

VICINITY MAP Not To Scale

GENERAL NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone NAD83).
- Distances are ground.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- 6. U.C.L.S. Log Number 2007261883
- 7. City of Albuquerque Zone Atlas Pages: A-11-Z

SUBDIVISION DATA

Total number of existing Tracts:

Total number of new lots created:

Gross Subdivision acreage: 12.2230 acres

PURPOSE OF PLAT

- A. Divide the Two (2) existing Tracts into Nine (9) new Lots.
- B. Grant the new Public and Private Easements as shown hereon.
- Dedicate additional Street Right of Way to the City of Albuquerque. in fee simple with warranty covenants.

SOLAR NOTE

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

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:
GONZZIA MARK JMD Partnership LTD LLC 0406676531010402,10406639829710416

Bernalillo County Treasurer

9-24-2010

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the

- A. Public Service Company of New Mexico for installation, maintenance, and service of underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- 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.
- QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and
- 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 service.

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, 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 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 pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico and New Mexico Gas Company did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive nor release any easement or easement rights to which it may be

UTILITY APPROVALS

SHEET INDEX

SHFFT 1 General Notes and Approvals

SHEET 2 Legal Description, Free Consent and Dedication

SHEET 3 Existing Exterior Boundary and Existing Easements

SHEET 4 New Tracts and New Easements created

SHEET 5 Sanitary Sewer and Water Easement details

SHEET 6 Curve and Line Tables

PLAT OF

McMAHON MARKETPLACE

(BEING A REPLAT OF TRACT 16A-1, PARADISE NORTH AND TRACT E-1-A-1, CRESTVIEW SUBDIVISION)

WITHIN

THE TOWN OF ALAMEDA GRANT IN

PROJECTED SECTION 2. TOWNSHIP 11 NORTH, RANGE 2 EAST NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUEROUE BERNALILLO COUNTY, NEW MEXICO

FFBRUARY . 2009

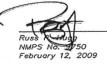
PROJECT NUMBER: 005280	
Application Number: 10DES-70092	
PLAT APPROVAL	
City Approvals:	5-4-0
City Surveyor Department of Municipal Development	3-7-0 Date
Real Property Division	Date
NIA	1
Environmental Health Department	03/31/10
Traffic Engineering, Transportation Division	05 31/10
ABCWUA	Date
Parks and Recreation Department	3 31 10 Dote
Bradley A. Burghan	3/31/10 Date
Bradly L. Binchen	3/31/10 Date
Osch Cloud	9-24-10
DRB Chairperson, Planning Department	Date

DOC# 2010096126

09/24/2010 10:55 AM Page: 1 of 6 tyPLAT R:\$32.00 B: 2010C P: 0112 M. Toulous Olivere, Bernalillo Cour

SURVEYOR'S CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plot of survey was prepared from field notes of an actual ground survey performed by me or under my direct supervision; that it meets the Standards for Lond Surveys in the State of New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyor's; that it meets the minimum requirements for surveys and manumentation of the Albuquerque Subdivision Ordinance; that it shows all eosements of record; and that it is true and correct to the best of my knowledge and belief.





SHEET 1 OF 6

SURV TEK INC.

Consulting Surveyors

Phone: 505-897-3366
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377