

DESCRIPTION

Lots 76, 77 and 88 of the Correction Plat of Pulte @ Mirehaven Phase 1, filed as Book 2014C, Page 64, Document No. 2014052206 records of the Bernalillo County Clerk on June 30, 2014, located within the Town of Atrisco Grant, projected Sections 8 & 9, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico.

Area contains 0.5145 acres of land, more or less.

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927. Basis of Bearings is between City of Albuquerque Control Monuments "REWARD" and "BH 41". Bearing = N03°09'40"E
- Distances are ground distances.
- Record Bearings and distances are the same as shown on this plat and the same as shown on the Correction Plat of Pulte @ Mirehaven Phase 1 filed on June 30, 2014 in Book 2014C, page 64 Document No. 2014052206.
- This Plat was prepared with information included in Title Commitment issued by First American Title Insurance Company, Commitment No. 1911525-AL04, Effective Date: March 6, 2014.
- SOLAR NOTE - Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "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 tracts within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat".
- The front (adjacent to street right-of-way) lot corner and Rear (adjacent to alley tracts) will not be staked with the exception of intermediate "pc's and pt's". A witness corner projected along the property line being a chiseled "+" in the curb and gutter will be set upon completion of all street improvements. Offset distance will be adjusted by even foot increments to fall within the pan. Remaining lot corners will be marked with a 5/8" rebar and plastic cap stamped "Gromatzky PS 16469", a nail and washer stamped "Gromatzky PS 16469" or a nail and washer stamped "line only".

FREE CONSENT

The plat shown hereon is made with the owner(s) free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as may be shown on this plat.

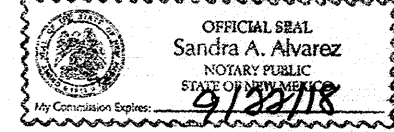
PULTE HOMES OF NEW MEXICO, INC.

BY: *Garret Price*
 Garret Price, Vice President of Land
 Pulte Homes of New Mexico, Inc.

State of New Mexico)
 County of Bernalillo)

This instrument was acknowledged before me on 9 day of October 2015, by Garret Price, Vice President of Land, Pulte Homes of New Mexico, Inc.

My Commission Expires: 9/30/18
Sandra A. Alvarez
 Notary Public



**PLAT OF
 LOTS 76-A, 77-A AND 88-A
 PULTE @ MIREHAVEN
 PHASE I**

(A REPLAT LOTS 76, 77 AND 88, CORRECTION PLAT OF PULTE @ MIREHAVEN PHASE 1)
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2015

PROJECT NUMBER 1006864

APPLICATION NUMBER 15DRB-70376

UTILITY APPROVALS:

QUEST CORPORATION db/a CENTURYLINK QC	DATE
<i>[Signature]</i>	10/19/15
COMCAST CABLE	DATE
<i>[Signature]</i>	10/19/15
PNM ELECTRIC SERVICES	DATE
<i>[Signature]</i>	10/20/2015
NEW MEXICO GAS COMPANY	DATE
<i>[Signature]</i>	10/16/15

CITY APPROVALS:

<i>Soren N. Reinhardt P.S.</i>	DATE
CITY SURVEYOR	10/16/15
<i>[Signature]</i>	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	10/21/15
<i>[Signature]</i>	DATE
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	DATE
<i>Carol S. Dumont</i>	10-21-15
PARKS & RECREATION DEPARTMENT	DATE
<i>[Signature]</i>	10-16-15
A.M.A.F.C.A.	DATE
<i>[Signature]</i>	10-21-15
CITY ENGINEER	DATE
<i>[Signature]</i>	10-21-15
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
<i>[Signature]</i>	10-21-15
REAL PROPERTY DIVISION	DATE

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #

100905902219232311 - 100905902618932312 - 100905902019232313

PROPERTY OWNER OF RECORD Pulte Homes

[Signature]
 BERNALILLO COUNTY TREASURER'S OFFICE DATE 10/29/2015

SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

[Signature]
 Robert Gromatzky
 New Mexico Professional Surveyor 16469

Date: October 6, 2015



SUBDIVISION DATA

- DRB No.
- Zone Atlas Index Number: H-9.
- Zoning: SU-2 FOR PDA
- Gross Subdivision Acreage: 0.5145 Acres.
- Total number of Lots/Tracts Created: Zero (0)
- Date of Survey: March, 2014.
- Plat is located within Town of Atrisco Grant, projected Sections 8 & 9, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico.

PURPOSE OF PLAT

The purpose of this Plat is to adjust the boundary lines between LOTS 76, 77 and 88 of the Correction Plat of Pulte Mirehaven Phase 1, Albuquerque, Bernalillo County, 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 June 30, 2014 in Book 2014C page 64 as Document No. 2014052206.

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.
- 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 (above ground 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.

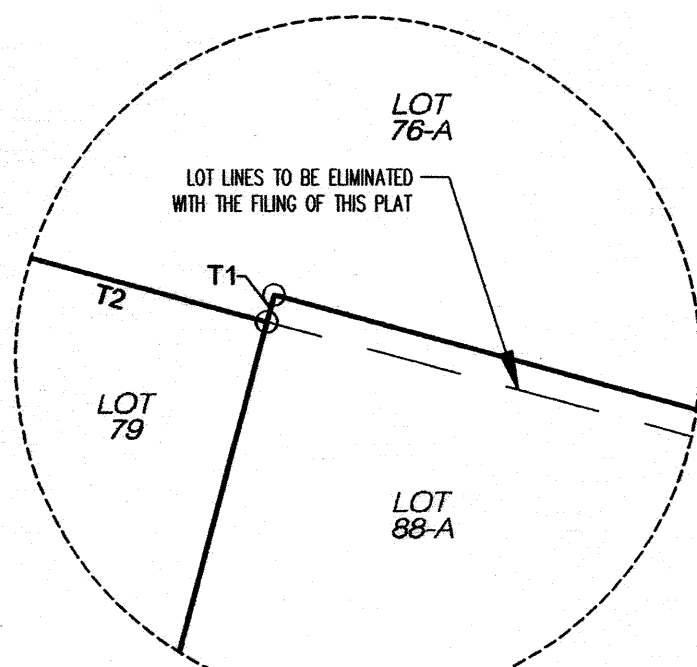
Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

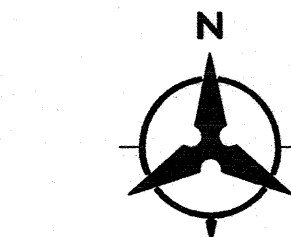
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

LEGEND

	LOT LINE
	ELIMINATED LOT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE



DETAIL "A"
 NOT TO SCALE



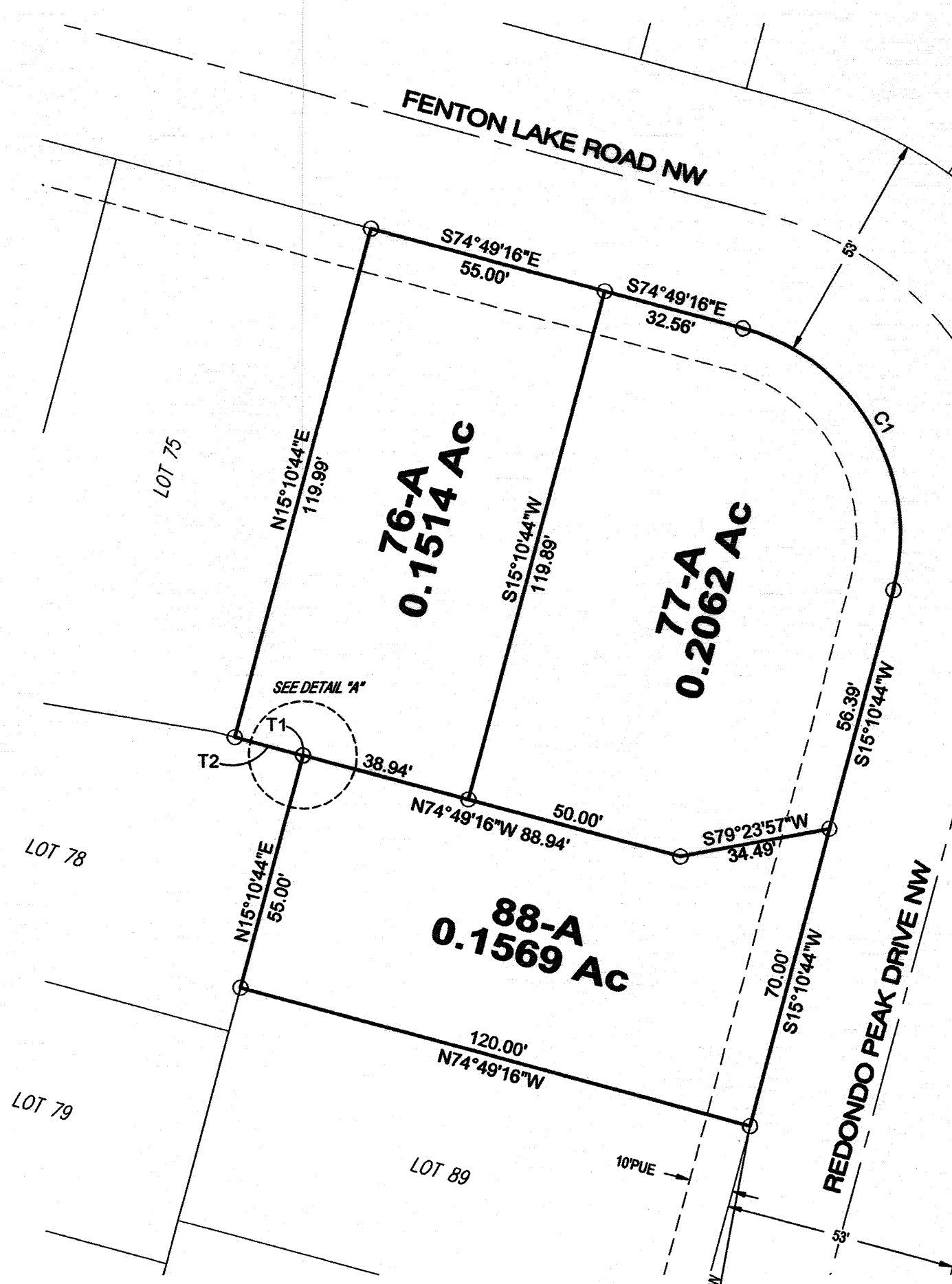
1" = 30'

Tangent Data

ID	BEARING	DISTANCE
T1	S15°10'44"W	0.09'
T2	N74°52'43"W	16.06'

Curve Data

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	90°00'00"	48.50'	76.18'	48.50'	68.59'	S29°49'16"E



ACS BRASS TABLET "REWARD 1969"
 GEOGRAPHIC POSITION (NAD 1983)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 N=1,487,364.063 E=1,491,190.819
 GROUND TO GRID FACTOR = 0.999675005
 DELTA ALPHA = -0°17'12.26"
 NAD 1983 ELEVATION = 5319.688

Bohannon & Huston

Courtyard | 7500 Jefferson St. NE
 Albuquerque, NM 87109 (505) 823-1000