

LEGAL DESCRIPTION

LOTS NUMBERED ONE (1), TWO (2) AND THREE (3) OF THE PLAT OF LAND OF BRYANT AND WHITAKER, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 15, 1985 IN VOLUME B21, PAGE 33

**PLAT OF
LOTS 1-A AND 3-A
LANDS OF BRYANT AND WITAKER**
WITHIN
SECTION 33, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2015

PROJECT: 1007715
 DATE: 6-17-15
 APP: 15-10225

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____
 UTILITY APPROVALS:
 PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE _____
 NEW MEXICO GAS COMPANY _____ DATE _____
 QWEST CORPORATION D/B/A CENTURYLINK QC _____ DATE _____
 COMCAST _____ DATE _____

CITY APPROVALS:
 CITY SURVEYOR _____ DATE _____
 *REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____
 **ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
 ABCWUA _____ DATE _____
 PARKS AND RECREATION DEPARTMENT _____ DATE _____
 AMAFCA _____ DATE _____
 CITY ENGINEER _____ DATE _____
 DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

VICINITY MAP No. F-21

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO COMBINES LOTS 1, 2 AND 3 INTO 2 LOTS AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 1.0228 ACRES.
- 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 7: DATE OF FIELD WORK: APRIL, 2015
- 8: 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 LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT

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 services.
 C. **QWEST D/B/A CENTURYLINK** 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 (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), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, QWEST D/B/A CENTURYLINK 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.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

 DATE

ACKNOWLEDGMENT

STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
 THIS _____, DAY OF _____, 20____.

BY: _____
 OWNERS NAME
 MY COMMISSION EXPIRES: _____ BY: _____
 NOTARY PUBLIC

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

 DATE

ACKNOWLEDGMENT

STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
 THIS _____, DAY OF _____, 20____.

BY: _____
 OWNERS NAME
 MY COMMISSION EXPIRES: _____ BY: _____
 NOTARY PUBLIC

SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)
 I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
 THIS _____ DAY OF _____, 2015

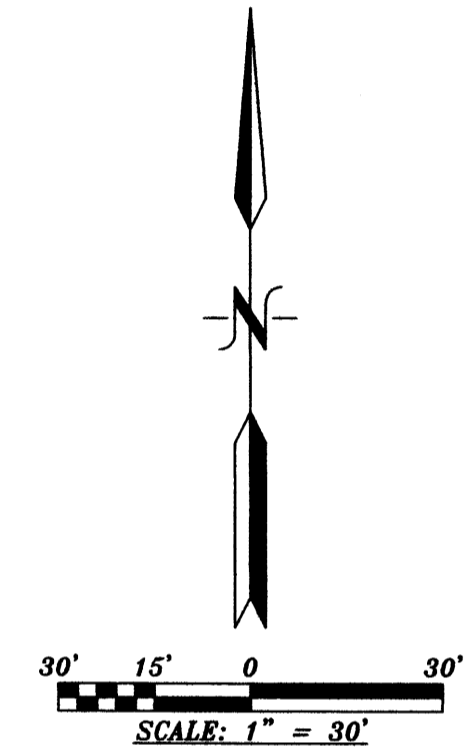
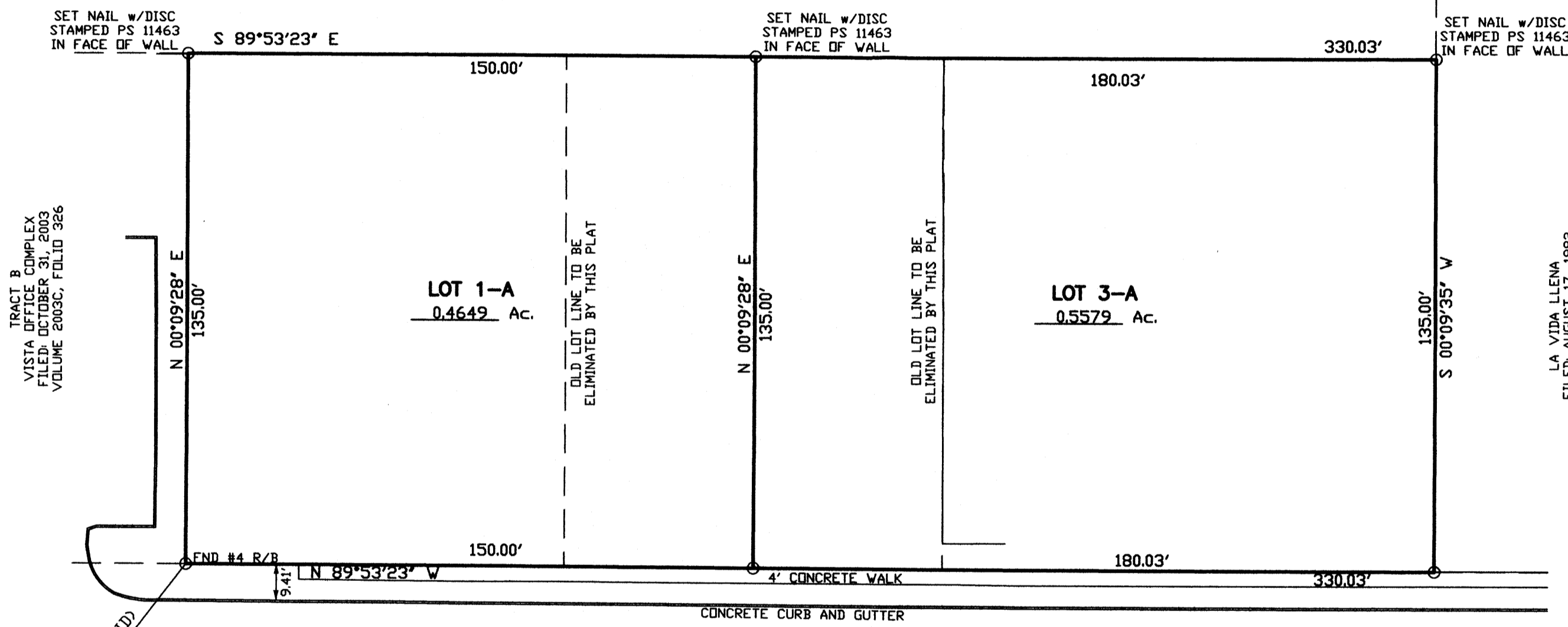
ANTHONY L. HARRIS, P.S. # 11463
HARRIS SURVEYING, INC.
 2412-D MONROE STREET N.E.
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE: (505) 889-8056
 FAX: (505) 889-8845

15-0086.DWG (APRIL, 2015)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO CO. TREASURER'S OFFICE: _____

PLAT OF
LOTS 1-A AND 3-A
LANDS OF BRYANT AND WITAKER
 WITHIN
 SECTION 33, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2015

TRACT A
 VILLA PACIFICA
 FILED: SEPTEMBER 10, 1984
 VOLUME C25, FOLIO 3



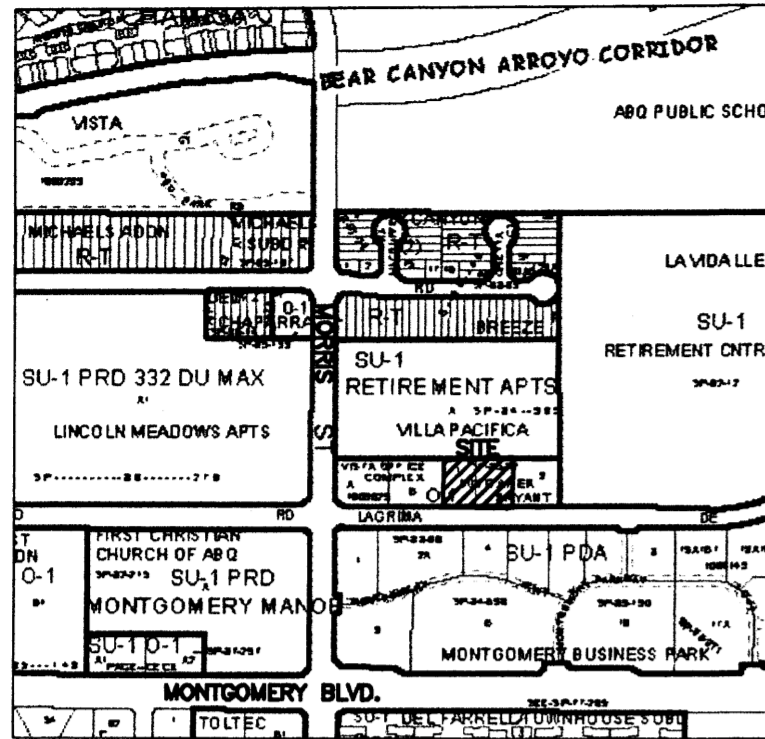
LAGRIMA DE ORO ROAD N.E.
 60' R/W

ACS STATION "NDC 12-1D2"
 N=1,503,005.627
 E=1,558,298.549
 GRD TO GRID=0.999641835
 Δα = -00° 09' 28.96"
 CENTRAL ZONE, NAD 1983

15-0086.DWG (APRIL, 2015)

W&E HARRIS SURVEYING, INC. PHONE: (505) 889-8056
 2412-D MONROE STREET N.E. FAX: (505) 889-8645
 ALBUQUERQUE, NEW MEXICO 87110

VICINITY MAP (F-21) NO SCALE



COUNTY CLERK RECORDING LABEL HERE

PLAT OF LOTS 1-A AND 2-A, LAND OF BRYANT AND WHITAKER

A REPLAT OF LOTS 1 AND 2, LAND OF BRYANT AND WHITAKER
WITHIN PROJECTED SECTION 33, T.11N., R.4E., N.M.P.M.
ELENA GALLEGOS GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 2009

DESCRIPTION
Lots numbered One (1) and Two (2) of the Land of Bryant and Whitaker, Albuquerque, New Mexico, as the same are shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on January 16, 1985 in Plat Book B21, Page 33 and being more particularly described as follows:
BEGINNING at the Southeast corner of the property herein described, being a point on the Northerly right of way line of Lagrima De Oro Road, NE, from whence the ACS Monument "32-F-21" (x=1,559,969.665, y=1,503,006.666, NMSP Central Zone, NAD 83) bears S 66° 33' 22" E, 1200.43 feet distant;
THENCE along said Northerly right of way line, N 89° 55' 32" W, 200.16 feet to the Southwest corner;
THENCE leaving said Northerly right of way line, N 00° 07' 19" E, 135.00 feet to the Northwest corner;
THENCE S 89° 55' 32" E, 200.16 feet to the Northeast corner;
THENCE S 00° 07' 19" W, 135.00 feet to the point of beginning and containing 0.6203 acres, more or less.

FREE CONSENT

The platting of the property as described above is with the free consent and in accordance with the desires of the undersigned owners. Said owners warrant that they hold complete and indefeasible title in fee simple to the land subdivided.

SUBDIVISION DATA

1. DRB Proj. No.
2. Zone Atlas Index No. F-21
3. Gross acreage 0.6203 Ac.
4. Existing number of lots 2
Replatted number of lots 2
LOG NO. 2009010939

PURPOSE OF PLAT

This plat has been prepared for the purpose of adjusting the interior line between two lots.

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. No property within the area of requested 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.
5. Seven foot (7') Public Utility Easement within Lot 1 granted by document recorded December 23, 1985 in Book Misc. 304A, page 558.
6. Seven foot (7') Public Utility Easement within Lot 2, granted by document recorded December 23, 1985 in Book Misc. 304A, page 556.

Tucker Haltom, Trustee of the Tucker Haltom, DDS, MS, PA, 401(k) Profit Sharing Plan Date
(Owner of Lot 2)

Donna Haltom, Trustee of the Tucker Haltom, DDS, MS, PA, 401(k) Profit Sharing Plan Date
(Owner of Lot 2)
ACKNOWLEDGMENT
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this _____ day of March, 2009, the foregoing instrument was acknowledged before me by Tucker Haltom and Donna Haltom, Trustees of the Tucker Haltom, DDS, MS, PA, 401(k) Profit Sharing Plan.

My Commission expires _____

Notary Public

Steven R. Seligman, Trustee of the Seligman Revocable Trust UTA dated 7/9/1997 Date
(Undivided 1/2 Interest Owner of Lot 1)

Janice T. Seligman, Trustee of the Seligman Revocable Trust UTA dated 7/9/1997 Date
(Undivided 1/2 Interest Owner of Lot 1)

ACKNOWLEDGMENT
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this _____ day of March, 2009, the foregoing instrument was acknowledged before me by Steven R. Seligman and Janice T. Seligman, Trustees of the Seligman Revocable Trust UTA dated 7/9/1997

My Commission expires _____

Notary Public

Susan L. Schaefer, as to an undivided 1/2 interest in Lot 1 Date

ACKNOWLEDGMENT
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss

On this _____ day of March, 2009, the foregoing instrument was acknowledged before me by Susan L. Schaefer.

My Commission expires _____

Notary Public

PROJECT NUMBER: _____

Application Number: _____

City Approvals:

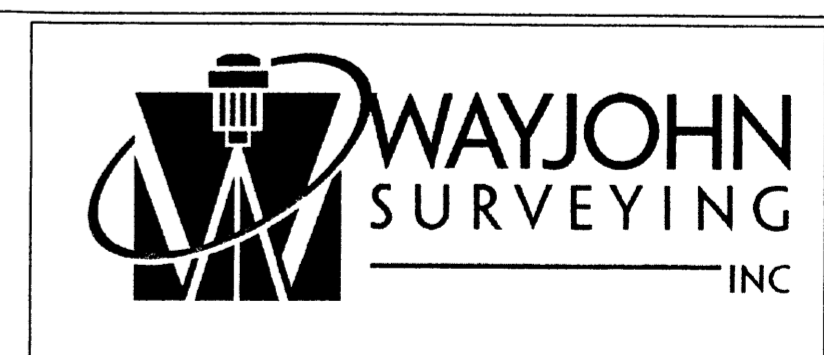
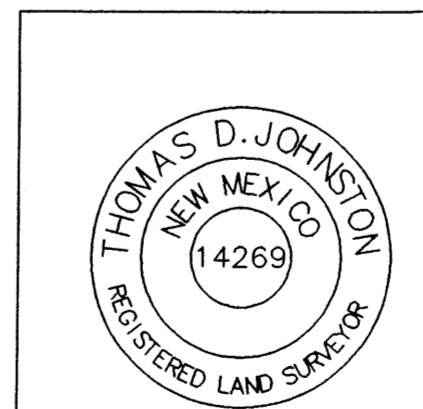
City Surveyor	Date
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective May 1, 2007 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, N.M.P.S. No. 14269

Date



330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: HALTOM/SELIGMAN LOCATION: SEC. 33 T.11 N., R.4 E., N.M.P.M. LAND OF BRYANT AND WHITAKER	DRAWN: T D J	SCALE: 1" = 20'	FILE NO. SP-1-03-2009
	CHECKED: T D J	19 JAN 2009	SHEET 1 OF 2
	DRAWING NO. SP10309.DWG		

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1 021 061 303 058 40364, 1 021 061 312 058 40365
PROPERTY OWNER OF RECORD:
SELIGMAN STEVEN R & JANICE T TRUSTEES SELIGMAN RVT & SCHAEFER SUSAN L.
HALTOM DONNA TRUSTEE OF THE TUCKER HALTOM PROFIT SHAR PLAN
BERNALILLO COUNTY TREASURER'S OFFICE

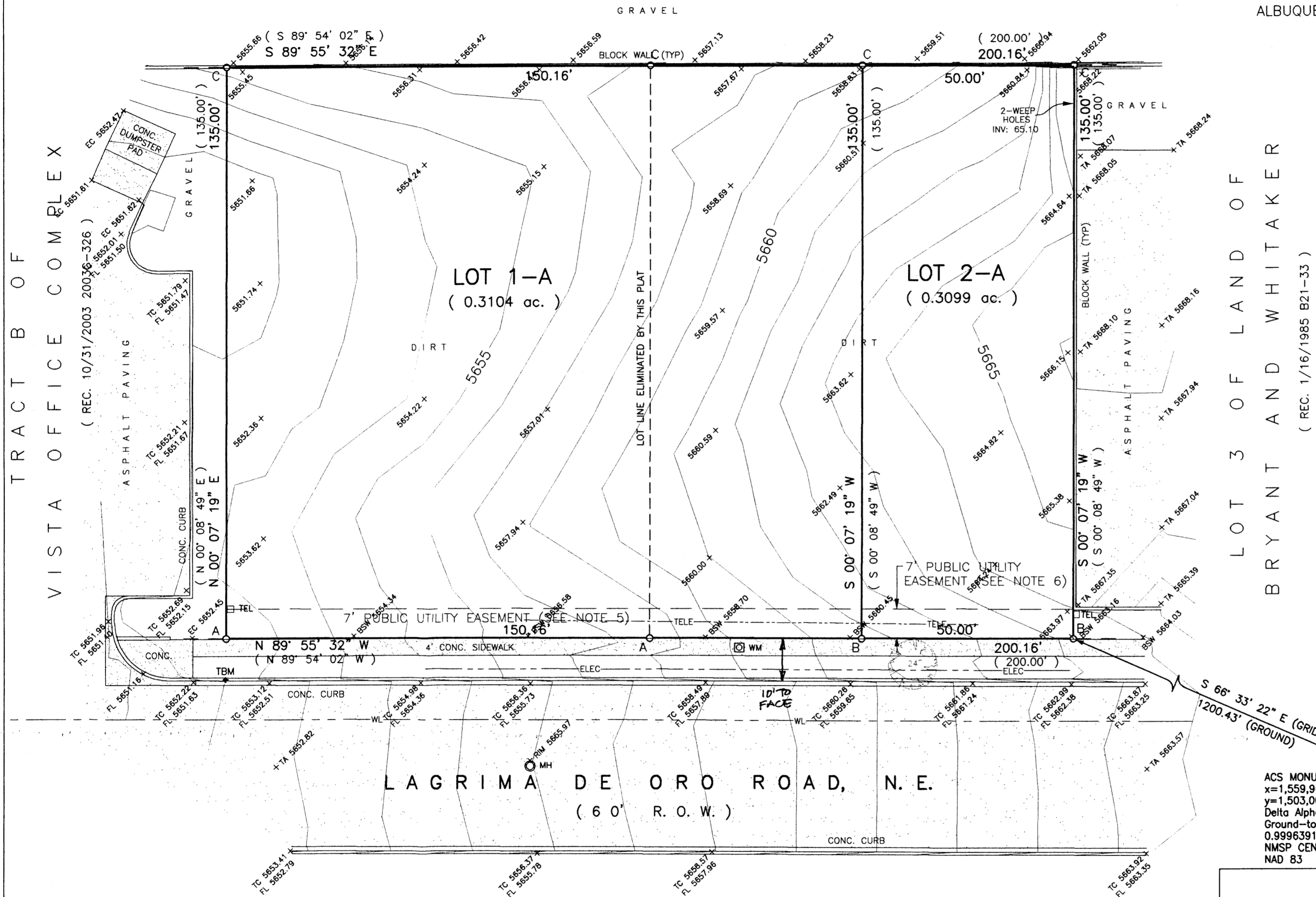
PLAT OF
**LOTS 1-A AND 2-A, LAND OF
 BRYANT AND WHITAKER**

A REPLAT OF LOTS 1 AND 2, LAND OF BRYANT AND WHITAKER
 WITHIN PROJECTED SECTION 33, T.11N., R.4E., N.M.P.M.
 ELENA GALLEGOS GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

MARCH 2009

TRACT A OF VILLA PACIFICA
 (REC. 9/10/1984 C25-3)

COUNTY CLERK RECORDING LABEL HERE



EXISTING CONDITIONS

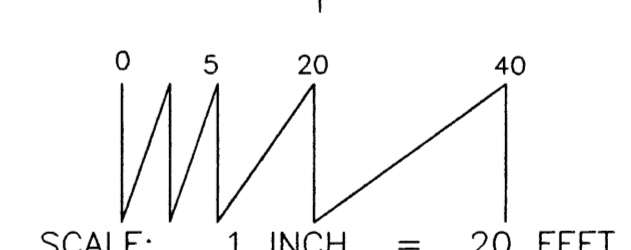
LEGEND:

- ⊗ W.M. WATER METER
- ⊕ LP LIGHT POLE
- OVERHEAD UTILITY LINES
- PP OVERHEAD UTILITY POLE
- GUY ANCHOR

LEGEND:

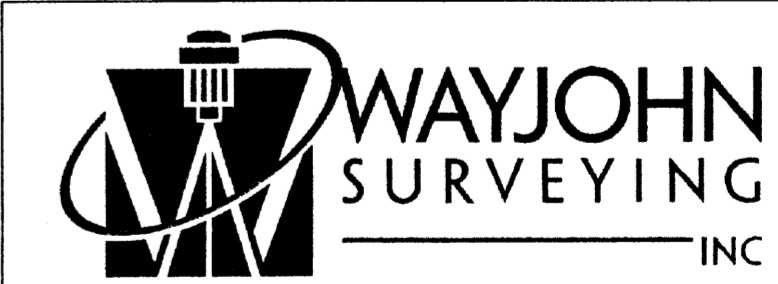
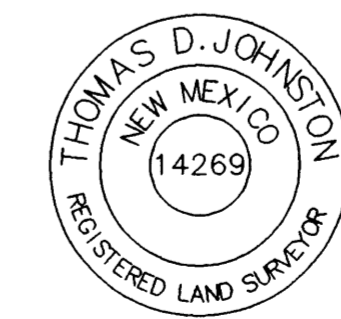
- FOUND/SET MONUMENT AS NOTED
- A: FOUND #4 REBAR - NO CAP
- B: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
- C: SET PK NAIL AND DISK "PS 14269"

LOT 3 OF LAND OF
 BRYANT AND WHITAKER
 (REC. 1/16/1985 B21-33)



ACS MONUMENT "32-F21"
 x=1,559,969.665
 y=1,503,006.666
 Delta Alpha: -00°09'17.39"
 Ground-to-grid:
 0.999639103
 NMSF CENTRAL ZONE
 NAD 83

LAGRIMA DE ORO ROAD, N.E.
 (60' R.O.W.)



330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: HALTOM/SELIGMAN LOCATION: SEC. 33 T.11 N., R.4 E., N.M.P.M. LAND OF BRYANT AND WHITAKER	DRAWN: T D J	SCALE: 1" = 20'	FILE NO. SP-1-03-2009
	CHECKED: T D J	19 JAN 2009	SHEET 2 OF 2
	DRAWING NO. SP10309.DWG		