

ZONE ATLAS  
M-9-Z

VICINITY MAP (NTS)

**LEGAL DESCRIPTION:**

TRACT LETTERED "E-5-A" OF THE BULK LAND PLAT FOR ALBUQUERQUE SOUTH, UNIT THREE, TRACTS E-5-A & E-6-A, WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 4, T.9N, R.2E, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THERE OF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 15, 2003 IN BOOK 2003C, PAGE 248.

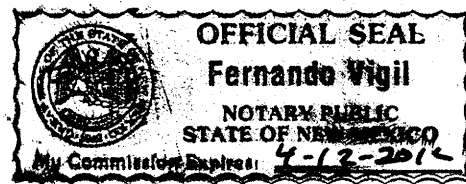
**FREE CONSENT**

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 DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AND DEDICATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AS SHOWN. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER(S) SIGNATURE 98th Street LLC Demetrios Daskalos member DATE 7-19-2010

OWNER(S) PRINT NAME 98th Street LLC  
ADDRESS 2009 Eubank NE Ab nm 87112

ACKNOWLEDGEMENT  
STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )SS



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF July, 2010.

BY: Demetrios Daskalos

MY COMMISSION EXPIRES: 4-12-2012

Fernando Vigil  
NOTARY PUBLIC

**PLAT OF  
TRACTS E-5-A-1 & E-5-A-2  
ALBUQUERQUE SOUTH, UNIT 3  
PROJECTED SECTION 4, T9N, R2E, N.M.P.M.  
TOWN OF ATRISCO GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JULY 2010**

DOCH 2010078227  
08/03/2010 11:46 AM Page 1 of 1  
PLAT # 87-00-B-2010C-P-0089-M Toulous Olivares, Bernalillo Coun

**PURPOSE OF PLAT**

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING TRACT INTO TWO (2) NEW TRACTS AND INCORPORATE VACATED DRAINAGE EASEMENT AND PNM & MST&T EASEMENT (PROJECT #1002819), GRANT ADDITIONAL EASEMENTS AND ADDITIONAL PUBLIC RIGHT-OF-WAY AS SHOWN.

CITY APPROVALS: PROJECT NO.:1002819 APPLICATION NO.:

10 DRB-70090

W.B. Goss 7-20-10  
CITY SURVEYOR DATE

W.S. 25 07-21-10  
TRAFFIC ENGINEER DATE

Christina Dandora 7/21/10  
PARKS & RECREATION DEPARTMENT DATE

Allan Pater 07/21/10  
A.B.C.W.U.A. DATE

Lynn M. Magan 7-22-10  
A.M.A.F.C.A. DATE

Bradley D. Bingham 7/21/10  
CITY ENGINEER DATE

Ch. Choi 8-3-10  
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

**UTILITY APPROVALS**

Charles Z. Brown 7-15-2010  
PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) DATE

Robert M. [Signature] 7-28-2010  
NEW MEXICO GAS COMPANY (NMGC) DATE

Greg [Signature] 7-16-10  
QWEST COMMUNICATIONS DATE

Robert [Signature] 7-28-10  
COMCAST CABLE DATE

**SURVEYOR'S CERTIFICATION**

I, WILLIAM GOSS, 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, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST 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.

William T. Goss 7-14-2010  
WILLIAM GOSS, N.M.L.S. NO. 16006 DATE

Senior Surveyor, 416 Siver S.W. Albuquerque, N.M. 87102  
DRB PROJECT NUMBER: 10DRB-70090 Phone 241-4429

**SUBDIVISION NOTES**

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 83, AND ARE BASED ON GPS OBSERVATIONS REFERENCED TO ARTGN CONTROL STATION "TRANS".
2. DISTANCES ARE GROUND.
3. UNLESS OTHERWISE SHOWN, SET A 5/8" REBAR WITH PLASTIC CAP STAMPED LS 16006.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. GROSS AREA 3.8932 ACRES, MORE OR LESS. NET ACREAGE 3.7610
6. NUMBER OF EXISTING TRACTS: 1
7. NUMBER OF TRACTS CREATED: 2
8. THE PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT IS FOR THE BENEFIT AND USE, BY AND FOR THE OWNERS OF TRACTS E-5-A-1 AND E-5-A-2 AND IS TO BE MAINTAINED BY THE OWNERS.
9. 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 THE PLAT.
10. TRACT E-5-A-1 TO BE DEVELOPED AS A PNM ELECTRICAL SUBSTATION, WATER & SEWER SERVICE NOT REQUIRED.

**PUBLIC UTILITY EASEMENTS**

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

- A. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- B. NMGC FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- C. QWEST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO GROUND PEDESTALS AND CLOSURES.
- D. COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINE, 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 EASEMENT, 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 ON CONSTRUCTED ON SAID EASEMENT, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF THE NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENT SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND THE (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

**PNM DISCLOSURE STATEMENT**

IN APPROVING THIS PLAT, PNM ELECTRICAL SERVICES, DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE OR RELEASE ANY EASEMENT(S) OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SPECIFICALLY DESCRIBED AND SHOWN ON THIS PLAT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON  
UPC #: 100905528502532116  
PROPERTY OWNER OF RECORD:

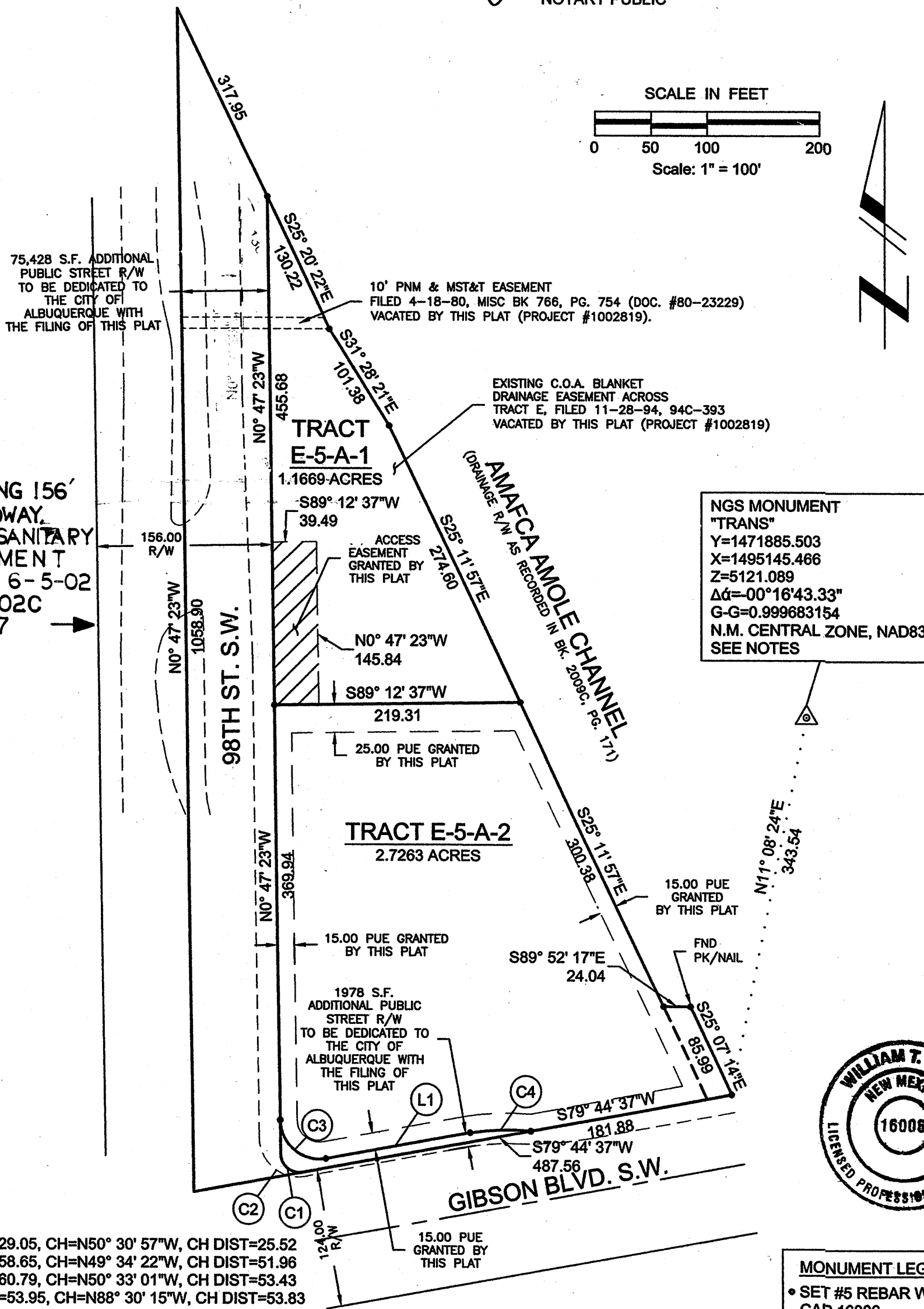
BERNALILLO COUNTY TREASURER'S OFFICE:  
[Signature] 8/3/2010

**CURVE TABLE**

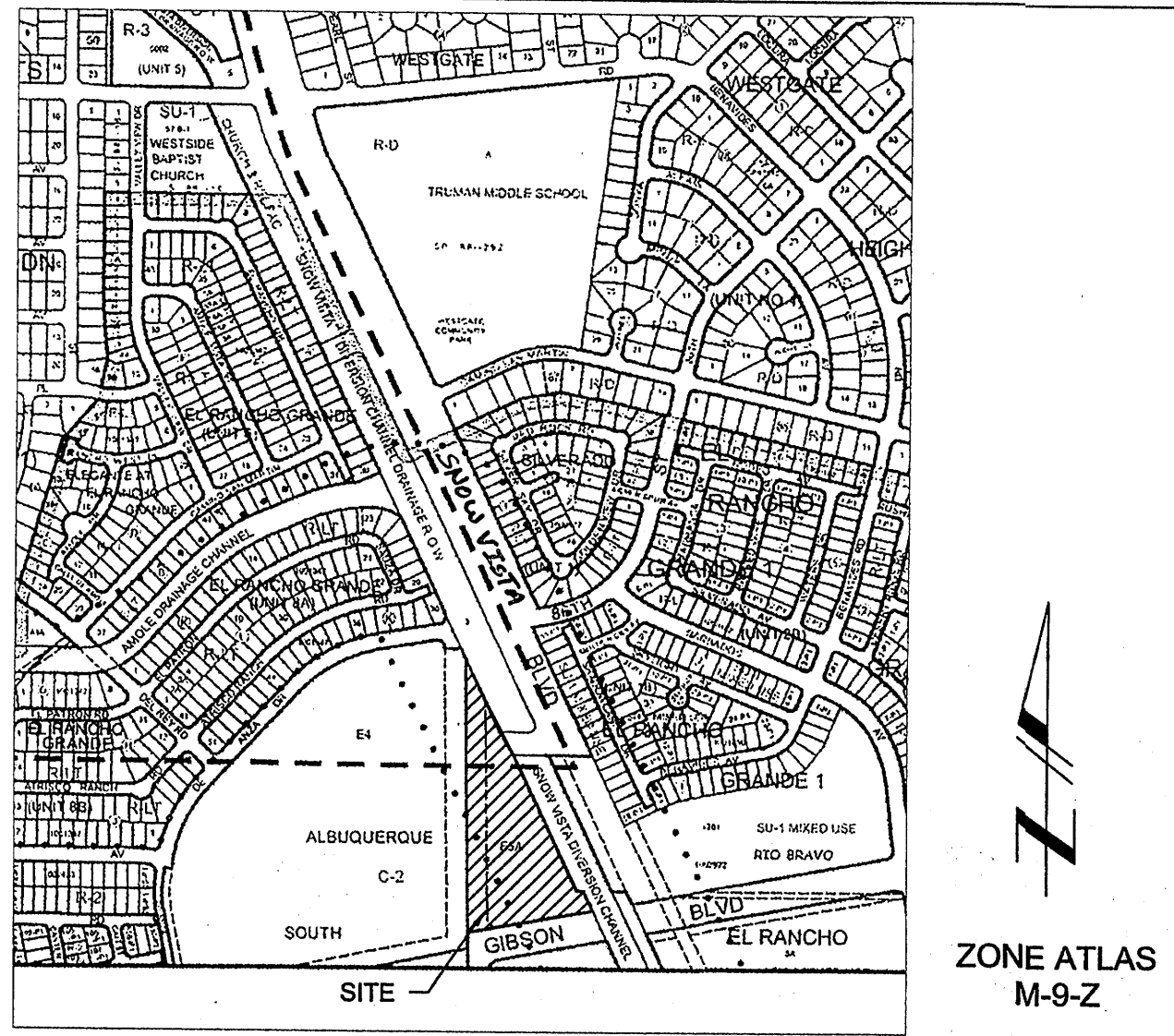
C1 - R=16.70, L=29.05, CH=N50° 30' 57"W, CH DIST=25.52  
C2 - R=35.00, L=58.65, CH=N49° 34' 22"W, CH DIST=51.96  
C3 - R=35.00, L=60.79, CH=N50° 33' 01"W, CH DIST=53.43  
C4 - R=232.10, L=53.95, CH=N88° 30' 15"W, CH DIST=53.83

**LINE TABLE**

L1 - BEARING=S78°29'28"W, L=131.23



**MONUMENT LEGEND**  
• SET #5 REBAR W/ CAP 16006



**LEGAL DESCRIPTION:**

TRACT LETTERED "E-5-A" OF THE BULK LAND PLAT FOR ALBUQUERQUE SOUTH, UNIT THREE, TRACTS E-5-A & E-6-A, WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 4, T.9N, R.2E, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THERE OF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 15, 2003 IN BOOK 2003C, PAGE 248.

**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 DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AND DEDICATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AS SHOWN. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER(S) SIGNATURE [Signature] 98th Street LLC DATE 3-9-10  
 OWNER(S) PRINT NAME Jeniffer Daddos, member  
 ADDRESS 2009 Eubank NE, DOA, UM 87112

ACKNOWLEDGEMENT  
 STATE OF NEW MEXICO )  
 )SS  
 COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF March, 2010.

[Signature]  
 Charles F. Brown  
 NOTARY PUBLIC

**PLAT OF  
 TRACTS E-5-A-1 & E-5-A-2  
 ALBUQUERQUE SOUTH, UNIT 3  
 PROJECTED SECTION 4, T9N, R2E, N.M.P.M.  
 TOWN OF ATRISCO GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH 2010**

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CITY APPROVALS: PROJECT NO.:1002819 APPLICATION NO.:

[Signature] DATE 3-11-10  
 CITY SURVEYOR

TRAFFIC ENGINEER DATE

PARKS & RECREATION DEPARTMENT DATE

A.B.C.W.U.A. DATE

[Signature] DATE 3-12-10  
 A.M.A.F.C.A.

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

**UTILITY APPROVALS**  
[Signature] DATE 3-9-2010  
 PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)

NEW MEXICO GAS COMPANY (NMGC) DATE

QWEST COMMUNICATIONS DATE

COMCAST CABLE DATE

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[Signature] DATE March 9, 2010  
 WILLIAM GOSS, N.M.L.S. NO. 16006

TALOS LOG NUMBER: 2010102645

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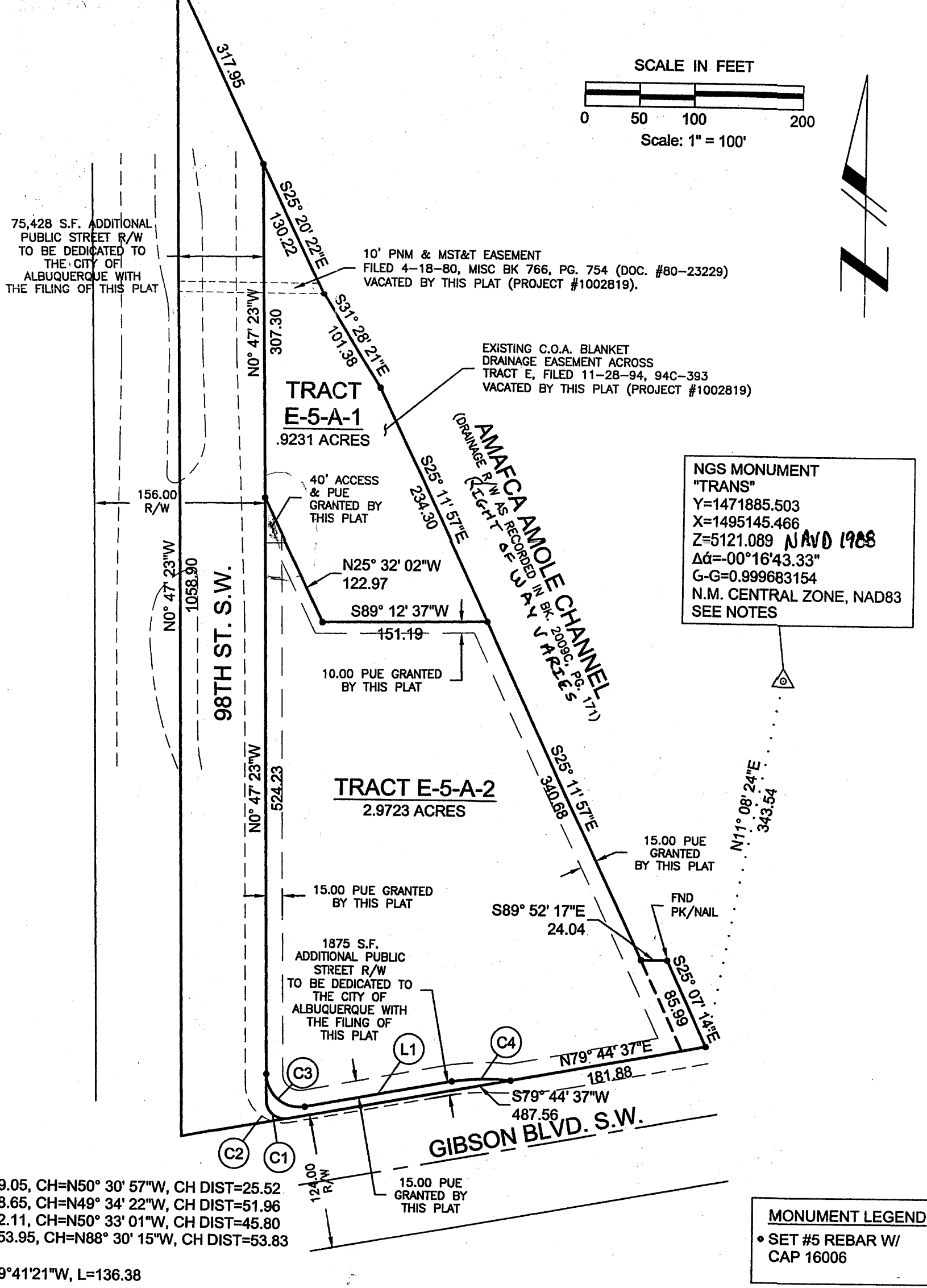
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 UPC #:  
 PROPERTY OWNER OF RECORD:  
 BERNALILLO COUNTY TREASURER'S OFFICE:

**CURVE TABLE**

C1 - R=16.70, L=29.05, CH=N50° 30' 57"W, CH DIST=25.52  
 C2 - R=35.00, L=58.65, CH=N49° 34' 22"W, CH DIST=51.96  
 C3 - R=30.00, L=52.11, CH=N50° 33' 01"W, CH DIST=45.80  
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**LINE TABLE**

L1 - BEARING=S79°41'21"W, L=136.38



**MONUMENT LEGEND**  
 • SET #5 REBAR W/ CAP 16006