

VICINITY MAP No. L-19

LEGAL DESCRIPTION

LOTS NUMBERED FIFTEEN (15) AND SIXTEEN (16) IN BLOCK NUMBERED EIGHT (8) OF CASAS SERENAS, A SUBDIVISION IN 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 MAY 13, 1946 IN VOLUME D, FOLIO 7 AND LOT NUMBERED FIVE-A (5-A) IN BLOCK NUMBERED EIGHT (8) OF THE PLAT OF LOT 5-A, BLOCK 8, CASAS SERENAS SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, 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 FEBRUARY 4, 2004 IN PLAT BOOK 2004C, PAGE 38 ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE WEST LINE OF RHODE ISLAND STREET, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT "5-K20" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) BEARS N. 78 DEG. 22' 22" E., A DISTANCE OF 5218.82 FEET RUNNING THENCE S. 01 DEG. 00' 02" W., ALONG THE WEST LINE OF RHODE ISLAND STREET, A DISTANCE OF 200.00 FEET TO THE SOUTHEAST CORNER; THENCE N. 88 DEG. 59' 58" W., A DISTANCE OF 135.00 FEET TO AN ANGLE POINT; THENCE N. 01 DEG. 00' 02" E., A DISTANCE OF 100.00 FEET TO AN ANGLE POINT; THENCE N. 88 DEG. 59' 58" W., A DISTANCE OF 135.00 FEET TO THE SOUTHWEST CORNER, BEING A POINT ON THE EAST LINE OF PENNSYLVANIA STREET; THENCE N. 01 DEG. 00' 02" E., ALONG THE EAST LINE OF PENNSYLVANIA STREET, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER; THENCE S. 88 DEG. 59' 58" E., A DISTANCE OF 270.00 FEET TO THE NORTHEAST CORNER AND PLACE OF BEGINNING CONTAINING 0.9298 ACRES MORE OR LESS.

**PLAT OF
LOT 16-A, BLOCK 8
CASAS SERENAS SUBDIVISION**
WITHIN
SECTION 30, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2013

PROJECT NUMBER: 1000501
APPLICATION NUMBER: 13DRS-70572

UTILITY APPROVALS:

<i>Servano Vigil</i> PUBLIC SERVICE COMPANY OF NEW MEXICO	<u>6-5-13</u> DATE
<i>[Signature]</i> NEW MEXICO GAS COMPANY	<u>6/5/2013</u> DATE
<i>[Signature]</i> QWEST CORPORATION D/B/A CENTURYLINK QC	<u>5/30/13</u> DATE
<i>[Signature]</i> COMCAST	<u>5/30/13</u> DATE

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 5-A, 15 AND 16 BLOCK 8 CASAS SERENAS SUBDIVISION INTO 1 LOT AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 0.9298 ACRES.
- 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 7: DATE OF FIELD WORK: APRIL 2013
- 8: 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 ERCTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- 9: PLATS USED TO ESTABLISH BOUNDARY
 - A: PLAT OF LOTS 5-A, BLOCK 8 CASAS SERENAS SUBDIVISION FILED: FEBRUARY 4, 2004 IN BOOK 2004C, PAGE 38
 - B: PLAT OF CASAS SERENAS SUBDIVISION FILED: MAY 13, 1945 IN VOLUME D, FOLIO 7

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 (NMGCO) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, QWEST D/B/A CENTURYLINK and NMGCO 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.

CITY APPROVALS:

<i>[Signature]</i> CITY SURVEYOR	<u>5-28-13</u> DATE
<i>[Signature]</i> *REAL PROPERTY DIVISION (CONDITIONAL)	DATE
<i>[Signature]</i> **ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
<i>[Signature]</i> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	<u>6-12-13</u> DATE
<i>[Signature]</i> ABCWJA	<u>06/12/13</u> DATE
<i>[Signature]</i> PARKS AND RECREATION DEPARTMENT	<u>6-12-13</u> DATE
<i>[Signature]</i> AMAFCA	<u>6-12-13</u> DATE
<i>[Signature]</i> CITY ENGINEER	<u>6-12-13</u> DATE
<i>[Signature]</i> DRB CHAIRPERSON, PLANNING DEPARTMENT	<u>6-12-13</u> DATE

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.

[Signature] President For NM Vietnamese Buddhist Assoc.
DATE 5/22/13

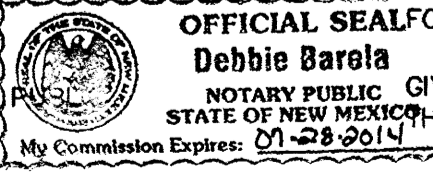
ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
THIS 22 DAY OF May, 2013

BY: Thanh V. NGUYEN
OWNERS NAME

MY COMMISSION EXPIRES: 07-28-2014 BY Debbie Barela
NOTARY PUBLIC

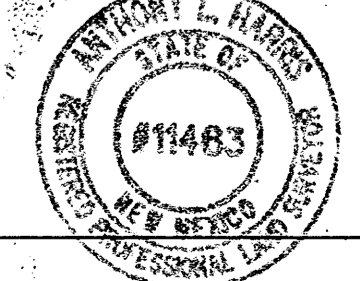


SURVEYORS CERTIFICATE:

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.

[Signature]
ANTHONY L. HARRIS, P.S. # 11463



HARRIS SURVEYING, INC.
2412-D MONROE STREET N.E.
ALBUQUERQUE, NEW MEXICO 87110
PHONE: (505) 889-8058
FAX: (505) 889-8646

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13-PLAT R:525 00 B: 2013C P: 0071 R: Toulous Olivera, Bernalillo Cou

13-0183.DWG (MAY, 2013)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# See Parcel listed
PROPERTY OWNER OF RECORD: NM Vietnamese Buddhist Association
BERNALILLO CO. TREASURER'S OFFICE: Starr Pailla 6/12/13

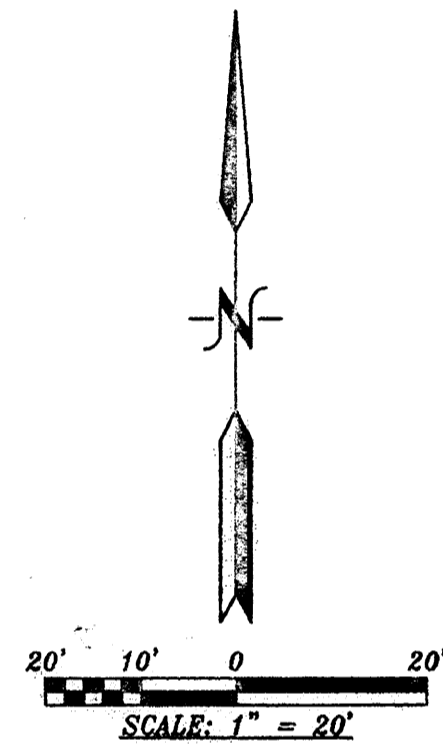
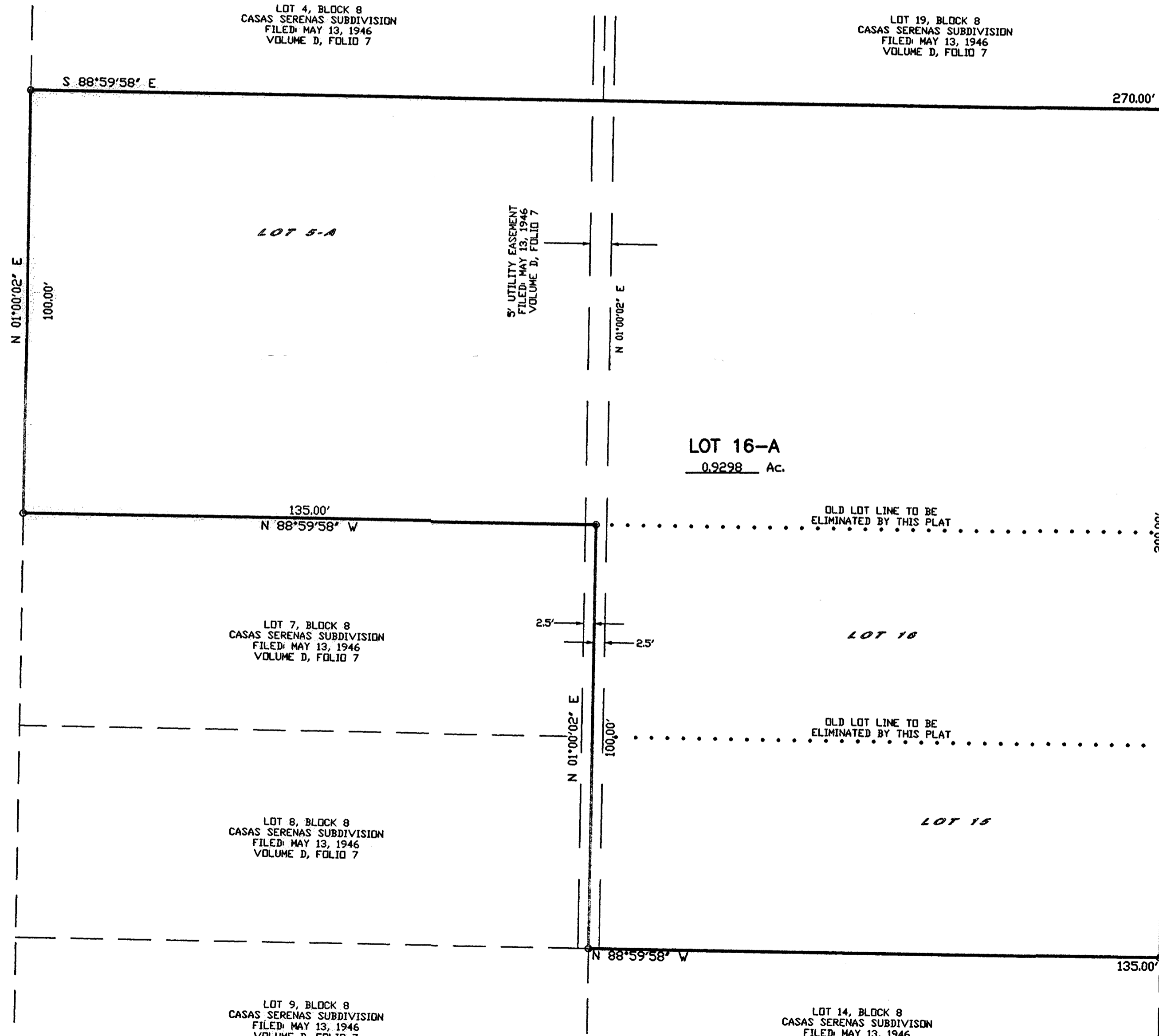
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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2013

ACS STATION "5-K20"
 N=1,482,001.249
 E=1,553,259.684
 GRD TO GRID=0.999652832
 $\Delta\alpha = -00^{\circ} 10' 02.59''$
 CENTRAL ZONE, NAD 1983

PENNSYLVANIA STREET S.E.
 50' R/W

RHODE ISLAND STREET S.E.
 50' R/W



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 City: PLAT R: S25 00 B: 2013C P: 0071 R. Toulouse Olivere, Bernalillo Cou

13-0183.DWG (MAY, 2013)