

Vicinity Map - Zone Atlas K-18-Z

Documents

- TITLE SEARCH REPORT PROVIDED BY STEWART TITLE, HAVING FILE NO. 1771554 AND AN EFFECTIVE DATE OF JULY 19, 2022.
- TITLE SEARCH REPORT PROVIDED BY STEWART TITLE, HAVING FILE NO. 1771595 AND AN EFFECTIVE DATE OF JULY 19, 2022
- PLAT OF LOT 10-A, BLOCK 13 OF FAIRGROUNDS ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 16, 1997, IN BOOK 97C, PAGE 113.
- PLAT OF FAIRGROUNDS ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 26, 1937, IN BOOK C1, PAGE 105.
- WARRANTY DEED FOR LOTS 6, 7 AND 8, BLOCK 13, FAIRGROUNDS ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 2, 2004, IN BOOK A78, PAGE 5776, AS DOCUMENT NO. 2004075978.
- WARRANTY DEED FOR LOTS 6, 7 AND 8, BLOCK 13, FAIRGROUNDS ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 30, 2008, AS DOCUMENT NO. 2008061119.

Free Consent

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.

Thil
 LINH WARD, TREASURER
 VIETNAMESE BUDDHIST CONGREGATION OF NM
 DATE 01/05/2023

STATE OF NEW MEXICO }
 COUNTY OF Sandoval }
 NOTARY PUBLIC }
 BY: *[Signature]*
 MY COMMISSION EXPIRES 09/07/25

STATE OF NEW MEXICO
 NOTARY PUBLIC
 MONICA JARAMILLO
 COMMISSION # 1135421
 COMMISSION EXPIRES 09/07/2025

Indexing Information

Section 24, Township 10 North, Range 3 East, N.M.P.M.
 Subdivision: Fairgrounds Addition
 Owner: Vietnamese Buddhist Congregation of NM
 UPC # 101805742203440507 (Lot 6)
 101805742203140506 (Lot 7)
 101805742202640505 (Lot 8)
 101805742202040504 (Lot 10-A)

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE..... 0.7327 ACRES
 ZONE ATLAS PAGE NO..... K-18-Z
 NUMBER OF EXISTING LOTS..... 4
 NUMBER OF LOTS CREATED..... 1
 MILES OF FULL-WIDTH STREETS..... 0.0000 MILES
 MILES OF HALF-WIDTH STREETS..... 0.0000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE..... 0.0000 ACRES
 DATE OF SURVEY..... AUGUST 2022

Notes

- FIELD SURVEY PERFORMED IN AUGUST 2022.
- ALL DISTANCES ARE GROUND DISTANCES; US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- LOT LINES TO BE ELIMINATED SHOWN HEREON AS

Legal Description

LOT NUMBERED TEN-A (10-A) IN BLOCK NUMBERED THIRTEEN (13) OF FAIR-GROUNDS ADDITION, WITHIN SECTION 23, T. 10 N., 3 E., N.M.P.M. ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 16, 1997, IN PLAT BOOK 97C, PAGE 113.

AND

LOTS NUMBERED SIX THRU EIGHT, IN BLOCK NUMBERED THIRTEEN (13) OF FAIRGROUNDS ADDITION, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 29, 1952, IN PLAT BOOK C2, PAGE 122.

BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 10-A, LYING ON THE WESTERLY RIGHT-OF-WAY OF GEORGIA STREET S.E. AND BEING MARKED BY A CHISELED CROWSFOOT;

THENCE, LEAVING SAID RIGHT OF WAY, N 88°54'14" W, A DISTANCE OF 134.51 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A TAGGED FENCE POST "LS 18374";

THENCE, N 00°55'08" E, A DISTANCE OF 244.75 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A 1/2 INCH REBAR WITH CAP "LS 18374", LYING ON THE SOUTHERLY RIGHT OF WAY OF A 16 FOOT PUBLIC ALLEY;

THENCE, COINCIDING SAID SOUTHERLY RIGHT OF WAY, S 82°14'29" E, A DISTANCE OF 135.94 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A 1/2 INCH REBAR WITH CAP "LS 18374" AND LYING ON THE WESTERLY RIGHT OF WAY OF GEORGIA STREET SE;

THENCE, COINCIDING SAID WESTERLY RIGHT-OF-WAY, S 01°02'02" W, A DISTANCE OF 228.97 FEET TO THE POINT OF BEGINNING, CONTAINING 0.7327 ACRES (31,916 SQ. FT.) MORE OR LESS.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0354H, DATED AUGUST 16, 2012.

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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC # 101805742203440507
101805742203140506
101805742202640505
101805742202040504

PROPERTY OWNER OF RECORD

 BERNALILLO COUNTY TREASURER'S OFFICE

Plat for
 Lot 10-A-1, Block 13,
 Fairgrounds Addition
 Being Comprised of
 Lots 6 thru 8 and 10-A, Block 13,
 Fairgrounds Addition
 City of Albuquerque
 Bernalillo County, New Mexico
 October 2022

Project Number: PR-2022-007112

Application Number: SD-2023-00019

Plat Approvals:

- [Signature]* Dec 28, 2022
 PNM Electric Services
Natalia Antonio
Natalia Antonio (New 8, 2022 01:10:15 MST)
 Nov 8, 2022
 Qwest Corp. d/b/a CenturyLink QC
Pamela C. Stone
Pamela C. Stone (Dec 30, 2022 11:00:45 MT)
 Dec 30, 2022
 New Mexico Gas Company
Mike Martin
Mike Martin (New 8, 2022 01:02:00 MST)
 Nov 8, 2022
 Comcast

City Approvals:

Loren N. Risenhoover P.S. 10/14/2022
 City Surveyor

Traffic Engineer

ABCWUA

Parks and Recreation Department

Code Enforcement

[Signature] 10/17/2022
 City Engineer

City Engineer

DRB Chairperson, Planning Department

Surveyor's Certificate

I, BRIAN J. MARTINEZ, 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.

Brian J. Martinez 10/16/22
 Brian J. Martinez Date
 N.M.R.P.S. No. 14271



CSI-CARTESIAN SURVEYS INC.

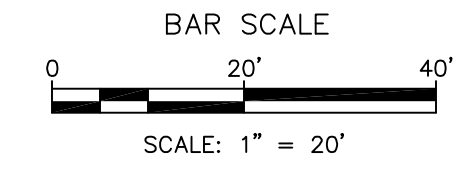
P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244
 wplotnerjr@gmail.com

**Plat for
Lot 10-A-1, Block 13,
Fairgrounds Addition
Being Comprised of
Lots 6 thru 8 and 10-A, Block 13,
Fairgrounds Addition
City of Albuquerque
Bernalillo County, New Mexico
October 2022**

Line Table		
Line #	Direction	Length (ft)
L1	S 82°14'29" E	10.07'

ACS Monument "14_K20"
NAD 1983 CENTRAL ZONE
X=1550574.948*
Y=1484692.188 *
Z=5381.929 * (NAVD 1988)
G-G=0.999655680
Mapping Angle=-0°10'21.32"

*U.S. SURVEY FEET



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (04/16/1997, 97C-113)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (04/16/1997, 97C-113)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

Easement Notes

- EXISTING SHARED PARKING AGREEMENT FOR LOTS 9 THRU 11, BLOCK 13 (12/20/2007, DOC. NO. 2007170557)
- EXISTING REAL PROPERTY ENCROACHMENT AGREEMENT AND COVENANTS (12/20/2007, DOC. NO. 2007170557)
- OVERHEAD PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT, AS SHOWN HEREON

Public Utility Easements

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 installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- 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 CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

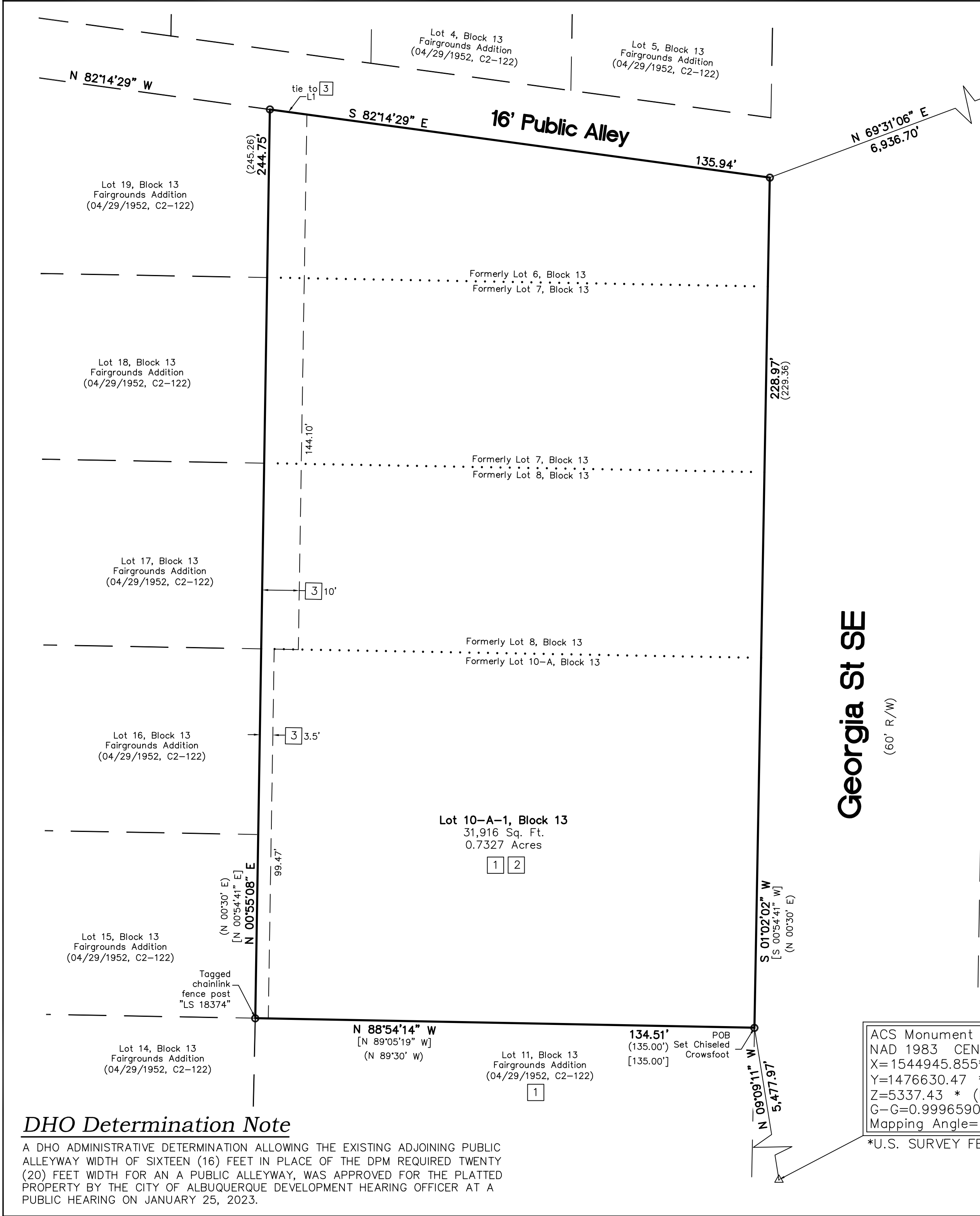
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across 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.

CSI-CARTESIAN SURVEYS INC.

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



DHO Determination Note

A DHO ADMINISTRATIVE DETERMINATION ALLOWING THE EXISTING ADJOINING PUBLIC ALLEYWAY WIDTH OF SIXTEEN (16) FEET IN PLACE OF THE DPM REQUIRED TWENTY (20) FEET WIDTH FOR AN A PUBLIC ALLEYWAY, WAS APPROVED FOR THE PLATTED PROPERTY BY THE CITY OF ALBUQUERQUE DEVELOPMENT HEARING OFFICER AT A PUBLIC HEARING ON JANUARY 25, 2023.