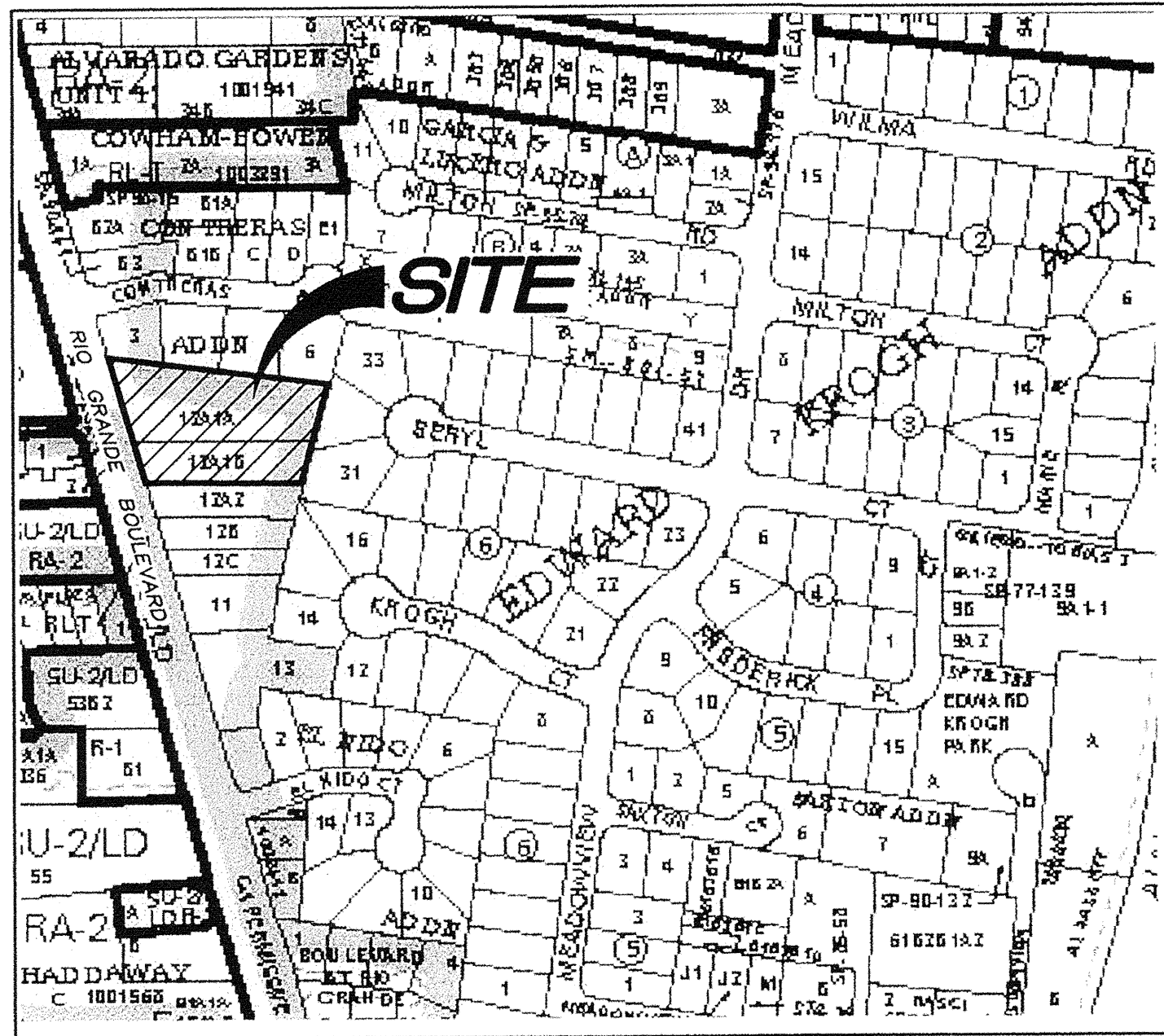


**TREASURERS CERTIFICATION**

This is to certify that taxes are current and paid on the following:  
101309902148020934 ; 101309902347120933  
 Date 7/23/15  
 By [Signature] County Treasurer

PLAT OF  
**HACIENDAS DON VILLEGAS**  
 (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  
 MAY, 2015



**VICINITY MAP**  
 N.T.S.

**GENERAL NOTES**

- Bearings are grid, based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 83).
- Distances are ground.
- 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.
- All street centerline monumentation shall be installed at all centerline PC's, PT's, angle points and street intersections and shown thus (C). 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.
- 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

**SUBDIVISION DATA**

- Total number of existing Tracts: 1
- Total number of Lots created: 6
- Total mileage of full width streets created: 0.045mile.
- Gross Subdivision acreage: 1.1951 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."

**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 Corporation d/b/a CenturyLink 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, 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:
- Create the 6 new residential lots as shown hereon.
  - Dedicate the Public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants.
  - Grant the Private Roadway Easement and Public Sanitary Sewer, Water and Private Drainage Easements as shown hereon.
  - Grant the Public Utility Easements as shown hereon.

PROJECT NUMBER: 1005403

**PLAT APPROVAL**

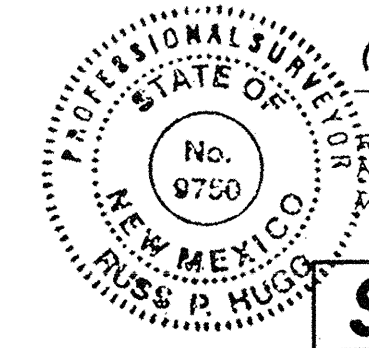
- UTILITY APPROVALS:
- |   |                       |
|---|-----------------------|
| <u>[Signature]</u><br>Public Service Company of New Mexico    | <u>5-7-15</u><br>Date |
| <u>[Signature]</u><br>New Mexico Gas Company                  | <u>5-7-15</u><br>Date |
| <u>[Signature]</u><br>Qwest Corporation d/b/a CenturyLink QC. | <u>5/7/15</u><br>Date |
| <u>[Signature]</u><br>Comcast                                 | <u>5/7/15</u><br>Date |

**CITY APPROVALS:**

- |  |                         |
|--|-------------------------|
| <u>[Signature]</u><br>City Surveyor<br>Department of Municipal Development | <u>5/1/15</u><br>Date   |
| <u>N/A</u><br>Real Property Division                                       | <u>6/2/15</u><br>Date   |
| <u>N/A</u><br>Environmental Health Department                              | <u>6/2/15</u><br>Date   |
| <u>[Signature]</u><br>Traffic Engineering, Transportation Division         | <u>5/13/15</u><br>Date  |
| <u>[Signature]</u><br>ABCWUA   | <u>06/02/15</u><br>Date |
| <u>[Signature]</u><br>Parks and Recreation Department                      | <u>5-13-15</u><br>Date  |
| <u>[Signature]</u><br>AMAFCA   | <u>5-14-15</u><br>Date  |
| <u>[Signature]</u><br>City Engineer  | <u>5-13-15</u><br>Date  |
| <u>[Signature]</u><br>DRB Chairperson, Planning Department                 | <u>6-2-15</u><br>Date   |

**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.



[Signature]  
 Russ P. Hugg  
 P.M.S.P. No. 9750  
 May 1, 2015

PLAT OF  
**HACIENDAS DON VILLEGAS**

(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

MAY, 2015

**LEGAL DESCRIPTION**

Tract A, Contreras Addition 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 ~~2015~~ <sup>2015</sup> in Plat Book 2015C, Page ~~285~~

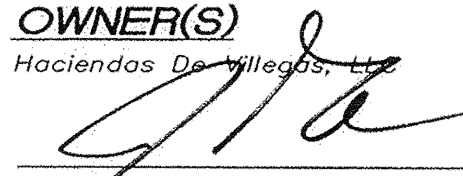
Said parcel contains 1.1951 acres, more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising PLAT OF HACIENDAS DON VILLEGAS (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 in accordance with the wishes and desires of the undersigned owner(s) 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 consent to all of the foregoing and do hereby represent that they are so authorized to act.

**OWNER(S)**


Haciendas Don Villegas, LLC

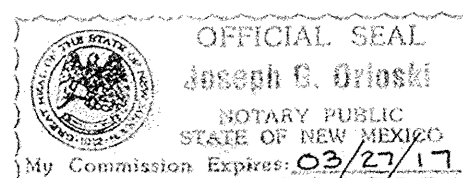
  
Julie Villegas, Member

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 15<sup>th</sup>  
day of MAY, 2015, by Julie Villegas

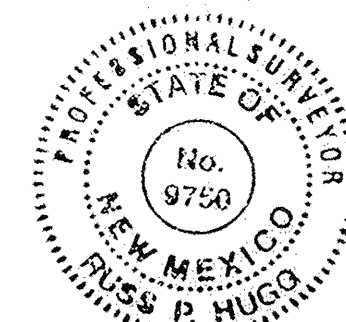
  
Notary Public My commission expires 03/27/17



**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:**

- A. 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.
- B. 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.
- C. 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.
- E. 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.
- F. 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.
- G. Commitment For Title Insurance issued by Fidelity National Title Insurance Company Commitment Number 07-1076871-B-LM, effective date June 28, 2007.
- H. Warranty Deeds:
  - a. Special Warranty Deed filed February 14, 2003 in Book A50, Page 4816.
  - b. Special Warranty Deed filed September 19, 2005 in Book A103, Page 6957.
  - c. Special Warranty Deed filed February 1, 2006 in Book A111, Page 5346.
  - d. Warranty Deed filed June 1, 2007 in Book A138, Page 951.
  - e. Warranty Deed filed September 4, 2003 in Book A63, Page 8040.

DOCH 2015063508  
07/23/2015 11:21 AM Page: 2 of 3  
PLAT R: \$25.00 S: 2015C P: 0085 M: Toulouse Oliver, Bernalillo Cour



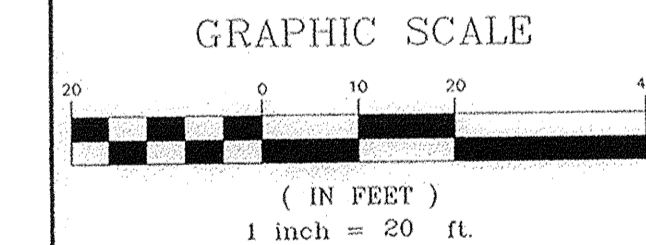
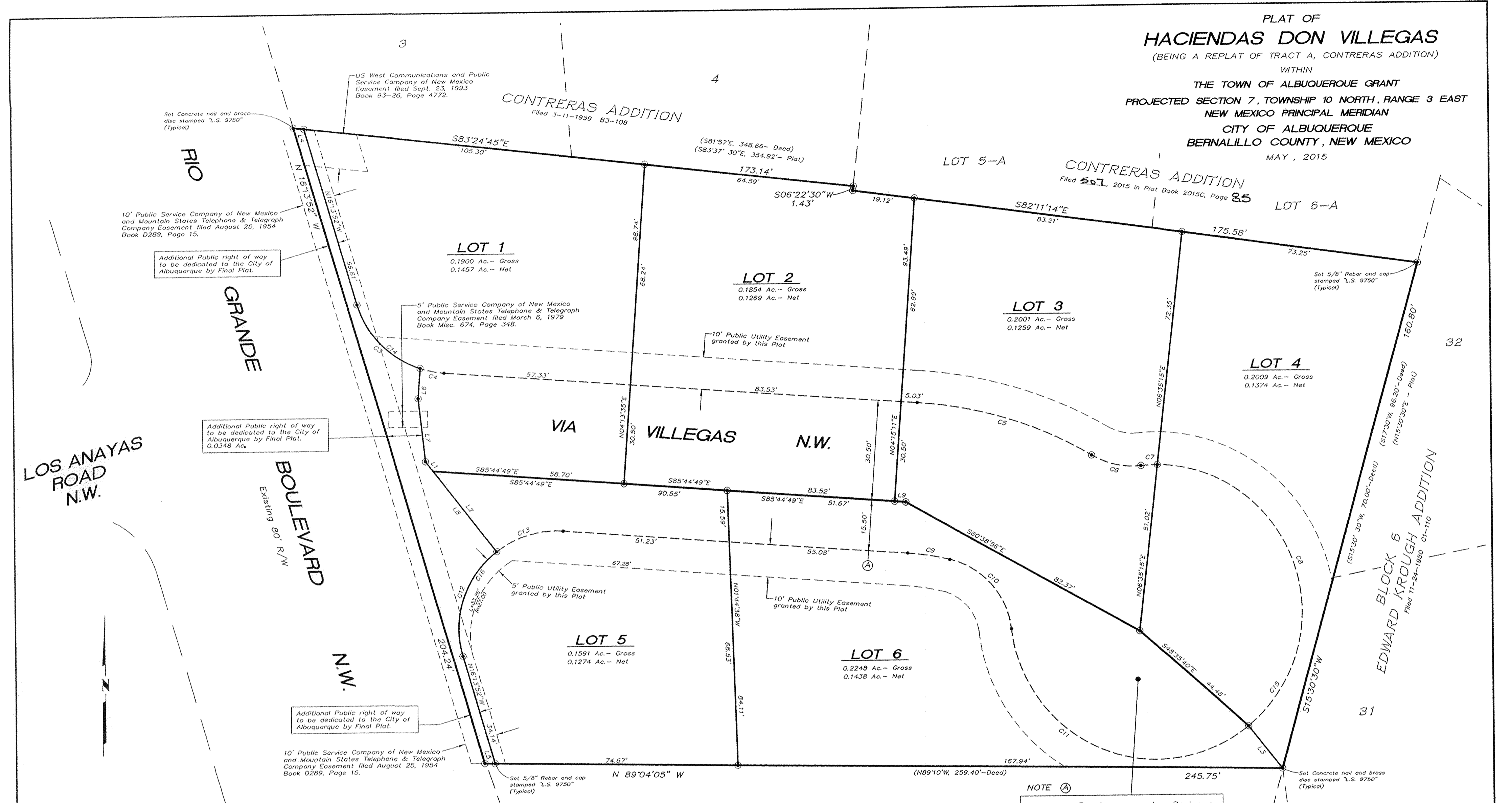
SHEET 2 OF 3

**SURV TEK, INC.**

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



PLAT OF  
**HACIENDAS DON VILLEGAS**  
 (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  
 MAY, 2015



**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C3	28.89'	30.00'	15.68'	27.79'	S43°49'22"E	55°11'02"
C4	7.50'	30.00'	3.77'	7.48'	S78°34'51"E	14°19'56"
C5	56.63'	123.00'	28.83'	56.13'	N72°33'25"W	26°22'48"
C6	15.81'	25.00'	8.18'	15.55'	S77°28'56"E	36°13'51"
C7	5.07'	45.00'	2.54'	5.06'	S87°37'40"W	6°27'04"
C8	110.27'	45.00'	124.99'	84.68'	N18°56'48"W	140°24'00"
C9	13.15'	77.00'	6.59'	13.14'	N80°51'13"W	9°47'10"
C10	30.56'	25.00'	17.51'	28.69'	N40°56'46"W	70°01'47"
C11	96.46'	45.00'	82.56'	79.02'	S67°20'20"E	122°48'56"
C12	36.08'	30.00'	20.58'	33.95'	S18°13'29"W	68°54'41"
C13	21.77'	30.00'	11.39'	21.29'	S73°28'00"W	41°34'22"
C14	36.40'	30.00'	20.82'	34.21'	S50°59'20"E	69°30'58"
C15	211.80'	45.00'	45.26'	63.82'	N39°14'08"E	269°40'00"
C16	57.85'	30.00'	43.23'	49.29'	S39°00'40"W	110°29'03"

TRACT 12-A-2  
 Warranty Deed  
 filed 9-19-2005 in Book A103, Page 6957

DOCH 2015063508  
 07/23/2015 11:21 AM Page: 3 of 3  
 PLAT R: 825.00 8: 20150 P: 0086 R: Toulouse Oliver, Bernalillo Cour

**NOTE (A)**  
 Private Roadway and Drainage Easement granted by this plat for the benefit of Lots 1 thru 6. Said easement to be maintained by the respective Lot owners as to the portion contained within their respective Lot.  
 A Public Saintry Sewer and Water Easement is hereby granted to the ABCWUA by this plat within the aforesaid Private Roadway and Drainage Easement.

**LINE TABLE**

LINE	LENGTH	BEARING
L1	3.78	S38°07'40"E
L2	31.21	S38°07'40"E
L3	16.59	S38°44'49"E
L4	3.25	S83°24'45"E
L5	3.14	S89°04'05"E
L6	9.43	S04°15'11"W
L7	19.53	S06°09'45"E
L8	34.99	S38°07'40"E
L9	3.43	S85°44'49"E

12B, MRGCD MAP 35

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 1988)  
 Mapping Angle = -00°14'35.56"  
 Combined ground to grid factor = 0.999684760



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