

Documents

TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000129551 AND AN EFFECTIVE DATE OF MARCH 8, 2022.

Vicinity Map - Zone Atlas M-14-Z

- 2. PLAT OF RECORD FOR SUBJECT PROPERTY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 24, 2006, IN BOOK 2006C, PAGE 132.
- 3. WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 9, 2022, AS DOCUMENT NO. 2022023528.

Legal Description

LOT 9-A, BLOCK 10, LOWER BROADWAY ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, A REPLAT OF LOTS 8 AND 9, BLOCK 10, LOWER BROADWAY ADDITION WITHIN SECTION 32, T.10N, R.3E., N.M.P.M, RECORDED ON APRIL 24, 2006, IN BOOK 2006C, PAGE 132.

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 32, Township 10 North, Range 3 East, N.M.P.M. Subdivision: Lower Broadway Addition Owner: Julio Carlos Aguirre Carbajal UPC #: 101405523140620808

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 #: 101405523140620808

Carbayal Julio Carlos Aguirre

DOC# 2022067348

07/19/2022 12:36 PM Page: 1 of 3 PLAT R:\$25.00 B: 2022C P: 0071 Linda Stover, Bernalillo County

Subdivision Data

GROSS ACREAGE	
NUMBER OF EXISTING LOTS	
MILES OF FULL-WIDTH STREETS	MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE 0.0000 DATE OF SURVEY	ACRES

Notes

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

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF REDUCED FLOOD RISK DUE TO LEVEE AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0342G, DATED SEPTEMBER 26,

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.

Plat for Lot 9-A-1 and 9-A-2, Block 10 Lower Broadway Addition Being Comprised of Lot 9-A, Block 10 Lower Broadway Addition City of Albuquerque Bernalillo County, New Mexico June 2022

Application Number:	SD-2022-00 102
Plat Approvals:	
Pd4	Jul 1; 2022
PNM Electric Services Abdul A Bhuiyan Abdul A Bhuiyan (Jun 28, 502 12:14 MDT)	Jun 28, 2022
Qwest Corp. d/b/a CenturyLink QC Pamela C. Stone Pamela C. Stone	Jun 30, 2022

PR-2022-007000

Jun 28, 2022

City Approvals:

New Mexico Gas Company

Mike Mortus

Comcast

M.R.G.C.Ø.

Project Number:

6/21/2022
Jul 13, 2022
4/20/2022
Jul 13, 2022
Jul 13, 2022
6/22/2022

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 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

6/7/2022 Date

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

Sheet 1 of 3 220680

Plat for Easement Notes Lot 9-A-1 and 9-A-2, Block 10 CROSS LOT DRAINAGE EASEMENT EXCLUDING EXISTING AND FUTURE BUILDING ENVELOPES, BENEFITING LOTS 9-A-1 AND 9-A-2, TO BE MAINTAINED BY THE UNDERLYING OWNER, GRANTED WITH THE FILING OF THIS PLAT. Lower Broadway Addition Being Comprised of ACS Monument "13_L14 Detail "A" Lot 9-A, Block 10 NAD 1983 CENTRAL ZONE X=1522174.051 * Lower Broadway Addition Y=1477685.829 * N.T.S. City of Albuquerque Z=4970.901 * (NAVD 1988) G-G=0.999682141 Lot 9-A-1 Lot 9-A-2 Bernalillo County, New Mexico Mapping Angle= $-0^{\circ}13'37.14"$ June 2022 - 0.20' *U.S. SURVEY FEET DOC# 2022067348 Lot 5 07/19/2022 12:36 PM Page: 2 of 3 PLAT R:\$25.00 B: 2022C P: 0071 Linda Stover, Bernalillo County Legend Alamo Avenue SE N 90'00'00" E MEASURED BEARINGS AND DISTANCES RECORD BEARINGS AND DISTANCES PER PLAT (N 90°00'00" E) (04/24/2006, 2006C-132) FOUND MONUMENT AS INDICATED Rebar w/ Cap "Wayjohn" SET 1/2" REBAR WITH CAP "LS 18374" Set Chiseled "X" UNLESS OTHERWISE NOTED (S 88°28'06" E) - **S 88°28'00" E** (100.24')100.24 50.12' 50.12 S Mechem (50' R/W) Line Table Direction Length (ft) N 88°24'46" W (N 88°29'25" W) 50.53' Lot Line Created N 88'38'35" W (N 88'29'25" W) **Lot 9-A-2** 7,056 Sq. Ft. Lot 9-A-1 7,053 Sq. Ft. 0.1620 Acres 0.1619 Acres ACS Monument "NM_361_A" NAD 1983 CENTRAL ZONE X=1522158.777* Y=1476588.937 * Z=4971.19 * (NAVD 1988) G-G=0.999682133 Mapping Angle= $-0^{\circ}13'37.15"$ See Detail A *U.S. SURVEY FEET -0.20' 50.73' BAR SCALE Rebar w/ Cap "LS 6446" S 88'38'35" E, 0.20 from property line subdividing 9-A Rebar w/ Cap SCALE: 1" = 20'"LS 14269" Lot 3, Block 10 Lower Broadway Addition Lot 4, Block 10 (09/13/1923, D1-32) Lot 5, Block 10 Lower Broadway Addition Lot 6, Block 10 † CSI-CARTESIAN SURVEYS INC. Lower Broadway Addition (09/13/1923, D1-32) Lower Broadway Addition (09/13/1923, D1-32) (09/13/1923, D1-32) P.O. BOX 44414 RIO RANCHO, N.M. 87174 Phone (505) 896 - 3050 Fax (505) 891 - 0244 Sheet 2 of 3 wplotnerjr@gmail.com 220680

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.

MY COMMISSION EXPIRES _69/07/2025

Plat for
Lot 9-A-1 and 9-A-2, Block 10
Lower Broadway Addition
Being Comprised of
Lot 9-A, Block 10
Lower Broadway Addition
City of Albuquerque
Bernalillo County, New Mexico
June 2022

DOC# 2022067348

07/19/2022 12:36 PM Page: 3 of 3 PLAT R:\$25.00 B: 2022C P: 0071 Linda Stover, Bernalillo County

Public Utility Easements

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

- A. <u>Public Service Company of New Mexico</u> ("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. <u>New Mexico Gas Company</u> for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. <u>Qwest Corporation d/b/a CenturyLink QC</u> for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. <u>Cable TV</u> 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.

<u>Disclaimer</u>

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.

† CSI-CARTESIAN SURVEYS INC.

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Sheet 3 of 3