

VICINITY MAP ZONE ATLAS B13

UTILITY NOTES:

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, 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 COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, 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 GRANOR FOR THE PURPOSE SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASMENT 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 STRUCTURES SHALL BE ERRECTED 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 POOL, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/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.

NEW MEXICO GAS COMPANY EASEMENT RELEASE APPROVAL:

New Mexico Gas Company, Inc., a Delaware corporation, does hereby release, waive, quitclaim and discharge its right, title and interest in the easement(s) granted by prior plat, replat of document shown to be vacated on this plat.

NEW MEXICO GAS COMPANY INC.

BY: *[Signature]*

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

This instrument was acknowledged before me on NOVEMBER 8, 2010

By: JOSEPH A. RICE - SR. AGENT of New Mexico Gas Company, Inc., a Delaware corporation, on behalf of said corporation.

My commission expires: 03-25-2013

*[Signature]*  
Notary Public



LEGAL DESCRIPTION:

Lots numbered Twenty-two (22) and Twenty-three (23) in Block numbered Twenty-nine (29) of UNIT 2 OF THE KNOLLS OF PARADISE HILLS, a subdivision within the Town of Alameda Grant, as the same is shown and designated on the plat of said subdivision filed in the Office of the County Clerk of Bernalillo County, New Mexico, on May 22, 1962, in Map Book D3, Folios 33 and 34, and being more particularly described as follows: BEGINNING at southwest corner of the Tract herein described, being a point on the north right-of-way of Buckeye Street N.W. which is identical to the southwest corner of said Lot 23, whence the AGRS station "9\_B12" bears N56°54'07"W, 4616.89 feet distant, and running; Thence, N03°22'10"W, 103.81 feet to the northwest corner of said Lot 23; Thence, N86°47'26"E, 56.81 feet along the north boundary line of said Lot 23 to a point of curve; Thence on a curve to the right having a Radius of 750.00 feet with a chord that bears N89°43'07"E, 79.16 feet and a central angle of 06°03'01", through an arc of 79.20 feet to the northeast corner of said Lot 22; Thence, S02°49'46"W, 103.77 feet to the southeast corner of said Lot 22, being a point on curve on said north right-of-way line of Buckeye Street N.W.; Thence on a curve to the left having a Radius of 645.00 feet with a chord that bears S89°43'50"W, 69.75 feet and a central angle of 06°11'56", through an arc of 69.78 feet along said north right-of-way line to a point of tangent; Thence, S86°37'50"W, 55.00 feet along said north right-of-way line to the point of beginning, containing 0.3105 acres more or less.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

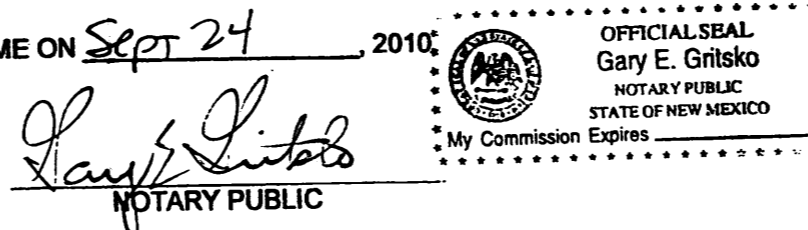
*[Signatures]*  
Remijio Joe Barela Michelle D. Barela

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Sept 24, 2010,

BY: Remijio Joe Barela, Michelle D. Barela

MY COMMISSION EXPIRES: 7/27/2012



UTILITY COMPANY APPROVALS

The undersigned public utility company representatives hereby approve the vacation of the easement(s) shown hereon (hatched areas). Except as shown and noted hereon, no other easement rights are hereby quitclaimed or released.

*[Signature]* 11-02-10  
PUBLIC SERVICE CO. OF NEW MEXICO DATE

*[Signature]* 10-28-10  
QWEST COMMUNICATIONS DATE

*[Signature]* 11-8-2010  
NEW MEXICO GAS COMPANY DATE

*[Signature]* 11-10-10  
COMCAST CABLE DATE

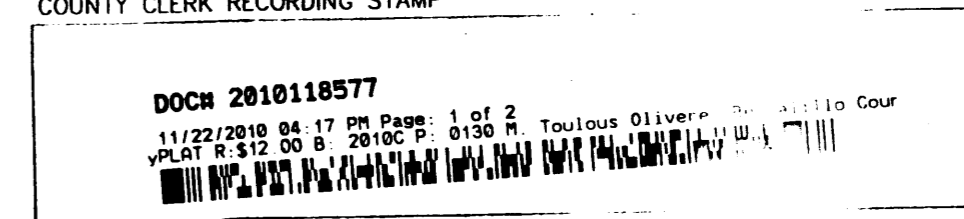
SURVEYOR'S CERTIFICATION

I, Gary E. Gritsko, 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, utility companies and other parties expressing an interest 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.

*[Signature]* Sept 23, 2010  
Gary E. Gritsko, N.M.P.S. No. 8686 Date



COUNTY CLERK RECORDING STAMP



PLAT OF  
LOT 22-A, BLOCK 29, UNIT 2  
THE KNOLLS OF PARADISE HILLS  
Projected Section 7, T11N, R3E, S7PM  
Town of Alameda Grant  
City of Albuquerque  
Bernalillo County, New Mexico  
September 2010

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO VACATE EASEMENTS AND TO CREATE ONE LOT FROM TWO EXISTING LOTS.

CITY DRB APPROVALS:

PROJECT NO. 1008533 APPLICATION NO. \_\_\_\_\_

*[Signature]* 9-27-10  
CITY SURVEYOR DATE

*[Signature]* 10/27/10  
DATE

TRAFFIC ENGINEERING  
*[Signature]* 10/27/10  
DATE

PARKS & RECREATION DEPARTMENT  
*[Signature]* 10/27/10  
DATE

UTILITIES DEVELOPMENT  
*[Signature]* 11/10/10  
DATE

A.M.A.F.C.A.  
*[Signature]* 10-27-10  
DATE

CITY ENGINEER  
*[Signature]* 11-18-10  
DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON  
UPCF: 1013005-31628, 1013005-31629  
PROPERTY OWNER OF RECORD:  
Sandra Ramirez Cont  
BERNALILLO COUNTY TREASURER'S OFFICE:

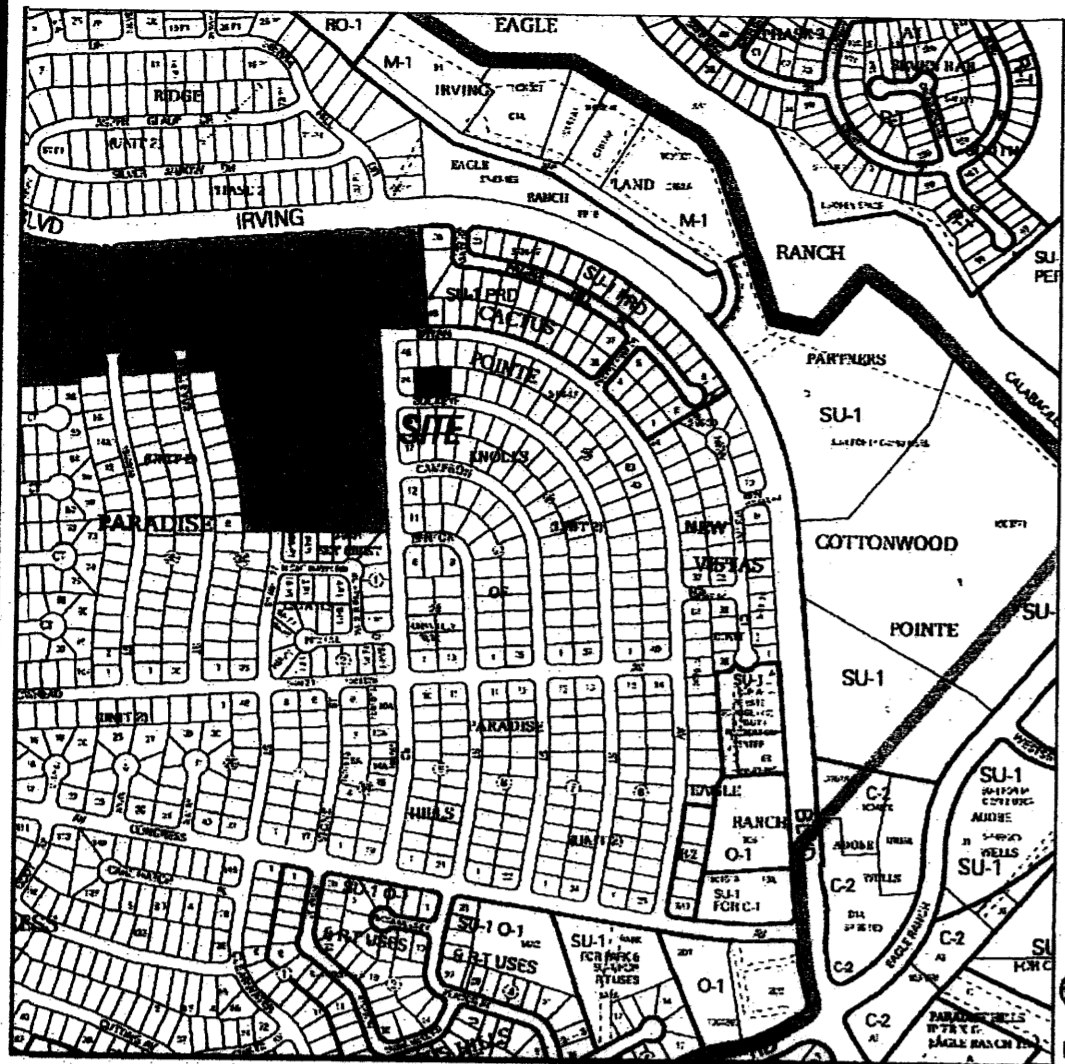
*[Signature]* 11/22/2010

3629  
*[Signature]*

ALPHA PROFESSIONAL SURVEYING, INC.

P.O. BOX 46316, ALBUQUERQUE, NEW MEXICO 87174  
(505) 892-1111 FAX (505) 891-0471  
DRAWN BY: \_\_\_\_\_ FILE NO: 10-072





VICINITY MAP

ZONE ATLAS B13

**UTILITY NOTES:**

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NEW MEXICO GAS COMPANY INC.

BY: \_\_\_\_\_

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO)SS

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_ of New Mexico Gas Company, Inc., a Delaware corporation, on behalf of said corporation.

My commission expires: \_\_\_\_\_

Notary Public

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*Remijio Joe Barela Michelle D. Barela*  
Remijio Joe Barela Michelle D. Barela

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Sept 24, 2010;

BY: Remijio Joe Barela, Michelle D. Barela

MY COMMISSION EXPIRES: 7/27/2012

*Gary E. Grilsko*  
NOTARY PUBLIC  
My Commission Expires \_\_\_\_\_

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\_\_\_\_\_  
PUBLIC SERVICE CO. OF NEW MEXICO DATE

\_\_\_\_\_  
QWEST COMMUNICATIONS DATE

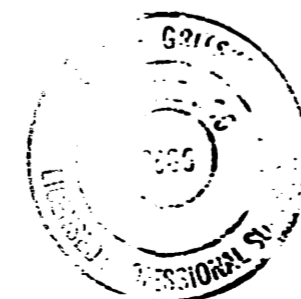
\_\_\_\_\_  
NEW MEXICO GAS COMPANY DATE

\_\_\_\_\_  
COMCAST CABLE DATE

**SURVEYOR'S CERTIFICATION**

I, Gary E. Grilsko, 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, utility companies and other parties expressing an interest 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.

*Gary E. Grilsko*  
Gary E. Grilsko, N.M.P.S. No. 8686  
Date Sept 23, 2010



COUNTY CLERK RECORDING STAMP

PLAT OF  
LOT 22-A, BLOCK 29, UNIT 2  
THE KNOLLS OF PARADISE HILLS  
Projected Section 7, T11N, R3E, NMPM  
Town of Alameda Grant  
City of Albuquerque  
Bernalillo County, New Mexico  
September 2010

**PURPOSE OF PLAT**

THE PURPOSE OF THIS PLAT IS TO VACATE EASEMENTS AND TO CREATE ONE LOT FROM TWO EXISTING LOTS.

**CITY DRB APPROVALS:**

PROJECT NO. \_\_\_\_\_ APPLICATION NO. \_\_\_\_\_  
*MLB* 9-27-10  
CITY SURVEYOR DATE  
TRAFFIC ENGINEERING DATE  
PARKS & RECREATION DEPARTMENT DATE  
UTILITIES DEVELOPMENT DATE  
A.M.A.F.C.A. DATE  
CITY ENGINEER DATE  
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

THIS IS TO CERTIFY THAT TAKES ARE CURRENT & PAID ON

UPCF: \_\_\_\_\_

PROPERTY OWNER OF RECORD: \_\_\_\_\_

BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_

COUNTY CLERK RECORDING STAMP

PLAT OF  
 LOT 22-A, BLOCK 29, UNIT 2  
 THE KNOLLS OF PARADISE HILLS  
 Projected Section 7, T11N, R3E, NMPM  
 Town of Alameda Grant  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 September 2010

APS PRE-DEVELOPMENT FEE NOTICE:  
 The property on this plat is subject to a Pre-Development Facilities Fee Agreement with the Albuquerque Public Schools recorded on \_\_\_\_\_, 2010, as Document No. \_\_\_\_\_

NOTE: SOLAR RESTRICTIONS  
 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. (Section 14-14-4-7)

EASEMENT NOTES:

- A. Public Utility Easements granted by the Plat of Unit 2, The Knolls of Paradise Hills filed 5/22/62, Vol. D3, Folio 34.
- B. Public Utility Easements granted by Doc.# 1999139745 filed 11/05/1999 and Doc. #1999139746 filed 11/05/1999 and as shown on the Boundary Survey Plat of Special Assessment District No. 228, filed 7/2/2002, Bk. 2002S, Pg. 30.
- C. 14' Public Utility Easement granted by the Plat filed 5/22/1962, Vol. D3, Folio 34, is hereby vacated by this plat.

SUBDIVISION NOTES

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 83, REFERENCED TO A.G.C.S. STATION "9\_B12".
2. RECORD BEARINGS AND DISTANCES ARE IN PARENTHESIS ( ) WHERE RECORD DATA DIFFERS FROM MEASURED DATA.
3. DISTANCES ARE GROUND DISTANCES IN US FEET.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. GROSS AREA: 0.3105 ACRE, MORE OR LESS
6. NUMBER OF EXISTING LOTS: 2
7. NUMBER OF LOTS CREATED: 1
8. PROPERTY IS ZONED R-1

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C1	69.78	645.00	S89°43'50"W	69.75	6°11'56"
C2	79.20	750.00	N89°43'07"E	79.16	6°03'01"
(C2)	(81.20)	(750.00)			

MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED

SHEET 2 OF 2

**ALPHA PROFESSIONAL SURVEYING, INC.**  
 P.O. BOX 46316, RIO RANCHO, NEW MEXICO 87174  
 PHONE (505) 892-1076 FAX (505) 891-0471  
 DRAWN BY: CS FILE NO: 10-072

