

VICINITY MAP
Not To Scale

GENERAL NOTES

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2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
7. City of Albuquerque Zone Atlas Page G-15.

SUBDIVISION DATA

1. Total number of existing Lots: 2
2. Total number of Lots created: 1
3. Gross Subdivision acreage: 0.3785 acres.

PURPOSE OF PLAT

The purpose of this plat is to:

- A. Eliminate the existing interior lot line between Lots 31 and 32 and consolidate into one (1) lot as shown hereon.
- B. Grant the Public Easements as shown hereon.

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer _____ Date _____

LEGAL DESCRIPTION

Lots Numbered Thirty One (31) and Thirty Two (2) in Block Lettered "B", Monkbridge Addition as the same are shown and designated on the plat entitled "AMENDED & SUPPLEMENTAL REPLAT BLOCKS A-B & C (FORMERLY BLOCKS 19 & 20), MONKBRIDGE ADDITION TO THE CITY OF ALBUQUERQUE, NM", filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 13, 1939, in Volume D, Folio 22, more particularly described as follows:

- Beginning at the Northwest corner of said Lot 32 (a survey marker stamped "L.S. 14271" found in place) said point also being a point on the Southerly right of way line of Headingly Avenue N.W. Whence the Albuquerque Control Survey Monument "NM-47-10" bears N 31° 10' 11" W, 896.82 feet distant; Thence,
- S 71° 17' 40" E, 79.19 feet along said Southerly right of way line of Headingly Avenue N.W. to the Northeast corner of said Lot 31 (a 5/8" Rebar and cap stamped "L.S. 9750" set); Thence,
 - S 18° 48' 04" W, 207.97 feet along the Easterly line of said Lot 31 to the Southeast corner of said Lot 31 (a survey marker stamped "L.S. 14271" found in place); Thence,
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 - N 18° 52' 17" E, 207.81 feet along the Westerly line of said Lot 32 to the Northwest corner and point of beginning of the parcel herein described.

Said parcel contains 0.3785 acre, more or less.

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATTED and now comprising "PLAT OF LOT 31-A, BLOCK B, MONKBRIDGE ADDITION (BEING A REPLAT OF LOTS 31 AND 32, BLOCK B, MONKBRIDGE ADDITION) SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s). Said owner(s) and proprietor(s) do hereby grant the public easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

OWNER(S)

By Ann M. Gebhart
Ann M. Gebhart, a married woman
and Dallas Pottinger
Dallas Pottinger, a married man

ACKNOWLEDGEMENT

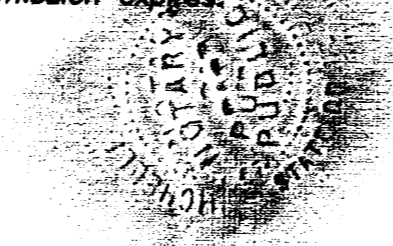
STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on this 12th day of December, 2011, by Ann M. Gebhart AND DALLAS POTTINGER

Michelle R. Khader
Notary Public

4-17-2012

My Commission expires _____



PLAT OF
LOT 31-A, BLOCK B
MONKBRIDGE ADDITION
(BEING A REPLAT OF LOTS 31 AND 32, BLOCK B, MONKBRIDGE ADDITION)
SITUATE WITHIN
THE TOWN OF ALBUQUERQUE GRANT
IN
PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2011

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

UTILITY APPROVALS:

Public Service Company of New Mexico _____ Date _____

New Mexico Gas Company _____ Date _____

Century Link _____ Date _____

Comcast _____ Date _____

CITY APPROVALS

Russ P. Hugg
City Surveyor _____ 12-15-11
Department of Municipal Development _____ Date _____

Real Property Division _____ Date _____

Environmental Health Department _____ Date _____

Traffic Engineering, Transportation Division _____ Date _____

ABCWUA _____ Date _____

Parks and Recreation Department _____ Date _____

AMAFA _____ Date _____

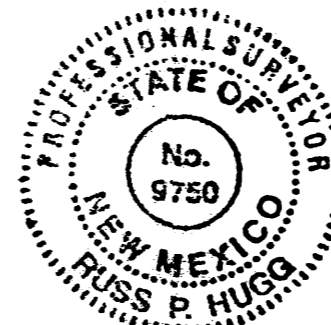
City Engineer _____ Date _____

DRB Chairperson, Planning Department _____ Date _____

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
Russ P. Hugg
NMFS No. 9750
December 9, 2011



SURVOTEK, INC.

Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366
Fax: 505-897-3377

**PLAT OF
LOT 31-A, BLOCK B
MONKBRIDGE ADDITION**
(BEING A REPLAT OF LOTS 31 AND 32, BLOCK B, MONKBRIDGE ADDITION)
SITUATE WITHIN
THE TOWN OF ALBUQUERQUE GRANT
IN
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NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2011

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. Century Link 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.

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

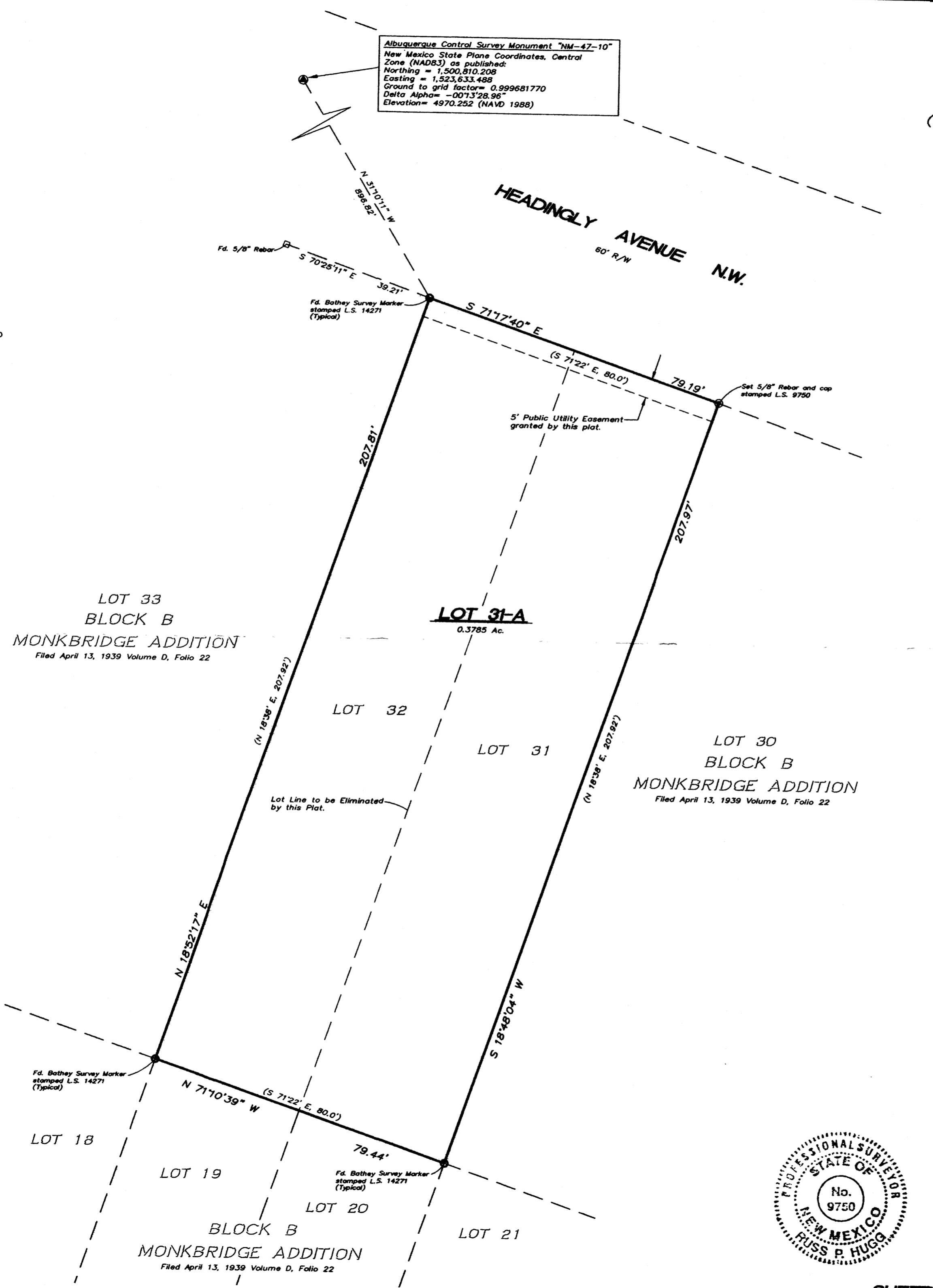
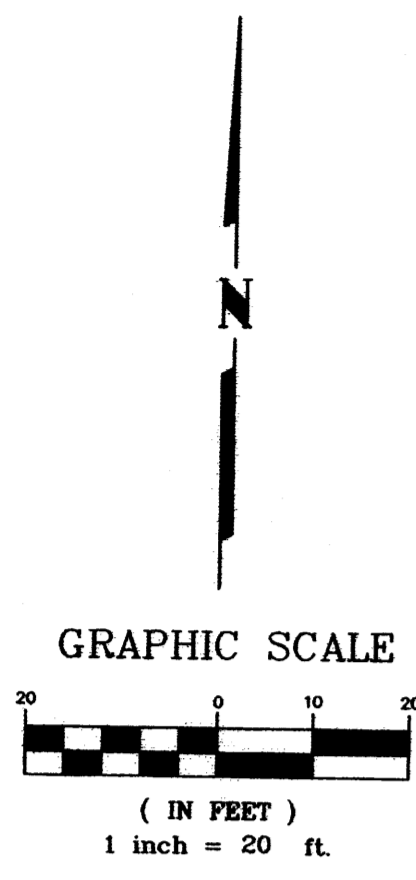
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- b. Plat entitled "PLAT OF LOT 36-A, BLOCK B, MONKBRIDGE ADDITION, WITHIN SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 3, 2003 in Plat Book 2003C, Page 49.

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"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 the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."



Albuquerque Control Survey Monument "NM-47-10"
New Mexico State Plane Coordinates, Central Zone (NAD83) as published:
Northing = 1,500,810.208
Easting = 1,523,633.488
Ground to grid factor = 0.999681770
Delta Alpha = -00'13"28.96"
Elevation = 4970.252 (NAVD 1988)





VICINITY MAP
Not To Scale

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7. City of Albuquerque Zone Atlas Page G-15.

SUBMISSION DATA

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3. Gross Subdivision acreage: 0.3785 acres.

PURPOSE OF PLAT

The purpose of this plat is to:

- A. Eliminate the existing interior lot line between Lots 31 and 32 and consolidate into one (1) lot as shown hereon.
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DOCN 2012135372

12/21/2012 10:58 AM Page: 1 of 2
 PLAT R: \$25.00 B: 2012C P: 0148 M: Toulous Olivere, Bernalillo Co.

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following: 015060 015 20121327, 015060 011 21021328

Gebhart Ann M

 Bernalillo County Treasurer

 Date 12/11/12

LEGAL DESCRIPTION

Lots Numbered Thirty One (31) and Thirty Two (2) in Block Lettered "B", Monkbridge Addition as the same are shown and designated on the plat entitled "AMENDED & SUPPLEMENTAL REPLAT BLOCKS A-B & C (FORMERLY BLOCKS 19 & 20), MONKBRIDGE ADDITION TO THE CITY OF ALBUQUERQUE, NM", filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 13, 1930, in Volume D, Folio 22, more particularly described as follows:

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OWNER(S)

By Ann M. Gebhart
 Ann M. Gebhart, a married woman
 and Dallas Pottinger
 Dallas Pottinger, a married man

ACKNOWLEDGEMENT

STATE OF NEW MEXICO SS
 COUNTY OF BERNALILLO

This instrument was acknowledged before me on this 12th day of December, 2011, by Ann M. Gebhart AND DALLAS POTTINGER

Michelle R. Khader
 Notary Public

4-17-2012

My Commission expires:



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 LOT 31-A, BLOCK B
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 (BEING A REPLAT OF LOTS 31 AND 32, BLOCK B, MONKBRIDGE ADDITION)
 SITUATE WITHIN
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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2011

PROJECT NUMBER: 1009361

Application Number: 11 PRB-7357

PLAT APPROVAL

UTILITY APPROVALS

Fernando Vigil 12-16-11
 Public Service Company of New Mexico
 Date
[Signature] 12-15-2011
 New Mexico Gas Company
 Date
Michael Ramsey 12-16-11
 Century Link
 Date
[Signature] 12-16-11
 Comcast
 Date

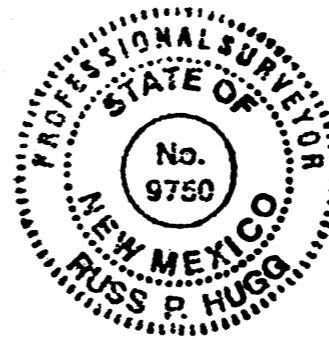
CITY APPROVALS

[Signature] 12-15-11
 City Surveyor
 Department of Municipal Development
 Date
 N/A
 Real Property Division
 Date
 N/A
 Environmental Health Department
 Date
[Signature] 12-14-12
 Traffic Engineering, Transportation Division
 Date
Allen Porter 01/11/12
 ABCWUA
 Date
Carol S. Dumont 1-11-12
 Parks and Recreation Department
 Date
Ante C. Chene 1-11-12
 AMAFCA
 Date
Ante C. Chene 1-11-12
 City Engineer
 Date
[Signature] 12-14-12
 DPA/Chairperson, Planning Department
 Date

SURVEYORS CERTIFICATION

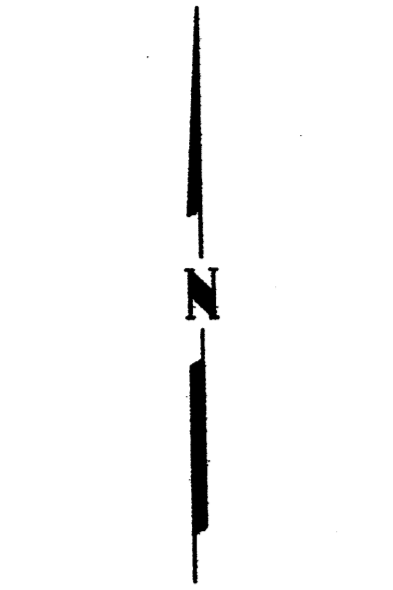
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[Signature]
 Russ P. Hugg
 NMPS No. 9750
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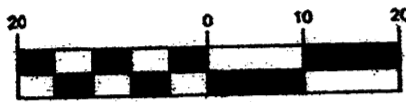


SURVOTEK, INC.

Consulting Surveyors
 6084 Valley View Drive, N.E. Albuquerque, New Mexico 87114
 Phone: 505-897-3368
 Fax: 505-897-3377



GRAPHIC SCALE



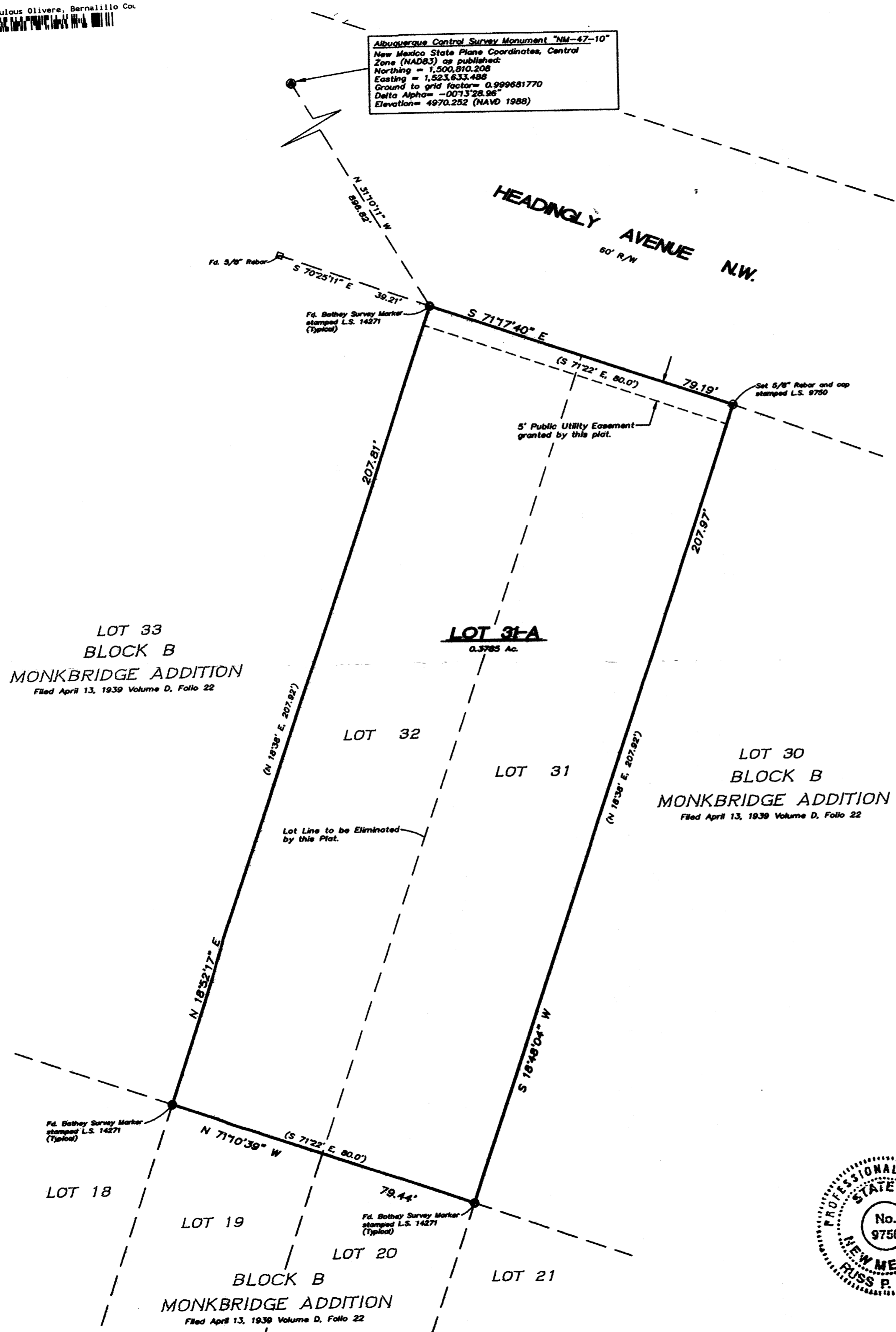
(IN FEET)
1 inch = 20 ft.

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Delta Alpha = -00'13"28.96"
Elevation = 4970.252 (NAVD 1988)

LOT 33
BLOCK B
MONKBRIDGE ADDITION
Filed April 13, 1939 Volume D, Folio 22

LOT 31-A
0.3785 Ac.

LOT 30
BLOCK B
MONKBRIDGE ADDITION
Filed April 13, 1939 Volume D, Folio 22



PLAT OF LOT 31-A, BLOCK B MONKBRIDGE ADDITION

(BEING A REPLAT OF LOTS 31 AND 32, BLOCK B, MONKBRIDGE ADDITION)
SITUATE WITHIN
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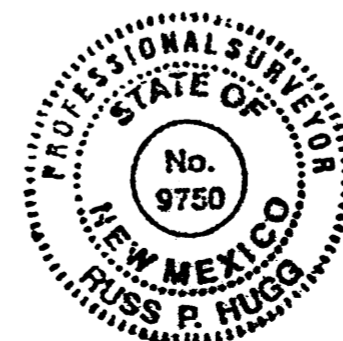
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Phone: 505-897-3888 Fax: 505-897-3877