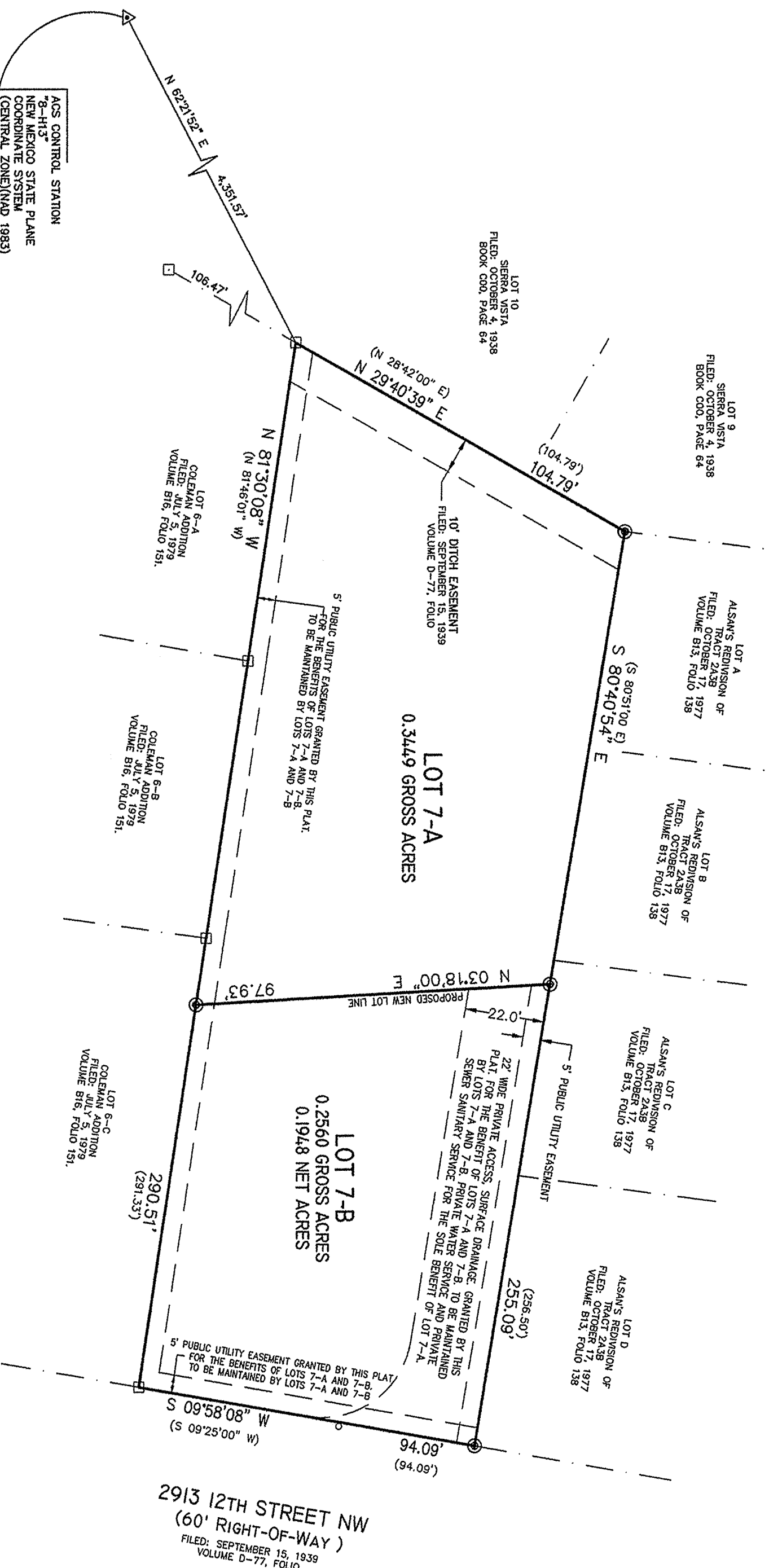


PLAT

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 2 OF 2



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'

DOC# 2015093802

10/28/2015 04:24 PM Page 2 of 2
PLAT R 325, 00 B: 201509 P: 0134 N: Toulouse Oliver, Bernalillo con

THE SURVEY OFFICE, LLC

333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO 87102

PHONE: (505) 998-0303
FAX: (505) 998-0306

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

LEGAL DESCRIPTION

LOT NUMBERED SEVEN (7) OF COLEMAN ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT HEREOF, 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

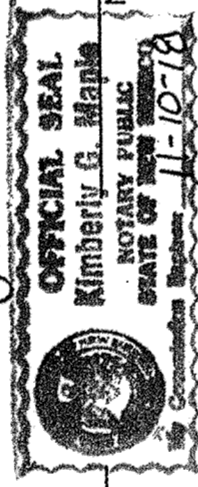
THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE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

OWNER(S) SIGNATURE: Aurora Ortiz DATE: 6-2-15
 OWNER(S) PRINT NAME: Aurora Ortiz
 ADDRESS: 2811 18th St. NW, Albuquerque, NM 87107
 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



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 FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
 4. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

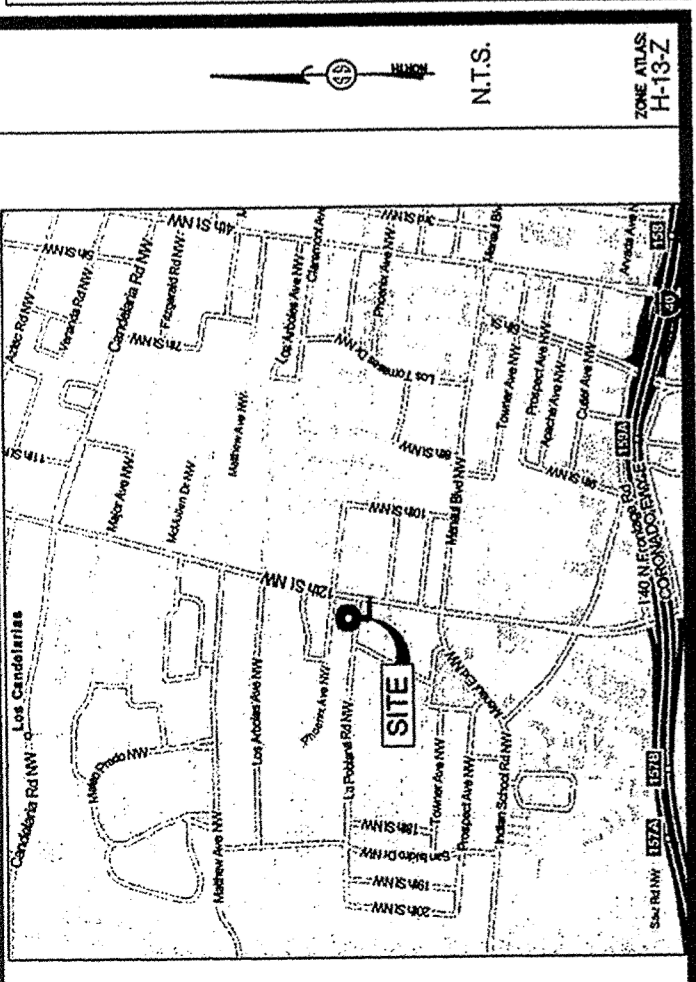
INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANITOR 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 ERRECTED 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.

DOCH 2015093802
 10/26/2015 06:54 PM Page 1 of 2
 Printed by: Kimberly G. Maria, Notary Public, State of New Mexico



Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON ACS CONTROL MONUMENT 8_H13, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. 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.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF THE COLEMAN ADDITION, FILED SEPTEMBER 15, 1939, VOLUME D-77, FOLIO 0, RECORDS, OF BERNALILLO COUNTY, NEW MEXICO.
6. RECORD BEARINGS & DISTANCE ARE IN PARENTHESES () WHERE DIFFERENT FROM FIELD SURVEY.
7. 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
8. NUMBER OF EXISTING LOTS: ONE (1)
9. NUMBER OF LOTS CREATED: TWO (2)
10. 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.

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, easements and liens, are fully reserved to said District, and that if provision for generation source and easements are not provided for by the subdivider for the subdivision, addition, or plat, said District is relieved of all obligations to furnish water on waters and services to any portion hereof, other than existing turn
 APPROVED: Aurora Ortiz DATE: 9-10-15

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: 10130594914431009
 PROPERTY OWNER OF RECORD:
Ortiz Aurora
 BERNALILLO COUNTY TREASURERS OFFICE:
Aurora Ortiz

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: 15 DRB-1032-1 PROJECT NO.: 1001398
 CITY SURVEYOR: Steven M. Nambauer P.S. DATE: 6/16/15
 TRAFFIC ENGINEERING: Paul M. W. Wink DATE: 9/16/15
 PARKS & RECREATION DEPARTMENT: Sanborn DATE: 9/16/15
 A.B.C.W.U.A.: Michelle Ad DATE: 10/8/15
 A.M.A.F.C.A.: Art & Ch DATE: 9-16-15
 CITY ENGINEER: Patricia H DATE: 9/16/15
 DRB CHAIRPERSON, PLANNING DEPARTMENT: Jim N/A DATE: 10-22-15
 ENVIRONMENTAL HEALTH DEPARTMENT: Jim N/A DATE: 10-22-15
 M.R.G.C.D.: Jim N/A DATE: 9-10-15

UTILITY APPROVALS
 P.N.M. ELECTRIC SERVICES: Sevantho Vigil P DATE: 8-6-15
 NEW MEXICO GAS COMPANY: Jim N/A DATE: 8-7-15
 QWEST CORPORATION/D/BA CENTURYLINK CO: Jim N/A DATE: 10-21-15
 COMCAST CABLE COMMUNICATION, INC.: Jim N/A DATE: 10-21-15

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, J.M.L.S. NO. 11483
Anthony L. Harris DATE: 7-31-15

THE SURVEY OFFICE, LLC

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

T10N R2E SEC. 25