



VICINITY MAP No. J-14-Z

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO REMOVE THE LOT LINES BETWEEN LOTS SIX (6) THRU TWENTY-FOUR (24) INCLUSIVE OF THE DURAND & ALEXANDER ADDITION AND LOTS FIVE (5) THRU EIGHT (8) INCLUSIVE OF THE HOMESTEAD GARDEN ADDITION AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 1.8766 ACRES.
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- DATE OF FIELD WORK: MARCH 3, 2018.
- 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 LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- DOCUMENTS USED TO ESTABLISH BOUNDARY.
 - MAP OF THE DURAN & ALEXANDER
FILED ON SEPTEMBER 18, 1884 IN MAP BOOK C, FOLIO 141
 - MAP OF THE HOMESTEAD GARDEN ADDITION
FILED ON MAY 5, 1885 IN MAP BOOK C, FOLIO 144
 - WARRANT DEED
FILED JUNE 30, 2008, AS DOCUMENT NO. 2008074466
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X, WHICH **IS NOT** CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN FIRM PANEL No. 35001C0332G DATED 09/26/2008

LEGAL DESCRIPTION

LOTS NUMBERED THIRTEEN (13) THRU TWENTY-FOUR (24) INCLUSIVE IN BLOCK LETTERED "A" OF THE REPLAT OF A PORTION OF BLOCK A, DURAN AND ALEXANDER ADDITION, TO THE CITY OF ALBUQUERQUE, NEW MEXICO, 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 APRIL 28, 1972 IN VOLUME A3, FOLIO 180 TOGETHER WITH THE REMAINING PORTIONS OF LOTS NUMBERED SIX (6) AND SEVEN (7) AND ALL OF LOTS NUMBERED EIGHT (8), THRU TWELVE (12) INCLUSIVE IN BLOCK LETTERED "A" OF THE MAP OF THE DURAN AND ALEXANDER, AN ADDITION TO ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER ON SEPTEMBER 18, 1884 IN VOLUME C FOLIO 141, TOGETHER WITH LOTS NUMBERED FIVE (5) THRU SEVEN (7) INCLUSIVE AND THE REMAINING PORTION OF LOT NUMBERED EIGHT (8) IN BLOCK LETTERED "A" OF MAP OF THE HOMESTEAD GARDEN SPOT ADDITION, TO THE TOWN OF ALBUQUERQUE NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF THE PROBATE CLERK AND EX-OFFICIO RECORDER ON MAY 5, 1885 IN VOLUME C, FOLIO 144 ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT AT THE INTERSECTION OF THE NORTHERLY LINE OF GRANITE AVENUE AND THE EASTERLY LINE OF 4TH STREET, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT "17-J14" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) N=1,488,866.762 AND E=1,519,149.317 BEARS S. 61 DEG. 49' 32" W., A DISTANCE OF 1942.65 FEET RUNNING THENCE N. 09 DEG. 12' 53" E., ALONG THE EASTERLY LINE OF 4TH STREET, A DISTANCE OF 142.00 FEET TO THE SOUTHERLY LINE OF A PUBLIC ALLEY; THENCE S. 80 DEG. 47' 07" E., ALONG THE SOUTHERLY LINE OF A PUBLIC ALLEY A DISTANCE OF 158.00 FEET TO THE EASTERLY LINE OF A PUBLIC ALLEY; THENCE N. 09 DEG. 12' 53" E., ALONG THE EASTERLY LINE OF A PUBLIC ALLEY, A DISTANCE OF 16.00 FEET TO THE NORTHERLY LINE OF A PUBLIC ALLEY; THENCE N. 80 DEG. 47' 07" W., ALONG THE NORTHERLY LINE OF A PUBLIC ALLEY, A DISTANCE OF 158.00 FEET TO THE EASTERLY LINE OF 4TH STREET; THENCE N. 09 DEG. 12' 53" E., ALONG THE EASTERLY LINE OF 4TH STREET A DISTANCE OF 167.00 FEET TO THE NORTHWEST CORNER, BEING A POINT ON THE SOUTHERLY LINE OF MOUNTAIN ROAD; THENCE S. 80 DEG. 47' 07" E., ALONG THE SOUTHERLY LIEN OF MOUNTAIN ROAD, A DISTANCE OF 135.38 FEET TO AN ANGLE POINT; THENCE S. 01 DEG. 01' 53" W., A DISTANCE OF 101.03FEET TO AN ANGLE POINT; THENCE S. 80 DEG. 47' 07" E., A DISTANCE OF 150.34 FEET TO THE NORTHEAST CORNER, BEING A POINT ON THE WESTERLY LINE OF 3RD STREET; THENCE S. 09 DEG. 12' 53" W., ALONG THE WESTERLY LIEN OF 3RD STREET, A DISTANCE OF 225.00 FEET TO THE SOUTHEAST CORNER, BEING A POINT ON THE NORTHERLY LINE OF GRANITE AVENUE; THENCE N. 80 DEG. 47' 07" W., ALONG THE NORTHERLY LINE OF GRANITE AVENUE A DISTANCE OF 300.00 FEET TO THE SOUTHWEST CORNER AND PLACE OF BEGINNING CONTAINING 1.8766 ACRES MORE OR LESS.

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 D/B/A CENTURYLINK 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), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, QWEST D/B/A CENTURYLINK and NMGC do 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 shown on this plat.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

DATE

ACKNOWLEDGMENT

STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC

THIS _____, DAY OF _____, 20_____,

BY: _____
OWNERS NAME

MY COMMISSION EXPIRES: _____ BY: _____
NOTARY PUBLIC

PLAT OF
LOTS 1, 2, & 3
LANDS OF PAJARITO ASSOCIATES
WITHIN
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 17, T.10N., R.3E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2018

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

UTILITY APPROVALS:

PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE

NEW MEXICO GAS COMPANY _____ DATE

QWEST CORPORATION D/B/A CENTURYLINK QC _____ DATE

COMCAST _____ DATE

CITY APPROVALS:

CITY SURVEYOR _____ DATE

*REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE

**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE

ABCWUA _____ DATE

PARKS AND RECREATION DEPARTMENT _____ DATE

AMAFCA _____ DATE

CITY ENGINEER _____ DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE

CODE ENFORCEMENT _____ DATE

SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
THIS _____ DAY OF _____, 2018

ANTHONY L. HARRIS. P.S. # 11463

THE SURVEY OFFICE, LLC
ALBUQUERQUE, NEW MEXICO PHONE: (505) 998-0303
333 LOMAS BLVD., N.E. 87102 FAX: (505) 998-0305

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# _____
PROPERTY OWNER OF RECORD: _____
BERNALILLO CO. TREASURER'S OFFICE: _____