

VICINITY MAP No. F-21

PURPOSE OF PLAT.
THE PURPOSE OF THIS PLAT IS TO VACATE A 3 FOOT PUBLIC UTILITY EASEMENT AND GRANT ALL EASEMENTS AS SHOWN.

- GENERAL NOTES.
- UNLESS NOTED, NO. 4 REBAR WITH CAP STAMPED P.S.#1463 WERE SET AT ALL PROPERTY CORNERS.
 - THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
 - TOTAL AREA OF PROPERTY: 0.4649 ACRES.
 - BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
 - DISTANCES ARE GROUND, BEARINGS ARE GRID.
 - BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
 - DATE OF FIELD WORK: APRIL 2015.
 - 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.
 - EXISTING PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT, IMPROVEMENT OR UPSIZING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of the following utilities:

- Public Services Company of New Mexico ("PSC"), a New Mexico corporation, (PNU Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electric service to the premises.
- New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide gas service to the premises.
- QUEST 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 to the premises.
- QUEST D/B/A CENTURYLINK for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services to the premises.

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 to enter the premises for the purpose of exercising the rights herein, with the right to extend services to customers of Grantees, including sufficient working area space for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities with the right to install, maintain, or repair (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 dug on said easements, nor shall any structure be constructed on said easements adjacent to or near easements shown on this plat.

Consent for electric transformer/pole/antennas, as indicated, shall extend ten (10) feet in front of transformer/pole/antennas and five (5) feet on each side.

Disclaimer:
QUEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGCO) did not conduct a Title Search of the properties shown herein. Consequently, PNM, QUEST D/B/A CENTURYLINK and NMGCO do not waive or release any easement or easement rights which may have been granted by prior plat, right or other document and which are not shown on this plat.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPCH 02/01/16 02/01/16 02/01/16 02/01/16 02/01/16 02/01/16 02/01/16 02/01/16 02/01/16 02/01/16
PROPERTY OWNER OF RECORD: Richard and Holly Davis LLC, Holly Pacheco LLC
BERNALILLO CO. TREASURER'S OFFICE: Sumner Hernandez

LEGAL DESCRIPTION
LOT NUMBERED ONE-A (1-A) OF THE PLAT OF LOTS 1-A AND 3-A, LANDS 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 NOVEMBER 3, 2015 IN BOOK 2015C, PAGE 143

PLAT OF
LOT 1-A-1
LANDS OF BRYANT AND WHITAKER

WITHIN
ELENA GALLEGOS GRANT
PROJECTED SECTION 33, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2016

PROJECT NUMBER: 1007115
APPLICATION NUMBER: 16 DRB-TOITS / 16 DRB-10116

UTILITY APPROVALS:

Sananda Kral 5-22-16 DATE
PUBLIC SERVICE COMPANY OF NEW MEXICO
Christy Kelley 3-22-16 DATE
NEW MEXICO GAS COMPANY
[Signature] 3/21/16 DATE
QUEST CORPORATION D/B/A CENTURYLINK QC
[Signature] 7/21/16 DATE
COMCAST

CITY APPROVALS:

Steven J. Tschorn 7.5. DATE
CITY SURVEYOR

NA DATE
TREAT PROPERTY DIVISION (CONDITIONAL)

NA DATE
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)

Rogeeed McNeil 6/19/16 DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

Jan Entgaard 6/15/16 DATE
ASBORG

Carrie S. Turrent 6/15/16 DATE
PARKS AND RECREATION DEPARTMENT

Bradley S. Bingham 6/19/16 DATE
AMAFCA

[Signature] 6/15/16 DATE
CITY ENGINEER

[Signature] 7/1/16 DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT

DOC# 2016061595
07/09/2016 08:37:28 FAX# 505 761 2000
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 15th DAY OF JULY, 2016



Anthony L. Harris
ANTHONY L. HARRIS, P.S. # 11463

OFFICIAL SEAL
NOTARY PUBLIC
Kimberly B. Maglio
STATE OF NEW MEXICO
My Commission Expires: 11-10-18

ACKNOWLEDGMENT
STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
THIS 24th DAY OF MARCH, 2016
BY: David Hadley + Maero Pacheco
OWNERS NAME

David Hadley + Maero Pacheco
NOTARY PUBLIC

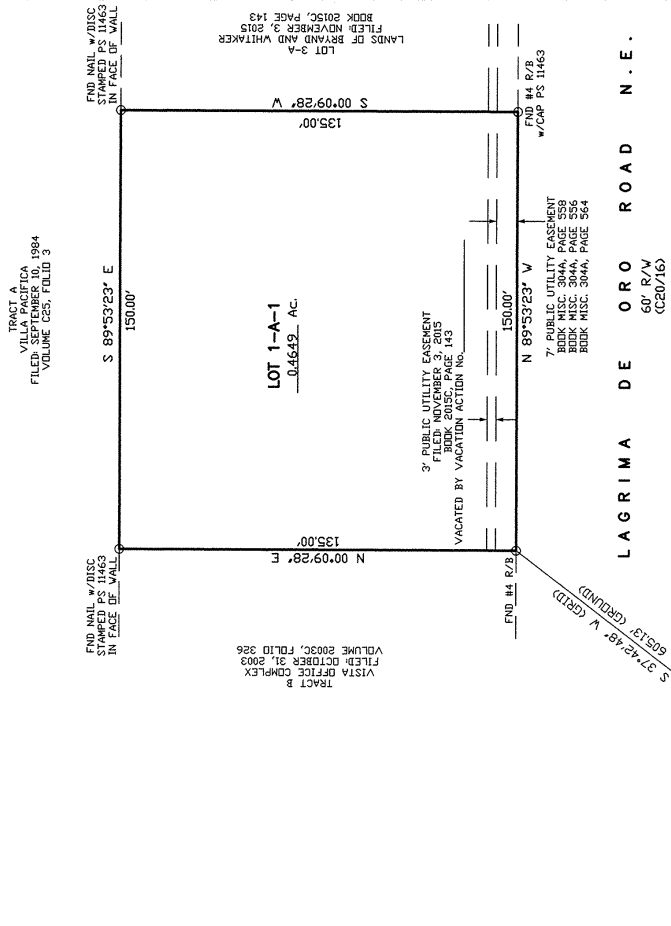
MY COMMISSION EXPIRES: 11-10-18

BY: David Hadley + Maero Pacheco
OWNERS NAME

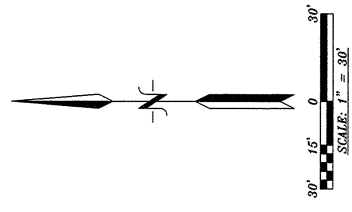
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BERNALILLO CO. TREASURER'S OFFICE: Sumner Hernandez

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LOT 1-A-1
LANDS OF BRYANT AND WHITAKER

WITHIN
 ELENA GALLEGOS GRANT
 PROJECTED SECTION 33, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2016



ACS STATION "31-F21"
 N=1,558,298.627
 E=1,558,298.543
 GRID TO GRID=-0.989641835
 Δα = -00° 09' 28.96"
 CENTRAL ZONE, NAD 1983



DDCH 2016061895
 PLAT # 2016 06 18 95
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