



Vicinity Map - Zone Atlas J-13-Z

Notes

1. FIELD SURVEY PERFORMED IN OCTOBER AND NOVEMBER 2022.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS

Documents

1. TITLE SEARCH REPORT PROVIDED BY STEWART TITLE, HAVING FILE NO. 1860805 AND AN EFFECTIVE DATE OF OCTOBER 24, 2022.
2. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 1, 1891, IN BOOK C2, PAGE 43.
3. REAL ESTATE CONTRACT FOR SUBJECT PROPERTY BETWEEN MARY ALICE FOX AND ROBERT A. SALINAS, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 14, 2015, AS DOC. NO. 2015030373.
4. NM STATE HIGHWAY COMMISSION RIGHT OF WAY MAP FOR LOMAS BOULEVARD, HAVING NEW MEXICO PROJECT NO. "U-003-3(9)".
5. WARRANTY DEED FOR SUBJECT PROPERTY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 17, 2023, AS DOC. NO. 2023009714.

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. 35001C0333H, 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.

Indexing Information

Projected Section 18, Township 10 North, Range 3 East, N.M.P.M., within the Town of Albuquerque Grant
 Subdivision: Perea Addition
 Owner: Robert A. Salinas
 UPC #: 101305839020044015

Purpose of Plat

1. ELIMINATE INTERIOR LOT LINES AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE.....0.0925 ACRES
 ZONE ATLAS PAGE NO.....J-13-Z
 NUMBER OF EXISTING LOTS.....5
 NUMBER OF LOTS CREATED.....1
 MILES OF FULL-WIDTH STREETS.....0.000 MILES
 MILES OF HALF-WIDTH STREETS.....0.000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....0.000 ACRES
 DATE OF SURVEY.....NOVEMBER 2022

Legal Description

THE SOUTH THIRTY-FIVE (35) FEET OF THE NORTH SIXTY-EIGHT (68) FEET AND SIX (6) INCHES OF LOTS NUMBERED ELEVEN (11), TWELVE (12), THIRTEEN (13) AND FOURTEEN (14) AND THE SOUTH THIRTY-FIVE (35) FEET OF THE NORTH SIXTY-EIGHT (68) FEET AND SIX (6) INCHES OF THE WEST FIFTEEN (15) FEET OF LOT NUMBERED FIFTEEN (15), IN BLOCK NUMBERED TWENTY-EIGHT (28) OF THE PEREA ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 1, 1891, IN BOOK C2, PAGE 43.

BEING MORE PARTICULARLY DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT LYING ON THE EASTERLY RIGHT OF WAY OF 14TH STREET NW, ALSO BEING THE NORTHWEST CORNER OF LOT A, BLOCK 28 OF PEREA ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 4, 1980, IN BOOK B18, PAGE 65, BEING MARKED BY A REBAR WITH CAP "LS 18374", WHENCE A TIE TO ACS MONUMENT "12-J13" BEARS S 62°30'12" W, A DISTANCE OF 81.91 FEET;

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING SAID RIGHT OF WAY, N 11°06'22" E, A DISTANCE OF 34.87 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING MARKED BY A CHISELED "X";

THENCE, LEAVING SAID RIGHT OF WAY, S 78°49'24" E, A DISTANCE OF 115.02 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT LYING ON THE WESTERLY SIDE OF AN APPARENT 10' ALLEY, BEING MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, COINCIDING SAID APPARENT ALLEY, S 11°04'42" W, A DISTANCE OF 35.15 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHEAST CORNER OF SAID LOT A, BEING MARKED BY A PK NAIL WITH TAG "LS 18374";

THENCE, LEAVING SAID APPARENT ALLEY, AND COINCIDING WITH THE NORTH SIDE OF SAID LOT A, N 78°40'56" W, A DISTANCE OF 115.03 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0925 ACRES (4,027 SQ. FT.), MORE OR LESS.

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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC # 101305839020044015

PROPERTY OWNER OF RECORD
Robert Salinas
 BERNALILLO COUNTY TREASURER'S OFFICE
George Stone

DOCH 2023019585
 04/03/2023 11:19 AM Page: 1 of 3
 PLAT R: \$25.00 B: 2023C P: 0022 Linda Stover, Bernalillo County

**Plat for
 Lot 11-A, Block 28
 Perea Addition
 Being Comprised of
 Portions of Lots 11, 12, 13, 14 and 15, Block 28
 Perea Addition
 City of Albuquerque, Bernalillo County, New Mexico
 February 2023**

Project Number: PR-2022-007911

Application Number: SD-2023-00058

Plat Approvals:

- [Signature]* Mar 3, 2023
- PNM Electric Services
Natalia Antonio Mar 2, 2023
- Qwest Corp. d/b/o CenturyLink QC
Pamela C. Stone Mar 6, 2023
- New Mexico Gas Company
Mike Morhus Mar 2, 2023
- Comcast

City Approvals:

- Loren N. Risenhoover P.S.* 3/2/2023
City Surveyor
- Ernest Armijo* Mar 23, 2023
Traffic Engineering, Transportation Department
- [Signature]* Mar 30, 2023
ABCWUA
- [Signature]* Mar 29, 2023
Parks and Recreation Department
- [Signature]* Mar 23, 2023
Hydrology
- [Signature]* Mar 23, 2023
Code Enforcement
- [Signature]* 2/21/2023
AMAFCA
- [Signature]* 2/23/2023
MRGCD
- [Signature]* Mar 31, 2023
City Engineer
- [Signature]* Mar 23, 2023
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.

[Signature] 3/6/23
 BRIAN J. MARTINEZ Date
 N.M.R.P.S. No. 18374



CSI-CARTESIAN SURVEYS INC.

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

**Plat for
Lot 11-A, Block 28
Perea Addition
Being Comprised of
Portions of Lots 11, 12, 13, 14
and 15, Block 28
Perea Addition
City of Albuquerque
Bernalillo County, New Mexico
February 2023**

Easement Notes

- 1 EXISTING 10' ACCESS AND UTILITY EASEMENT AS SHOWN ON PLAT (11/4/1980, B18-65) AND ON PLAT (6/26/1964, C24-81)

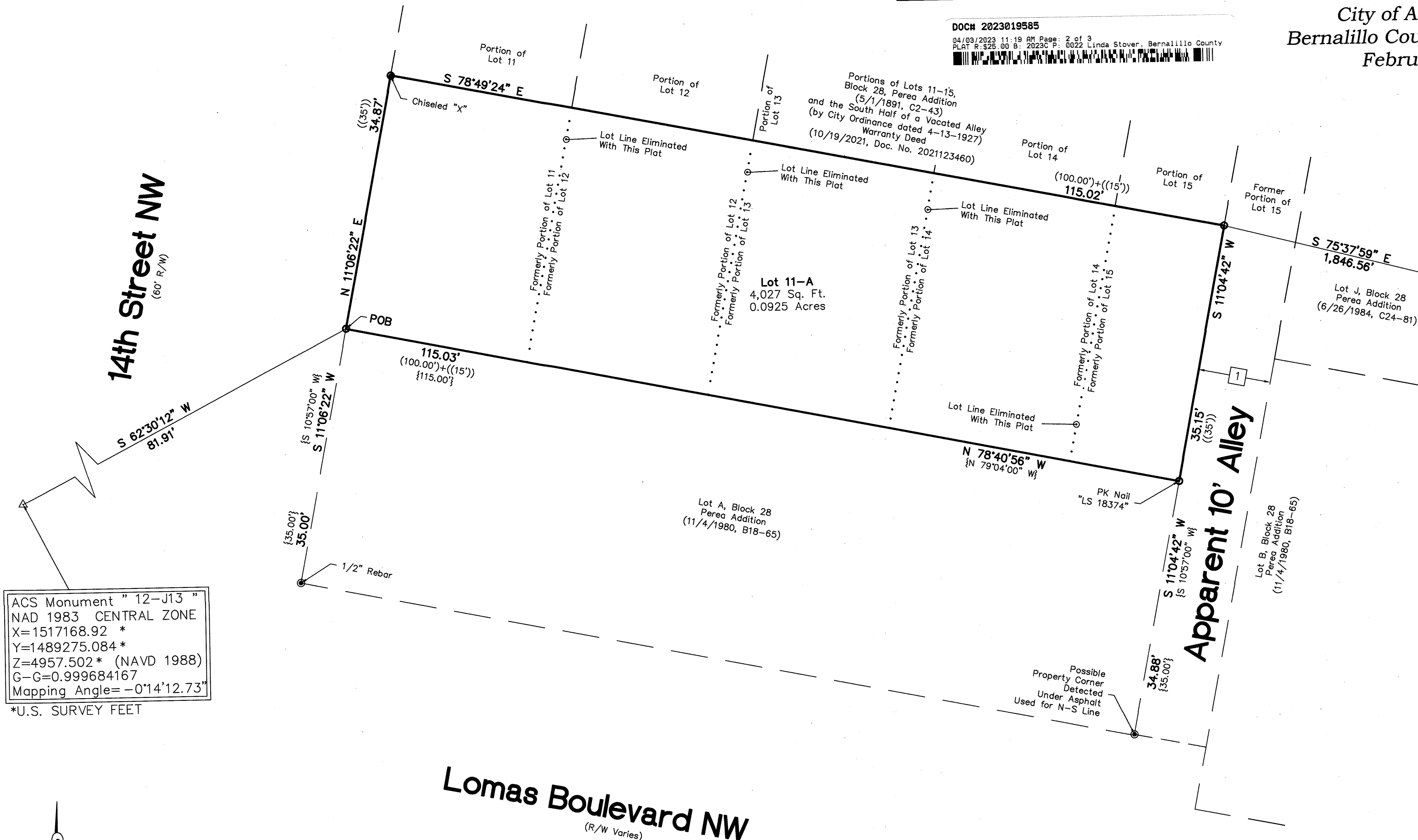
Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (5/1/1891, C2-43)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (11/4/1980, B18-65)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER DEED (5/15/2014, DOC. NO. 2014038721)
⊙	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

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PLAT R-525.00 B-2023C P-0022 Linda Stover, Bernalillo County

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



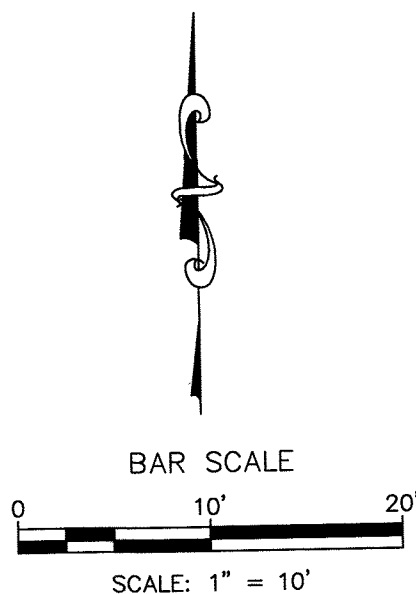
ACS Monument "12-J13"
NAD 1983 CENTRAL ZONE
X=1517168.92 *
Y=1489275.084 *
Z=4957.502 * (NAVD 1988)
G-G=0.999684167
Mapping Angle=-0°14'12.73"
*U.S. SURVEY FEET

DHO Waiver from DPM Note

THIS PROPERTY HAS AN EXISTING 10 FOOT ADJOINING ALLEYWAY, WHICH IS DEFICIENT OF THE CITY REQUIRED 20 FOOT WIDTH PER DPM STANDARDS. A WAIVER FROM THE DEVELOPMENT HEARING OFFICER (DHO) WAS GRANTED FROM THIS STANDARD ON MARCH 22, 2023 UNDER APPLICATION NUMBER VA-2023-00076.

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 04/03/2023 11:19 AM Page: 3 of 3
 PLAT R: 325.00 B: 2023C P: 0022 Linda Stover, Bernalillo County

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.

[Signature]
 ROBERT A. SALINAS, OWNER

3/2/2023
 DATE

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

STATE OF ^{SS}
 COUNTY OF *Sandoval*

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
 BY: ROBERT A. SALINAS, OWNER

03/02/2023

By: *[Signature]*
 NOTARY PUBLIC

MY COMMISSION EXPIRES 09/07/25

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 ("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. 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.
- C. 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.
- D. 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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