

PLAT FOR
LOT 5-A-1 and LOT 7-A-1
JJ SUBDIVISION
 WITHIN THE ELENA GALLEGOS GRANT
 PROJECTED SECTION 25, T11N, R3E, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 September, 2015
 SHEET 1 OF 2

PROJECT: 1002455
 DATE: 2-3-16
 APP: 16-70033
 REQUEST: (P/E)

MASTER LANDFILL GAS EVALUATION AND ABATEMENT SYSTEM PLAN NOTE:
 As a condition of this subdivision plat approval by the City, owner, its successors and assigns, covenants and agrees to install a landfill gas monitoring well(s) and extraction system on the property, pursuant to that certain Master Landfill Gas Evaluation and Abatement System Plan for the proposed Subdivision at I-25 and San Antonio Boulevard, Lots A-3-B 1 thru 7 (now known as Lots 1 through 7, JJ Subdivision), Albuquerque, New Mexico, dated July 18, 2003 prepared by Lawrence Earth Engineering, Larry M. Coons, P.E. (the "Master Landfill Gas Evaluation and Abatement System Plan") and incorporated herein by reference. The landfill gas monitoring well(s) and extraction system shall be installed on a lot by lot basis as defined in the Master Landfill Gas Evaluation and Abatement System Plan for any individual lot at the time of and as a condition to Site Development Plan approval, Design Review approval by the City's Design Review Committee or building permit approval, whichever occurs sooner.

The obligation of the owner, its successors and assigns, of an individual lot to install landfill gas monitoring well(s) and extraction system shall include the obligation to monitor well(s) on a periodic basis as approved by the City as detailed in the Master Landfill Gas Evaluation and Abatement System Plan on file at the City's Environmental Health Department and incorporated herein by reference and initiating the start up, operation and maintenance of the extraction system, as required by the City as detailed in the Master Landfill Gas Evaluation and Abatement System Plan.

This paragraph shall in its entirety constitute a covenant running with the title to each individual lot of the property as shown on this Plat shall be binding on the owner, its successors and assigns, of each individual lot for the benefit of the City until terminated. (Above language by Assistant City Attorney, City of Albuquerque)

"The subject property is located (near, on) a (former, existing) landfill. Due to the subject property being (on, near) a former landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the "Interim Guidelines for Development within 1000 feet of Landfills") shall be consulted prior to development of the site."

- PLAT NOTES:**
- BEARINGS ARE IN S.P.C.S. GRID BEARINGS. DISTANCES ARE GROUND DISTANCES. RECORD BEARINGS AND DISTANCES EQUAL MEASURED.
 - ALL EASEMENTS SHOWN ON THE RECORD PLAT OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS, UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST, ARE SHOWN HEREON.
 - AREA OF SUBDIVISION IS 3.7678 ACRES.
 - NUMBER OF EXISTING LOTS = 3
 NUMBER OF PROPOSED LOTS = 2
 LENGTH OF STREETS CREATED = 0 FT.

UTILITY EASEMENTS:
 SEE SHEET No. 2 FOR EASEMENT NOTES.

BERNALILLO COUNTY TREASURER'S CERTIFICATE:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:

LOT NO.	UPC	PROPERTY OWNER OF RECORD
5-A	101808224850420144	SAN ANTONIO COMMONS, LLC
6-A	101808224850420146	SAN ANTONIO COMMONS, LLC
7-A	101808224850320147	SAN ANTONIO COMMONS, LLC

BERNALILLO COUNTY TREASURER'S OFFICE:
 By _____ Date _____

DISCLOSURE STATEMENT:
 THE PURPOSE OF THIS PLAT IS TO RECONFIGURE AND REPLAT 3 EXISTING LOTS INTO 2 LOTS.

LEGAL DESCRIPTION:
 LOTS NUMBERED FIVE-A (5-A), SIX-A (6-A) AND SEVEN-A (7-A) OF "JJ SUBDIVISION", AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 21, 2013 IN PLAT BOOK 2013C, FOLIO 057 AS DOCUMENT No. 2013056651.

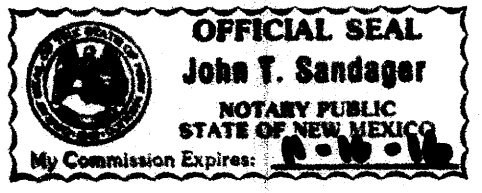
OWNERS' FREE CONSENT STATEMENT AND ACKNOWLEDGEMENT:
 THE UNDERSIGNED OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON STATE THAT THIS PLAT IS EXECUTED WITH THEIR FREE CONSENT AND IS IN ACCORDANCE WITH THEIR WISHES. SAID OWNERS ACKNOWLEDGE THE EASEMENTS SHOWN HEREON AND THE RIGHTS AND RESPONSIBILITIES ASSOCIATED WITH SAID EASEMENTS, AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER: SAN ANTONIO COMMONS, LLC

 LARRY STROUP, PRESIDENT, THE STROUP CO., LLC MANAGER

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) ss
 ON THIS 22nd DAY OF Sept, 2015, THIS INSTRUMENT WAS EXECUTED BEFORE ME BY LARRY STROUP AS HIS FREE ACT AND DEED.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: Nov 16, 2016



PROJECT NO. _____
 APPLICATION NO. _____

APPROVALS:

 CITY SURVEYOR *Soren M. Riechers P.S.* 9/23/15
 DATE

 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

 PARKS & RECREATION DEPARTMENT DATE

 ALBUQUERQUE-BERNALILLO COUNTY WATER UTILITY AUTHORITY (A.B.C.W.U.A.) DATE

 ALBUQUERQUE METRO AREA FLOOD CONTROL AUTHORITY (A.M.A.F.C.A.) DATE

 CITY ENGINEER DATE

 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

 CITY ZONING DEPT. DATE

 ENVIRONMENTAL HEALTH DEPARTMENT DATE

UTILITY CO'S.

 DNM ELECTRIC SERVICES 9-28-15
 DATE

 NM GAS COMPANY 9-29-15
 DATE

 QUEST COMMUNICATIONS d/b/a/ CENTURYLINK QC 9-28-15
 DATE

 COMCAST 9/28/15
 DATE

SURVEYOR'S CERTIFICATION:
 I, REX J. VOGLER, A PROFESSIONAL SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, CERTIFIES THAT THIS PLAT AND THE FIELD SURVEY ON WHICH IT IS BASED WAS PREPARED BY ME AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYING IN NEW MEXICO AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

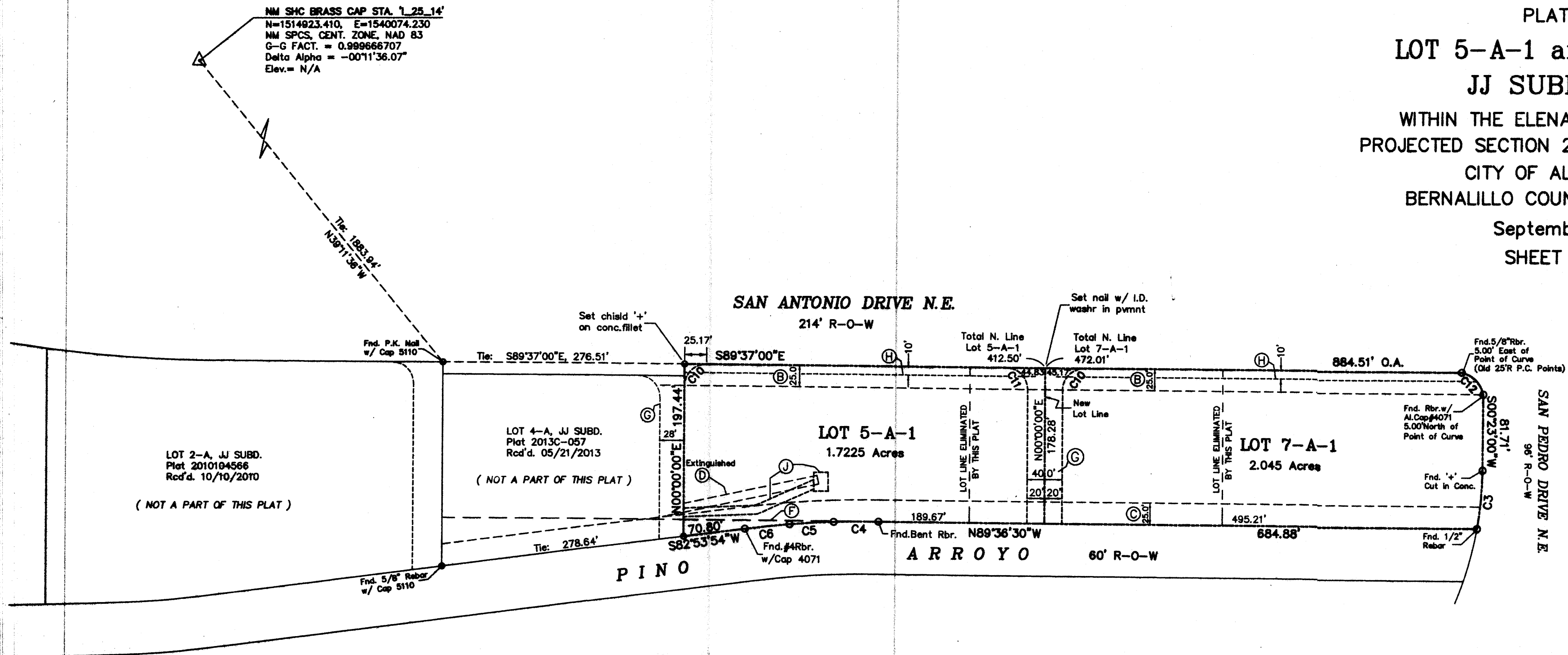
 REX J. VOGLER
 NM PS #10466

Sept. 22, 2015
 DATE



RIO GRANDE SURVEYING CO., PC
 P.O. BOX 7155 ABQ, NM 87194
 PHONE & FAX (505) 764-8891
 EMAIL: rgsc360@gmail.com

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 SHEET 2 OF 2



PUBLIC UTILITY EASEMENTS:

Public Utility Easements shown on this plat are granted for the common and joint use of:

1. Public Service Company of New Mexico for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
2. 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 service.
3. Qwest d/b/a CenturyLink QC for the installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including, but not limited to, above ground pedestals and cleasures.
4. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide cable TV service.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the 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 space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purpose set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structures 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 caused by construction of pools, decking or any structures adjacent to, within, or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

PUBLIC UTILITY DISCLAIMER:

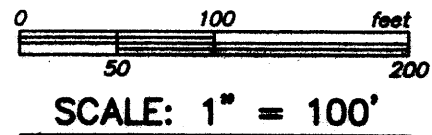
By approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC), Qwest d/b/a CenturyLink QC (Qwest) and Comcast Cable did not conduct a title search on the properties shown hereon. Consequently, PNM, NMGC, Qwest and Comcast Cable do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

SOLAR ACCESS NOTE:

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 THE PROPOSED PLAT. THE FOREGOING SHALL BE A CONDITION OF APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

KEYED EASEMENT NOTES:

- A (Not Used)
- B Existing 25' C.O.A. Public Water & Sanitary Sewer Easement, granted by the record plat, 2004C-158, 05/21/04.
- C Existing 25' Cross-access, Cross-lot Drainage, and Public Utility Easement, granted by the record plat, 2004C-158, 05/21/04.
- D Existing 10' PNM Easement, granted by Doc. #2008101346, 09/12/2008 and shown on plat 2013C-057, 05/21/2013 has subsequently been extinguished by PNM QuitClaim of Easement, Doc.# 2013065621, 06/12/2013.
- E (Not Used)
- F Existing remnant Blanket Easement for Access and Utilities, granted by plat 91C-245, 11/01/91.
- G Existing Ingress and Egress Easement granted by plat 2013C-057, 05/21/2013, width and dimensions as shown. The Ingress and Egress easements shown on this plat are for the benefit of Lot 1, Lots 2-A through 4-A, and Lots 5-A-1 and 7-A-1 that comprise the subject JJ Subdivision.
- H Existing ten foot (10') Public Utility Easement granted by plat 2013C-057, 05/21/2013.
- I (Not Used)
- J Existing 10' and Transformer PNM Easement, granted by Doc. #2013065620, 06/12/2013.



CURVE DATA TABLE:

NO.	RADIUS	DELTA	ARC	CHD.	BRG.
C3	698.90'	09°37'04"	66.96'	66.87'	S05°11'31"W
C4	1537.50'	01°54'33"	51.23'	51.23'	S89°26'13"W
C5	787.50'	03°40'29"	50.51'	50.50'	S86°38'56"W
C6	1537.50'	01°54'33"	51.23'	51.23'	S83°51'11"W
C10	25.00'	90°23'00"	39.44'	35.47'	N45°11'30"E
C11	25.00'	89°37'00"	39.10'	35.24'	N44°48'30"W
C12	30.00'	90°00'00"	47.12'	42.43'	S44°37'00"E

EASEMENT MAINTENANCE:

Individual lot owners are responsible for the maintenance of the portion of the easements lying within said owners individual lot.

PROPERTY CORNERS:

Unless noted otherwise, all property corners will be marked by a 5/8" rebar with yellow plastic cap stamped 'PS 10466'.