

Documents

- 1. PLAT OF RECORD FOR ROSSITER ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 11, 1945, IN BOOK D, PAGE 20.
- 2. WARRANTY DEED FOR SUBJECT PROPERTY, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON SEPTEMBER 14, 2021 AS DOCUMENT NO. 2021109344.
- 3. OWNERS POLICY PROVIDED BY FIDELITY NATIONAL TITLE HAVING POLICY NO. O-SP000057022 AND AN EFFECTIVE DATE OF APRIL 18, 2019.

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.

4-2-22

BRADY-K. LOVELADY MANAGING MEMBER OF BK ENTERPRISES, LLC, MANAGING MEMBER

OF THE CONSTANCE, LLC

STATE OF NEW MEXICO

MODING OFFICE STATE OF THE SERVICE O

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2000, 2000 BRADY K. LOVELADY, MANAGING MEMBER OF BK ENTERPRISES, LLC, MANAGING MEMBER OF THE CONSTANCE LLC

By:
NOTARY PUBLIC
MY COMMISSION EXPIRES

0107 35

Indexing Information

Section 05, Township 10 North, Range 3 East, N.M.P.M. Section 32, Township 11 North, Range 3 East, N.M.P.M. as Projected into the Town of Albuquerque Grant Subdivision: Rossiter Addition Owner: The Constance LLC

UPC #: 101406012651221835 (Lot 59) UPC #: 101406012350421834 (Lot 58)

Purpose of Plat

SUBDIVIDE AS SHOWN HEREON.
 GRANT EASEMENTS AS SHOWN HEREON.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC #: 101406012651221835

101406012350421834

PROPERTY OWNER OF RECORD

Constance UC The

BERNALILLO COUNTY TREASURER'S OFFICE

michelle Raduques 12-4-2022

Subdivision Data

NUMBER OF EXISTING LOTS	
MILES OF FULL-WIDTH STREETS	
MILES OF HALF-WIDTH STREETS	
RIGHT-OF-WAY DEDICATION TO THE CITY (
DATE OF SURVEY	JANUARY 2022

DOC# 2022105183

12/08/2022 09:58 AM Page: 1 of 2 PLAT R:\$25.00 B: 2022C P: 0138 Linda Stover, Bernalillo County

Notes

- I. FIELD SURVEY PERFORMED IN DECEMBER 2021 AND JANUARY 2022.
- 2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- 3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

Legal Description

LOTS NUMBERED FIFTY—EIGHT (58) AND FIFTY—NINE (59) OF THE ROSSITER ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 11, 1945, IN PLAT BOOK D, PAGE 20.

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.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE 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. 35001C0119G, DATED SEPTEMBER 26, 2008.

Plat for Lot 58-A

Rossiter Addition
Being Comprised of
Lots 58 and 59
Rossiter Addition
City of Albuquerque
Bernalillo County, New Mexico
April 2021

Project Number: PR-2022-006571

Application Number: SD-2022-00073

Plat Approvals:

PNM Electric Services

Vatalia Antonio (Apr 20, 2022

Qwest Corp. d/b/a CenturyLink QC

Pamela C. Stone
Perneta C. Stone (Apr 20, 2022 15/42 MOT)

New Mexico Gas Company

Mike Mortus (Apr 20, 2022 16/16 MOT)

Apr 20, 2022

Connecat

City Approvals:

Loren N. Risenhoover P.S.		4/12/2022
City Surveyor		May 12, 2022
Jeanne Wolfenbarger		May 13, 2022
Traffic Engineer Blaine Carter Blaine Godon (May 12 2023 12:51 MDT)		May 12, 2022
Blaine Carter (May 12, 2022 13:51 MDT) ABCWUA Charles Control ABCWUA		May 12, 2022
Parks and Recreation Department	er Colore anno municipa delimen accione apricipa suma	May 13, 2022
Code Enforcement	are developed, amendes amendes districtive districtive descriptive	4/11/2022
AMAFCA Eunest Ownijo	· %	May 12, 2022
City Engineer		Dec 3, 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 Jr. N.M.R.P.S. No. 1427 5/2/2022 Date

T CSI-CARTESIAN SURVEYS INC

P.O. BOX 44414 RIO RANCHO, N.M. 87174 Phone (505) 896 - 3050 Fax (505) 891 - 0244 wplotnerjr@gmail.com

Sheet 1 of 2

No.

14271

