

VICINITY MAP ZONE ATLAS PAGE F-11

UTILITY APPROVALS:


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, 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 COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.


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, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSE 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 STRUCTURES 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 BY CONSTRUCTION OF POOL, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

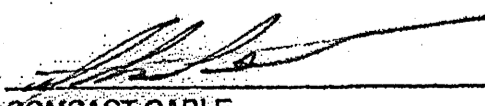
EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

DISCLAIMER: IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) 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.

 12-4-17
PUBLIC SERVICE CO. OF NEW MEXICO DATE

 12/7/2017
QWEST COMMUNICATIONS DATE

 12-5-17
NEW MEXICO GAS COMPANY DATE

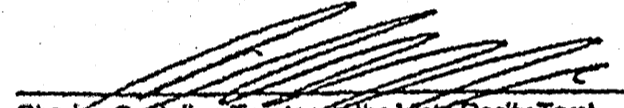
 12/4/17
COMCAST CABLE DATE

LEGAL DESCRIPTION

Tracts K-1 and K-2, Vista De La Luz Commercial Tract K-1 and Tract K-2, within Section 35, Township 11 North, Range 2 East, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, 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 December 2, 2008 in Plat Book 2008C, Page 257.

FREE CONSENT:

The undersigned owner(s) do hereby consent to the platting of said property as shown hereon and the same is with their free consent and in accordance with their desires. The undersigned individuals hereby represent themselves as authorized to so act. The undersigned hereby grant the easement(s) as shown and noted hereon. The undersigned warrant that they hold among them complete and indefeasible title in fee simple to the subdivided property.

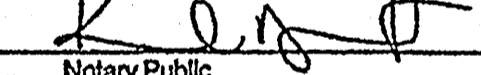

Charles C. Hajjar, Trustee of the Vista Realty Trust

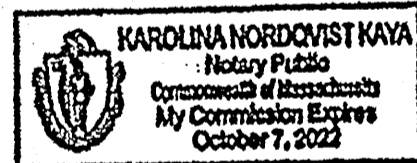
ACKNOWLEDGEMENT

State of Massachusetts
County of NORFOLK ss

This Instrument was acknowledged before me on November 27, 2017.

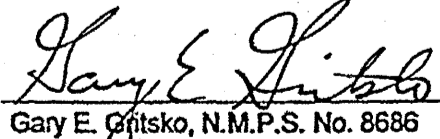
BY: Charles C. Hajjar, Trustee

My Commission expires: 10/7/2022

Notary Public



SURVEYOR'S CERTIFICATE:

I, Gary E. Gritsko, a duly qualified New Mexico Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that it shows all easements as shown on the plat of record or made known to me by the owners of the subdivision shown hereon, utility companies and other parties expressing an interest and that it meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further that it 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.


Gary E. Gritsko, N.M.P.S. No. 8686
November 17, 2017
Date



COUNTY CLERK RECORDING STAMP

DOCH 2017120340
12/19/2017 10:04 AM Page: 1 of 2
PLAT R:228.00 B: 2017C P: 0148 Linda Stover, Bernalillo County


PLAT OF
Tract K-1-A
VISTA DE LA LUZ COMMERCIAL
within Section 35, T.11N., R.2E., N.M.P.M.
City of Albuquerque, Bernalillo County, New Mexico
November 2017


PURPOSE OF PLAT:

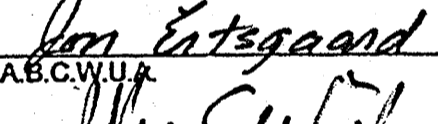
The purpose of this plat is COMBINE two existing tracts into one new tract.


CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD APPROVALS:


PROJECT NO. 1004675 APPLICATION NO. 17DRB-70332


 12/13/17
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

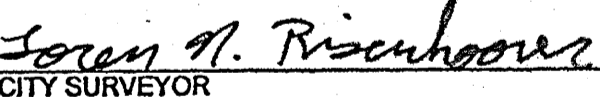
 12/13/17
PARKS & RECREATION DEPARTMENT DATE

 12/13/17
A.B.C.W.U. DATE

 12/13/17
A.M.A.F.O.A. DATE

 12/13/17
CITY ENGINEER DATE

 12/13/17
TRAFFIC ENGINEERING DATE

 11/28/17
CITY SURVEYOR DATE

BERNALILLO COUNTY TREASURER'S CERTIFICATE:

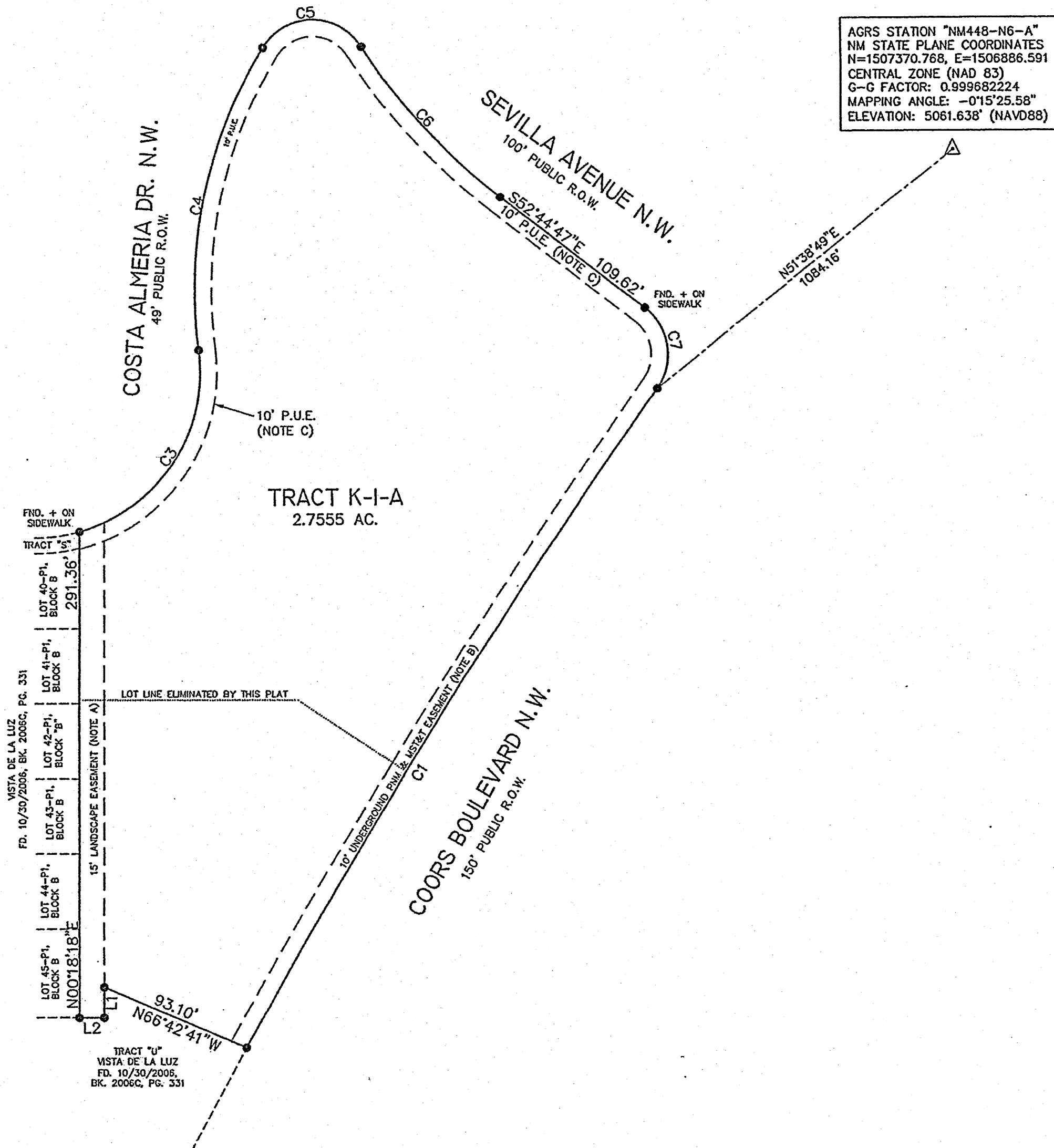
THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: 1-011-061-300354-22844 parcel 405VC
Vista Realty Trust
PROPERTY OWNER OF RECORD

George Stone 12-14-17
Bernalillo County Treasurer Date

DOCR 2017120340
 12/19/2017 10:04 AM Page: 2 of 2
 PLRT R:\$25.00 B: 2017C P: 0148 Linda Stover, Bernalillo County

PLAT OF
 Tract K-1-A
 VISTA DE LA LUZ COMMERCIAL
 within Section 35, T.11N., R.2E., N.M.P.M.
 City of Albuquerque, Bernalillo County, New Mexico
 November 2017



AGRS STATION "NM448-N6-A"
 NM STATE PLANE COORDINATES
 N=1507370.768, E=1506886.591
 CENTRAL ZONE (NAD 83)
 G-G FACTOR: 0.999682224
 MAPPING ANGLE: -0'15"25.58"
 ELEVATION: 5061.638' (NAVD88)

SURVEY AND SUBDIVISION NOTES:

- Bearings are based on NM State Plane grid bearings, Central zone, NAD83, rotated at AGRS Control Station NM448-N6-A.
- Distances are horizontal ground distances in US survey feet.
- Bearings and distances in parenthesis () are record measurements, where record dimensions differ from actual measurements.
- This plat shows all easements of record made known to this surveyor.
- Gross subdivision area: 2.7555 acres, more or less
- Number of existing lots: 2
- Number of lots created: 1
- FLOOD ZONE: The property shown hereon is located in Zone X, areas of minimal flood hazard, according to the FEMA Flood Insurance Rate Map of Bernalillo County, New Mexico, Panel No. 35001C0114H, effective date August 16, 2012.
- SOLAR RESTRICTIONS: 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 proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision. (Section 14-14-4-7)
- Reference documents:
 a. Plat of Vista de La Luz Commercial, fd. 12/02/2008, Bk. 2008C, Pg 257.

EASEMENT NOTES:

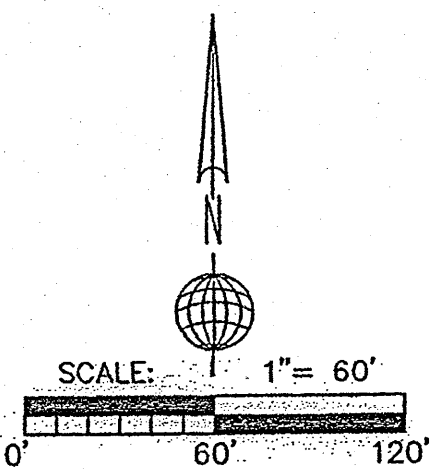
- 10' wide Landscape Easement, granted by the plat filed on 10/30/2006 in Plat Bk. 2006C, Page 331.
- 10' wide PNM Underground Easement, granted by the document filed on 9/14/1978 in Book Misc. 637, Pg. 899.
- 10' wide Public Utility Easement granted by the plat filed on 10/30/2006 in Plat Bk. 2006C, Pg. 331.

LINE TABLE		
LINE	LENGTH	BEARING
L1	18.40	S00°18'18"W
L2	15.00	N89°41'42"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C1	467.01	3894.72	S32°23'20"W	466.73	6°52'13"
C3	142.39	99.50	N33°44'01"E	130.55	81°59'44"
C4	188.65	275.50	S12°21'09"W	184.99	39°14'01"
C5	70.58	35.00	S89°44'15"W	59.21	115°32'11"
C6	123.71	350.00	S42°37'13"E	123.07	20°15'08"
C7	54.10	35.00	N08°27'40"W	48.88	88°34'14"

MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/PLASTIC CAP STAMPED "G.GRITSKO PS8686", UNLESS OTHERWISE NOTED



ALPHA PRO SURVEYING, LLC
 1436 32ND CIRCLE SE, RIO RANCHO, NEW MEXICO 87124
 GARY@ALPHAPROSURVEYING.COM 505-892-1076
 DRAWN BY: GEG FILE NO: 16-184