

Vicinity Map - Zone Atlas K-14-Z

Documents

- TITLE COMMITMENT PROVIDED BY OLD REPUBLIC TITLE, HAVING FILE NO. 2111719 AND AN EFFECTIVE DATE OF DECEMBER 14, 2021 AND REVISION NO. 1 DATED DECEMBER 22, 2021.
- PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 29, 1882, IN BOOK D, PAGE 140.
- WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 12, 2016, AS DOCUMENT NO. 2016115553.

Flood Notes

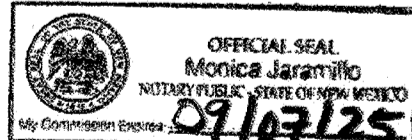
BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0334G, DATED SEPTEMBER 26, 2008.

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.

[Signature]
 SHERI CRIDER, MANAGER
 SB DEVELOPMENT LLC, A NEW MEXICO LIMITED LIABILITY COMPANY
 DATE 10/28/22

STATE OF NEW MEXICO }
 COUNTY OF Sandoval } SS



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ 20____
 BY: SHERI CRIDER, MANAGER, SB DEVELOPMENT LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

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

Indexing Information

Section 20, Township 10 North, Range 3 East, N.M.P.M.
 as Projected into the Town of Albuquerque Grant
 Subdivision: NM Town Company's Original Townsite
 Owner: SB Development, LLC
 UPC #: 101405721030121113

Purpose of Plat

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

Subdivision Data

GROSS ACREAGE, 0.4082 ACRES
 ZONE ATLAS PAGE NO. K-14-Z
 NUMBER OF EXISTING LOTS. 5
 NUMBER OF LOTS CREATED. 2
 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

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC # 101405721030121113

PROPERTY OWNER OF RECORD
 SB Development LLC

BERNALILLO COUNTY TREASURER'S OFFICE
[Signature] 12/2/22

Plat for
 Lots 1-A and 2-A, Block 37
 NM Town Company's
 Original Townsite
 Being Comprised of
 Lots 1-5, Block 37
 NM Town Company's Original
 Townsite
 City of Albuquerque
 Bernalillo County, New Mexico
 September 2022

Project Number: PR-2022-007471

Application Number: SD-2022-00181

City Approvals:

- [Signature]* 10/7/2022
Loren Risenhoover P.S., City Surveyor
- [Signature]* Nov 30, 2022
Ernest Armijo, Traffic Engineer
- [Signature]* Nov 30, 2022
ABCWUA
- [Signature]* Nov 30, 2022
Cheryl Sammel, Parks and Recreation Department
- [Signature]* Nov 30, 2022
Jeff Patten, Code Enforcement
- [Signature]* 10/3/2022
AMAF
- [Signature]* Nov 30, 2022
Heqian Chen, City Engineer
- [Signature]* Nov 30, 2022
MRGCD
- [Signature]* 10/28/2022
MRGCD

Plat Approvals:

- [Signature]* Oct 27, 2022
PNM Electric Services, Natalia Antonio
- [Signature]* Oct 11, 2022
Qwest Corp. d/b/a CenturyLink QC, Pamela C. Stone
- [Signature]* Nov 11, 2022
New Mexico Gas Company, Mike Martin
- [Signature]* Oct 11, 2022
Comcast

Notes

- FIELD SURVEY PERFORMED IN JULY AND 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

LOTS NUMBERED ONE (1), TWO (2), THREE (3), FOUR (4) AND FIVE (5) IN BLOCK NUMBERED THIRTY-SEVEN (37) OF THE NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID TOWNSITE, FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 29, 1882, IN PLAT BOOK D, PAGE 140.

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.

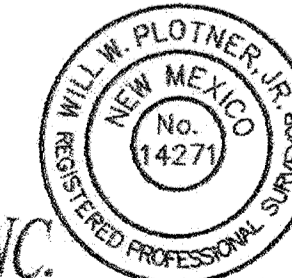
Middle Rio Grande Conservancy District Approval

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.

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.

[Signature] 9/27/2022
 Will Plotner Jr., 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

Easement Notes

- 7.5' PRIVATE MAINTENANCE EASEMENT BENEFITING AND MAINTAINED BY LOTS 1-A AND 2-A, DEFINED ALONG THE CENTERLINE AS SHOWN HEREON, BEING 3.75' ON EACH SIDE, WITH THE EASTERN SIDE OF THE 7.5' EASEMENT COINCIDING THE WESTERN FACE OF THE EXISTING BUILDING, GRANTED WITH THE FILING OF THIS PLAT.
- PRIVATE CROSS LOT DRAINAGE EASEMENT BENEFITING AND MAINTAINED BY LOTS 1-A AND 2-A, EXCLUDING EXISTING AND FUTURE BUILDING ENVELOPES, GRANTED WITH THE FILING OF THIS PLAT
- 5' NMCGO EASEMENT BENEFITING AND MAINTAINED BY LOTS 1-A AND 2-A, DEFINED ALONG THE CENTERLINE AS SHOWN HEREON, BEING 2.5' ON EACH SIDE, GRANTED WITH THE FILING OF THIS PLAT

DRB Determination Notes

A DRB 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 REVIEW BOARD AT A PUBLIC HEARING ON NOVEMBER 30, 2022.

**Plat for
Lots 1-A and 2-A, Block 37
NM Town Company's
Original Townsite
Being Comprised of
Lots 1-5, Block 37
NM Town Company's Original
Townsite
City of Albuquerque
Bernalillo County, New Mexico
September 2022**

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/29/1882, D-140)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (10/20/2015, 2015C-128)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (04/29/1985, C27-25)
⊙	FOUND CHISELED "X" UNLESS OTHERWISE INDICATED
○	SET PK NAIL WITH SHINER "LS 18374" UNLESS OTHERWISE NOTED

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.

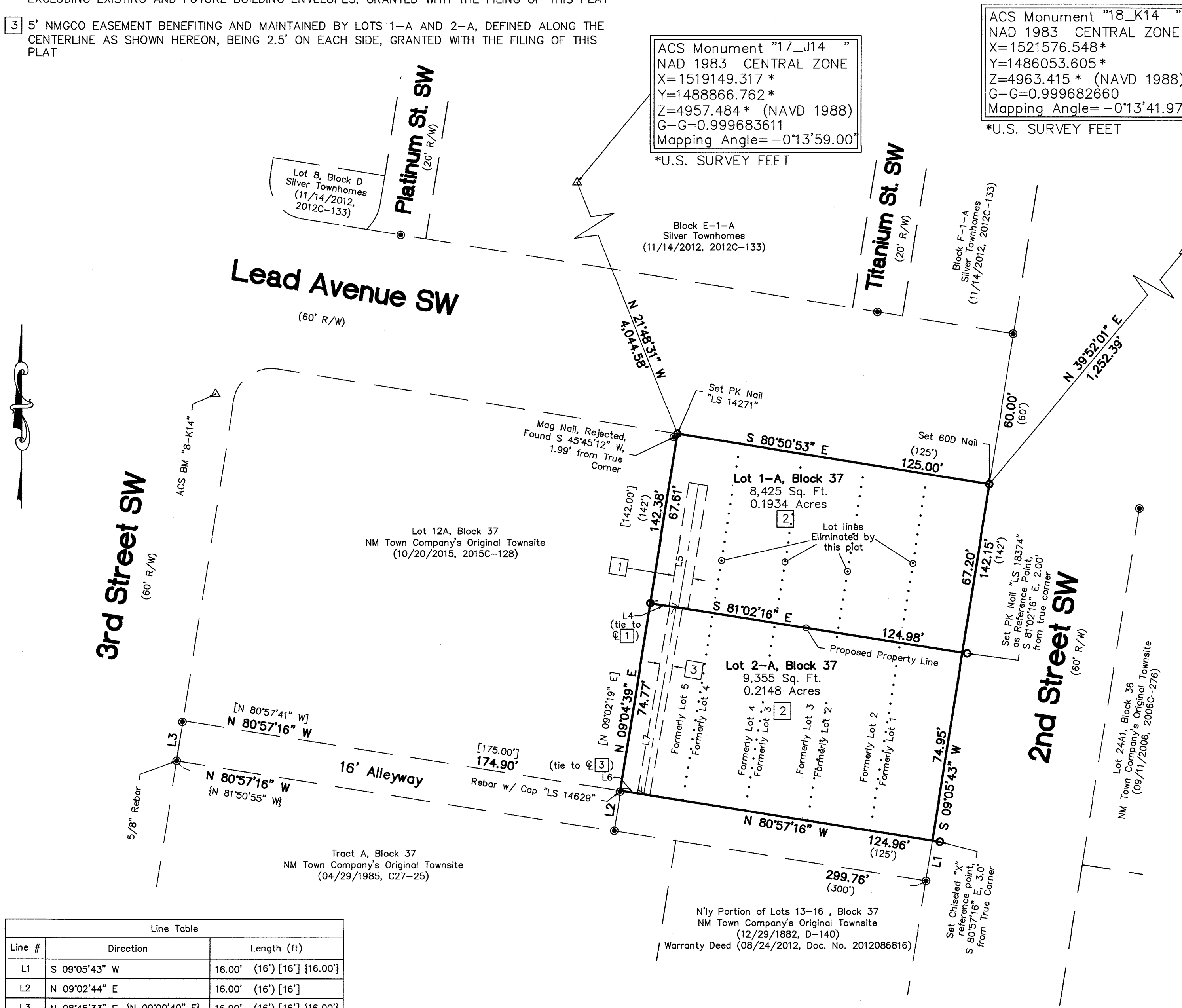
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across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

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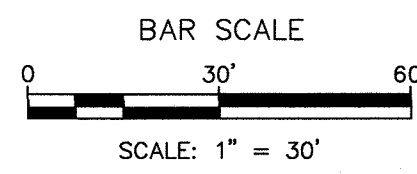


ACS Monument "17_J14"
NAD 1983 CENTRAL ZONE
X=1519149.317 *
Y=1488866.762 *
Z=4957.484 * (NAVD 1988)
G-G=0.999683611
Mapping Angle=-0°13'59.00"
*U.S. SURVEY FEET

ACS Monument "18_K14"
NAD 1983 CENTRAL ZONE
X=1521576.548 *
Y=1486053.605 *
Z=4963.415 * (NAVD 1988)
G-G=0.999682660
Mapping Angle=-0°13'41.97"
*U.S. SURVEY FEET

Line #	Direction	Length (ft)
L1	S 09°05'43" W	16.00' (16') [16'] {16.00'}
L2	N 09°02'44" E	16.00' (16') [16']
L3	N 08°45'33" E {N 09°00'40" E}	16.00' (16') [16'] {16.00'}
L4	S 81°02'16" E	11.27'
L5	N 09°13'08" E	49.25'
L6	S 80°57'16" E	9.38'
L7	N 09°52'18" E	74.79'

defines esmt. [1] tie from proposed corner
defines esmt. [1] ☐
defines esmt. [3] tie from existing SW corner
defines esmt. [3] ☐



DOCH 2022103640
12/02/2022 03:53 PM Page: 2 of 2
PLAT R: 525.00 B: 2022C P: 0134 Linda Stover, Bernalillo County