

**Subdivision Data:**

ZONING: ZONING M-1 AND SU-1 M-1 PERMISSIVE USES  
 GROSS SUBDIVISION ACREAGE: 3.4630 ACRES±  
 ZONE ATLAS INDEX NO: F-16-Z & F-17-Z  
 NO. OF TRACTS CREATED: 1  
 NO. OF LOTS CREATED: 0  
 MILES OF FULL-WIDTH STREETS CREATED: 0  
 DATE OF SURVEY: NOVEMBER 2003, FIELD VERIFIED JUNE 2014

**Purpose of Plat**

THE PURPOSE OF THIS PLAT IS TO REPLAT ONE TRACT INTO ONE NEW TRACT BY VACATING AN EXISTING 30' ACCESS EASEMENT AND GRANTING A NEW PRIVATE ACCESS EASEMENT.

**Notes:**

- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
- ALL DISTANCES ARE GROUND DISTANCES--US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTIONS 34 & 35, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

**Public Utility Easements**

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF:
- 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.
  - 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 CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
  - 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 ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL 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.

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 CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

RECORDING STAMP  
 DOCH 2014076847  
 09/25/2014 04:02 PM Page: 1 of 2  
 PLAT R 525.00 B: 2014076847 P: 0109 M: Toulous Olivera, Bernalillo Co

Plat of  
 Tract A-1  
**LLD Subdivision**  
 Albuquerque, Bernalillo County, New Mexico  
 July 2014

Project No. 1000219  
 Application No. 14DRB-70290

**Utility Approvals**

PNM [Signature] 9/3/14  
 DATE  
 NEW MEXICO GAS COMPANY [Signature] 8/26/14  
 DATE  
 QWEST CORPORATION D/B/A CENTURYLINK QC [Signature] 8/26/14  
 DATE  
 COMCAST [Signature] 8/26/14  
 DATE

**City Approvals**

CITY SURVEYOR [Signature] 8-13-14  
 DATE  
 REAL PROPERTY DIVISION NA 9-16-14  
 DATE  
 ENVIRONMENTAL HEALTH DEPARTMENT NA 9-16-14  
 DATE  
 TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT [Signature] 08-27-14  
 DATE  
 A.B.C.W.U.A. [Signature] 08/27/14  
 DATE  
 PARKS AND RECREATION DEPARTMENT [Signature] 8-27-14  
 DATE  
 AMAFCA [Signature] 8-27-14  
 DATE  
 CITY ENGINEER [Signature] 9-16-14  
 DATE  
 DRP CHAIRPERSON, PLANNING DEPARTMENT [Signature] 9-16-14  
 DATE

**Legal Description**

A TRACT OF LAND LYING AND SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTIONS 34 AND 35, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACT "A", LLD SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 26, 2004 IN VOLUME 2004C, FOLIO 102, CONTAINING 3.4630 ACRES, MORE OR LESS, NOW COMPRISING TRACT "A-1", LLD SUBDIVISION.

THIS IS TO CERTIFY THAT THIS PLAT IS CURRENT AND PAID ON UPC # 13276 10304  
 PROPERTY OWNER OF RECORD: Vincent J. Lardner  
 BERNALILLO COUNTY TREASURER'S OFFICE  
 GEORGE STONE 9-25-14

**Solar Note:**

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

**Free Consent**

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

[Signature] 7/29/14  
 VINCENT J. LARDNER, JR.  
 AS CO-TRUSTEE OF THE LARDNER FAMILY REVOCABLE LIVING TRUST  
 DATE

[Signature] 7/29/14  
 CYNTHIA A. MECHENBEIR  
 AS CO-TRUSTEE OF THE LARDNER FAMILY REVOCABLE LIVING TRUST  
 DATE

**Acknowledgment**

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS

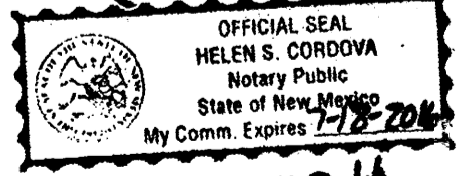
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF JULY, 2014 BY VINCENT J. LARDNER, JR., AS CO-TRUSTEE OF THE LARDNER FAMILY REVOCABLE LIVING TRUST.

BY [Signature] COMMISSION EXPIRES: 7-18-2016  
 NOTARY PUBLIC

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF JULY, 2014 BY CYNTHIA A. MECHENBEIR, AS CO-TRUSTEE OF THE LARDNER FAMILY REVOCABLE LIVING TRUST.

BY [Signature] COMMISSION EXPIRES: 7-18-2016  
 NOTARY PUBLIC



TREASURER CERTIFICATE

**Surveyor's Certificate**

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

[Signature] 7/22/14  
 LARRY W. MEDRANO  
 N.M.P.S. No. 11993  
 DATE



**PRECISION SURVEYS, INC.**

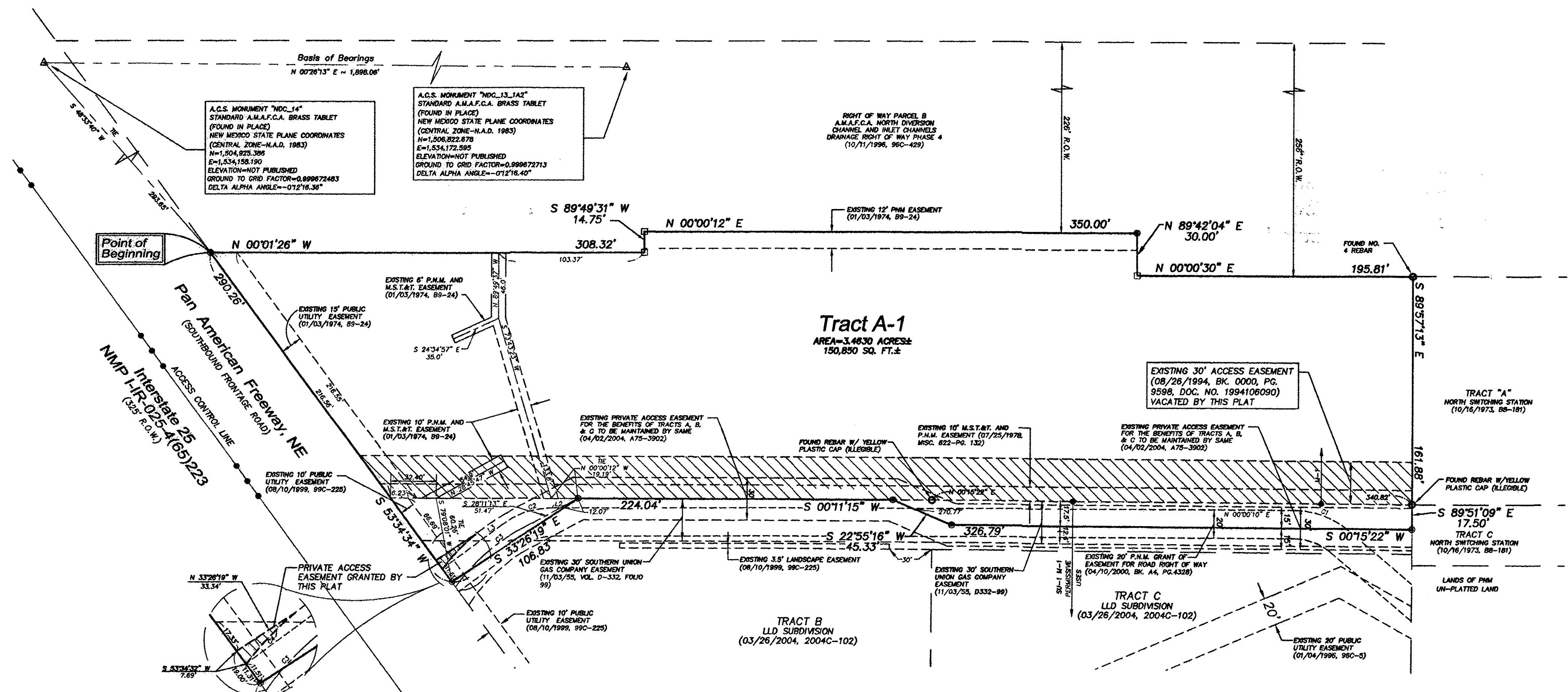
OFFICE LOCATION:  
 5571 Midway Park Place, NE  
 Albuquerque, NM 87109  
 MAILING ADDRESS:  
 PO Box 90636  
 Albuquerque, NM 87199

505.856.5700 PHONE  
 505.856.7900 FAX

INDEXING INFORMATION FOR COUNTY CLERK  
 OWNER LARDNER FAMILY REVOCABLE TRUST  
 SECTION 34 & 35, TOWNSHIP 11 N, RANGE 3 E,  
 SUBDIVISION LLD SUBDIVISION

RECORDING STAMP  
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 09/25/2014 04:02 PM Page: 2 of 2  
 PLAT R: 425 09 B: 2014C P: 0109 R: Toulous Olivares, Bernalillo Co

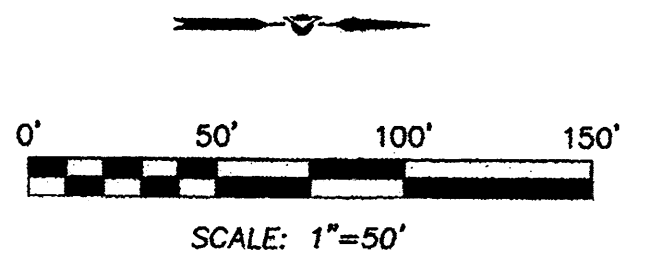
Plat of  
**Tract A-1**  
**LLD Subdivision**  
 Albuquerque, Bernalillo County, New Mexico  
 July 2014



**Tract A-1**  
 AREA=3.4630 ACRES±  
 150,850 SQ. FT.±

**Legend**

- N 90°00'00" E RECORD BEARINGS AND DISTANCES MATCH MEASURED BEARING AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- ⊙ FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"
- FOUND A.M.A.F.C.A. RIGHT OF WAY MONUMENT



**Curve Table**

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	60.00'	40.83'	38°22'26"	20.88'	39.44'	S 19°11'16" W
C2	60.00'	38.29'	36°33'38"	19.82'	37.64'	S 18°16'35" E
C3	130.42'	56.54'	24°50'19"	28.72'	56.10'	S 42°49'53" E
C4	145.42'	34.15'	13°27'19"	17.15'	34.07'	S 46°31'09" E

**Line Table**

LINE	BEARING	DISTANCE
L1	N 89°49'31" E	15.49'
L2	S 00°00'10" W	8.16'
L3	S 36°33'20" E	52.30'

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