

Zone Atlas Page H-12-Z

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. VACATE EASEMENT AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.

Notes

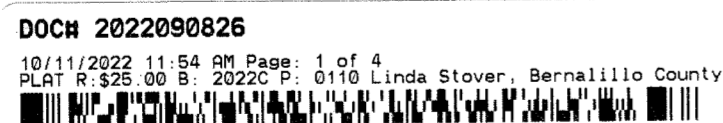
1. FIELD SURVEY PERFORMED IN AUGUST 2020.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE GREY 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 DATED AUGUST 16, 2012, MAP NO. 35001C0331H.

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 ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.



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.

Indexing Information

Projected Section 12, Township 10 North, Range 2 East, N.M.P.M. within the Town of Albuquerque Grant
 Subdivision: Lands of Paul & Mary F. Sanchez
 Owner: Jacqueline M. Fishman Trustee Fishman RVT
 (Lot A-1, Land of Ismael Valenzuela)
 Owner: Nora Quintal Calva & Colin Baugh
 (Lot 1-A, Lands of Paul and Mary Sanchez)
 Owner: Richard E. and Vera Moy Olson
 (Tract 141A1, Lands of Fred E. and Mary E. Mondragon)
 UPC #: 101205927840110771
 (Lot A-1, Land of Ismael Valenzuela)
 UPC #: 101205927938510701
 (Tract 141A1, Lands of Fred E. and Mary E. Mondragon)
 UPC #: 101205932540310702
 (Lot 1-A, Lands of Paul and Mary Sanchez)

Subdivision Data

GROSS ACREAGE 2.3981 ACRES
 ZONE ATLAS PAGE NO. H-12-Z
 NUMBER OF EXISTING LOTS 3
 NUMBER OF LOTS CREATED 3
 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 AUGUST 2020

Plat Approvals:

<i>RJT</i>	Aug 5, 2022
PNM Electric Services <i>Natalia Antonio</i>	Aug 22, 2022
Qwest Corp. d/b/a CenturyLink QC <i>Pamela C. Stone</i>	Aug 17, 2022
New Mexico Gas Company <i>Mike Morcus</i>	Aug 9, 2022
Comcast	

Legal Description

TRACT 141A1, LANDS OF FRED E. AND MARY E. MONDRAGON, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 18, 1975 IN BOOK B10, PAGE 98.

AND

LOT 1A, OF THE LANDS OF PAUL AND MARY F. SANCHEZ, IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS SHOWN ON THE PLAT OF SAID LANDS FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 10, 2016 IN BOOK 2016C, PAGE 139.

AND

LOT A1, LANDS OF ISMAEL VALENZUELA, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 18, 1979 IN BOOK B16, PAGE 78.

LESS THAN AND EXCEPTING THEREFROM A WESTERLY PORTION OF SAID LOT A1, IDENTIFIED AS "PARCEL A158LD23", AND DESCRIBED ON THE QUITCLAIM DEED TO THE URBAN DEVELOPMENT AGENCY OF THE CITY OF ALBUQUERQUE, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 11, 1978 IN BOOK D71-A, PAGE 812, AS DOCUMENT NO. 7867173.

BEING DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT, BEING THE NORTHERNMOST POINT OF THE HEREIN DESCRIBED PARCEL, BEING THE NORTHERNMOST CORNER OF SAID LOT 1A, MARKED BY A 1/2" REBAR WITH CAP "LS 7472", FROM WHENCE A TIE TO ACS MONUMENT "6_G13AR", BEARS N 48°30'52" E, A DISTANCE OF 6081.49 FEET;

THENCE, FROM SAID POINT OF BEGINNING, S 80°39'06" E, A DISTANCE OF 117.17 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE NORTHEAST CORNER OF SAID LOT 1A, BEING MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 11°22'15" W, A DISTANCE OF 160.34 FEET TO AN ANGLE POINT, BEING THE SOUTHEAST CORNER OF SAID LOT 1A, BEING MARKED BY A 1/2" REBAR;

CONTINUED ON SHEET 3 OF 4

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC # 101205927840110771
 101205927938510701
 101205932540310702

PROPERTY OWNER OF RECORD
multiple owners on properties
 BERNALILLO COUNTY TREASURER'S OFFICE
Brandi Zomera 10-11-22

Plat for
 Lot 1A1, Lands of Paul and Mary F. Sanchez; Lot A1A, Lands of Ismael Valenzuela, and Tract 141A1A, Lands of Fred E. and Mary E. Mondragon
 Being Comprised of
 Lot 1A, Lands of Paul and Mary F. Sanchez; Lot A1, Lands of Ismael Valenzuela and Tract 141A1, Lands of Fred E. and Mary E. Mondragon
 City of Albuquerque
 Bernalillo County, New Mexico
 July 2022

Project Number: PR-2022-006769
 Application Number: SD-2022-00137

City Approvals:

<i>Loren N. Risenhoover P.S.</i>	8/5/2022
City Surveyor <i>Ernest Armijo</i>	Sep 28, 2022
Traffic Engineer <i>Andre Houle</i>	Sep 28, 2022
<i>Cheryl Sumbalot</i>	Sep 27, 2022
Parks and Recreation Department <i>[Signature]</i>	8/1/2022
<i>Shahab Biagar</i>	Sep 28, 2022
City Engineer <i>[Signature]</i>	Sep 29, 2022
URS Chairperson, Planning Department <i>Ryan Steel</i>	8/25/2022
M.R.G.C.P. <i>[Signature]</i>	Sep 29, 2022

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 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."

Will Plotner Jr.
 Will Plotner Jr.
 M.R.P.S. No. 14271
 9/1/2022
 Date
CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244



Line Table		
Line #	Direction	Length (ft)
L1	N 10°53'29" E ((N 10°53'29" E))	23.00' ((23.00'))
L2	S 08°23'17" W	22.26'
L3	S 13°57'41" W	21.52'
L7	S 08°23'17" W(S 02°28' W)	63.92' (62.59')
L8	S 10°33'30" W(S 08°55'40" W) ((S 10°46'58" W))	36.02' *(36.03')*((35.99'))
L9	N 82°25'24" W(S 85°23' W)	46.80' {46.70'}
L13	N 06°00'08" E [N 06°49'26" E](N 01°25' E)	48.14' [48.10']
L14	S 10°15'00" W ((S 10°15'00" W))	26.58' ((26.58'))

* L4-L6 AND L10-L12 INTENTIONALLY OMITTED

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C7	16.91'[16.91']	404.00'[404.00']	2°23'54"	16.91'	N 07°12'04" E

* C1-C6 INTENTIONALLY OMITTED

Easement Notes (EASEMENT 6 INTENTIONALLY OMITTED)

- EXISTING PRIVATE DRIVEWAY AND PRIVATE UTILITY EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF LOTS 1A, 1B, 2, 3 AND 4, LANDS OF PAUL AND MARY F. SANCHEZ (10/22/1986, C31-180)
- PRIVATE ACCESS AND PRIVATE UTILITY AND PRIVATE DRAINAGE EASEMENTS BENEFITING LOTS 1A AND 1B (11/10/2016, 2016C-139)
- EXISTING 12' PRIVATE WATER AND PRIVATE SEWER SERVICE EASEMENT GRANTED FOR THE BENEFIT OF LOT 1A (11/7/2016, DOC. NO. 2016105056)
- EXISTING 12' PRIVATE WATER SERVICE AND PRIVATE SEWER SERVICE BENEFITING LOT 1A (11/10/2016, 2016C-139)
- EXISTING PIERCE LATERAL AS REFLECTED ON THE PLAT (10/22/1986, C31-180) GRANTED AS AN EASEMENT PER PLAT (11/10/2016, 2016C-139)
- EXISTING 5' UTILITY EASEMENT (4/18/1979, B16-78)
- EXISTING 20' ROAD EASEMENT (4/18/1979, B16-78) VACATED WITH THE FILING OF THIS PLAT
- EXISTING PUBLIC UTILITY EASEMENT, BENEFITING LOT 3, LANDS OF PAUL AND MARY F. SANCHEZ (11/07/2016, DOC. NO. 2016105057)
- 20' PRIVATE ACCESS EASEMENT BENEFITING TRACT B-1, LANDS OF ISMAEL VALENZUELA, GRANTED WITH THE FILING OF THIS PLAT
- 5' ADDITIONAL PIERCE LATERAL EASEMENT, BENEFITING AND MAINTAINED BY MRGCD, GRANTED WITH THIS PLAT. ALLOWED FENCE ENCROACHMENT, DETAIL ON SHEET 3.

ACS Monument "6-G13AR"
 NAD 1983 CENTRAL ZONE
 X=1515743.949 *
 Y=1500719.134 *
 Z=N/A * (NAVD 1988)
 G-G=0.999684045
 Mapping Angle=-0°14'23.60"
 * U.S. SURVEY FOOT

Plat for
Lot 1A1, Lands of Paul and
Mary F. Sanchez; Lot A1A, Lands
of Ismael Valenzuela, and Tract
141A1A, Lands of Fred E. and
Mary E. Mondragon
Being Comprised of
Lot 1A, Lands of Paul and Mary F.
Sanchez; Lot A1, Lands of Ismael
Valenzuela and Tract 141A1, Lands
of Fred E. and Mary E. Mondragon
 City of Albuquerque
 Bernalillo County, New Mexico
 July 2022

Legend

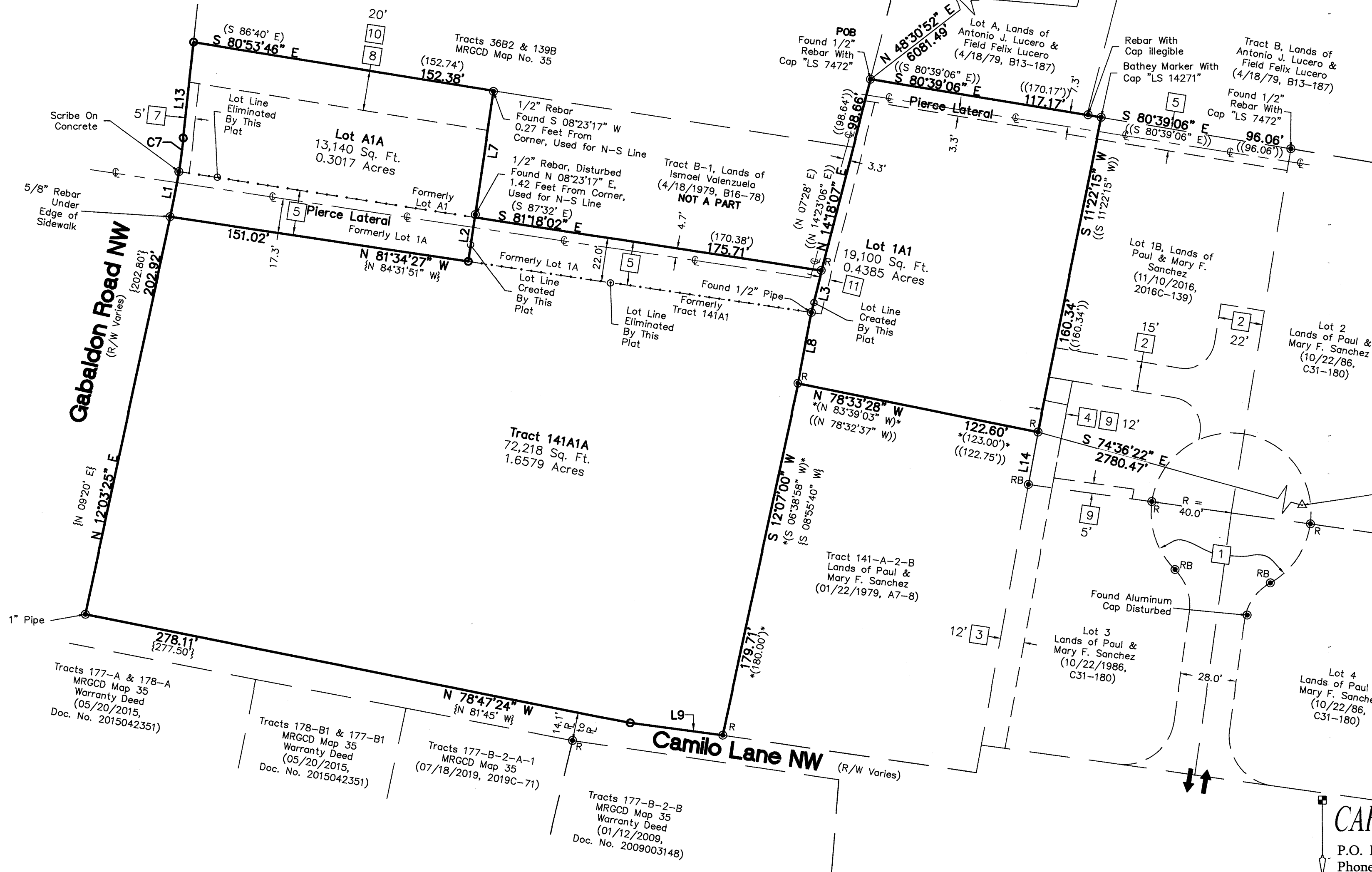
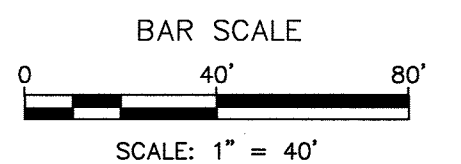
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (4/18/1979, B16-78)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (6/18/1975, B10-98)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER DEED (9/11/1978, BK. D71-A, PG. 812, DOC. NO. 7867173)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (11/10/2016, 16C-139)
* (N 90°00'00" E) *	RECORD BEARINGS AND DISTANCES PER PLAT (1/12/1979, A7-8)
●	FOUND MONUMENT AS INDICATED
●R	FOUND MONUMENT 1/2" REBAR
●RB	FOUND MONUMENT 1/2" REBAR BENT
○	SET BATHEY MARKER "LS 18374" UNLESS OTHERWISE NOTED

DOCH 2022090826

10/11/2022 11:54 AM Page: 2 of 4
 PLOT R-525-00-B-2022-0190 Linda Stover, Bernalillo County

ACS Monument "7-H13"
 NAD 1983 CENTRAL ZONE
 X=1513953.442 *
 Y=1495777.837 *
 Z=4964.364 * (NAVD 1988)
 G-G=0.99968476
 Mapping Angle=-0°14'35.56"
 * U.S. SURVEY FOOT

* U.S. SURVEY FOOT



CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244

Documents

1. WARRANTY DEED FOR LOT A-1, LAND OF ISMAEL VALENZUELA FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 16, 2017, AS DOCUMENT NO. 2017109934.
2. WARRANTY DEED JOINT TENANTS FOR LOT 1A, LANDS OF PAUL AND MARY F. SANCHEZ FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 20, 2020, AS DOCUMENT NO. 2020034644.
3. TRANSFER ON DEATH DEED FOR LOT 141-A-1, LANDS OF FRED E. & MARY E. MONDRAGON FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 5, 2017, AS DOCUMENT NO. 2017115898.
4. PLAT OF RECORD FOR LOT 1A AND 1B, LANDS OF PAUL AND MARY F. SANCHEZ, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 10, 2016, IN BOOK 2016C, PAGE 139.
5. PLAT OF RECORD FOR LOT A-1 AND B-1, LANDS OF ISMAEL VALENZUELA, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 18, 1979, IN BOOK B16, PAGE 78.
6. PLAT OF RECORD FOR TRACTS 141-A-1 AND 141-A, LANDS OF FRED E. & MARY E. MONDRAGON, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 18, 1975, IN BOOK B10, PAGE 98.
7. TITLE COMMITMENT PROVIDED BY STEWART TITLE FOR LOT 1 (NOW KNOWN AS LOT 1A), HAVING FILE NO. 6110255, AND AN EFFECTIVE DATE OF NOVEMBER 14, 2006.
8. WARRANTY DEED FOR LOT 1A, LANDS OF PAUL AND MARY F. SANCHEZ, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 20, 2020, AS DOC. NO. 2020034644.
9. WARRANTY DEED FOR TRACT 141-A-1, LANDS OF FRED E. & MARY E. MONDRAGON, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 19, 1983, IN BOOK D184A, PAGE 188, DOC. NO. 83 29026.
10. TRANSFER ON DEATH DEED FOR TRACT 141-A-1, LANDS OF FRED E. & MARY E. MONDRAGON, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 5, 2017, AS DOC. NO. 2017115898.
11. QUITCLAIM DEED TO THE URBAN DEVELOPMENT AGENCY OF THE CITY OF ALBUQUERQUE, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 11, 1978 IN BOOK D71-A, PAGE 812, DOC. NO. 7867173.

IDO and DPM Waiver Notes

A SIDEWALK WAIVER VA-2022-00269 ALLOWS CAMILO LANE NORTHWEST TO REMAIN WITHOUT A SIDEWALK, RATHER THAN THE REQUIRED 5 FEET, SEE 14-16-(D)(3), FRONTING TRACT 141A1A OF LANDS OF FRED E. AND MARY E. MONDRAGON, AS APPROVED FOR THESE PLATTED PROPERTIES BY THE CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD AT A PUBLIC HEARING ON SEPTEMBER 21, 2022.

DRB Determination Notes

AN ADMINISTRATIVE DETERMINATION ALLOWING FOR THE EXISTING FOUR (4) FOOT SIDEWALK IN PLACE OF THE DPM STANDARD SIDEWALK WIDTH OF SIX (6) FEET FOR THE SIDEWALK FRONTING GABALDON ROAD NORTHWEST ALONG BOTH TRACT 141A1A OF LANDS OF FRED E. AND MARY E. MONDRAGON AND LOT A-1-A OF LANDS OF ISMAEL VALENZUELA, WAS APPROVED FOR THESE PLATTED PROPERTIES BY THE CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD AT A PUBLIC HEARING ON SEPTEMBER 21, 2022.

AN ADMINISTRATIVE DETERMINATION ALLOWING FOR THE EXISTING, APPROXIMATELY FORTY (40) FOOT RIGHT-OF-WAY WIDTH FOR GABALDON ROAD NORTHWEST IN PLACE OF THE REQUIRED DPM STANDARD FORTY-EIGHT (48) FEET RIGHT-OF-WAY WIDTH WAS APPROVED FOR THE PLATTED PROPERTY BY THE CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD AT A PUBLIC HEARING ON SEPTEMBER 21, 2022.

AN ADMINISTRATIVE DETERMINATION ALLOWING FOR THE EXISTING FOURTEEN (14) FOOT WIDE RIGHT-OF-WAY FOR CAMILO LANE NORTHWEST IN PLACE OF THE REQUIRED DPM STANDARD TWENTY (20) FOOT RIGHT-OF-WAY WIDTH WAS APPROVED FOR THE PLATTED PROPERTY BY THE CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD AT A PUBLIC HEARING ON SEPTEMBER 21, 2022.

Legal Description (Continued)

CONTINUED FROM SHEET 1 OF 4

THENCE, N 78°33'28" W, 122.60 FEET, TO AN ANGLE POINT, BEING THE SOUTHWEST CORNER OF SAID LOT 1A, BEING MARKED BY A 1/2" REBAR;

THENCE, S 12°07'00" W, A DISTANCE OF 179.71 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 141A1, AND LYING ON THE NORTHERLY RIGHT-OF-WAY OF CAMILO LANE NW, BEING MARKED BY A 1/2 INCH REBAR;

THENCE, COINCIDING SAID CAMILO LANE NW, THE FOLLOWING 2 COURSES:

N 82°25'24" W, A DISTANCE OF 46.80 FEET, TO AN ANGLE POINT, BEING MARKED BY A REBAR WITH CAP "LS 18374";

N 78°47'24" W, A DISTANCE OF 278.11 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE SOUTHWEST CORNER OF SAID TRACT 141A1A, LYING ON THE EASTERLY RIGHT-OF-WAY OF GABALDON ROAD NW, MARKED BY A MARKED BY A 1 INCH PIPE;

THENCE, COINCIDING SAID EASTERLY RIGHT OF WAY, THE FOLLOWING FOUR COURSES:

N 12°03'25" E, A DISTANCE 202.92 FEET TO AN ANGLE POINT BEING MARKED BY A 5/8 INCH REBAR UNDER THE EDGE OF SIDEWALK;

N 10°53'29" E, A DISTANCE OF 23.00 FEET TO A POINT OF CURVATURE, MARKED BY A SCRIBE ON CONCRETE;

16.91 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 404.00 FEET, A DELTA OF 2°23'54", AND A CHORD BEARING N 07°12'04" E, A DISTANCE OF 16.91 FEET TO A POINT OF TANGENCY, MARKED BY A REBAR WITH CAP "LS 18374";

N 06°00'08" E, A DISTANCE OF 48.14 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHWEST CORNER OF SAID LOT A1;

THENCE, LEAVING SAID RIGHT-OF-WAY, S 80°53'46" E, A DISTANCE OF 152.38 FEET TO AN ANGLE POINT, REFERENCE BY A 1/2 INCH REBAR FOUND S 08°23'17" W, A DISTANCE OF 0.27 FEET FROM THE CORNER;

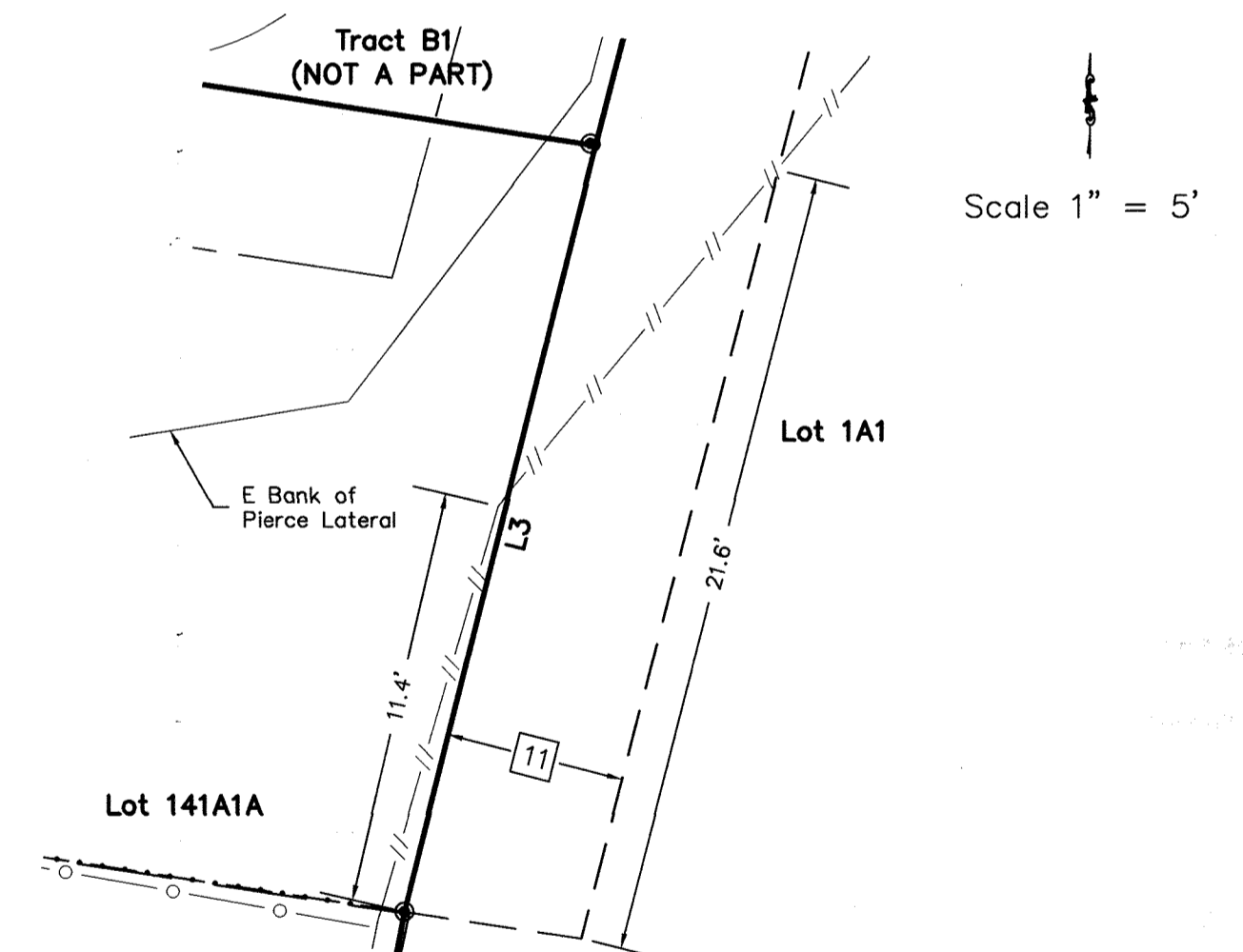
THENCE, S 08°23'17" W, A DISTANCE OF 63.92 FEET TO AN ANGLE POINT, BEING THE SOUTHEAST CORNER OF SAID LOT A1, BEING REFERENCED BY A DISTURBED 1/2 " REBAR FOUND N 08°23'17" E, A DISTANCE OF 1.42 FEET FROM CORNER;

THENCE, S 81°18'02" E, A DISTANCE OF 175.71 FEET TO AN ANGLE POINT, BEING MARKED BY A 1/2 INCH REBAR;

THENCE, N 14°18'07" E, A DISTANCE OF 98.66 FEET TO THE POINT OF BEGINNING, CONTAINING 2.3981 ACRES (104,458 SQ. FT.) MORE OR LESS.

Plat for Lot 1A1, Lands of Paul and Mary F. Sanchez; Lot A1A, Lands of Ismael Valenzuela, and Tract 141A1A, Lands of Fred E. and Mary E. Mondragon Being Comprised of Lot 1A, Lands of Paul and Mary F. Sanchez; Lot A1, Lands of Ismael Valenzuela and Tract 141A1, Lands of Fred E. and Mary E. Mondragon City of Albuquerque Bernalillo County, New Mexico July 2022

Easement 11 Wood Fence Encroachment for Lot A1A, Allowed by MRGCD



NOTE: SHOULD THE EXISTING WOODEN FENCE REQUIRE REPLACEMENT, THE NEW FENCE/BARRIER SHOULD BE RELOCATED OUTSIDE OF THE DEDICATED DITCH RIGHT-OF-WAY

DOCH 2022090826

10/11/2022 11:54 AM Page: 3 of 4
PLAT R:\$25.00 B: 2022C P: 0110 Linda Stover, Bernalillo County

CARTESIAN SURVEYS INC.

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

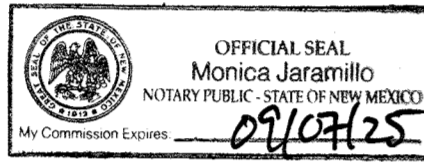
Sheet 3 of 4
201465

Free Consent

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 AND GRANT ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF 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.

Richard E. Olson 8/26/22
RICHARD E. OLSON, HUSBAND
CO-OWNER TRACT 141-A-1

Vera Moy Olson 8/26/22
VERA MOY OLSON, WIFE
CO-OWNER TRACT 141-A-1



STATE OF NEW MEXICO }
COUNTY OF Sandoval } SS

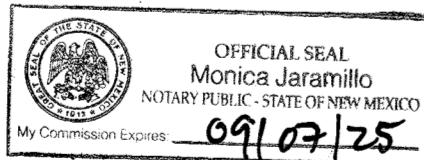
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 08/26, 2022
BY: RICHARD E. OLSON AND VERA MOY OLSON, HUSBAND AND WIFE, OWNERS OF TRACT 141-A-1

By: *[Signature]*
NOTARY PUBLIC
MY COMMISSION EXPIRES 09/07/25

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 AND GRANT ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF 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.

Jacqueline M. Fishman 8/26/2022
JACQUELINE M. FISHMAN, TRUSTEE (LOT A-1)
JACQUELINE FISHMAN REVOCABLE TRUST



STATE OF NEW MEXICO }
COUNTY OF Sandoval } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 08/26, 2022
BY: JACQUELINE M. FISHMAN, TRUSTEE (LOT A-1), JACQUELINE FISHMAN REVOCABLE TRUST

By: *[Signature]*
NOTARY PUBLIC
MY COMMISSION EXPIRES 09/07/25

Free Consent

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 AND GRANT ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF 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.

Nora Quintal Calva 8/26/22
NORA QUINTAL CALVA, WIFE (LOT 1-A)

Colin Baugh 8/26/22
COLIN BAUGH, HUSBAND (LOT 1-A)



STATE OF NEW MEXICO }
COUNTY OF Sandoval } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 08/26, 2022
BY: NORA QUINTAL CALVA AND COLIN BAUGH, HUSBAND AND WIFE, JOINT TENANTS

By: *[Signature]*
NOTARY PUBLIC
MY COMMISSION EXPIRES 09/07/25

Plat for
Lot 1A1, Lands of Paul and
Mary F. Sanchez; Lot A1A, Lands
of Ismael Valenzuela, and Tract
141A1A, Lands of Fred E. and
Mary E. Mondragon
Being Comprised of
Lot 1A, Lands of Paul and Mary F.
Sanchez; Lot A1, Lands of Ismael
Valenzuela and Tract 141A1, Lands
of Fred E. and Mary E. Mondragon
City of Albuquerque
Bernalillo County, New Mexico
July 2022

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

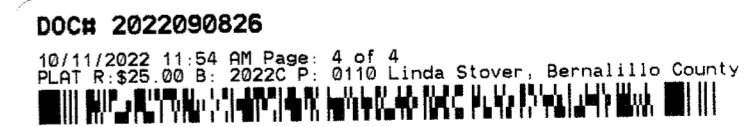
- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest Corp. 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.
- D. 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.



CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244