

Doc# 202402892
02/28/2024 02:28:25 Date Issued
COUNTY CLERK RECORDING LABEL HERE

PLAT OF
LOT B-3-A, ALVARADO
GARDENS UNIT 2
WITHIN PROJECTED SECTION 1, T. 10 N., R. 2 E., N.M.P.M.
WITHIN THE TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
AUGUST 2023

SURVEY LEGAL DESCRIPTION

Lot B-3 of Plot of Lots B-1, B-2, and B-3, ALVARADO GARDENS ADDITION UNIT NO. 2, a Replat of Lot B, City of Albuquerque, New Mexico, on the same is shown and designated on the Replat of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 25, 1992 in Volume 92C, Folio 131.

PURPOSE OF PLAT

This plat has been prepared for the purpose of incorporating vaulted ditch right-of-way into an existing lot.

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. Parameter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on located 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 lot 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 lie within "Zone X" (0.2% annual chance flood hazard, area with reduced flood risk due to levee) as shown on the National Flood Insurance Program Flood Insurance Rate Map Number 3500100331H Revised August 16, 2012.

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, easements and liens are fully reserved to said District, and that if provision for irrigation sources and easements are not provided for by the subdivisor for the subdivision, addition, or plat, said District is authorized to take all appropriate measures 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 related 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, cables, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide cable services.

Incidental to the right to build, rebuild, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and near said easements, with the right and privilege of going upon, over and across adjoining lands of owner 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/electrochairs, as installed, shall extend ten (10) feet in front of transformer/electrochair 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 Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, record or other document and which are not shown on this plat.

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 in fee simple to the land subdivided.

Steven L. Grooms
Steven L. Grooms, TRUSTEE, SPANX 2000 QTP TRUST

ACKNOWLEDGMENT

STATE OF NEW MEXICO

COUNTY OF COLES

On this 19th day of February, 2024, the foregoing instrument was acknowledged by:

Steven L. Grooms, TRUSTEE, SPANX 2000 QTP TRUST

My Commission expires October 19, 2024 October 19, 2024

Adrienne D. Cole
Adrienne D. Cole
Notary Public



PROJECT NUMBER: PE-2023-009627

Application Number: SD-2023-00029

Utility Company Approvals:

<i>PNM</i> PNM Electric Services Date: <u>12/04/2023</u>	Date
<i>U.S.H.</i> New Mexico Gas Company Date: <u>12/20/2023</u>	Date
<i>Michelle Lopez</i> Qwest Corporation d/b/a CenturyLink QC Date: <u>1/23/2024</u>	Date
<i>Mike Martinez</i> City Engineer Date: <u>12/20/2023</u>	Date
<i>Loren N. Risenhoover P.S.</i> City Surveyor Date: <u>10/13/2023</u>	Date
<i>Ray Stebbins</i> MECDO Date: <u>1/23/2024</u>	Date
<i>Hegean Chen</i> Hydrology Date: <u>04/04/24</u>	Date
<i>Ernest Amayo</i> Traffic Engineering, Transportation Division Date: <u>04/03/24</u>	Date
<i>Don Guill</i> AECOM Date: <u>04/09/24</u>	Date
<i>Whitney Ochoa</i> Parks and Recreation Department Date: <u>04/10/24</u>	Date
<i>Shahab Ezzan</i> City Engineering Date: <u>4/12/2024</u>	Date
<i>SH Plan</i> Code Enforcement Date: <u>04/09/24</u>	Date
<i>Jay Cadenbach</i> Planning Department Date: <u>04/10/24</u>	Date
<i>Kristin Gardner</i> Real Property Date: <u>04/19/24</u>	Date

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UNITS 1 012 000 478 171 40230

PROPERTY OWNER OR RECORD:

Steven L. Grooms, TRUSTEE, SPANX 2000 QTP TRUST

BERNALILLO COUNTY TREASURER'S OFFICE:

Jennie Valpando 4/24/24

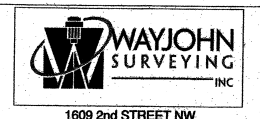
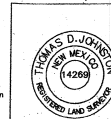
SUBDIVISION DATA

1. DRB Project No.
2. Zone Atlas Index No. G-12
3. Gross acreage 0.2551 Ac.
4. Existing number of lots 1
Replotted number of lots 1

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnson, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and maps known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective March 12, 2022 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnson
Thomas D. Johnson, N.M.P.S. No. 14289
Date: 10/13/2023



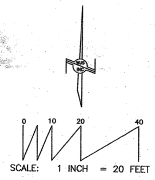
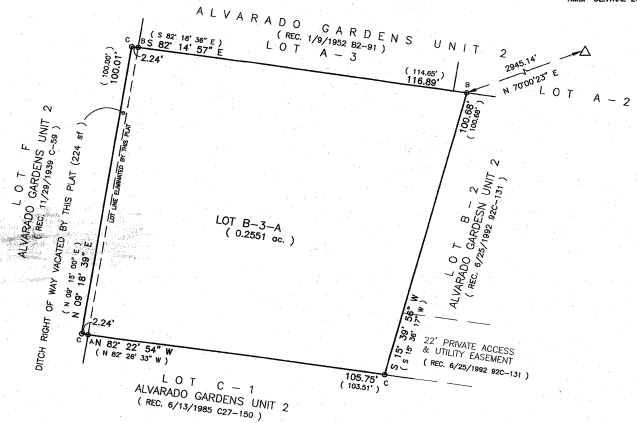
RECORDING INFORMATION FOR COUNTY CLERK:
OWNER: *Spanx 2000 QTP TRUST*
LSP: 1 012 000 478 171 40230
LOGBOOK: SECTION 1, T10N, R2E
SUBDIVISION: ALVARADO GARDENS UNIT 2

DRAWN: P A M
CHECKED: T D J
SCALE: 1" = 20'
FILE NO. SP-8-03-2023
DATE: 29 SEP 2023
SHEET 1 OF 2

DOC# 2024020992
 ALBUQUERQUE, BERNALILLO COUNTY
 COUNTY CLERK RECORDING LABEL HERE

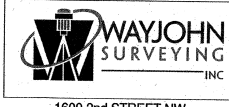
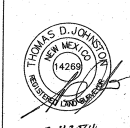
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ACS MONUMENT "B-013-A"
 x=1,515,743.949 US SURVEY FEET
 y=1,500,719.134 US SURVEY FEET
 Ground-to-grid: 0.999646464
 Mapping Angle: -0°14'23.60"
 NAD83 CENTRAL ZONE NAD 83



FOUND/SET MONUMENT LEGEND:
 A. FOUND #4 REBAR AND CAP T.S. 10285"
 B. SET PK NAIL AND DISK T.S. 14289"
 C. SET #4 REBAR AND CAP "BLACKHAWK PS 14289"

NOTES CONTINUED
 6. THE DEVELOPMENT HEARING OFFICER (DHO) HAS APPROVED THIS PRELIMINARY/FINAL PLAT (SD-2024-00028) AND A VACATION OF PUBLIC DITCH RIGHT-OF-WAY (SD-2024-00030) ON FEBRUARY 28, 2024.
 THE VACATION OF EASEMENT OR DITCH RIGHT-OF-WAY WAS APPROVED PER VACATION ORDINANCE 6-6(M)(3)



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

INDEXING INFORMATION FOR COUNTY CLERK:
 OWNER: Mary Lee Sports, TRUSTEE.
 ORDER: 2023 0701 TRUST
 UPC: 1 012 060 478 171 40230
 LOCATION: SECTION 1, T10N, R2E
 SUBDIVISION: ALVARADO GARDENS UNIT 2

DRAWN: P A M
 CHECKED: T D J
 DRAWING NO.: SP80323.DWG
 SCALE: 1" = 20'
 FILE NO.: SP-8-03-2023
 DATE: 29 SEP 2023
 SHEET 2 OF 2