

202406993

PLAT OF TRACTS "1-A" & "1-B" LANDS OF ROY LEMONS

CITY OF BELEN
VALENCIA COUNTY, NEW MEXICO
MARCH 2024

CITY OF BELEN APPROVALS:
Robert Chiles 6/20/2024
Mike Melan 6/20/2024
DATE

RECORDER'S CERTIFICATE:
FILED IN THE VALENCIA COUNTY CLERK'S OFFICE THIS 3rd DAY OF July 2024, IN CABINET M AT PAGE 704.
AT 3:24, FEE PAID 25- BY Jaramillo RECEIPT NO. DEPUTY Mike Melan VALENCIA COUNTY CLERK

PNM DISCLAIMER
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SPECIFICALLY DESCRIBED AND SHOWN ON THIS PLAT.

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.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT, 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.

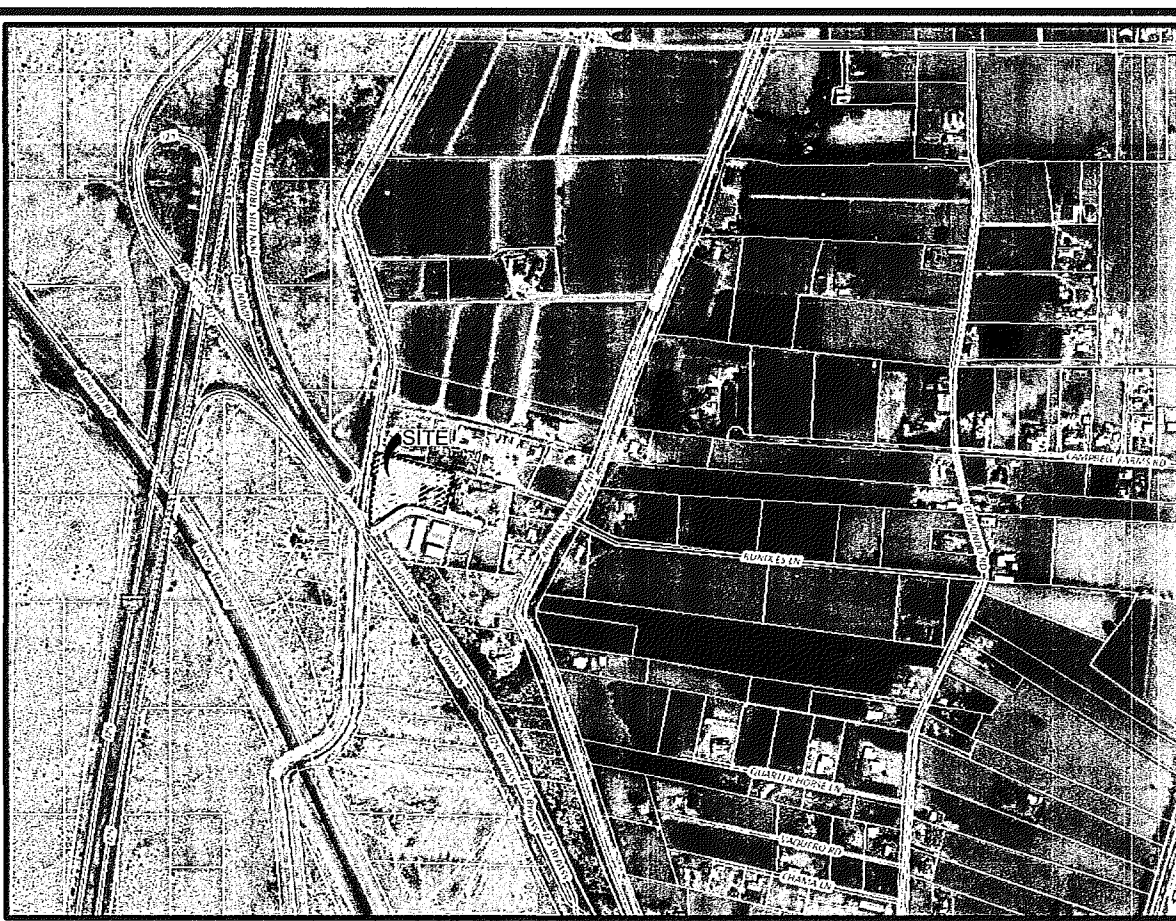
APPROVALS:
JLS 6-3-24
PUBLIC SERVICE COMPANY OF NEW MEXICO
JLS 7/3/24
VALENCIA COUNTY MANAGER
Ang Steed 5/30/2024
M.R.G.C.D. DATE

M.R.G.C.D.
APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

SURVEYORS CERTIFICATE:
STATE OF NEW MEXICO } S.S.
COUNTY OF BERNALILLO }
I, ANTHONY L. HARRIS, A PROFESSIONAL SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE REPLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS SET FORTH BY THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS, AND THAT THIS REPLAT IS CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
THIS 15th DAY OF MARCH, 2024.

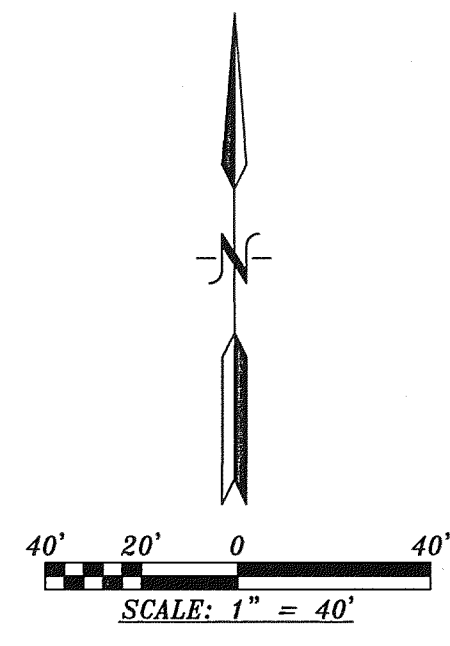
ANTHONY L. HARRIS, P.S. # 11463
HARRIS SURVEYING, INC.
1308 CIELD VISTA DEL SUR, NW
CORRALES, NEW MEXICO 87048
PHONE: (505) 250-2273
E-MAIL: harrissurveying5@gmail.com

LEGAL DESCRIPTION
TRACT NUMBERED ONE (1) OF THE AMENDED LAND DIVISION PLAT, LAND OF ROY LEMONS, AS SAID TRACT IS SHOWN AND DESIGNATED ON THE AMENDED PLAT OF SAID LAND, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF VALENCIA COUNTY, NEW MEXICO ON APRIL 6, 1993, IN PLAT CABINET "H", AT PAGE 98.



VICINITY MAP

DISCLOSURE STATEMENT:
THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) LOTS FROM ONE (1) LOT GRANT ANY EASEMENTS AS SHOWN



- GENERAL NOTES:
- 1: BASIS OF BEARINGS FOR THIS SURVEY: NORTH PROPERTY LINE AS NOTED
 - 2: UNLESS NOTED, No. 4 REBAR WITH PLASTIC CAP STAMPED PS11463 WERE SET AT ALL PROPERTY CORNERS.
 - 3: TOTAL AREA OF PLAT: 3.2832
 - 4: THIS PLAT SHOWS ALL KNOWN EASEMENTS OF RECORD.
 - 5: PLAT USED TO ESTABLISH BOUNDARY
A: LAND OF ROY LEMONS
FILED: APRIL 6, 1993 IN PLAT CABINET "H", PAGE 98

TREASURES CERTIFICATE:
THIS IS TO CERTIFY THAT TAXES HAVE BEEN PAID FOR THE PAST 10 YEARS.
Blair J. R2073051 6/14/24
VALENCIA CO. TREASURER DATE

LINE TABLE					
LINE	BEARING	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
L1	N 74°50'56" W	153.26			
L2	N 79°40'56" W	24.14			

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00'	150.93'	146.30'	S 80°26'34" W	49°25'00"
C2	25.00'	39.27'	35.36'	N 79°15'56" W	90°00'00"
C3	452.94'	51.38'	51.36'	N 06°23'04" E	6°30'00"
C4	175.00'	19.72'	19.71'	S 78°04'37" E	6°27'22"
C5	175.00'	131.22'	128.16'	N 77°12'53" E	42°57'38"

STATE OF NEW MEXICO
NOTARY PUBLIC
JESSICA BLANTON
COMMISSION # 1055566
COMMISSION EXPIRES 05/21/2028

FREE CONSENT
THE LAND DIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED, OWNER(S) AND PROPRIETOR(S) AND DO HEREBY REPRESENT THAT I/WE ARE THE AUTHORIZED AGENTS TO DO SO. WE ALSO DO HEREBY GRANT ANY AND ALL EASEMENTS THAT MAY BE CREATED BY THIS PLAT.
ON THIS 14th DAY OF June 2024, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
BY: Jessica Blanton NOTARY PUBLIC
MY COMMISSION EXPIRES: 5/21/28