

SCALE: 1" = 750'

<u>J-12/J-13</u>

DEDICATION AND FREE CONSENT

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner and and grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees. We hereby warrant that We hold complete and indefeasible title in fee simple to the land subdivided, hereon.

	Zamora, (1/2 interest)
Melcor	Zamora, (1/2 interest)
	and the second s

4-/3-/2 Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO

COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 13¹⁵ day of 2012, by Melcor Zamora.

Motary Public

OFFICIAL SEAL
Helen O. Quintana

NOTARY PUBLIC STATE OF NEW MEXICO

Marcella Hoehrle, (1/4 interest)

4/15/20)

OFFICIAL SEAL

Helen O. Quintana

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)

COUNTY OF BERNALILLO) a

This instrument was acknowledged before me on this day of 2012, by Marcella Hoehne.

Motary Public

Viola Ulibarri, (1/4 interest)

ACKNOWLEDGEMENT

STATE OF NEW MEXICO

COUNTY OF BERNALILLO) S

This instrument was acknowledged before me on this 23th day of

Hotary Public Sunta.

OFFICIAL SEAL
Helen O. Quintana
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires:

LOTS 2-A, 2-B, 2-C AND 2-D LANDS OF DELLA P. SANCHEZ

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO MARCH, 2012

DESCRIPTION

Lot 2, Lands of Della P. Sanchez, Albuquerque, New Mexico as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 09, 1999, Book 99C, Page 81, Document #1999048107.

PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat are granted for the common and joint use of:

- 1. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
- 2. 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.
- 3. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services including, but not limited to, above ground pedestals and closures.
- Comcast Cable Vision of New Mexico, Inc. for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable services

ncluded, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate, and maintain facilities for the 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 the 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 the National Electric Safety Code by construction or pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electrical transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive nor 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.

MELCOR ZAMORA, STELLA ZAMORA, MARCELA HOEHNE, VIOLA ULIBARRI OWNER

PROJECTED
SEC. 13, T 10 N, R 2 E, N.M.P.M.
LOCATION

LANDS OF DELLA P. SANCHEZ SUBDIVISION

COUNTY CLERK FILING DATA

DRB PROJECT NUMBER 1007971

APPLICATION NUMBER DRB09-70296

APPROVALS:

DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

ABCWUA

CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO DATE

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

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE

PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

PUBLIC SERVICE COMPANY OF NEW MEXICO DATE

SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO

QWEST CORPORATION d/b/a CENTURYLINK QC DATE

NEW MEXICO GAS COMPANY DATE

COMCAST CABLE VISION OF NEW MEXICO, INC. DATE

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

Charles G. Cala, Jr., NMPS 1/184



3. 26. 20/2 Date

HIGH MESA Consulting Group

6010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109 PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.com

JOB #2010.032.2 PLAT

PLAT OF

LOTS 2-A, 2-B, 2-C AND 2-D LANDS OF DELLA P. SANCHEZ

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO MARCH, 2012

Notes:

- 1. A boundary survey was performed in September, 2010. Property corners were found or set as indicated.
- 2. All distances are ground distances.
- 3. Site located within projected Section 13, Township 10 North, Range 2 East, N.M.P.M. (Town of Albuquerque Grant).
- 4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. These bearings are positioned from A.G.R.S. Control Station "13—J12".
- 5. Record bearings and distances are shown in parenthesis.
- 6. No street mileage was created by this plat.
- 7. The purpose of this plat is to:
 - a. Create 4 (four) residential lots from Lot 2, Lands of Della P. Sanchez.
 - b. Grant the public roadway, ABCWUA public sanitary sewer and public water line, public utility and private access easements, as shown.
- 8. The following documents and instruments were used for the performance and preparation of this survey:
 - a. Plat of Lands of Della P. Sanchez, filed 04-09-1999, Book 99C, Page 81, Records of Bernalillo County, New Mexico.
 - b. Plat of Tohatchi Addition, filed 01-05-1939, Book C1, Page 61, Records of Bernalillo County, New Mexico.
 - c. Plat of Tohatchi Addition, filed 02-13-2001, Book 2001C, Page 51, Records of Bernalillo County, New Mexico.
 - d. Plat of Tohatchi Addition, filed 01-14-2009, Book 2009C, Page 12, Records of Bernalillo County, New Mexico.
 - e. Plat of Land of Tony Griego, filed 07-22-1977, Book B13, Page 59, Records of Bernalillo County, New Mexico.
 - f. Warranty Deed filed 02-21-2006, Book A112, Page 3839, Doc. #2006023933, Records of Bernalillo County, New Mexico.
 - g. Quitclaim Deed filed 02-21-2006, Book A112, Page 3837, Doc. #2006023931, Records of Bernalillo County, New Mexico.
 - h. Quitclaim Deed filed 09-26-2001, Book A25, Page 1655, Doc. #2001113400, Records of Bernalillo County, New Mexico.
 - i. Boundary Survey of Lot 2, Lands of Della P. Sanchez conducted by this firm dated 10-29-2010 (unrecorded).
 - j. Receipt and Conveyance filed 03-07-1933, Book 115, Page 104, Doc. #59141, Records of Bernalillo County, New Mexico.
 - k. Alameda Drain Plan and Profile Sheets A-300 and A-301, dated 07-10-1930, Records of M.R.G.C.D.
- 9. Gross subdivision acreage = 1.6396 acres.

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- 10. Current Zoning on site is R1, based upon review of the City of Albuquerque Zone Atlas.
- 11. 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 the proposed plat.

KEYED NOTES

EXISTING EASEMENTS

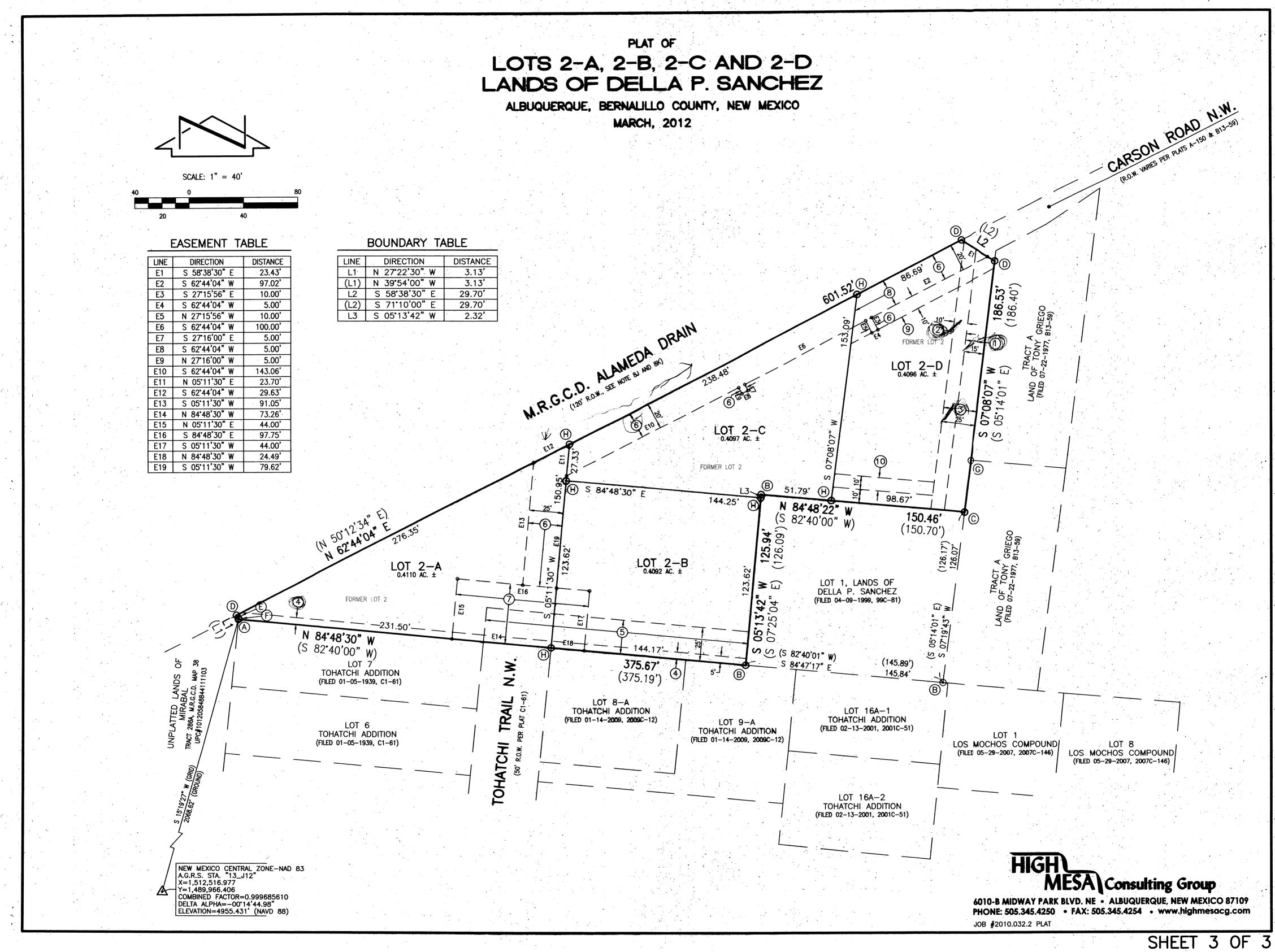
- 15' PRIVATE ACCESS EASEMENT GRANTED BY DOCUMENT FILED 08-27-1997, BOOK 97-23, PAGE 4183, DOC. #1997088165
- 2 10' PRIVATE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES GRANTED BY PLAT 99C-81
- 3 25' PUBLIC WATER AND SEWER EASEMENT GRANTED BY PLAT 99C-81
- (4) 5' POWER AND COMMUNICATION EASEMENT GRANTED BY PLAT 99C-81
- (5) 25' PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOT 1, LANDS OF DELLA P. SANCHEZ GRANTED BY DOCUMENT FILED 05-15-2000, BOOK A5, PAGE 6704, DOC. #2000046888

NEW EASEMENTS

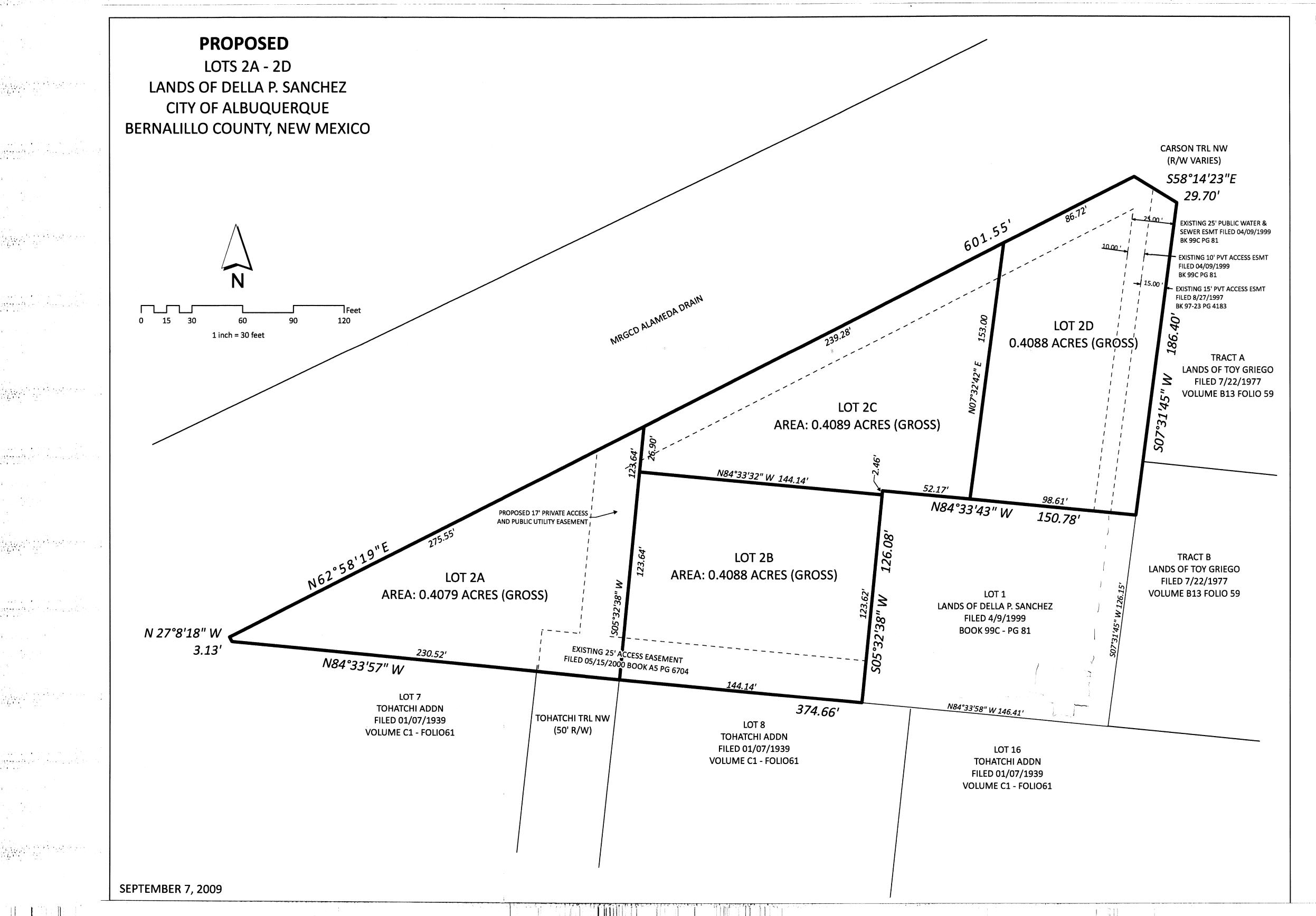
- (6) ABCWUA PUBLIC PUBLIC WATER LINE EASEMENT GRANTED BY THIS PLAT
- 7 PUBLIC ROADWAY EASEMENT, ABOWUA PUBLIC SANITARY SEWER, PUBLIC WATER LINE AND PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- (8) 20' PRIVATE ACCESS EASEMENT GRANTED BY THIS PLAT TO SERVE LOT 2-C, LANDS OF DELLA P. SANCHEZ. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER.
- (9) PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- PRIVATE SANITARY SEWER EASEMENT GRANTED BY THIS PLAT TO SERVE LOT 2-C, LANDS OF DELLA P. SANCHEZ, MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER.

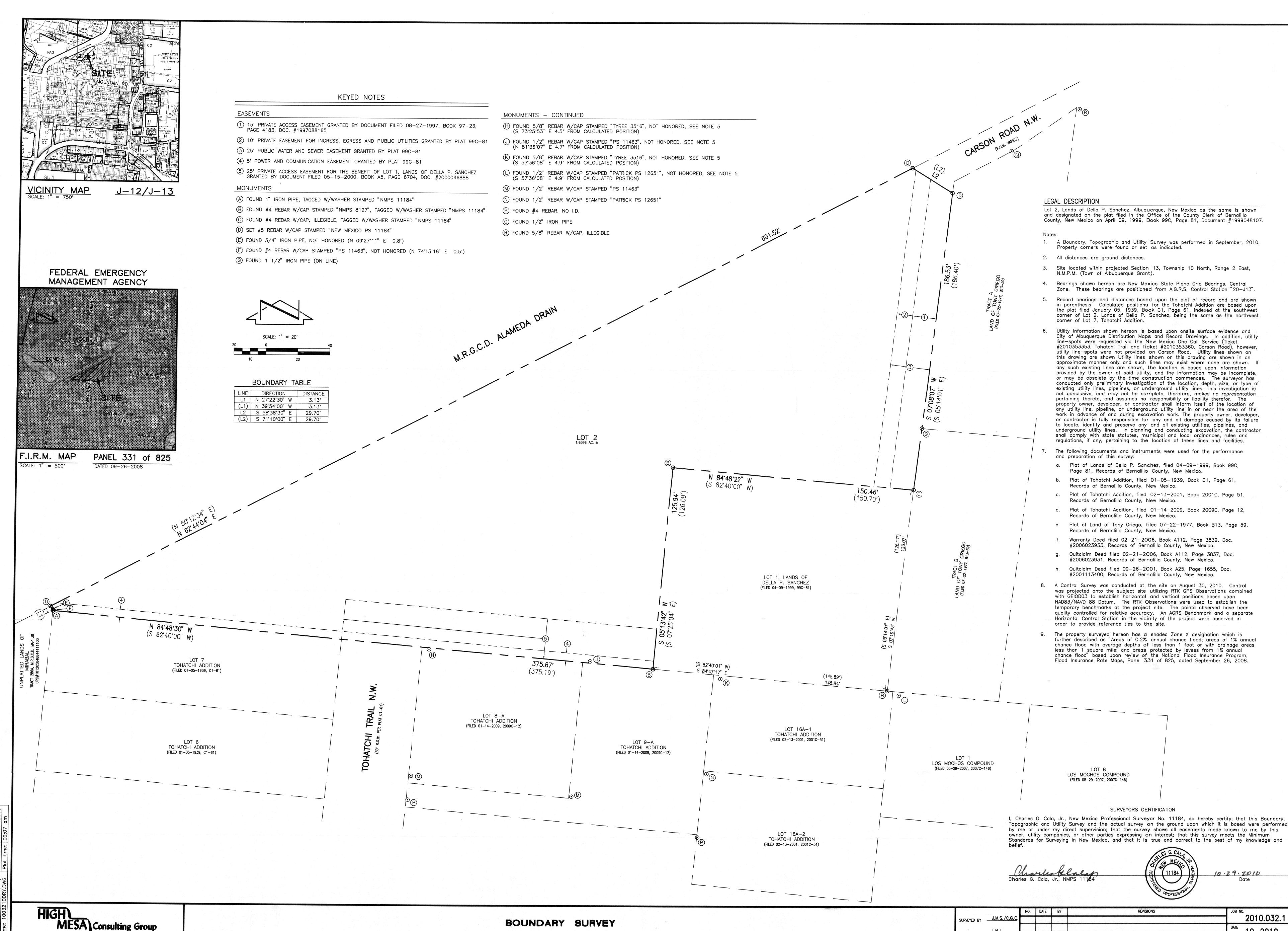
MONUMENTS

- (A) FOUND 1" IRON PIPE, TAGGED W/WASHER STAMPED "NMPS 11184"
- B FOUND #4 REBAR W/CAP STAMPED "NMPS 8127", TAGGED W/WASHER STAMPED "NMPS 11184"
- (C) FOUND #4 REBAR W/CAP, ILLEGIBLE, TAGGED W/WASHER STAMPED "NMPS 11184"
- (D) SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- (E) FOUND 3/4" IRON PIPE, NOT HONORED (N 09°27'11" E 0.8')
- F FOUND #4 REBAR W/CAP STAMPED "PS 11463", NOT HONORED (N 74'13'18" E 0.5')
- (G) FOUND 1 1/2" IRON PIPE (ON LINE)
- (H) SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"



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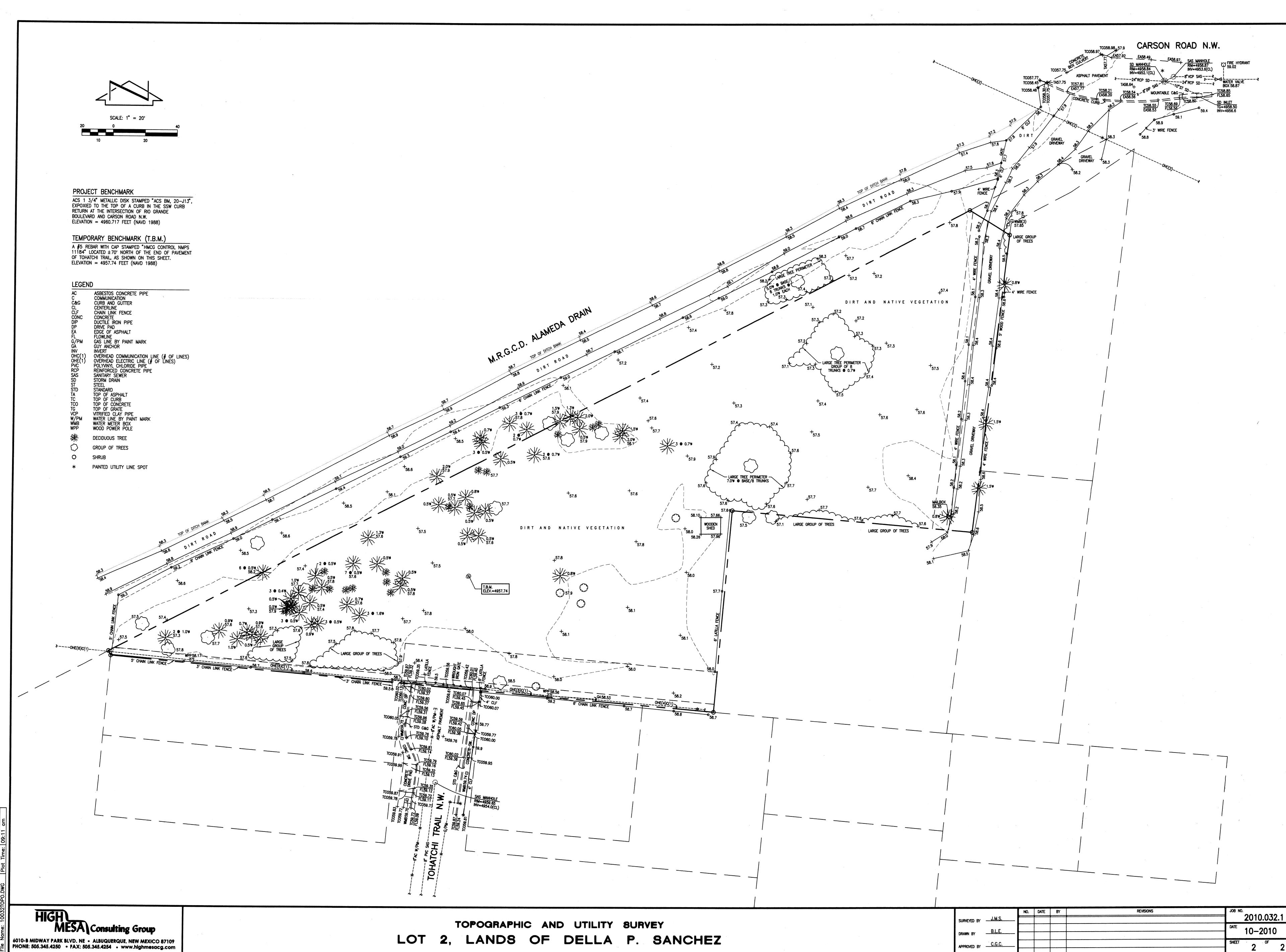


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LOT 2, LANDS OF DELLA P. SANCHEZ

APPROVED BY C.G.C.

10-2010



2016.02.1\SUR\ | Plot Date: | 10-29-20