

DOC# 2013053844

05/15/2013 11:31 AM Page: 2 of 2
City/PLAT R: 25 00 B: 20130 P: 0650 H: Toulous Oliver, Bernalillo Cour



COUNTY CLERK RECORDING LABEL HERE

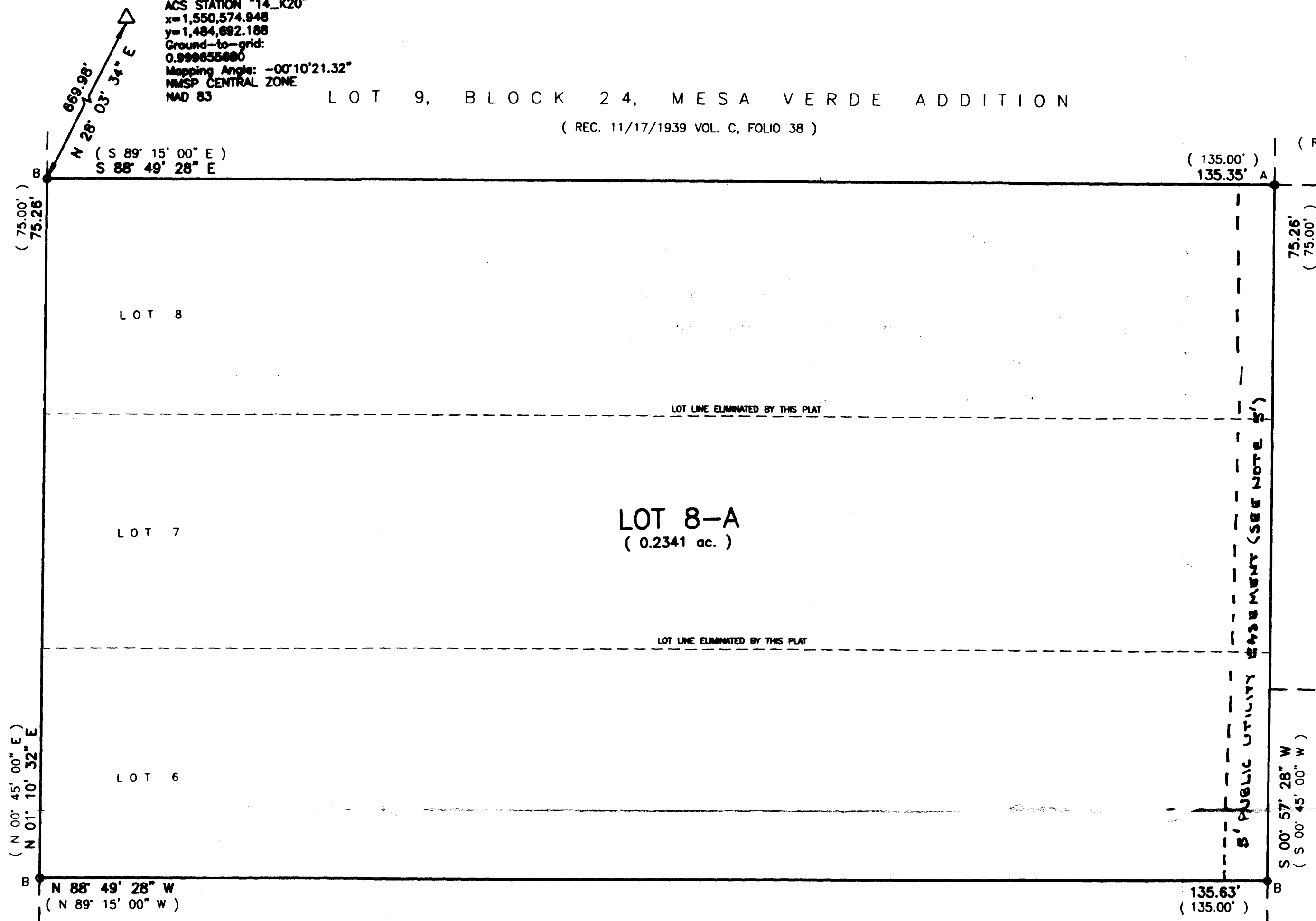
PLAT OF
LOT 8-A, BLOCK 24
MESA VERDE SUBDIVISION
A REPLAT OF LOTS 6-8, BLOCK 24, MESA VERDE SUBDIVISION
WITHIN SECTION 19, T. 10 N., R. 4 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2013

ACS STATION "14_K20"
x=1,550,574.948
y=1,484,692.188
Ground-to-grid:
0.999655880
Mapping Angle: -00°10'21.32"
NMSP CENTRAL ZONE
NAD 83

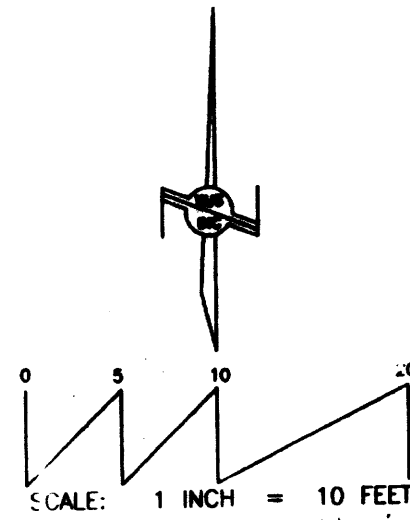
LOT 9, BLOCK 24, MESA VERDE ADDITION
(REC. 11/17/1939 VOL. C, FOLIO 38)

LOT 40, BLOCK 24
MESA VERDE ADDITION
(REC. 11/17/1939 VOL. C, FOLIO 38)

WISCONSIN STREET, N.E.
(60' R.O.W.)

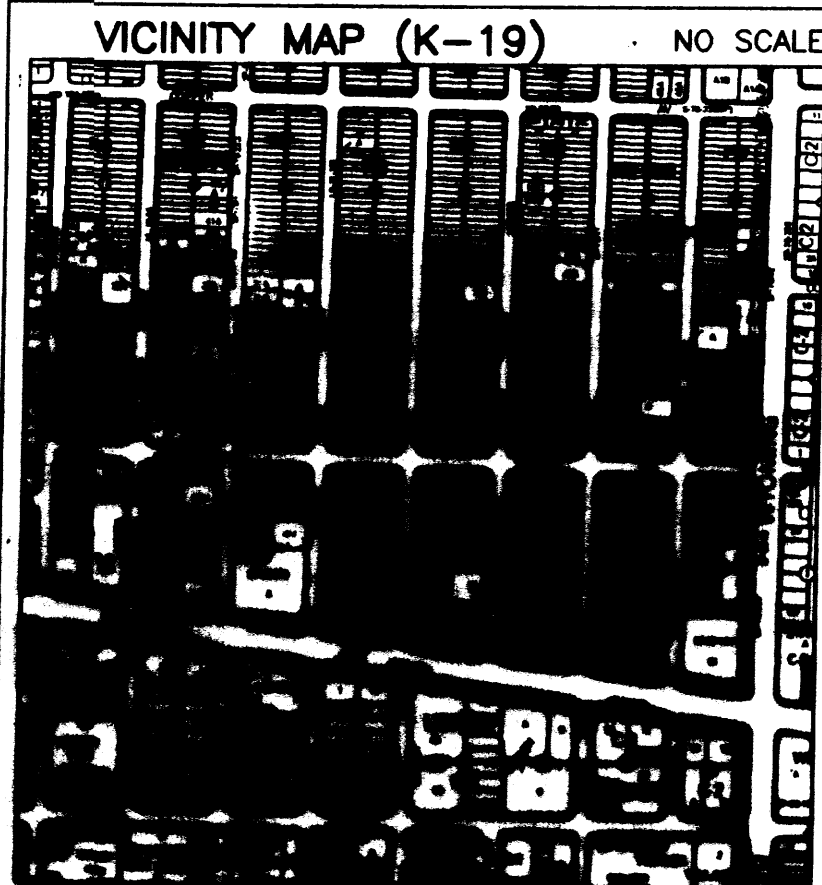


LOT 5, BLOCK 24, MESA VERDE ADDITION
(REC. 11/17/1939 VOL. C, FOLIO 38)



LEGEND:
O = FOUND/SET MONUMENT AS NOTED:
A: FOUND #4 REBAR AND CAP "LS 6446"
B: SET #4 REBAR AND CAP "WAYJOHN PS 14269"

	330 LOUISIANA BLVD., N.E. ALBUQUERQUE, N.M. 87108 PHONE: (505) 255-2052 FAX: (505) 255-2887			
	INDEXING INFORMATION FOR COUNTY CLERK OWNER: SOUMPHOLPHAKDY/ PHOXAYANAM LOCATION: SEC. 19, T.10 N., R.4 E., N.M.P.M.; MESA VERDE SUBDIVISION	DRAWN: T R J CHECKED: T D J DRAWING NO. SP20113.DWG	SCALE: 1" = 10' 21 FEB 2013	FILE NO. SP-2-01-2013. SHEET 2 OF 2



DOC# 2013053844
05/15/2013 11:31 AM Page: 1 of 2
PLAT N: 225.00 B: 2013C P: 0050 H: Toulous Olivere, Bernalillo Cour
COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

Lots numbered Six (6), Seven (7), and Eight (8), in Block numbered Twenty-four (24) of MESA VERDE ADDITION, as the same are shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on November 17, 1939, in Volume C, Folio 38, and being more particularly described as follows: BEGINNING at the Northwest corner of the property herein described, being a point on the Easterly right-of-way line of Wisconsin Street, NE, from whence the ACS Monument "14_K20" (x=1,550,574.948, y=1,484,692.188, NMSP Central Zone, NAD 83) bears N 28° 03' 34" E, 669.98 feet distant; THENCE leaving said Easterly right-of-way line, S 88° 49' 28" E, 135.35 feet, to the Northeast corner; THENCE, S 00° 57' 28" W, 75.26 feet to the Southeast corner; THENCE, N 88° 49' 28" W, 135.63 feet to the Southeast corner, being a point on the Easterly right-of-way line of Wisconsin Street, NE; THENCE along said Easterly right-of-way line, N 01° 10' 32" E, 75.26 feet to the point of beginning and containing 0.2341 acres, more or less.

Utility Company Approvals:

Fernando Vigil 5/6/13
Date
[Signature] 5/6/13
Date
CenturyLink
[Signature] 5/6/13
Date
Comcast
[Signature] 5/6/2013
Date
New Mexico Gas Company

SUBMISSION DATA

1. DRB Project No.
2. Zone Atlas Index No. K-19
3. Gross acreage 0.2341 Ac.
4. Existing number of lots 3
Replatted number of lots 1

PURPOSE OF PLAT

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

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
2. Perimeter 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. A Five foot (5') Public utility easement is granted by this plat.

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), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown herein. Consequently, PNM, NMGC and QWEST do not warrant 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.

FREE CONSENT

The platting of the property as described above is with the free consent and in accordance with the desires of the undersigned owners. Said owners warrant that they hold complete and indefeasible title in fee simple to the land subdivided.

Kham Soumphephandy 05-26-13
Date
Owner

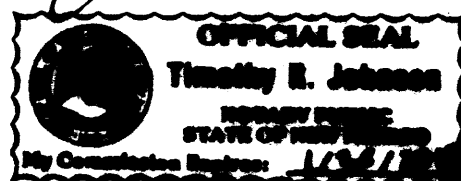
ACKNOWLEDGMENT
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this 26th day of March, 2013, the foregoing instrument was acknowledged by:

Kham Soumphephandy
Owner

My Commission expires JANUARY 26, 2015

[Signature]
Notary Public



PLAT OF LOT 8-A, BLOCK 24 MESA VERDE SUBDIVISION A REPLAT OF LOTS 6-8, BLOCK 24, MESA VERDE SUBDIVISION WITHIN SECTION 19, T. 10 N., R. 4 E., N.M.P.M. ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO FEBRUARY 2013

PROJECT NUMBER: 1009278

Application Number: 13DRB 7050D

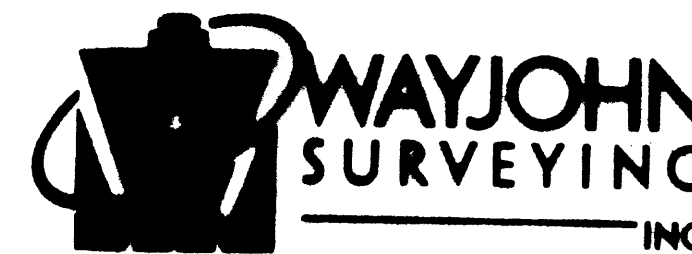
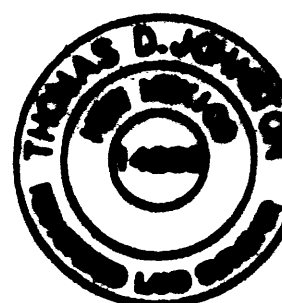
City Approvals:

Dail P. Acosta 3-27-13
City Surveyor
Date
[Signature] 04-10-13
Traffic Engineering, Transportation Division
Date
A. Penta 09/10/13
ABCMIA
Date
Carol S. Dumant 4-10-13
Parks and Recreation Department
Date
Ante A. Chua 4-10-13
AMAFCA
Date
[Signature] 4-10-13
City Engineer
Date
[Signature] 5-15-13
DRB Chairperson, Planning Department
Date

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, 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 made 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 May 1, 2007 and is true and correct to the best of my knowledge and belief.

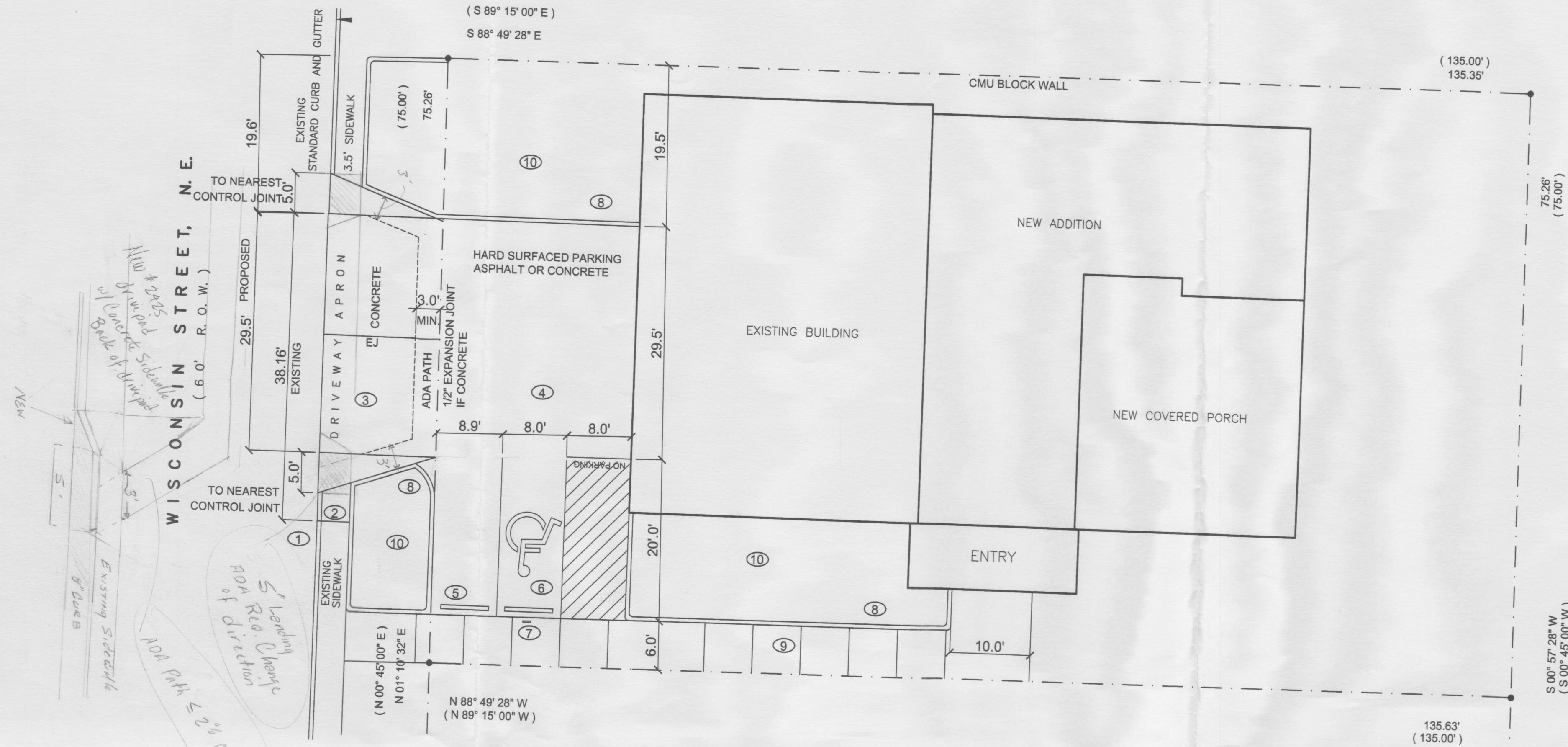
[Signature] 3-26-13
Date
Thomas D. Johnston, N.M.P.S. No. 14269



330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: (505) 255-0002 FAX: (505) 255-0007

RECORDING INFORMATION FOR COUNTY CLERK: OWNER: SOUMPHAPHANDY/ PHOTOGRAPHED LOCATION: SEC. 19, T.10 N., R.4 E., N.M.P.M.; MESA VERDE SUBDIVISION	DRAWN: T R J CHECKED: T D J DRAWING NO. SP20113.DWG	SCALE: 1" = 10' 21 FEB 2013	FILE NO. SP-2-01-2013 SHEET 1 OF 2
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FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
THIS IS TO CERTIFY THAT THESE ARE CURRENT AND PAID ON
UPON 1 010 007 521 210 40455, 1 010 007 521 212 40437
PROPERTY OWNER OF RECORD:
1007 LAS PHOENIXAS & SOUMPHAPHANDY KHAM & SOUMPHAPHANDY RICK
& ENL
BERNALILLO COUNTY TREASURER'S OFFICE
[Signature]



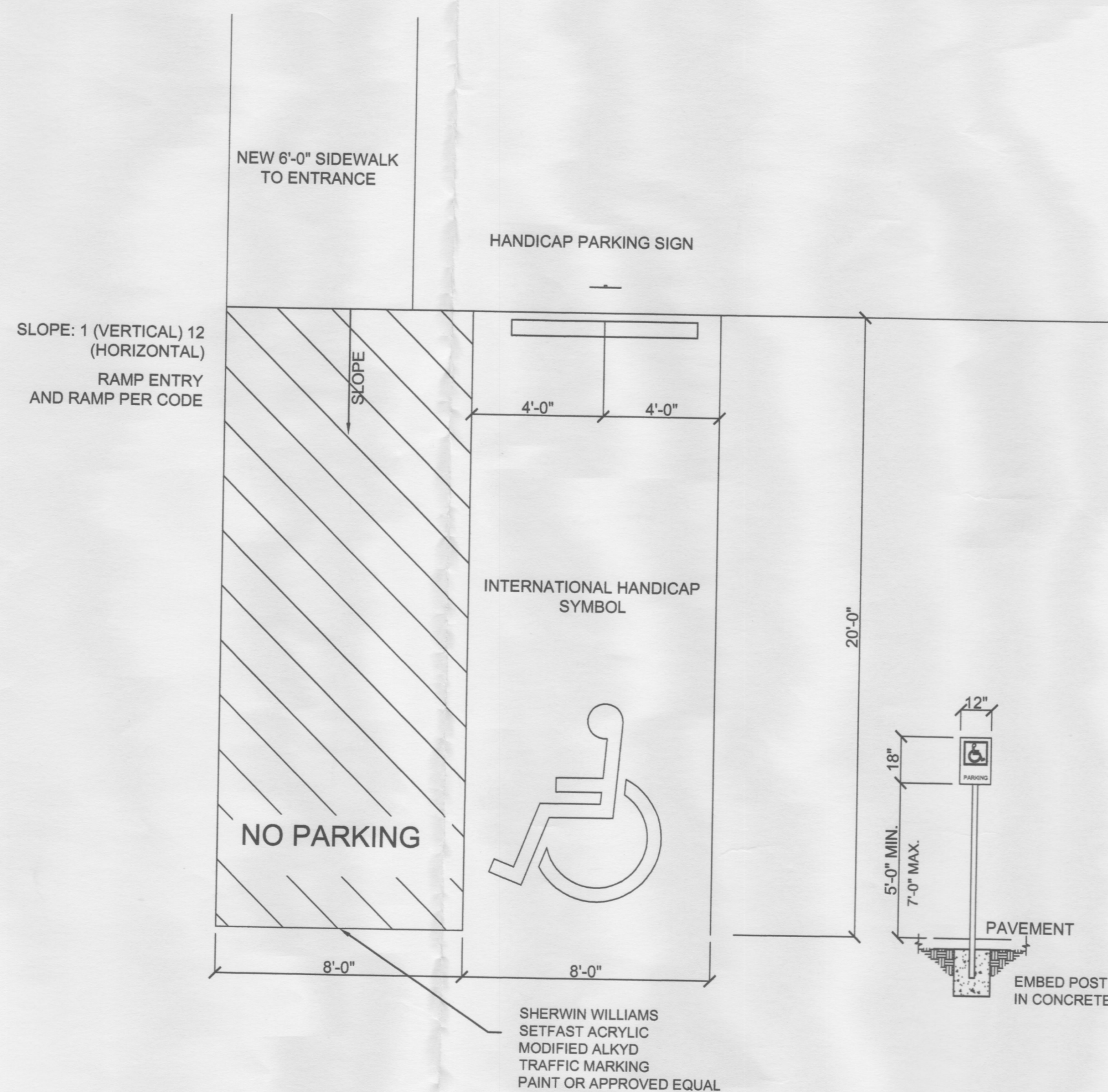
TRAFFIC CIRCULATION LAYOUT

LEGAL DISCRIPTION:

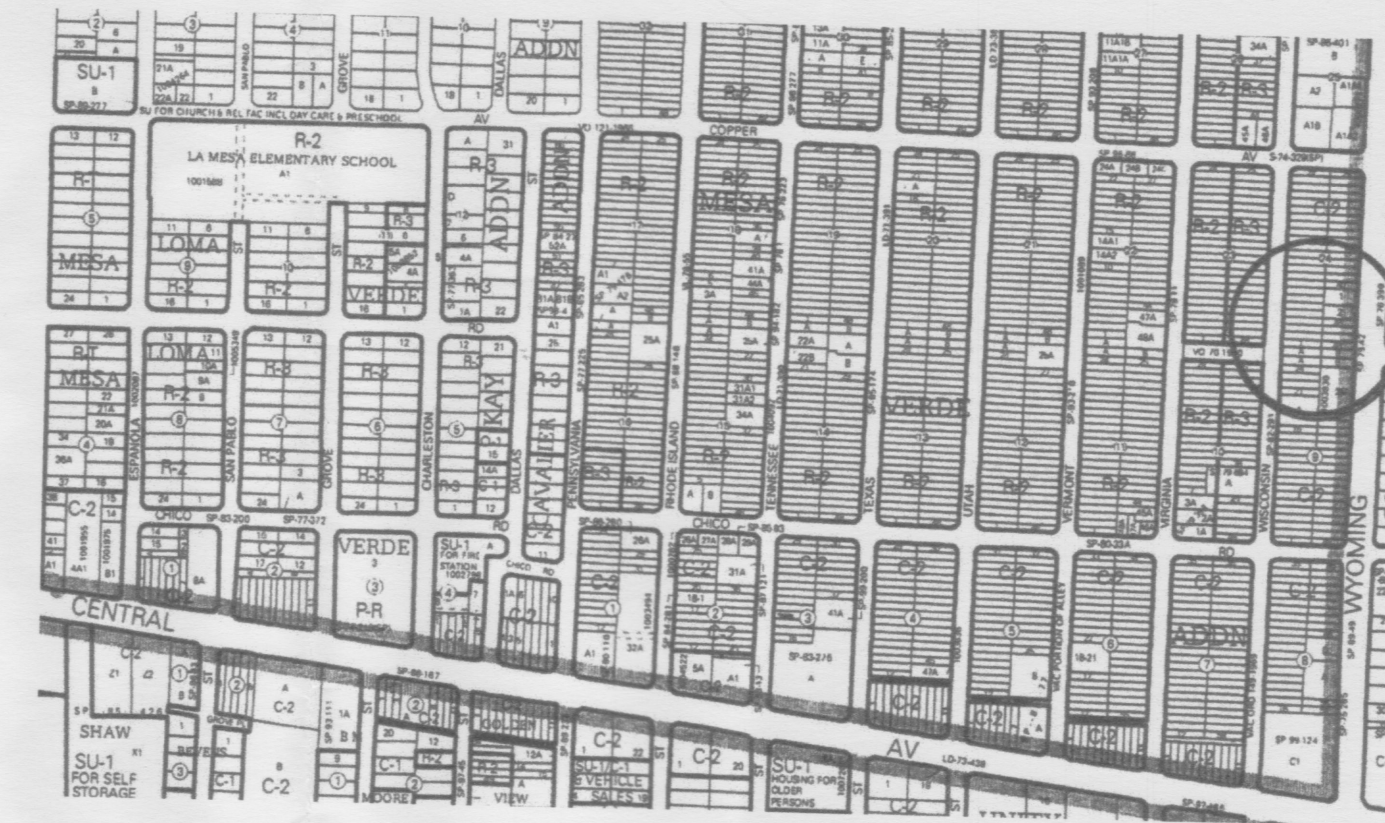
308 WISCONSIN ST. N.E.
LOT 2, BLOCK 8A
MESA VERDE ADDITION
ALBUQUERQUE, NM.

TCL LEGEND

- Existing curb and gutter.
- Existing curb to be filled in with new sidewalk and driveway entrance.
- New drive pad per DWG. 2425
- New hard surface at parking to be concrete or asphalt.
- New concrete bumpers.
- ADA parking.
- New ADA sign.
- New landscaping curbing, see Site Landscaping plan A1.
- New concrete 6'-0" wide sidewalk and ADA path through landscaping.
- Landscaped areas (and ADA path at sidewalk). Landscaping and signage will not interfere with clear sight requirements. therefore signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will no be acceptable in this area.
- ADA access ramp with contrasting stripping.



ADA PRKING LAYOUT



ZONE ATLAS MAP K-19-Z

MESA VERDE ADDITION
ZONING C-2 (CONDITIONAL USE APPROVED FOR R-3)

NTS

EXECUTIVE SUMMARY

The property replat was recorded on 5-15-13.

1 - LOCATION is within the La Mesa Verde Sector Development Plan, Zone Map K-19.

This property is located at 308 Wisconsin St. NE between Central Ave to the South and Chico Rd. to the North

2 - DEVELOPMENT The Owners wish to develop the property addition to th house and a dormitory consisting of four rooms.

REQUIRED PARKING FOR R-3 OCCUPANCY

ROOMS = 4
1 PARKING SPACE PER 2 CONCREGATE ROOMS= 2
4 ROOMS REQUIRE 2 SPACES

D2 = 4 / 2 = 2

PARKING PROVIDED

TOTAL; $\frac{1}{2}$ ADA

REVISIONS

DATE BY

st price design studio 2014
All design, engineering, and planning services are provided by st price design studio, a registered professional engineering firm, and are not to be used for any other purpose without the written consent of st price design studio.

TCL
03-05-14

308 WISCONSIN ST. N.E.
ALBUQUERQUE, NM. 87108

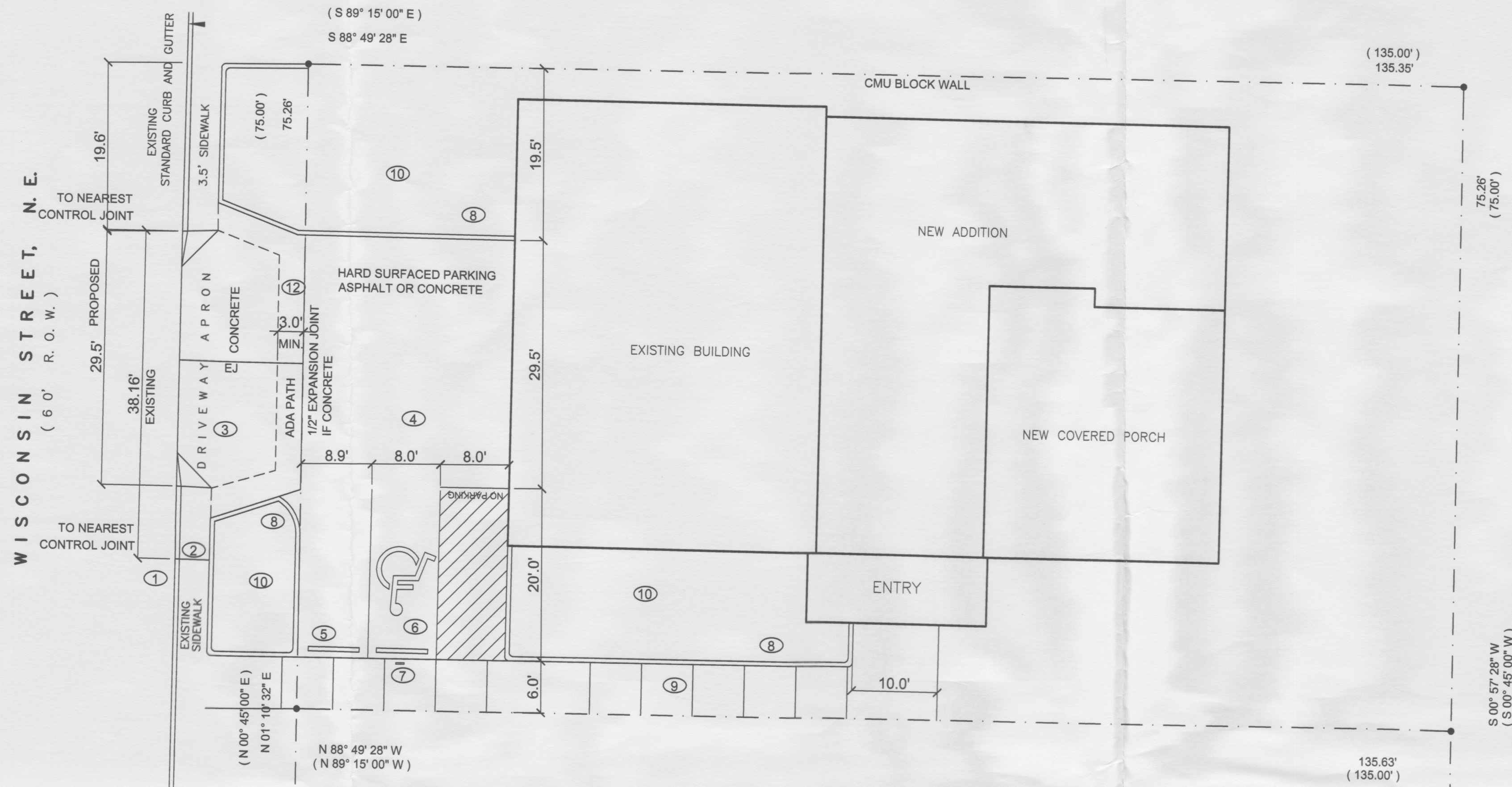
st price design studio
3700 Coors Blvd. NW Suite E
Albuquerque, New Mexico 87120 505.345.3850

DRAWN
BJP
CHECKED
STP
DATE
03/05/2014
SCALE

JOB NO.
14-07
SHEET

1

OF 1 SHEETS



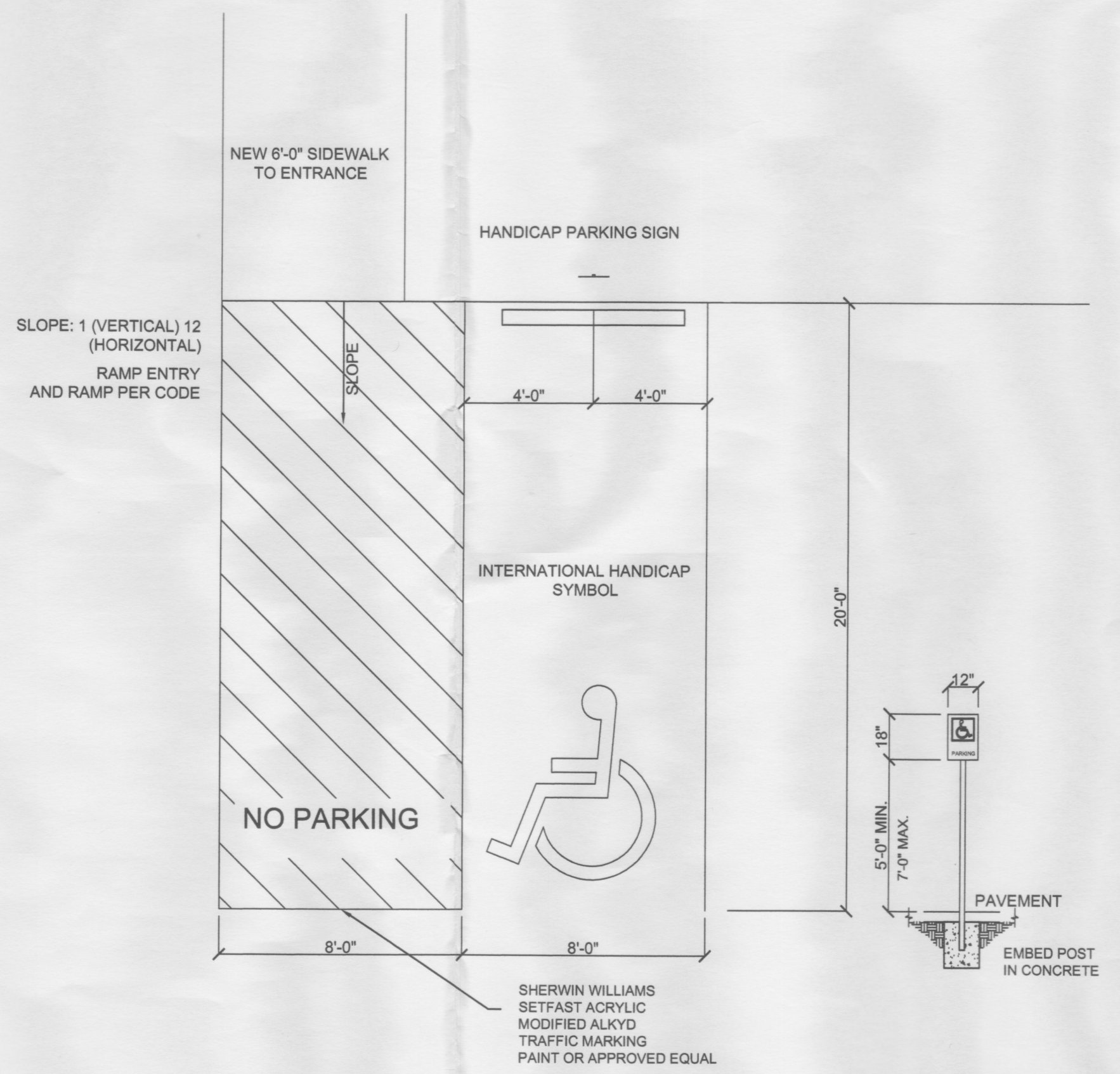
TRAFFIC CIRCULATION LAYOUT

LEGAL DISCRPTION:

308 WISCONSIN ST. N.E.
LOT 8-A, BLOCK 24
MESA VERDE ADDITION
ALBUQUERQUE, NM.

TCL LEGEND

- Existing curb and gutter.
- Remove existing curb cut. Replace with COA STD DWG #2430 and #2415 STD Curb and Gutter.
- New drive pad per, DWG. 2425
- New hard surface at parking to be concrete or asphalt.
- New concrete bumpers.
- ADA parking.
- New ADA sign.
- New landscaping curbing, see Site Landscaping plan A1.
- New concrete 6'-0" wide sidewalk and ADA path.
- Landscaped areas. Landscaping and signage will not interfere with clear sight requirements. therefore signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in this area.
- ADA access ramp with contrasting striping.
- 3' min. ADA sidewalk (less than or equal to 2 % cross-slope) located back of new driveway.



ADA PRKING LAYOUT



ZONE ATLAS MAP K-19-Z

MESA VERDE ADDITION
ZONING C-2 (CONDITIONAL USE APPROVED FOR R-3)

EXECUTIVE SUMMARY

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REQUIRED PARKING FOR R-3 OCCUPANCY

ROOMS = 4
1 PARKING SPACE PER 2 CONCREGATE ROOMS= 2
4 ROOMS REQUIRE 2 SPACES

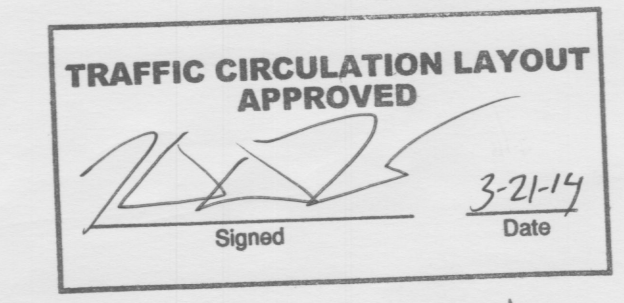
D2 = 4 / 2 = 2

PARKING PROVIDED

TOTAL: 1 ADA
2

ALL WHEELCHAIR RAMPS LOCATED WITHIN THE PUBLIC RIGHT OF WAY MUST HAVE TRUNCATED DOMES.

Public Infrastructure shown on these plans for information only and not part of approval. Separate DRC/Permit approval and Work Order required.



308 WISCONSIN ST. N.E.
ALBUQUERQUE, NM. 87108

st price design studio
3700 Coors Blvd. NW, Suite E
Albuquerque, New Mexico 87120 505.345.3850

DRAWN BJP
CHECKED STP
DATE 03/05/2014
SCALE
JOB NO. 14-07
SHEET

1

K19-D147