

- NOTES:
- 1. UNLESS OTHERWISE NOTED ALL CORNERS ARE SET #4 REBAR WITH CAP STAMPED "SLS 12649".

 2. THE BEARING BASE FOR THIS PLAT ARE NDC MONUMENT "NDC_19A_12" AND NDC MONUMENT "NDC_19_B1". ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED. BEARINGS ARE GRID BASED UPON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. (NAD 83).

 3. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD PER DOCUMENT FILED DECEMBER 30, 1997 IN BOOK 97C, PAGE 368.

 4. DISTANCES ARE GROUND DISTANCES

 5. GROSS ACREAGE: 6.9670
 6. NUMBER OF EXISTING LOTS: 1
 7. NUMBER OF LOTS CREATED: 2
 8. PROPERTIES ARE ZONED SU-1.
 9. DATE OF SURVEY MARCH 2018.
- 10.00.70.5.4
- 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, FOR INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
- NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND AND SERVICE OF NATURAL GAS LINES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.
- CENTURY LINK FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES

COMCAST CABLE 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 ACROSS, 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 TRASFORMERS, 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 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 CONSTRUCTING ANY WOLATIONS 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) IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM 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.

IT IS HEREBY CERTIFIED THAT THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD BOUNDARY IN ACCORDANCE WITH HUD FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAP DATED AUGUST 16, 2012. ZONE "X", COMMUNITY PANEL NO. 350002 0351 H.

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PLAT OF

HAT PARCEL OF LAND STUATE WITHIN SECTION 11, TOWNSHIP 10, WORTH, RANGE 3 FEAT NEW MEXICO PRINCIPAL MERIDIAN BRING TALL LITTED TRACT THE PLAT OF THE PL REAL PROPERTY CITY ENGINEER APPROVALS: UTILITIES:

DATE

DATE

SOLAR COLLECTOR NOTE:

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

PURPOSE OF THIS PLAT IS TO SPLIT TRACT B.

DATE

DATE

DATE

DATE

FREE CONSENT:
SURVEYED AND REPLATTED AND NOW COMPRISING TRACT B ALTURA COMPLEX, CITY
OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, IS WITH FREE CONSENT OF
AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S)
AND PROPRIETOR(S) THEREOF. SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY CONSENT
TO THE SPLIT OF TRACT B AS SHOWN HEREON.
SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY WARRANT THAT THEY HOLD AMONG
THEM, COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.
SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING
AND DO HEREBY CERTIFY THAT THEY ARE SO AUTHORIZED TO ACT.

NEATHERWOOD PARTNERS	NEATHERWOOD PARTNERS
DATE	DATE

STATE OF OF BERNALILLO)

ON THIS DAY OF 2018, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY

CITY SURVEYOR, CITY OF CITY OF ALBUQUERQUE BOARD, CHAIR NEW MEXICO GAS COMPANY PNM ELECTRIC SERVICES APPLICATION NUMBER: PROJECT NUMBER TRAFFIC ENGINEERING, SECTION 11, 7 ALBUQUERQUE TRACT B1 AND B2

ALTURA COMPLEX

MITHIN

10N 11, TOWNSHIP 10 NORTH, RANGE 3 E.

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO TRANSPORTATION DIVISION DEVELOPMENT REVIEW PARK AND 1000111 ALBUQUERQUE 18DRB-70019 RECREATION

DATE

DATE

DATE

DATE

DATE

DATE

BERNALILLO COUNTY TREASURER PROPERTY OWNERS(S) OF RECORD: NEATHERWOOD PAETNERS TREASURER'S CERTIFICATION:
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 101705914003830109L1

SURVEYOR'S CERTIFICATION:

I, ANDREW S. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 12649, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT IT MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS, THAT IT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION OF THE BERNALILLO COUNTY SUBDIVISION ORDINANCE; THAT IT SHOWS ALL EASEMENTS OF RECORD MADE KNOWN TO ME BY THE OWNERS AND PROPRIETORS SHOWN HEREON, TILLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING INTEREST; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

03 WE 4 #12649

3-17-2018 DATE

REVISED:

2 SANDIA LAND
SURVEYING
15 CASA TERRENOS PLACITAS, N.M. 87043 (505)
108 NO.: 084-18 | DATE: 3-17-2 SCALE: 084-18 1"=60' DRAWN: LAND 1NG LLC 043 (505) 867-1241 3-17-2018 A.S.M.

SHEET 1 OF