

12 - B | 11 - B
 EMIL MANN ADDITION
 Filed June 25, 2001 in Volume 2001C, Folio 178

LOT 13
 EMIL MANN ADDITION
 Filed July 18, 1944 in Volume D, Folio 78C

PLAT OF
LOT 21-A-1, BLOCK 13
EMIL MANN ADDITION
 (BEING A REPLAT OF LOTS 21-A, 22-A, 22-B, 23-A, 24-A
 AND 24-B, BLOCK 13, EMIL MANN ADDITION)

SITUATE WITHIN
 SECTION 30, TOWNSHIP 10 NORTH, RANGE 4 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2015

Albuquerque City Survey Monument "7-K19"
 New Mexico State Plane Coordinates,
 Central Zone (NAD 83) as follows:
 N= 1483044.082
 E= 1545165.941
 Delta Alpha= -00°10'58.61"
 Ground to grid factor= 0.999659513
 Elevation= 5325.987 feet (NAVD88)

BELL AVENUE S.E.

Existing 55.1' R/W

Set 5/8" Rebar and cap stamped "L.S. 9750" (Typical)

S89°03'07"E (S89°04'42"E, 115.00) 115.01'

5' Public Utility Easement granted by plat filed May 13, 2003, Plat Book 2003C, Page 134

Existing Lot line eliminated by this plat

Fd. 1-1/2" Iron Pipe (Original block corner)

N00°55'03"E 15.09'

LOT 1
 BLOCK 13

24-B | 24-A

5' Private Water Service Easement granted by plat filed May 13, 2003, Plat Book 2003C, Page 134 VACATED by 15DRB

LOT 21-A-1
 0.6328 Ac.

23-A

EMIL MANN ADDITION
 Filed May 13, 2003, Plat Book 2003C, Page 134

Existing Lot line eliminated by this plat

BLOCK 13

22-B

LOT 3
 EMIL MANN ADDITION
 Filed July 18, 1944 in Volume D, Folio 78C

5' Public Utility Easement granted by plat filed May 13, 2003, Plat Book 2003C, Page 134

Existing Lot line eliminated by this plat

22-A

LOT 4

21-A

BLOCK 13
 LOT 5

LOT 20
 EMIL MANN ADDITION
 Filed July 18, 1944 in Volume D, Folio 78C

N88°59'06"W (N89°04'42"W, 135.00) 135.00'

Set 5/8" Rebar and cap stamped "L.S. 9750" (Typical)

ESPANOLA STREET S.E.
 51.5' R/W

TRACT A
 PLAZA FELIZ
 Filed October 25, 2010 in Plat Book 2010C, Page 124

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 Corporation d/b/a CenturyLink QC. 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.

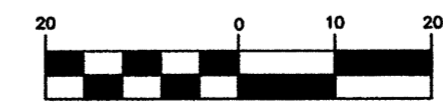
Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

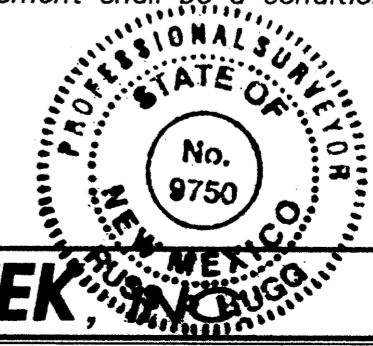
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

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

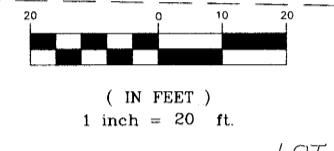
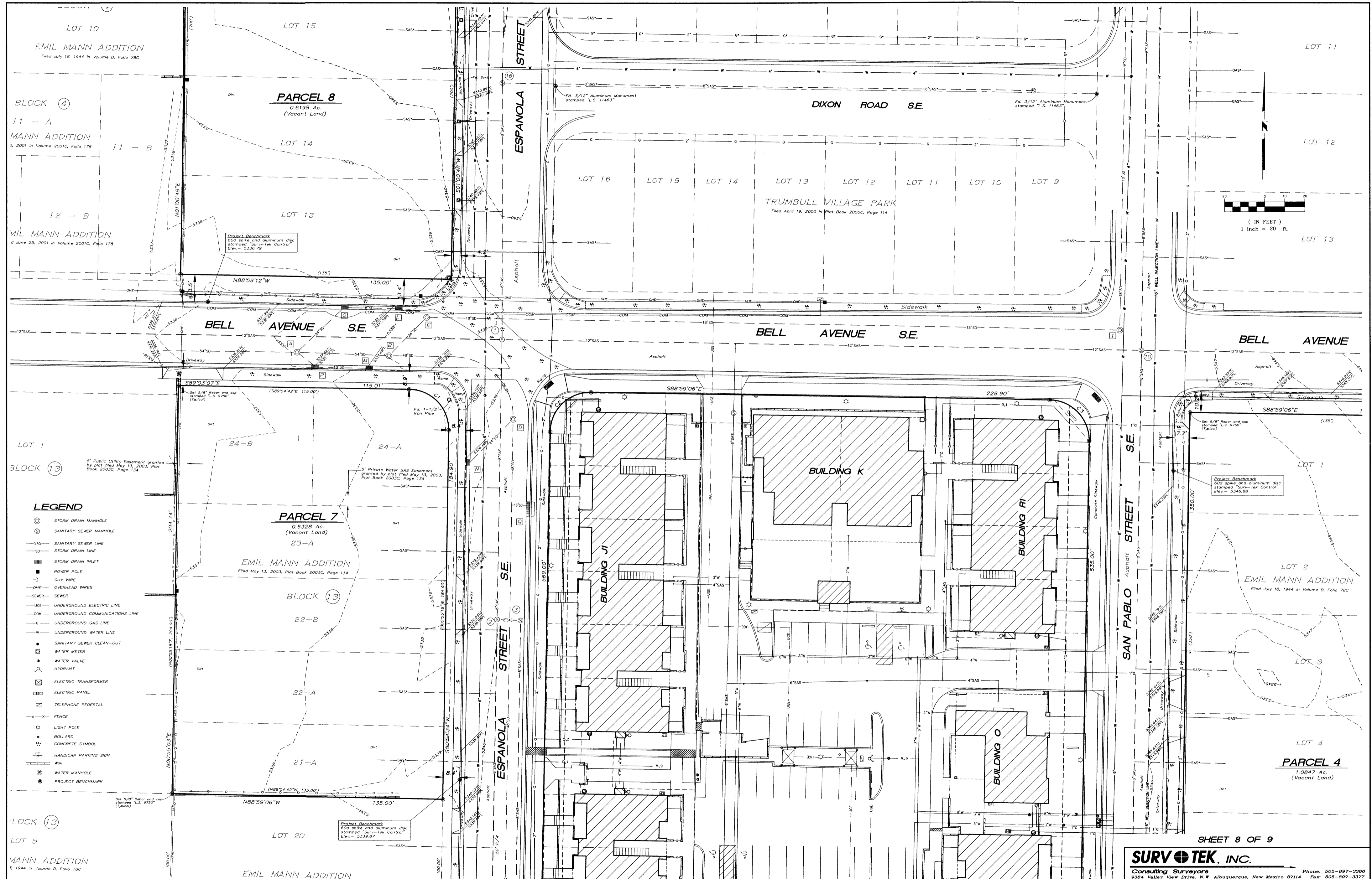


(IN FEET)
 1 inch = 20 ft.



SHEET 2 OF 2

SURV-TEK
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LEGEND

- ⊙ STORM DRAIN MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- SAS- SANITARY SEWER LINE
- SD- STORM DRAIN LINE
- STORM DRAIN INLET
- POWER POLE
- O- GUY WIRE
- OHE- OVERHEAD WIRES
- SEWER- SEWER
- UOE- UNDERGROUND ELECTRIC LINE
- COM- UNDERGROUND COMMUNICATIONS LINE
- G- UNDERGROUND GAS LINE
- W- UNDERGROUND WATER LINE
- SANITARY SEWER CLEAN-OUT
- ⊠ WATER METER
- ⊠ WATER VALVE
- ⊠ HYDRANT
- ⊠ ELECTRIC TRANSFORMER
- ⊠ ELECTRIC PANEL
- ⊠ TELEPHONE PEDESTAL
- X-X- FENCE
- ⊙ LIGHT POLE
- ⊙ ROLLARD
- ⊙ CONCRETE SYMBOL
- ⊙ HANDICAP PARKING SIGN
- ⊙ Wall
- ⊙ WATER MANHOLE
- ⊙ PROJECT BENCHMARK