

### VICINITY MAP

### N. T.S.

GENERAL NOTES

- Bearings are grid, based upon the New Mexico Coordinate System, Central Zone (NAD 83).
- $\dot{\nu}$ Distances are ground.
- М Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
- All corners that were set are a 5/8" rebar with cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.

4.

- Ù All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus (a). All centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument— Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.
- è Manholes will be offset at all points of curvature, points of tangency, street intersections, and all other angle points to allow use of centerline monumentation.
- City Zone Atlas Page H-13

 $\mathcal{N}$ 

## SUBDIVISION DATA

- Total number of existing Tracts:
- Total number of Lots created:

 $\dot{\nu}$ 

- Total mileage of full width streets
- Gross Subdivision acreage: 1.1951 acres.

# ON THE INSTALLATION OF SOLAR COLLECTORS SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS

"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."

150092

FINAL

4

30-

15.dwg

# TREASURERS CERTIFICATION

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

0 0 + 0	

Bernalillo County Treasurer

# PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS sho common and joint use of: wn on this plat are granted for the

- 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 service of no facilities reas xico Gas Company for installation, maintenance, and of natural gas lines, valves and other equipment and reasonably necessary to provide natural gas services.
- Qwest Corporation d/b/a CenturyLinlk QC. 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, sextend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side. shall

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

- Purpose of this plat is to:
- Dedicate the Public street City of Albuquerque in fee Create the 6 new residential lots as shown hereon. right of way as shown hereon to the simple with warranty covenants.
- Grant the Private Roadway Easement and Public Sanitary Sewer, Water and Drainage Easements as shown hereon.
- Grant the Public Utility Ea: sements as shown hereon

#### HACIENDAS PLAT OF DON VILLEGAS

(BEING A REPLAT OF TRACT A, CONTRERAS ADDITION)

THE TOWN OF ALBUQUEROUE GRANT WITHIN

PROJECTED SECTION 7, TOWNSHIP 10 NORTH, RANGE 3 EAST NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE

	BEHNALILLO COUNT
MAY, 2015	COUNTY, NEW
	MEXIC

PROJECT NUMBER:

PLAT APPROVAL

OHEHY AFFROVALS	
Public Service Company of New Mexico	Date
New Mexico Gas Company	Date
Qwest Corporation d/b/a CenturyLink QC.	Date
Comcast	Date
CITY APPROVALS:	
City Surveyor Department of Municipal Development	Date
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

# SURVEYORS CERTIFICATION

DRB Chairperson, Planning Department

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 MaY 1, 2015

1 9 ω

#### SURV TEK, **≥**0.

onsulting Surveyors 84 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366 Fax: 505-897-3377

#### LEGAL DESCRIPTION

Tract A, Contreras Addition as the same on the plat thereof filed in the office Bernalillo County, New Mexico on May \_\_\_, Page \_\_\_\_. is shown and designated of the County Clerk of 2015 in Plat Book 2015C,

Said parcel contains 1.1951 acres, more or less.

# FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF HACIENDAS DON WILLEGAS (BEING A REPLAT OF TRACT A, CONTRERAS ADDITION) WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 7, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", is with the free consent of and proprietor(s) thereof. Said owner(s) and proprietor(s), do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s), do hereby dedicate the additional public street right of way as shown hereon to the City of Albuquerque in fee simple. Said owner(s) and proprietor(s) do hereby grant the easements as shown hereon. Said owner(s) and proprietor(s) do hereby grant consent to all of the foregoing and do hereby represent that they are so authorized to act.

### Villegas, LLC

Julie Villegas , Member

# **ACKNOWLEDGMENT**

STATE OF NEW MEXICO COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this

2015, by

### HACIENDAS PLAT OF DON VILLEGAS

(BEING A REPLAT OF TRACT A, CONTRERAS ADDITION)

WI THIN

PROJECTED SECTION 7, THE TOWN OF ALBUQUEROUE GRANT NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

MAY, 2015

BERNALILLO

COUNTY, NEW MEXICO

# DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

- Ä Plat entitled "LOTS B-1, B-2 AND B-3, CONTRERAS ADDITION", filed in the office of the County Clerk of Bernalillo County, New Mexico on August 10, 1990 in Volume 90C, Folio 187.
- ₿. Plat entitled "SUBDIVISION OF A PORTION OF LOT ONE, CONTRERAS ADDITION", filed in the office of the County Clerk of Bernalillo County, New Mexico on September 27, 1963 in Volume B4, Folio 13.
- Plat entitled "LOTS B-1-A, B-1-B AND B-2-A, CONTRERAS ADDITION", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 7, 1998 in Volume 98C, Folio 11.
- D. Plat entitled "RIO GRANDE BLVD. N.W.", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 28, 1941 in Volume D2, Folio 22.

Ë

- Τ. Plat entitled "CONTRERAS ADDITION", filed in the office of the County Clerk of Bernalillo County, New Mexico on March 11, 1959 in Volume B3, Folio 108.
- Plat entitled "EDWARD KROUGH ADDITION", filed in the office of the County Clerk of Bernalillo County, New Mexico on March 11, 1959 in Volume B3, Folio 108.
- Commitment For Title Insurance issued by Fidelity National Title Insurance Company Commitment Number 07—1076871—B—LM, effective date June 28, 2007.
- Ţ Warranty Deeds:
- Q. Special Warranty Deed filed February 14, 2003 in Book A50, Page 4816.
- 6. Special Warranty Deed filed September 19, 2005 in Book A103, Page 6957.
- Special Warranty Deed filed February 1, 2006 in Book A111, Page 5346.
- ù ö Warranty Deed filed June 1, 2007 in Book A138, Page 951.
- Warranty Deed filed September 4, 2003 in Book A63, Page 8040.

SHEET *N* 9 ω



SURV SIEK, INC.

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

