

Vicinity Map Zone Atlas G-13-Z



Purpose of Plat

1. TO ELIMINATE INTERIOR LOT LINE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 0.5654 ACRES
 ZONE ATLAS PAGE NO. G-13-Z
 NUMBER OF EXISTING LOTS. 2 LOT
 NUMBER OF LOTS CREATED. 1 LOT
 AREA DEDICATED TO THE CITY OF ALBUQUERQUE. 0
 MILES OF FULL WIDTH STREETS. 0.00
 MILES OF HALF WIDTH STREETS. 0.00
 DATE OF SURVEY. NOVEMBER 2010

Notes

1. FIELD SURVEY PERFORMED IN NOVEMBER 2010.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).
4. THE SUBJECT PROPERTY IS WITHIN SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST, AS PROJECTED IN THE ALBUQUERQUE GRANT.

Free Consent

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

TODD BURLEY _____ DATE
 CO-OWNER

Acknowledgment

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2010
 BY: TODD BURLEY

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

Indexing Information

Section 6, Township 10 North, Range 3 East,
 as Projected in The Albuquerque Grant
 Subdivision: MRGCD MAP NO. 34
 Owner: Todd Burley & Carolina Rodriguez
 UPC #101306037627410113 (Tract 64A)
 #101306038227010114 (Tract 64C)

Middle Rio Grande Conservancy District

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED _____ DATE _____

Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

NM GAS and PNM Note

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.

Free Consent

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

CAROLINA RODRIGUEZ _____ DATE _____
 CO-OWNER

Acknowledgment

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2010
 BY: CAROLINA RODRIGUEZ

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

**Plat of
 Tract 64-A-1
 MRGCD Map 34**

comprised of
Tracts 64-A & 64-C, MRGCD Map 34
 City of Albuquerque
 Bernalillo County, New Mexico

December 2010

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number _____

Application Number _____

City approvals:

_____	_____
City Surveyor	Date
_____	_____
Traffic Engineer, Transportation Division	Date
_____	_____
ABCWA	Date
_____	_____
Parks and Recreation Department	Date
_____	_____
AMAFCA	Date
_____	_____
City Engineer	Date
_____	_____
DRB Chairperson, Planning Department	Date
_____	_____
M.R.G.C.D.	Date

Utility approvals:

_____	_____
PNM Electric Services	Date
_____	_____
New Mexico Gas Company	Date
_____	_____
Qwest Telecommunications	Date
_____	_____
Comcast	Date

Surveyor's Certificate

"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

WILL PLOTNER JR. _____ DATE _____
 N.M.R.P.S. No. 14271

CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505)891-0244



**Plat of
Tract 64-A-1
MRGCD Map 34**
 comprised of
 Tracts 64-A & 64-C, MRGCD Map 34
 City of Albuquerque
 Bernalillo County, New Mexico
 December 2010

LINE TABLE		
LINE	LENGTH	BEARING
L1	2.16'(2.15')	N 89°31'33" E (N 87°44'15" E)

ACS Monument "6_G13AR"
 NAD 1983 CENTRAL ZONE
 X=1515743.949
 Y=1500719.134
 Z=N/A (NAVD 1988)
 G-G=0.999684045
 Mapping Angle=-0°14'23.60"



Tract 63-A-2,
 MRGCD Map No. 34
 UPC #10130603662701011
 Warranty Deed
 (12/19/07, Doc. No. 2007170040)

Tract 64-A-1
 24,627 sq. ft.
 0.5654 ACRES

Tract 64-B,
 MRGCD Map No. 34
 UPC #101306037326410112
 Warranty Deed
 (12/16/97, Doc. No. 97132221)

Tract 65,
 MRGCD Map No. 34
 UPC #10130603902701015
 Warranty Deed
 (10/27/06, Doc. No. 2006163936)

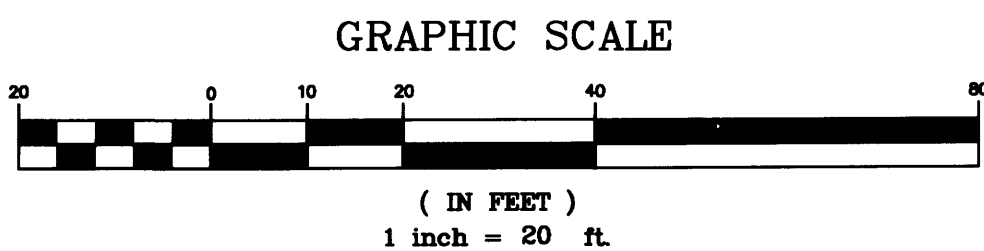
ACS Monument "SMW_8"
 NAD 1983 CENTRAL ZONE
 X=1520419.554
 Y=1498475.704
 Z=N/A (NAVD 1988)
 G-G=0.999682670
 Mapping Angle=-0°13'51.02"

Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER DEED OF RECORD FILED ON 6/25/07, DOC. NO. 2007092297
((N 90°00' E))	RECORD BEARINGS AND DISTANCES PER DEED OF RECORD FILED ON 7/1/03, DOC. NO. 2003113666
●	FOUND AS INDICATED
○	SET BATHEY MARKER "LS 14271"

Easements Notes

- 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- 6' IRRIGATION DITCH EASEMENT GRANTED WITH THE FILING OF THIS PLAT BENEFITING M.R.G.C.D. AND TO BE MAINTAINED BY THE OWNERS OF TRACT 64-A-1
- WATER METER EASEMENT GRANTED WITH THE FILING OF THIS PLAT



Candelaria Road NW
 (80' R/W)

CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505)891-0244

Plat of
Tract 64-A-1
MRGCD Map 34
comprised of
Tracts 64-A & 64-C, MRGCD Map 34
City of Albuquerque
Bernalillo County, New Mexico
December 2010

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.
- 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.

Legal Description

A CERTAIN TRACT OF LAND SITUATE IN SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN, WITHIN THE EXTERIOR BOUNDARIES OF THE ALBUQUERQUE GRANT, BERNALILLO COUNTY, NEW MEXICO, BEING IDENTIFIED AS ALL OR PART OF TRACT 64A, AS SHOWN ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NO. 34;

AND

TRACT 64-C AS SHOWN AND DESIGNATED ON MAP NO. 34 OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, SITUATE WITHIN SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM, BOTH PARCELS BEING DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF HEREIN DESCRIBED PARCEL BEING THE NORTHWEST CORNER OF SAID TRACT 64-A, AND MARKED WITH A 2" PIPE, WHENCE A TIE TO ACS MONUMENT "6_G13AR" BEARS S 89°24'40" W A DISTANCE OF 1383.09';

THENCE, S 85°36'28" E A DISTANCE OF 160.88 FEET TO THE NORTHEAST CORNER OF HEREIN DESCRIBED PARCEL;

THENCE, S 00°03'05" E A DISTANCE OF 120.65 FEET TO AN ANGLE POINT MARKED WITH A PK NAIL WITH TAG "LS 8478";

THENCE, N 89°31'33" E A DISTANCE OF 2.16 FEET TO AN ANGLE POINT MARKED WITH A 1/2" REBAR WITH CAP "LS 8478";

THENCE, S 01°20'32" E A DISTANCE OF 52.09 FEET TO THE SOUTHEAST CORNER OF HEREIN DESCRIBED PARCEL, BEING A POINT ON THE NORTHERLY RIGHT OF WAY OF CANDELARIA ROAD NW, AND MARKED WITH A 1/2" REBAR WITH CAP "LS 8478";

THENCE, COINCIDING WITH SAID RIGHT OF WAY, S 86°18'24" W, A DISTANCE OF 98.08 FEET TO THE SOUTHWEST CORNER OF HEREIN DESCRIBED PARCEL;

THENCE, LEAVING SAID RIGHT OF WAY, N 00°15'37" E A DISTANCE OF 74.00 FEET TO AN ANGLE POINT;

THENCE, N 88°01'12" W A DISTANCE OF 67.01 FEET TO AN ANGLE POINT;

THENCE, N 00°18'38" E A DISTANCE OF 144.97 FEET TO THE POINT OF BEGINNING CONTAINING 0.5654 ACRES (24,627 SQ. FT.) MORE OR LESS.

 **CARTESIAN SURVEYS INC.**
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505)891-0244

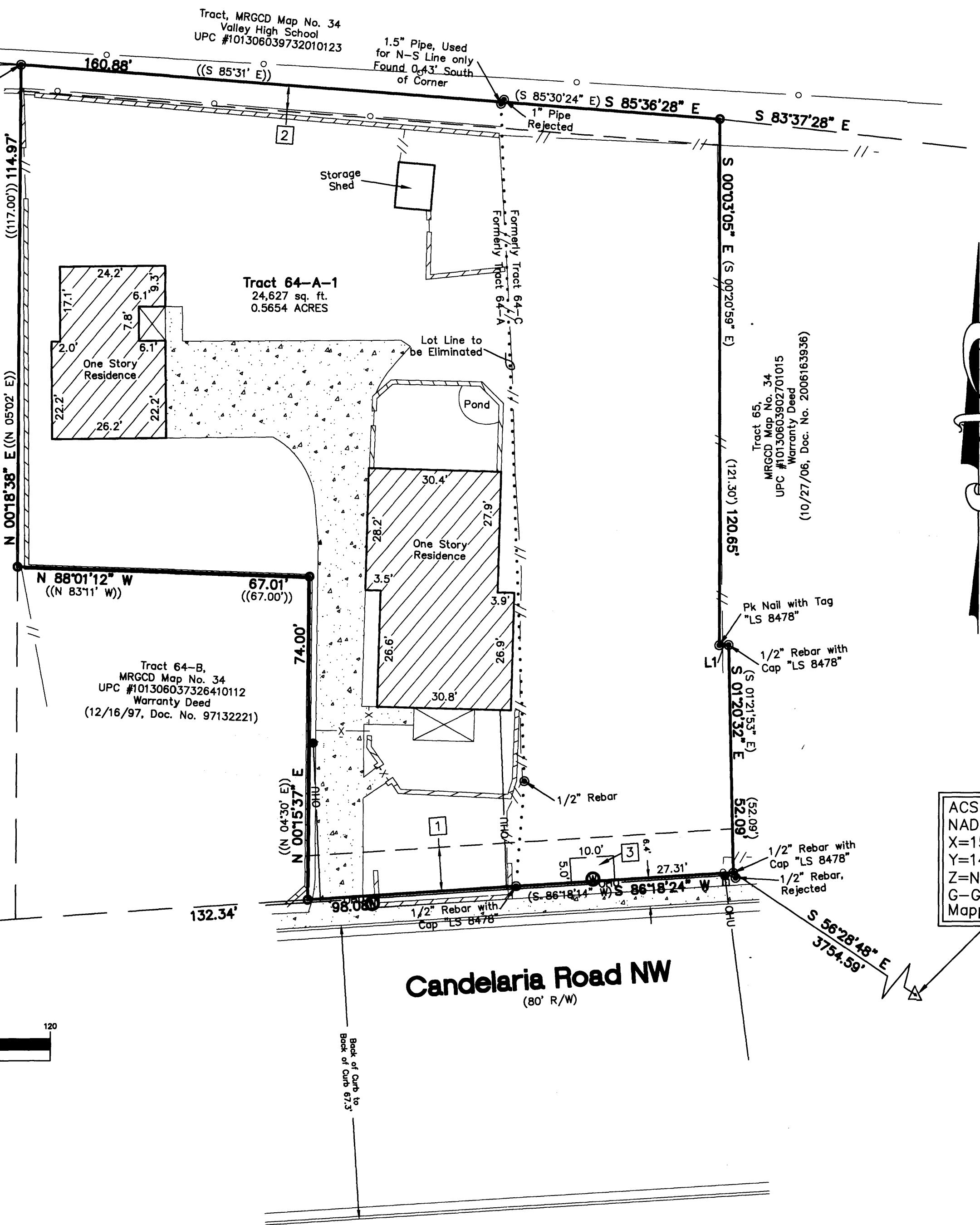
**Sketch Plat of
Tract 64-A-1
MRGCD Map 34**
comprised of
Tracts 64-A & 64-C, MRGCD Map 34
City of Albuquerque
Bernalillo County, New Mexico
December 2010

ACS Monument "6_G13AR"
NAD 1983 CENTRAL ZONE
X=1515743.949
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Tract 63-A-2,
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UPC #101306036627010111
Warranty Deed
(12/19/07, Doc. No. 2007170040)

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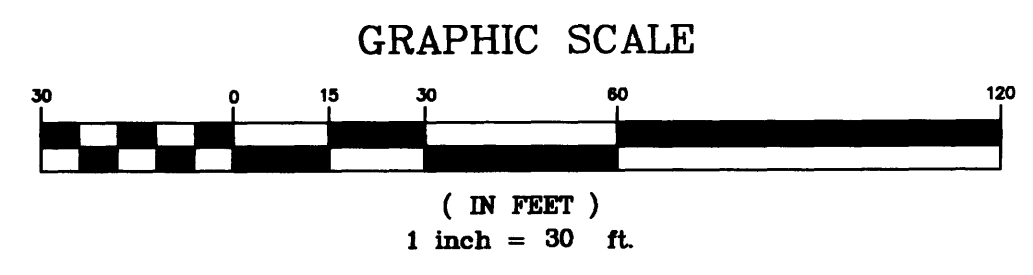
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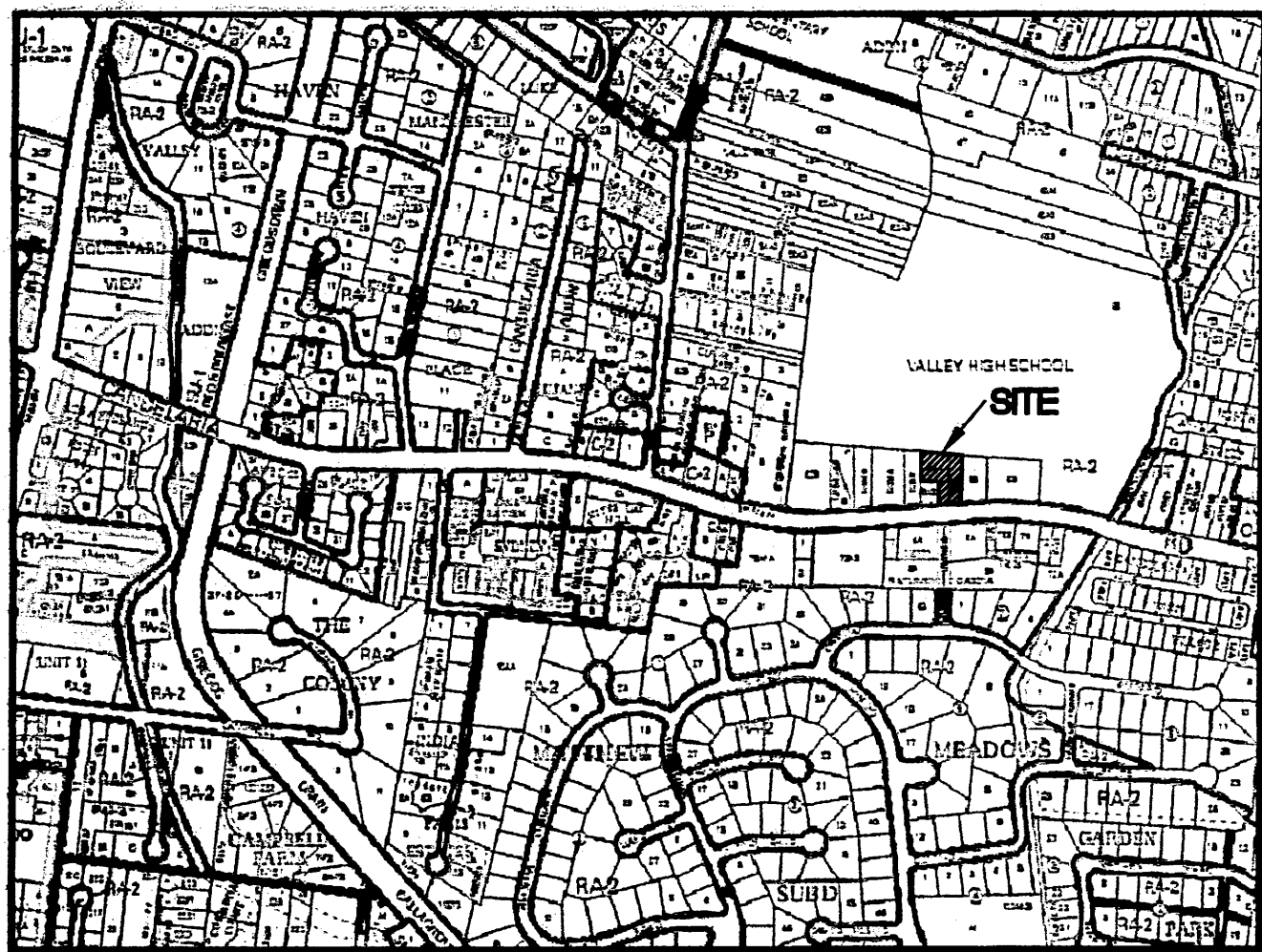


Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES
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- FOUND AS INDICATED
- SET BATHEY MARKER "LS 14271"
- CHAIN LINK FENCE
- /// WOOD FENCE
- ⊠ COVERED AREA
- UTILITY POLE
- OHU— OVERHEAD UTILITY LINES
- ⊙ WATER METER
- UTILITY PEDESTAL

ACS Monument "SMW_8"
NAD 1983 CENTRAL ZONE
X=1520419.554
Y=1498475.704
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Vicinity Map Zone Atlas G-13-Z

Indexing Information

Section 6, Township 10 North, Range 3 East,
 as Projected in The Albuquerque Grant
 Subdivision: MRGCD MAP NO. 34
 Owner: Todd Burley & Carolina Rodriguez
 UPC #101306037627410113 (Tract 64A)
 #101306038227010114 (Tract 64C)

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Carolina Rodriguez
 CAROLINA RODRIGUEZ
 CO-OWNER
 DATE 12/17/2010

Acknowledgment

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 17th December 2010 BY: CAROLINA RODRIGUEZ

Chad Adams
 CHAD ADAMS
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 5-12-14

Plat of Tract A, Lands of Burley-Rodriguez

comprised of
 Tracts 64-A & 64-C, MRGCD Map 34
 City of Albuquerque
 Bernalillo County, New Mexico

December 2010

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number _____

Application Number _____

City approvals:

<i>[Signature]</i>	12-17-10
City Surveyor	Date
_____	_____
Traffic Engineer, Transportation Division	Date
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ABCWUA	Date
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City Engineer	Date
_____	_____
DRB Chairperson, Planning Department	Date
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M.R.G.C.D.	Date

Utility approvals:

_____	_____
PNM Electric Services	Date
_____	_____
New Mexico Gas Company	Date
_____	_____
Qwest Telecommunications	Date
_____	_____
Comcast	Date

Surveyor's Certificate

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Will Plotner Jr. 12/17/10
 WILL PLOTNER JR. DATE
 N.M.R.P.S. No. 14271



CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244

Purpose of Plat

1. TO ELIMINATE INTERIOR LOT LINE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. DEDICATE RIGHT OF WAY AS SHOWN HEREON.

Subdivision Data

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Todd Burley
 TODD BURLEY
 CO-OWNER
 DATE 12/17/10

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Chad Adams 5-12-14
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 NOTARY PUBLIC
 MY COMMISSION EXPIRES

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- C. Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
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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.

Notes

- 1. FIELD SURVEY PERFORMED IN NOVEMBER 2010.
- 2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- 3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).
- 4. THE SUBJECT PROPERTY IS WITHIN SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST, AS PROJECTED IN THE ALBUQUERQUE GRANT.

Middle Rio Grande Conservancy District

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED _____ DATE _____

Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

NM GAS and PNM Note

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.

Plat of
Tract A,
Lands of Burley-Rodriguez
 comprised of
Tracts 64-A & 64-C, MRGCD Map 34
 City of Albuquerque
 Bernalillo County, New Mexico
 December 2010

CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505)891-0244

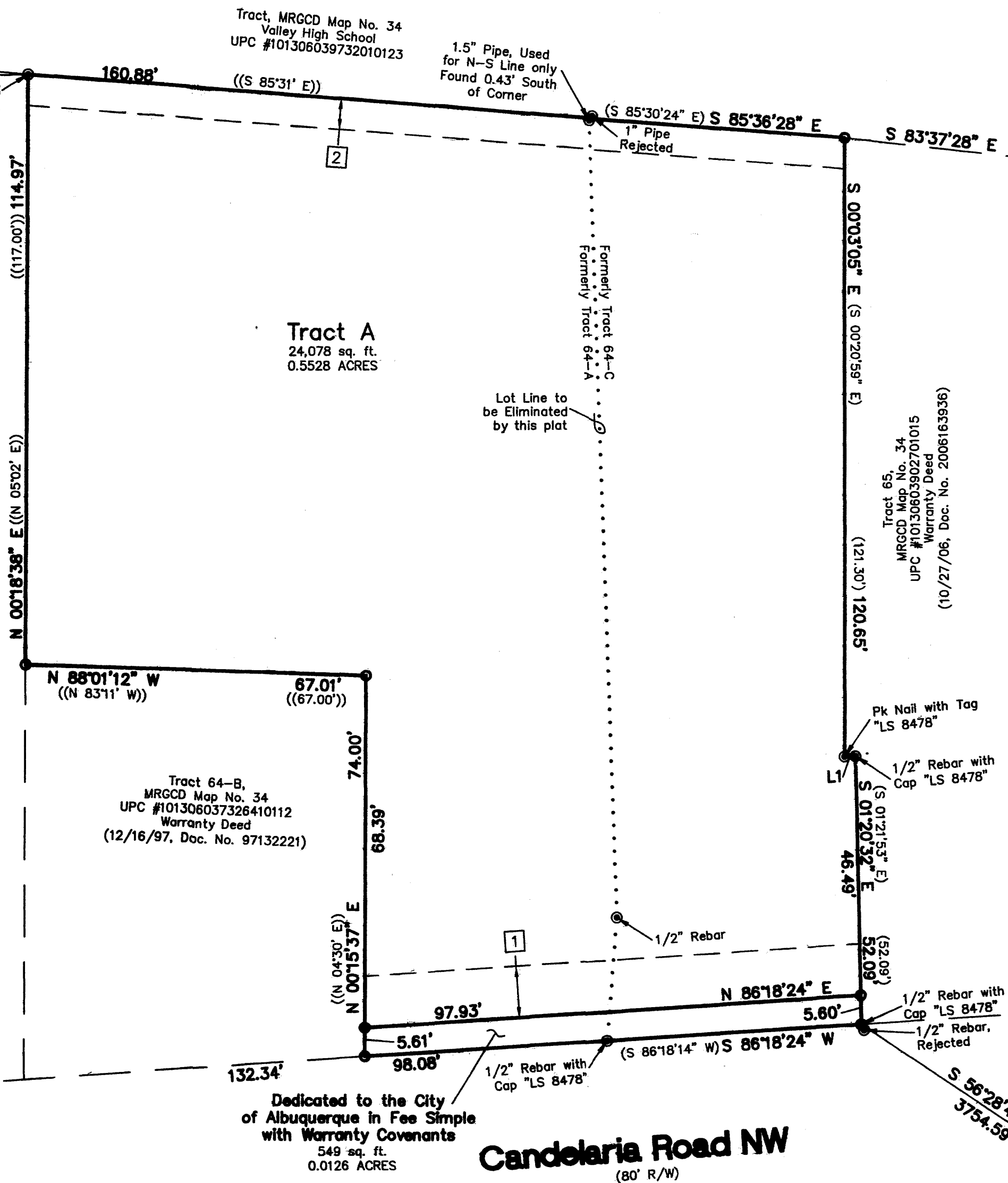
**Plat of
Tract A,
Lands of Burley-Rodriguez**
comprised of
Tracts 64-A & 64-C, MRGCD Map 34
City of Albuquerque
Bernalillo County, New Mexico
December 2010

LINE TABLE		
LINE	LENGTH	BEARING
L1	2.16'(2.15')	N 89°31'33" E (N 87°44'15" E)

ACS Monument "6_G13AR"
NAD 1983 CENTRAL ZONE
X=1515743.949
Y=1500719.134
Z=N/A (NAVD 1988)
G-G=0.999684045
Mapping Angle=-0°14'23.60"



Tract 63-A-2,
MRGCD Map No. 34
UPC #10130603682701011
Warranty Deed
(12/19/07, Doc. No. 2007170040)



Legend

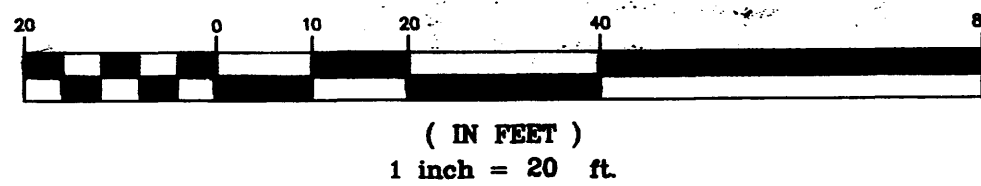
N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER DEED OF RECORD FILED ON 6/25/07, DOC. NO. 2007092297
((N 90°00' E))	RECORD BEARINGS AND DISTANCES PER DEED OF RECORD FILED ON 7/1/03, DOC. NO. 2003113666
⊙	FOUND AS INDICATED
○	SET BATHEY MARKER "LS 14271"

Easements Notes

- 1 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- 2 6' IRRIGATION DITCH EASEMENT GRANTED WITH THE FILING OF THIS PLAT BENEFITING M.R.G.C.D. AND TO BE MAINTAINED BY THE OWNERS OF TRACT 64-A-1

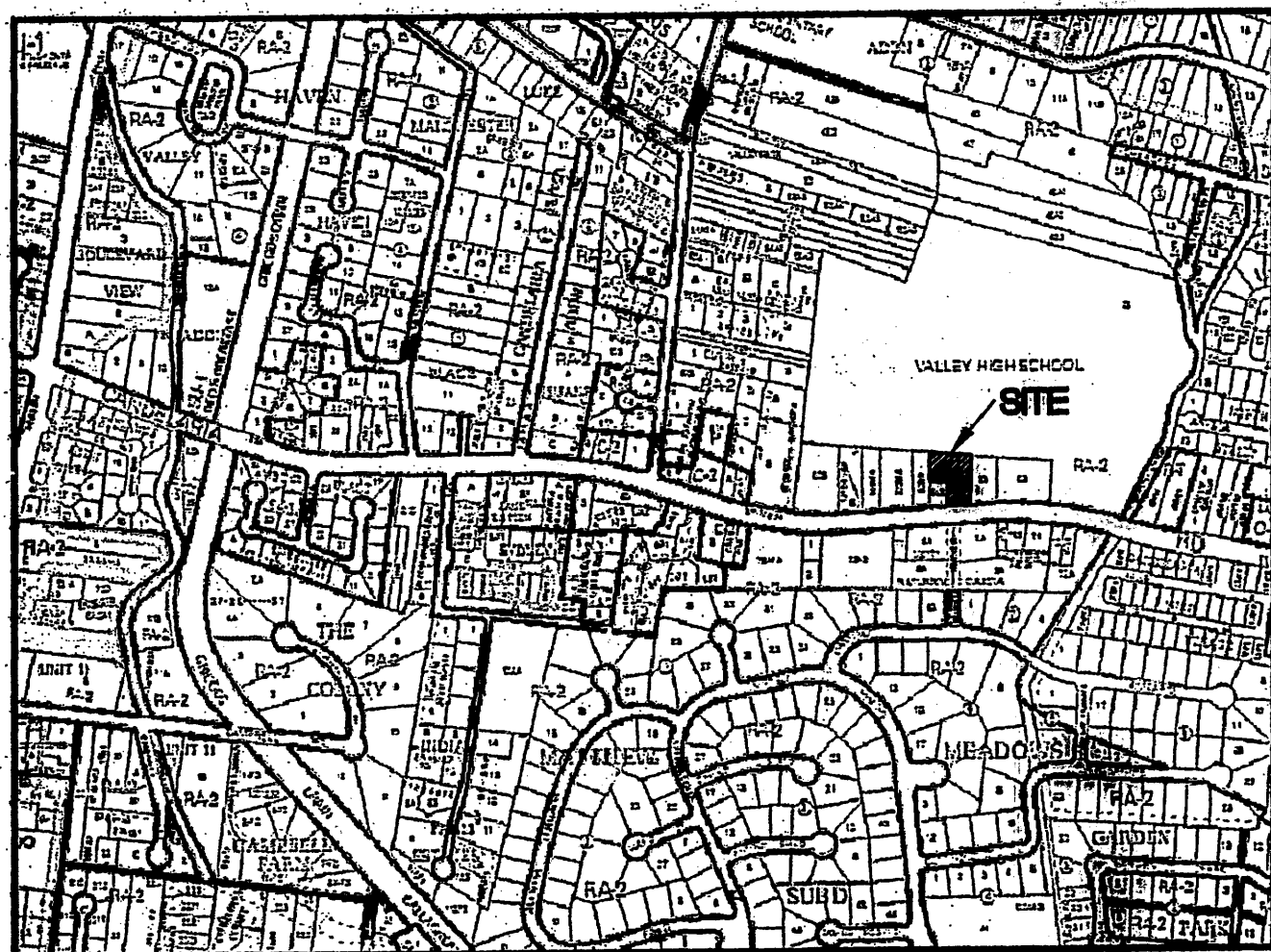
ACS Monument "SMW_8"
NAD 1983 CENTRAL ZONE
X=1520419.554
Y=1498475.704
Z=N/A (NAVD 1988)
G-G=0.999682670
Mapping Angle=-0°13'51.02"

GRAPHIC SCALE



CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505)891-0244



Vicinity Map Zone Atlas G-13-Z

Purpose of Plat

1. TO ELIMINATE INTERIOR LOT LINE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. DEDICATE RIGHT OF WAY AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE, 0.5654 ACRES
 ZONE ATLAS PAGE NO. G-13-Z
 NUMBER OF EXISTING LOTS, 2 LOT
 NUMBER OF LOTS CREATED, 1 LOT
 AREA DEDICATED TO THE CITY OF ALBUQUERQUE, 0.0126 ACRES
 MILES OF FULL WIDTH STREETS, 0.00
 MILES OF HALF WIDTH STREETS, 0.00
 DATE OF SURVEY, NOVEMBER 2010

DOCH 2011004992

01/14/2011 10:32 AM Page: 1 of 3
 11/14/2010 10:37:00 AM 2011004992 M. Toulouse Oliveira, Bernalillo Co.

Free Consent & Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

Todd Burley 12/17/10
 TODD BURLEY DATE
 CO-OWNER

Acknowledgment

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 17th December, 2010 BY: TODD BURLEY

Chad Allen 5-12-14
 NOTARY PUBLIC MY COMMISSION EXPIRES

Indexing Information

Section 6, Township 10 North, Range 3 East,
 as Projected in The Albuquerque Grant
 Subdivision: MRGCD MAP NO. 34
 Owner: Todd Burley & Carolina Rodriguez
 UPC #101306037627410113 (Tract 64A)
 #101306038227010114 (Tract 64C)

Legal Description

A CERTAIN TRACT OF LAND SITUATE IN SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN, WITHIN THE EXTERIOR BOUNDARIES OF THE ALBUQUERQUE GRANT, BERNALILLO COUNTY, NEW MEXICO, BEING IDENTIFIED AS ALL OR PART OF TRACT 64A, AS SHOWN ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NO. 34;

AND

TRACT 64-C AS SHOWN AND DESIGNATED ON MAP NO. 34 OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, SITUATE WITHIN SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM, BOTH PARCELS BEING DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF HEREIN DESCRIBED PARCEL BEING THE NORTHWEST CORNER OF SAID TRACT 64-A, AND MARKED WITH A 2" PIPE, WHENCE A TIE TO ACS MONUMENT "6_G13AR" BEARS S 89°24'40" W A DISTANCE OF 1383.09';

THENCE, S 85°36'28" E A DISTANCE OF 160.88 FEET TO THE NORTHEAST CORNER OF HEREIN DESCRIBED PARCEL;

THENCE, S 00°03'05" E A DISTANCE OF 120.65 FEET TO AN ANGLE POINT MARKED WITH A PK NAIL WITH TAG "LS 8478";

THENCE, N 89°31'33" E A DISTANCE OF 2.16 FEET TO AN ANGLE POINT MARKED WITH A 1/2" REBAR WITH CAP "LS 8478";

THENCE, S 01°20'32" E A DISTANCE OF 52.09 FEET TO THE SOUTHEAST CORNER OF HEREIN DESCRIBED PARCEL, BEING A POINT ON THE NORTHERLY RIGHT OF WAY OF CANDELARIA ROAD NW, AND MARKED WITH A 1/2" REBAR WITH CAP "LS 8478";

THENCE, COINCIDING WITH SAID RIGHT OF WAY, S 86°18'24" W, A DISTANCE OF 98.00 FEET TO THE SOUTHWEST CORNER OF HEREIN DESCRIBED PARCEL;

THENCE, LEAVING SAID RIGHT OF WAY, N 00°15'37" E A DISTANCE OF 74.00 FEET TO AN ANGLE POINT;

THENCE, N 88°01'12" W A DISTANCE OF 67.01 FEET TO AN ANGLE POINT;

THENCE, N 00°18'38" E A DISTANCE OF 114.97 FEET TO THE POINT OF BEGINNING CONTAINING 0.5654 ACRES (24,627 SQ. FT.) MORE OR LESS.

Free Consent & Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

Carolina Rodriguez 12/17/2010
 CAROLINA RODRIGUEZ DATE
 CO-OWNER

Acknowledgment

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 17th December 2010 BY: CAROLINA RODRIGUEZ

Chad Allen 5-12-14
 NOTARY PUBLIC MY COMMISSION EXPIRES

101306038227010114
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 101306038227010113
 PROPERTY OWNER OF RECORD
 Todd Burley & Carolina Rodriguez
 BERNALILLO COUNTY TREASURER'S OFFICE

Plat of
Tract A,
Lands of Burley-Rodriguez
 comprised of
 Tracts 64-A & 64-C, MRGCD Map 34
 City of Albuquerque
 Bernalillo County, New Mexico
 December 2010

Approved and Accepted by:
 APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number 1001746
 Application Number _____

City approvals:

<i>[Signature]</i>	12-17-10
City Surveyor	Date
<i>[Signature]</i>	01-13-11
Traffic Engineer, Transportation Division	Date
Allan Pater	01/05/11
ABCWUA	Date
Christina Sandoval	1/5/11
Parks and Recreation Department	Date
Bradley J. Bingham	1/5/11
AMAFCA	Date
Bradley J. Bingham	1/5/11
City Engineer	Date
Paul Cloud	1-13-11
DRP Chairperson, Planning Department	Date
<i>[Signature]</i>	12/30/10
M.R.G.C.D.	Date

Utility approvals:

<i>Fernando Vigil</i>	12-28-10
Electric Services	Date
<i>[Signature]</i>	1-3-2011
New Mexico Gas Company	Date
<i>Abubakar Ramo</i>	12-28-10
Quest Telecommunications	Date
<i>[Signature]</i>	01-03-11
Comcast	Date

Surveyor's Certificate
 "I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

Will Plotner Jr. 12/17/10
 WILL PLOTNER JR. DATE
 N.M.R.P.S. No. 14271

CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505)891-0244



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. West 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.

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APPROVED Atwood DATE 12/30/10

Solar Collection Note

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Plat of
Tract A,
Lands of Burley-Rodriguez
comprised of
Tracts 64-A & 64-C, MRGCD Map 34
City of Albuquerque
Bernalillo County, New Mexico
December 2010

DOCN 2011004992

01/14/2011 10:32 AM Page: 2 of 3
PLAT R: \$17.00 B: 2011C P: 0082 H: Toulouse Oliveira, Bernalillo Co.



CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

Sheet 2 of 3
101982

**Plat of
Tract A,
Lands of Burley-Rodriguez**
comprised of
Tracts 64-A & 64-C, MRGCD Map 34
City of Albuquerque
Bernalillo County, New Mexico
December 2010

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Y=1500719.134
Z=N/A (NAVD 1988)
G-G=0.999684045
Mapping Angle=-0°14'23.60"

Tract 63-A-2,
MRGCD Map No. 34,
UPC #1013060382701011
Warranty Deed
(12/19/07, Doc. No. 200770040)

Tract A
24,078 sq. ft.
0.5528 ACRES

Tract 64-B,
MRGCD Map No. 34,
UPC #101306037326410112
Warranty Deed
(12/16/97, Doc. No. 97132221)

Dedicated to the City
of Albuquerque in Fee Simple
with Warranty Covenants
549 sq. ft.
0.0126 ACRES

Candelaria Road NW
(80' R/W)

Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER DEED OF RECORD FILED ON 6/25/07, DOC. NO. 2007092297
((N 90°00' E))	RECORD BEARINGS AND DISTANCES PER DEED OF RECORD FILED ON 7/1/03, DOC. NO. 2003113666
●	FOUND AS INDICATED
○	SET BATHEY MARKER "LS 14271"

Easements Notes

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- 6' IRRIGATION DITCH EASEMENT GRANTED WITH THE FILING OF THIS PLAT BENEFITING M.R.G.C.D. AND TO BE MAINTAINED BY THE OWNERS OF TRACT A

ACS Monument "SMW_8"
NAD 1983 CENTRAL ZONE
X=1520419.554
Y=1498475.704
Z=N/A (NAVD 1988)
G-G=0.999682670
Mapping Angle=-0°13'51.02"

GRAPHIC SCALE



(. IN FEET)
1 inch = 20 ft.

DOCN 2011004992
01/14/2011 10:32 AM Page: 3 of 3
PLAT R: \$17.00 B: 2011C P: 0082 M. Toulous Olivero, Bernalillo Co.

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