

LOCATION MAP
NOT TO SCALE

SUBDIVISION DATA

1. DRB No. 1007488.
2. Zone Atlas Index Number: B-17.
3. Zoning: IP
4. Gross Subdivision Acreage: 31.7211 Acres.
5. Total number of Lots/Tracts Created: 1
6. Easement vacated by Vacation Action _____
8. Date of Survey: January 14, 2016.
9. Plat is located within the Elena Gallegos Grant, Projected Section 11, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, City of Albuquerque, New Mexico.

PURPOSE OF PLAT

The purpose of this Plat is to Vacate an existing waterline easement.

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, transformers, and other equipment 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.
- C. 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.
- D. 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), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

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 shown on this plat.

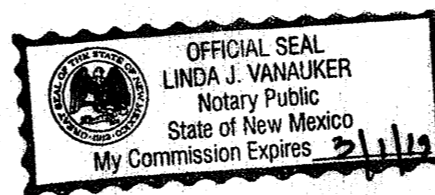
Diane Fisher
Diane Fisher, Senior Vice President, Presbyterian Healthcare Services

State of New Mexico)
 SS
County of Bernalillo)

This Instrument was acknowledged before me on 25th day of January, 2016, by

Diane Fisher, Senior Vice President, Presbyterian Healthcare Services

By: *Linda J. Vanauker* My Commission Expires: 2/1/19
Notary Public



NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983.
2. Basis of Bearings established from COA Monument "CC_EG_11_12_11N_3E" to COA Monument "NMSHC I-25-11" being S45°49'08"E.
3. Distances are ground distances.
4. Project combined factor = 0.999656857 scaled about X=500,000M, Y=0.
5. Bearings and distances are from existing Plat of Tract D-1E-1 Sisters of the Order of St. Dominic, filed July 5, 1996 in Book 96C, Page 297.
6. 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 anytime 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 requirements shall be a condition to approval of this plat."
7. City of Albuquerque zoning and development regulations and procedures shall apply to lands within this plat if the land is sold to any private parties.
8. This plat and easements as shown hereon was based on the Title Commitment issued by Fidelity National Title, File No. FT000076945-Title, effective date: June 20, 2011 and the Title Search and Report prepared by Fidelity National Title, File No. FT000194268-NM01 effective January 12, 2016.
9. Tract is designated as "Zone X" on FEMA FIRM Panel 129 of 825, Map 35001C0129H, Revised August 16, 2012.

DESCRIPTION

Tract D-1E-1, of the Plat of Tracts D-1B-1, D-1B-2, & D-1E-1 Sisters Of The Order Of St. Dominic, 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 July 5, 1996, in Plat Book 96-C, Folio 297. Tract contains 31.7211 acres, more or less.

PLAT OF
TRACT D-1E-1-A
SISTERS OF THE ORDER
OF ST. DOMINIC
(A REPLAT OF TRACT D-1E-1)
ELENA GALLEGOS GRANT
PROJECTED SECTION 11, T11N, R3E, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2016

PROJECT NUMBER 1007488

APPLICATION NUMBER 16-70035

UTILITY APPROVALS:	
<i>[Signature]</i> QWEST CORPORATION d/b/a CENTURYLINK QC	<u>2/8/16</u> DATE
<i>[Signature]</i> COMCAST CABLE	<u>2/9/16</u> DATE
<i>[Signature]</i> PNM ELECTRIC SERVICES	<u>2-8-16</u> DATE
<i>[Signature]</i> NEW MEXICO GAS COMPANY	<u>2-8-16</u> DATE

CITY APPROVALS:	
<i>[Signature]</i> Soren N. Reinbover P.S.	<u>1/25/16</u> DATE
<i>[Signature]</i> CITY SURVEYOR	<u>2-3-16</u> DATE
<i>[Signature]</i> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	<u>02/03/16</u> DATE
<i>[Signature]</i> ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	<u>2-3-16</u> DATE
<i>[Signature]</i> PARKS & RECREATION DEPARTMENT	<u>2-8-16</u> DATE
<i>[Signature]</i> A.M.G.C.A. CITY ENGINEER	<u>2-3-16</u> DATE
<i>[Signature]</i> DRB CHAIRPERSON, PLANNING DEPARTMENT	<u>2-25-16</u> DATE
<i>[Signature]</i> REAL PROPERTY DIVISION	<u>2-25-16</u> DATE

TAX CERTIFICATION

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

101706548230810220

PROPERTY OWNER OF RECORD: Presbyterian Healthcare Services

[Signature] 8/1/16
BERNALILLO COUNTY TREASURER'S OFFICE DATE

SURVEYOR'S CERTIFICATION

I, Alan R. Benham, 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]
Alan R. Benham
New Mexico Professional Surveyor 15700

Date: JAN 25, 2016



Bohannon & Huston
Courtyard I 7500 Jefferson St. NE
Albuquerque, NM 87109 (505) 823-1000

