

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS SEVENTEEN (17), EIGHTEEN (18) AND NINETEEN (19) AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 0.9504 ACRES.
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- DISTANCES ARE GROUND. BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- DATE OF FIELD WORK: MAY, 2016
- CURRENT ZONING: SU-1
- PLATS USED TO ESTABLISH BOUNDARY.
- A: PLAT OF BALLING ADDITION No. 1  
FILED: JULY 26, 1941
- B: PLAT OF BALLING ADDITION No. 1  
FILED: DECEMBER 19, 1947 IN PLAT BOOK C, FOLIO 84.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON  
UPC#:  
PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE:

LEGAL DESCRIPTION

LOTS NUMBERED SEVENTEEN (17), EIGHTEEN (18), AND NINETEEN (19) OF THE BALLING ADDITION NO. 1, TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 26, 1941, IN PLAT BOOK D, FOLIO 11.

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.

DATE

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,

BY:

OWNERS NAME

MY COMMISSION EXPIRES: \_\_\_\_\_ BY: \_\_\_\_\_ 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 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.
- 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 (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.

PLAT OF  
LOT 17-A  
BALLING ADDITION No. 1  
WITHIN  
TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 18, TOWNSHIP 10 N., RANGE 3 E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2016

PROJECT NUMBER: \_\_\_\_\_

APPLICATION NUMBER: \_\_\_\_\_

UTILITY APPROVALS:

PUBLIC SERVICE COMPANY OF NEW MEXICO DATE

NEW MEXICO GAS COMPANY DATE

QWEST CORPORATION D/B/A CENTURYLINK QC DATE

COMCAST DATE

CITY APPROVALS:

CITY SURVEYOR DATE

\*REAL PROPERTY DIVISION (CONDITIONAL) DATE

\*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

ABCWUA DATE

PARKS AND RECREATION DEPARTMENT DATE

AMAFCA DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

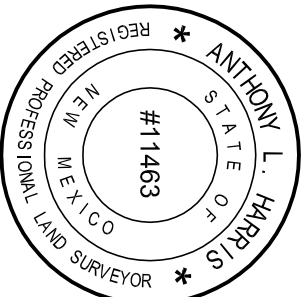
SURVEYORS CERTIFICATE:

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 13th DAY OF JUNE, 2016

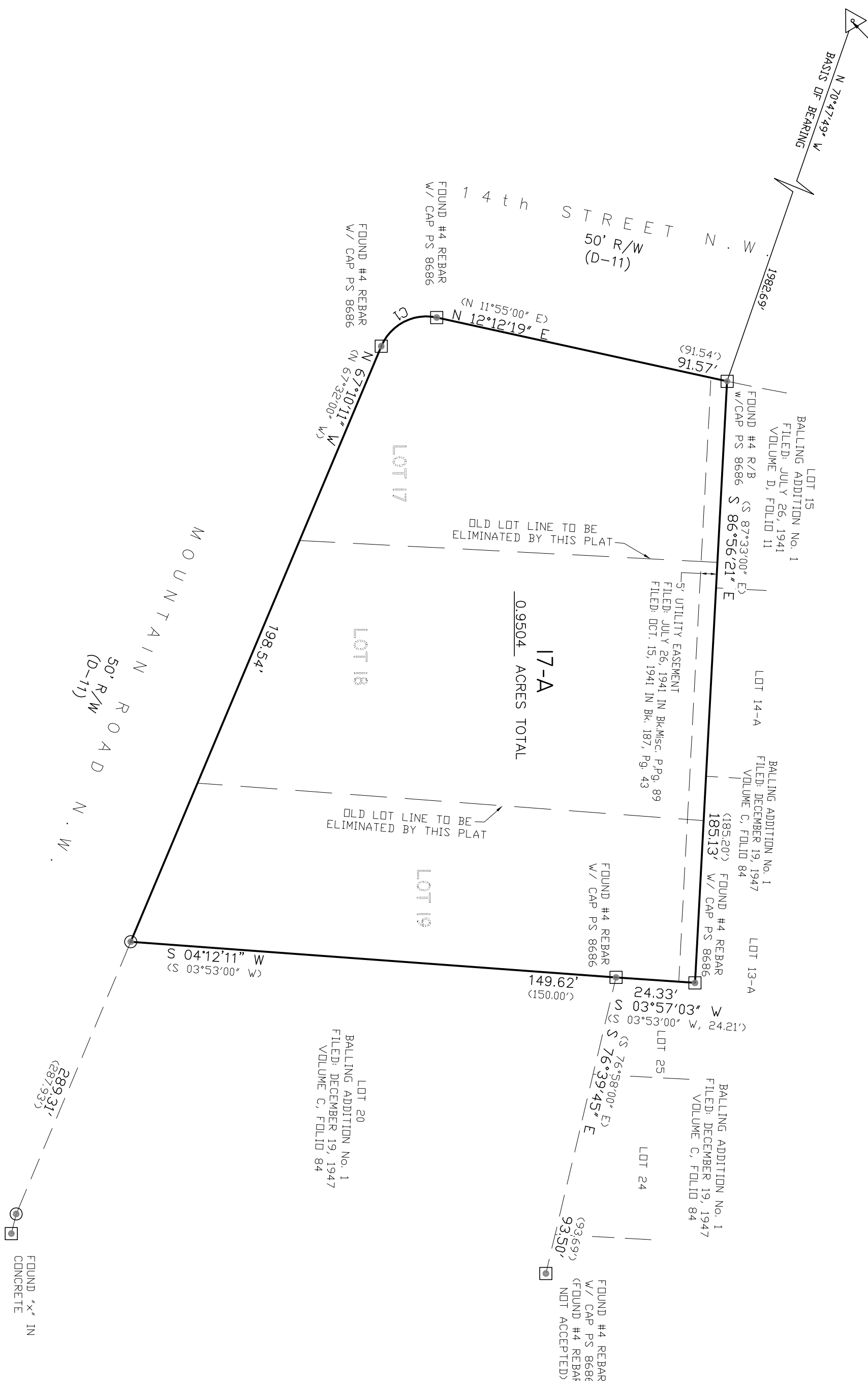
Anthony L. Harris  
ANTHONY L. HARRIS, P.S. # 11463



THE SURVEY OFFICE, LLC  
333 LOMAS BOULEVARD N.E.  
ALBUQUERQUE, NEW MEXICO 87102  
PHONE: (505) 998-0303  
FAX: (505) 998-0306

PLAT OF  
LOT 17-A  
BALLING ADDITION No. 1  
WITHIN  
TOWN OF ALBUQUERQUE GRANT  
SECTION 18, TOWNSHIP 10 N., RANGE 3  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2016

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ACSM MONUMENT "5_J13_A"  
NM STATE PLANE COORDINATES  
CENTRAL ZONE  
Y=1,491,318.377  
X=1,515,633.327-NAD 1983  
G-G=0.999684462  
DELTA ALPHA=-00°14'23.54"
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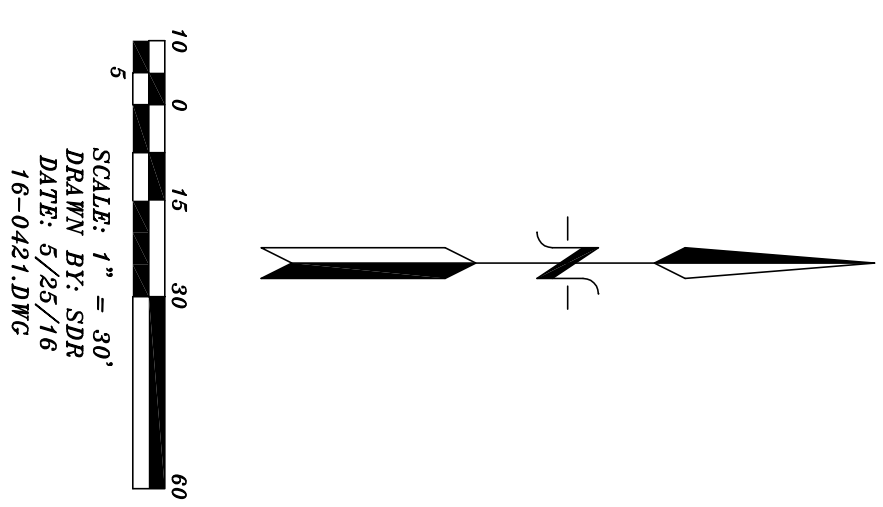


LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 76°11'11" E	6.20'
(L1)	(S 76°39'00" E)	(7.64')

CURVE TABLE				
NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH CHORD LENGTH
C1	79°33.00"	S 27°23.41' E	15.00'	20.83' 19.19'
CD1	79°27.00"	S 27°48.30' E	15.00'	20.80' 19.17'

## MONUMENT LEGEND

- ☒ - FOUND MONUMENT AS NOTED
- ☐ - SET 1/2" REBAR WITH CAP STAMPED "PS 11463"



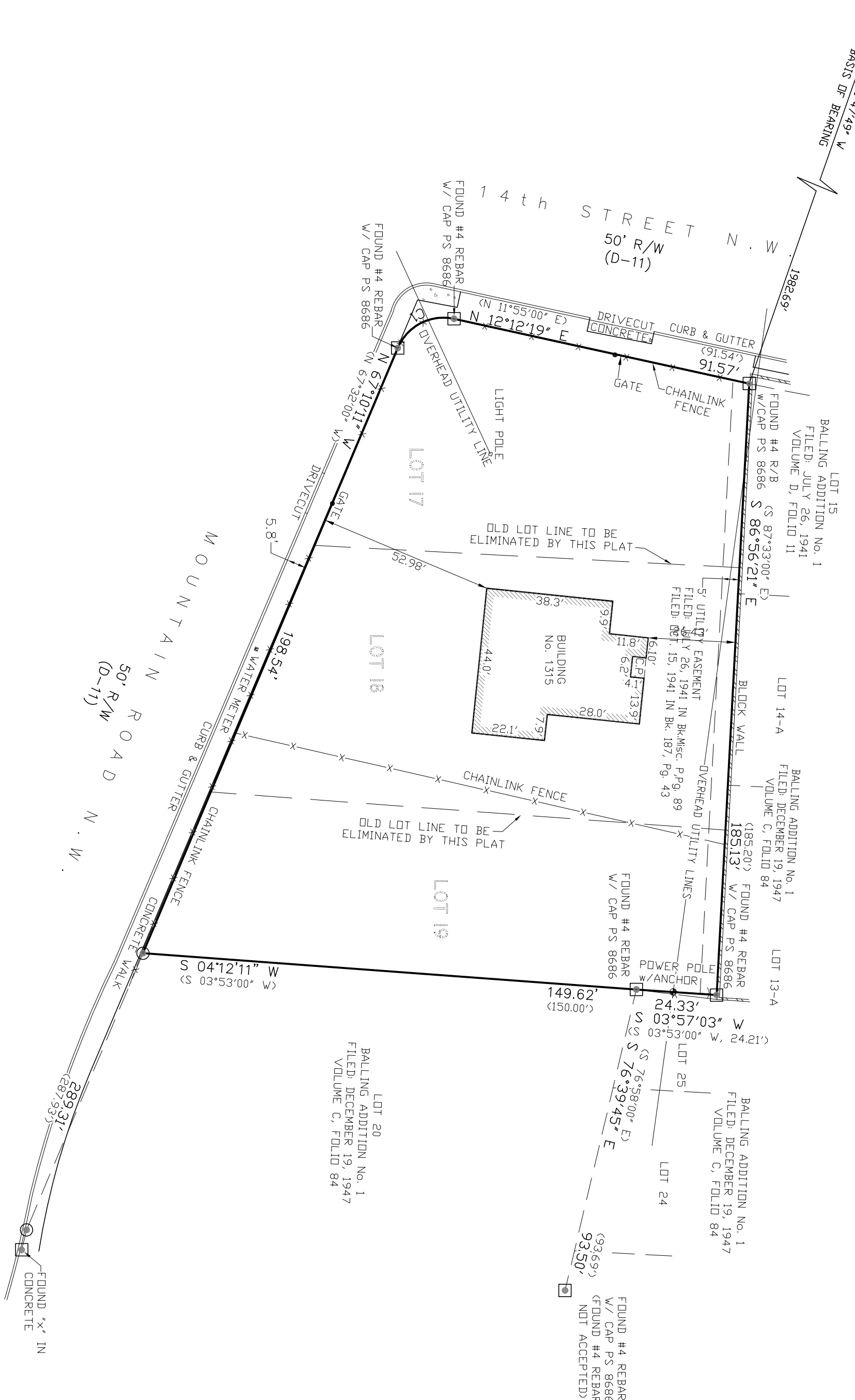
THE SURVEY OFFICE, LLC  
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ALBUQUERQUE, NEW MEXICO 87102

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SKETCH PLAT OF  
LOT 17-A  
BALLING ADDITION No. 1  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2016

ACSM MONUMENT "5.113. A"  
NM STATE PLANE COORDINATES  
CENTRAL ZONE  
Y=1,491,318.377  
X=1,515,633.327-NAD 1983  
G-G=0.999684462  
DELTA ALPHA=-0014'23.54"



LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 76°11'11" E	6.20'
CL1	(S 76°39'00" E)	(7.647)

CURVE TABLE				
NUMBER	DELTA ANGLE	CHORD	DIRECTION	RADIUS
C1	79°33'00"	S 27°23'41" E	15.00'	20.83'
CL1	79°27'00"	S 27°48'30" E	15.00'	20.80'

- MONUMENT LEGEND
- FOUND MONUMENT AS NOTED
  - SET 1/2" REBAR WITH CAP
  - STAMPED "PS 11463"

