



**LOTS 1 THRU 10
FINA SUBDIVISION
BEING A REPLAT OF LOT B OF
EL JARAL SUBDIVISION
PROJECTED SECTION 12, T 10 N, R 2 E, NMPM,
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2014**

LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND BEING DESIGNATED AS LOT B OF EL JARAL SUBDIVISION, WITHIN PROJECTED SECTION 12, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, NEW MEXICO, 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 DECEMBER 5, 1986 IN BOOK C32, PAGE 61 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED AND BEING WESTERLY RIGHT OF WAY LINE OF MONTOYA ROAD N.W. THENCE, N. 74° 14' 33" W., A DISTANCE OF 671.03 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, N. 07° 14' 15" E., A DISTANCE OF 230.98 FEET TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE, S. 17° 39' 56" E., A DISTANCE OF 647.08 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED AND BEING THE WESTERLY RIGHT OF WAY LINE OF MONTOYA ROAD N.W.; THENCE, S. 14° 39' 30" W., A DISTANCE OF 210.27 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED AND POINT OF BEGINNING. SAID PARCEL CONTAINING 3.9081 ACRES.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO CREATE TEN (10) NEW LOTS FROM ONE (1) EXISTING LOT.

APPROVALS CDRA CASE: SRP

_____	DATE
CITY SURVEYOR	_____
_____	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	_____
_____	DATE
A.B.C.W.I.A.	_____
_____	DATE
PARKS AND RECREATION DEPARTMENT	_____
_____	DATE
A.M.A.F.C.A.	_____
_____	DATE
CITY ENGINEER	_____
_____	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	_____
_____	DATE
M.R.G.C.D.	_____
_____	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.
- QUEST 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, REPAIR, 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 GRANOR 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 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 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.

SUBDIVISION DATA/ NOTES

- PLAT WAS COMPILED FROM A FIELD SURVEY AND EXISTING RECORD INFORMATION.
- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS. CENTRAL ZONE, NAD 83 AND ARE BASED UPON ACS MONUMENTS "T-110" AND "KOAT", AS SHOWN HEREON.
- DISTANCES ARE GROUND DISTANCES.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- DATA WITHIN PARENTHESES () ARE RECORD PER PLAT FILED DECEMBER 5, 1986 IN PLAT BOOK C32, FOLIO 61.
- GROSS ACREAGE = 0.5300 ACRES
- NUMBER OF EXISTING TRACTS = 2.
- NUMBER OF TRACTS CREATED = 10.
- PROPERTY SURVEYED MARCH, 2014.
- EXISTING ZONING: SU-1.
- 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 ERRECTED ON THE TRACTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.
- ALL CORNERS SET WITH 1/2" REBAR AND CAP LS#13240 UNLESS OTHERWISE INDICATED.

FREE CONSENT

SURVEYED AND REPLATTED AS SHOWN HEREON, AND NOW TO BE DESIGNATED AS LOTS 1 THRU 10, FINA ADDITION, WITH THE CONSENT OF AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS THEREOF, THE UNDERSIGNED HAVE REPRESENTED THEMSELVES TO HAVE COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE AND ACKNOWLEDGE THAT THIS PLAT IS WITHIN THE COVENANTS AND RESTRICTIONS ON THIS PROPERTY. THE UNDERSIGNED ALSO CONSENT TO THE GRANTING OF ALL EASEMENTS SHOWN HEREON.

ROBERT GUTIERREZ _____ DATE _____

NOTARY ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2014.
BY: _____
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

UTILITY APPROVALS

_____	DATE
PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)	_____
_____	DATE
QUEST CORPORATION DBA CENTURY LINK QG	_____
_____	DATE
COMCAST CABLE	_____
_____	DATE
NEW MEXICO GAS COMPANY (NMGC)	_____
_____	DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC NO. _____
PROPERTY OWNER OF RECORD _____
BERNALILLO COUNTY TREASURERS OFFICE _____

APPROVED ON THE CONDITION THAT ALL RIGHT OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHT OF WAY, ASSESSMENTS AND LIENS ARE FULLY RESERVED TO SAID DISTRICT AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED _____ DATE _____

SURVEYORS CERTIFICATION

I, MICHAEL T. SHOOK, A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION. SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR THE PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE BERNALILLO COUNTY SUBDIVISION ORDINANCE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO (EFFECTIVE NOVEMBER 1, 1984 AND REVISIONS FEBRUARY 2, 1994 TO MAY 1, 2007), AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Michael T. Shook
MICHAEL T. SHOOK NMLS NO. 13240

10-20-14
DATE



ADVANTAGE SURVEYING
243-1212 OFFICE
248-0833 FAX
PROJECT L14-1391