

PLAT OF  
**PARCELS 1-A-1 AND 1-A-2, MONARCH VILLAGE**

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
APRIL, 2016

Notes:

1. A boundary survey was performed in January, 2015. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within Section 22, Township 10 North, Range 4 East, N.M.P.M.
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone (NAD 83). These bearings are positioned from A.G.R.S. Control Station "10\_K21".
5. Record bearings and distances are shown in parenthesis.
6. No street mileage was created by this plat.
7. The purpose of this plat is to:
  - a. Create 2 (two) commercial parcels from Parcel 1-A, Monarch Village.
  - b. Grant the necessary private sanitary easement, as shown.
8. The following documents and instruments were used for the performance and preparation of this plat:
  - a. Plat of Monarch Village filed August 21, 2013, Plat Book 2013C, Page 101, Doc. #2013094219, Records of Bernalillo County, New Mexico.
  - b. Plat of Monarch Village filed June 27, 1977, Plat Book B13, Page 38, Doc. #1977037724, Records of Bernalillo County, New Mexico.
  - c. Amended Replat of Monarch Village filed March 16, 1977, Plat Book D7, Page 138, Doc. #1977014382, Records of Bernalillo County, New Mexico.
  - d. Warranty Deed filed July 16, 2012, Doc. #2012070835, Records of Bernalillo County, New Mexico.
  - e. Commitment for Title Insurance, Commitment No. FT000165810-DavisR, prepared by Fidelity National Title Insurance Company dated November 18, 2014.
  - f. Correction Plat of Monarch Village filed September 10, 2015, Plat Book 2015C, Page 107, Doc. #2015079284, Records of Bernalillo County, New Mexico.
9. Property surveyed hereon is subject to the Patent for State Land filed February 11, 1977, Book Misc. 519, Pages 496-497, Doc. #1977007427, Records of Bernalillo County, New Mexico.
10. Property surveyed hereon is subject to the Declaration of Reciprocal and Mutual Rights as to Ingress, Egress, Parking, Easement as to Utilities, and Restrictions in Book Misc. 543, Pages 701-704, Records of Bernalillo County, New Mexico.
11. Property surveyed hereon is subject to the Declaration of Easements, Covenants and Restrictions filed August 21, 2013, in Doc. #2013094218, Records of Bernalillo County, New Mexico (see Keyed Note 5).
12. Gross subdivision acreage = 7.0245 acres.
13. Current Zoning on site is SU-1, for a commercial development, based upon review of the City of Albuquerque Zone Atlas.
14. No property within the area of requested final action 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 the proposed plat.
15. The property platted hereon is subject to the Declaration of Easements, Covenants and Restrictions (2015) filed July 08, 2015, Doc# 2015058588.
16. The property platted hereon is subject to the Memorandum of Lease (2015) filed July 08, 2015, Doc# 2015058589.

KEYED NOTES

EASEMENTS

- ① 7' PUBLIC UTILITY EASEMENT GRANTED BY PLAT D7-138
- ② 5' PUBLIC UTILITY EASEMENT GRANTED BY PLAT D7-138
- ③ PNM & MST&T EASEMENT GRANTED BY DOCUMENT FILED 04-19-1977, BOOK MISC. 531, PAGE 179, DOC. #1977021869
- ④ PNM & MST&T EASEMENT GRANTED BY DOCUMENT FILED 05-24-1977, BOOK MISC. 537, PAGE 909, DOC. #1977030022
- ⑤ PRIVATE ACCESS EASEMENT GRANTED BY DOCUMENT FILED 08-21-2013, DOC. #2013094218 FOR THE MUTUAL BENEFIT OF PARCELS 1-A AND 1-B

RESERVATION - OFFSITE

- ⑥ 15' ACCESS ROAD RESERVATION BY PLAT B13-38

EASEMENT - OFFSITE

- ⑦ PRIVATE WATER AND PRIVATE SANITARY SEWER EASEMENT GRANTED BY DOCUMENT FILED 04-25-2013, DOC. #2013045356
- ⑧ NON-SPECIFIC PRIVATE CROSS LOT DRAINAGE EASEMENT GRANTED BY PLAT FILED 08-21-2013, PLAT BOOK 2013C, PAGE 101, DOC. #2013094219, BETWEEN PARCELS 1-A AND 1-B, FOR THE BENEFIT OF PARCEL 1-A, TO BE MAINTAINED BY PARCEL 1-B

NEW EASEMENT

- ⑨ 10' PRIVATE SANITARY SEWER EASEMENT GRANTED BY THIS PLAT, FOR THE BENEFIT OF PARCEL 1-A-1, MONARCH VILLAGE. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER OF PARCEL 1-A-1, MONARCH VILLAGE, WHICH EASEMENT IS AND SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS (2015) FILED 07-08-2015, DOC. #2015058588.
- ⑩ PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) UNDERGROUND AND TRANSFORMER SITE EASEMENT (ELECTRIC) GRANTED BY DOCUMENT FILED 10-21-2015, DOC. #2015092335

MONUMENTS

- Ⓐ FOUND #4 REBAR W/CAP STAMPED "PS 11993", TAGGED W/WASHER STAMPED "NMPS 11184"
- Ⓑ NOT USED
- Ⓒ FOUND CHISELED "+" IN CONCRETE SIDEWALK
- Ⓓ FOUND P.K. NAIL W/WASHER STAMPED "PS 11993" IN TOP OF WALL
- Ⓔ SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- Ⓕ SET MAG NAIL W/WASHER STAMPED "NMPS 11184" IN ASPHALT
- Ⓖ SET CHISELED "+" IN CONCRETE SIDEWALK

**HIGH  
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