

VICINITY MAP
ZONE PAGE H-13 Z

**PLAT OF TRACTS
87-C-1A-1, 87-C-2A-1 & 87-C-3A-1**

**LANDS OF MARY FELDMAN
PROJECTED SECTION 7, T. 10 N., R. 3 E., N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**

DECEMBER 2014

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO ADJUST THE COMMON PROPERTY LINE BETWEEN TWO (2) EXISTING LOTS; TO VACATE THE WESTERLY PORTION OF EXISTING PRIVATE ACCESS EASEMENT; TO VACATE 5' x 25' ACCESS EASEMENT; TO VACATE PORTION OF EXISTING PRIVATE WATER, SEWER, DRAINAGE AND ACCESS EASEMENT; TO GRANT ADDITIONAL PRIVATE WATER, SEWER, DRAINAGE AND ACCESS EASEMENT AS SHOWN HEREON.

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE IN PROJECTED SECTION 7, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., WITHIN THE TOWN OF ALBUQUERQUE GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING TRACTS EIGHTY-SEVEN-C-1A (87-C-1A), EIGHTY-SEVEN-C-2A (87-C-2A) AND EIGHTY-SEVEN-C-3A (87-C-3A), LANDS OF MARY FELDMAN, AS SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 28, 1983 IN VOLUME C21, FOLIO 124, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID HEREIN DESCRIBED TRACT, WHENCE ALBUQUERQUE CONTROL STATION T.H.13 BEARS S 48°34'03" W (GRID), 535.12' FEET DISTANT (GROUND); THENCE,

N 2°17'24" E, ALONG THE WESTERLY LINE OF THE HEREIN DESCRIBED TRACT, 122.75 FEET DISTANT TO THE NORTHWEST CORNER OF SAID HEREIN DESCRIBED TRACT; THENCE,

S 83°20'23" E, ALONG THE NORTHERLY LINE OF THE HEREIN DESCRIBED TRACT, 242.61 FEET DISTANT TO THE NORTHEAST CORNER OF SAID TRACT, BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF MEADOWVIEW DRIVE, N.W.; THENCE,

S 5°16'20" W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 105.98 FEET DISTANT TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE,

LEAVING SAID RIGHT-OF-WAY LINE, N 87°14'53" W, 236.34 FEET DISTANT TO THE POINT OF BEGINNING, CONTAINING 0.6281 ACRES, MORE OR LESS.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

B. 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.

C. CENTURY LINK FOR INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. COMCAST CABLE FOR 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 WITHIN THE EASEMENT, 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 BUILDINGS, SIGN, POOL (ABOVE GROUND 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/SWITCHEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHEAR 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 (NMG) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMG 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.

DRB PROJECT NO: 1007420

APPROVALS

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

UTILITIES DEVELOPMENT DATE

PARKS AND RECREATION DEPARTMENT DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

Scott M. Brinkman 12/17/14

CITY OF ALBUQUERQUE SURVEYOR DATE

A.M.A.F.C.A. DATE

REAL PROPERTY DIVISION DATE

ABCHUA DATE

UTILITY APPROVALS

Christallya 12-17-14
NEW MEXICO GAS COMPANY DATE

Sernando Vigil 12-17-14
PNM ELECTRIC SERVICES DATE

[Signature] 12/22/14
CENTURY LINK DATE

[Signature] 12/17/14
COMCAST CABLE DATE

M.R.G.C.D. APPROVAL STATEMENT

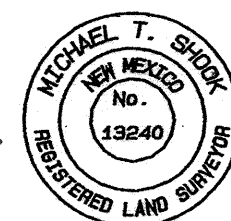
APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, 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 *[Signature]* DATE 12-17-14

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 ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO (EFFECTIVE DATE OF MAY 1, 2007) AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
MICHAEL T. SHOOK NMLS NO. 13240



10-6-14
DATE



INDEXING INFORMATION FOR COUNTY CLERK

OWNERS: MARK M. FELDMAN & MARY E. (DEDE) FELDMAN
PATRICIA MEHLHOP
LOCATION: CITY OF ALBUQUERQUE
SUBDIVISION: LANDS OF MARY FELDMAN
UPC NO. 101305910835120406
UPC NO. 1013059104635420492
UPC NO. 101305911035120413

FREE CONSENT

SURVEYED AND REPLATTED AS SHOWN HEREON, AND NOW TO BE DESIGNATED AS TRACTS 87-C-1A-1, 87-C-2A-1 & 87-C-3A-1, LANDS OF MARY FELDMAN, IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED OWNERS THEREOF. THE UNDERSIGNED OWNERS WARRANTS THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. THE UNDERSIGNED ALSO CONSENT TO THE GRANTING OF EASEMENTS SHOWN HEREON.

Mark M. Feldman *Mary E. Feldman*
OWNERS OF TRACT 87-C-1A & 87-C-2A

Patricia Mehlhop
OWNERS OF TRACT 87-C-3A

NOTARY ACKNOWLEDGEMENT

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6TH DAY OF January, 2014, 5
BY: *Mark M. Feldman & Mary E. Feldman*

MY COMMISSION EXPIRES:
Aug. 11, 2016

Robbi Ann Mehlhop
NOTARY PUBLIC

NOTARY ACKNOWLEDGEMENT

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6TH DAY OF January, 2014, 5
BY: *Patricia Mehlhop*

MY COMMISSION EXPIRES:
Aug. 11, 2016

Robbi Ann Mehlhop
NOTARY PUBLIC

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED FROM A FIELD SURVEY AND EXISTING RECORD INFORMATION.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON ACS CONTROL STATIONS T.H.13 AND B.H.13, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. DATA WITHIN PARENTHESES () ARE RECORDED PER THE FOLLOWING PLAT:
PLAT OF TRACTS 87-C-1A, 87-C-2A & 87-C-3A, LANDS OF MARY FELDMAN, FILED JUNE 28, 1983, IN VOLUME C21, FOLIO 124.
6. GROSS ACREAGE = 0.6281 ACRES
7. NUMBER OF EXISTING LOTS = 3
8. NUMBER OF LOTS CREATED = 3
9. PROPERTY SURVEYED APRIL, 2014.
10. CITY WATER AND SEWER SERVICE IS AVAILABLE TO PROPERTY.
11. 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 LOTS OR PARCELS WITHIN THE AREA OF THE PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT