

ZONE ATLAS H-12-Z NO SCALE

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CREATE 5 LOTS FROM 2 LOTS, GRANT PRIVATE ACCESS & DRAINAGE EASEMENT, PRIVATE WATER AND SEWER EASEMENT AND PEDESTRIAN EASEMENT, VACATE EXISTING ROADWAY EASEMENT.

NOTES:

1. BEARINGS ARE GRID BASED---NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 1983)
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. ALL BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.
4. BEARINGS AND DISTANCES IN () ARE RECORD

SUBDIVISION DATA:

DRB#
 ZONE ATLAS INDEX NO. H-12-Z
 DATE OF FIELD SURVEY: AUGUST 2015
 TOTAL NO. OF TRACTS EXISTING 2
 TOTAL NO. OF LOTS CREATED 5
 TOTAL NO. OF TRACTS CREATED 1
 GROSS SUBDIVISION ACREAGE 0.67493
 MILEAGE OF PRIVATE STREETS CREATED 0.00

DOCUMENTS USED:

PLAT BOOK A8 PAGE 065

SOLAR COLLECTION NOTE:

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

LEGAL DESCRIPTION

TRACTS A-1 AND A-2 LAND OF DAVID MACIEL WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 10 TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AS THE SAME ARE SHOWN AND DESIGNATED ON THE LAND DIVISION PLAT OF LAND OF DAVID MACIEL FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO IN PLAT BOOK A8, PAGE 65.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES

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

QWEST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO 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 EASEMENT, WITH THE RIGHT AND PRIVILEGED OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR 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 SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN 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 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 BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

DISCLAIMER

IN APPROVING THIS PLAT PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

FREE CONSENT AND DEDICATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS LETTERED A AND B OF THE CORRECTED GLENDALE ESTATES UNIT 1, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED. SAID OWNERS HEREBY GRANT ALL EASEMENTS SHOWN HEREON AND DEDICATE ALL RIGHT OF WAY IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS TO THE CITY OF ALBUQUERQUE BY THIS PLAT. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: John J. Mahoney 7/27/17
 OWNER/DATE

ACKNOWLEDGMENT

STATE OF New Mexico,
 COUNTY OF Bernalillo

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 27 DAY OF July 2015 BY John J. Mahoney

NOTARY PUBLIC: Colleen Garcia
 MY COMMISSION EXPIRES: 12/29/2018



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE # 1-012-059-452174-40930/1-012-059-453165-40931

BERNALILLO COUNTY TREASURE'S OFFICE: Malcolm 10/3/17

SHEET INDEX

PAGE 1. COVER
 PAGE 2. SUBDIVISION PLAT

Corrected* PLAT OF
 MONTOYA STREET TOWNHOMES

LOTS 1-5
 BEING A RE-PLAT OF TRACTS A-1 AND A-2
 LAND OF DAVID MACIEL
 PROJECTED SECTION 12, T 10 N, R 2 E, N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

* Changed Street Designation

JULY 2017

PROJECT NUMBER: 1004732

CITY APPROVALS:

Roger M. Mead 8/30/17
 CITY SURVEYOR DATE
Kevin N. Reschmeyer P.S. 10/6/16
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE
NA 9-28-17
 UTILITIES DEVELOPMENT DATE
David 8/30/17
 PARKS AND RECREATION DEPARTMENT DATE
Lynn M. Meyer 9-1-17
 A.M.A.F.C.A. DATE
Thick Lad 07-30-17
 ABCWUA DATE
James D. Hughes 9/27/2017
 CITY ENGINEER DATE
John Chu 9-28-17
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE
NA 9-28-17
 REAL PROPERTY DIVISION DATE

UTILITY APPROVALS:

Fernando Vigil 9-16-17
 PNM ELECTRIC SERVICES DATE
Off 8/31/17
 NEW MEXICO GAS DATE
Joe 8/17/2017
 QWEST CORPORATION D.B.A. CENTURY LINK QC DATE
John 9/11/17
 COMCAST DATE

DOCH 2017110129

11/16/2017 02:10 PM Page: 1 of 2
 PLAT R: 325 00 B: 2017C P: 0129 Linda Stover, Bernalillo County

SURVEYOR'S CERTIFICATE:

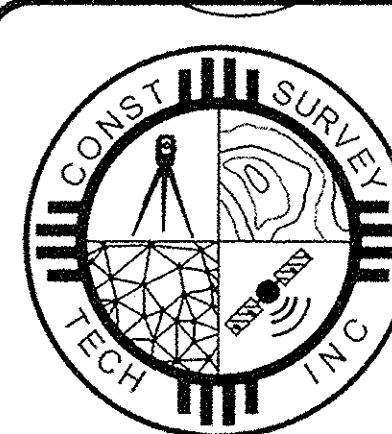
I, DAVID P ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, N.M.P.L.S. NO. 21082

07-26-2017

DATE

* Revised Street Name



DOCH 2017094851

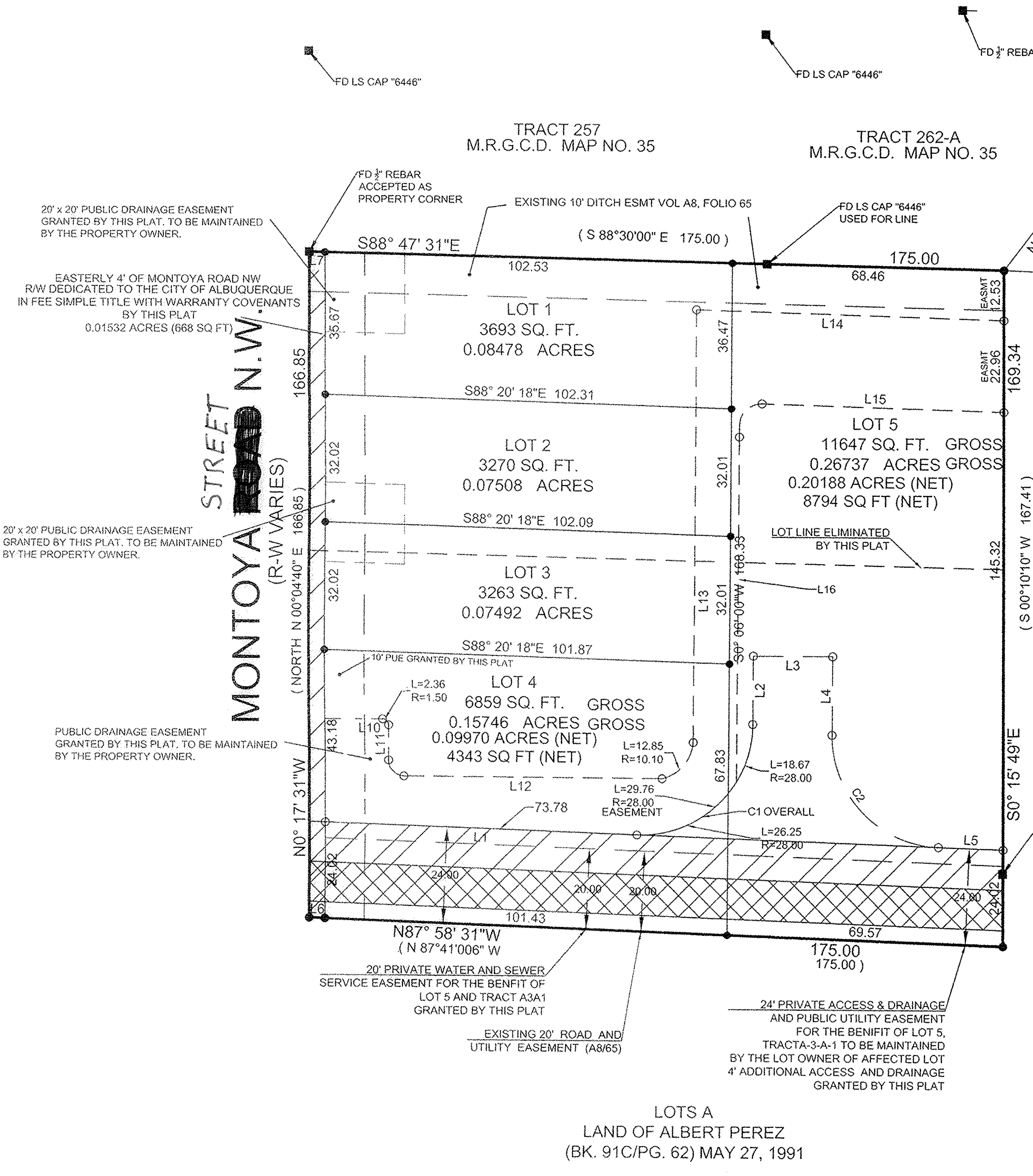
10/03/2017 10:21 AM Page: 1 of 2
 PLAT R: 325 00 B: 2017C P: 0102 Linda Stover, Bernalillo County

CONSTRUCTION SURVEY TECHNOLOGIES, INC

MAILING: PO BOX 65395, ALBUQUERQUE, NM 87193 505-917-8921
 OFFICE: 1606 CENTRAL AVE SE, SUITE 101, ALBUQUERQUE, NM 87106
 NMSURVEYOR@GMAIL.COM

- LEGEND OF SYMBOLS**
- FOUND MONUMENT AS NOTED
 - SET 5/8" REBAR WITH 1" MORASSE CAP "LS 21082 OR PK NAIL WITH SHINER "21082"
 - EASEMENT ANGLE POINT (NOT SET)

PLAT OF
MONTOYA STREET TOWNHOMES
 LOTS 1-5
 BEING A RE-PLAT OF TRACTS A-1 AND A-2
 LAND OF DAVID MACIEL
 PROJECTED SECTION 12, T 10 N, R 2 E, N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY 2017



ACS STATION "7-H13"
 Latitude: 35 6 37.80487
 Longitude: 106 40 22.28237
 Ellipsoidal Height (meters): 1491.708
 Order: 1 Class: 1
 Ground to Grid Factor: 0.99968476
 Mapping Angle: -0_14_35.56
 Northing (US survey feet): 1495777.837
 Easting (US survey feet): 1513953.442
 Northing (meters): 455913.996
 Easting (meters): 461453.932
 Orthometric Height (US survey feet): 4964.364
 Order: 2 Class: 1
 NEW MEXICO STATE PLANE-CENRAL ZONE
 NAD 1983/NAVD 1988

Easement Line Table

Line #	Length	Direction
L1	78.64	S87° 58' 31"E
L2	17.07	N0° 06' 00"E
L3	20.00	S89° 54' 00"E
L4	19.62	S0° 06' 00"W
L5	16.32	S87° 58' 31"E
L6	4.00	N87° 58' 31"W
L7	4.00	S88° 47' 31"E

Easement Line Table

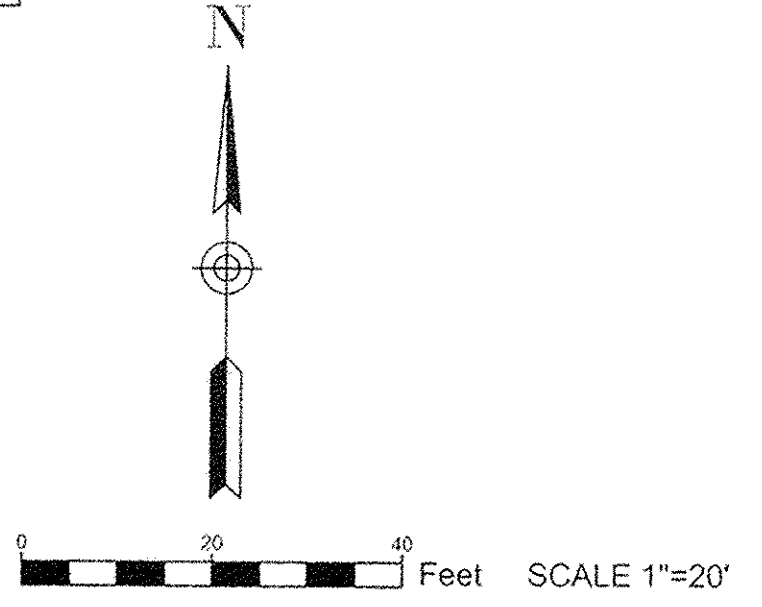
Line #	Length	Direction
L9	24.62	S0° 06' 00"W
L10	14.36	S89° 59' 36"W
L11	8.83	N0° 06' 00"E
L12	65.08	N89° 47' 32"W
L13	108.44	S0° 09' 31"W
L14	77.45	N88° 20' 18"W
L15	61.01	S88° 20' 18"E
L16	86.45	N0° 07' 53"E

Curve Table

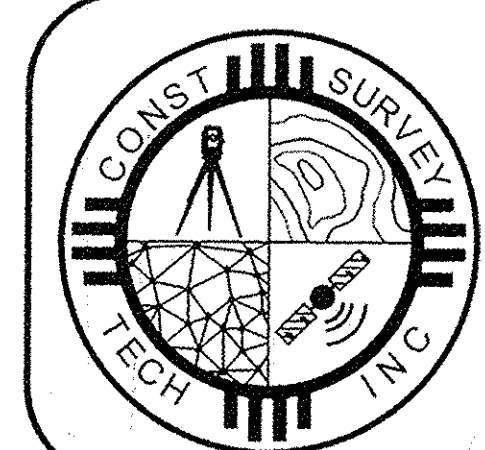
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	44.92	28.00	91.92	N46° 03' 45"E	40.26
C2	43.04	28.00	88.08	S43° 56' 15"E	38.93

DRAINAGE NOTE:
 CROSS LOT PRIVATE DRAINAGE EASEMENT SHALL BE GRANTED BY THIS PLAT MAINTENANCE SHALL BE THE RESPONSIBILITY OF EACH INDIVIDUAL LOT.

DOCH 2017110129
 11/16/2017 02:10 PM Page: 2 of 2
 PLAT R: \$25.00 B: 2017C P: 0129 Linda Stover, Bernalillo County



LOTS A
 LAND OF ALBERT PEREZ
 (BK. 91C/PG. 62) MAY 27, 1991



DOCH 2017094851
 10/03/2017 10:21 AM Page: 2 of 2
 PLAT R: \$25.00 B: 2017C P: 0107 Linda Stover, Bernalillo County

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