

VICINITY MAP No. K-17



LEGAL DESCRIPTION
LOTS NUMBERED ELEVEN (11) THRU TWENTY-TWO (22) INCLUSIVE IN BLOCK NUMBERED THIRTY (30) OF THE VALLEY VIEW ADDITION, ALBUQUERQUE, NEW MEXICO AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 2, 1911 IN VOLUME D1, FOLIO 32.

PLAT OF
LOT 22-A, BLOCK 30
VALLEY VIEW ADDITION
WITHIN
SECTION 23, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2022

PROJECT NUMBER: PR-2022-007466
APPLICATION NUMBER: 30-2022-00142

Table listing utility approvals: PUBLIC SERVICE COMPANY OF NEW MEXICO (09/19/2022), NEW MEXICO GAS COMPANY (09/15/2022), QWEST CORPORATION (09/20/2022), and COMCAST (DATE).

Table listing city approvals: LOREN RANHOVER P.S. (9/15/2022), REAL PROPERTY DIVISION (CONDITIONAL) (DATE), ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) (DATE), TRAFFIC ENGINEERING, TRANSPORTATION DIVISION (DATE), PARKS AND RECREATION DEPARTMENT (DATE), CITY ENGINEER (DATE), DRB CHAIRPERSON, PLANNING DEPARTMENT (DATE), and CODE ENFORCEMENT (DATE).

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 11 THRU 22 INTO ONE (1) LOT, DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES

- 1. UNLESS NOTED, NO. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
2. THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
3. TOTAL AREA OF PROPERTY: 0.8689ACRES.
4. BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
5. DISTANCES ARE GROUND, BEARINGS ARE GRID.
6. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
7. DATE OF FIELD WORK: AUGUST 2022.
8. NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT.
9. PLATS USED TO ESTABLISH BOUNDARY.
A: VALLEYVIEW ADDITION
FILED: SEPTEMBER 2, 1911 IN VOLUME D1, FOLIO 32
10. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X, WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN FIRM PANEL No. 35001C0353H DATED 8-16-2012

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 (PSCNM), a New Mexico corporation, (PSCNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
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 service.
C. QWEST DATA CENTURYLINK 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 service.

Included is the right to build, install, 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 Owner for the purpose and forth herein and with the right and privilege to erect and maintain structures, buildings, and other improvements, 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 and forth herein. No building, sign, or advertisement (or substituted, but not concrete or wood post 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 violation of National Electrical Safety Code by construction of poles, decking, or any structure adjacent to or near easements shown on this plat.

Easements for electric transmission/tower/poles, as located, shall extend ten (10) feet in front of transmission/tower/poles and five (5) feet on each side.
Disclaimer: In preparing this plat, Public Service Company of New Mexico (PSCNM), QWEST DATA CENTURYLINK and New Mexico Gas Company (NMGCO) do not conduct a Title Search of the properties shown herein. Consequently, PSCNM, QWEST DATA CENTURYLINK and NMGCO do not warrant or release any assessment or easement rights which may have been granted by prior plat, map or other document and which was not shown on this plat.

FREE CONSENT AND DEDICATION

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF, SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDIVISIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND DO HEREBY DEDICATE ADDITIONAL RIGHT OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS

Signature of Evan Davis, dated 9/22/22.

EVAN DAVIS Silver Townhomes LLC

ACKNOWLEDGMENT
STATE OF NEW MEXICO } s.s.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC

THIS 22nd DAY OF September 2022

BY: Evan Davis OWNERS NAME

MY COMMISSION EXPIRES: 01/25/2024 BY: KRISTIN BENNETT NOTARY PUBLIC

STATE OF NEW MEXICO
NOTARY PUBLIC
KRISTIN BENNETT
COMMISSION #1906983
COMMISSION EXPIRES 01/25/2024

SURVEYORS CERTIFICATE

STATE OF NEW MEXICO) s.s.
COUNTY OF BERNALILLO)
I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 20th DAY OF September 2022

Signature of Anthony L. Harris, dated 9/22/22.

ANTHONY L. HARRIS, P.L.S. # 11483
CITY ENGINEER
STATE OF NEW MEXICO
CORALLES, NEW MEXICO 87048



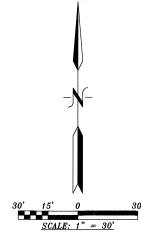
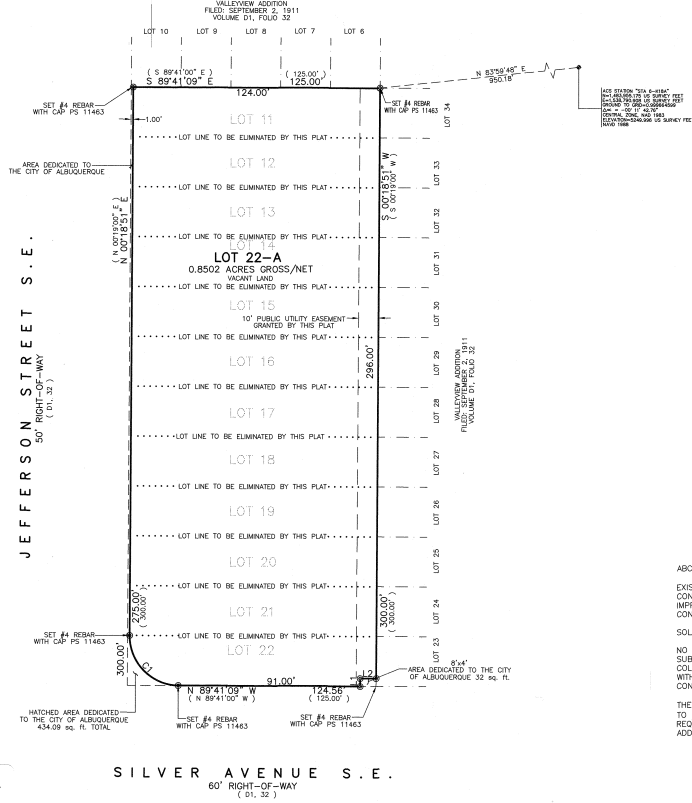
DOC# 2022080431
FILED: SEPTEMBER 21, 2022
COUNTY OF BERNALILLO

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPCA 101705733917142404

PROPERTY OWNER OF RECORD: Silver Townhomes LLC
BERNALILLO CO. TREASURER'S OFFICE: Dan Pella 1/25/2023

22-0229 REPLATING

PLAT OF
LOT 22-A, BLOCK 30
VALLEY VIEW ADDITION
 WITHIN
 SECTION 23, T. 10 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2022



ABQWIA NOTE:

EXISTING PUBLIC WATER AND/OR SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT. IMPROVEMENT OR UPDATING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.

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 THE PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

THE PROPERTY OWNER'S REQUEST FOR A DEVELOPMENT REVIEW BOARD (DRB) DETERMINATION TO ALLOW THE EXISTING SIDEWALK RIGHT-OF-WAY WIDTH FROM THE 61' WIDE RIGHT-OF-WAY REQUIREMENTS FOR JEFFERSON ST SE ADJACENT TO LOT 22-A, BLOCK 30, VALLEY VIEW ADDITION, HAS BEEN GRANTED WITH THE APPROVAL OF THIS PLAT.

DOCH 2023004431

PLAT PREPARED BY: HARRIS SURVEYING, INC.
 DATE: 8/15/2022
 SHEET: 2 OF 2

SILVER AVENUE S.E.
 60' RIGHT-OF-WAY
 (S1, S2)

LINE	BEARING	DISTANCE
L1	S 00°18'51" W	4.00'
L2	N 89°41'09" W	18.00'

CURVE	TRAVEL	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	19.27'	35.38'	N 44°41'09" W	190°00'00"

HARRIS SURVEYING, INC.
 1750 11200 WEST DEL SOLA AV
 CORRALLES, NEW MEXICO 87048
 PHONE: (505) 250-2273
 E-MAIL: harrissurveying1@gmail.com