

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE ONE EXISTING LOT INTO TWO NEW LOTS, AND TO GRANT A PUBLIC UTILITY EASEMENT.

Notes:

1. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
2. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
3. THIS PROPERTY LIES WITHIN SECTION 12, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION 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 OF PARCELS WITHIN THE AREA OF THIS PLAT.

Subdivision
Lots 2-A and 2-B, Block 8
Miramontes Park
Unit One

Section 12, Township 10 North, Range 3 East, NMMP
Albuquerque, Bernalillo County, New Mexico
June 2016

Project No. _____

Application No. 16DRB-

Utility Approvals

Fernando Vigil 6-15-16
DATE
Chris Shelly 6-15-16
NEW MEXICO GAS COMPANY DATE
QUEST CORPORATION D/B/A CENTURYLINK QC 6/15/2016
DATE
COMCAST 6/16/16
DATE

City Approvals

Soren H. Rioshauer P.S. 6/16/16
CITY SURVEYOR DATE
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT DATE
A.B.C.W.U.A. DATE
PARKS AND RECREATION DEPARTMENT DATE
Lynn M. Mason 6-16-16
AMAFCA DATE
CITY ENGINEER DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT

TREASURER CERTIFICATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.



Larry W. Medrano 6/13/16
DATE
LARRY W. MEDRANO
N.M.P.S. No. 11993

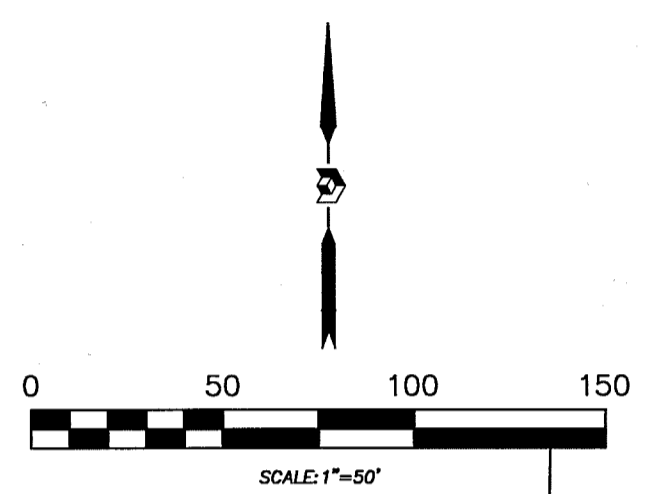
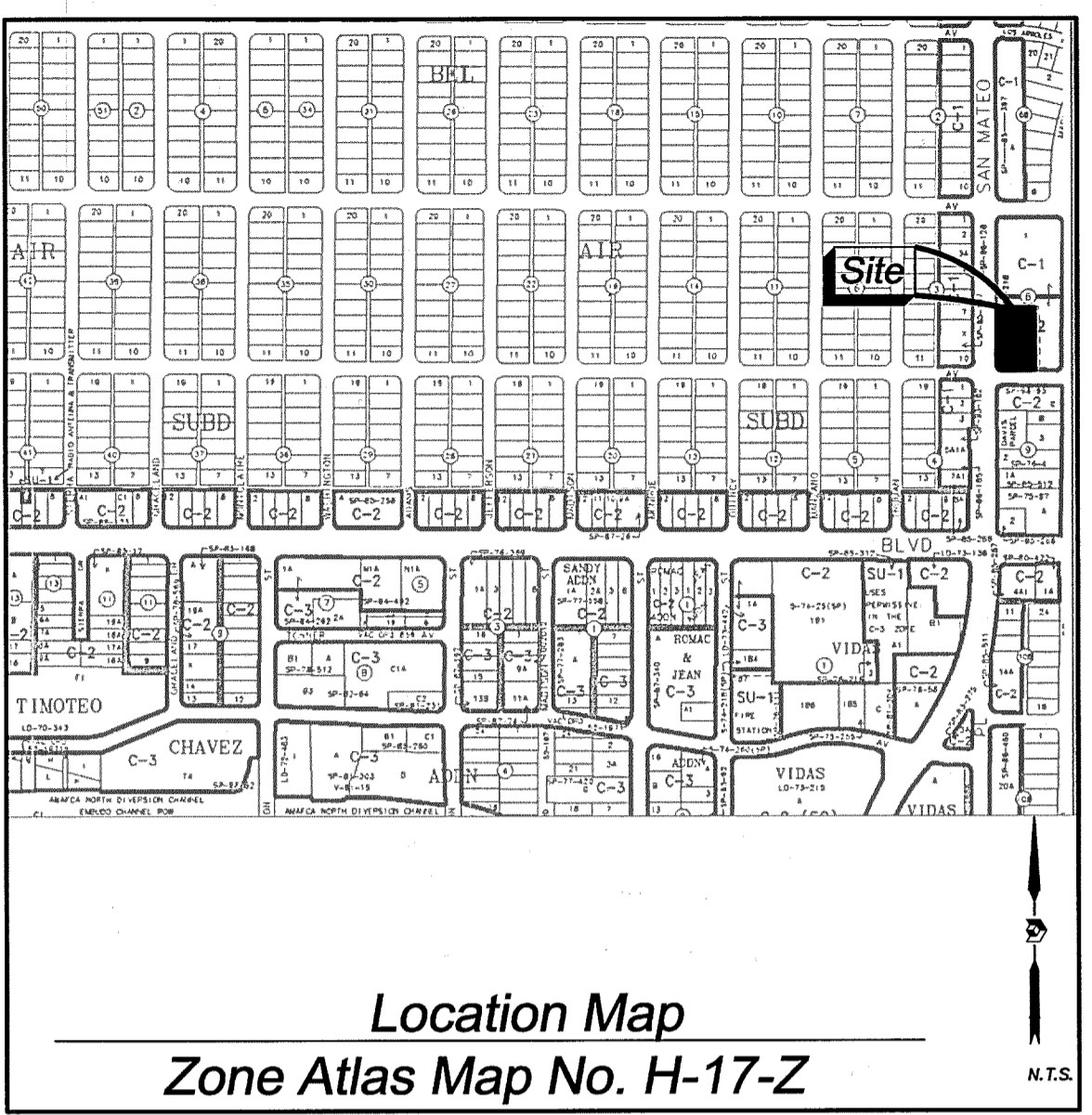
PRECISION SURVEYS, INC.
OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113
MAILING ADDRESS: PO Box 90636 Albuquerque, NM 87199
505.856.5700 PHONE
505.856.7900 FAX

RECORDING STAMP

A.G.R.S. MONUMENT "NM_367_6" STANDARD A.G.R.S. BRASS TABLET (FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)
N=1,498,161.003
E=1,539,818.760
PUBLISHED EL=5209.956 (NAVD 1988)
GROUND TO GRID FACTOR=0.999666264
DELTA ALPHA ANGLE=-011'36.66"

A.G.R.S. MONUMENT "21_H18" STANDARD A.G.R.S. BRASS TABLET (FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)
N=1496338.352
E=1539863.266
PUBLISHED EL=5215.209 (NAVD 1988)
GROUND TO GRID FACTOR=0.999666005
DELTA ALPHA ANGLE=-011'36.23"

Point of Beginning



Subdivision Data:

ZONING: C-2
GROSS SUBDIVISION ACREAGE: 0.8603 ACRES±
ZONE ATLAS INDEX NO: H-17-Z
NO. OF TRACTS CREATED: 0
NO. OF LOTS CREATED: 2
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: MAY 20, 2016

Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES (N 90°00'00" E)
- RECORD BEARINGS AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
- △ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN SECTION 12, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF LOT TWO (2) IN BLOCK 8 OF MIRAMONTES PARK, UNIT ONE, A SUBDIVISION OF THE CITY OF ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON A REPLAT OF THE EASTERLY 245 FEET OF BLOCK EIGHT OF MIRAMONTES PARK UNIT ONE, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 24, 1988, AS MAP C37 FOLIO 50, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NAD 1983) AND BY GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF DESCRIBED LOT, MARKED BY A FOUND REBAR/RAILROAD SPIKE, FROM WHENCE A TIE TO AGRS MONUMENT "21_H18", BEARS N 23°16'17" W, A DISTANCE OF 443.20 FEET;
THENCE FROM SAID POINT OF BEGINNING, S 00°52'31" W, A DISTANCE OF 250.01 FEET TO THE SOUTHEAST CORNER OF DESCRIBED LOT, LYING ON THE NORTH RIGHT OF LINE OF PHOENIX AVENUE, N.E., MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";
THENCE S 89°59'00" W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 120.00 FEET TO A POINT OF CURVATURE BEING THE SOUTHWEST CORNER OF DESCRIBED LOT, LYING ON THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF PHOENIX AVENUE, N.E., AND THE EAST RIGHT OF WAY LINE OF SAN MATEO BOULEVARD, N.E., MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";
THENCE ALONG SAID EAST RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 49.04 FEET, A RADIUS OF 30.00 FEET, A DELTA ANGLE OF 93°39'57", A CHORD BEARING OF N 42°25'42" W, AND A CHORD LENGTH OF 43.76 FEET, TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";
THENCE N 00°52'31" E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 220.00 FEET TO THE NORTHWEST CORNER OF DESCRIBED LOT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";
THENCE LEAVING SAID EAST RIGHT OF WAY LINE, S 89°08'12" E, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.8603 ACRES (37,476 SQUARE FEET), MORE OR LESS, NOW COMPRISING LOTS 2-A AND 2-B, BLOCK 8, MIRAMONTES PARK UNIT ONE.

Public Utility Easements

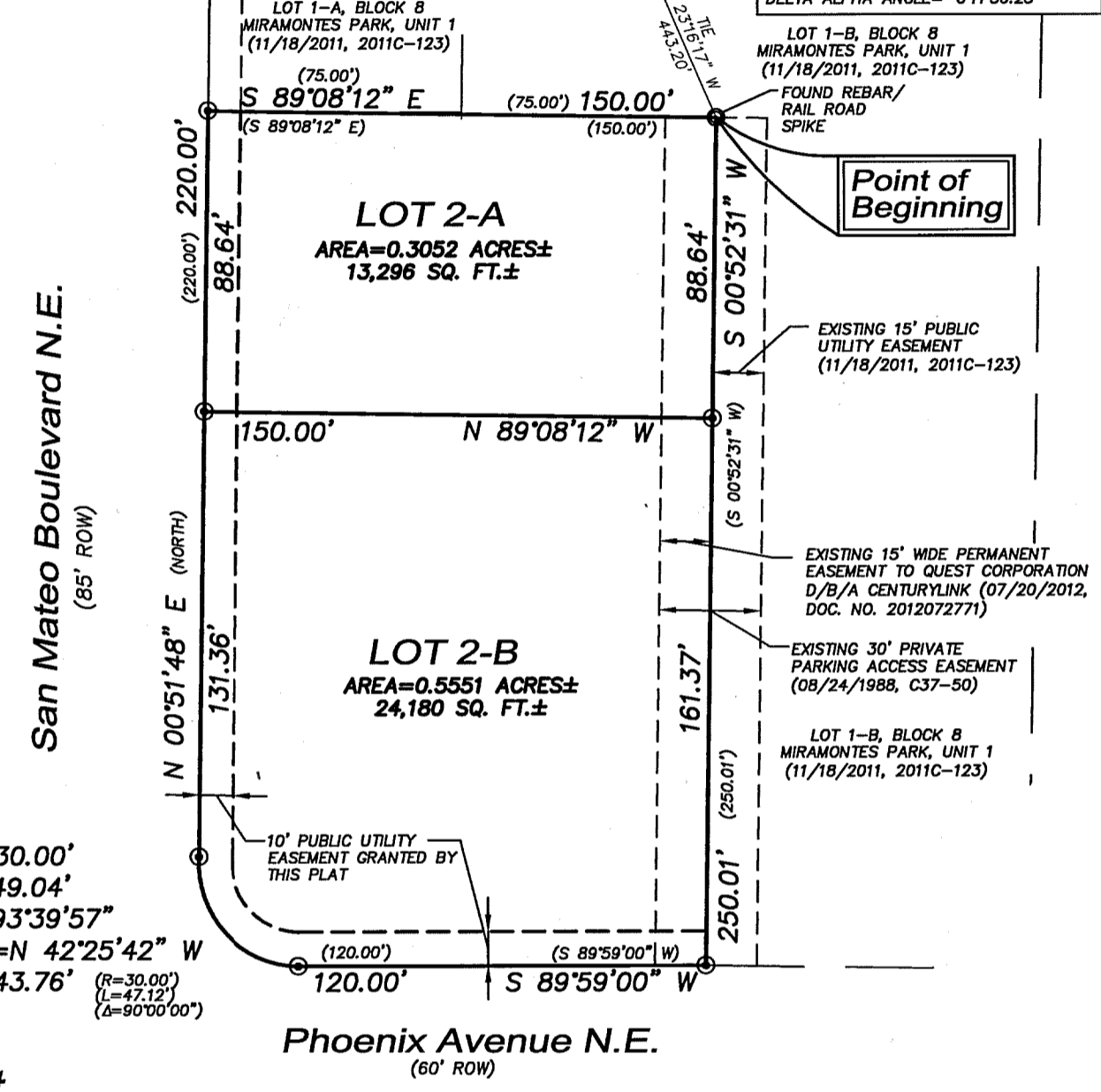
- A. PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
- B. NEW MEXICO 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. QUEST 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 WITHIN THE EASEMENT 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 GRANOR 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 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 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), QUEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QUEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.



Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD 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 DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

LOT 2-A
Arthur I. Gardenswartz 6/16/16
DATE
ARTHUR I. GARDENSWARTZ
ARTHUR I. GARDENSWARTZ REVOCABLE TRUST

LOT 2-B
Jim A. Tate 6/14/16
DATE
JIM A. TATE, MANAGING MEMBER
SAN MATEO OFFICE, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

Acknowledgments

STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16TH DAY OF JUNE, 2016 BY
ARTHUR I. GARDENSWARTZ, ARTHUR I. GARDENSWARTZ REVOCABLE TRUST

BY *Larry W. Medrano* MY COMMISSION EXPIRES: 11/13/2016
NOTARY PUBLIC

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14TH DAY OF JUNE, 2016 BY
JIM A. TATE, MANAGING MEMBER, SAN MATEO OFFICE, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

BY *Larry W. Medrano* MY COMMISSION EXPIRES: 11/13/2016
NOTARY PUBLIC

INDEXING INFORMATION FOR COUNTY CLERK
OWNER ARTHUR I. GARDENSWARTZ, ARTHUR I. GARDENSWARTZ REVOCABLE TRUST, UPC 101805901435322502
OWNER JIM A. TATE, MANAGING MEMBER, SAN MATEO OFFICE, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY UPC 101805901434022503
SECTION 12, TOWNSHIP 10 N, RANGE 3 E,
SUBDIVISION MIRAMONTES PARK, UNIT ONE