

2. Zone Atlas Index No. A-14

3. Gross acreage 5.0849 Ac.

4. Existing number of lots Replatted number of lots 3

This plat has been prepared for the purpose of creating three lots from one existing lot, vacation of a private access easement, and granting of a new private access easement.

- 1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
- 2. Perimeter distances are field measurements made on the ground.
- 3. Monuments recovered and accepted or reset are noted on inscribed plat.
- 4. No property within the area of requested plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from 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
- 5. Easements and notes as shown, noted and provided for on the plat recorded in Map Book 94C, folio 378, Map Book 95C, Page 87, as noted below:
 - 10 foot public utility easement. 15 foot public waterline easement.
 - 20'x44' Water line easement.
 - 29 foot private access easement, for the benefit of and maintained by Tracts G-2A-1 and G-2A-2.
 - Private roadway, drainage and public utility easement.
 - 15 foot road easement to be dedicated when requested by the governmental agency having jurisdiction over New Mexico State Highway 528. Pond easement, to be maintained by the owner of Tract G-2A-1.
- Easement granted to Public Service Company of New Telephone and Telegraph Company by document recorded in Book 95-30, Page 722 as Document No. 95126438.
- 7. Easement granted to Public Service Company of New Mexico by document recorded in Book A43, Page 8011 as Document No. 2002138385.
- 8. Easement Agreements recorded May 3, 1995 in Book 95-10, Page 9589 as Document No. 95044435 and in Book 95-10, Page 9595 as Document No.
- 9. Private Facility Drainage Covenant recorded February 21, 1995 in Book 95-4, Page 8621 as Document No. 95017257.
- 10. Signage Agreement recorded in Book A115, page 5483 as document number
- 11. THERE APPEARS TO BE AN OVERLAP BETWEEN TRACT G-2B AND THE SUBJECT PROPERTY. THE PLAT THAT CREATED THE SUBJECT PARCEL (12/12/2005, 2005C-395) SHOWS THE SOUTHERNMOST CORNER AS A LINE. THE ORIGINAL PLAT THAT CREATED TRACTS G-2A AND G-2B (11/9/1994, 94C-378) SHOW A CURVE AT THE SOUTHERNMOST CORNER OF TRACT G-2B. LINES OF OCCUPATION INDICATE THAT THE CURVE IS THE PROPER BOUNDARY GEOMETRY.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON				
UPC# 1 014 066 110 130 30	0121			
PROPERTY OWNER OF RECOR	RD:			
BERNALILLO COUNTY TREASU	RER'S OFFICE			
Mark		9/17		
	11/2	7//		

DOC# 2017113971 11/29/2017 04:32 PM Page: 1 of 2 PLAT R:\$25.00 B: 2017C P: 0137 Linda Stover, Bernalillo County

COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

Tract G-2A-1-A of SEVEN BAR RANCH, City of Albuquerque, Bernalillo County, New Mexico as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernatillo County, New Mexico on December 12, 2005 in Map Book 2005C, Page 395.

FREE CONSENT

The platting of the property as described above and granting of easements is with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant(s) that they hold complete and indefeasible title in fee simple to the land subdivided.

Steve Coe, authorized representance **ACKNOWLEDGMENT** STATE OF NEW MEXICO

COUNTY OF BERNALILLO

On this 7+4 day of NOVEMBER, 2017, the foregoing instrument was acknowledged by: Steve Coe, authorized representative of 3700 Ellison LLC, a New Mexico Limited Liability Co. My Commission expires



NOTES CONTINUED

- 12. A blanket cross access easement across Tracts G-2A-1-A-1, G-2A-1-A-2, and G-2A-1-A-3 for the benefit of Tracts G-2A-1-A-1, G-2A-1-A-2, and G-2A-1-A-3, Tract G-2A-2, Tract G-2B and Tract G-2C is granted by this plat. Maintenance of this easement is the responsibility of the owners of Tracts Tracts G-2A-1-A-1, G-2A-1-A-2, and G-2A-1-A-3.
- 13. A blanket shared parking easement across Tracts G-2A-1-A-1, G-2A-1-A-2, and G-2A-1-A-3 for the benefit of Tracts G-2A-1-A-1, G-2A-1-A-2, and G-2A-1-A-3 is granted by this plat.
- 14. A blanket cross-lot drainage easement across Tracts G-2A-1-A-1, G-2A-1-A-2, and G-2A-1-A-3 for the benefit of Tracts G-2A-1-A-1, G-2A-1-A-2, G-2A-1-A-3 and G-2A-2 is granted by this plat. Maintenance of this easement in accordance with the Private Facility Drainage Covenant as shown in Note 9 is the responsibility of the owners of Tracts G-2A-1-A-1, G-2A-1-A-2, and
- 15. This plot lies partially within a 100 year flood hazard boundary as shown. Source: FEMA FIRM MAP 35001C 0109 H, bearing an effective date of August 16, 2012.
- 16. 29 foot private access easement, for the benefit of Tract G-2A-2. Seven Bar Ranch, is granted by this plat. Maintenance of this easement is the responsibility of the owners of Tracts G-2A-2, G-2A-1-A-1, G-2A-1-A-2, and G-2A-1-A-3.

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use

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

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

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.

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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 G-2A-1-A-1, G-2A-1-A-2, & G-2A-1-A-3, SEVEN-BAR RANCH

A REPLAT OF TRACT G-2A-1-A, SEVEN BAR RANCH WITHIN PROJECTED SECTION 5, T. 11 N., R. 3 E., N.M.P.M. WITHIN THE TOWN OF ALAMEDA GRANT

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXIC NOVEMBER 2017

DEC 0 5 2017 LAND DEVELOPMENT SECTION

PROJECT NUMBER: 1001623	
Application Number: 17 DRB-70313	
City Approvals:	
Jour M. Risenhoover P.S.	11/7/17
City Surveyor	Date
Parul Miller	11/29/17
Traffic Engineering, Transportation Division	Date
11-11 1-1	11_10_15
ABCWUA	Date
ABCWUA	1 /
< pc 01/1/2	11/29/17
Parks and Recreation Department	Date
N Dical Modt	11/29/17
AMAFCA	Date
James A Halle	11/29/2017
City Engineer	Date
///	11.29.2017
DRB Chairperson, Planning Department	Date
Utility Company Approvals:	and the second of the second o
	11-9-17
PNI	Date
	11/9/2017
P. A. CenturyLink &	Date
	11/10/12
Copyost	Doke
11. Hall.	11/9/17
New Mexico Gas Cempany	Date
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SURVEYOR'S CERTIFICATE

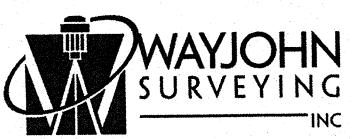
Quest Los

I. Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as State Board of Licensure for Professional Engineers and Surveyors, effective July 24, 2016 and is true and correct to the best of my knowledge and belief.



11.06.2017





330 LOUISIANA BLVD., N.E. ALBUQUERQUE, N.M. 87108 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK DRAWN: OWNER: 3700 ELLISON LLC LOCATION: SECTION 5, T11N, R3E SEVEN BAR RANCH

SCALE: FILE NO. TRJ CHECKED: 1'' = 30'TDJ ISP-11-01-2017 DRAWING NO. 2 NOV 2017 SHEET 1 OF 2 SP110117.DWG

		8: 2017C P: 0137 Linda Stover, Bernalillo County		
	o FOUND/SET MONUMENT LEGEND:	En R: \$25.00 B: 2017C P: 0137 Linda Stover, Bernalillo County	PLAT	OF The last of the
	A: FOUND #4 REBAR WITH CAP "LS 11808"		TRACTS G-2A-1-A-	-1 G-2 Δ -1- Δ -2
	B: FOUND PK NAIL AND DISK " LS 11808" C: FOUND PK NAIL AND DISK	AS.86',1)		
	D: FOUND #4 REBAR WILL ILLEGIBLE CAP E: SET PK NAIL AND DISK "WAYJOHN PS 14269"	48.86 E)	& $G-2A-1-A-3$, SI	FVFN—BAR RANCHI
COUNTY CLERK RECORDING LABEL HERE	F: SET #4 REBAR WITH CAP "LS 14269" G: SET CHISELED "+" ON CONCRETE	(N 71.58.10 F)	A REPLAT OF TRACT G-2A-	
CURVE TABLE	G. GET GRISCEED TO GOTORETE	10,0	WITHIN PROJECTED SECTION 5,	
CURVE RADIUS LENGTH DELTA CHORD BEARING		B	WITHIN THE TOWN OF	
C1 1022.00' 506.09' 28' 22' 22" N 57' 47' 16"		k, a.	ALBUQUERQUE, BERNALILLO	
(C1) 1022.00' 505.13' 28' 19' 07" N 57' 47' 39" C2 1257.74' 46.40' 02' 06' 49" S 20' 01' 47"	E 500.00' E 46.40' 150N 6' R.	Co. F.	NOVEMBER	
(C2) 1257.74' 46.37' 02' 06' 45" S 20' 02' 07"		Jun -	M	2017
C3 25.00' 39.16' 89' 44' 22" S 72' 35' 32"	E 35.27	599		
(C3) 25.00' 39.27' 90° 00' 00" S 72° 48' 44" C4 1022.00' 319.91' 17° 56' 06" N 52° 34' 08"		②(g) 2A-1-A-2 /> 域\	是 1	
C4 1022.00' 319.91' 17' 56' 06" N 52' 34' 08" C5 1022.00' 186.18' 10' 26' 16" N 66' 45' 19"	" 40 = 00' 6\ 6\" \			
LINE TABLE	(0.9	262 ac.)	\$ D >	
LINE BEARING LENGTH	(n)			
L1 S 34°04'53" E 7.64' (L1) S 34°04'29" E 7.64'			A S A C	
L2 S 55*55'07" W 29.31'				
(L2) S 55.55.31" W 29.31"				3
L3 S 55*55'07" W 14.66'			232.0 E	
L4 S 55°55'07" W 14.65'				
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TRA(
	TUSDA WELLT			
	1.5A51.1 //8/11			
	[20k] SA. 4 (////)	All		

