

VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- Bearings are grid based on the New Mexico State Plane Coordinate System, Central Zone (NAD 83).
- Distances are ground.
- Distances shown along curved lines are arc lengths.
- Record Plat bearings and distances, do not differ from those established by the plat of record.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page: D-18-Z

SUBDIVISION DATA

Total number of existing Lots: 1
 Total number of new Lots created: 1
 Gross Subdivision acreage: 0.1364 acres
 Mileage of full width streets created: 0 mile

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat 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 or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

DOCH 2015102941

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 PLAT R: \$25.00 B: 2015C P: 0156 M: Toulouse Oliver, Bernalillo Cour

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

2015
1-011-065-02505531706
Pulte Homes

George Stone 11-30-15
 Bernalillo County Treasurer Date

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 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.

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

PURPOSE OF PLAT:

The Purpose of this plat is to:

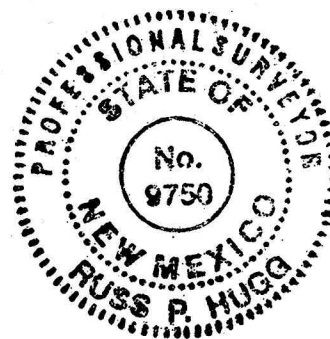
- Show a portion of an existing Public Utility Easement.

VACATED BY 15DRB-70301

SURVEYOR'S CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my direct supervision; that it meets the Standards for Land Surveys in the State of New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
 NMPS No. 9750
 July 20, 2015



PLAT OF
LOT 84-A
THE BOULDERS PHASE II
 (BEING A REPLAT OF LOT 84, THE BOULDERS PHASE II)
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 11, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 2015

PROJECT NUMBER: 1002632

PLAT APPROVAL

UTILITY APPROVALS:

Fernando Vigil 8-14-15
 Public Service Company of New Mexico Date
Chris Salgado 8-14-15
 New Mexico Gas Company Date
[Signature] 8.14.15
 QWest Corporation d/b/a CenturyLink QC Date
[Signature] 8/20/15
 Comcast Date

CITY APPROVALS:

Soren N. Rindhaver 7.S. 8/14/15
 City Surveyor Date
 Department of Municipal Development
NA 11-30-15
 Real Property Division Date
NA 11-30-15
 Environmental Health Department Date
[Signature] 9/23/15
 Traffic Engineering, Transportation Division Date
[Signature] 09/23/15
 ABCWUA Date
Carol S. Dumont 9-23-15
 Parks and Recreation Department Date
[Signature] 10-16-15
 AMARCA Date
[Signature] 9-23-15
 City Engineer Date
[Signature] 11-30-15
 DRB/ Chairperson, Planning Department Date

SHEET 1 OF 2

SURV TEK, INC.

Consulting Surveyors Phone: 505-897-3366
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

**PLAT OF
LOT 84-A
THE BOULDERS PHASE II**
(BEING A REPLAT OF LOT 84, THE BOULDERS PHASE II)
WITHIN
THE TOWN OF ALAMEDA GRANT
PROJECTED SECTION 11, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2015

LEGAL DESCRIPTION

That certain parcel of land situate within The Town of Alameda Grant in projected Section 11, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Lot 84, The Boulders Phase II, as the same is shown and designated on the plat entitled "PLAT OF THE BOULDERS PHASE II, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JANUARY 2013", filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 21, 2013, in Plat Book 2013C, Page 23.

Said parcel contains 0.1364 acres, more or less.

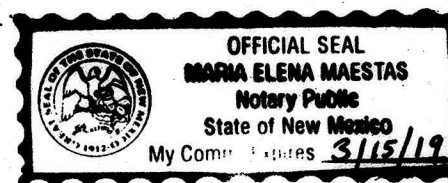
FREE CONSENT

SURVEYED AND REPLATTED and now comprising "PLAT OF LOT 84-A, THE BOULDERS PHASE II (BEING A REPLAT OF LOT 84, THE BOULDERS PHASE II) SITUATE WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 11, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietors(s). Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

OWNER

PULTE HOMES OF NEW MEXICO, INC.
A New Mexico corporation

By: *Garret Price*
Garret Price, Vice President

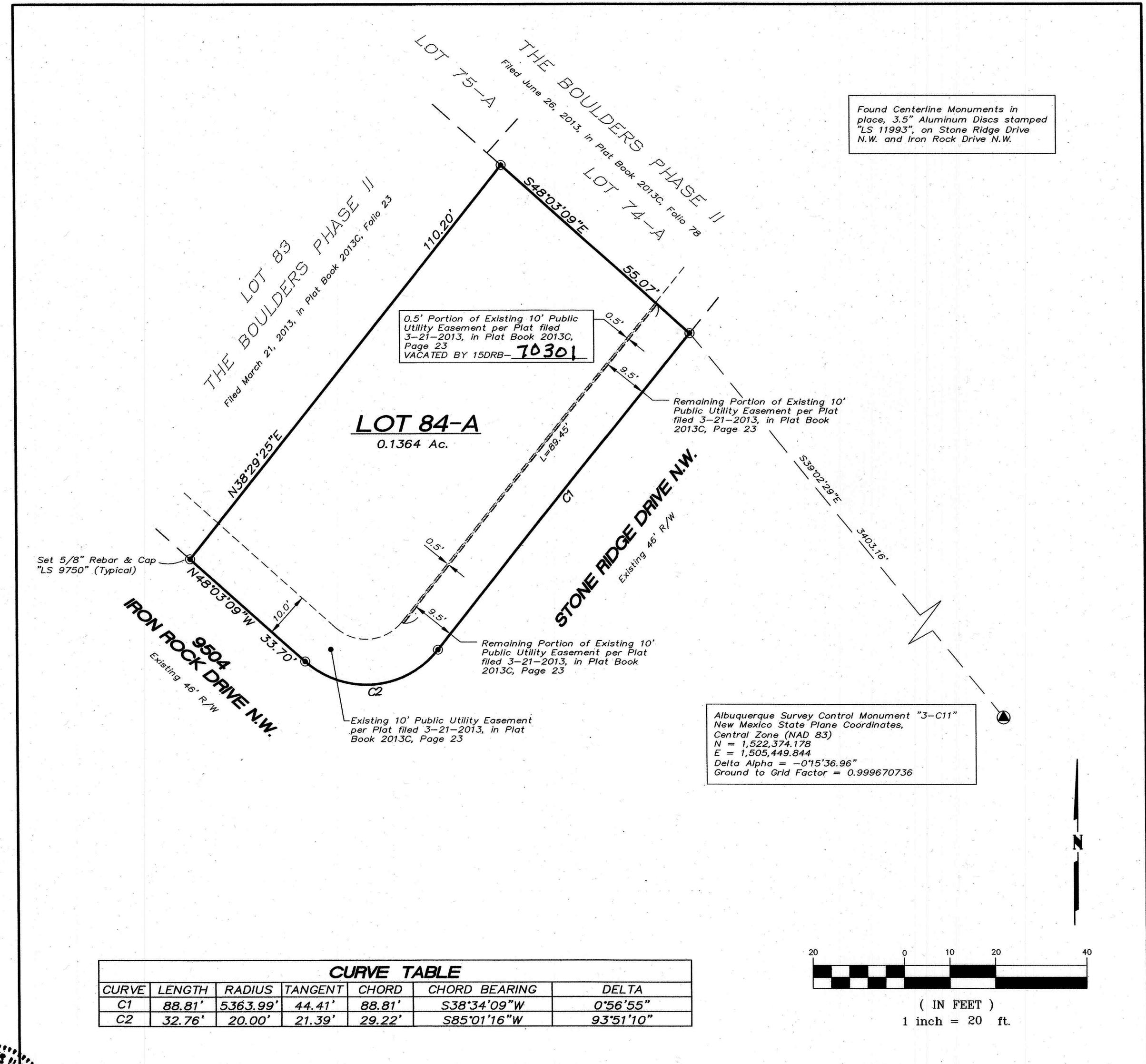


ACKNOWLEDGMENT

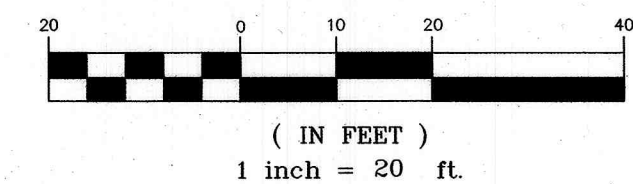
STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 30th
day of July, 2015, by Garret Price.

Maria Elena Maestas My commission expires 3/15/19
Notary Public



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	88.81'	5363.99'	44.41'	88.81'	S38°34'09"W	0°56'55"
C2	32.76'	20.00'	21.39'	29.22'	S85°01'16"W	93°51'10"



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