

Vicinity Map

SUBDIVISION DATA / NOTES

- PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON ACS CONTROL MONUMENT 8_H13, AS SHOWN HEREON.
- DISTANCES ARE GROUND DISTANCES.
- 22' WIDE PRIVATE ACCESS, DRAINAGE PUBLIC, UTILITY, PRIVATE SANITARY SEWER AND PRIVATE WATER EASEMENT GRANTED BY THIS PLAT, FOR THE BENEFITS OF LOT 7-A AND 7-B. TO BE MAINTAINED BY LOTS 7-A AND 7-B.
- BEARINGS AND DISTANCES IN PARANTHESIS () ARE PER THE PLAT OF THE COLEMAN ADDITION, FILED SEPTEMBER 15, 1939, VOLUME D-77, FOLIO 0, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
RECORD BEARINGS & DISTANCE ARE IN PARENTHESIS () WHERE DIFFERENT FROM FIELD SURVEY.
- TOTAL GROSS AREA: 0.6009 ACRES/ NET AREA 0.5293 ACRES.
PROPOSED LOT:
LOT 7-A: GROSS AREA 0.3288 ACRES/ 0.3288 NET ACRES
LOT 7-B: GROSS AREA 0.2721 ACRES/ 0.2005 NET ACRES
- NUMBER OF EXISTING LOTS: ONE (1)
- NUMBER OF LOTS CREATED: TWO (2)
- 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.
- THIS PLAT SHOWS ALL KNOWN EASEMENTS OF RECORD.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO COUNTY TREASURERS OFFICE:

LEGAL DESCRIPTION

LOT NUMBERED SEVEN (7) OF COLEMAN ADDITION, 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 SEPTEMBER 15, 1939 IN VOLUME D-77, FOLIO 0.

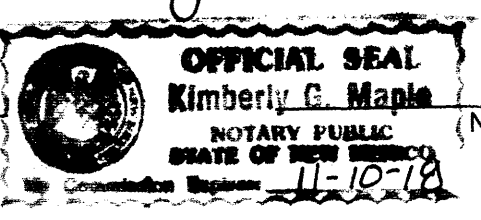
FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER(S) SIGNATURE: Aurora Ortiz DATE: 6-12-15
 OWNER(S) PRINT NAME: Aurora Ortiz
 ADDRESS: 2911 18th St. NW, Albuquerque, NM 87107 TRACT: _____
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF June, 2015.
 BY: Aurora Ortiz

MY COMMISSION EXPIRES: 11-10-18



Kimberly C. Maple
 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 THE 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 STRUCTURES 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 TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') 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 NOR 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.

PLAT
LOT 7-A AND LOT 7-B
COLEMAN ADDITION
 PROJECTED SECTION 7 TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 TOWN OF ALBUQUERQUE LAND GRANT
 BERNALILLO COUNTY, NEW MEXICO
 MAY 2015
 SHEET 1 OF 2

REQUEST: PIF PLAT

PROJECT: 1001398
 DATE: 9-16-15
 APP: 15-70327

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) LOTS FROM ONE (1) LOT, AND TO GRANT ADDITIONAL EASEMENT(S) AS SHOWN HEREON.

D.R.B. APPROVALS: _____ PROJECT NO.: _____
Loren M. Rasmussen P.S. 6/16/15
 CITY SURVEYOR DATE

TRAFFIC ENGINEERING _____ DATE _____

PARKS & RECREATION DEPARTMENT _____ DATE _____

A.B.C.W.U.A. _____ DATE _____

A.M.A.F.C.A. _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

ENVIRONMENTAL HEALTH DEPARTMENT _____ DATE _____

M.R.G.C.D. _____ DATE _____

UTILITY APPROVALS

Sernando Vigil 8-6-15
 P.N.M. ELECTRIC SERVICES DATE

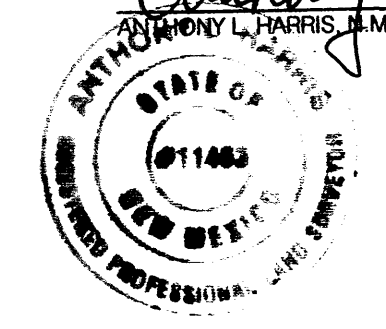
Chris Balluff 8-7-15
 NEW MEXICO GAS COMPANY DATE

QWEST CORPORATION D/B/A CENTURYLINK QC _____ DATE _____
[Signature] 7/22/15
 COMCAST CABLE COMMUNICATION, INC. DATE

SURVEYOR'S CERTIFICATE

I, ANTHONY L. HARRIS, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR HEREBY CERTIFY THAT THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT I AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS SURVEY PLAT AND THE FIELD SURVEY UPON WHICH IT IS BASED MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO, AND THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT. THIS IS A SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

Anthony L. Harris 7-31-15
 ANTHONY L. HARRIS, N.M.L.S. NO. 11463 DATE



THE SURVEY OFFICE, LLC

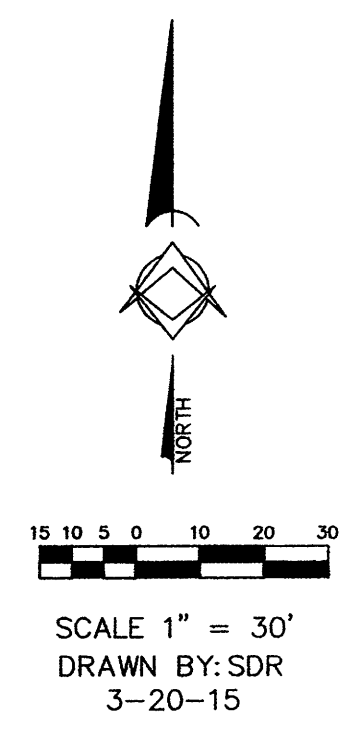
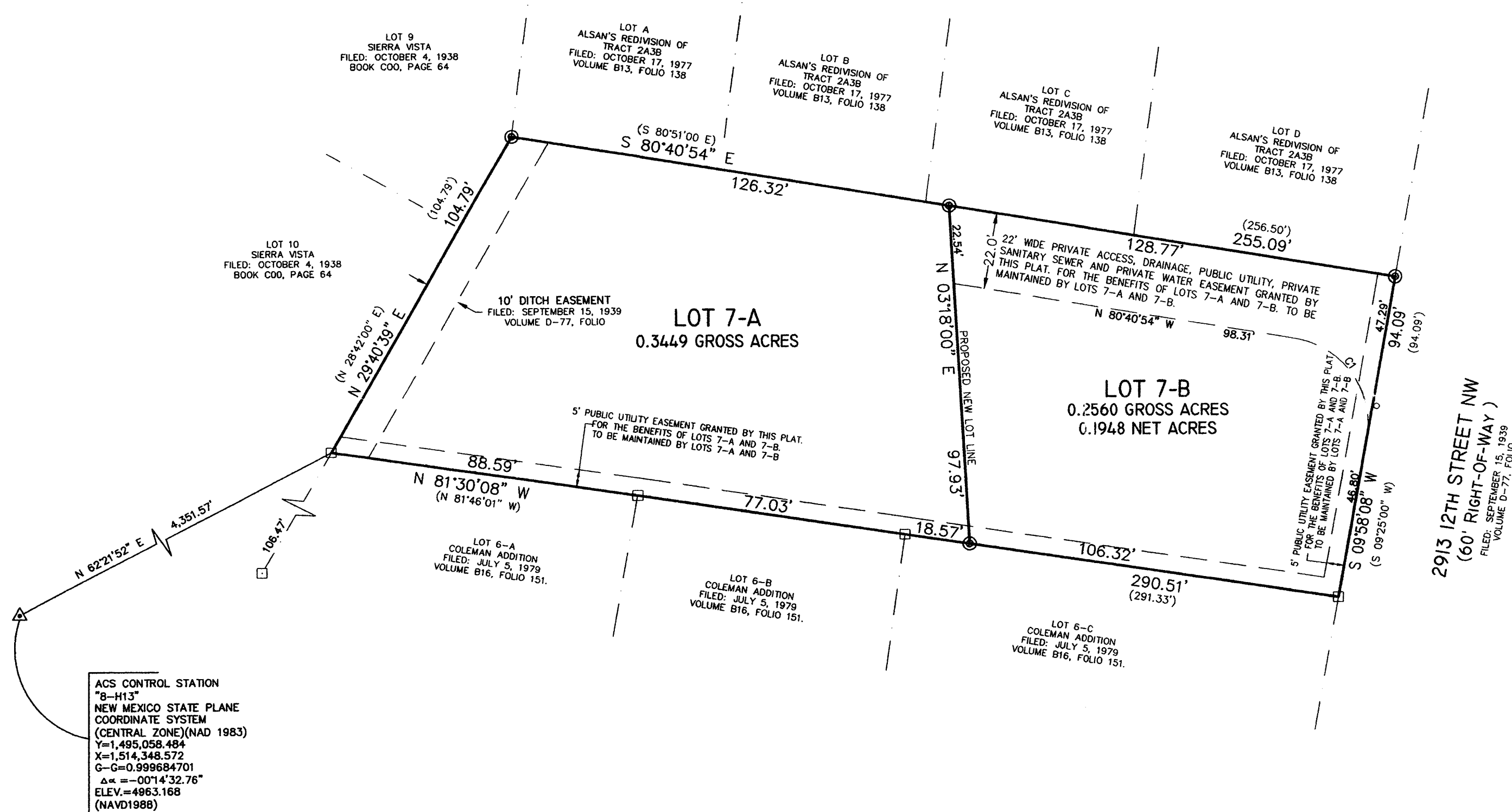
333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306
 87102

T10N R2E SEC. 25

PLAT

LOT 7-A AND LOT 7-B COLEMAN ADDITION

PROJECTED SECTION 7 TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
TOWN OF ALBUQUERQUE LAND GRANT
BERNALILLO COUNTY, NEW MEXICO
MAY 2015
SHEET 1 OF 2



ACS CONTROL STATION
"B-H13"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
(CENTRAL ZONE)(NAD 1983)
Y=1,495,058.484
X=1,514,348.572
G=0.999684701
Δα = -0014'32.76"
ELEV.=4963.168
(NAVD1988)

MONUMENT LEGEND

- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/PLASTIC CAP STAMPED "PLS 11463" UNLESS OTHERWISE NOTED

CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD DISTANCE
C1	25.00'	39.55'	90°39'03"	S 35°21'23" E	35.56'

THE SURVEY OFFICE, LLC

333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO 87102
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FAX: (505) 998-0306