

Vicinity Map n.t.s.

Indexing Information

Projected Section 19, Township 11 North, Range 4 East,
Elena Gallegos Grant
Subdivision: North Albuquerque Acres, Tract A, Unit A

Purpose of Plat

1. ELIMINATE LOT LINES AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. DEDICATE RIGHT OF WAY AS SHOWN HEREON.

Notes

1. FIELD SURVEY PERFORMED IN DECEMBER 2010.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES THE NEW MEXICO STATE-PLANE COORDINATES (NAD 83-GRID).

Documents

1. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE, COMMITMENT NUMBER 1480106-AL01, WITH AN EFFECTIVE DATE OF JUNE 23, 2010.
2. PLAT OF NORTH ALBUQUERQUE ACRES, TRACT 2, UNIT 3, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 17, 1937, IN PLAT BOOK D, PAGE 129.

Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

Legal

LOTS NUMBERED TWENTY-THREE (23) AND TWENTY-FOUR (24), IN BLOCK NUMBERED TWENTY-ONE (21), TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES, A SUBDIVISION IN BERNALILLO COUNTY, 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 MARCH 17, 1937, IN PLAT BOOK D, PAGE 129.

AND

PORTIONS OF LOTS 9 AND 10 IN BLOCK NUMBERED TWENTY-ONE (21), TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES, A SUBDIVISION IN BERNALILLO COUNTY, 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 MARCH 17, 1937, IN PLAT BOOK D, PAGE 129 AND QUITCLAIM DEED FILED 8/27/2010 AS DOCUMENT # 2010086601.

ALL BEING DESCRIBED BY METES AND BOUNDS TOGETHER AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF HEREIN DESCRIBED PARCEL, BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PASEO DEL NORTE NE, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271", WHENCE A TIE TO ACS MONUMENT "HEAVEN" BEARS N 84°46'22" W, A DISTANCE OF 1831.41 FEET;

THENCE, COINCIDING WITH SAID RIGHT OF WAY S 87°29'46" E, A DISTANCE OF 330.67 FEET TO THE NORTHEAST CORNER OF HEREIN DESCRIBED PARCEL, MARKED WITH A 1/2" REBAR;

THENCE, LEAVING SAID RIGHT OF WAY, S 00°22'15" W, A DISTANCE OF 292.45 FEET TO THE SOUTHEAST CORNER OF HEREIN DESCRIBED PARCEL;

THENCE, N 89°37'21" W, A DISTANCE OF 330.46 FEET, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, N 00°22'33" E, A DISTANCE OF 304.72 FEET TO THE POINT OF BEGINNING, CONTAINING 2.2651 ACRES (98,668 SQ. FT.) MORE OR LESS.

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC # 1019061401495 (0559), 1019061401495 (0559), 1019061401495 (0559), 1019061401495 (0559)
PROPERTY OWNER OF RECORD:
ALBUQUERQUE CARE GROUP LLC
BERNALILLO COUNTY TREASURER'S OFFICE:
Dug Hill 4/6/11

Plat of
Lot 23-A, Block 21
North Albuquerque Acres
Tract A, Unit A
City of Albuquerque
Bernalillo County, New Mexico
December 2010

Approved and Accepted by:
APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number 1008257
Application Number

Plat approvals:
Fernando Vigil 12-28-2010
PNM Electric Services Date
M. B. 1-3-2011
New Mexico Gas Company Date
Michele Ramirez 12-28-10
Date
Pete B. D. 01-05-11
Comcast Date

City approvals:
G. B. J. 12-7-10
City Surveyor Date
M. B. 04-06-11
Traffic Engineer Date
Allan Peter 04/06/11
Real Property Division Date
ABCWJA 4/6/11
Date
Parks and Recreation Department
C. A. Chen 4-6-11
Date
AMAFCA 4-6-11
Date
City Engineer
C. A. Chen 4-6-11
Date
DRP Chairperson, Planning Department 4-6-11
Date

Surveyor's Certificate
"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

Will Plotner 12/2/10
DATE
WILL PLOTNER JR.
N.M.R.P.S. No. 14271
REGISTERED PROFESSIONAL SURVEYOR

CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
Sheet 1 of 2
101494

Subdivision Data

GROSS ACREAGE, 2.2651 ACRES
ZONE ATLAS PAGE NO. D-19-Z
NUMBER OF EXISTING TRACTS, 4
NUMBER OF TRACTS CREATED, 1
MILES OF FULL WIDTH STREETS, 0.00
MILES OF HALF WIDTH STREETS, 0.00
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE, 0.2276 ACRES
DATE OF SURVEY, DECEMBER 2010

Free Consent & Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND HEREBY DEDICATE IN FEE SIMPLE, TO THE CITY OF ALBUQUERQUE RIGHT-OF-WAY, AS SHOWN HEREON AND GRANT ALL, UTILITY EASEMENTS AS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

ALBUQUERQUE CARE GROUP, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

JERRY ERWIN, PRESIDENT, ERWIN MANAGERS, A WASHINGTON CORPORATION

Notary Public
State of Washington
CINDY L. GATES
MY COMMISSION EXPIRES
November 24, 2012

Acknowledgment

STATE OF Washington SS
COUNTY OF Clark

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 12/3/2010

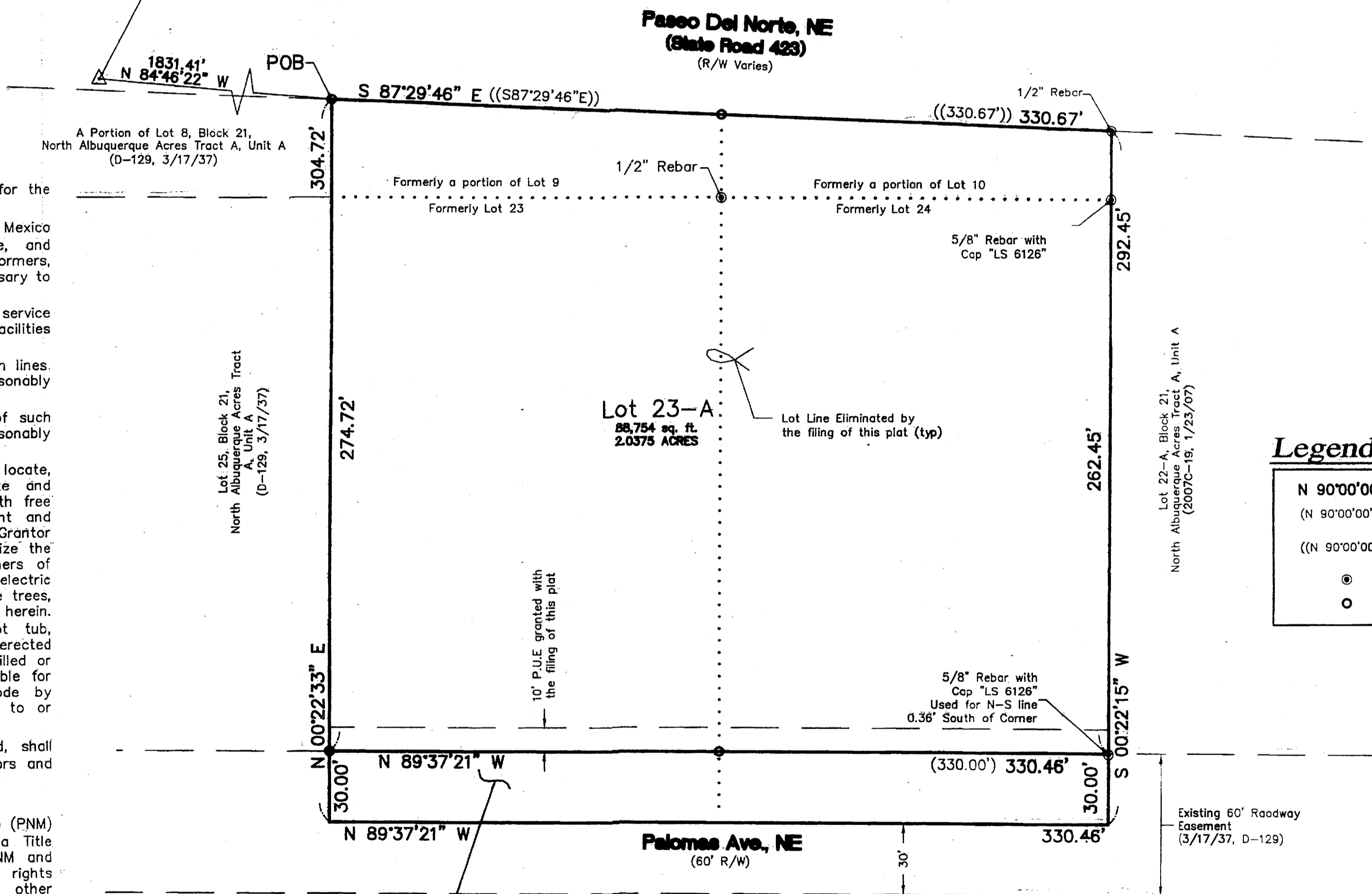
BY: JERRY ERWIN, PRESIDENT, ERWIN MANAGERS, INC., A WASHINGTON CORPORATION

Cindy L. Gates November 24, 2012
NOTARY PUBLIC MY COMMISSION EXPIRES

DOCN 2011033506
04/06/2011 04:30 PM Page: 1 of 2
City/PLAT R: \$12.00 B: 2011C P: 0032 R: Toulous Oliviere, Bernalillo Co

Plat of
Lot 23-A, Block 21
North Albuquerque Acres
Tract A, Unit A
 City of Albuquerque
 Bernalillo County, New Mexico
 December 2010

ACS Monument "HEAVEN"
 NAD 1983 CENTRAL ZONE
 X=1547297.145
 Y=1518799.515
 Z=5378.235 (NAVD 1988)
 G-G=0.999655810
 Mapping Angle=-0°10'46.22"



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 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

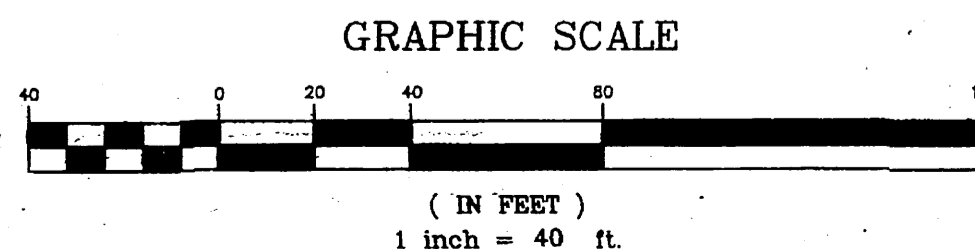
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (3/17/37, D-129)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (1/22/08, 2008S-5)
⊙	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271"

Dedicated to the
 City of Albuquerque
 in Fee Simple
 9,914 sq. ft.
 0.2276 acres

DOC# 2011033506
 04/06/2011 04:30 PM Page: 2 of 2
 City of Albuquerque, Bernalillo County, New Mexico
 City of Albuquerque, Bernalillo County, New Mexico



CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244

