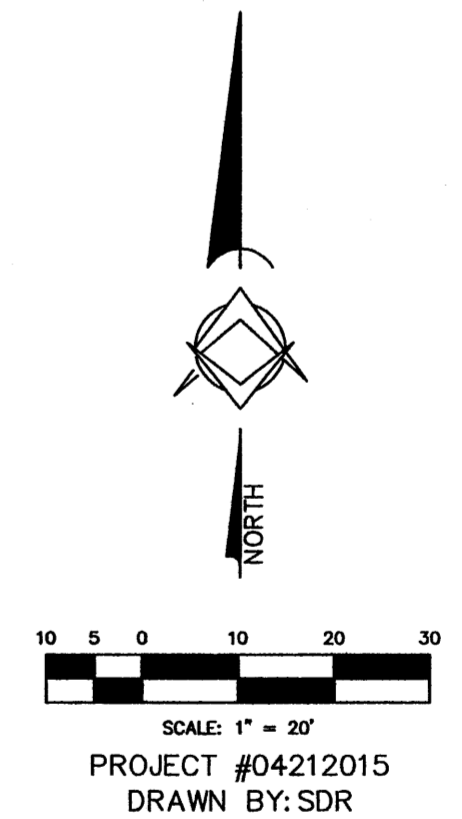
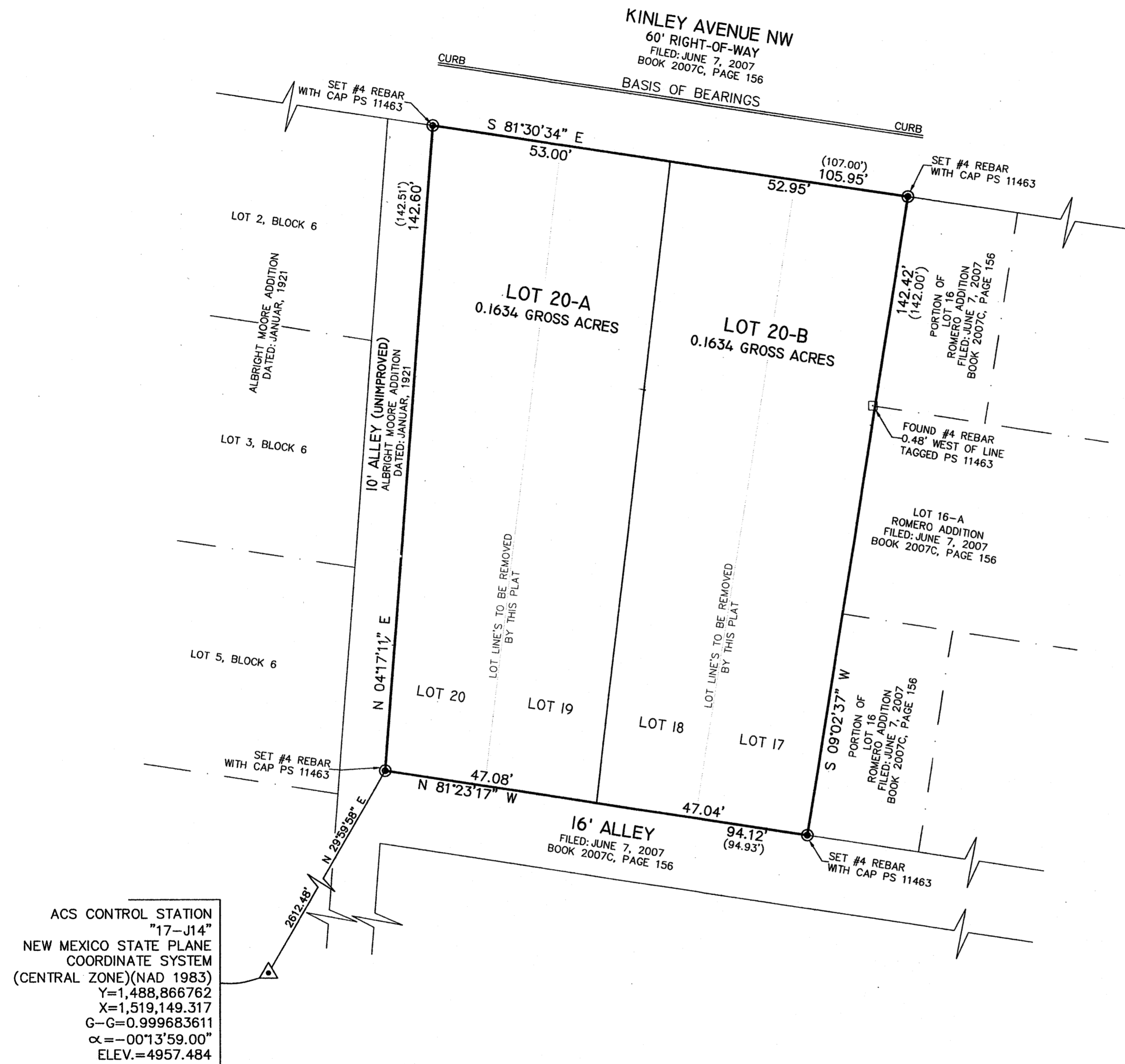


**PLAT OF**  
**LOT'S 20-A AND 20-B**  
**ROMERO ADDITION**  
 PROJECTED SECTION 17, TOWNSHIP 10 N., RANGE 3 E. N.M.P.M.  
 TOWN OF ALBUQUERQUE GRANT  
 BERNALILLO COUNTY, NEW MEXICO  
 JULY 2015

**PROJECT: 1007963**  
**DATE: 2-10-16**  
**APP: 16-70063 (SK)**  
**REQUEST:**



**MONUMENT LEGEND**

- - FOUND MONUMENT AS NOTED
- ⊙ - SET 1/2" REBAR W/PLASTIC CAP STAMPED "PLS 11463" UNLESS OTHERWISE NOTED

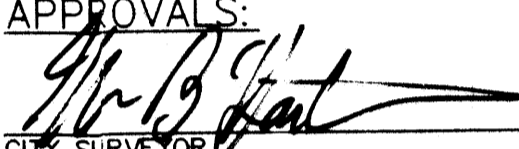


VICINITY MAP ZONE MAP NO. J-14-Z  
SCALE: N.T.S.

**PROPOSED PLAT OF  
LOTS 17-A, 18-A, & 19-A  
BLOCK 3, ROMERO ADDITION**  
PROJECTED SECTION 17, T. 10 N., R. 3 E., N.M.P.M.,  
TOWN OF ALBUQUERQUE GRANT  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
MAY, 2010

PROJECT NO. 1007963  
APPLICATION NO. 09DRB-70291

UTILITY APPROVALS:

PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST	DATE
<b>APPROVALS:</b>	
	<u>5-24-10</u>
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWAU	DATE
PARKS AND RECREATION DEPARTMENT	DATE
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO REPLAT FOUR EXISTING LOTS INTO THREE LOTS AND GRANT ANY EASEMENT AS SHOWN.

GENERAL NOTES

- 1: UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TALOS LOG NO. 2010196555
- 4: BASIS OF BEARINGS IS THE BEARING BETWEEN CITY OF ALBUQUERQUE CONTROL STATIONS "17-J14" AND "12-J13".
- 5: BEARINGS ARE NMSP, GRID, NAD 83, DISTANCES ARE GROUND.
- 6: RECORDED BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS.
- 7: SITE DATA: ZONING IS S-R.
- 8: WATER AND SANITARY SEWER SERVICES TO THIS LOT MUST BE VERIFIED AND COORDINATED WITH THE ABCWAU.
- 9: TOTAL AREA OF PROPERTY.....0.3133 ACRES.
- 10: NUMBER OF EXISTING TRACTS/LOTS.....4.
- 11: NUMBER OF TRACTS/LOTS CREATED.....3.
- 12: NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION 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 OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

LEGAL DESCRIPTION:

A CERTAIN PARCEL OF LAND SITUATE WITHIN PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., BEING IDENTIFIED AS LOTS 17, 18, 19, AND 20, BLOCK 3, ROMERO ADDITION, 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 DECEMBER 5, 1884 IN PLAT BOOK C, FOLIO 125 AND BEING PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF HEREIN DESCRIBED PARCEL, WHENCE A TIE TO ACS MONUMENT "17-J14" BEARS S 28°44'35" W, A DISTANCE OF 2744.38 FEET;  
THENCE S 81°50'51" E, A DISTANCE OF 102.37 FEET TO NORTHEAST CORNER OF TRACT HEREIN DESCRIBED AND A POINT ON SOUTHERLY RIGHT-OF-WAY LINE OF KINLEY AVENUE, NW;  
THENCE S 08°52'26" W, A DISTANCE OF 141.99 FEET TO SOUTHEAST CORNER OF TRACT HEREIN DESCRIBED;  
THENCE N 81°50'51" W, A DISTANCE OF 89.87 FEET TO SOUTHWEST CORNER OF TRACT HEREIN DESCRIBED;  
THENCE N 03°26'09" E, A DISTANCE OF 142.38 FEET TO NORTHWEST CORNER AND POINT OF BEGINNING CONTAINING 0.3133 ACRES (13,647.65 SQ.FT.), MORE OR LESS;

FREE CONSENT

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

OWNER(S) SIGNATURE: William D. Holler DATE: 5/17/10  
OWNER(S) PRINT NAME: William D. Holler

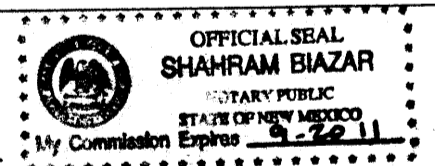
ACKNOWLEDGMENT

STATE OF New Mexico ) S.S.  
COUNTY OF Bernalillo )

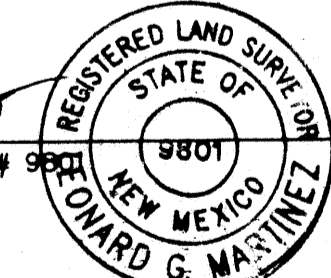
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF May  
20 10, BY William D. Holler

  
NOTARY

MY COMMISSION EXPIRES:



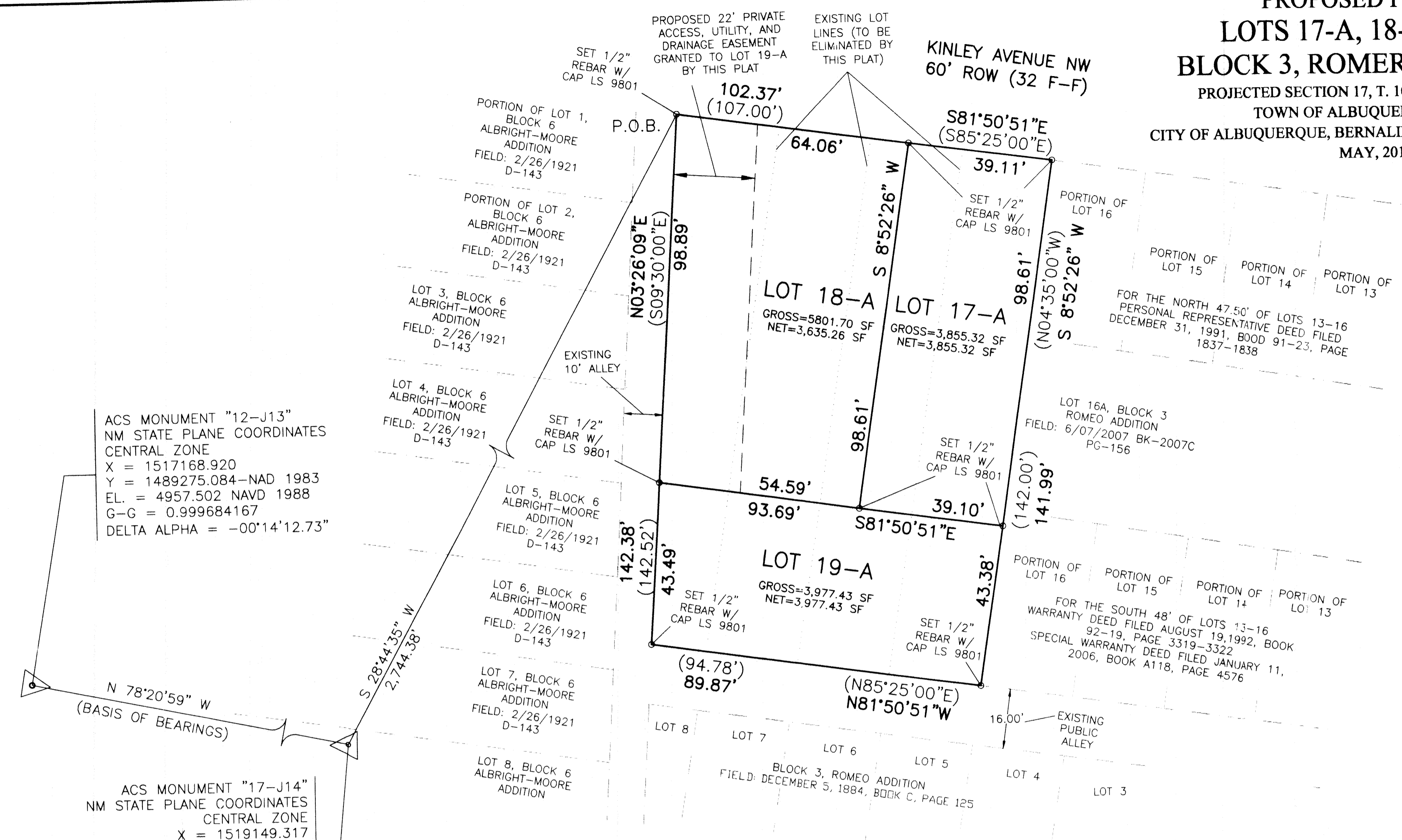
  
LEONARD MARTINEZ P.S. # 9801 5/17/2010  
DATE



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



**PROPOSED PLAT OF  
LOTS 17-A, 18-A, & 19-A  
BLOCK 3, ROMERO ADDITION**  
PROJECTED SECTION 17, T. 10 N., R. 3 E., N.M.P.M.,  
TOWN OF ALBUQUERQUE GRANT  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
MAY, 2010



ACS MONUMENT "12-J13"  
NM STATE PLANE COORDINATES  
CENTRAL ZONE  
X = 1517168.920  
Y = 1489275.084-NAD 1983  
EL. = 4957.502 NAVD 1988  
G-G = 0.999684167  
DELTA ALPHA = -00°14'12.73"

ACS MONUMENT "17-J14"  
NM STATE PLANE COORDINATES  
CENTRAL ZONE  
X = 1519149.317  
Y = 1488866.762-NAD 1983  
EL. = 4957.484 NAVD 1988  
G-G = 0.999683611  
DELTA ALPHA = -00°13'59.00"

**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. [Telephone Company] for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
  - D. [Cable Company] for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

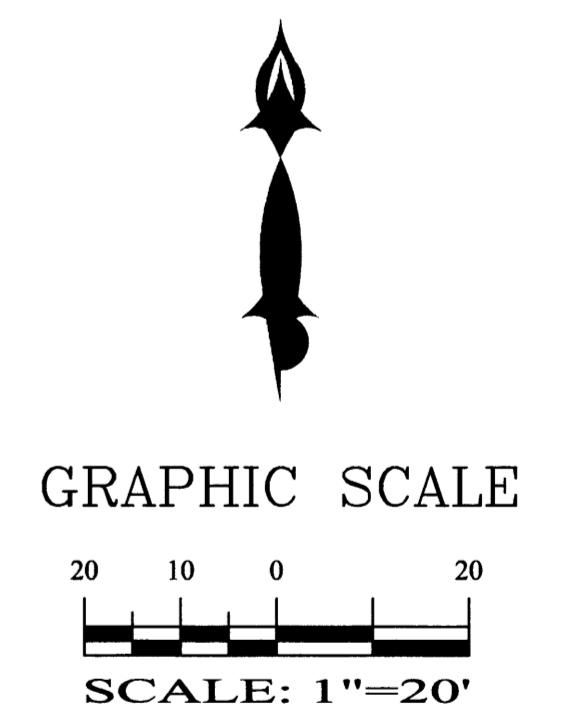
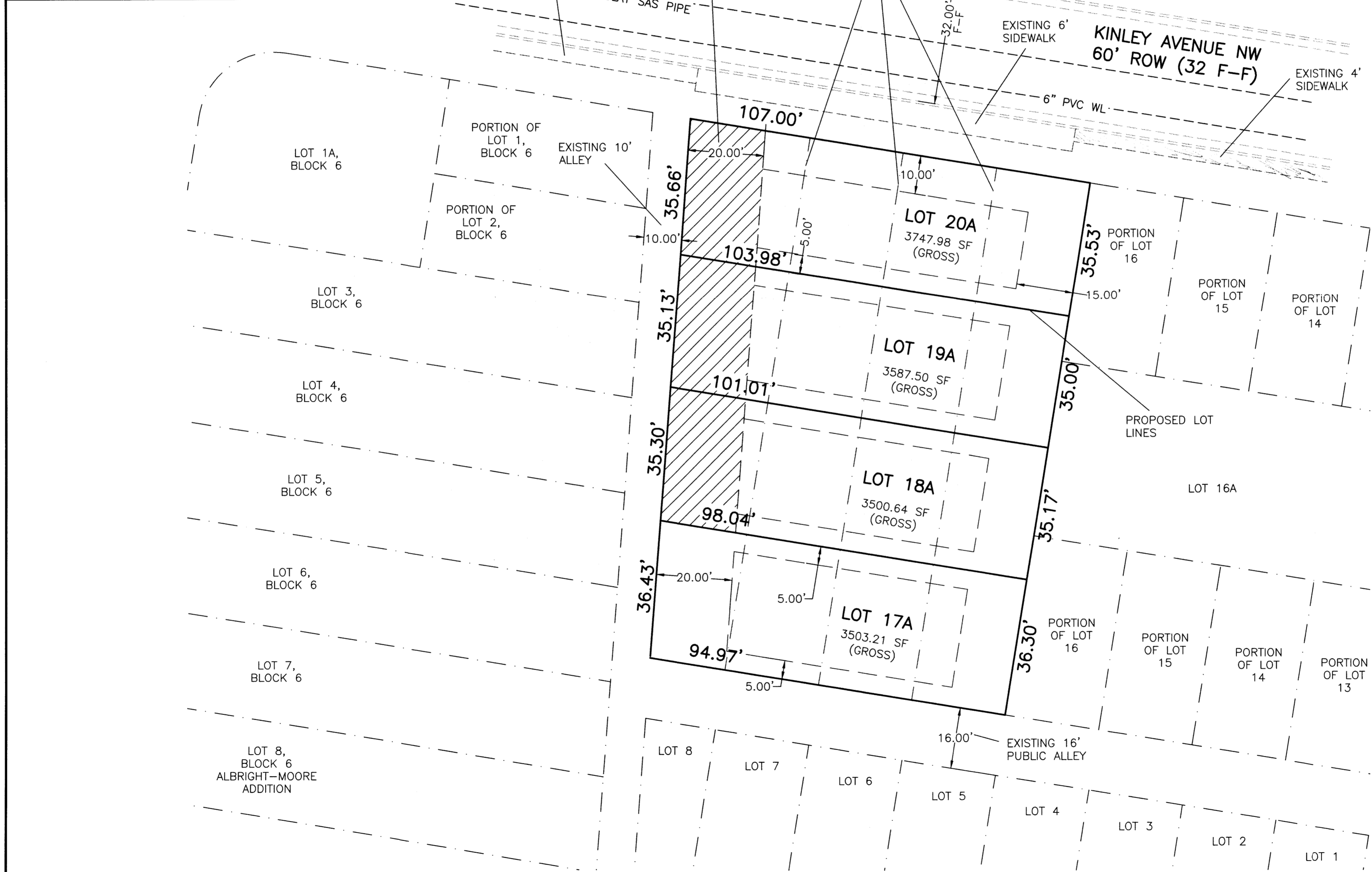
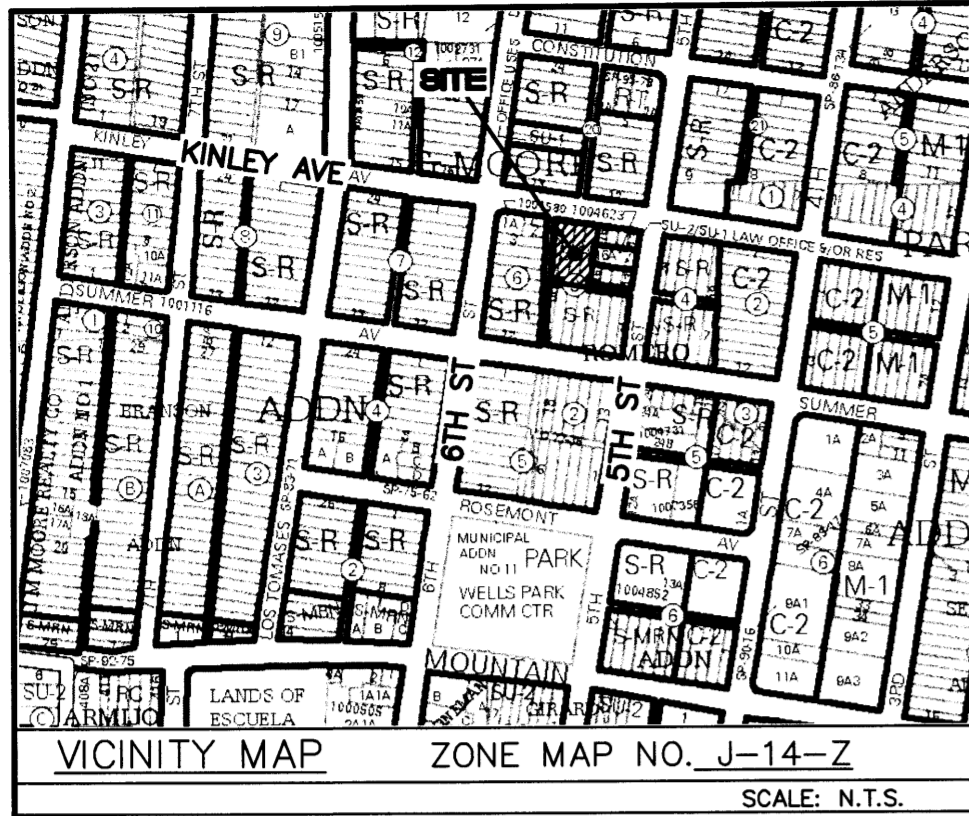
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, swimming, 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, PNM & New Mexico Gas Company did not conduct a Title Search of the properties shown hereon. Consequently, PNM & New Mexico Gas Company 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 specifically described and shown on this plat.



# SKETCH PLAT OF LOTS 17A, 18A, 19A, & 20A BLOCK 3, ROMERO ADDITION

PROJECTED SECTION 17, T. 10 N., R. 3 E., N.M.P.M.,  
TOWN OF ALBUQUERQUE GRANT  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 2009



**ADVANCED  
ENGINEERING  
and CONSULTING, LLC**

4416 ANAHEIM AVE., NE  
ALBUQUERQUE, NEW MEXICO 87113  
(505)899-5570