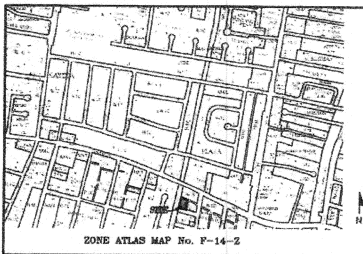


# LOT CONSOLIDATION SURVEY OF LOT 14B, BLOCK 10, BELMONT PLACE ADDITION

LYING AND BEING SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, WITHIN PROJECTED SECTION 5, T. 10 N., R. 03 E.,  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JULY 2023



**SUBDIVISION DATA**  
 GROSS SUBDIVISION ACRES: 0.297 ACRES  
 ZONE ATLAS INDEX NO.: F-14-2  
 NO. OF TRACTS CREATED: 0  
 NO. OF LOTS CREATED: 1  
 RULES OF FULL-WIDTH STREETS CREATED: 0

**TREASURER'S CERTIFICATE**  
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON LOTS 11, 12 & 14-A, BLOCK 10, BELMONT PLACE ADDITION PARCEL ID'S: 1-014-060-330-515 AND 1-014-060-335-514 N.M.P.L.S. NO. 11463, RECORDED IN BOOK 20002, PAGE 381 ON NOVEMBER 15, 2002 AT THE BERNALILLO COUNTY CLERK'S OFFICE. RECORD DATA IN PARENTHESES ( ).  
 BERNALILLO COUNTY TREASURER'S OFFICE:  
George Stone 8-19-2024

DOC# 2024057242  
 08/19/2024 11:00 AM Page: 1 of 2  
 08/19/2024 11:00 AM Page: 001 of 001  
 08/19/2024 11:00 AM Page: 001 of 001

**VICINITY MAP**  
 N.T.S.

**PURPOSE OF PLAT**  
 THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE LOTS 11, 12 & 14-A, BLOCK 10, BELMONT PLACE ADDITION INTO ONE LOT.  
**SOLAR NOTE**  
 NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION 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 THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

**LEGAL DESCRIPTION**  
 A CERTAIN TRACT OF LAND, LOT 14B, LYING AND BEING SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, WITHIN PROJECTED SECTION 5, T. 10 N., R. 03 E., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.  
 BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT, FROM WHICH AN ALBUQUERQUE GEODETIC REFERENCE STATION STAMPED "465 18-614" BEARS, SOUTH 89°46'40" EAST, A DISTANCE OF 879.85';  
 THENCE FROM SAID POINT OF BEGINNING NORTH 76°32'00" WEST, A DISTANCE OF 50.74';  
 THENCE NORTH 11°59'07" EAST, A DISTANCE OF 144.63';  
 THENCE SOUTH 08°14'47" EAST, A DISTANCE OF 43.95';  
 THENCE SOUTH 08°55'15" WEST, A DISTANCE OF 129.20' TO THE POINT OF BEGINNING,  
 CONTAINING 0.297 ACRES, MORE OR LESS.

**FLOOD NOTE**  
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE ACCORDING TO THE FEMA DFIRM MAP 35001C01396, DATED SEPTEMBER 26, 2008. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**M.R.G.C.D. NOTE**  
 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.

**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. GUEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF FIBER OPTIC 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, REPAIR, 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 BUILDINGS, 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 FROM OF TRANSFORMER/SWITCHGEAR AND FIVE (5) FEET ON EACH SIDE.  
**DISCLAIMER**  
 IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC) AND GUEST CORPORATION D/B/A CENTURYLINK (GUEST), DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC AND GUEST DO NOT HAVE 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.

- NOTES**
1. BASIS OF BEARING IS GPS OBSERVATIONS AS REFERENCED ALONG THE WESTERLY BOUNDARY LINE OF LOT 14-A AS SHOWN ON PLAT ENTITLED PLAT OF LOTS 14-A AND 15-A, BLOCK 10, BELMONT PLACE ADDITION PREPARED BY ANTHONY L. HARRIS, N.M.P.L.S. NO. 11463, RECORDED IN BOOK 20002, PAGE 381 ON NOVEMBER 15, 2002 AT THE BERNALILLO COUNTY CLERK'S OFFICE. RECORD DATA IN PARENTHESES ( ).
  2. REFER TO WARRANTY DEED, ESTATE OF HERONIA L. JARAMILLO TO BROOKE WYMAN, RECORDED AS INSTRUMENT #2021127222 ON OCTOBER 27, 2021 AT THE BERNALILLO COUNTY CLERK'S OFFICE.
  3. REFER TO WARRANTY DEED, GEORGE A. URRUTEO AND MONICA SACA-URRUTEO TO BROOKE WYMAN, RECORDED AS INSTRUMENT #2018089405 ON OCTOBER 11, 2018 AT THE BERNALILLO COUNTY CLERK'S OFFICE.
  4. REFER TO PLAT ENTITLED "BELMONT PLACE" PREPARED BY ROSS ENGINEERING OFFICE, RECORDED IN VOLUME 08, PAGE 34 ON JANUARY 23, 1984 AT THE BERNALILLO COUNTY CLERK'S OFFICE. RECORD DATA IN BRACKETS [ ].
  5. THIS SURVEY IS SUBJECT TO ALL PERTINENT EASEMENTS, RESTRICTIONS AND COVENANTS, BOTH RECORDED AND UNRECORDED.

**FREE CONSENT**  
 THE UNDERSIGNED OWNER(S) DO HEREBY ATTEST THAT THE CONSOLIDATION AND PLATTING AS SHOWN HEREON IS MADE WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR WISHES AND DESIRES. THESE LANDS LIE WITHIN THE PLATTING AND PLANNING JURISDICTION OF THE CITY OF ALBUQUERQUE, NEW MEXICO.

Brooke Wyman  
 BROOKE WYMAN  
 STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS

STATE OF NEW MEXICO  
 NOTARY PUBLIC  
 RACHEL MAES  
 COMMISSION NUMBER 123640  
 EXPIRATION DATE 07/22/2028

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF September, 2023 BY BROOKE WYMAN.

Rachel Maes  
 NOTARY PUBLIC  
 July 22, 2026

**SURVEYOR'S CERTIFICATE**  
 I, ECTOR G. ALVARADO, N.M.P.L.S. NO. 8877 DO HEREBY CERTIFY TO BROOKE WYMAN THAT THIS CONSOLIDATION SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY, THAT IT SHOWS ALL EASEMENTS OF THE RECORDED PLAT AND MADE KNOWN TO ME BY THE TITLE COMPANY, UTILITY COMPANIES OR BY THE OWNER OF RECORD; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. FIELD WORK PERFORMED 10/22/22.

Ector G. Alvarado  
 ECTOR G. ALVARADO  
 COUNTY OF BERNALILLO ) SS  
 STATE OF NEW MEXICO )

STATE OF NEW MEXICO  
 NOTARY PUBLIC  
 ECTOR G. ALVARADO  
 COMMISSION NUMBER 8877  
 EXPIRATION DATE 07/22/2028

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ AND WAS DULY RECORDED IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE RECORDS OF BERNALILLO COUNTY.  
 WITNESS MY HAND AND SEAL OF OFFICE  
 LINDA STOVER  
 COUNTY CLERK, BERNALILLO COUNTY, N.M.  
 DEPUTY

PROJECT NUMBER: PR-2023-008957

APPLICATION NUMBER: SP 2024-00058  
 DHO APPROVAL: APRIL 10, 2024

UTILITY COMPANY APPROVALS:

PRE-ENGINEERED SERVICES	<u>RJA</u>	2/29/24	DATE
NEW MEXICO GAS COMPANY	<u>JEH</u>	10-26-23	DATE
Guest Corporation D/B/A CenturyLink QC	<u>Natalia Antonia</u>	12/1/2023	DATE
COMCAST	<u>Mike Martin</u>	12/1/2023	DATE

CITY APPROVALS:

Loray N. Riosbaena, P.S.	8/21/2023	DATE
Ernest Arroyo	07/09/2024	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION		DATE
<u>Jose Gutierrez</u>	07/23/2024	DATE
ABENHA		DATE
Urbino, Oba	07/08/2024	DATE
PARKS AND RECREATION DEPARTMENT		DATE
<u>Shahab Saegun</u>	11/30/2023	DATE
CITY CONSERVING		DATE
<u>Jeff Palmiter</u>	07/09/2024	DATE
CODE ENFORCEMENT		DATE
<u>Jay Redenbach</u>	07/09/2024	DATE
PLANNING DEPARTMENT		DATE
<u>Greg Burch</u>	11/17/2023	DATE
TRACC		DATE
<u>Heqian Cha</u>	07/09/2024	DATE
HYDRO DIV		DATE

SHEET 1 OF 2  
**SOUTHWEST MOUNTAIN SURVEYS**

1114 HICKOX ST., SANTA FE, N.M. 87505  
 OFFICE@SOUTHWESTMOUNTAINSURVEYS.COM WWW.SOUTHWESTMOUNTAINSURVEYS.COM

DATE (S): 10/23/22 DRAWN BY: DKH PROJECT NO: B-3281

**INDEXING INFORMATION FOR COUNTY CLERK**  
 UPC: 1-014-060-330-515 LOTS 11 & 12  
 1-014-060-335-514 LOT 14-A  
 OWNER: BROOKE WYMAN  
 FILED: INSTR. #2021127222 LOTS 11 & 12  
 INSTR. #2018089405 LOTS 14-A  
 SUBDIVISION: BELMONT PLACE ADDITION  
 SECTIONS: SECTION 5, T. 10N., R. 03E., N.M.P.S.

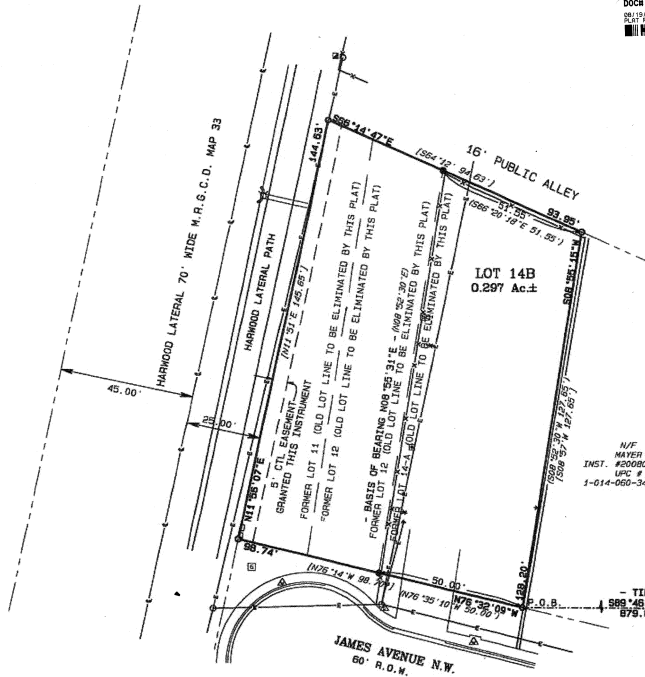
# LOT CONSOLIDATION SURVEY OF LOT 14B, BLOCK 10, BELMONT PLACE ADDITION

LYING AND BEING SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, WITHIN PROJECTED SECTION 5, T. 10 N., R. 03 E.,  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JULY 2023



Graphic Scale 1" = 20'  
0 10 20 40 60

- LEGEND**
- FOUND 1/2" REBAR WITH CAP STAMPED "LS 3221"
  - SET 1/2" REBAR WITH CAP STAMPED SM MTN SURVEYS, LS 8877,
  - ⊕ ALBUQUERQUE CONTROL MONUMENT
  - ⊞ AC UNIT
  - ⊞ IRRIGATION CONTROL VALVE
  - UTILITY POLE
  - △ ELECTRIC METER
  - △ WATER METER
  - ⊞ IRRIGATION HEADGATE
  - △ GAS METER
  - ⊞ UNDERGROUND GAS LINE SIGN
  - ⊞ TELEPHONE JUNCTION BOX
  - OVERHEAD ELECTRICAL LINE
  - ⊞ SHORT ROCK WALL COLLAPSING
  - FENCE
  - WALL
  - CURB AND GUTTER
  - OVERHANG



DOCH 2024057242  
 10/23/23 11:48:24 AM 2 of 2  
 10/23/23 11:48:24 AM 2 of 2  
 10/23/23 11:48:24 AM 2 of 2  
 10/23/23 11:48:24 AM 2 of 2

N/F  
 MAYER  
 INST. #200802003  
 UIC #  
 1-014-060-340-513

ACS STATION "18-614"  
 NAD83  
 NNSP CENTRAL ZONE  
 NAVD 1983  
 ORTHO HEIGHT 4872.953  
 895°46'40"E  
 875.65'

SHEET 2 OF 2

**SOUTHWEST  
MOUNTAIN  
SURVEYS**

(505) 992-0429  
 (505) 996-3413

1114 HICKOX ST., SANTA FE, N.M. 87505  
 OFFICERS@MOUNTAINSURVEYS.COM WWW.MOUNTAINSURVEYS.COM

DATE: 10/23/23 DRAWN BY: DKR PROJECT NO: 2-3261

**INDEXING INFORMATION FOR COUNTY CLERK**

UPC: 1-014-060-330-513 (LOTS 11 & 12)  
 1-014-060-330-514 (LOT 14-A)

OWNER: BRODIE WYMAN

FILED: INST. #2021127222 (LOTS 11 & 12)  
 INST. #2018089409 (LOTS 14-A)

SUBDIVISION: BELMONT PLACE ADDITION

SECTION: SECTION 5, T. 17N., R. 09E., N.N.P.M.