

VICINITY MAP
Not to Scale

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Plat bearings and distances do not differ from those shown on the plat of record filed April 14, 2008 in Plat Book 2008C, Page 70.
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- 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.
- City of Albuquerque Zone Atlas Page H-13.

SUBDIVISION DATA

- Total number of existing Tracts: 1
- Total number of Tracts created: 2
- No new Public Street right of way dedicated by this plat
- Gross Subdivision acreage: 2.5132 acres.

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."

TREASURERS CERTIFICATION

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

Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

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 installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and 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 reasonably necessary to provide communication services.
- 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 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 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 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) 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.

PURPOSE OF PLAT

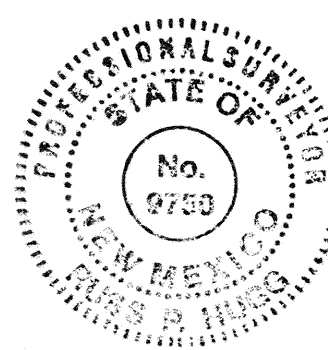
The purpose of this plat is to:

- Divide 1 existing tract into 2 new tracts as shown hereon.
- Show the Public Easements VACATED by 17DRB-70024.
- Grant the New Public and Private Easements as shown hereon.

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
NMPS No. 9750
February 27, 2017



170053. DWG

PLAT OF TRACTS 2-D-1-A AND 2-D-1-B ARBOLERA DE VIDA UNIT 2 B

(BEING A REPLAT OF TRACT 2-D-1, ARBOLERA DE VIDA UNIT 2B

SITUATE WITHIN

THE TOWN OF ALBUQUERQUE GRANT
IN

PROJECTED SECTIONS 7 AND 18
TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

FEBRUARY, 2017

PROJECT NUMBER: _____

PLAT APPROVAL

UTILITY APPROVALS:

Public Service Company of New Mexico Date

New Mexico Gas Company Date

QWest Corporation d/b/a CenturyLink QC Date

Comcast Date

CITY APPROVALS:

Soren M. Risenhauer P.E. 2/27/17
City Surveyor Date
Department of Municipal Development

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

SHEET 1 OF 3

SURV TEK, INC.

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

PLAT OF
TRACTS 2-D-1-A AND 2-D-1-B
ARBOLERA DE VIDA
UNIT 2 B

(BEING A REPLAT OF TRACT 2-D-1, ARBOLERA DE VIDA UNIT 2B

SITUATE WITHIN
THE TOWN OF ALBUQUERQUE GRANT
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CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

FEBRUARY , 2017

LEGAL DESCRIPTION

Tract 2-D-1 (two-D-one) of the plat entitled "PLAT OF ARBOLERA DE VIDA UNIT 2B (BEING A REPLAT OF TRACTS 2-A, 2-D AND 2-E, ARBOLERA DE VIDA UNIT 2) WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTIONS 7 AND 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 14, 2008, in Plat Book 2008C, Page 70.

Said tract contains 2.5132 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATTED and now comprising "PLAT OF TRACTS 2-D-1-A AND 2-D-1-B, ARBOLERA DE VIDA UNIT 2B (BEING A REPLAT OF TRACT 2-D-1, ARBOLERA DE VIDA UNIT 2B) SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTIONS 7 AND 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietors(s). Said owner(s) and proprietor(s) do hereby grant the public and private easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

OWNER(S)

City of Albuquerque, a Municipal Corporation

By: _____

Robert J. Perry, Chief Administrative Officer

ACKNOWLEDGMENT

STATE OF NEW MEXICO

COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this _____

day of _____, 2017, by Robert J. Perry as

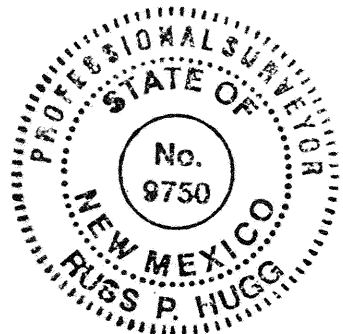
C.A.O., City of Albuquerque, a Municipal Corporation

_____ My commission expires _____

Notary Public

LINE TABLE		
LINE	LENGTH	BEARING
L1	37.30	S87°52'17"E
L2	18.00	S86°53'59"E
L3	21.56	N88°20'27"E
L4	36.00	S86°47'45"E
L5	26.43	S86°07'55"E
L6	21.03	S87°28'05"E
L7	27.84	S84°45'07"E
L8	17.48	N05°32'41"E
L9	18.32	S84°27'19"E
L10	105.26	N13°29'53"E
L11	12.68	N88°20'27"E
L12	106.66	S13°29'53"W
L13	42.22	S84°27'19"E
L14	17.09	S05°32'41"W
L15	7.14	N05°32'41"E
L16	55.68	N84°27'19"W
L17	7.43	S05°32'41"W
L18	18.98	N86°07'55"W
L19	51.25	S05°41'31"W
L20	41.15	S50°41'31"W
L21	10.00	N39°18'29"W
L22	37.01	N50°41'31"E
L23	46.76	N05°41'31"E
L24	158.15	S75°44'37"E
L25	28.63	N85°49'11"E
L26	39.94	S75°45'19"E
L27	3.71	S21°31'46"W
L28	35.38	S89°31'12"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	320.82'	621.36'	164.07'	317.26'	S16°49'54"W	29°34'58"
C2	12.07'	621.70'	6.03'	12.07'	S02°35'49"W	1°06'44"
C3	308.75'	621.35'	157.63'	305.58'	S17°23'17"W	28°28'11"
C4	41.16'	591.36'	20.59'	41.15'	S31°24'08"W	3°59'16"



SHEET 2 OF 3

PLAT OF
TRACTS 2-D-1-A AND 2-D-1-B
ARBOLERA DE VIDA
UNIT 2 B

(BEING A REPLAT OF TRACT 2-D-1, ARBOLERA DE VIDA UNIT 2B

SITUATE WITHIN
THE TOWN OF ALBUQUERQUE GRANT
IN

PROJECTED SECTIONS 7 AND 18
TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

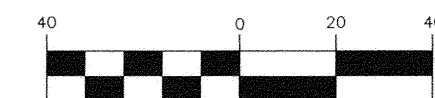
FEBRUARY, 2017

EXISTING EASEMENTS

- [A] Remaining portion of 20' City of Albuquerque Easement Filed Sept. 24, 1969, Bk. Misc. 151, pg. 32 and 20' Southern Union Gas Co. Easement filed Feb. 6, 1970 in Book MS 163, page 779 VACATED BY 17DRB-70024 (Cross hatched area).
- [B] 25' Public Drainage Easement Per Plat Filed 4-11-2005, in Vol. 2005C, Folio 106
- [C] 30' Easement to the City of Albuquerque Filed April 9, 1968, Bk. Misc. 99, pg. 776 Judgement Court Cause No. A 19745 recorded April 9, 1968 Book Misc. 99, page 776.
- [D] 5' Easement to the Public Service Company of NM Filed Mar. 18, 1950, Bk. D135, pg.547 and the Albuquerque Gas and Electric Company Filed Sept. 4, 1936, Bk. 144, pg. 218
- [E] 30' Easement to B.N.& S.F. Railway Company Per Plat Filed 4-11-2005, in Vol. 2005C, Folio 106 and per Document Filed 4-14-2005, in Bk. A95, Page 1598
- [F] Public Drainage Easement granted by Plat Filed 4-11-2005, in Vol. 2005C, Folio 106
- [G] Additional Public Drainage Easement granted by plat filed April 14, 2008 in Plat Book 2008C, Page 70.
- [H] 15' Private Sanitary Sewer Easement granted by plat filed August 23, 2010 in Plat Book 2010C, Page 103 for the benefit of Tract 2-D, Arbolera De Vida. Maintenance of said easement to be the responsibility of the owners of said Lot 2-D.
- [J] 25' Public Sanitary Sewer and Water Easement granted to the City of Albuquerque by plat filed August 23, 2010 in Plat Book 2010C, Page 103
- [K] 25' Public Access Easement granted by plat filed August 23, 2010 in Plat Book 2010C, Page 103
- [L] 10' Private Drainage Easements granted by plat filed July 26, 2013 in Plat Book 2013C, Page 86.
- [M] Permanent Drainage Easement granted to the City of Albuquerque by document filed December 28, 2010 as Document No. 2010132340. Southerly portion as shown hereon VACATED BY 17DRB-70024 (Cross hatched area).

NEW EASEMENTS GRANTED BY THIS PLAT

- ① 10' Private Waterline Easement granted by this plat for the use and benefit of Tract 2-D-1-B. Maintenance of said easement to be the responsibility of the owners of said Tract 2-D-1-B.
- ② 15' Private Waterline Easement granted by this plat for the use and benefit of Tract 2-D-1-B. Maintenance of said easement to be the responsibility of the owners of said Tract 2-D-1-B.
- ③ 5' Public Utility Easement granted by this plat.
- ④ A Private Blanket Cross Lot Access and Drainage Easement, excluding any current or future buildings is hereby granted by this plat over Tracts 2-D-1-A and 2-D-1-B for the benefit and use of said tracts. Maintenance of said easement to be the responsibility of the owners of said Tracts as to their respective tracts.



(IN FEET)
1 inch = 40 ft.



SHEET 3 OF 3

SURVOTEK, INC.

Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3368
Fax: 505-897-3377

170053. DWG

Albuquerque Control Survey Monument "7-H13"
New Mexico State Plane coordinates, central
zone (NAD 83) as published:
N= 1,495,777.837 feet
E= 1,513,953.442 feet
Elevation= 4964.364 feet (NAVD 88)
Delta Alpha= -00°14' 35.56"
Combined ground to grid factor= 0.999684760

TRACT 2-A-1
ARBOLERA DE VIDA
Filed April 14 2008, Bk. 2008C, Pg. 70

Public Drainage Easement Per
Plat Filed 4-11-2005, in Vol.
2005C, Folio 106

Public Drainage Easement Per
Plat Filed 4-11-2005, in Vol.
2005C, Folio 106

Fd. 5/8" Rebar and cap
stamped "L.S. 9750"

Fd. 5/8" Rebar and cap
stamped "L.S. 9750"

Portion of Permanent Drainage Easement
granted to the City of Albuquerque by
document filed December 28, 2010 as
Document No. 2010132340 VACATED BY
17DRB-70024 (Cross hatched area)

TRACT 2-D-1-B
1.8600 Ac.

TRACT 2-D-1
ARBOLERA DE VIDA
Filed April 14 2008, Bk. 2008C, Pg. 70

A Private Blanket Cross Lot Access and
Drainage Easement, excluding any current or
future buildings is hereby granted by this
plat over Tracts 2-D-1-A and 2-D-1-B for
the benefit and use of said tracts.
Maintenance of said easement to be the
responsibility of the owners of said Tracts as
to their respective tracts.

Set 5/8" Rebar and cap
stamped "L.S. 9750"
(Typical)

TRACT 2-D-1-A
0.6532 Ac.

VACATED BY 17DRB-70024
(Cross hatched area)

Fd. 5/8" Rebar and cap
stamped "L.S. 9750"

Fd. 5/8" Rebar and cap
stamped "L.S. 9750"

BELLAMAH AVENUE N.W.
60' R/W

LOT 2-A
FREEWAY-OLD TOWN LIMITED

TRACT B-1
FREEWAY-OLD
TOWN LIMITED
Filed March 26, 1976, Vol. C11, Folio 38

18th STREET N.W.

Albuquerque Control Survey Monument "5-J13A"
New Mexico State Plane coordinates, central
zone (NAD 83) as published:
N= 1,491,318.377 feet
E= 1,515,633.327 feet
Elevation= 4960.499 feet (NAVD 88)
Delta Alpha= -00°14' 23.54"
Combined ground to grid factor= 0.999684462