

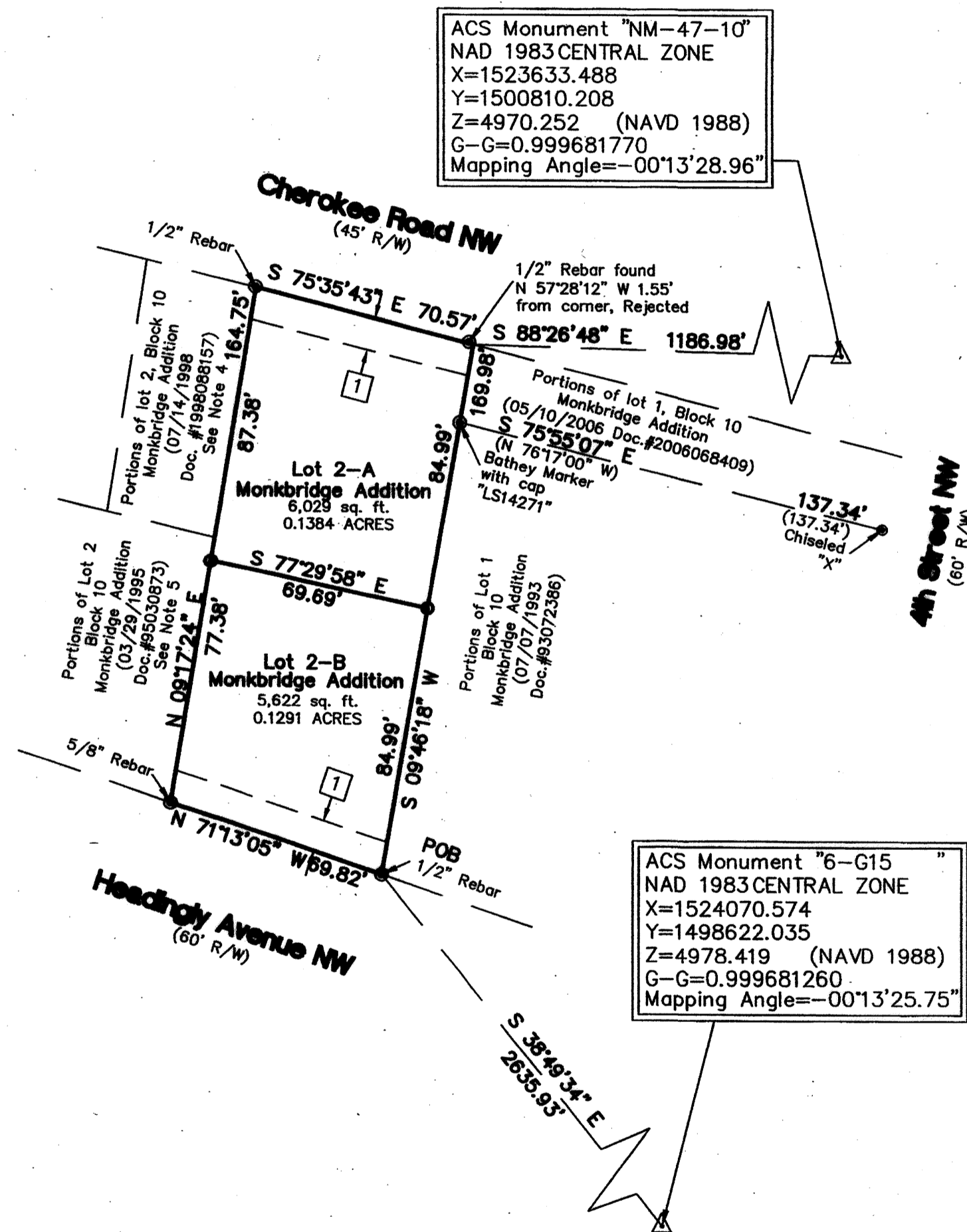
**Plat for
Lots 2-A and 2-B, Block 10,
Monkbridge Addition
Being Comprised of A Portion of Lot 2,
Block 10, Monkbridge Addition
City of Albuquerque,
Bernalillo County, New Mexico
May 2013**

Legend

(N 90°00'00" E)	RECORD INFO FOR THE NORTHERLY PORTION OF LOT 1, BLOCK 10, MONKBRIDGE SUBDIVISION REAL ESTATE CONTRACT (05/10/2006 BK. A116, PG. 8205 DOC. #2006068409)
N 90°00'00" E	MEASURED BEARING AND DISTANCES
●	FOUND AND USED MONUMENT AS INDICATED
○	BATHEY MARKER WITH CAP "LS 14271"

Easement Notes

- 1 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT



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 Corp. 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.
- 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

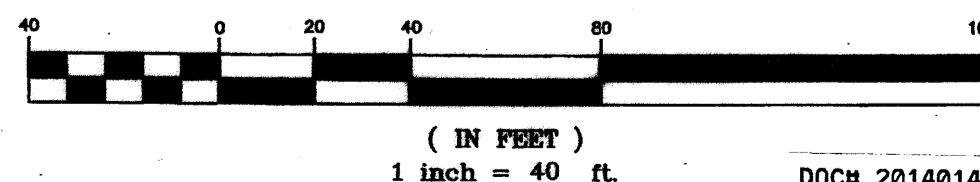
In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest D/B/A Centurylink QC did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and Qwest D/B/A Centurylink QC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

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.

GRAPHIC SCALE



DOCH 2014014691

02/20/2014 04:09 PM Page: 2 of 2
CityPLAT R: \$25.00 B: 2014C P: 0007 M: Toulous Olivere, Bernalillo Co.

CARTESIAN SURVEYS INC.

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



Location Map - Zone Atlas G-14-Z

Notes

1. FIELD SURVEY PERFORMED IN AUGUST 2012.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARING REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).
4. THE CHAIN OF TITLE TO PRE 1971 DEED IS THE WARRANTY DEED FILED NOV. 27, 1968 IN BOOK D853, PG 453-454.
5. THE CHAIN OF TITLE TO PRE 1971 DEED IS THE WARRANTY DEED FILED FEB 25, 1969 IN BOOK D857, PAGE 113

Free Consent

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.

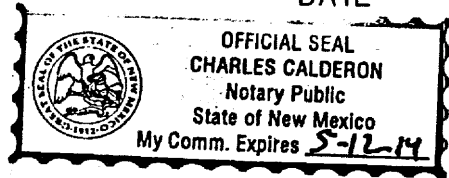
Robert O. Moore 5/24/2013
 ROBERT MOORE, OWNER
 STEADY COURSE, LLC. DATE

Acknowledgment

STATE OF NEW MEXICO }
 COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 24th / May / 2013
 BY: ROBERT MOORE, OWNER, STEADY COURSE, LLC

Charles Calderon 5-12-14
 NOTARY PUBLIC MY COMMISSION EXPIRES



Indexing Information

Section 5, Township 10 North, Range 3 East, N.M.P.M.,
 As Projected into the Town of Albuquerque Grant
 Subdivision: Monkbridge Addition
 Owner: Robert Moore of Steady Course, LLC
 Upc Code: 101406036728010220

Purpose of Plat

1. SUBDIVIDE SUBJECT PROPERTY, AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE..... 0.2675 ACRES
 ZONE ATLAS PAGE NO..... G-14-Z
 NUMBER OF EXISTING LOTS..... 1
 NUMBER OF LOTS CREATED..... 2
 MILES OF FULL WIDTH STREETS..... 0.00 MILES
 MILES OF HALF WIDTH STREETS..... 0.00
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE..... 0.0 ACRES
 DATE OF SURVEY..... APRIL 2013

Legal Description

A PORTION OF LOT NUMBERED TWO (2), BLOCK TEN (10), OF THE MONKBRIDGE ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 24, 1917, IN BOOK C2, FOLIO 88, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE SOUTHEAST CORNER OF SAID LOT 2, MARKED BY A 1/2" REBAR, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF HEADINGLY AVENUE NW, WHENCE A TIE TO ACS MONUMENT "6_G15", BEARS S 38°49'34" E, A DISTANCE OF 2635.93 FEET;

THENCE, FROM THE POINT OF BEGINNING, COINCIDING WITH THE SAID RIGHT-OF-WAY, N 71°13'05" W, A DISTANCE OF 69.82 FEET, MARKED WITH A 5/8" REBAR;

THENCE, LEAVING SAID RIGHT-OF-WAY, TRAVERSING SAID LOT 2, N 09°17'24" E, A DISTANCE OF 164.75 FEET, TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF CHEROKEE ROAD NW, MARKED WITH A 1/2" REBAR;

THENCE, COINCIDING WITH THE SAID RIGHT-OF-WAY, S 75°35'43" E, A DISTANCE OF 70.57 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING REFERENCED BY A 1/2" REBAR, BEARING N 57°28'12" W, A DISTANCE OF 1.55 FEET FROM THE CORNER;

THENCE, FROM THE NORTHEAST CORNER, LEAVING SAID RIGHT-OF-WAY, S 09°46'18" W, A DISTANCE OF 169.98, TO THE POINT OF BEGINNING, CONTAINING 0.2675 ACRES (11,651 SQ. FT.) MORE OR LESS.

Documents

1. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE COMPANY, FILE NO. 1726086, EFFECTIVE DATE 07/30/2012.
2. THE WESTERLY 60' OF THE BEASTLY 70' OF LOT 2, BLOCK 10, MONKBRIDGE SUBDIVISION SPECIAL MASTERS DEED (06/03/2011 DOC. #2011052202).
3. PORTION OF LOT 2, BLOCK 10, MONKBRIDGE SUBDIVISION WARRANTY DEED (07/14/1998 BK. 9812, PG. 6458 DOC. #1998088157).
4. THE SOUTHERLY 1/2 OF THE WESTERLY 1/2 OF LOT 2, BLOCK 10, MONKBRIDGE SUBDIVISION SPECIAL WARRANTY DEED (03/29/1995 DOC. #95030873)
5. THE NORTHERLY PORTION OF LOT 1, BLOCK 10, MONKBRIDGE SUBDIVISION REAL ESTATE CONTRACT (05/10/2006 BK. A116, PG. 8205 DOC. #2006068409)
6. THE SOUTHERLY PORTION OF LOT 1, BLOCK 10, MONKBRIDGE SUBDIVISION WARRANTY DEED (07/07/1993 DOC. #93072386)

**Plat for
 Lots 2-A and 2-B, Block 10,
 Monkbridge Addition
 Being Comprised of A Portion of Lot 2,
 Block 10, Monkbridge Addition
 City of Albuquerque
 Bernalillo County, New Mexico
 May 2013**

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 _____

Plat approvals:

PNM Electric Services	Date
New Mexico Gas Company	Date
Qwest Corporation d/b/a CenturyLink QC	Date
Comcast	Date
<i>Will P. Plotner, Jr.</i> 5-24-13 City Surveyor	Date
Traffic Engineer	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	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, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES 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. 5/21/13
 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



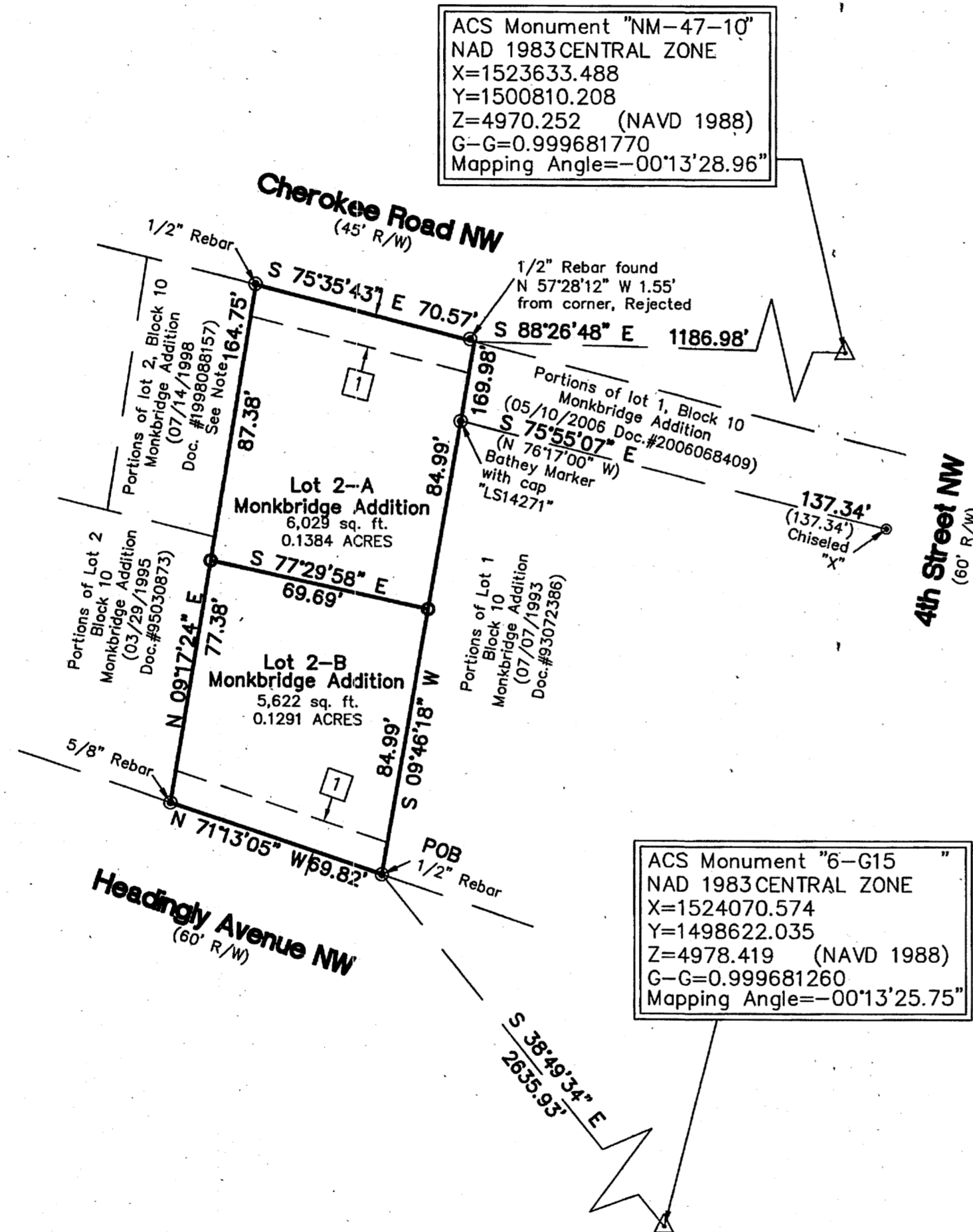
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City of Albuquerque
Bernalillo County, New Mexico
May 2013

Legend

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N 90°00'00" E	MEASURED BEARING AND DISTANCES
⊙	FOUND AND USED MONUMENT AS INDICATED
○	BATHEY MARKER WITH CAP "LS 14271"

Easement Notes

- 1 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT



Public Utility Easements:

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- 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 Corp. 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.

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Disclaimer

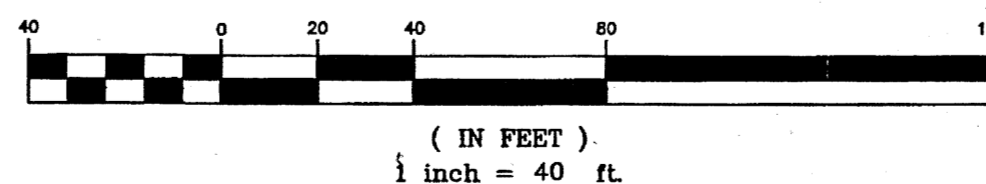
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Solar Collection Note

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

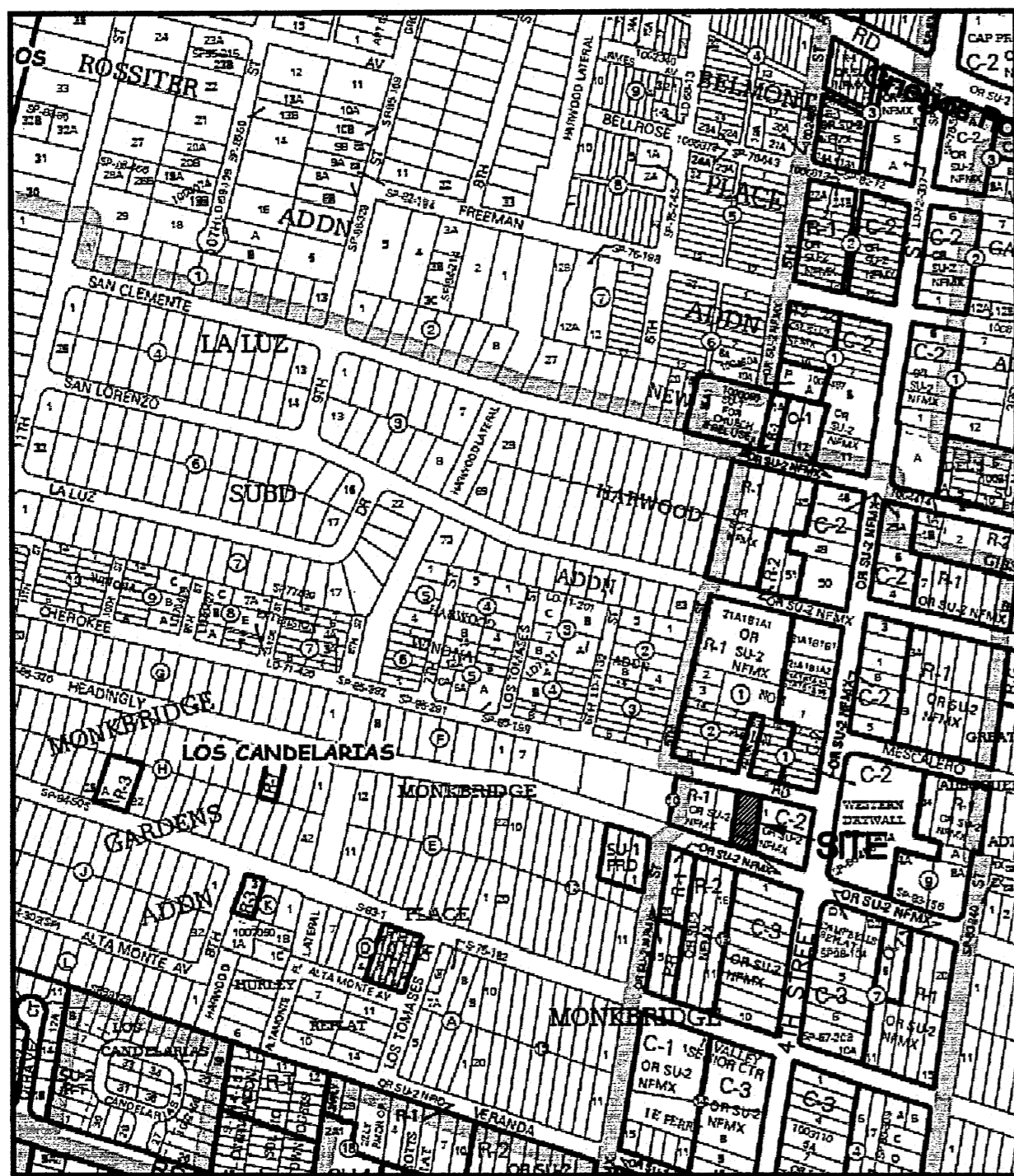
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GRAPHIC SCALE



CARTESIAN SURVEYS INC.

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



Location Map - Zone Atlas G-14-Z

Indexing Information

Section 5, Township 10 North, Range 3 East,
N.M.P.M., Town of Albuquerque Grant
Subdivision: Monkbridge Subdivision
Owner: Robert Moore of Steady Course, LLC
Upc Code: 101406036728010220

Purpose of Plat

1. SUBDIVIDE SUBJECT PROPERTY INTO TWO SEPARTATE LOTS, AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 0.2675 ACRES
ZONE ATLAS PAGE NO. G-14-Z
NUMBER OF EXISTING LOTS. 1
NUMBER OF LOTS CREATED. 2
MILES OF FULL WIDTH STREETS. 0.00 MILES
MILES OF HALF WIDTH STREETS. 0.00
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.0 ACRES
DATE OF SURVEY. APRIL 2013

Legal Description

LOTS 2-A AND 2-B, BLOCK 10, OF THE MONKBRIDGE SUBDIVISION FILED MARCH 24, 1917, IN BOOK C2, FOLIO 88, LOCATED IN CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

LOT 2-A:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF CHEROKEE ROAD NW, BEING MARKED BY A 1/2" REBAR;

THENCE, COINCIDING SAID RIGHT-OF-WAY, S 75°57'36" E, A DISTANCE OF 70.57 FEET, TO THE NORTHEAST CORNER OF HEREIN DESCRIBED LOT, REFERENCED BY A 1/2" REBAR FOUND N 57°43'23" W 1.55 FEET FROM CORNER;

THENCE, LEAVING SAID RIGHT-OF-WAY, S 09°24'25" W, A DISTANCE OF 84.99 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED LOT, MARKED WITH A BATHEY MARKER WITH CAP LS #14271;

THENCE, N 77°51'51" W, A DISTANCE OF 69.69 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED LOT, MARKED WITH A BATHEY MARKER WITH CAP LS #14271;

THENCE, N 08°55'31" E, A DISTANCE OF 87.38 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.1384 ACRES (6,029 SQ. FT.) MORE OR LESS;

LOT 2-B:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED LOT, BEING MARKED WITH A BATHEY MARKER WITH CAP LS #14271, S 77°51'51" E, A DISTANCE OF 69.69 FEET, TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED LOT, MARKED WITH A BATHEY MARKER WITH CAP LS#14271;

THENCE, S 09°24'25" W, A DISTANCE OF 84.99 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED LOT, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF HEADINGLY AVENUE NW, MARKED WITH A 1/2" REBAR;

THENCE, COINCIDING WITH THE SAID RIGHT-OF-WAY, N 71°34'57" W, A DISTANCE OF 69.82 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED LOT, MARKED WITH A 5/8" REBAR;

THENCE, LEAVING SAID RIGHT-OF-WAY, N 08°55'31" E, A DISTANCE OF 77.38 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.1291 ACRES (5,622 SQ. FT.) MORE OR LESS.

Free Consent

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.

ROBERT MOORE, OWNER _____ DATE _____
STEADY COURSE, LLC

Acknowledgment

STATE OF NEW MEXICO }
COUNTY OF } SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY: ROBERT MOORE, OWNER, STEADY COURSE, LLC

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

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Lots 2-A and 2-B, Block 10,
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April 2013**

Approved and Accepted by:

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Project Number _____

Application Number _____

Plat approvals:

PNM Electric Services _____ Date _____

New Mexico Gas Company _____ Date _____

Qwest Corporation d/b/a CenturyLink QC _____ Date _____

Comcast _____ Date _____

City approvals:

City Surveyor _____ Date _____

Traffic Engineer _____ Date _____

ABCWUA _____ Date _____

Parks and Recreation Department _____ Date _____

AMAFCA _____ Date _____

City Engineer _____ Date _____

DRB Chairperson, Planning Department _____ Date _____

Surveyor's Certificate

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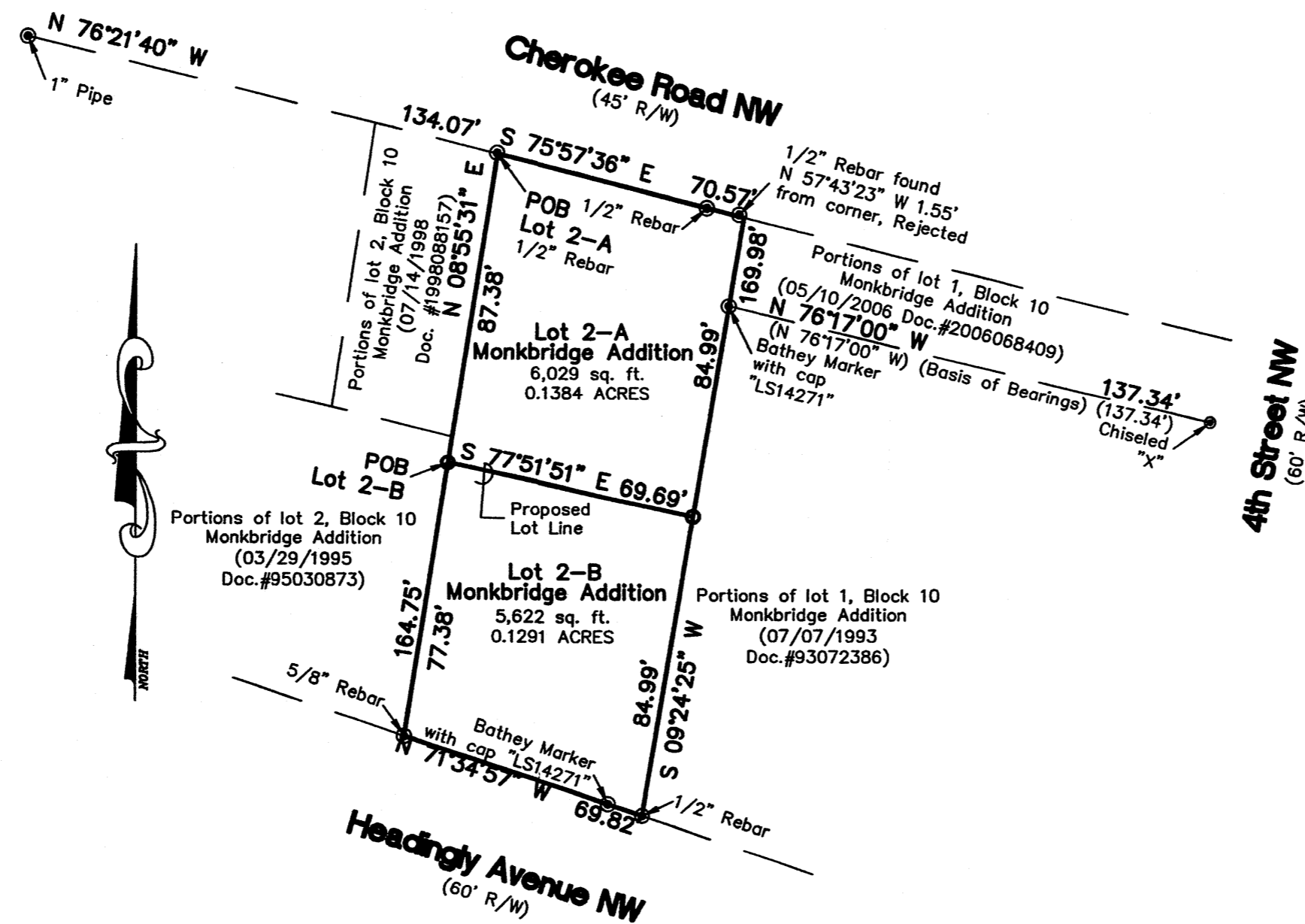
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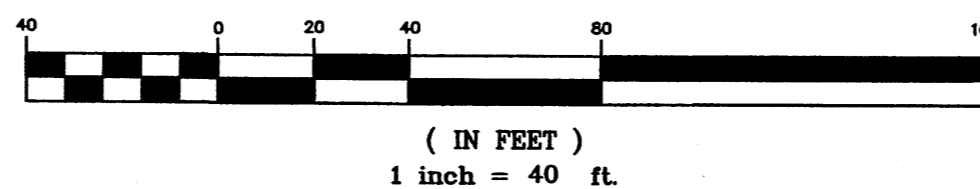
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Solar Collection Note

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GRAPHIC SCALE



CARTESIAN SURVEYS INC.

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