

ZONE ATLAS J-13-Z

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS LOT CONSOLIDATION (TO CREATE ONE LOT FROM THREE LOTS) AND TO GRANT ANY EASEMENTS AND VACATE ALL EASEMENTS AS SHOWN HEREON.

NOTES:

1. BEARINGS ARE GRID BASED—NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 1983)
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. ALL SET POINTS ARE IDENTIFIED AS "SET", ARE 5/8" REBAR WITH BLUE PLASTIC CAP STAMPED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.
4. BEARINGS AND DISTANCES IN () ARE RECORD
5. FEMA FLOOD ZONE DESIGNATION: ZONE X

SUBDIVISION DATA:

DRB#
 ZONE ATLAS INDEX NO. J-13
 DATE OF FIELD SURVEY: JANUARY, 2019; APRIL 2022
 TOTAL NO. OF TRACTS EXISTING 3
 TOTAL NO. OF LOTS CREATED 1
 TOTAL ACRES: 0.5767 ACRES

DOCUMENTS USED:

PLAT OF TRACTS 106-A, 107-B AND 107-C FOUND IN M.R.G.C.D. MAP 38, RECORDED JANUARY 2019 AND AUGUST 2020.
 16TH STREET RIGHT OF WAY SURVEY BY WILSON AND COMPANY, DOC#2016050793
 ALTA/ASCM SURVEY BY QUEST SURVEYS OF TRACTS 106-A, 107-B AND 107-C FOUND IN M.R.G.C.D. MAP 38, UNRECORDED

SOLAR COLLECTION NOTE:

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE
 NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

SHEET INDEX

PAGE 1 COVER
 PAGE 2 SUBDIVISION PLAT

LEGAL DESCRIPTION:

BEING A REPLAT OF PORTION OF TRACTS 107-B, 107-C, TOGETHER WITH TRACT 106-A FOUND IN M.R.G.C.D. MAP 38, WITHIN PROJECTED SECTION 18, T 10 N, R 3 E, N.M.P.M.TOWN OF ALBUQUERQUE GRANT CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES. EASEMENTS FOR ELECTRIC TRANSFORMER/ SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/ SWITCHGEAR DOORS AND (5) FEET ON EACH SIDE.
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.

QWEST CORPORATION D.B.A. CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO 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 EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR 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 SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN 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 DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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 PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

FREE CONSENT AND VACATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND HEREBY GRANT ALL EASEMENTS AND DEDICATE ALL PUBLIC EASEMENTS SHOWN HEREON AND VACATED AS EASEMENTS SHOWN. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: Jay Rembe 2/10/2023
 OWNER/DATE

ACKNOWLEDGMENT

STATE OF New Mexico) SS.
 COUNTY OF Bernalillo)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 10th DAY OF February, 2023, BY Jay Rembe

NOTARY PUBLIC: Avram Penner
 MY COMMISSION EXPIRES: 12/07/2025

STATE OF NEW MEXICO
 NOTARY PUBLIC
 Avram Penner
 Commission Number 1121276
 My Commission Expires 27 December, 2025

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #:
 BERNALILLO COUNTY TREASURER'S OFFICE:

SURVEYOR'S CERTIFICATE:

I, DAVID P ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

David P. Acosta
 DAVID P. ACOSTA, N.M.P.S. NO. 21082
 PROFESSIONAL SURVEYOR

02/07/2023
 DATE

**PLAT OF
 TRACT A
 THE PEARL ADDITION
 BEING A REPLAT OF TRACTS 107-B, 107-C
 TOGETHER WITH TRACT 106-A
 WITHIN PROJECTED SECTION 18, T 10 N, R 3 E, N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2023**

PROJECT NUMBER: PR-2022-006844 APPLICATION NUMBER: SD-2023-00060

CITY APPROVALS:	DATE
<u>Loren N. Risenhoover P.S.</u>	<u>2/7/2023</u>
CITY SURVEYOR	DATE
<u>Ernest Armijo</u>	<u>Jun 9, 2023</u>
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<u>Ray Stuel</u>	<u>2/17/2023</u>
M.R.G.C.D.	DATE
<u>Whitney Chiles</u>	<u>Jun 8, 2023</u>
PARKS AND RECREATION DEPARTMENT	DATE
<u>John</u>	<u>2/21/2023</u>
A.M.A.F.C.A.	DATE
<u>Qui Guad</u>	<u>Jun 15, 2023</u>
ABCWUA	DATE
<u>Shatabh Prasad</u>	<u>Jun 22, 2023</u>
CITY ENGINEER	DATE
<u>Heqin Cha</u>	<u>Jun 8, 2023</u>
HYDROLOGY	DATE
<u>Jay Rodenbach</u>	<u>Jun 8, 2023</u>
PLANNING DEPARTMENT	DATE
<u>Sh Pen</u>	<u>Jun 9, 2023</u>
CODE ENFORCEMENT	DATE

UTILITY APPROVALS:

<u>RJH</u>	<u>Jan 20 2023</u>
PNM ELECTRIC SERVICES	DATE
<u>Mike</u>	<u>1/20/2023</u>
NEW MEXICO GAS	DATE
<u>Natalia Antonio</u>	<u>2/9/2023</u>
QWEST CORPORATION D.B.A. CENTURY LINK QC	DATE
<u>Mike Mortua</u>	<u>19/Jan/2023</u>
COMCAST	DATE

M.R.G.C.D.

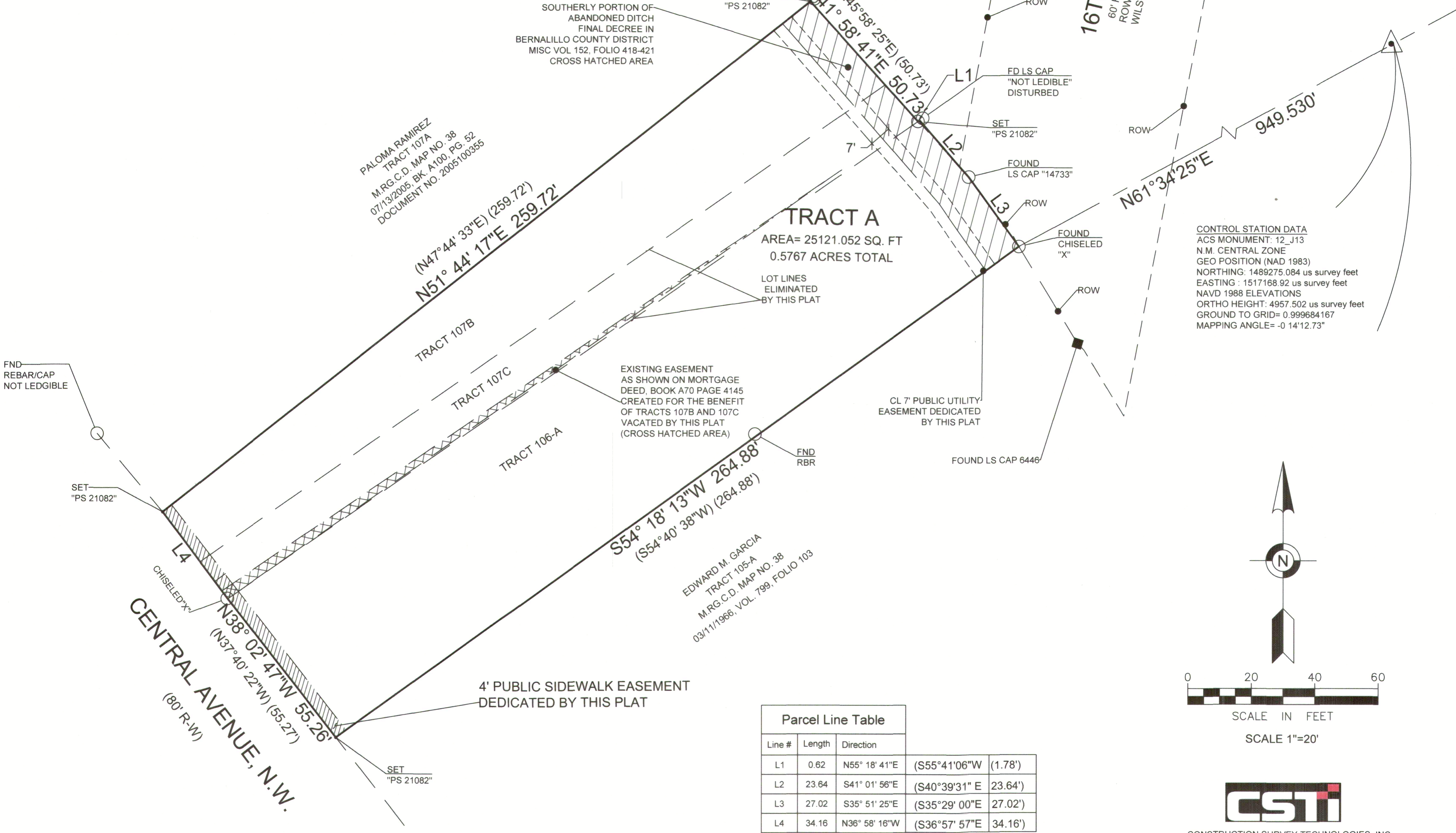
APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENT, RIGHT OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER, ADDITION OR PLAT SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

Ray Stuel 2/17/2023
 APPROVED DATE



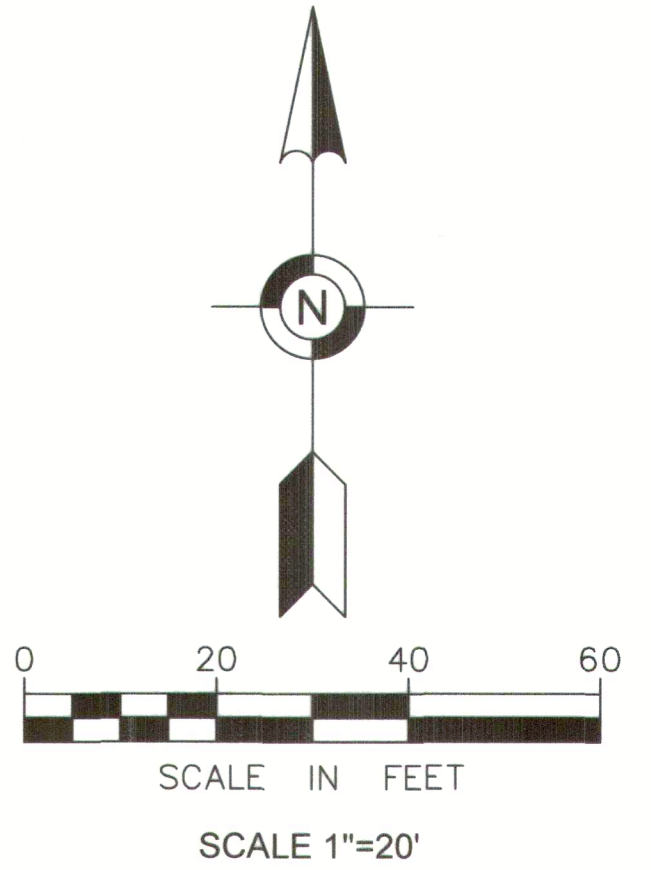
CONSTRUCTION SURVEY TECHNOLOGIES, INC
 PO BOX 65395
 ALBUQUERQUE, NM 87193
 505-917-8921

**PLAT OF
TRACT A**
THE PEARL ADDITION
 BEING A REPLAT OF TRACTS 107-B, 107-C
 TOGETHER WITH TRACT 106-A
 WITHIN PROJECTED SECTION 18, T 10 N, R 3 E, N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
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 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2023



Parcel Line Table				
Line #	Length	Direction		
L1	0.62	N55° 18' 41\"E	(S55°41'06\"W	(1.78')
L2	23.64	S41° 01' 56\"E	(S40°39'31\" E	23.64')
L3	27.02	S35° 51' 25\"E	(S35°29' 00\"E	27.02')
L4	34.16	N36° 58' 16\"W	(S36°57' 57\"E	34.16')

CONTROL STATION DATA
 ACS MONUMENT: 12_J13
 N.M. CENTRAL ZONE
 GEO POSITION (NAD 1983)
 NORTHING: 1489275.084 us survey feet
 EASTING: 1517168.92 us survey feet
 NAVD 1988 ELEVATIONS
 ORTHO HEIGHT: 4957.502 us survey feet
 GROUND TO GRID= 0.999684167
 MAPPING ANGLE= -0 14'12.73"



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 PO BOX 65395
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PR-2022-006844-SD-2023-00060

DESCRIPTION OF A 0.5767 ACRE TRACT 107-B-1

A TRACT OF LAND SITUATE IN BERNALILLO COUNTY, NEW MEXICO, LOCATED IN SECTION 18, T.10N. R.3E., N.M.P.M., BEING U.S.R.S. TRACT 107-B AND TRACT 107-C ALONG WITH TRACT 106-A, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTH CORNER OF TRACT 106-A BEING A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED PS 21082, BEING A POINT ON THE NORTHEAST RIGHT-OF-WAY LINE OF CENTRAL AVENUE N.W.;

THENCE, ALONG THE SOUTHWEST BOUNDARY LINE OF SAID TRACT 106-A N. 38° 02' 47"W, A DISTANCE OF 55.26 FEET TO A MARKED CHISELED "X" ON THE GROUND;

THENCE, N.36° 58' 16"W., A DISTANCE OF 34.16 FEET TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED PS 21082, BEING THE WEST CORNER OF SAID TRACT 107-B;

THENCE, LEAVING THE NORTHEAST RIGHT-OF-WAY LINE OF CENTRAL AVENUE N.W. N.51° 44' 17"E., A DISTANCE OF 259.72 FEET ALONG THE NORTHWEST BOUNDARY LINE OF SAID TRACT 107-B TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED PS 21082, BEING THE NORTH CORNER OF SAID TRACT 107-B;

THENCE, FROM SAID NORTH CORNER, S.41° 58' 41"E., A DISTANCE OF 50.73 FEET TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED PS 21082;

THENCE, N.55° 18' 41"E., A DISTANCE OF 0.62 FEET TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED PS 21082, BEING THE NORTH CORNER OF SAID TRACT 106-A;

THENCE, S.41° 01' 56"E., A DISTANCE OF 23.64 FEET TO A POINT LYING ON THE WEST AND SOUTH RIGHT-OF WAY LINE OF 16TH STREET, N.W FOR AN ANGLE POINT ON THE NORTHEAST BOUNDARY LINE;

THENCE, ALONG THE SOUTH RIGHT-OF-WAY LINE OF 16TH STREET S.35°51' 25"E., A DISTANCE OF 27.02 FEET TO THE EAST CORNER OF SAID TRACT 106-A, MARKED BY A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED PS 21082;

THENCE, LEAVING THE SAID SOUTH RIGHT-OF-WAY LINE, S.54° 18' 13"W., A DISTANCE OF 264.88 FEET TO SAID SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED PS 21082, ALSO BEING THE POINT OF BEGINNING. SAID TRACT 107-B-1 CONTAINING 0.5767 ACRES OF LAND (25121.052 SQUARE FEET) MORE OR LESS.



CONSTRUCTION SURVEY TECHNOLOGIES, INC.
PO BOX 65395
ALBUQUERQUE, NM 87193
575-644-0250












PR-2022-006844_SD-2023-00060

Final Audit Report

2023-06-22


Created:	2023-06-08
By:	Leila Shadabi (lshadabi@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA-venNIXWMDbRzcnmz4DfPbVhwiZG1_C

"PR-2022-006844_SD-2023-00060" History

-  Document created by Leila Shadabi (lshadabi@cabq.gov)
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-  Document emailed to Jay Rodenbeck (jrodenbeck@cabq.gov) for signature
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-  Email viewed by Tiequan Chen (tchen@cabq.gov)
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 Agreement completed.

2023-06-22 - 10:10:21 PM GMT