

EASEMENTS

- ① EXISTING PUBLIC UTILITY EASEMENT (09-17-1963, D3-76) (09-17-1963, D3-75)
- ② 5' PRIVATE DRAINAGE EASEMENT GRANTED TO THE CHELWOOD HILLS HOMEOWNER'S ASSOCIATION BY THIS PLAT, AND TO BE MAINTAINED BY SAID HOMEOWNER'S ASSOCIATION.
- ③ 10' PUBLIC UTILITY EASEMENT TO BE GRANTED BY THIS PLAT.
- ④ PUBLIC UTILITY EASEMENT TO BE GRANTED BY THIS PLAT.
- ⑤ PRIVATE PEDESTRIAN ACCESS EASEMENTS TO BE GRANTED TO THE CHELWOOD HILLS HOMEOWNER'S ASSOCIATION BY THIS PLAT, AND TO BE MAINTAINED BY SAID HOMEOWNER'S ASSOCIATION.
- ⑥ BLANKET PRIVATE ROADWAY AND DRAINAGE EASEMENT COVERING TRACT PR GRANTED TO THE CHELWOOD HILLS HOMEOWNER'S ASSOCIATION BY THIS PLAT, AND TO BE MAINTAINED BY SAID HOMEOWNER'S ASSOCIATION.
- ⑦ BLANKET PUBLIC WATER AND SANITARY SEWER EASEMENT COVERING TRACT PR GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY BY THIS PLAT.
- ⑧ BLANKET PUBLIC EMERGENCY VEHICLE ACCESS COVERING TRACT PR GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.
- ⑨ 20' WIDE PUBLIC WATER EASEMENT GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY BY THIS PLAT.
- ⑩ PUBLIC PEDESTRIAN ACCESS EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL1	N 22°15'48" W	5.09
EL2	N 34°04'26" E	9.94
EL3	N 19°09'02" W	10.61
EL4	S 24°42'23" E	3.63
EL5	S 76°33'21" E	12.49

PUBLIC UTILITY EASEMENTS

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
1. THE PUBLIC SERVICE CO. OF NM--ELECTRIC SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND/OVERHEAD ELECTRICAL LINES, COMMUNICATION LINES, TRANSFORMERS, AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
3. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.
4. THE PUBLIC SERVICE CO. OF NM--GAS SERVICES DIVISION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH DISTRIBUTION AND SERVICE LINES AND FACILITIES REASONABLY NECESSARY TO PROVIDE GAS 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 EASEMENT, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND FEE WITH THE PURPOSES SET FORTH HEREIN, NO BUILDING SIGN 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 CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.
- EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHEAR DOORS AND FIVE FEET (5') ON EACH SIDE.
- PUBLIC SERVICE COMPANY OF NEW MEXICO, FOR ITS ELECTRIC AND GAS SERVICES DIVISIONS, DOES HEREBY RELEASE, WAIVE, QUITCLAIM AND DISCHARGE ITS RIGHT, TITLE AND INTEREST IN THE EASEMENTS (GRANTED BY PRIOR PLAT, REPLAT OR DOCUMENT) SHOWN TO BE VACATED ON THIS PLAT.

PNM ELECTRIC AND GAS SERVICES

BY: _____

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ BY _____ OF PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION, ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the plat or the plat's history. Consequently, PNM does not warrant the plat's accuracy, and PNM does not release an easement or easement rights to which it may be entitled.

PLAT
FOR
CHELWOOD HILLS
SUBDIVISION
BEING A REPLAT OF
TRACT B

CHELWOOD ELEMENTARY SCHOOL
SECTION 15 T. 10 N. R. 4 E. NMP.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

