

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE WESTERLY PORTION OF LOT 1 AND ALL OF LOTS 2 -13 INTO ONE LOT 13-A, BLOCK 48 AND RE-PLAT THE EASTERLY PORTION OF LOT 1 INTO LOT 1-A, BLOCK 48, GRANT ADDITIONAL PUBLIC UTILITY EASEMENTS, SIDEWALK EASEMENTS AND DEDICATE RIGHT OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS. SUBDIVISION DATA:

ZONE ATLAS INDEX NO. K-13-Z DATE OF FIELD SURVEY: SEPTEMBER 2012 TOTAL NO. OF LOTS EXISTING 13 TOTAL NO. OF LOTS CREATED 2 GROSS SUBDIVISION ACREAGE 1.6531 ACRES CURRENT ZONING 5U-3

DOCUMENTS USED:

. PLAT OF NEW MEXICO TOWN COMPANY ORIGINAL TOWN-SITE FILED 12-29-1882 IN VOL. BY:

OFFICIAL SEAL

Dema Memb

Notary Public State of New Mexico

Commission Expires 5 · 22 · 14

2. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL INSURANCE COMPANY FILE # FT00112049 EFFECTIVE DATE: AUGUST 09, 2012

3. DOCUMENTS USED:

DEED BOOK A12, PAGE 3394 DEED A12 PAGE 3394

DEED BK 226 PAGE 615

DEED BK D88-A PAGE 81

DEED BK 129 PAGE 61

DEED BK 99-19 PAGE 2891

DEED BK 218-A PAGE 383-384 DEED BK D55-A PAGE 953

ACKNOWLEDGMENT

STATE OF / LOW MEXICO COUNTY OF BERNALILLO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ZZ DAY OF AND ALTER DOVELA

NOTARY PUBLIC: MY COMMISSION EXPIRES: 5.22.14

SOLAR COLLECTION NOTE:

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

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

LEGAL DESCRIPTION:

LOTS NUMBERED 1-13 IN BLOCK NUMBERED FORTY-EIGHT (48) OF THE NEW MEXICO TOWN COMPANY ORIGINAL TOWNSITE AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 29, 1882 IN VOLUME D, FOLIO 140

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 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) 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 AND DEDICATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF EAST AND WEST PORTIONS LOT 1 AND LOTS 2-13, BLOCK 48 OF NEW MEXICO COMPANY ORIGINAL TOWNSITE, BERNALILLO COUNTY, NEW MEXICO, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND DO HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON. SAID OWNERS ALSO HEREBY DEDICATE ALL RIGHT OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS BY THIS PLAT. SAID OWNER(S) AND/OR PROPRIETOR(S) O HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

SILVERMOON, LLC WALTER BARELA MANAGING PARTNER WEST PORTION OF LOT 1 AND LOTS 2-13, BLOCK 48

Oane 9. Matteucci Pres. G AND L INVESTMENT CO, INC, A NEW MEXICO CORPORATION EAST PORTION OF LOT I DEED BOOK D-88A PAGE 811

THIRD STREET. INC, A NEW MEXICO CORPORATION EAST PORTION OF LOT I DEED BOOK D-88A PAGE 811

ACKNOWLEDGMENT

STATE OF NEW MEYED

SEE PAGE 2 OF 2 FOR GENERAL NOTES:

COUNTY OF BEANALIELO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF APRIL , 2013, BY ALBERT ARRIGONI,

MESIDENT OF THIRD STEET, INC NOTARY PUBLIC:

MY COMMISSION EX ACKNOWLEDGMENT

STATE OF NEW MEXICO)

COUNTY OF BEANALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF AMIL , 2013, BY PAUL J. MATTEUCCI, PAFSIDENT OF GELINVESTMENT CO. ING.

PLAT OF

LOT 1-A AND 13-A, BLOCK 48

NEW MEXICO TOWN COMPANY ORIGINAL TOWNSITE PROJECTED SECTION 19, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. TOWN OF ALBUQUERQUE GRANT ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO APRIL 2013

PROJECT NUMBER:	
Dil P. Dost	4-22-13
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
ABCWUA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
REAL PROPERTY DIVISION	DATE
JTILITY APPROVALS:	
PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS	DATE
CENTURY LINK	DATE
COMCAST	DATE
HIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON	DATE
INIFORM PROPERTY CODE #: VEST PORTION LOT AND LOTS 2-13 101305750047814601	. 1
SERNALILLO COUNTY TREASURE'S OFFICE:	
HIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON	•

SURVEYOR'S CERTIFICATE:

UNIFORM PROPERTY CODE #:

EAST PORTION LOT | 101305751947014604

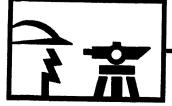
BERNALILLO COUNTY TREASURE'S OFFICE:

I, DAVID R VIGIL, NEW MEXICO PROFESSIONAL SURVEYOR NO. 8911, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE BERNALILLO COUNTY SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID R. VIGIL, NMPLS NO. 891 /

DATE

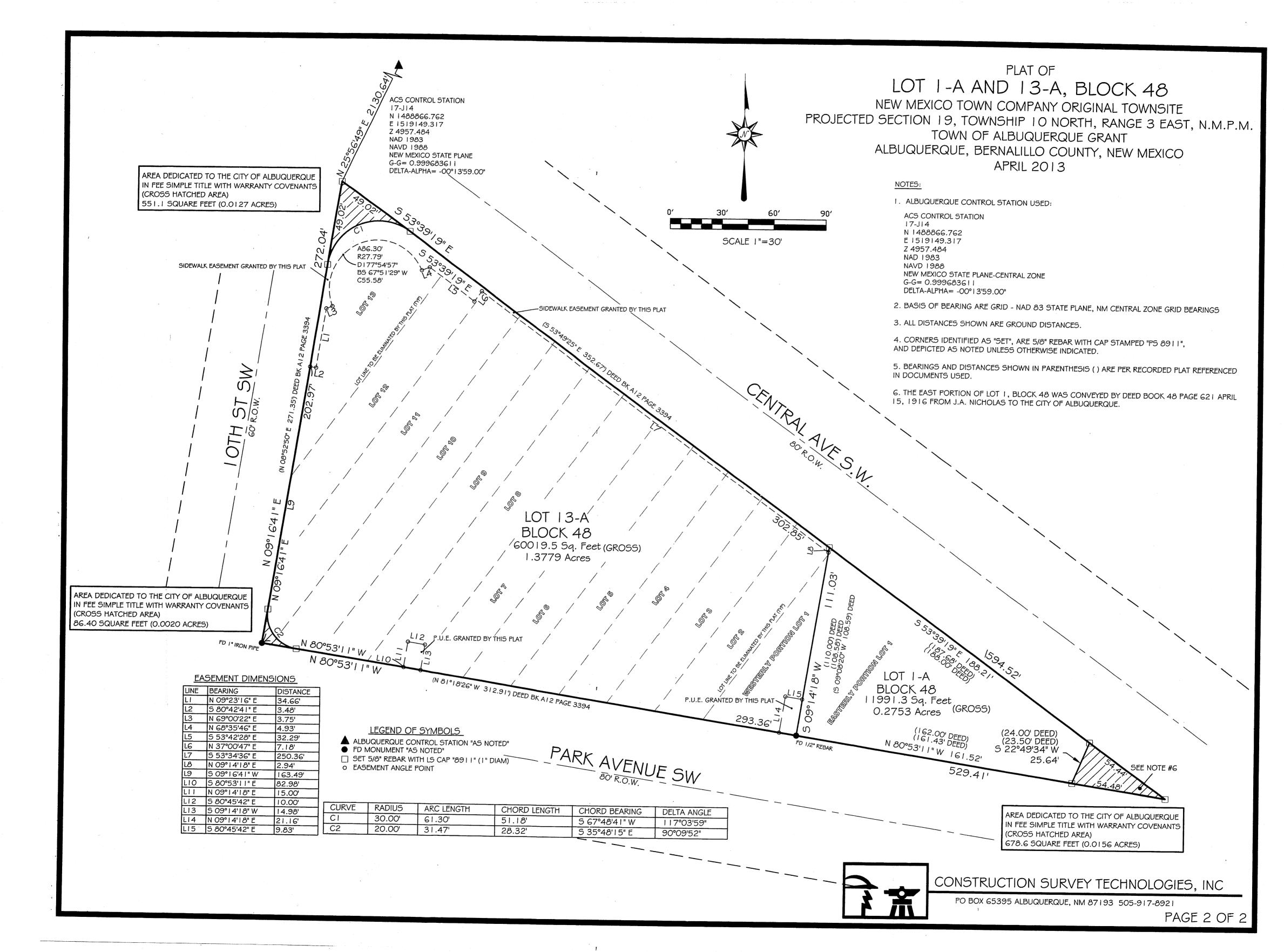
04-02-2013

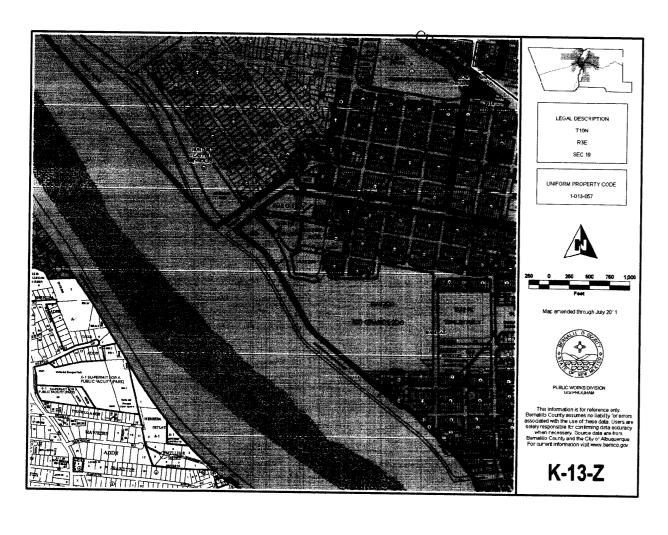


CONSTRUCTION SURVEY TECHNOLOGIES, INC

PO BOX 65395 ALBUQUERQUE, NM 87193 505-917-8921

PAGE 1 OF 2





PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE LOTS 1-13, BLOCK 48 AND CREATE ONE LOT (LOT 1-A)

SUBDIVISION DATA:

ZONE ATLAS INDEX NO. K-13-Z DATE OF FIELD SURVEY: SEPTEMBER 2012 TOTAL NO. OF LOTS EXISTING 13 TOTAL NO. OF LOTS CREATED 1 GROSS SUBDIVISION ACREAGE 1.3779 ACRES CURRENT ZONING SU-3 TALOS LOG NO. 2011032655

NOTES:

1. ALBUQUERQUE CONTROL STATION USED: ACS CONTROL STATION 17-J14 N 1488866.762 E 1519149.317 Z 4957.484 NAD 1983 NAVD 1988

NEW MEXICO STATE PLANE G-G= 0.999683611

DELTA-ALPHA= -00°13'59.00"

- 3. BASIS OF BEARING ARE GRID NAD 83 STATE PLANE, NM CENTRAL ZONE GRID BEARINGS
- 4. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- 5. CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 8911", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.
- 6. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED.
- 7. SUBJECT TRACTS ARE LOCATED WITHIN ZONE X (OTHER AREAS) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP BERNALILLO COUNTY, NEW MEXICO FIRM PANEL NO. 35001C0333G, DATED SEPTEMBER 26, 2008

DOCUMENTS USED:

- 1. PLAT OF NEW MEXICO TOWN COMPANY ORIGINAL TOWN-SITE FILED 12-29-1882 IN VOL. D, FOLIO 140
- 2. ALTA-ACSM SURVEY BY ANTHONY HARRIS, DATED SPETEMBER 2009
- 3. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL INSURANCE COMPANY FILE # FT00112049 EFFECTIVE DATE: AUGUST 09, 2012

LEGAL DESCRIPTION:

PORTION OF LOT ONE (1) AND LOTS 2-13 IN BLOCK NUMBERED FORTY-EIGHT (48) OF THE NEW MEXICO TOWN COMPANY ORIGINAL TOWNSITE AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICOON DECEMBER 29, 1882 IN VOLUME D. FOLIO 140

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FREE CONSENT AND DEDICATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF LOTS 1, 2, 3, 4, 5, 6, BLOCK 11 OF VALLEY VIEW ADDITION, BERNALILLO COUNTY, NEW MEXICO, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND DO HEREBY GRANT EASEMENTS AS SHOWN HEREON AND HEREBY GRANT TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS ALL RIGHT OF WAY SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY:OWNER/DATE	
ACKNOWLEDGMENT) SS.
STATE OF)
COUNTY OF)
THIS INSTRUMENT WAS, 2012, BY	ACKNOWLEDGED BEFORE ME ON THISDAY OF
NOTARY PUBLIC:	
MY COMMISSION EXPIRE	S:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #: LOTS 1-13 101305750047814601

BERNALILLO COUNTY TREASURE'S OFFICE:

SKETCH PLAT OF LOT 1-A, BLOCK 48

NEW MEXICO TOWN COMPANY ORIGINAL TOWNSITE ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO OCTOBER 2012

PROJECT NUMBER:	
CITY APPROVALS:	
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
ABCWUA	DATE
CITY ENGINEER	DATE
ORB CHAIRPERSON, PLANNING DEPARTMENT	DATE
REAL PROPERTY DIVISION	DATE
JTILITY APPROVALS:	
PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS	DATE
WEST TELECOMMUNICATIONS DBA CENTURY LINK	DATE
COMCAST	DATE

SOLAR COLLECTION NOTE:

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

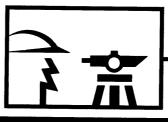
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SURVEYOR'S CERTIFICATE:

I, DAVID R VIGIL, NEW MEXICO PROFESSIONAL SURVEYOR NO. 8911, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE BERNALILLO COUNTY SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID R. VIGIL, NMPLS NO. 8911

DATE



CONSTRUCTION SURVEY TECHNOLOGIES, INC

PO BOX 65395 ALBUQUERQUE, NM 87193 505-917-8921

PAGE 1 OF 2

