



Vicinity Map

**PURPOSE OF PLAT**

THE PURPOSE OF THIS PLAT IS TO CREATE FOUR (4) LOTS FROM TWO (2) EXISTING LOTS AND TO GRANT ADDITIONAL EASEMENT(S) AND TO DEDICATE ADDITIONAL STREET RIGHT-OF-WAY AS SHOWN HEREON.

**SUBDIVISION DATA / NOTES**

1. UNLESS NOTED, NO. 4 REBAR WITH CAP STAMPED P.S. #11463 WERE SET AT ALL PROPERTY CORNERS.
2. THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
3. TOTAL AREA OF PROPERTY: 0.7413 ACRES
4. BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
5. DISTANCES ARE GROUND, BEARINGS ARE GRID.
6. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
7. DATE OF FIELD WORK: DECEMBER 2014
8. DOCUMENTS USED TO ESTABLISH BOUNDARY
  - A. RESULT OF SURVEY, LOT 1-A OF ARIAS ACRES, DATED, 4-15-03
  - B. LOTS 1-A & 1-B ARIAS ACRES, FILED, JANUARY 3, 1986, VOLUME C29, FOLIO 55

**LEGAL DESCRIPTION**

LOTS NUMBERED ONE(A), (1-A) & ONE(B), (1-B) OF ARIAS ACRES, BEING A REPLAT OF LOT 1, 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 JANUARY 3, 1986, IN PLAT BOOK C29, FOLIO 55.

**FREE CONSENT**

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFENSIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER(S) SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 OWNER(S) PRINT NAME: \_\_\_\_\_ TRACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 ACKNOWLEDGMENT  
 STATE OF NEW MEXICO )  
 ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.

BY: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

NOTARY PUBLIC

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

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. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

4. 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 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 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 STRUCTURES SHALL BE ERCTED 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 TRANSFORMERS/SWITCHEGARS, AS INSTALLED, SHALL EXTEND TEN FEET (10) IN FRONT OF TRANSFORMER/SWITCHEAR DOORS AND FIVE FEET (5) 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 NOR 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**  
**LAND'S OF ANDREW MONIE**  
**LOT'S 1, 2, 3 & 4**  
 WITHIN  
**TOWN OF ALBUQUERQUE GRANT**  
**PROJECTED SECTION 18, TOWNSHIP 10 N., RANGE 3 E.**  
**BERNALILLO COUNTY, NEW MEXICO**  
 JANUARY 2015  
 SHEET 1 OF 2

C.D.R.A. APPROVALS: \_\_\_\_\_ SRP NO.:

CITY SURVEYOR \_\_\_\_\_ DATE

TRAFFIC ENGINEERING \_\_\_\_\_ DATE

PARKS & RECREATION DEPARTMENT \_\_\_\_\_ DATE

A.B.C.W.U.A. \_\_\_\_\_ DATE

A.M.A.F.C.A. \_\_\_\_\_ DATE

CITY ENGINEER \_\_\_\_\_ DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE

ENVIRONMENTAL HEALTH DEPARTMENT \_\_\_\_\_ DATE

REAL PROPERTY DIVISION \_\_\_\_\_ DATE

**UTILITY APPROVALS**

P.N.M. ELECTRIC SERVICES \_\_\_\_\_ DATE

NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE

QWEST CORPORATION D/B/A CENTURYLINK QC \_\_\_\_\_ DATE

COMCAST CABLE COMMUNICATION, INC. \_\_\_\_\_ DATE

**SURVEYORS CERTIFICATE**

I, ANTHONY L. HARRIS, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR HEREBY CERTIFY THAT THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT I AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS SURVEY PLAT AND THE FIELD SURVEY UPON WHICH IT IS BASED MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO, AND THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT. THIS IS A SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

ANTHONY L. HARRIS, N.M.L.S. NO. 11463 \_\_\_\_\_ DATE

BERNALILLO COUNTY TREASURERS OFFICE:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON  
 UPC#: \_\_\_\_\_  
 PROPERTY OWNER OF RECORD: \_\_\_\_\_