

VICINITY MAP No. L-21

**LEGAL DESCRIPTION**

TRACT LETTERED B-ONE-A (B-1-A) OF THE PLAT FOR THE VIDED ADDITION, TRACTS B-1-A AND B-1-B, 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 AUGUST 23, 1999 IN PLAT BOOK 99C, PAGE 239

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

**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO DIVIDE TRACT B-1-A INTO 2 TRACTS 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: 11.4131 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: AUGUST, 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 ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- 9: PERMANENT ACCESS DRIVE EASEMENT. THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REGARDING OUTPARCEL" (RECORDED AS DOCUMENT No. 2012138716 ON THE 31ST DAY OF DECEMBER 2012) STATES WITHIN SECTION 3.2 THAT THE OWNER OF TRACT B-1-A-1 "HEREBY GRANTS TO THE OUTPARCEL OWNER (TRACT B-1-A-2), AS GRANTEE, FOR THE BENEFIT OF THE OUTPARCEL OWNER AND ITS RESPECTIVE PERMITTEES APPURTENANT TO THE OUTPARCEL, A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC UPON, OVER AND ACROSS THAT PORTION OF THE COMMON AREA LOCATED ON THE HOME DEPOT PARCEL (TRACT B-1-A-1) SHOWN ON EXHIBIT "B" AS THE PERMANENT ACCESS DRIVE"
- 10: RECIPROCAL STORM DRAINAGE EASEMENT. THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REGARDING OUTPARCEL" (RECORDED AS DOCUMENT No. 2012138716 ON THE 31ST DAY OF DECEMBER, 2012) STATES WITHIN SECTION 3.5 THAT THE OWNER OF TRACT B-1-A-1 AND THE OWNER OF TRACT B-1-A-2 RECIPROCALLY GRANT TO ONE ANOTHER "A NON-EXCLUSIVE EASEMENT OVER AND UNDER ITS PARCEL FOR SURFACE WATER DRAINAGE OVER AND THROUGH THE DRAINAGE PATTERS AND STORM WATER DRAINAGE SYSTEMS THAT ARE ESTABLISHED FROM TIME TO TIME AMONG THE PARCELS"
- 11: GRANT OF UTILITY EASEMENTS. THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS REGARDING OUTPARCEL" (RECORDED AS DOCUMENT No. 2012138716 ON THE 31ST DAY OF DECEMBER 2012) STATES WITHIN SECTION 3.1(o) THAT THE OWNER OF TRACT B-1-A AND OWNER OF TRACT B-1-A-2 RECIPROCALLY GRANT TO ONE ANOTHER "A NON-EXCLUSIVE AND PERPETUAL EASEMENT UNDER, THROUGH AND ACROSS THE COMMON AREA OF THE HOME DEPOT PARCEL (TRACT B-1-A-1) OR THE OUTPARCEL (TRACT B-1-A-2), AS APPLICABLE (EXCLUSIVE OF ANY PORTION WITHIN A BUILDING AREA), FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITY LINES."
- 12: THE "DRIVEWAY EASEMENT AGREEMENT" DATED JUNE 6, 2006 RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO AS DOCUMENT NUMBER 2000055083 (BOOK A-6, PAGE-4862) PROVIDES VEHICULAR AND PEDESTRIAN CROSS ACCESS EASEMENTS BETWEEN LOT B-1-A-1 AND LOT B-1-A-2 AND THE "COSTCO PARCEL" LEGALLY DESCRIBED AS "TRACT A AND TRACT C-1 OF PLAT OF MANZANO MESA"
- 13: ON ADJOINING TRACT A-1 OF THE COSTCO DEVELOPMENT PLAT THERE IS AN EXISTING 70' x 185' PRIVATE ACCESS EASEMENT FOR THE BENEFIT AND USE OF TRACT B-1, VIDEO ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 9, 1994 IN VOLUME 94C, FOLIO 263 FILED: FEBRUARY 20, 2001 (2001C-56)
- 14: AS SHOWN ON THE PLAT FILED IN PLAT BOOK 94C, PAGE 263 THERE IS A RECIPROCAL ACCESS EASEMENT BY THE OWNER OF TRACT B1 AND THE OWNER OF TRACT D; EACH GRANTED TO THE OTHER RECIPROCAL EASEMENT FOR CROSS ACCESS AND VEHICULAR PARKING ON AND OVER TRACT B1 FOR THE BENEFIT OF TRACTS D AND ON AND OVER TRACT D FOR THE BENEFIT OF TRACT B1. THE OWNER OF TRACT B1 AND THE OWNER OF TRACT D GRANTED TO THE OWNER OF TRACT C VEHICULAR ACCESS ACROSS TRACTS B1 AND D RESPECTIVELY FOR PURPOSES OF INGRESS AND EGRESS.

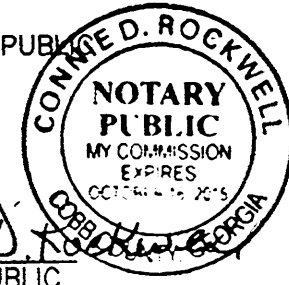
**FREE CONSENT**

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.

BY: Suzanne Russo  
 NAME: Suzanne Russo  
 Sr. Attorney  
 ITS: March 14, 2014  
 DATE:

**ACKNOWLEDGMENT**

STATE OF Georgia ) s.s.  
 COUNTY OF Cobb )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 14th DAY OF March 2014  
 BY: Suzanne Russo  
 OWNERS NAME  
 MY COMMISSION EXPIRES: 10-16-2015 BY: Connie D. Rockwell  
 NOTARY PUBLIC



**PLAT OF TRACTS B-1-A-1 AND B-1-A-2 VIDEO ADDITION**

WITHIN SECTION 28, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO FEBRUARY, 2014

PROJECT NUMBER: 1000897

APPLICATION NUMBER: 13-70801

**UTILITY APPROVALS:**

Fernando Vigil 4-11-14  
 PUBLIC SERVICE COMPANY OF NEW MEXICO DATE  
AF 4/10/2014  
 NEW MEXICO GAS COMPANY DATE  
[Signature] 4/11/14  
 QWEST CORPORATION D/B/A CENTURYLINK QC DATE  
[Signature] 5/2/14  
 COMCAST DATE

**CITY APPROVALS:**

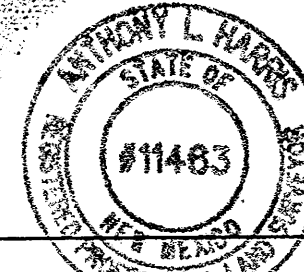
Daryl P. Anger 3/31/14  
 CITY SURVEYOR DATE  
AK 2-21-14  
 \*REAL PROPERTY DIVISION (CONDITIONAL) DATE  
Or 2-21-14  
 \*\*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE  
[Signature] 04-09-14  
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE  
Allan Patten 04/09/14  
 ABCWA DATE  
Carol S. Dumont 4-9-14  
 PARKS AND RECREATION DEPARTMENT DATE  
Anto + Chue 7-8-14  
 AMAFCA DATE  
Anto + Chue 7-8-14  
 CITY ENGINEER DATE  
[Signature] 7-21-14  
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

**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.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 26th DAY OF FEBRUARY, 2014.

Anthony L. Harris  
 ANTHONY L. HARRIS, P.S. # 11463



**WEE** HARRIS SURVEYING, INC. PHONE: (505) 889-8066  
 4112-D MONROE STREET N.E. FAX: (505) 889-8045  
 ALBUQUERQUE, NEW MEXICO 87110

13-0567.DWG (AUGUST, 2013)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 102105605143120246  
 PROPERTY OWNER OF RECORD: HD development of Maryland, NC  
 BERNALILLO CO. TREASURER'S OFFICE: [Signature] 8/5/14

# PLAT OF TRACTS B-1-A-1 AND B-1-A-2 VIDEO ADDITION

WITHIN  
SECTION 28, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MARCH, 2014

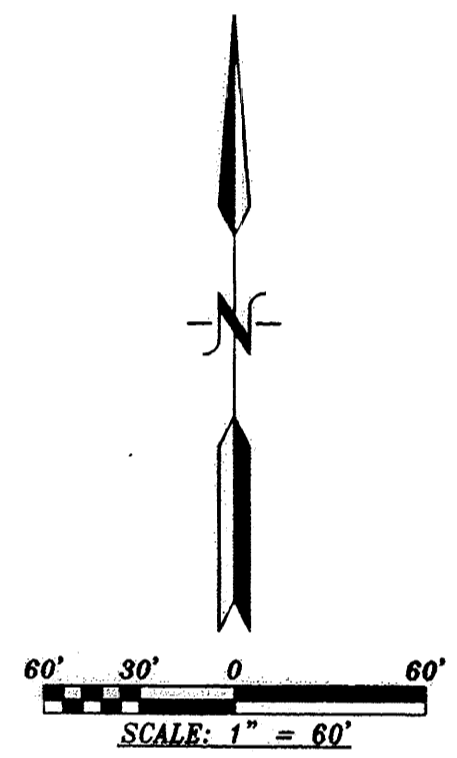
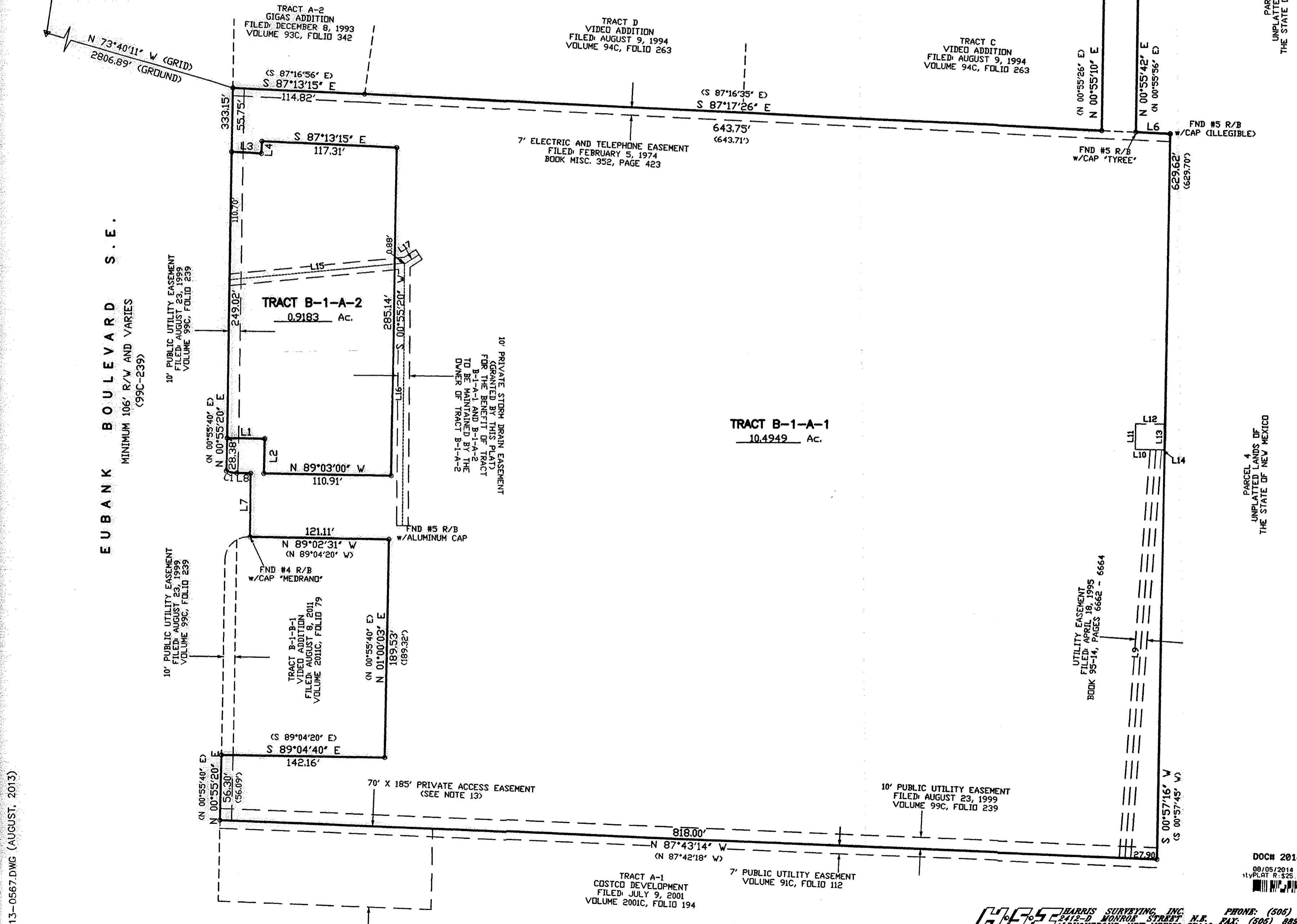
LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 89°03'00" W	32.65'
L2	N 00°57'00" E	30.10'
L3	S 87°13'15" E	25.97'
L4	N 02°46'45" E	10.60'
L5	S 82°08'35" E	30.21'
L6	S 87°16'36" E	30.03'
L7	N 00°36'18" E	54.99'
L8	N 89°02'11" W	12.00'
L9	N 04°12'37" E	354.95'
L10	N 89°09'49" W	18.00'
L11	N 00°50'11" E	22.00'
L12	S 89°09'49" E	25.00'
L13	S 00°50'11" W	22.00'
L14	N 89°09'49" W	7.00'
L15	N 84°29'33" E	152.99'
L16	S 00°24'54" W	228.71'
L17	N 56°45'45" E	15.17'

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD	DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	21°42'45"	S 78°15'49" E		24.37	9.24	9.18

ACS STATION "5-K20"  
N=1,482,001.249  
E=1,553,259.684  
GRD TO GRID=0.999652832  
Δα = -00° 10' 02.59"  
CENTRAL ZONE, NAD 1983



13-0567.DWG (AUGUST, 2013)

DOCH 2014061733  
08/05/2014 03:45 PM Page: 2 of 2  
City: PLAT R-525-00-8: 2014C P: 0080 H: Toulous Oliveira, Bernalillo Com

**HARRIS SURVEYING, INC.**  
2412-D MONROE STREET N.E.  
ALBUQUERQUE, NEW MEXICO 87110  
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FAX: (505) 889-8645