

VICINITY MAP (K-16) NO SCALE



DOC# 2023081224  
12/27/2023 05:19 PM Date: 1 of 2, File Name: Bernalillo County

COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

Lot numbered Three (3) and the South one-half (S 1/2) of Lot numbered Two (2) in Block numbered Twenty-nine (29) of MONTEVISTA, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the Plat of said addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on October 14, 1926, in Plat Book D, Page 90.

PLAT OF  
LOT 3-A, BLOCK 29  
MONTEVISTA

A REPLAT OF THE SOUTH ONE-HALF OF LOT 2 AND LOT 3  
BLOCK 29, MONTEVISTA  
WITHIN SECTION 22, T. 10 N., R. 3 E., N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
AUGUST 2023

PURPOSE OF PLAT

This plat has been prepared for the purpose of creating one lot from two existing lots.

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parentheses are from existing plat.
2. Particular distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. No property within the area of requested 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 the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.
5. The subject properties (as shown hereon) appear to be within Zone K (area of minimal flood hazard and determined to be outside the 1% annual chance floodplain) as shown on the National Flood Insurance Program Flood Insurance Rate Map Number 330010333H1 Revised August 16, 2012.
6. The Development Hearing Officer (DHO) has approved this Preliminary/Final Plat (SD-2023-008971) on November 15, 2023.

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. Quest 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, repair, 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 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/switchgear, 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), New Mexico Gas Company (NMGC) and Quest Corporation d/b/a Centurylink (QUEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QUEST do not waive or release any easement or easement rights which may have been granted by prior plat, report or other document and which are not shown on this plat.

FOR BERNALILLO COUNTY RECORDERS OFFICE USE ONLY  
THIS IS TO CERTIFY THAT THIS IS CURRENT AND FPD ON  
UPC# 1 016 037 458 418 12012

PROPERTY OWNER OF RECORD:  
CARROLL SCOTT C & KIMBERLY S BRUSLER CARROLL RVT  
BERNALILLO COUNTY TREASURER'S OFFICE  
James Valverde 12/15/23

FREE CONSENT

The platting of the property as described above is with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant(s) that they hold complete and indefeasible title to the strips in the land subdivided.

Scott C Carroll 12/15/2023  
STATE OF NEW MEXICO Date

ACKNOWLEDGMENT  
STATE OF NEW MEXICO  
NOTARY PUBLIC  
Kimberly S Carroll

COUNTY OF BERNALILLO  
On this 15<sup>th</sup> day of December, 2023, the foregoing instrument was acknowledged by:  
Scott C Carroll

My Commission expires February 11, 2025  
Notary Public

Kimberly S Carroll 12-15-23  
STATE OF NEW MEXICO Date

ACKNOWLEDGMENT  
STATE OF NEW MEXICO  
NOTARY PUBLIC  
Kimberly S Carroll

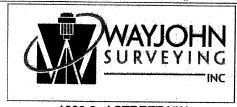
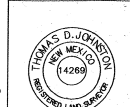
COUNTY OF BERNALILLO  
On this 15<sup>th</sup> day of December, 2023, the foregoing instrument was acknowledged by:  
Kimberly S Carroll

My Commission expires February 11, 2025  
Notary Public

PROJECT NUMBER: PR-2023-008971  
Application Number: SD-2023-00208

Utility Company Approvals:

PNM Electric Services	10/27/2023
Quest Corporation	10/11/2023
New Mexico Gas Company	10/27/2023
Quest Corporation d/b/a Centurylink QC	10/30/2023
Consent City Approvals:	
Loren N. Risenhoover P.S.	10/2/2023
Ernest Amigo	Nov 21, 2023
Ernest Amigo	Nov 21, 2023
Traffic Engineering, Transportation Division	Dec 13, 2023
RECWA	Nov 21, 2023
Parks and Recreation Department	11/4/2023
City Engineering	Dec 14, 2023
Code Enforcement	Nov 21, 2023
Planning Department	Nov 21, 2023



RECORDING INFORMATION FOR COUNTY CLERK  
OWNER: CARROLL SCOTT C & BRUSLER KIMBERLY S  
UPC# 101603745841812012  
LOCAL SPONSOR: SD, TRM, ARE  
SUBDIVISION: MONTEVISTA

DRAWING: P A M  
CHECKED: T D J  
DRAWING NO: SPB0123.DWG

SCALE: 1" = 20'  
DATE: 25 AUG 2023

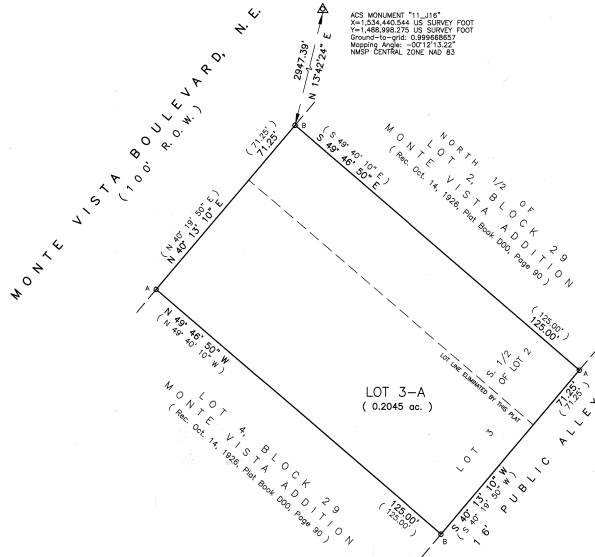
FILE NO.: SP-6-01-2023  
SHEET 1 OF 2

Doc# 2023081224

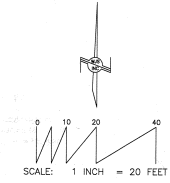
ALBUQUERQUE COUNTY CLERK'S OFFICE  
 COUNTY CLERK RECORDING LABEL HERE

PLAT OF  
**LOT 3-A, BLOCK 29**  
**MONTEVISTA**

A REPLAT OF THE SOUTH ONE-HALF OF LOT 2 AND LOT 3  
 BLOCK 29, MONTEVISTA  
 WITHIN SECTION 22, T. 10 N., R. 3 E., N.M.P.M.  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
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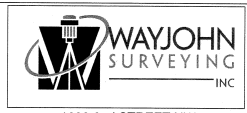
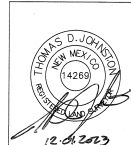


ACS MONUMENT "11-118"  
 X=1234.440244 US SURVEY FOOT  
 Y=1486.498275 US SURVEY FOOT  
 Ground-to-grd. 0.999988207  
 Mapping angle = 0° 12' 13.22"  
 NAD83 CENTRAL ZONE NAD 83



FOUND/SET MONUMENT LEGEND:  
 A: SET #4 REBAR WITH CAP "WAYJOHN PS 14269"  
 B: SET PK NAIL AND DISK "WAYJOHN PS 14269"

THE PROPERTY OWNER'S REQUEST FOR A DEVELOPMENT HEARING OFFICER (DHO) DETERMINATION TO ALLOW THE EXISTING 4' WIDE SIDEWALK WITHIN THE 6' WIDE SIDEWALK REQUIREMENTS ALONG MONTE VISTA BLVD, INC. HAVE BEEN GRANTED WITH THE APPROVAL OF THIS PLAT. UPON THE APPROVAL OF THE DETERMINATION BY THE DHO, THE EXISTING 4-FOOT SIDEWALK MUST BE MAINTAINED BY THE OWNER PER DD 5-6(C)(9)(b). (Any trees that overhang a public sidewalk shall be trimmed to maintain an 8-foot clearance over the sidewalk. Any trees that overhang a public street shall be trimmed to maintain a 9-foot clearance over the street surface).



1609 2nd STREET NW  
 ALBUQUERQUE, N.M. 87102  
 PHONE: (505) 255-2052 FAX: (505) 255-2887

RECORDING INFORMATION FOR COUNTY CLERK: OWNER: CARROLL SCOTT C & KIMBERLY S BROOKER CARROLL RYT UPLD: 101602745641812012 LOCATION: SECTION 22, T10N, R03E SUBDIVISION: MONTEVISTA	DRAWN: P A M CHECKED: T D J DRAWING NO: SP80123.DWG	FILE NO. SCALE: 1" = 20' DATE: 25 AUG 2023 SHEET 2 OF 2
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