

Location Map
Zone Atlas Map No. H-21-Z and H-22-Z

Subdivision Data:

ZONING:
 GROSS SUBDIVISION ACREAGE: 1.2980 ACRES±
 ZONE ATLAS INDEX NO.: H-21-Z AND H-22-Z
 NO. OF TRACTS CREATED: 2
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: JANUARY 5, 2015

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING 1 TRACT INTO 2 NEW TRACTS, TO DEDICATE ADDITIONAL PUBLIC STREET RIGHT OF WAY, AND TO GRANT AN EASEMENT.

Notes:

1. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
2. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
3. THIS PROPERTY LIES WITHIN SECTION 10, TOWNSHIP 10 NORTH, RANGE 8 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Public Utility Easements

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON 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, AND OTHER 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 CORPORATION 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.
 - 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 WITHIN THE EASEMENT 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 ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL 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 PLAT.

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

Disclaimer

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.



Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN SECTION 10, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACT LETTERED "B" IN BLOCK NUMBERED SEVENTY-NINE (79) OF SNOW HEIGHTS ADDITION, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 9, 1978, IN PLAT BOOK C13, PAGE 82, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE NAD 1983) AND GROUND DISTANCES (U.S. SURVEY FOOT) AS FOLLOWS.

BEGINNING AT THE SOUTHEAST CORNER OF DESCRIBED TRACT LYING ON THE WEST RIGHT OF WAY OF JUAN TABO BOULEVARD N.E. MARKED BY A NUMBER 5 REBAR WITH PLASTIC CAP ("ILLEGIBLE") FROM WHENCE A TIE TO A.C.S MONUMENT "10_H22" BEARS S 10°04'00" W, A DISTANCE OF 293.81 FEET;

THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID WEST RIGHT OF WAY LINE, S 89°43'13" W, A DISTANCE OF 227.05 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING ON THE EAST RIGHT OF WAY LINE OF MURIEL STREET, N.E. MARKED BY A FOUND PK NAIL;

THENCE ALONG SAID EAST RIGHT OF WAY LINE, N 00°15'06" W, A DISTANCE OF 250.04 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT MARKED BY A FOUND CHISELED "X";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, N 89°45'41" E, A DISTANCE OF 224.47 FEET, TO THE NORTHEAST CORNER OF DESCRIBED TRACT LYING ON SAID WEST RIGHT OF WAY LINE MARKED BY A NUMBER 5 REBAR WITH PLASTIC YELLOW CAP "LS 7719";

THENCE S 00°50'53" E, A DISTANCE OF 250.04 FEET TO THE POINT OF BEGINNING CONTAINING 1.2980 ACRES (56541 SQUARE FEET) MORE OR LESS, NOW COMPRISING TRACTS B-1 AND B-2, BLOCK 79, SNOW HEIGHTS ADDITION.

PROJECT: 100-1589
DATE: 3-25-15
APP: 15-70122 (P/F)

Solar Note:

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 ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

Free Consent and Dedication

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 SHOW 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 IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

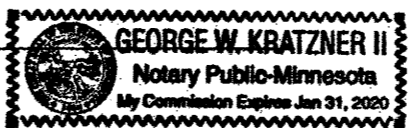
SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

Steve Flamme 3/2/15
 STEVE LA FLAMME
 PRESIDENT
 ONEIDA REALTY COMPANY

Acknowledgment

STATE OF MINNESOTA
 COUNTY OF SAINT LOUIS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF March, 2015 BY
 STEVE LA FLAMME, PRESIDENT, ONEIDA REALTY COMPANY

BY *George W. Kratzner, II* MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC



PLAT OF
 Tracts B-1 and Tract B-2, Block 79
Snow Heights Addition

City of Albuquerque, Bernalillo County, New Mexico
 February 2015

Project No. _____
 Application No. 15DRB-
Utility Approvals

PNM	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE
<u>City Approvals</u>	
<i>Joan M. Rimbauer P.S.</i> 2/19/15 CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	

TREASURER CERTIFICATE



Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND 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 THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY 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 2/19/15
 LARRY W. MEDRANO
 N.M.P.S. No. 11993



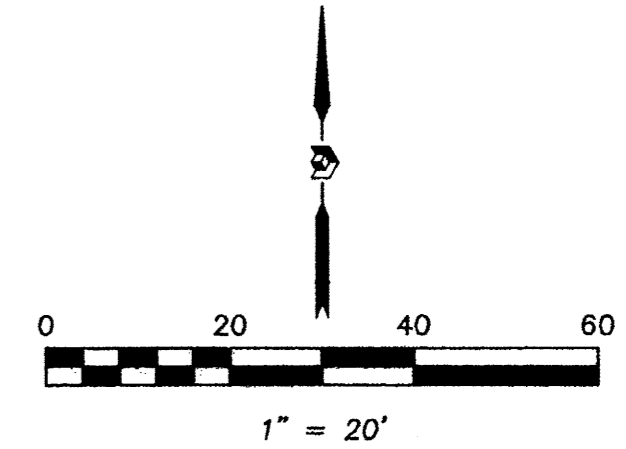
OFFICE LOCATION:
 5571 Midway Park Place, NE
 Albuquerque, NM 87109
 MAILING ADDRESS:
 PO Box 90636
 Albuquerque, NM 87199

866.442.8011 TOLL FREE
 505.856.5700 PHONE
 505.856.7900 FAX

INDEXING INFORMATION FOR COUNTY CLERK
 OWNER ONEIDA REALTY COMPANY
 SECTION 10, TOWNSHIP 10 N, RANGE 4 E,
 SUBDIVISION SNOW HEIGHTS ADDITION
 UPC 102105951347312206

Site Plan of
Tracts B-1 and Tract B-2, Block 79
Snow Heights Addition

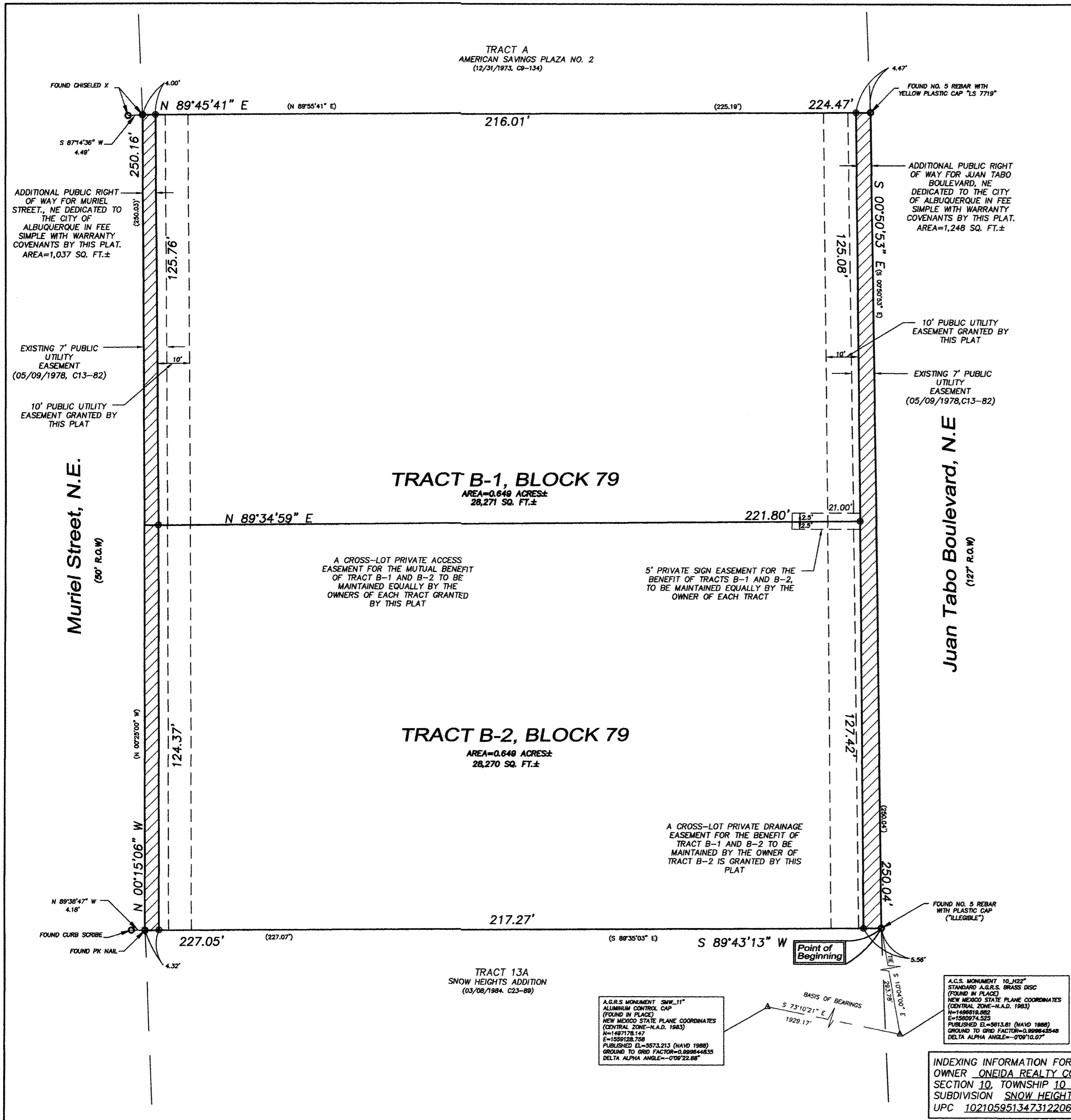
City of Albuquerque, Bernalillo County, New Mexico
 February 2015



Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
⊙	NOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

RECORDING STAMP



A.G.R.S. MONUMENT SNW_11"
 ALUMINUM CONTROL CAP
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=14971781.47
 E=1559128.756
 PUBLISHED EL.=5573.213 (MAYD 1988)
 GROUND TO GRID FACTOR=0.998644835
 DELTA ALPHA ANGLE=-0°02'22.88"

BASIS OF BEARINGS
 S 73°10'21" E
 1928.17'

A.C.S. MONUMENT 10_H22"
 STANDARD A.G.R.S. BRASS DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1498518.882
 E=1560974.525
 PUBLISHED EL.=5613.81 (MAYD 1988)
 GROUND TO GRID FACTOR=0.998645248
 DELTA ALPHA ANGLE=-0°09'10.07"

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 SUBDIVISION SNOW HEIGHTS ADDITION
 UPC 102105951347312206

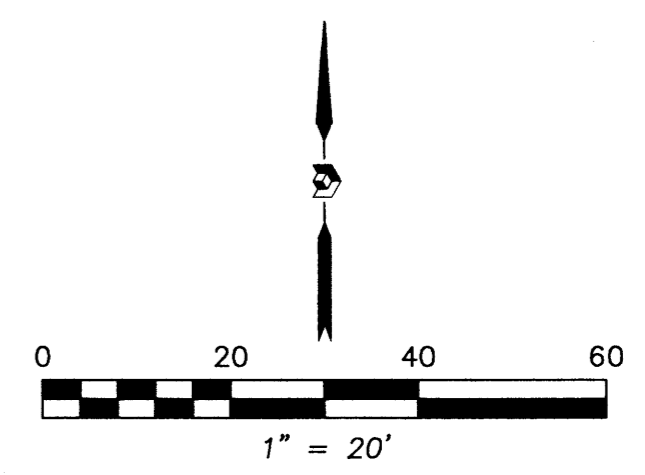
PRECISION SURVEYS, INC.

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 5571 Midway Park Place, NE
 Albuquerque, NM 87109
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Site Plan of
Tracts B-1 and B-2, Block 79
Snow Heights Addition

City of Albuquerque, Bernalillo County, New Mexico
January 2015



Legend

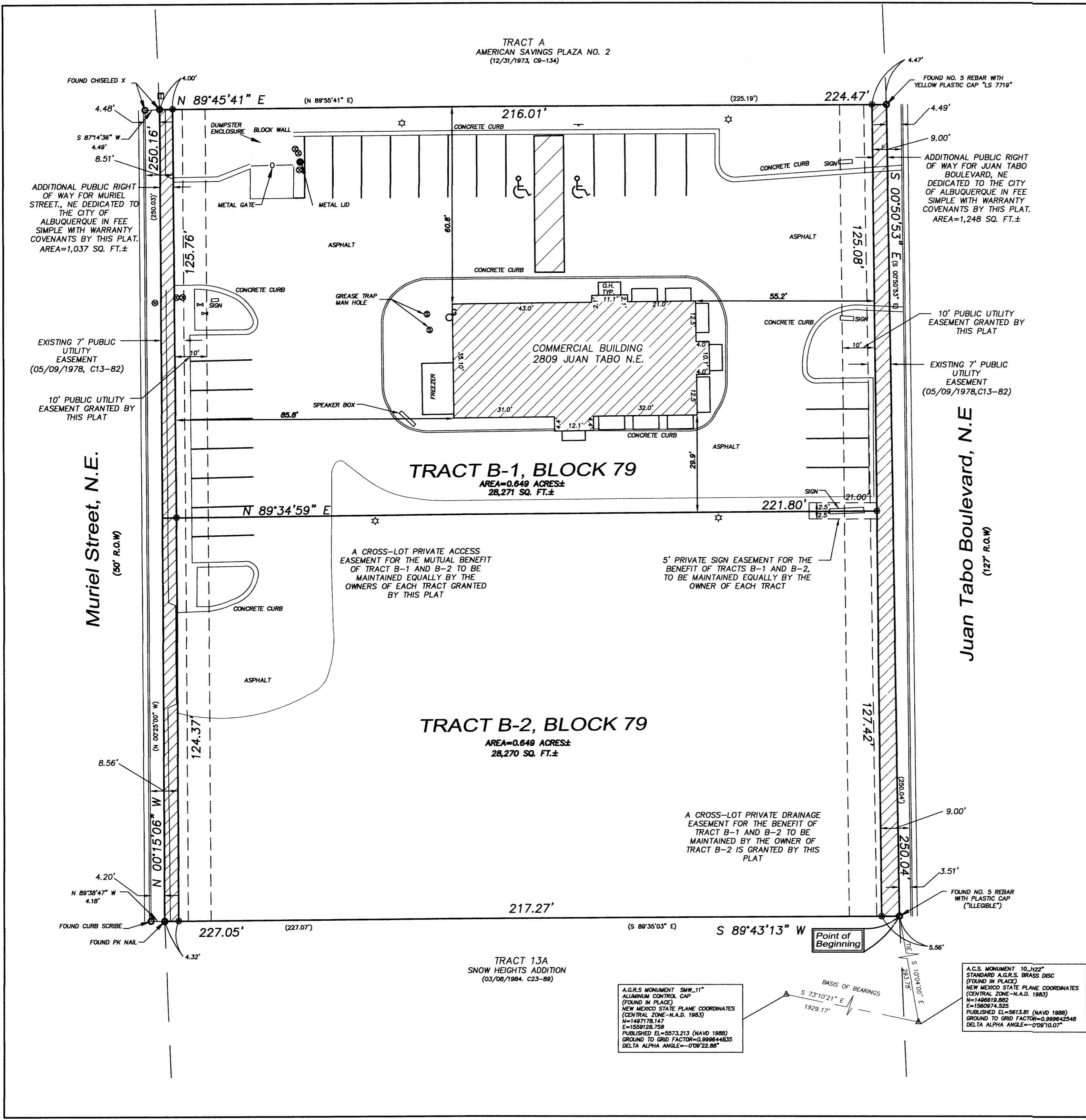
N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
⊙	DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11983" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED
▲	FOUND ALUMINUM CENTERLINE MONUMENT AS DESIGNATED
⊏	FOUND RIGHT OF WAY T-RAIL AS DESIGNATED
⊕	SET TBM AS DESIGNATED
●	UTILITY POLE
+	GUY WIRE
☆	LIGHT POLE
⊞	TELEPHONE PEDESTAL
⊗	IRRIGATION CONTROL VALVE
⊙	WATER METER
⊕	SANITARY SEWER MANHOLE
⊕	CLEANOUT
⊞	SIGN
●	UNKNOWN METAL LID
⊙	GAS METER
⊕	HANDICAP PARKING SPACE
—	CURB AND GUTTER
—	OVERHEAD UTILITY LINE

RECORDING STAMP

PRECISION SURVEYS, INC.

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A.G.R.S. MONUMENT "SMW_11"
ALUMINUM CONTROL CAP
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1497178.147
E=1559128.758
PUBLISHED EL=5073.213 (NAVD 1988)
GROUND TO GRID FACTOR=0.999644635
DELTA ALPHA ANGLE=-0°09'22.86"

A.C.S. MONUMENT 10_1222"
STANDARD A.G.R.S. BRASS DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1496819.882
E=1560974.326
PUBLISHED EL=5613.81 (NAVD 1988)
GROUND TO GRID FACTOR=0.999642548
DELTA ALPHA ANGLE=-0°09'10.07"

Point of Beginning

BASIS OF BEARINGS
S 73°10'21" E
1929.17'