

Vicinity Map Zone Atlas K-10-Z

Purpose of Plat

1. ADJUST THE LOT LINE BETWEEN THE TWO EXISTING TRACTS.
2. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

| | |
|---|--------------|
| GROSS ACREAGE | 5.6498 ACRES |
| ZONE ATLAS PAGE NO. | K-10-Z |
| NUMBER OF EXISTING LOTS | 2 LOTS |
| NUMBER OF LOTS CREATED | 2 LOTS |
| 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 | JUNE 2010 |

Notes

1. FIELD SURVEY PERFORMED IN OCTOBER 2007.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).
3. THE SUBJECT PROPERTY IS WITHIN SECTION 22, TOWNSHIP 10 NORTH, RANGE 2 EAST.

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 AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT A PUBLIC UTILITY EASEMENT SHOWN HEREON INCLUDING 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 THE 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.

Joe Ortega 10/04/10
 JOE ORTEGA, YES HOUSING INC. DATE

Acknowledgment

STATE OF NM }
 COUNTY OF Bernalillo } SS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 10-4-10, 2010 BY JOE ORTEGA

Al Garcia 6/20/2014
 NOTARY PUBLIC MY COMMISSION EXPIRES

Indexing Information

Section 22, Township 10 North, Range 2 East as Projected in the Town of Atrisco Grant Subdivision: Town of Atrisco Grant Unit 6 Owner: Yes Housing Inc. UPC #101005648252210520

DOCH 2010106701
 10/21/2010 09:52 AM Page: 1 of 2
 PLAT R: \$12.00 B: 2010C P: 0121 M. Toulouse Olivere, Bernalillo Cour

Legal Description

A PARCEL OF LAND COMPRISING THE WESTERLY PORTIONS OF TRACTS 150 AND 151, TOWN OF ATRISCO GRANT UNIT 6, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 1, 1976 IN BOOK D-18-A. SAID PARCEL ALSO BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF HEREIN DESCRIBED PARCEL, BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF GONZALES ROAD SW, MARKED WITH A PK NAIL "LS 11808", WHENCE A TIE TO ACS MONUMENT "5_K10" BEARS N 00°40'30" W, A DISTANCE OF 2387.98 FEET;

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID RIGHT OF WAY, S 15°02'48" E, A DISTANCE OF 460.02 FEET TO THE SOUTHEAST CORNER OF HEREIN DESCRIBED PARCEL, MARKED WITH A PK NAIL;

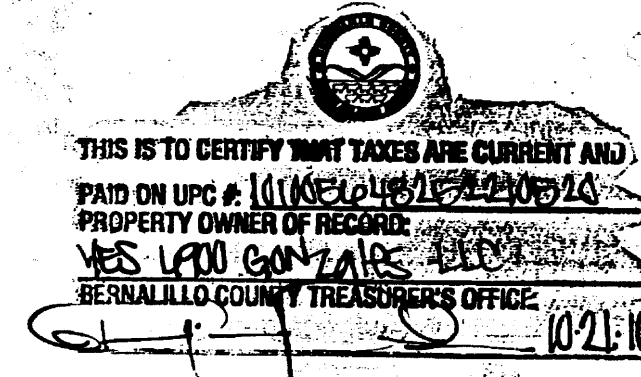
THENCE, S 74°57'12" W, A DISTANCE OF 328.25 FEET TO AN ANGLE POINT, MARKED WITH A 1/2" REBAR WITH CAP "LS 7002";

THENCE, N 18°19'48" W, A DISTANCE OF 100.00 FEET TO AN ANLGE POINT, MARKED WITH A 1/2" REBAR WITH CAP, ILLEGIBLE;

THENCE, S 74°51'58" W, A DISTANCE OF 246.12 FEET TO THE SOUTHWEST CORNER OF HEREIN DESCRIBED PARCEL;

THENCE, N 18°34'41" W, A DISTANCE OF 361.22 FEET TO THE NORTHWEST CORNER OF HEREIN DESCRIBED PARCEL, BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF GONZALES ROAD SW, MARKED WITH A 1/2" REBAR WITH CAP "LS 7002";

THENCE, COINCIDING WITH SAID RIGHT OF WAY, N 74°59'15" E, A DISTANCE OF 602.34 FEET TO THE POINT OF BEGINNING CONTAINING 5.6498 ACRES (246,106 SQ. FT.) MORE OR LESS.



Public Utility Easement

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.

Plat of
Lots 150-A and 150-B
Town of Atrisco Grant Unit 6
 comprising of
Lots 150 and 151,
Town of Atrisco Grant Unit 6 Situate
within Section 22, Township 10 North,
Range 2 East, NMPM, as Projected in
the Town of Atrisco Grant
City of Albuquerque
Bernalillo County, New Mexico
 October 2010

Approved and Accepted by:

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

Project Number 1002068

Application Number

City approvals:

| | |
|--|-------------------------|
| <i>R. Cliff Wulski</i> for City Surveyor | October 4, 2010 Date |
| <i>Alan Pater</i> Traffic Engineer, Transportation Division | 10/20/10 Date |
| <i>Adanora</i> ABCWUA | 10/20/10 Date |
| <i>Bradley D. Bingham</i> Parks and Recreation Department | 10/20/10 Date |
| <i>Bradley D. Bingham</i> AMAFCA | 10/20/10 Date |
| <i>Paul Clark</i> City Engineer | 10-21-10 Date |
| <i>DRB Chairperson</i> DRB Chairperson, Planning Department | Date |

Utility approvals:

| | |
|---|--------------------|
| <i>Fernando Vigil</i> PNM Electric Services | 10-19-10 Date |
| <i>Michelle Ramirez</i> New Mexico Gas Company | 10/19/2010 Date |
| <i>Robert Martiny</i> Qwest Telecommunications | 10-19-10 Date |
| <i>Robert Martiny</i> Comcast | 10-19-10 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. 10/11/10
 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



Easement Notes

- 1 EXISTING 25' PRIVATE ROAD AND UTILITY EASEMENT (WARRANTY DEED 11/20/64, BK. D 761, PG. 844)
- 2 EXISTING 7' PRIVATE TEMPORARY DRAINAGE EASEMENT BENEFITING THE SUBJECT PROPERTY (4/7/81, MISC. 342, PG. 816)
- 3 EXISTING PRIVATE DRAINAGE EASEMENT AFFECTING AND BENEFITING BOTH SUBJECT TRACTS FOR THE PURPOSES OF TRANSMITTING WATER FLOW ACROSS EACH LOT. APPEARS TO BE A BLANKET EASEMENT. (1/15/86, MISC. 312A, PG. 29-30)
- 4 EXISTING PRIVATE ACCESS EASEMENT SERVING THE REMAINDER OF TRACT 151, UNIT 6 AS DEFINED ON THE SITE DEVELOPMENT PLAN FOR ALAMOSA CENTER (Z-95-91). (10/23/96, BK. 96C, PG. 441)
- 5 10' PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT

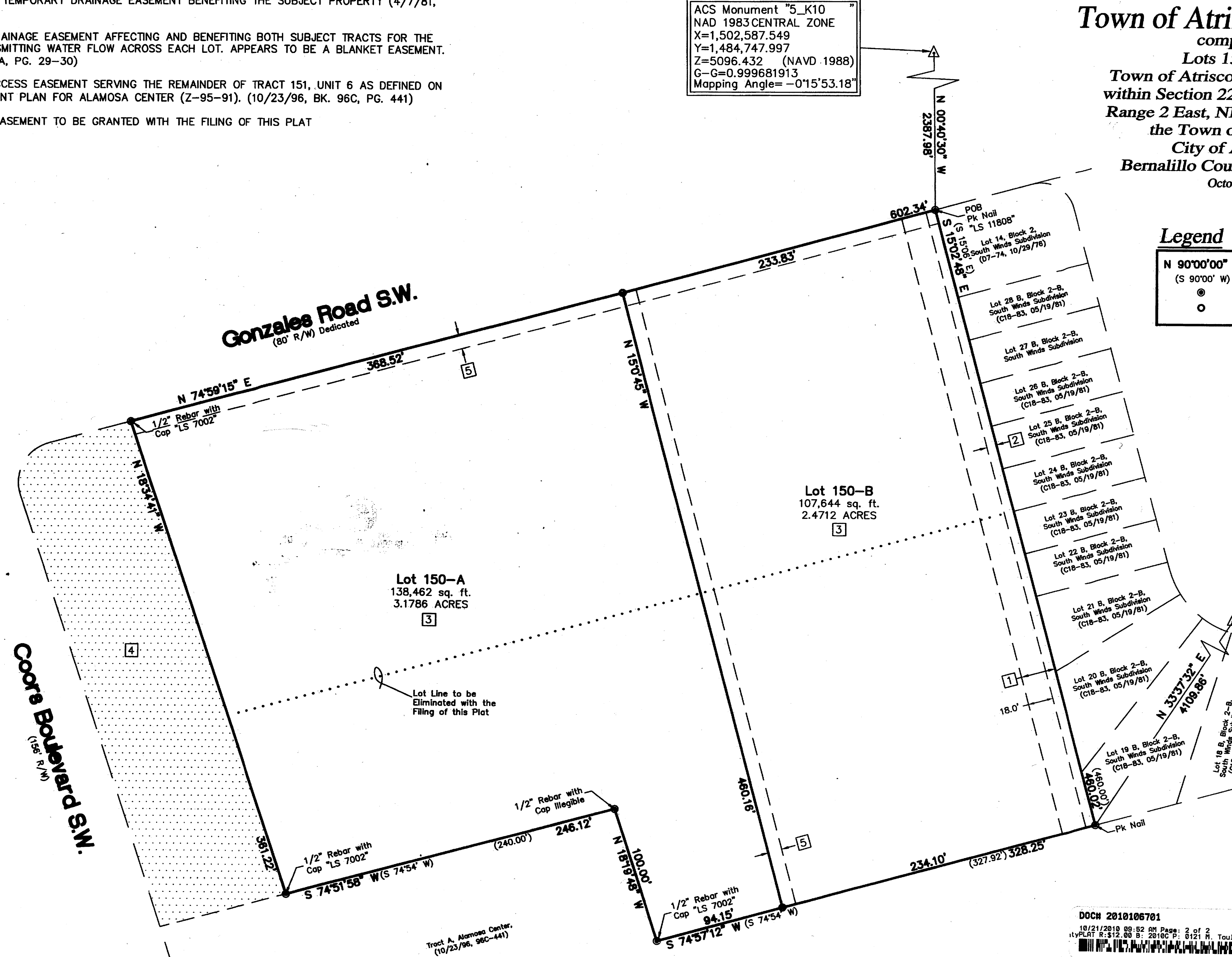
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Legend

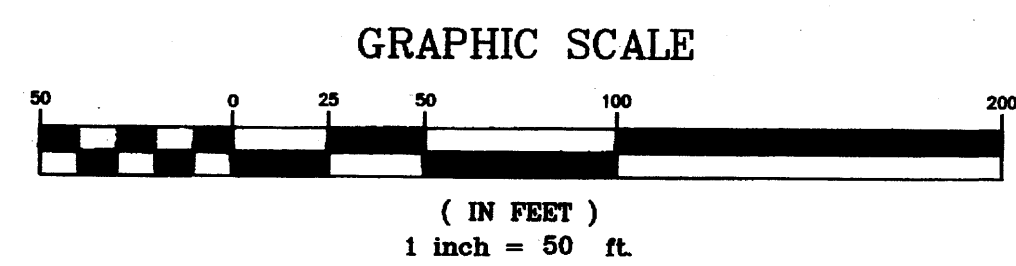
| | |
|---------------|---------------------------------------|
| N 90°00'00" E | MEASURED BEARINGS AND DISTANCES |
| (S 90°00' W) | RECORD BEARINGS AND DISTANCES |
| ● | MONUMENT FOUND AS INDICATED |
| ○ | SET BATHEY MARKER WITH CAP "LS 14271" |

ACS Monument "5_K10"
 NAD 1983 CENTRAL ZONE
 X=1,502,587.549
 Y=1,484,747.997
 Z=5096.432 (NAVD 1988)
 G-G=0.999681913
 Mapping Angle=-0°15'53.18"

ACS Monument "NM_448_C1"
 NAD 1983 CENTRAL ZONE
 X=1,505,010.213
 Y=1,485,337.932
 Z=5076.696 (NAVD 1988)
 G-G=0.999682094
 Mapping Angle=-0°15'36.48"

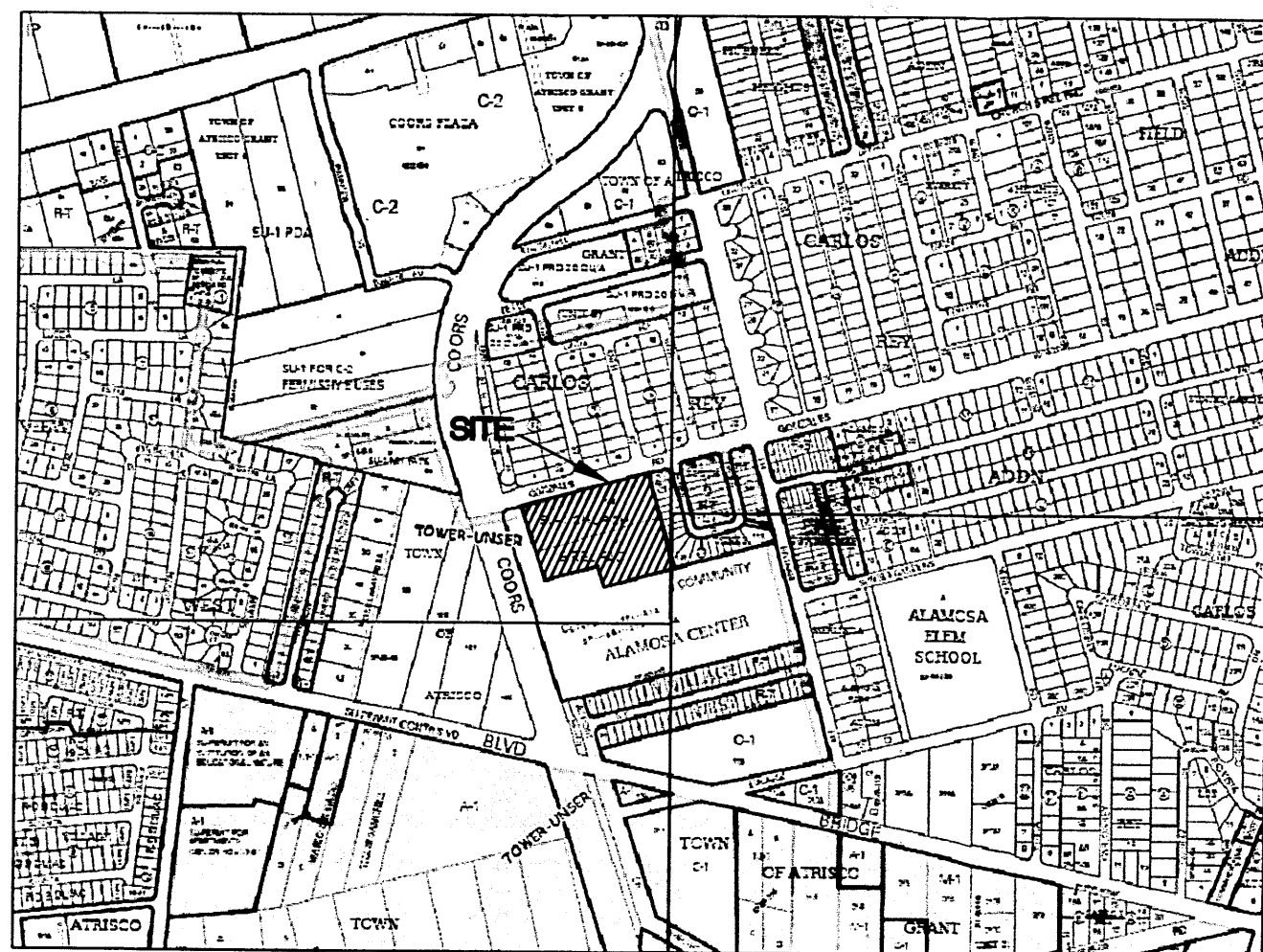


DOCH 2010106701
 10/21/2010 09:52 AM Page: 2 of 2
 City: PLAT R: \$12.00 B: 2010C P: 0121 M. Toulous Olivera, Bernalillo Cou




CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
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Sheet 2 of 2
 073135



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| AREA DEDICATED TO THE CITY OF ALBUQUERQUE | 0 |
| MILES OF FULL WIDTH STREETS | 0.00 |
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Notes

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Section 22, Township 10 North, Range 2 East
 as Projected in the Town of Atrisco Grant
 Subdivision: Town of Atrisco Grant Unit 6
 Owner: Yes Housing Inc.
 UPC #101005648252210520

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Town of Atrisco Grant Unit 6
 comprising of

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Bernalillo County, New Mexico

October 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 _____

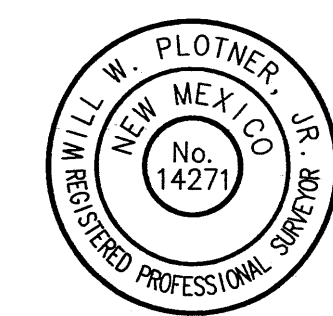
City approvals:

| | |
|---|-------------------------|
| <i>R. Cliff Walker</i> for City Surveyor | October 4, 2010 Date |
| _____ | _____ |
| Traffic Engineer, Transportation Division | Date |
| _____ | _____ |
| ABCWUA | Date |
| _____ | _____ |
| Parks and Recreation Department | Date |
| _____ | _____ |
| AMAFA | Date |
| _____ | _____ |
| City Engineer | Date |
| _____ | _____ |
| DRB Chairperson, Planning Department | 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. DATE
 N.M.R.P.S. No. 14271



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

Easement Notes

- 1 EXISTING 25' ROAD AND UTILITY EASEMENT (WARRANTY DEED 11/20/64, BK. D 761, PG. 844) TO BE VACATED WITH THE FILING OF THIS PLAT
- 2 EXISTING 7' TEMPORARY DRAINAGE EASEMENT BENEFITING THE SUBJECT PROPERTY (4/7/81, MISC. 842, PG. 816) TO BE VACATED WITH THE FILING OF THIS PLAT
- 3 EXISTING DRAINAGE EASEMENT AFFECTING AND BENEFITING BOTH SUBJECT TRACTS FOR THE PURPOSES OF TRANSMITTING WATER FLOW ACROSS EACH LOT. APPEARS TO BE A BLANKET EASEMENT. (1/15/86, MISC. 312A, PG. 29-30)
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**Plat of
Lots 150-A and 150-B
Town of Atrisco Grant Unit 6**

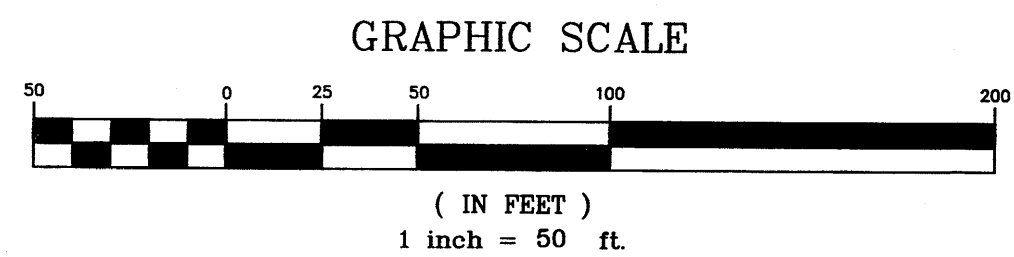
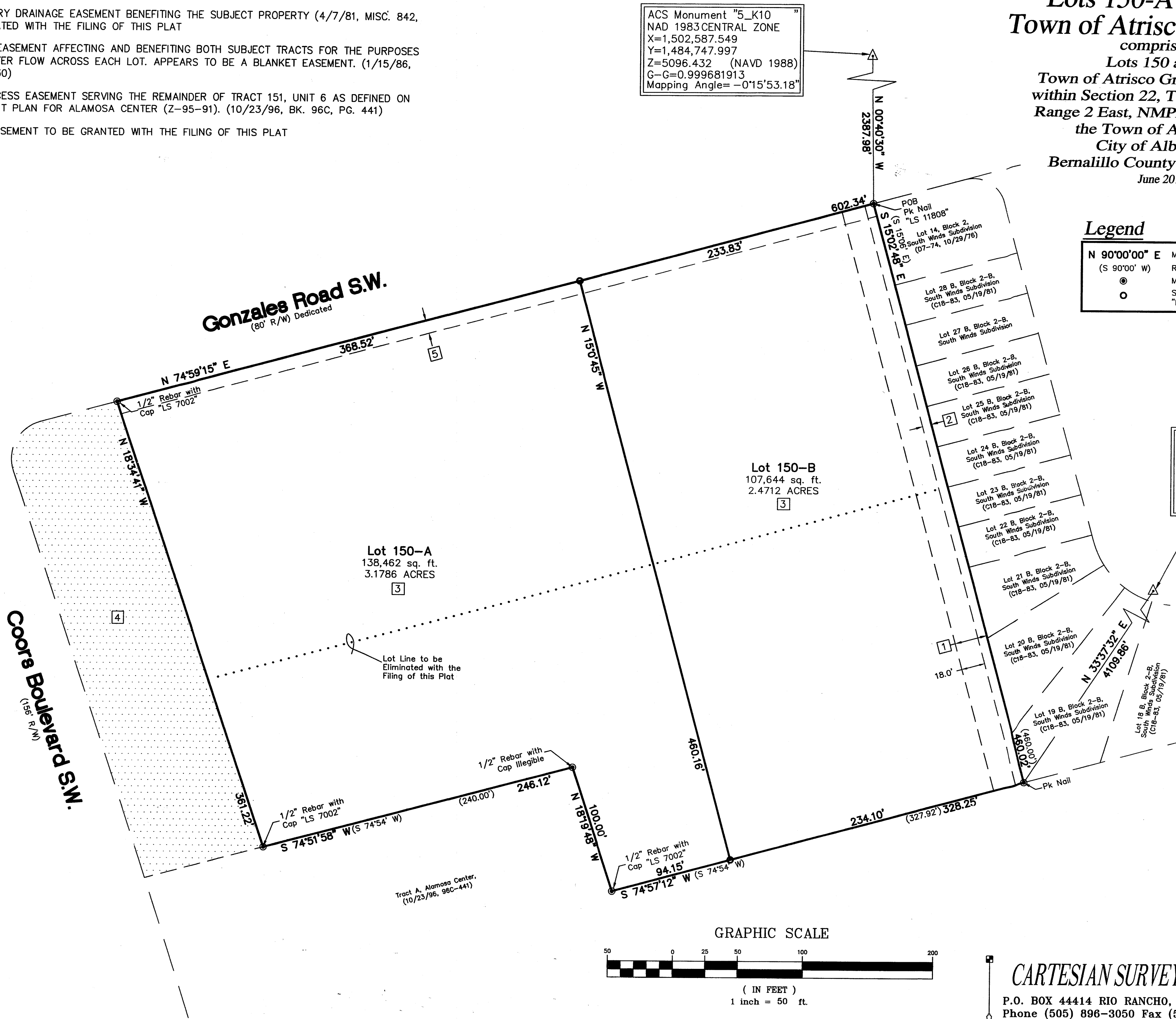
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June 2010

Legend

| | |
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| N 90°00'00" E | MEASURED BEARINGS AND DISTANCES |
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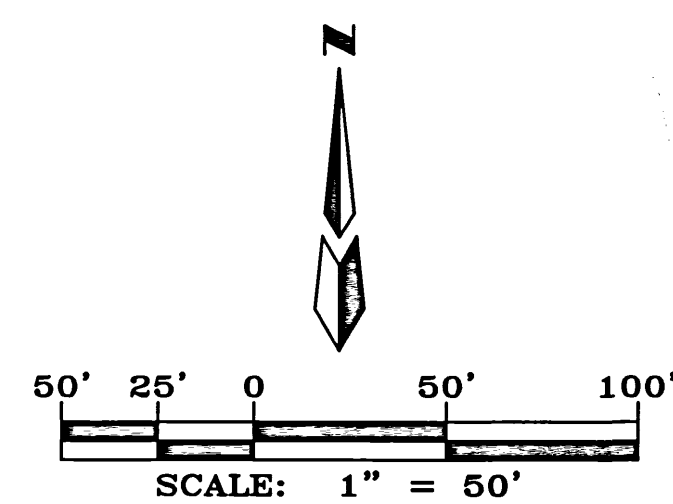
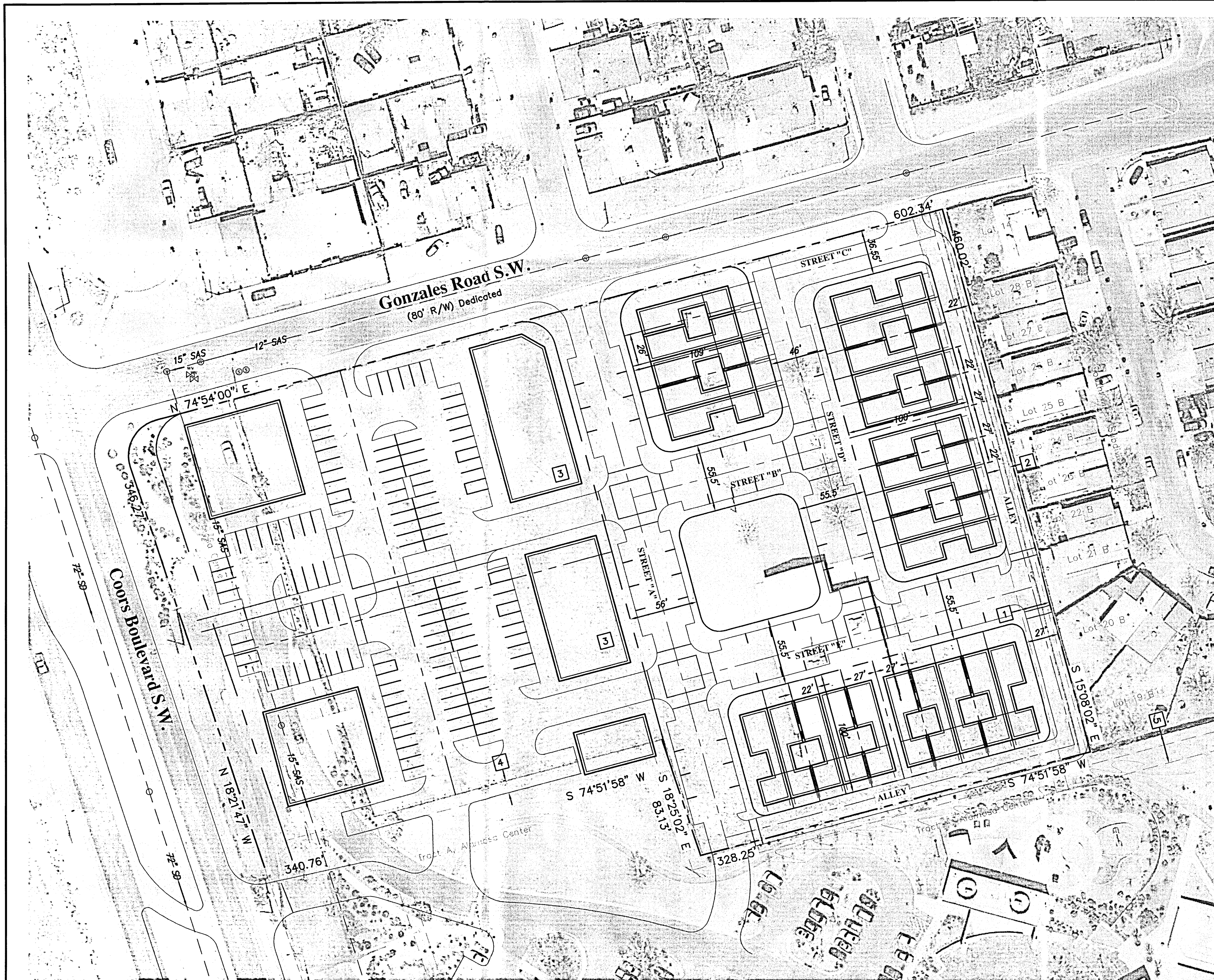
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Y=1,484,747.997
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Mapping Angle=-0°15'53.18"

ACS Monument "NM_448_C"
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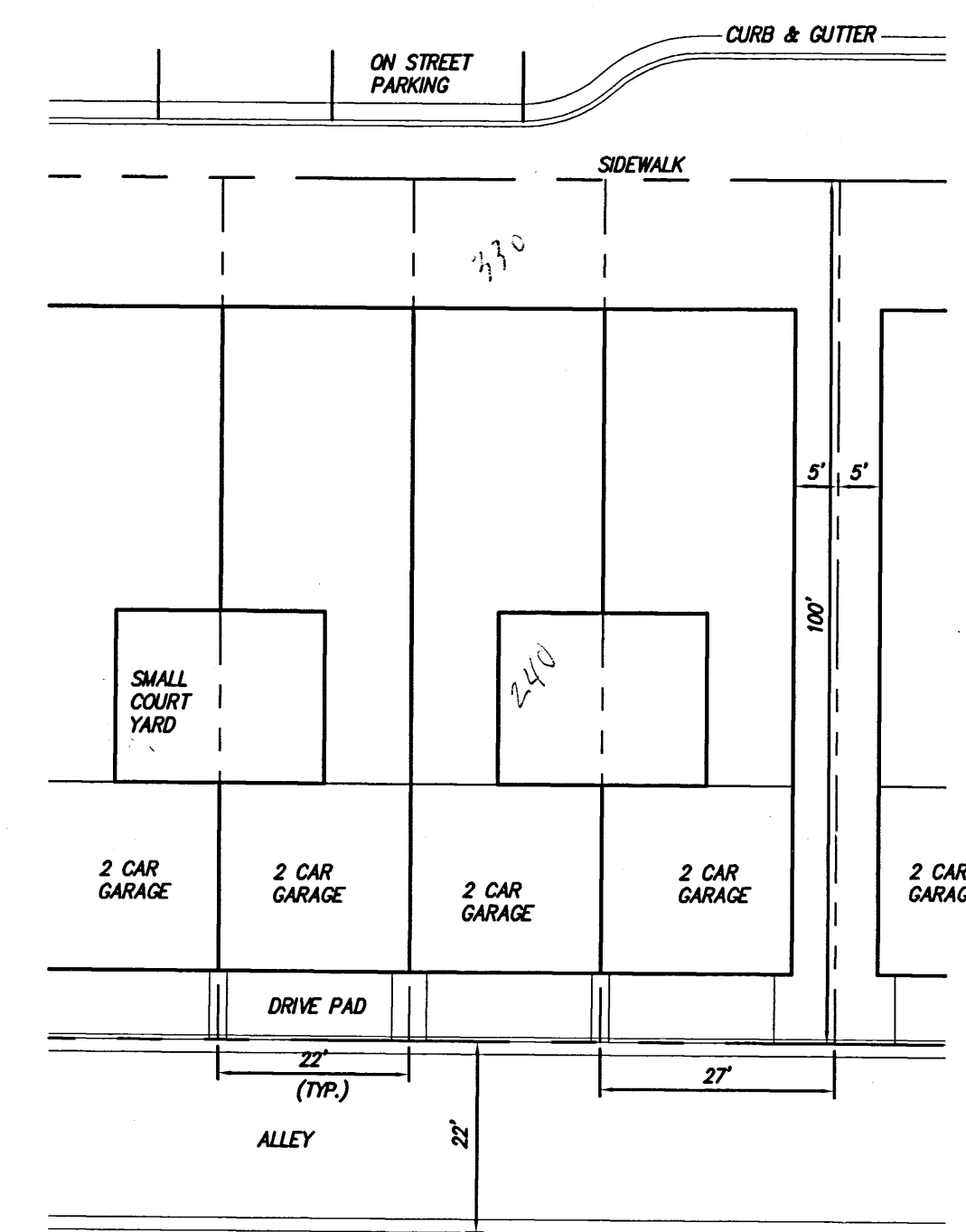


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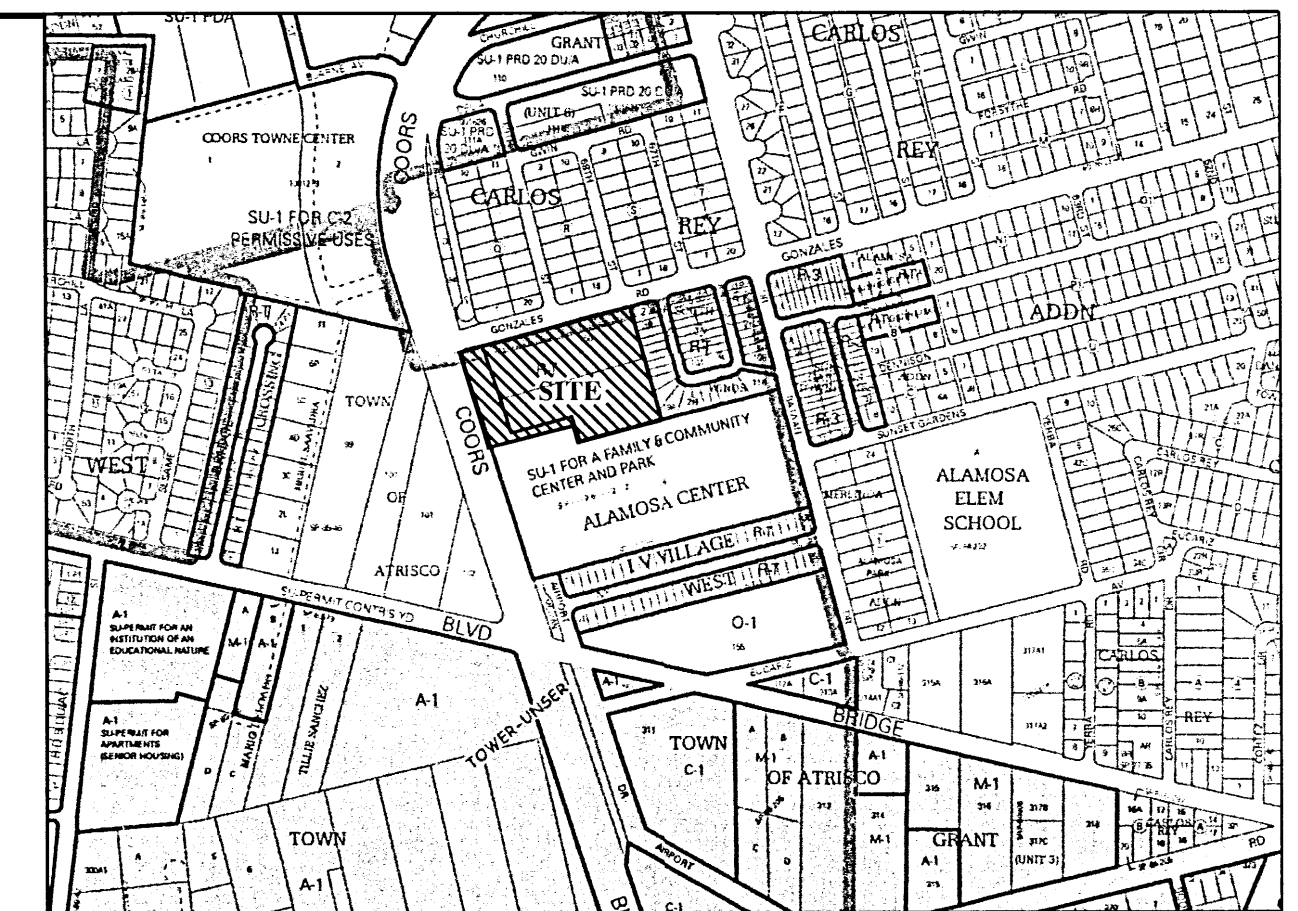
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 - 3 EXISTING BLANKET DRAINAGE EASEMENT. (1/15/86, MISC. 312A, PG. 29-30)
 - 4 EXISTING 10' P.U.E. (10/23/96, BK. 96C, PG. 441)
 - 5 EXISTING 25' WATERLINE AND SANITARY SEWER EASEMENT (10/23/96, BK. 96C, PG. 441)



1 OR 2 STORY HOUSE
(BUILDABLE AREA
SUBJECT TO OPEN
SPACE REQUIREMENTS)

TYPICAL LOT LAYOUT & LANDSCAPE PLAN

NOT TO SCALE



VICINITY MAP ZONE ATLAS K-10 & L-10
SCALE: NONE

LEGAL DESCRIPTION

A PARCEL OF LAND COMPRISING THE WESTERLY PORTIONS OF TRACTS 150 AND 151, TOWN OF ATRISCO GRANT UNIT 6, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 1, 1976 IN BOOK D-18-A AND CONTAINING 6.5371 ACRES (284,756 SQ. FT) MORE OR LESS.

GENERAL NOTES

CURRENT ZONING: RT

- 1.) ALL STREETS ARE TO BE PUBLIC UNLESS NOTED OTHERWISE.
- 2.) ALL LOTS SHALL CONFORM WITH THE CITY WATER CONSERVATION, LANDSCAPING AND WATER USE ORDINANCE.
- 3.) OFF-STREET PARKING SHALL BE PROVIDED FOR A MINIMUM OF TWO SPACES PER DWELLING.
- 4.) LANDSCAPING LOCATED IN FRONT OF DWELLINGS SHALL BE MAINTAINED BY THE HOMEOWNER.

RESIDENTIAL DEVELOPMENT
TOTAL RESIDENTIAL SITE AREA WITHIN SUP BOUNDARY: 3.37 AC
NUMBER OF RESIDENTIAL UNITS: 25
GROSS DENSITY: 7.4 DU/AC

COMMERCIAL DEVELOPMENT
TOTAL COMMERCIAL AREA: 2.83 AC.

**GONZALES ROAD RESIDENTIAL
SITE PLAN**

dmg MARK GOODWIN & ASSOCIATES, P.A.
CONSULTING ENGINEERS
P.O. BOX 90606
ALBUQUERQUE, NEW MEXICO 87199
(505)828-2200, FAX (505)797-9539

| | | | |
|-----------------|-----------------|--------------|--------------|
| Designed: DMG | Drawn: SPS | Checked: DMG | Sheet 1 of 1 |
| Scale: 1" = 50' | Date: 7/31/2009 | Job: A09039 | |

SKETCH PLAT
GONZALES ROAD RESIDENTIAL
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTIONS 22 AND 27
 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2009

DESCRIPTION

A PARCEL OF LAND COMPRISING THE WESTERLY PORTIONS OF TRACTS 150 AND 151, TOWN OF ATRISCO GRANT UNIT 6, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 1, 1976 IN BOOK D-18-A AND CONTAINING 6.5371 ACRES (284,756 SQ. FT) MORE OR LESS.

SUBDIVISION DATA

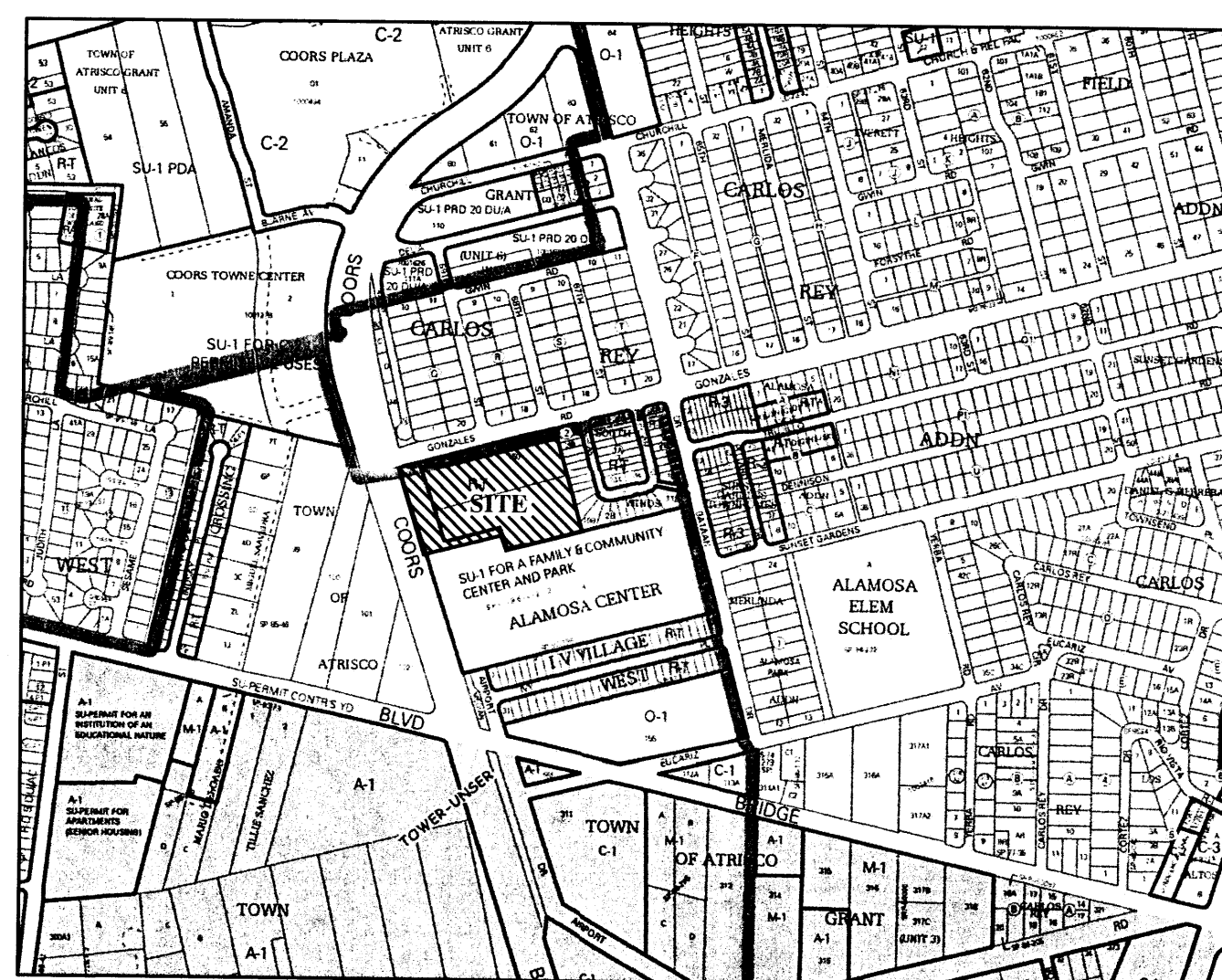
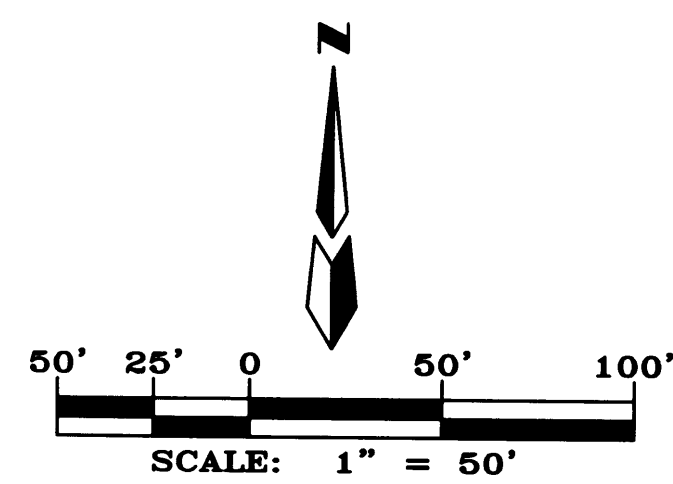
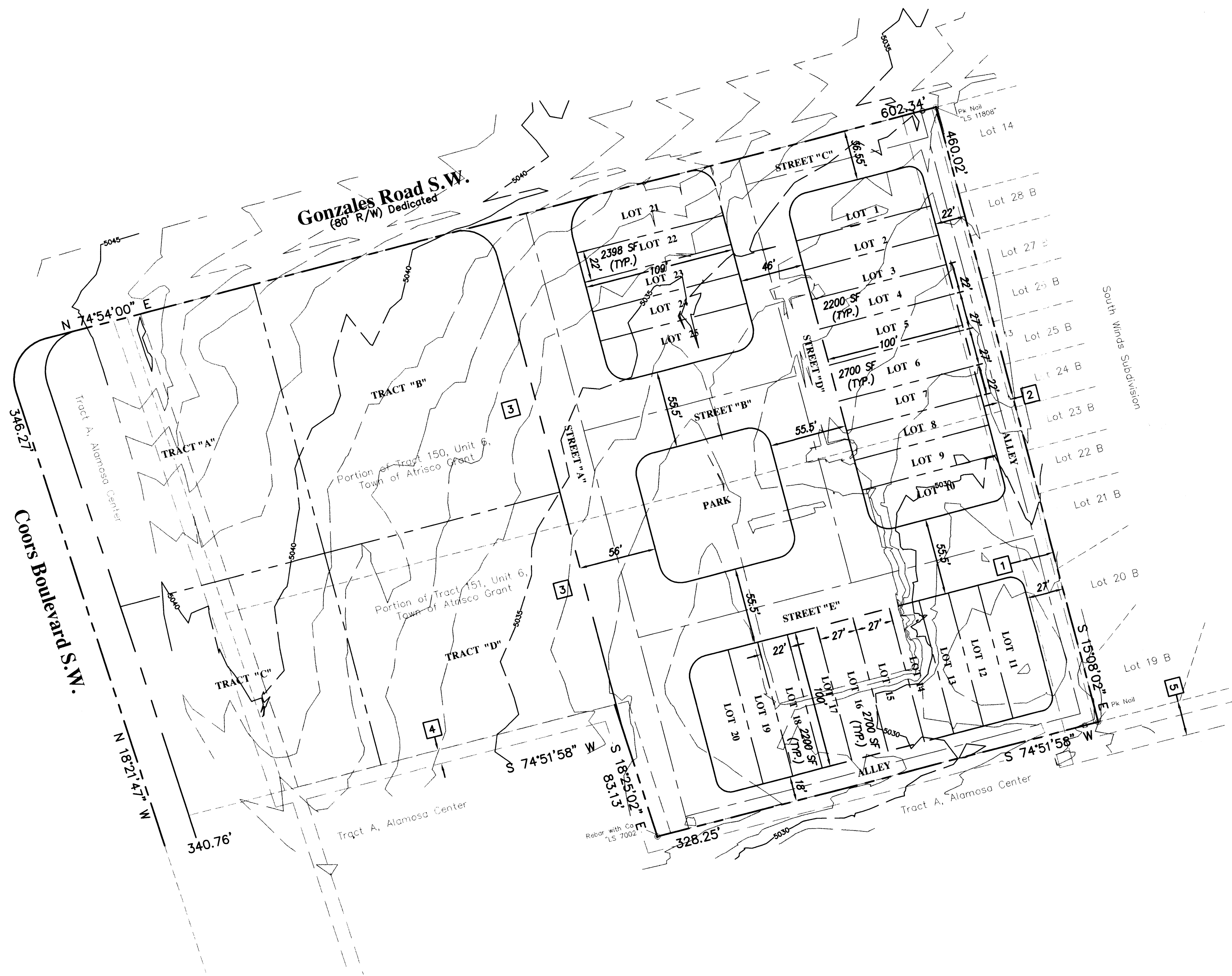
GROSS ACREAGE 6.5371 AC
 ZONE ATLAS NO. K-10 & L-10
 LOTS/TRACTS CREATED 25 LOTS/A TRACTS
 DATE OF SURVEY OCTOBER, 2007
 ZONING RT
 MIN. LOT AREA 2231

EASEMENTS

- 1 EXISTING 25' ROAD AND UTILITY EASEMENT (WARRANTY DEED 11/20/64, BK. D 761, PG. 844)
- 2 EXISTING 7' TEMPORARY DRAINAGE EASEMENT (4/7/81, MISC. 842, PG. 816)
- 3 EXISTING BLANKET DRAINAGE EASEMENT. (1/15/86, MISC. 312A, PG. 29-30)
- 4 EXISTING 10' P.U.E. (10/23/96, BK. 96C, PG. 441)
- 5 EXISTING 25' WATERLINE AND SANITARY SEWER EASEMENT (10/23/96, BK. 96C, PG. 441)

SITE BENCHMARK

ACS MONUMENT
 "11-K10"
 ELEVATION=5046.03
 (SLD 1988)



VICINITY MAP ZONE ATLAS K-10 & L-10
 SCALE: NONE

SURVEYOR

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

OWNERS

YESHOUSING
 104 ROMA N.W.
 ALBUQUERQUE, N.M. 87102
 (505) 254-1373

ENGINEERS

D. MARK GOODWIN & ASSOCIATES, P.A.
 CONSULTING ENGINEERS
 P.O. BOX 90606
 ALBUQUERQUE, NEW MEXICO 87199
 (505) 828-2200

ARCHITECT

DEKKER/PERICH/SABATINI
 7601 JEFFERSON NE, SUITE 100
 ALBUQUERQUE, NM 87109
 505-761-9700 PHONE
 505-761-4222 FAX

SKETCH PLAT

GONZALES ROAD RESIDENTIAL

dmg MARK GOODWIN & ASSOCIATES, P.A.
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 (505)828-2200, FAX (505)797-9539

Dwg: LAYOUT9.dwg Drawn: RON Checked: DMG Sheet 1 of 1
 Scale: 1"=50' Date: 08/04/09 Job: A09036