S. COUNTY OF BERNALILLO) THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 9th DAY OF September 2022 BY: Alejandro Barron Sanchez, Ver Loren Pallas Hermanos S211 Gibson LLC OWNERS NAME MY COMMISSION EXPIRES: 3/26/2025 BY: ALEJANDRO TRUJILLO Notary Public - State of New Mexico Commission # 1113388 My Comm. Expires May 28, 2015 NOTARY PUBLIC

DOC# 2022087416 SURVEYORS CERTIFICATE STATE OF NEW MEXICO) S.S. COUNTY OF BERNALILLO)

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

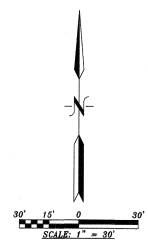
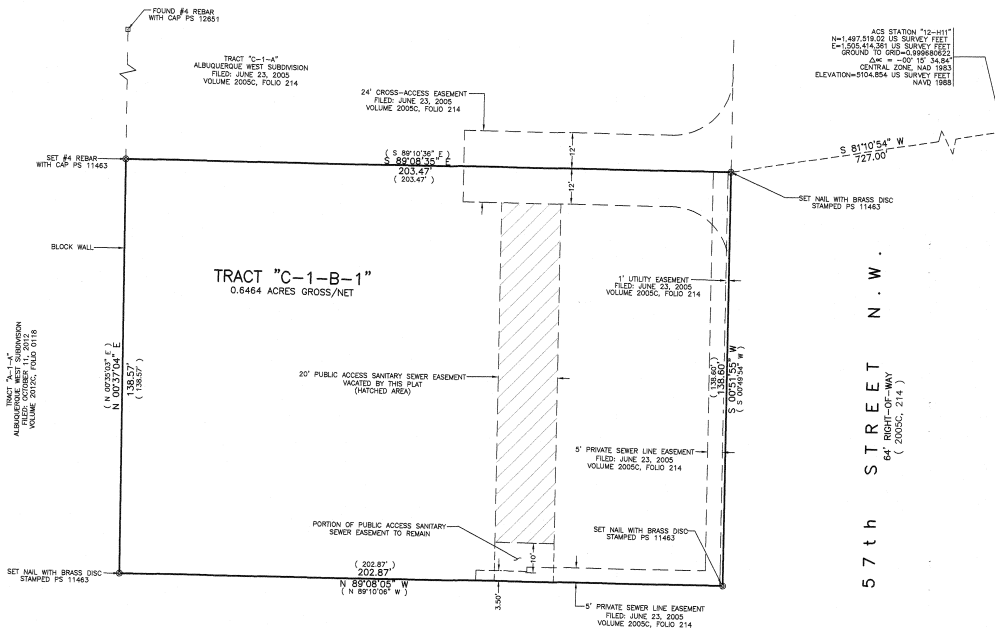
GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 9th DAY OF AUGUST, 2022. Anthony L. Harris, P.S.# 11463



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 1011059187474 20707 PROPERTY OWNER OF RECORD: Les Pallas Hermanos S211 Gibson LLC BERNALILLO CO. TREASURER'S OFFICE: 9/28/22

INMARGO SURVEYING, INC. PHONE: (505) 250-2779 11000 105th St. NE, Corralles, New Mexico 87048 E-Mail: harrisoarago@att.net

PLAT OF
TRACT "C-1-B-1"
ALBUQUERQUE WEST SUBDIVISION
 WITHIN
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 11, T. 10 N., R. 2 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2022



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 PREPARED BY: [Signature] 8 of 2
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21-1023 PLATTING