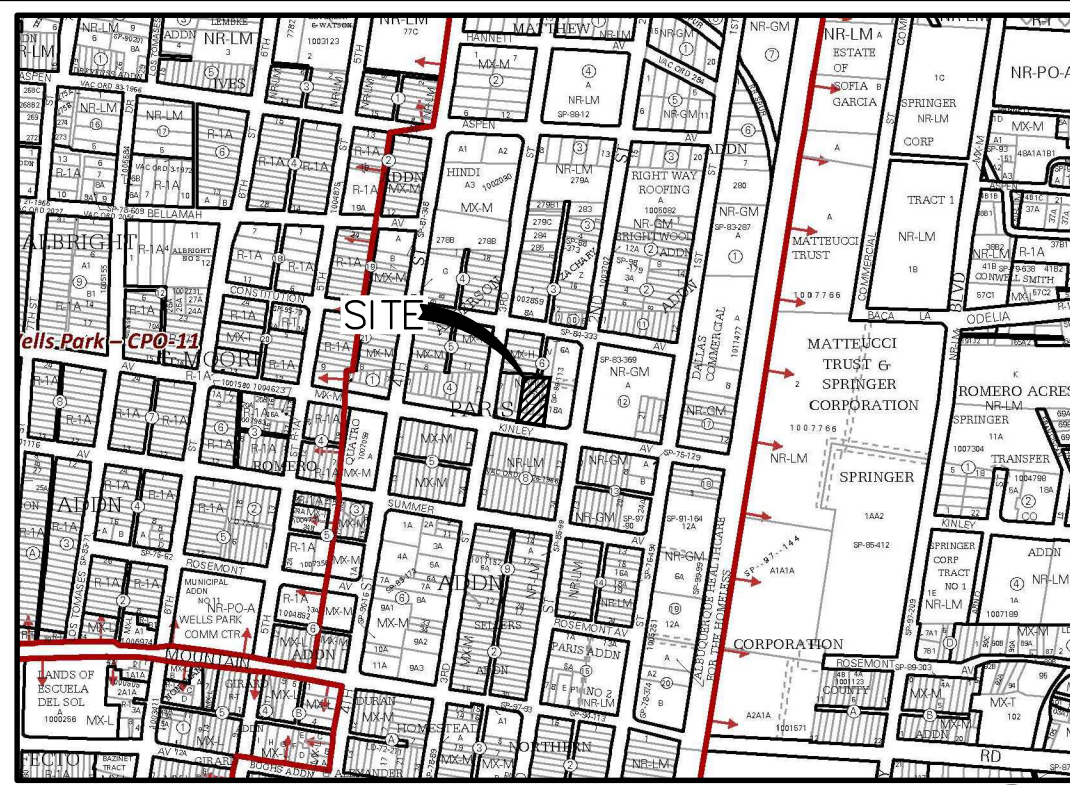


PLAT OF
LOT 11-A, BLOCK 7
PARIS ADDITION
 LOCATED WITHIN THE
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 17, T.10N., R.3E., N.M.P.M.
 CITY OF ALBUQUERQUE, BERNALILLO, NEW MEXICO
 APRIL 2025



VICINITY MAP
 ZONE ATLAS PAGE J-14-Z



SUBDIVISION DATA

1. ZONE ATLAS MAP NO. J-14.
2. GROSS SUBDIVISION ACREAGE: 0.4136 ACRES.
3. TOTAL NUMBER OF EXISTING LOTS: FOUR (4) LOTS AND VACATED PORTION OF KINLEY AVE.
4. TOTAL NUMBER OF NEW LOTS: ONE (1) LOTS.
5. DATE OF SURVEY: APRIL 2025.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO COMBINE FOUR (4) EXISTING LOTS AND A VACATED PORTION OF KINLEY AVE. INTO ONE (1) NEW LOT.

NOTES

1. BEARINGS SHOWN ON THIS PLAT ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983.
2. DISTANCES ARE GROUND DISTANCES (U.S. SURVEY FOOT).
3. GROUND TO GRID SCALE FACTOR USED IS 0.99968225.
4. THIS PLAT SHOWS ALL EASEMENTS OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S) AND/OR PROPRIETOR(S) OF THE PROPERTIES SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES.

FLOOD NOTE:

THIS PROPERTY LIES WITHIN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD, AS PER FLOOD MAP 35001C0332G, EFFECTIVE DATE 09/26/2008.

SOLAR NOTE:

PURSUANT TO SECTION 14-14-4-7 OF THE CITY OF ALBUQUERQUE CODE OF ORDINANCE, "NO PROPERTY WITHIN THE AREA OF THIS 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 TRACTS WITHIN THE AREA OF PROPOSED PLAT.

DESCRIPTION

LOTS NUMBERED 11, 12, 13 AND 14 IN BLOCK NUMBERED 7 OF THE PARIS ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 29, 1892. ALSO, ALL THAT CERTAIN TRACT OF LAND LAYING ADJACENT TO THE ABOVE DESCRIBED LOTS WHICH WAS FORMERLY PART OF THE MCKINLEY AVENUE AND WHICH WAS VACATED BY THE ORDER OF THE COUNTY COMMISSIONER OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 23rd, 1920; AND LOTS NUMBERED 13 AND 14 IN BLOCK NUMBERED 7 OF THE PARIS ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO, ON THE DECEMBER 29th, 1892. ALSO, A TRACT OF LAND WHICH IS THE SAME WIDTH AS SAID LOTS 13 AND 14 FROM EAST TO WEST AND WHICH MEASURES FROM NORTH TO SOUTH 40 FEET AND WHICH EXTENDS FROM THE ORIGINAL SOUTH LINE OF LOTS 13 AND 14 SOUTH TO THE NORTH LINE OF MCKINLEY AVENUE AS ESTABLISHED BY ORDER OF THE COUNTY COMMISSIONER OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 23, 1920.

UTILITY NOTES:

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 THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT AND 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 SERVICE.

QWEST CORPORATION D/B/A/ CENTURY LINK QC, FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST, FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO 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 EASEMENT, WITH THE RIGHT AND PRIVILEGED OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR 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 SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN 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 NATURAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON 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 PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), DO NOT WAVE OR RELEASE ANY EASEMENTS OR ANY EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SPECIFICALLY DESCRIBED AND SHOWN ON THIS PLAT.

FREE CONSENT

SURVEYED AND RE-PLATTED AND NOW COMPRISING,

"PLAT OF LOT 11-A, BLOCK 7, PARIS ADDITION, WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S), THE EXECUTION OF THIS PLAT IS THEIR FREE ACT AND DEED.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FORGOING AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUB-DIVIDED.

OWNER: MARTIN NEVAREZ TRUST
 BY: MARTIN NEVAREZ
 TITLE: TRUSTEE

SIGNATURE _____

ACKNOWLEDGEMENT:

STATE OF _____)
)SS.
 COUNTY OF _____)

ON THIS ____ DAY OF _____, 2025, BEFORE ME

PERSONALLY APPEARED _____

_____ KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION

EXPIRES: _____

NOTARY PUBLIC

SURVEYOR'S CERTIFICATION

I, ROBERT J. FIERRO, NEW MEXICO PROFESSIONAL SURVEYOR NO. 22909, DO HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION; THAT IT MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTS AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROBERT J. FIERRO, N.M.P.S. No. 22909



Date _____

PROJECT NO. : _____

APPLICATION NO. : _____

DHO APPROVAL DATE: _____

UTILITY APPROVALS:

PNM ELECTRIC SERVICES _____ DATE _____

NEW MEXICO GAS COMPANY _____ DATE _____

CENTURY LINK _____ DATE _____

COMCAST _____ DATE _____

CITY APPROVALS:

CITY SURVEYOR _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

A.B.C.W.U.A. _____ DATE _____

PARKS & RECREATION DEPARTMENT _____ DATE _____

A.M.A.F.C.A. _____ DATE _____

HYDROLOGY _____ DATE _____

CODE ENFORCEMENT _____ DATE _____

PLANNING DEPARTMENT _____ DATE _____

CITY ENGINEER _____ DATE _____

TREASURER'S OFFICE CERTIFICATION

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: _____

PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY
 TREASURER'S OFFICE _____
 DATE _____

PROJECT NO. 25021

SHEET 1 OF 2



Fierro & Company

ENGINEERING | SURVEYING

3201 4th STREET NW, SUITE C, ALBUQUERQUE, NM 87107
 PH 505.352.8930 ww.fierrocompany.com

P:\PROJECTS\2025\25021\CADD\SHEETS\PLATS\25021-PLAT.dwg/14/2025 8:27:55 AM

PLAT OF
LOT 11-A, BLOCK 7
PARIS ADDITION
 LOCATED WITHIN THE
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 17, T.10N., R.3E., N.M.P.M.
 CITY OF ALBUQUERQUE, BERNALILLO, NEW MEXICO
 APRIL 2025

CONSTITUTION AVENUE N.W.
 (60' R/W)

BLOCK 6
 ANDERSON ADDITION

LOT 5

LOT V

LOT 6-A

16' PUBLIC ALLEY

3rd STREET N.W.
 (60' R/W)

2nd STREET N.W.
 (60' R/W)

S 88°12'27" E, 100.84'
 (100')

LOT 11

LOT 12

LOT 13

LOT 14

LOT 7

LOT 8

LOT 9

LOT 10
 (190')
 N 09°10'52" E, 173.69'

LOT 11-A
 BLOCK 7
 (18,018 SQ.FT.)
 0.4136 ACRES ±

(190')
 S 09°10'52" W, 186.66'

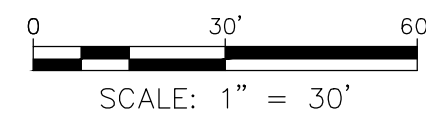
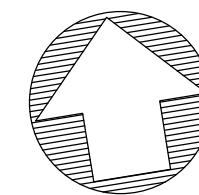
LOT 18-A

40' VACATED PORTION OF
 KINLEY AVE N.W.
 DECEMBER 23rd, 1920

40' VACATED PORTION OF
 KINLEY AVE N.W.
 DECEMBER 23rd, 1920

N 80°49'08" W, 100.00'
 (100')

KINLEY AVENUE N.W.
 (60' R/W)



SHEET 2 OF 2

LEGEND

- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR WITH BLUE PLASTIC CAP MARKED "F&C PS 22909"
- (N90°00'00"E, 100.00') RECORD BEARING & DISTANCE
- N00°00'00"E, 00.00' MEASURED BEARING & DISTANCE
- ELIMINATED LOT LINE



Fierro & Company
 ENGINEERING | SURVEYING

3201 4th STREET NW, SUITE C, ALBUQUERQUE, NM 87107
 PH 505.352.8930 ww.fierrocompany.com

P:\PROJECTS\2025\25021\CADD\SHEETS\PLATS\25021-PLAT.dwg/14/2025 8:27:55 AM