

VICINITY MAP Zone Atlas L-17

- PLAT NOTES:**
- BEARINGS ARE NM S.P.C.S. GRID BEARINGS. DISTANCES ARE GROUND DISTANCES.
  - MEASURED DISTANCES EQUAL RECORD PLAT DISTANCES. RECORD PLAT BEARINGS ARE ROTATED 00°37'40" CLOCKWISE TO NM STATE PLANE GRID SYSTEM HEREON.
  - ALL EASEMENTS SHOWN ON THE RECORD PLAT OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS, UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST, ARE SHOWN HEREON.
  - TOTAL AREA OF SUBJECT PROPERTY IS 0.1940 OF AN ACRE. LENGTH OF STREETS CREATED = 0.01 mi.
  - RECORD DOCUMENTS USED IN THE PREPARATION OF THIS PLAT:
    - PLAT OF RIDGECREST ADDITION, RCD'D. 02/12/1931 IN BK. D, PG. 82.
    - PLAT OF TIERRA VIEJA SUBD., RCD'D. 05/13/1964 IN BK. B4, PG. 37.
    - PLAT OF LOT 'A-2', TIERRA VIEJA SUBD., 03/31/1971, BK. C7, PG. 197.
    - PLAT OF LOT 'A-1', TIERRA VIEJA SUBD., 04/20/1971, BK. C7, PG. 207.
    - REPLAT OF LOTS 10, 11 AND 12, BLOCK 33, RIDGECREST ADDITION, RCD'D. 08/26/1968 IN BK. B4, PG. 156.
    - REPLAT OF LOTS 10, 11 AND 12, BLOCK 33, RIDGECREST ADDITION, RCD'D. 08/13/1985 IN BK. C28, PG. 18.
    - WRTY.DEED, RCD'D. 04/06/1966 IN BK. D801, PG. 12. THIS DEED DEMONSTRATES PRE-1973 LAND DIVISION BY DEED OF THE SUBJECT LAND.
    - ALLEY VACATED BY CITY COMMISSION ORDINANCE NUMBER 479, ADOPTED 07/11/1939, FILED IN THE OFFICE OF THE CITY CLERK.

**SOLAR ACCESS NOTE:**

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THE PROPOSED PLAT. THE FOREGOING SHALL BE A CONDITION OF APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

**PUBLIC UTILITY EASEMENTS:**

Public Utility Easements shown on this plat are granted for the common and joint use of:

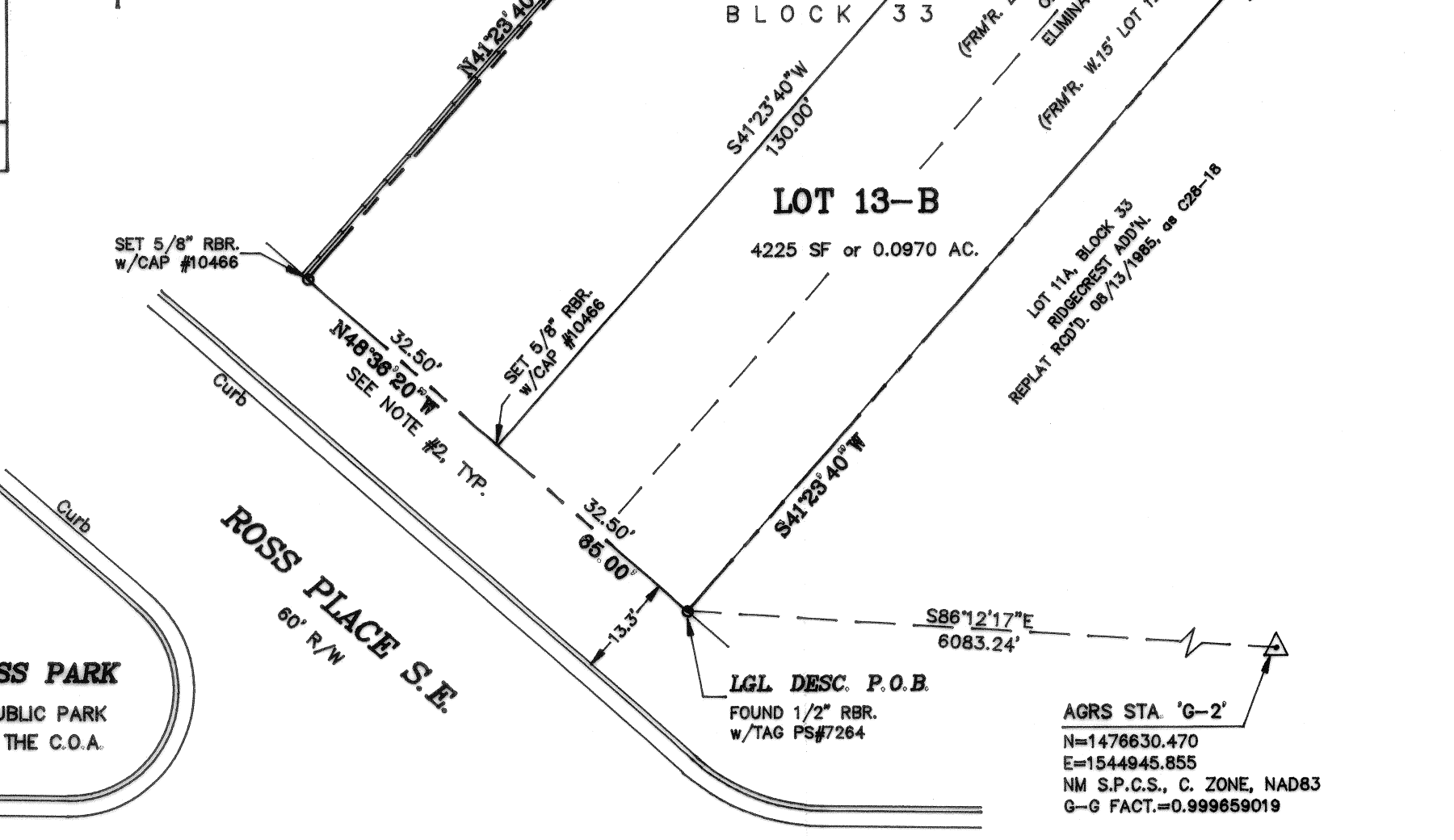
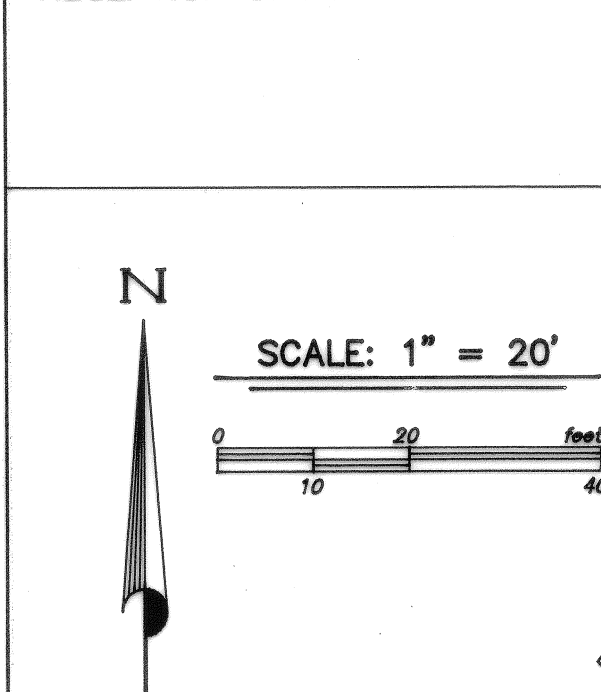
- Public Service Company of New Mexico, a New Mexico corporation (PNM), for installation, maintenance, and service of overhead and underground electric lines, communication facilities, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
- 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.
- Qwest d/b/a CenturyLink for the installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide cable service.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, 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 (above ground or subsurface), hot tub, concrete or wood pool decking, or other structures 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 caused by construction or pools, decking, or any structures adjacent to, within, or near easements shown on this plat.

**DISCLAIMER:**

By approving this plat, PNM, Qwest d/b/a CenturyLink QC, NM Gas Co. and Comcast Cable do not waive or release any easements or easement rights which may have been granted by prior plat, replat or other document and which are not shown or indicated on this plat.

**BERNALILLO COUNTY CLERK'S RECEPTION DATA:**



**ROSS PARK**  
A PUBLIC PARK OF THE C.O.A.

**ROSS PLACE S.E.**  
60' R/W

**CREST AVE. S.E.**  
60' R/W

**DISCLOSURE STATEMENT:**

The purpose of this plat is to eliminate the original lot line between Lots 12 and 13, and replat the land into 2 equal lots, Lot 13-A and Lot 13-B.

**LEGAL DESCRIPTION:**

Lot 13 and the westerly fifteen feet (15') of Lot 12 in Block 33 of RIDGECREST ADDITION, a subdivision of the City of Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the plat thereof, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on February 12, 1931 in plat Book D, folio 82, and being more particularly described as follows:

BEGINNING at the southernmost corner of the tract herein described, a point on the northeasterly right-of-line of Ross Place S.E., whence AGRS Station 'G-2' (N=1476630.470, E=1544945.855, NM State Plane Coord's., Central Zone, NAD83) bears S 86°12'17"E 6083.24 feet distant, and running thence along the aforesaid northeasterly right-of-way line of Ross Place S.E.,

N 48°36'20" W, 65.00 feet to the westernmost corner of the tract herein described; thence, leaving aforesaid northeasterly right-of-way line of Ross Place S.E.,

N 41°23'40" E, 135.00 feet to the northernmost corner of the tract herein described; thence,

S 48°36'20" E, 65.00 feet to the easternmost corner of the tract herein described; thence,

S 41°23'40" W, 135.00 feet the southernmost corner of the tract herein described and POINT OF BEGINNING.

Containing 0.1940 acres, and now comprising Lot 13-A and Lot 13-B in Block 33 of RIDGECREST ADDITION.

**BERNALILLO COUNTY TREASURER'S CERTIFICATION:**

This is to certify that taxes are current and paid on:

UPC # 101705645304341308

Property owner of record: Yu, Kristina and Yu, Kum Nim

Bernalillo County Treasurer's Office: \_\_\_\_\_

DOCH 2015050954

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PLAT R \$10.00 B: 2015C P: 0065 M: Toulouse Oliver, Bernalillo Cour

**PLAT FOR**

**LOT 13-A and LOT 13-B, BLOCK 33**

**RIDGECREST ADDITION**

within SEC.26, T.10N., R.3E., N.M.P.M.

**CITY OF ALBUQUERQUE**

**BERNALILLO COUNTY, NEW MEXICO**

**MAY, 2015**

APPROVALS:	PROJECT NO. 1010284	APPLICATION NO. 15-70219
<i>Susan M. Kinslow</i> P.S. CITY SURVEYOR	6/1/15	DATE
<i>Ronald M. Mendenhall</i> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	6/10/15	DATE
<i>Carol S. Dumont</i> PARKS & RECREATION DEPARTMENT	6-10-15	DATE
<i>Jon E. Eidsvold</i> UTILITIES DEVELOPMENT DIVISION	6/15/15	DATE
<i>Ante Chan</i> A.M.A.F.C.A.	6-10-15	DATE
<i>Beth P. H.</i> CITY ENGINEER	6-10-15	DATE
<i>N/A</i> REAL PROPERTY DIVISION	6-15-15	DATE
<i>N/A</i> ENVIRONMENTAL HEALTH DEPARTMENT	6-15-15	DATE
<i>Armando Virgil</i> DRB CHAIRPERSON, PLANNING DEPARTMENT	6-15-15	DATE
<i>Chi Salgado</i> PUBLIC SERVICE CO. OF NEW MEXICO	5-29-15	DATE
<i>Chi Salgado</i> NEW MEXICO GAS CO.	5-29-15	DATE
<i>Chi Salgado</i> QWEST COMMUNICATIONS d/b/a CENTURYLINK QC	5-29-15	DATE
<i>Chi Salgado</i> COMCAST CABLE	5/27/15	DATE

**OWNERS' CONSENT AND ACKNOWLEDGEMENT:**

THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED HEREON STATE THAT THIS PLAT IS EXECUTED WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR WISHES. SAID OWNER WARRANTS THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

**OWNER:**

BY: *Kristina H. Yu* KRISTINA H. YU **OWNER**

BY: *Kum Nim Yu* KUM NIM YU **OWNER**

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } ss

ON THIS 29th DAY OF May, 2015, THIS INSTRUMENT WAS EXECUTED BEFORE ME BY Kristina H Yu Kum N Yu

NOTARY PUBLIC: *Angeline Oben* MY COMMISSION EXPIRES: 07-11-17

**SURVEYOR'S CERTIFICATION:**

I, REX J. VOGLER, A PROFESSIONAL SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, CERTIFY THAT THIS PLAT AND THE FIELD SURVEY ON WHICH IT IS BASED WAS PREPARED BY ME AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYING IN NEW MEXICO AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REX J. VOGLER  
NM PS #10466

May 28, 2015

RIO GRANDE SURVEYING CO., PC  
P.O. BOX 7155 ABQ, NM 87194  
PHONE & FAX (505) 764-8891  
EMAIL: rgsc@flash.net