

ZONE ATLAS L-18-Z NOT TO SCALE

LEGAL DESCRIPTION

LOTS NUMBERED ELEVEN (11) AND TWELVE (12 IN BLOCK NUMBERED SEVEN (7) OF THE MENDELSBERG'S SUBDIVISION OF BARON BURG HEIGHTS AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON JANUARY 22, 1945.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

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.

QWEST CORPORATION D.B.A. CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST 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 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 EASEMENT, WITH THE RIGHT AND PRIVILEGED OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR 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 SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN 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 DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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 PLAT.

DISCLAIMER

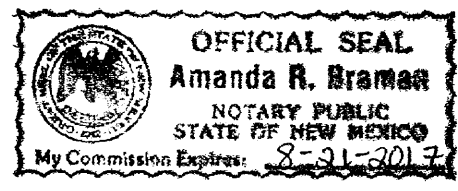
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

FREE CONSENT:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF LOTS NUMBERED 11 AND 12 IN BLOCK 7 OF THE MENDELSBERG'S SUBDIVISION OF BARON BURG HEIGHTS SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DO HEREBY CONSENT TO THE CONSOLIDATION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON, AND ALSO HEREBY GRANT ALL RIGHT OF WAY IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS TO THE CITY OF ALBUQUERQUE. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: Ahmet Tiryaki 3-23-15
OWNER/DATE

ACKNOWLEDGMENT
STATE OF New Mexico)
) SS.
COUNTY OF Bernalillo)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 23 DAY OF March, 2015, BY Ahmet Tiryaki

NOTARY PUBLIC: Amanda R. Brammer
MY COMMISSION EXPIRES: 8/31/2017

SOLAR COLLECTION NOTE:

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE
NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

SHEET INDEX
PAGE 1. COVER
PAGE 2. SUBDIVISION PLAT

SUBDIVISION PLAT OF
LOT 11-A, BLOCK 7
OF
MENDELSBERG'S SUBDIVISION
BARON BURG HEIGHTS
SECTION 25, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 2015

PROJECT NUMBER: 1010070

CITY APPROVALS:

<u>Scott H. Rios</u> P.S.	4/22/15
CITY SURVEYOR	DATE
<u>Randy M. Wray</u>	4/22/15
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<u>NA</u>	8-6-15
UTILITIES DEVELOPMENT	DATE
<u>Carol S. Diment</u>	4-22-15
PARKS AND RECREATION DEPARTMENT	DATE
<u>Antea Chene</u>	4-22-15
A.M.A.F.C.A.	DATE
<u>Kristy Cadore</u>	04/22/15
ABCWUA	DATE
<u>Antea Chene</u>	4-22-15
CITY ENGINEER	DATE
<u>Paul Cho</u>	8-6-15
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
<u>NA</u>	8-6-15
REAL PROPERTY DIVISION	DATE

UTILITY APPROVALS:

<u>Fernando Vigil</u>	7-30-15
PNM ELECTRIC SERVICES	DATE
<u>NA</u>	7/30/15
NEW MEXICO GAS	DATE
<u>NA</u>	7-30-15
QWEST CORPORATION D.B.A. CENTURY LINK QC	DATE
<u>NA</u>	8-6-15
COMCAST	DATE

SURVEYOR'S CERTIFICATE:
I, DAVID P ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
David P. Acosta 4-17-15
DAVID P. ACOSTA, N.M.P.S. NO. 21082 DATE

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE TWO (2) EXISTING LOTS INTO ONE (1) AND GRANT ADDITIONAL PUBLIC UTILITY EASEMENTS AND GRANT ADDITIONAL RIGHT OF WAY IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS TO THE CITY OF ALBUQUERQUE BY THIS PLAT.

NOTES:

1. BEARINGS ARE GRID BASED--NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 1983)
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. ALL BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.
4. BEARINGS AND DISTANCES IN () ARE RECORD
5. FIELD SURVEY DATE: MONTH OF MARCH 2015

SUBDIVISION DATA:

DRB#
ZONE ATLAS INDEX NO. L-18-Z
TOTAL NO. OF TRACTS EXISTING 2
TOTAL NO. OF TRACTS CREATED 1
TOTAL NO ACREAGE: 0.30940 ACRES
TOTAL NO DEDICATED RIGHT OF WAY: 0.00198 ACRES

DOCUMENTS USED:

MENDELSBERG SUBDIVISION OF BARON BURG HEIGHTS, JANUARY 22, 1945

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UNIFORM PROPERTY CODE #: 1-018-056-05649-22602
1-018-056-056475-22603
BERNALILLO COUNTY TREASURER'S OFFICE: [Signature] 4/16/15

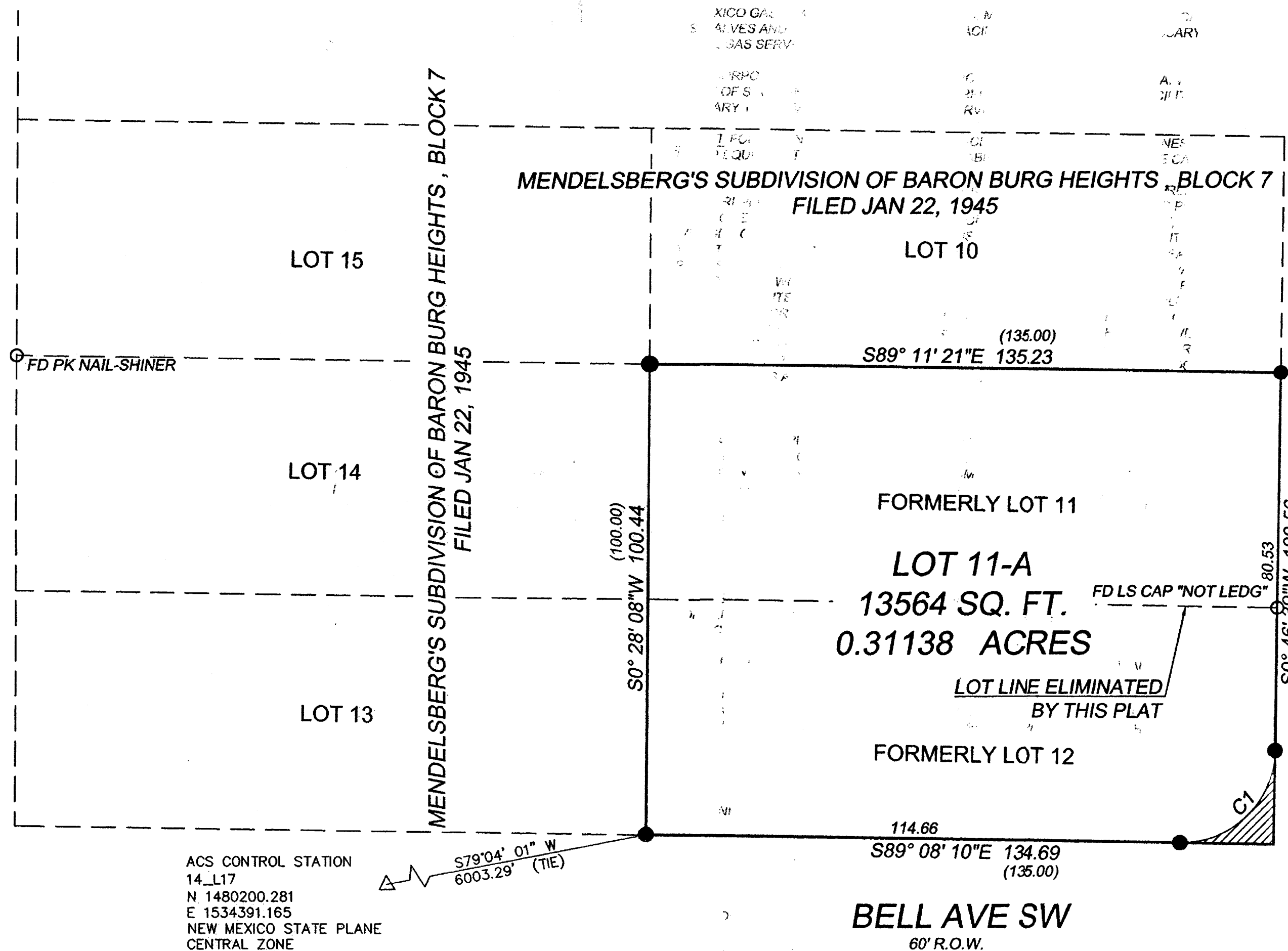
DOCH 2015071685
08/19/2015 10:05 AM Page: 1 of 2
PLAT R: 26.03 B: 2015C P: 0055 M: Toulouse Oliver, Bernalillo Cour

CONSTRUCTION SURVEY TECHNOLOGIES, INC.
MAILING: PO BOX 65395, ALBUQUERQUE, NM 87193 505-917-8921
OFFICE: 1606 CENTRAL AVE SE, SUITE 101, ALBUQUERQUE, NM 87106
NMSURVEYOR@GMAIL.COM

PAGE 1 OF 2

SUBDIVISION PLAT OF
LOT 11-A, BLOCK 7
 OF
MENDELSBERG'S SUBDIVISION
BARON BERG HEIGHTS
 SECTION 25, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 QUE, MARCH 2015

SERVICE COMPANY
 INSTALLATION
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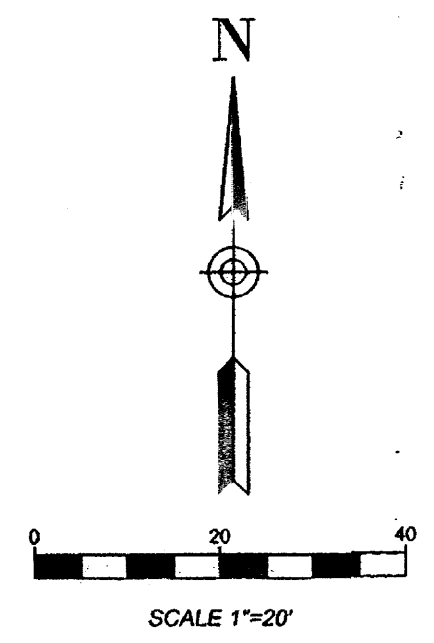


- MONUMENT LEGEND**
- ▲ ALBUQUERQUE CONTROL STATION "AS DESIGNATED"
 - SET 1" PLASTIC CAP STAMPED "LS 21082"
 - FOUND MONUMENT "AS NOTED"

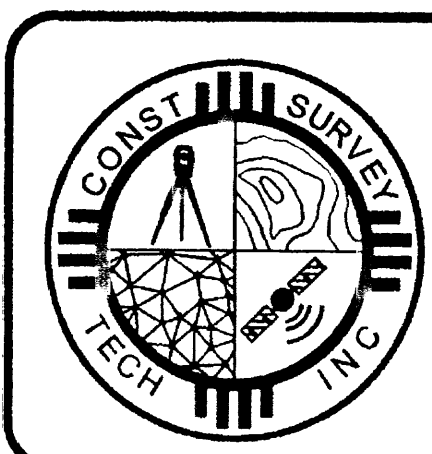
ACS CONTROL STATION
 14_L17
 N 1480200.281
 E 1534391.165
 NEW MEXICO STATE PLANE
 CENTRAL ZONE
 G-G= 0.999662355
 DELTA-ALPHA= -00'12.90"
 NAD 1983

S79°04' 01" W
 6003.29' (TIE)

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	31.45	20.00	90.09	N45° 49' 15"E	28.31



DOC# 2015071685
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 PLAT # 525.08 B. 2015C P. 0036 B. Toulouse Oliver, Bernalillo Cour



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