

VICINITY MAP
N.T.S.

GENERAL NOTES

- Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 83).
- Distances are ground.
- Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ().
- All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- Albuquerque City Zone Atlas page A-10.

SUBMISSION DATA

- Total number of existing Tracts: 1
- Total number of Tracts created: 2
- Gross Subdivision acreage: 9.1925 acres.

PURPOSE OF PLAT

The Purpose of this replat is to:

- Show the Public Easements Vacated by 13DRB-70469.
- Create the 2 tracts as shown hereon.
- Tract 1-C-2 is hereby dedicated in fee simple with warranty covenants by this plat to the Albuquerque Metropolitan Arroyo Flood Control Authority (A.M.A.F.C.A.) for "Drainage right of way".
- Grant public and private easements.

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"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 the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

TRACT 1-C 101006602504730102

Monahiti LLC

Pete Daskalos 2/20/13

Bernalillo County Treasurer

Date

LEGAL DESCRIPTION

Tract numbered "1-C" of SEVILLE, as the same is shown and designated on the Second Correction Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on April 8, 2002 in Plat Book 2002C, Page 109.

Said tract contains 9.1925 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, TRACTS 1-C-1 AND 1-C-2, SEVILLE (BEING A REPLAT OF TRACT 1-C, SEVILLE) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the 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 grant the Public and Private easements as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate Tract 1-C-2 in fee simple with warranty covenants by this plat to the Albuquerque Metropolitan Arroyo Flood Control Authority (A.M.A.F.C.A.) for "Drainage right of way". 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 represent that they are so authorized to act.

OWNER OF TRACT 1-C, SEVILLE
MONAHITI HOLDINGS, LLC,
a New Mexico limited liability company

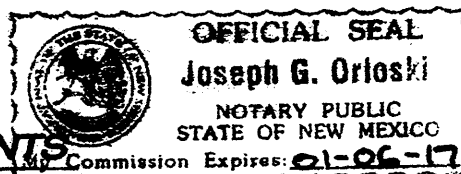
By *Pete Daskalos*
Pete Daskalos, Manager

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 22ND day of FEBRUARY, 2013, by Pete Daskalos.

[Signature] My commission expires 01-06-17
Notary Public



PUBLIC UTILITY EASEMENTS

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 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 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 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) 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.

**TRACTS 1-C-1 AND 1-C-2
SEVILLE**

(BEING A REPLAT OF TRACT 1-C, SEVILLE)

WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 3, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

FEBRUARY 2013

PROJECT NUMBER: 1001306

PLAT APPROVAL

DOCH 2013055154
05/20/2013 10:23 AM Page: 1 of 2
PLAT R: \$25.00 B: 2013C P: 0055 R: Tulous Oliver, Bernalillo Cour

UTILITY APPROVALS:

- | | |
|---|--------------------------|
| <i>Fernando V. Kind</i>
Public Service Company of New Mexico | <u>4-9-13</u>
Date |
| <i>Amelia P. Pugh</i>
New Mexico Gas Company | <u>4-23-2013</u>
Date |
| <i>Rita Jaramilla</i>
Qwest Corporation d/b/a CenturyLink QC | <u>4-9-13</u>
Date |
| <i>[Signature]</i>
Comcast | <u>4/5/13</u>
Date |

CITY APPROVALS:

- | | |
|---|-------------------------|
| <i>Paul P. Acosta</i>
City Surveyor
Department of Municipal Development | <u>2-26-13</u>
Date |
| <i>[Signature]</i>
Real Property Division | <u>N/A</u>
Date |
| <i>[Signature]</i>
Environmental Health Department | <u>N/A</u>
Date |
| <i>[Signature]</i>
Traffic Engineering, Transportation Division | <u>05-08-13</u>
Date |
| <i>Allen Peter</i>
ABCWUA | <u>05/08/13</u>
Date |
| <i>[Signature]</i>
Parks and Recreation Department | <u>5/8/13</u>
Date |
| <i>Lynn M. Mays</i>
AMAFCA | <u>5-17-13</u>
Date |
| <i>Carole S. Chene</i>
City Engineer | <u>5-14-13</u>
Date |
| <i>[Signature]</i>
DRB Chairperson, Planning Department | <u>5-20-13</u>
Date |

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, 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 surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record and that it is true and correct to the best of my knowledge, and belief.

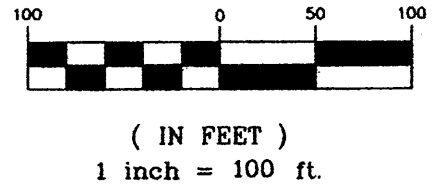
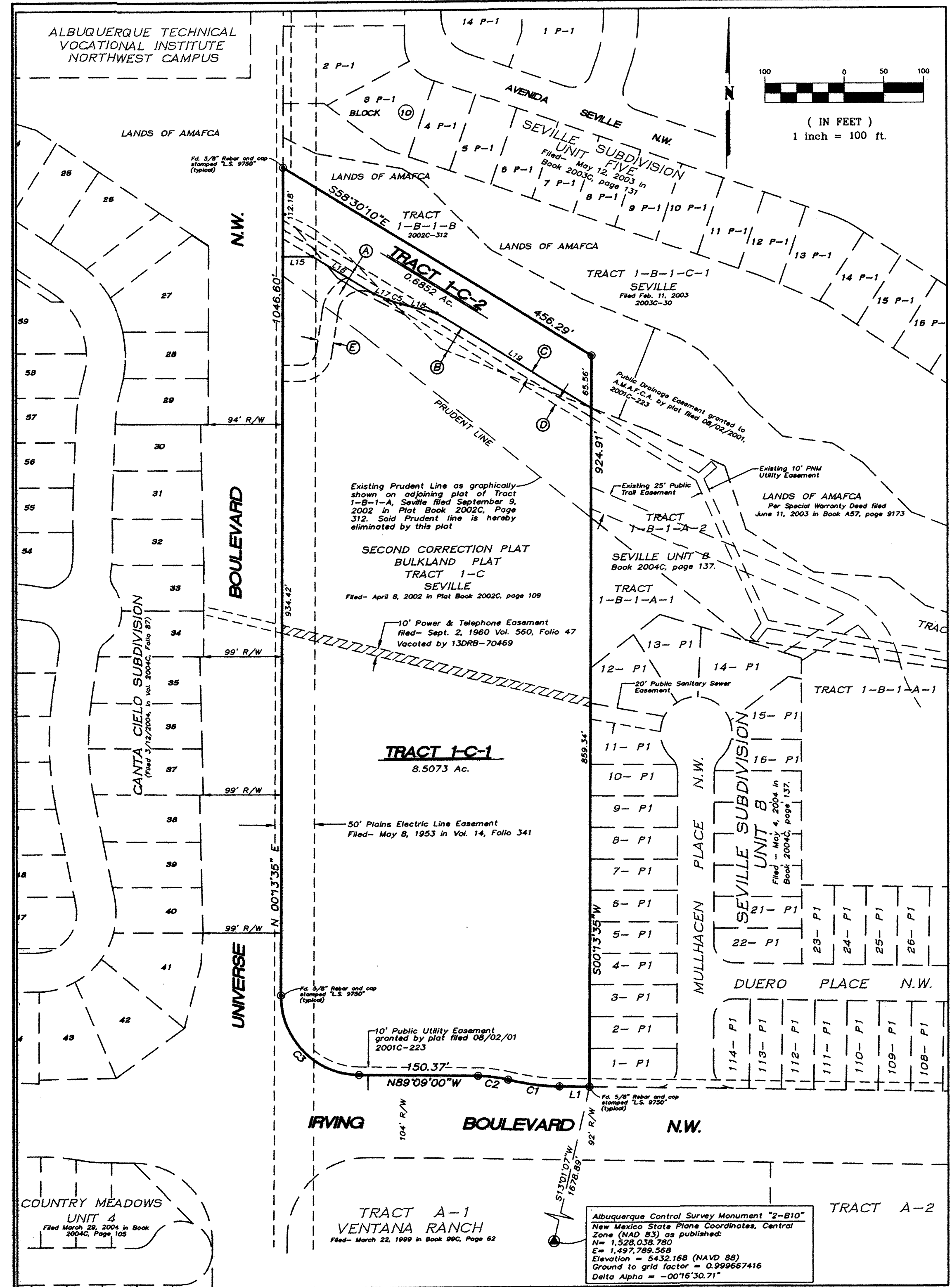
[Signature]
Russ P. Hugg
NMP# No. 9750
February 21, 2013



SURVOTEK, INC.

Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377

ALBUQUERQUE TECHNICAL VOCATIONAL INSTITUTE NORTHWEST CAMPUS



EASEMENT LEGEND

- (A) = Existing A.M.A.F.C.A. "Grant of Easement Floodway and Storm Drainage Works" filed June 4, 2002 in Book A37, page 1696. Portion within Tract 1-C Vacated 13DRB-70469 (Shaded area)
- (B) = Portion of existing A.M.A.F.C.A. Drainage Easement filed per plat on August 2, 2001 in Plat Book 2001C, page 223. To be Vacated upon completion of LOMR.
- (C) = 10' Public Utility Easement granted by this plat.
- (D) = 10' Public Pedestrian Access & Landscape Easement granted by this plat. Said easement to be maintained by the owner(s) of Tract 1-C-1.
- (E) = Public Pedestrian Access Easement and a Private AMAFCA Access Easement granted by this plat. Said Easement to be relocated in the future with AMAFCA approval. Maintenance of said easement to be the responsibility of the owner(s) of Tract 1-C-1.

Note
Tracts 1-C-1 and 1-C-2 are partially encumbered by a "Zone A" flood plain as shown on FIRM Map Number 35001C0103H.

**TRACTS 1-C-1 AND 1-C-2
SEVILLE**
(BEING A REPLAT OF TRACT 1-C, SEVILLE)
WITHIN
THE TOWN OF ALAMEDA GRANT
IN
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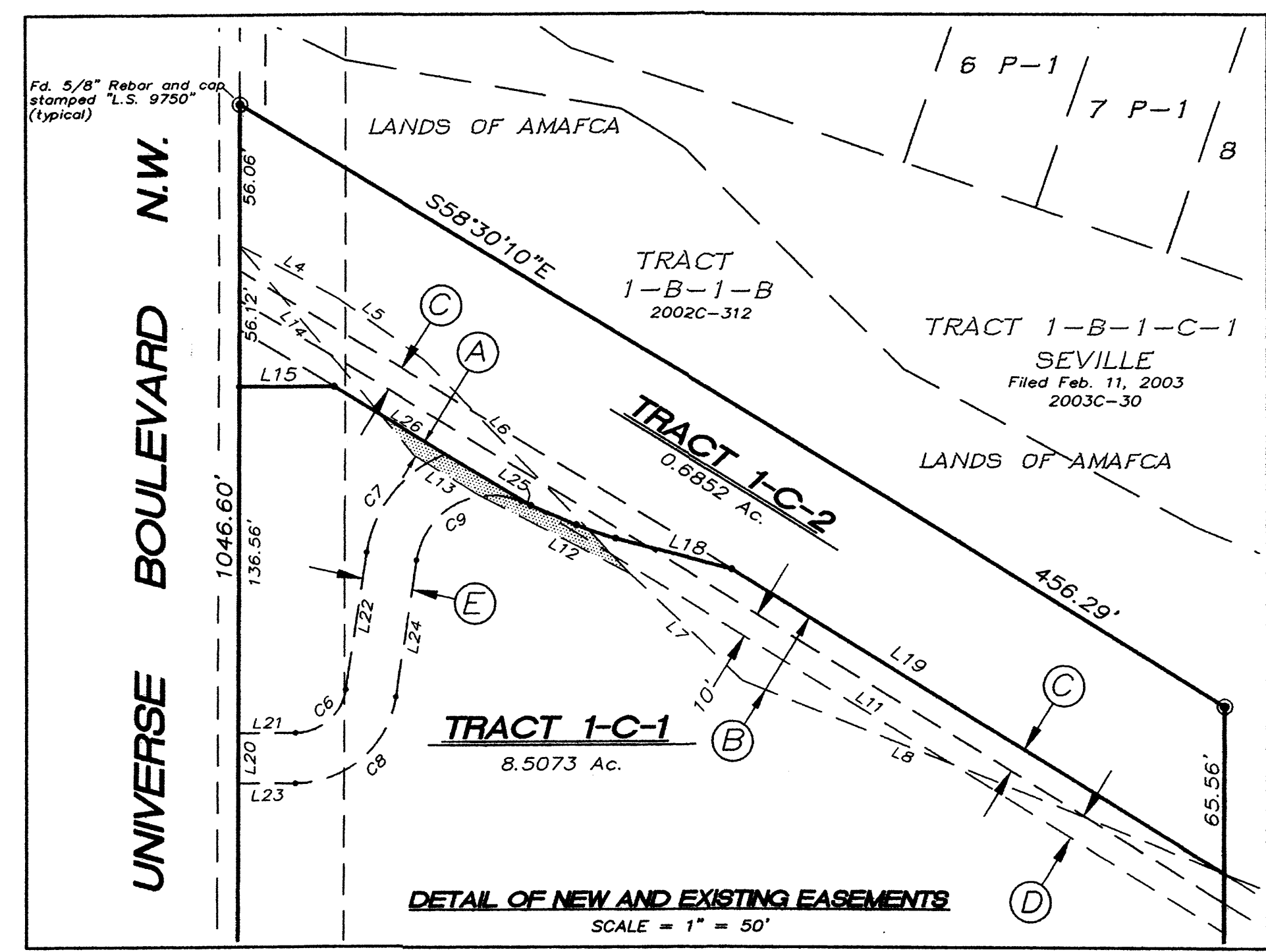
DOCH 2013055154
05/20/2013 10:23 AM Page: 2 of 2
TYP: PLAT R \$26.00 B: 2013C P: 0655 N Tulous Oliveira, Bernalillo Cour

LINE TABLE

LINE	LENGTH	BEARING
L1	37.64'	N89°09'00"W
L4	43.96'	S61°22'33"E
L5	41.80'	S54°06'17"E
L6	118.07'	S43°48'48"E
L7	61.11'	S46°33'48"E
L8	204.74'	N68°28'31"W
L11	321.00'	N58°33'50"W
L12	67.64'	S62°30'20"E
L13	29.97'	N57°50'42"W
L14	108.04'	N39°33'54"W
L15	37.41'	S89°46'25"E
L16	91.26'	S58°33'50"E
L17	19.62'	S66°45'45"E
L18	47.50'	S75°17'32"E
L19	228.01'	S58°33'50"E
L20	20.00'	N00°13'35"E
L21	22.62'	S89°46'25"E
L22	54.32'	N08°48'27"E
L23	22.62'	S89°46'25"E
L24	54.32'	N08°48'27"E
L25	4.12'	S66°45'44"E
L26	51.67'	S58°33'50"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	65.73'	284.00'	33.01'	65.59'	N82°31'09"W	13°15'41"
C2	38.42'	166.00'	19.30'	38.34'	N82°31'09"W	13°15'41"
C3	155.99'	100.00'	98.92'	140.65'	N44°27'43"W	89°22'35"
C5	16.38'	110.00'	8.20'	16.36'	S71°01'38"E	8°31'48"
C6	28.42'	20.00'	17.21'	26.09'	N49°31'01"E	81°25'07"
C7	52.27'	50.00'	28.81'	49.93'	S38°45'29"W	59°54'04"
C8	56.84'	40.00'	34.42'	52.18'	N49°31'01"E	81°25'07"
C9	54.68'	30.00'	38.70'	47.42'	S61°01'22"W	104°25'48"



Albuquerque Control Survey Monument "2-B10"
New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:
N = 1,528,038.780
E = 1,497,789.568
Elevation = 5432.168 (NAVD 88)
Ground to grid factor = 0.999667416
Delta Alpha = -00°16'30.71"

SURVOTEK, INC.
Consulting Surveyors
2384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

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