

Location Map
Zone Atlas Map No. H-11-Z

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 0.3770 ACRES±
 ZONE ATLAS INDEX NO: H-11-Z
 NO. OF TRACTS CREATED: 0
 NO. OF LOTS CREATED: 2
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: JULY 2003

Notes:

- MISC. DATA: ZONING R-D 10 DU/AC
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN PROJECTED SECTION 11, TOWNSHIP 10 NORTH, RANGE 2 EAST, TOWN OF ATRISCO GRANT, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- THE PURPOSE OF THIS PLAT IS TO VACATE RIGHT OF WAY, REPLAT THE VACATED RIGHT OF WAY AND THE EXISTING TWO LOTS INTO TWO NEW LOTS.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 2003291081.

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
- PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 - PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
 - QWEST CORPORATION 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 CLOSURES.
 - 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, 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 ERRECTED 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 TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

RECORDING STAMP

Legal Description

LOTS NUMBERED 34-P1 AND 35-P1, CHAMISA COVE, 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 FEBRUARY 28, 2001, IN VOLUME 2001C, FOLIO 63, TOGETHER WITH THE ADJOINING VACATED 57TH STREET, N.W. RIGHT-OF-WAY, VACATED UNDER PROJECT NUMBER 1000610, 02DRB-01104 MAJOR-VACATION OF PUBLIC RIGHT-OF-WAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT, SAID POINT BEING A SET REBAR WITH CAP "PS 11993" AND LYING ON THE WEST RIGHT-OF-WAY LINE OF 57TH STREET, N.W., FROM WHENCE A TIE TO ALBUQUERQUE CONTROL SURVEY MONUMENT "11-H11", BEARS S 62°58'57" E, A DISTANCE OF 341.04 FEET;
 THENCE FROM SAID POINT OF BEGINNING, S 00°39'53" W, A DISTANCE OF 207.56 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT MARKED BY A SET REBAR WITH CAP, "PS 11993";
 THENCE N 89°18'33" W, LEAVING SAID RIGHT OF WAY, A DISTANCE OF 25.00 FEET TO AN ANGLE POINT MARKED BY A SET REBAR WITH CAP, "PS 11993";
 THENCE N 48°52'56" W, A DISTANCE OF 116.46 FEET TO THE SOUTHWEST CORNER DESCRIBED TRACT LYING ON THE EAST RIGHT OF WAY LINE OF FORESTAL COURT, N.W., MARKED BY A SET REBAR WITH CAP, "PS 11993";
 THENCE ALONG SAID RIGHT OF WAY LINE THROUGH A NON-TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 62.39 FEET, A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 89°21'59", A TANGENT OF 39.56 FEET AND A CHORD BEARING N 00°40'31" E, A DISTANCE OF 56.25 FEET TO A THE NORTHWEST CORNER OF DESCRIBED TRACT SET REBAR WITH CAP "PS 11993";
 THENCE LEAVING SAID RIGHT OF WAY LINE N 50°09'07" E, A DISTANCE OF 116.55 FEET TO AN ANGLE POINT MARKED BY A A FOUND PK NAIL WITH TAG "PS 14733";
 THENCE S 89°22'50" E, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.3770 ACRES (16,423 SQUARE FEET) MORE OR LESS, NOW COMPRISING LOTS 34-A-P1 AND 35-A-P1 CHAMISA COVE SUBDIVISION.

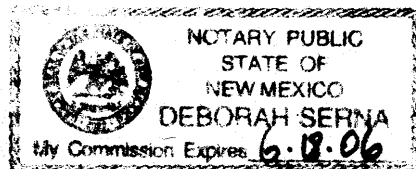
Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED.

Daphne L. Calabaza 7-30-03
 DAPHNE L. CALABAZA DATE
 OWNER LOT 35-P1

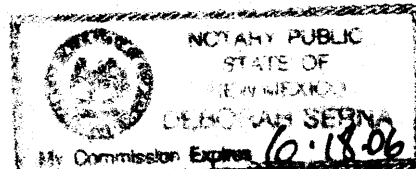
Carlos F. Angulo 7/17/2003
 CARLOS F. ANGULO DATE
 OWNER LOT 34-P1

Acknowledgment



STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF July 2003 BY
 DAPHNE L. CALABAZA, OWNER LOT 35-P1
 BY *Deborah Serina* MY COMMISSION EXPIRES: June 18, 2006
 NOTARY PUBLIC

Acknowledgment

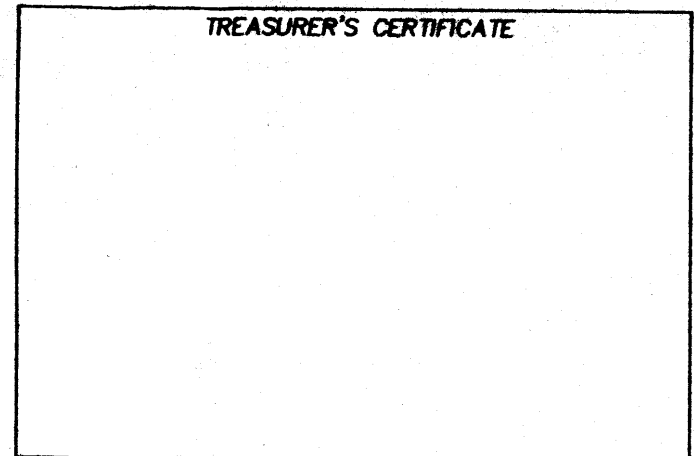


STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
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 CARLOS F. ANGULO, OWNER LOT 34-P1
 BY *Deborah Serina* MY COMMISSION EXPIRES: June 18, 2006
 NOTARY PUBLIC

Plat of
 Lots 34-A-P1 and 35-A-P1
Chamisa Cove Subdivision

Albuquerque, Bernalillo County, New Mexico
 July 2003

Approvals	Application No.
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	DATE
CITY ENGINEER	DATE
A.M.A.F.C.A.	DATE
TRAFFIC ENGINEER	DATE
CITY SURVEYOR	7-31-03
PROPERTY MANAGEMENT	DATE
UTILITY DEVELOPMENT DIVISION	DATE
PARKS AND RECREATION DEPARTMENT	DATE
PNM ELECTRIC SERVICES	8-4-03
PNM GAS SERVICES	DATE
QWEST CORPORATION	DATE
COMCAST CABLE	8-4-03
	DATE



Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano 7/16/03
 LARRY W. MEDRANO DATE
 N.M.P.S. No. 11993



PRECISION SURVEYS, INC.

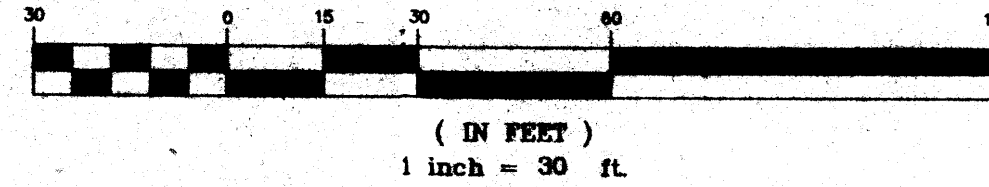
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

G:\PLATS\2003\035405P.dwg Wed Jul 16 14:42:05 2003

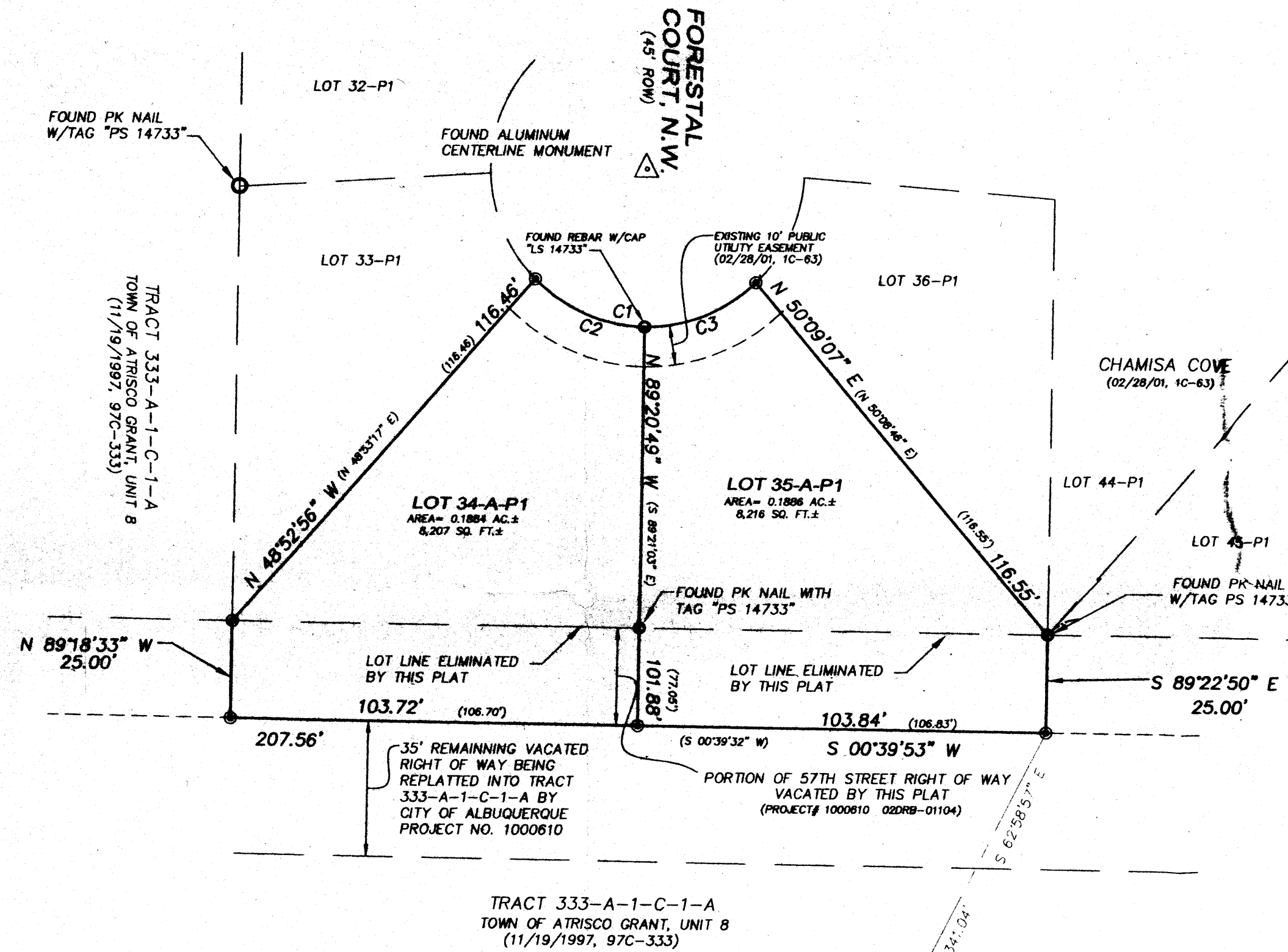
Plat of
 Lots 34-A-P1- and 35-A-P1
Chamisa Cove Subdivision

Albuquerque, Bernalillo County, New Mexico
 July 2003

GRAPHIC SCALE



See Sheet 3 of 3 for Existing Improvements



Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	DENOTES REBAR W/CAP "PS 11993" SET BY THIS SURVEY
⊙	SEWER MANHOLE
⊙	GAS METER
□	UTILITY PEDESTAL
⊠	TRANSFORMER
⊙	ELECTRIC METER
⊠	CABLE TV PEDESTAL
---	CURB
---	CHAINLINK FENCE

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	DISTANCE
C1	40.00'	62.39'	89°21'59"	39.56'	N 00°40'31" E	56.25'
C2	40.00'	31.26'	44°46'46"	16.48'	N 23°18'51" E	30.47'
C3	40.00'	31.27'	44°47'17"	16.48'	N 21°57'33" W	30.48'

A.C.S. MONUMENT "11-H11"
 STANDARD A.C.S. ALUMINUM CAP
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1927)
 X= 384,763.94
 Y= 1,405,852.97
 GROUND TO GRID FACTOR=0.99967720
 DELTA ALPHA ANGLE=-0°15'36"

A.C.S. MONUMENT "12-H11"
 STANDARD A.C.S. ALUMINUM CAP
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1927)
 X= 385,168.46
 Y= 1,497,456.42
 GROUND TO GRID FACTOR=0.99967688
 DELTA ALPHA ANGLE=-0°15'34"

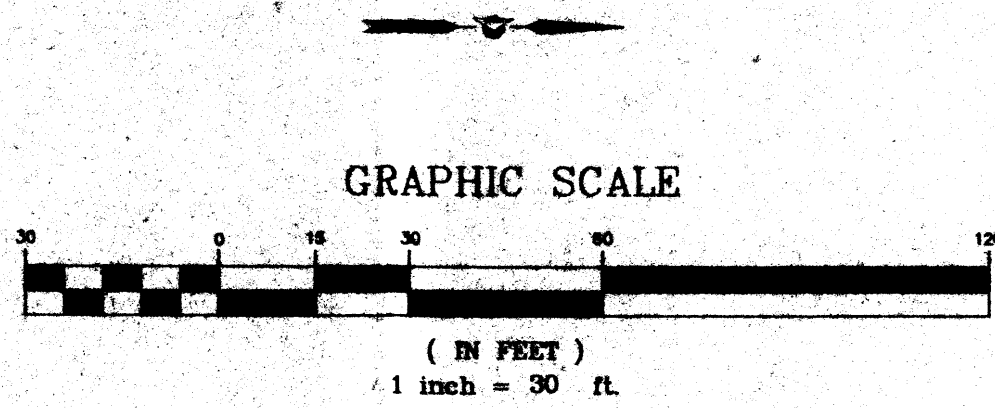


PRECISION SURVEYS, INC.

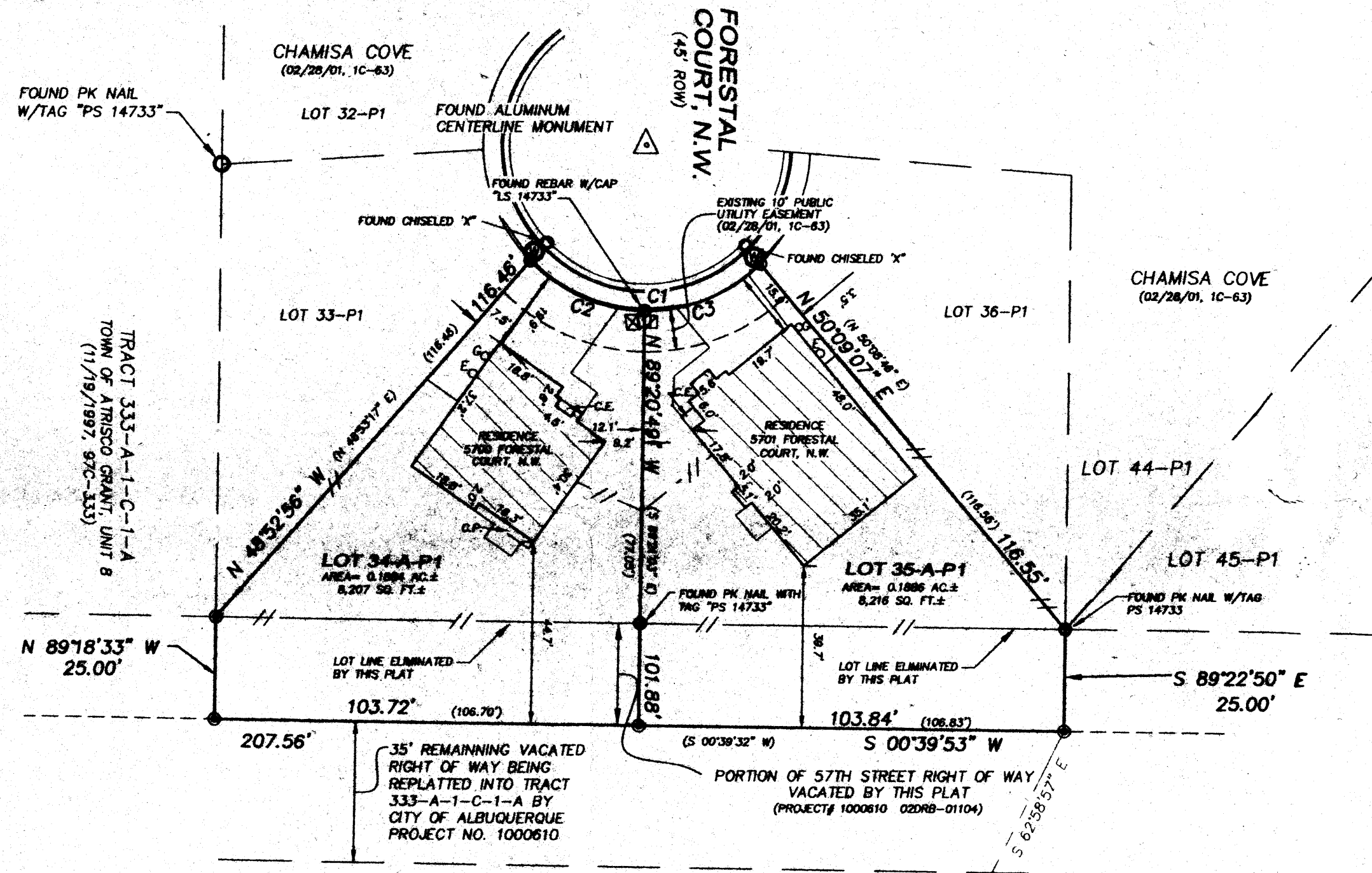
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Project No. _____

Plat of
 Lots 34-A-P1- and 35-A-P1
Chamisa Cove Subdivision
 Albuquerque, Bernalillo County, New Mexico
 July 2003



Plan Showing Existing Improvements



Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESES
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⊙	GAS METER
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⊗	TRANSFORMER
⊙	ELECTRIC METER
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—	CURB
-/-	CHAINLINK FENCE

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 GRID TO GRID FACTOR=0.99967720
 DELTA ALPHA ANGLE=-0°15'38"

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 X= 385,188.46
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 GRID TO GRID FACTOR=0.99967888
 DELTA ALPHA ANGLE=-0°15'34"

CURVE TABLE

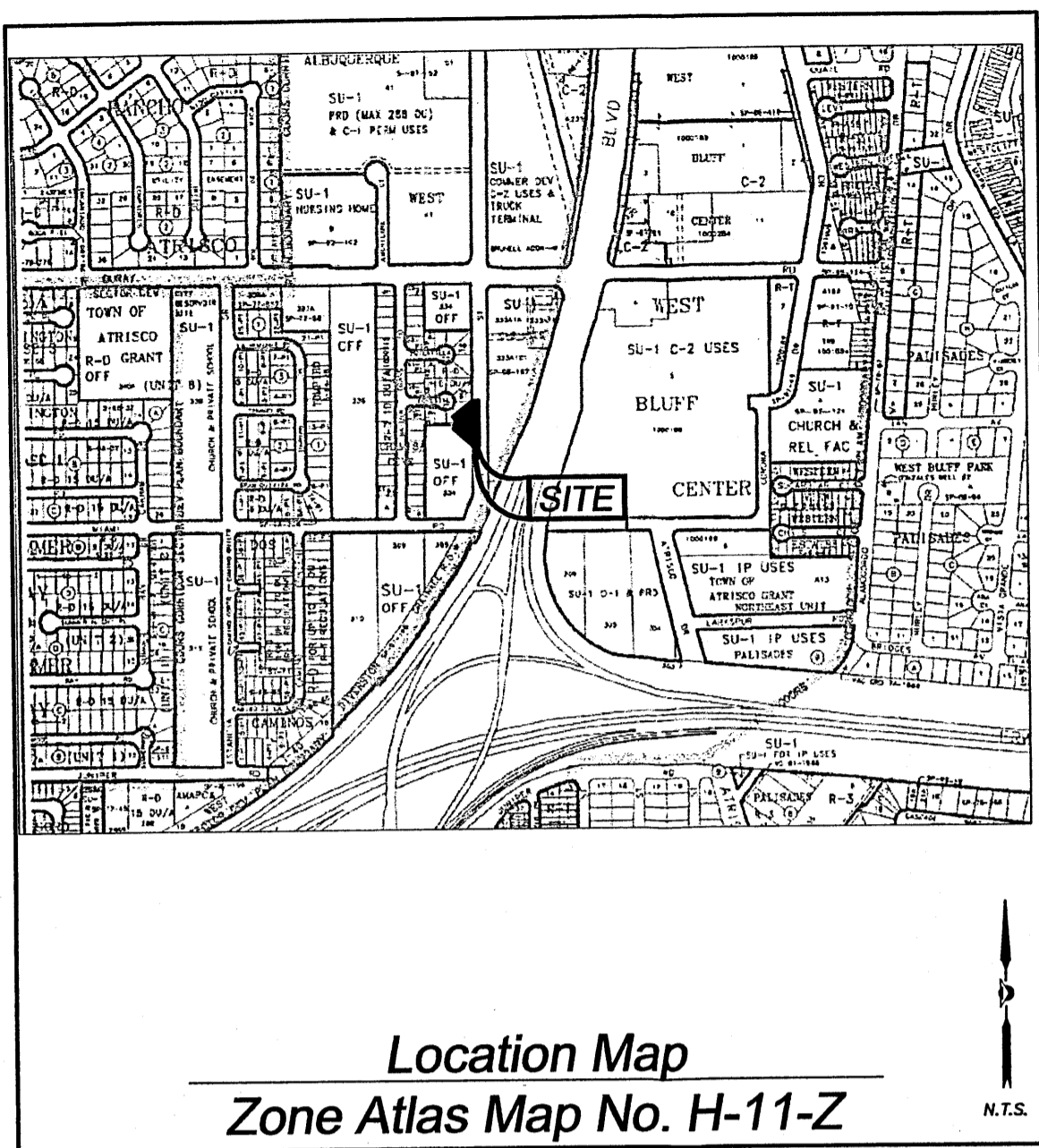
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 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7800

RECORDING STAMP

Plat of
Lots 34-A-P1 and 35-A-P1
Chamisa Cove Subdivision
Albuquerque, Bernalillo County, New Mexico
July 2003



Legal Description

LOTS NUMBERED 34-P1 AND 35-P1, CHAMISA COVE, 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 FEBRUARY 28, 2001, IN VOLUME 2001C, FOLIO 63, TOGETHER WITH THE ADJOINING VACATED 57TH STREET, N.W. RIGHT-OF-WAY, VACATED UNDER PROJECT NUMBER 1000610, 02DRB-01104 MAJOR-VACATION OF PUBLIC RIGHT-OF-WAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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Project # 1002862

Approvals Application No. ⁰³ DRB-01300

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	DATE
CITY ENGINEER	DATE
A.M.A.F.C.A.	DATE
TRAFFIC ENGINEER	DATE
CITY SURVEYOR	7-31-03
PROPERTY MANAGEMENT	08/08/03
UTILITY DEVELOPMENT DIVISION	DATE
PARKS AND RECREATION DEPARTMENT	DATE
PNM ELECTRIC SERVICES	8-4-03
PNM GAS SERVICES	DATE
QWEST CORPORATION	8-07-03
COMCAST CABLE	8-4-03

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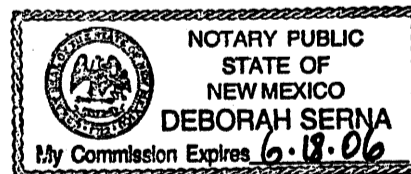
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Daphne L. Calabaza 7-30-03
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DATE
Carlos F. Angulo 7/17/2003
CARLOS F. ANGULO
OWNER LOT 34-P1
DATE

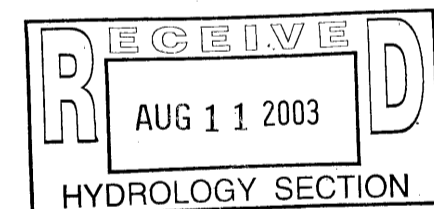
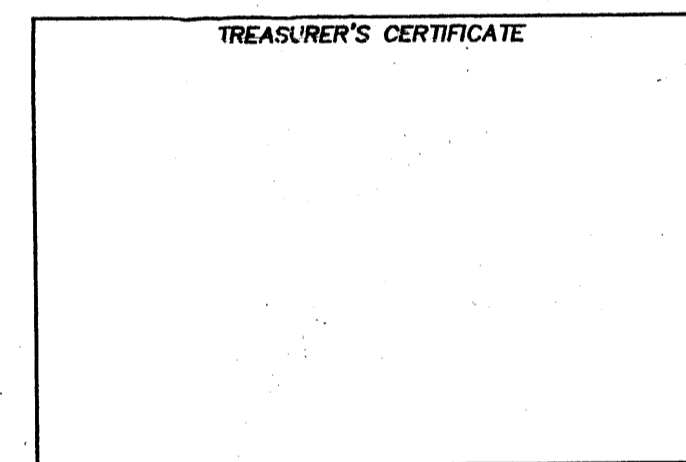
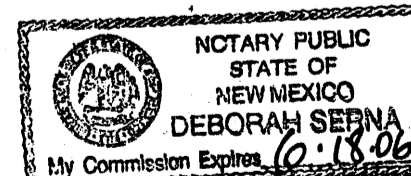
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COUNTY OF BERNALILLO)
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Larry W. Medrano 7/16/03
LARRY W. MEDRANO
N.M.P.S. No. 11993
DATE

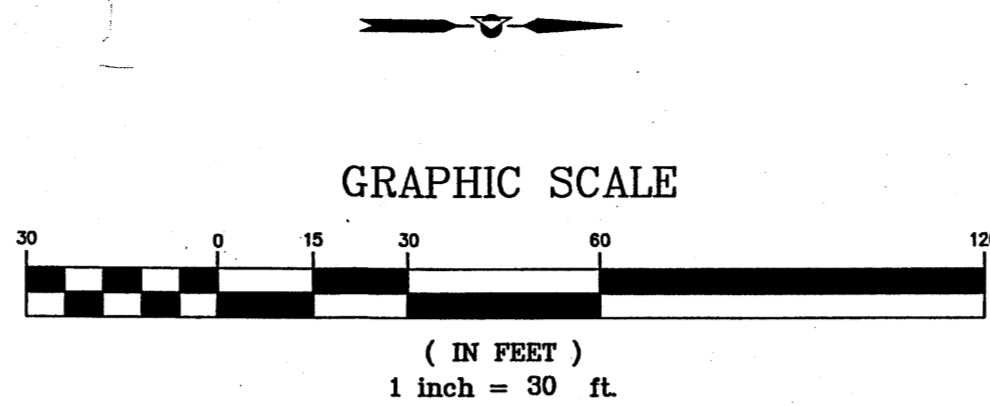


PRECISION SURVEYS, INC.

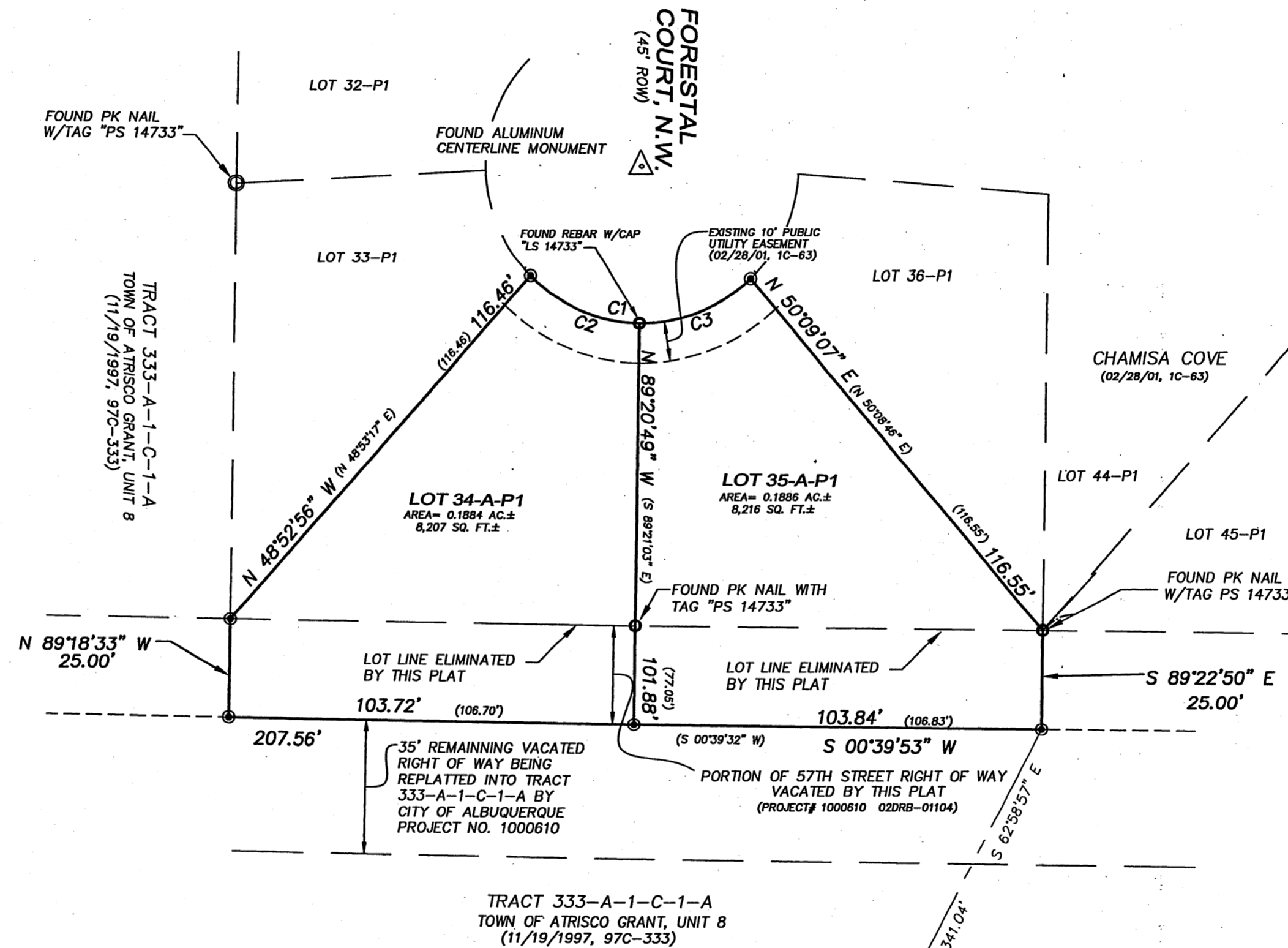
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Project No. 1002862
Sheet 1 of 3

Plat of
 Lots 34-A-P1- and 35-A-P1
Chamisa Cove Subdivision
 Albuquerque, Bernalillo County, New Mexico
 July 2003



See Sheet 3 of 3 for Existing Improvements



Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
N 90°00'00" E	MEASURED BEARING AND DISTANCES AS DESIGNATED
○	FOUND AND USED MONUMENT AS DESIGNATED
⊙	DENOTES REBAR W/CAP "PS 11993" SET BY THIS SURVEY
⊙	SEWER MANHOLE
⊙	GAS METER
⊙	UTILITY PEDESTAL
⊙	TRANSFORMER
⊙	ELECTRIC METER
⊙	CABLE TV PEDESTAL
---	CURB
---	CHAINLINK FENCE

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	DISTANCE
C1	40.00'	62.39'	89°21'59"	39.56'	N 00°40'31" E	56.25'
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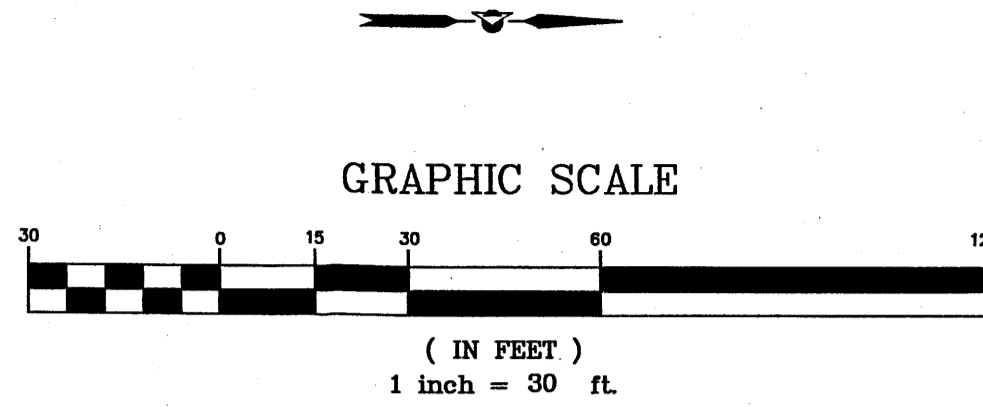
A.C.S. MONUMENT "11-H11"
 STANDARD A.C.S. ALUMINUM CAP
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1927)
 X= 364,763.94
 Y=1,495,832.97
 GROUND TO GRID FACTOR=0.99967720
 DELTA ALPHA ANGLE=-0°15'36"

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 Y=1,497,456.42
 GROUND TO GRID FACTOR=0.99967688
 DELTA ALPHA ANGLE=-0°15'34"

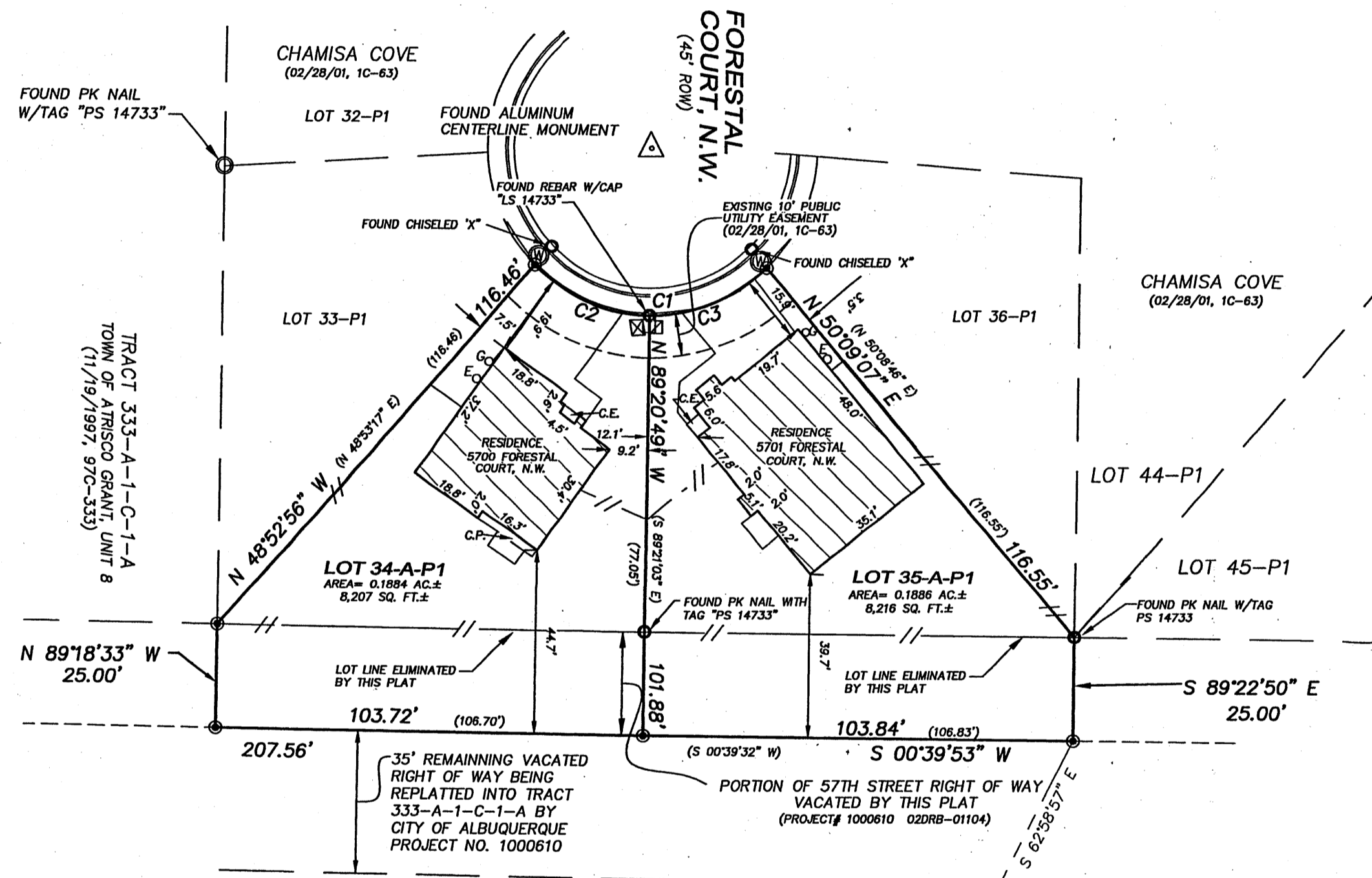
PRECISION SURVEYS, INC.
 8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
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035405P

Plat of
 Lots 34-A-P1- and 35-A-P1
Chamisa Cove Subdivision
 Albuquerque, Bernalillo County, New Mexico
 July 2003



Plan Showing Existing Improvements



Legend

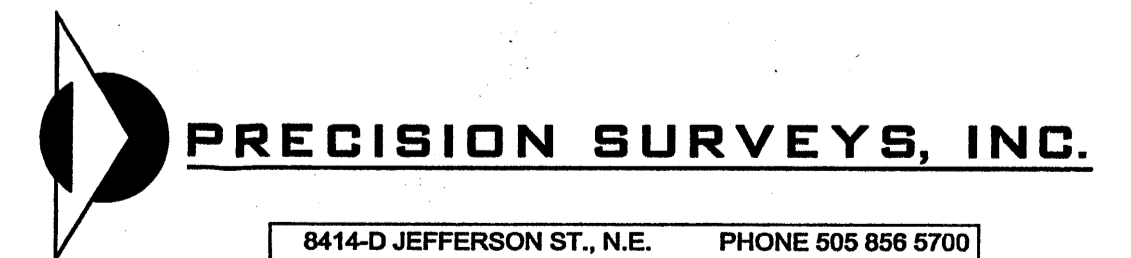
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—	CURB
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TRACT 333-A-1-C-1-A
 TOWN OF ATRISCO GRANT, UNIT 8
 (11/19/1997, 97C-333)

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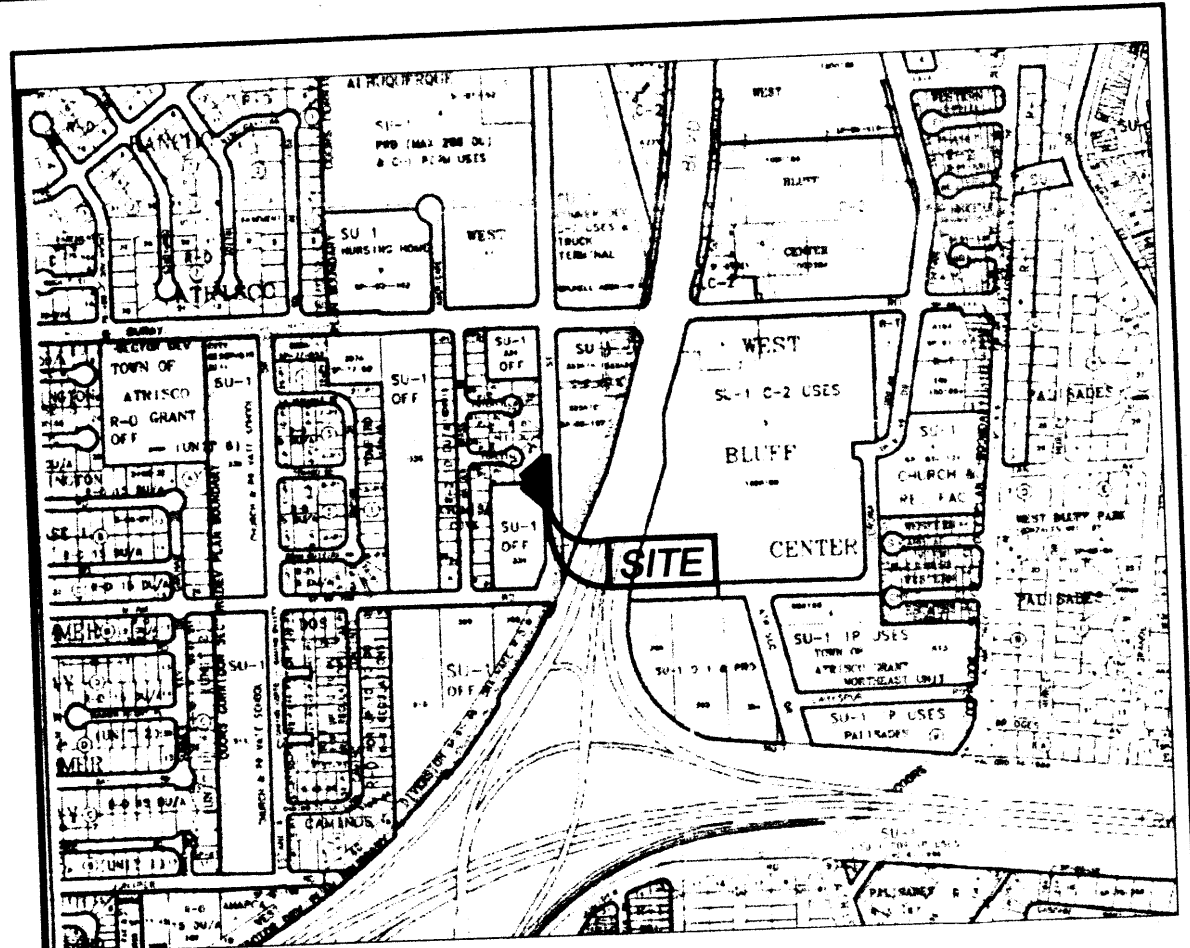
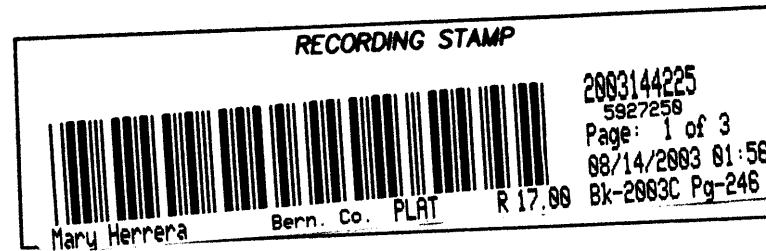
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

HGIS

Plat of
Lots 34-A-P1 and 35-A-P1

Chamisa Cove Subdivision

Albuquerque, Bernalillo County, New Mexico
July 2003



Location Map
Zone Atlas Map No. H-11-Z

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 0.3770 ACRES±
ZONE ATLAS INDEX NO: H-11-Z
NO. OF TRACTS CREATED: 0
NO. OF LOTS CREATED: 2
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: JULY 2003

Notes:

- MISC. DATA: ZONING R-D 10 DU/AC
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN PROJECTED SECTION 11, TOWNSHIP 10 NORTH, RANGE 2 EAST, TOWN OF ATRISCO GRANT, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- THE PURPOSE OF THIS PLAT IS TO VACATE RIGHT OF WAY, REPLAT THE VACATED RIGHT OF WAY AND THE EXISTING TWO LOTS INTO TWO NEW LOTS.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 2003291081

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
- PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 - PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
 - QWEST CORPORATION 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 CLOSURES.
 - 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, 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 ERRECTED 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 TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE RECORDS HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT

Legal Description

LOTS NUMBERED 34-P1 AND 35-P1, CHAMISA COVE, 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 FEBRUARY 28, 2001, IN VOLUME 2001C, FOLIO 63, TOGETHER WITH THE ADJOINING VACATED 57TH STREET, N.W. RIGHT-OF-WAY, VACATED UNDER PROJECT NUMBER 1000610, 02DRB-01104 MAJOR-VACATION OF PUBLIC RIGHT-OF-WAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT, SAID POINT BEING A SET REBAR WITH CAP "PS 11993" AND LYING ON THE WEST RIGHT-OF-WAY LINE OF 57TH STREET, N.W. FROM WHENCE A TIE TO ALBUQUERQUE CONTROL SURVEY MONUMENT "11-H11", BEARS S 62°58'57" E, A DISTANCE OF 341.04 FEET;

THENCE FROM SAID POINT OF BEGINNING, S 00°39'53" W, A DISTANCE OF 207.56 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT MARKED BY A SET REBAR WITH CAP, "PS 11993";

THENCE N 89°18'33" W, LEAVING SAID RIGHT OF WAY, A DISTANCE OF 25.00 FEET TO AN ANGLE POINT MARKED BY A SET REBAR WITH CAP, "PS 11993";

THENCE N 48°52'56" W, A DISTANCE OF 116.46 FEET TO THE SOUTHWEST CORNER DESCRIBED TRACT LYING ON THE EAST RIGHT OF WAY LINE OF FORESTAL COURT, N.W., MARKED BY A SET REBAR WITH CAP, "PS 11993";

THENCE ALONG SAID RIGHT OF WAY LINE THROUGH A NON-TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 62.39 FEET, A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 89°21'59", A TANGENT OF 39.56 FEET AND A CHORD BEARING N 00°40'31" E, A DISTANCE OF 56.25 FEET TO A THE NORTHWEST CORNER OF DESCRIBED TRACT SET REBAR WITH CAP "PS 11993";

THENCE LEAVING SAID RIGHT OF WAY LINE N 50°09'07" E, A DISTANCE OF 116.55 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH TAG "PS 14733"

THENCE S 89°22'50" E, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.3770 ACRES (16,423 SQUARE FEET) MORE OR LESS, NOW COMPRISING LOTS 34-A-P1 AND 35-A-P1 CHAMISA COVE SUBDIVISION.

Free Consent

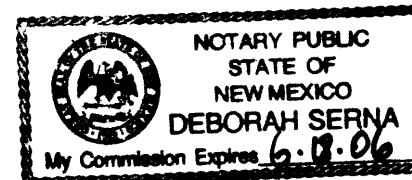
THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED.

Daphne L. Calabaza 7-30-03
DAPHNE L. CALABAZA
OWNER LOT 35-P1
DATE

Carlos F. Angulo 7/17/2003
CARLOS F. ANGULO
OWNER LOT 34-P1
DATE

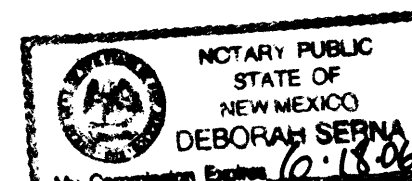
Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF July, 2003 BY
DAPHNE L. CALABAZA, OWNER LOT 35-P1
BY Deborah Serina MY COMMISSION EXPIRES: June 18, 2006
NOTARY PUBLIC



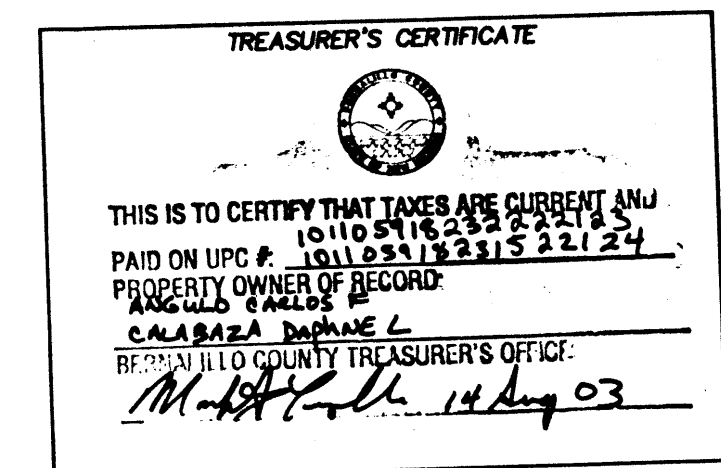
Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF July, 2003 BY
CARLOS F. ANGULO, OWNER LOT 34-P1
BY Deborah Serina MY COMMISSION EXPIRES: June 18, 2006
NOTARY PUBLIC



Project # 1002862

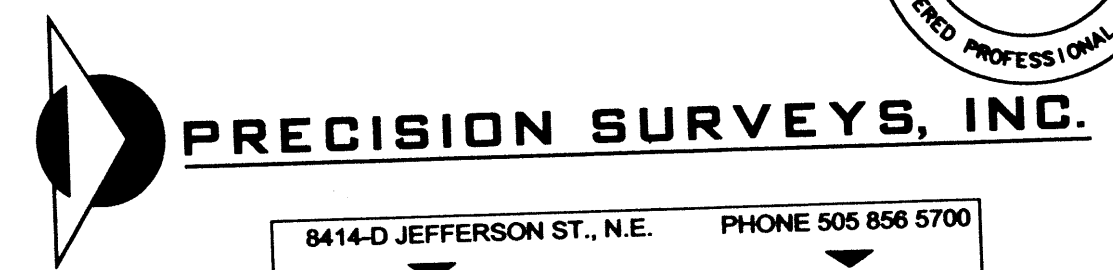
Approvals	Application No. DRB-01300	DATE
<u>Paul J. Arzini</u>		8-13-03
CITY PLANNER/ALBUQUERQUE PLANNING DIVISION		DATE
<u>Brenda S. Trifun</u>		8/13/03
CITY ENGINEER		DATE
<u>Richard J. Davis</u>		8-13-03
A.M.A.P.C.A.		DATE
<u>Richard Davis</u>		8-13-03
TRAFFIC ENGINEER		DATE
<u>John B. Stark</u>		7-31-03
CITY SURVEYOR		DATE
<u>John B. Stark</u>		08/08/03
PROPERTY MANAGEMENT		DATE
<u>Roger A. Dumas</u>		8/13/03
UTILITY DEVELOPMENT DIVISION		DATE
<u>Christina Sandorol</u>		8/23/03
PARKS AND RECREATION DEPARTMENT		DATE
<u>Sean M. Muts</u>		8-4-03
PNM ELECTRIC SERVICES		DATE
<u>Sean M. Muts</u>		8-4-03
PNM GAS SERVICES		DATE
<u>Daniel P. Muller</u>		8-07-03
QWEST CORPORATION		DATE
<u>Rita E. Nelson</u>		8-4-03
COMCAST CABLE		DATE



Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano 7/16/03
LARRY W. MEDRANO
N.M.P.S. No. 11993
DATE



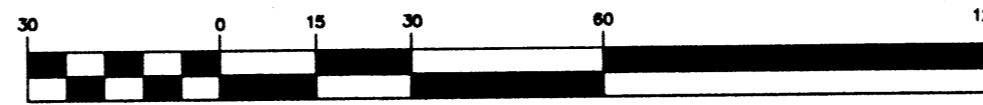
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Sheet 1 of 3

Plat of
Lots 34-A-P1- and 35-A-P1
Chamisa Cove Subdivision

Albuquerque, Bernalillo County, New Mexico
July 2003

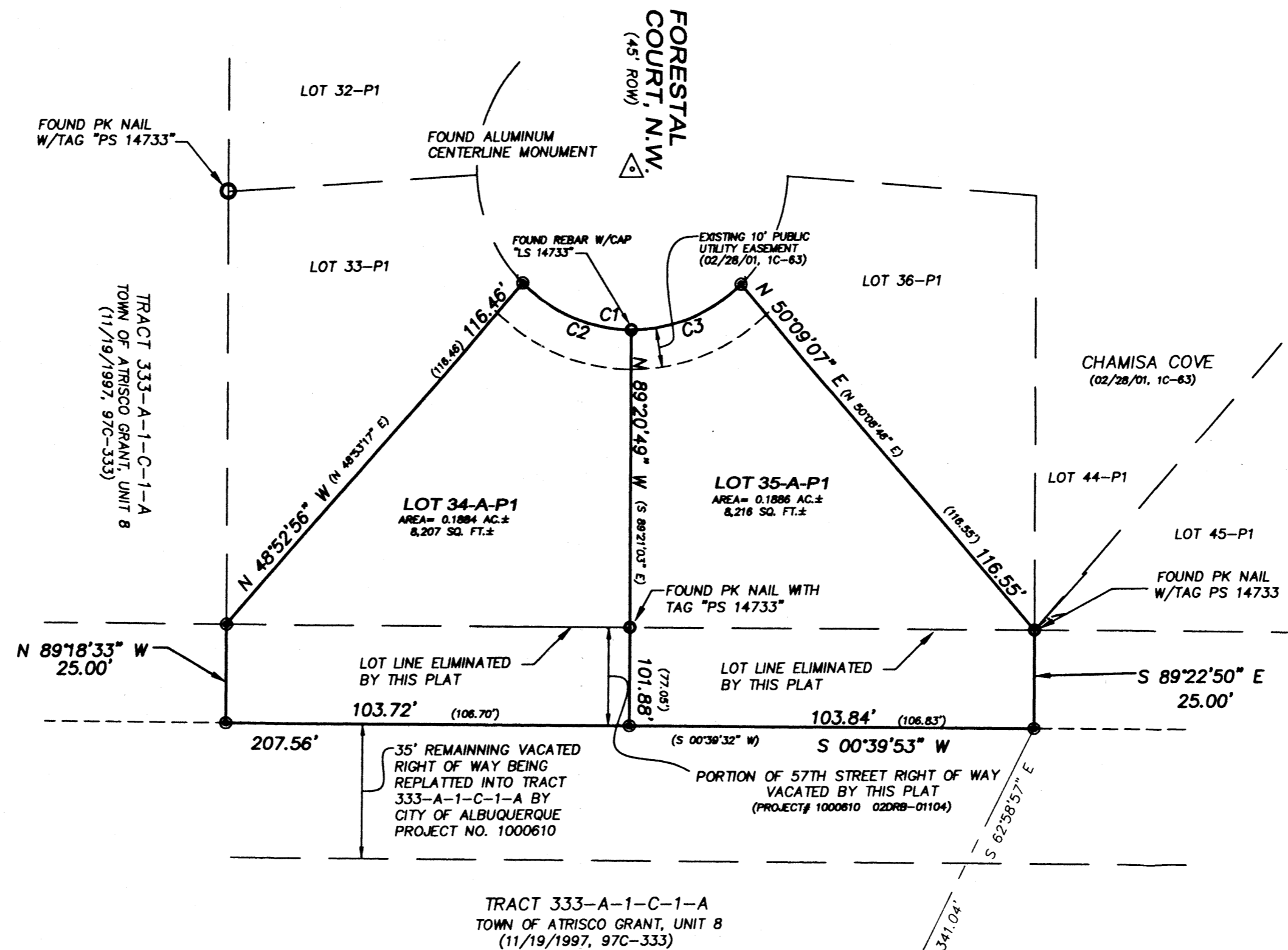
GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

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5827259
Page: 2 of 3
68/14/2003 01:56P
Bk-2063C Pg-246

See Sheet 3 of 3 for Existing Improvements



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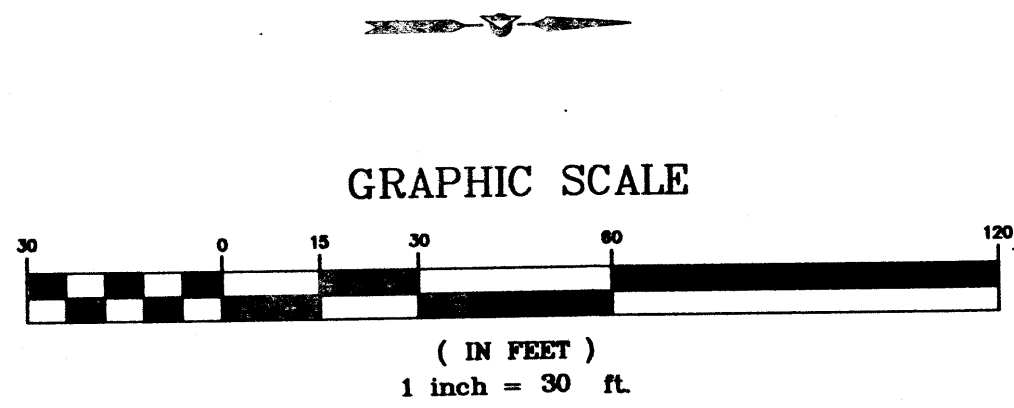
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PRECISION SURVEYS, INC.

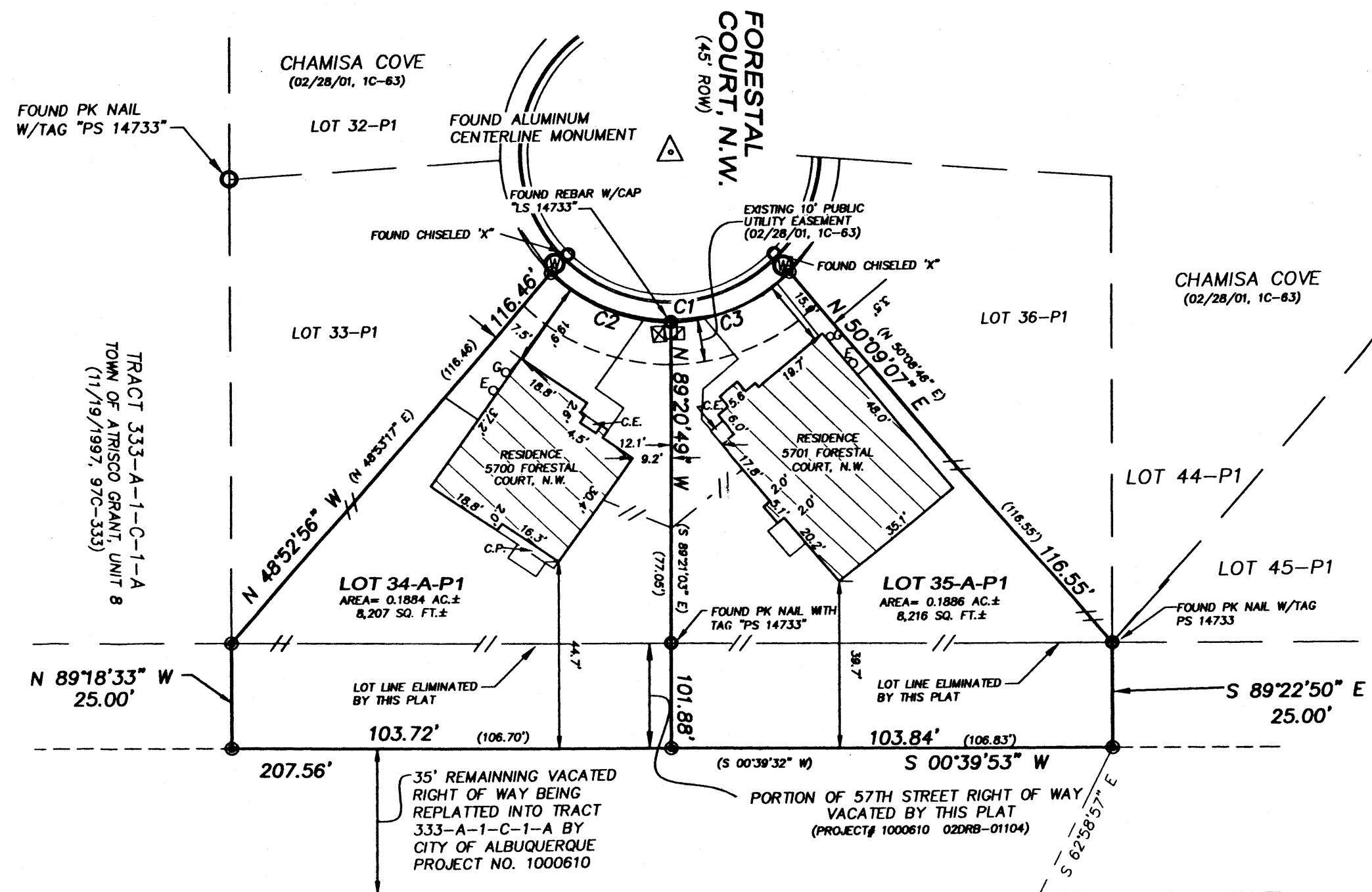
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2883144225
 5827258
 Page: 3 of 3
 98/14/2883 01:58P
 Bk-2883C Pg-246

Plan Showing Existing Improvements



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- CURB
- - - CHAINLINK FENCE

THIS IS TO CERTIFY THAT THE REVISIONS...
 BY NUMBER OF RECORD

35' REMAINING VACATED RIGHT OF WAY BEING REPLATTED INTO TRACT 333-A-1-C-1-A BY CITY OF ALBUQUERQUE PROJECT NO. 1000610

PORTION OF 57TH STREET RIGHT OF WAY VACATED BY THIS PLAT (PROJECT# 1000610 02DRB-01104)

TRACT 333-A-1-C-1-A
 TOWN OF ATRISCO GRANT, UNIT 8
 (11/19/1997, 97C-333)

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035405P