

TREASURERS CERTIFICATION

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

Bernalillo County Treasurer

Date

LEGAL DESCRIPTION

Lots numbered Three-A (3-A), Three-B (3-B) and Four-A (4-A) of Krania, as the same is shown and designated on the Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on August 15, 2013 in Plat Book 2013C, Page 99.

Said parcel contains 1.5792 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and new comprising, LOTS 3-A1, 3-B1 AND 4-A1, KRANIA (BEING A REPLAT OF LOTS 3-A, 3-B AND 4-A, KRANIA) WITHIN THE TOWN OF ATRISCO GRANT IN PROJECTED SECTION 21, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the public easements as shown herein. 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 represent that they are so authorized to act.

OWNER OF LOTS 3 AND 4, KRANIA
KRANIA LLC,
a New Mexico limited liability company

By _____
Pete Daskalos, Manager

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by Pete Daskalos.

_____, 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, 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.
- D. 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 for the purposes set forth herein 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 easements, shall be solely responsible for correcting any violations of Property Elements shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of Poles, 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.

DISCLAIMER

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

LOTS 3-A1, 3-B1 AND 4-A1

KRANIA

(BEING A REPLAT OF LOTS 3-A, 3-B AND 4-A, KRANIA)

WITHIN
THE TOWN OF ATRISCO GRANT

PROJECTED SECTION 21, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2016

PROJECT NUMBER: _____

PLAT APPROVAL

UTILITY APPROVALS:

Public Service Company of New Mexico	Date
New Mexico Gas Company	Date
West Corporation d/b/a CenturyLink QC	Date
Comcast	Date

CITY APPROVALS:

City Surveyor	Date
Department of Municipal Development	Date
Real Property Division	Date
Environmental Health Department	Date
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

SURVEYORS 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 supervision; that it meets the Standards for Land Surveys in 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
NWPS No. 9750
October 28, 2016



VICINITY MAP
N.T.S.

GENERAL NOTES

1. Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 83).
2. Distances are ground.
3. Bearings and distances shown hereon do not differ from those as shown on the previous plat of record.
4. All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750"
5. Albuquerque City Zone Atlas page K-9.

SUBMISSION DATA

1. Total number of existing Lots: 3
2. Total number of Lots created: 3
3. Gross Subdivision acreage: 1.5792 acres.

PURPOSE OF PLAT

The Purpose of this replat is to:

- a. Adjust the existing interior lot lines between Lots 3-A, 3-B and 4-A as shown hereon.
- b. Grant the additional public utility easement as shown hereon.

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."

