

VICINITY MAP No. J-14



LEGAL DESCRIPTION

LOTS LETTERED "B-ONE-A-ONE (B-1-A-1) B-ONE-A-TWO (B-1-A-2) AND B-ONE-A-THREE (B-1-A-3) IN BLOCK NUMBERED SEVEN (7) OF THE PERFECTO MARIANO AND JESUS ARMIJO ADDITION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, 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 JANUARY 23, 2012 IN PLAT BOOK 2012C, PAGE 6

PLAT OF LOTS B-1-A-1-A AND B-1-A-1-B, BLOCK 7 PERFECTO MARIANO AND JESUS ARMIJO ADDITION

WITHIN TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JULY, 2017

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS B-1-A-1, B-1-A-2 AND B-1-A-3 INTO 2 LOTS, VACATE THE PRIVATE DRAINAGE EASEMENT, PRIVATE WATERLINE EASEMENT, PRIVATE PEDESTRIAN EASEMENT AND THE PRIVATE SANITARY SEWER AND PUBLIC UTILITY EASEMENT AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
3: TOTAL AREA OF PROPERTY: 0.0806 ACRES.
4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
7: DATE OF FIELD WORK: MAY, 2017
8: 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 LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
9: PLATS USED TO ESTABLISH BOUNDARY.
A: PLAT OF PERFECTO, MARIANO AND JESUS ARMIJO ADDITION FILED: JANUARY 23, 2012 IN BOOK 2012C, PAGE 6

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 D/B/A CENTURYLINK 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.

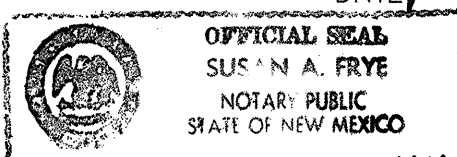
Disclaimer: In approving this plat, Public Service Company of New Mexico (PNM), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, QWEST D/B/A CENTURYLINK and NMGC do not waive or release any easement or easement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

FREE CONSENT

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

Lee Gamelsky for URBAN SOLUTIONS 10 July 2017

ACKNOWLEDGMENT STATE OF NEW MEXICO ) S.S. COUNTY OF BERNALILLO )



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 10th DAY OF July, 2017

BY: URBAN SOLUTIONS / LEE GAMELSKY OWNERS NAME

MY COMMISSION EXPIRES: June 11, 2021 BY: Susan A. Frye NOTARY PUBLIC

PROJECT NUMBER: APPLICATION NUMBER: UTILITY APPROVALS: PUBLIC SERVICE COMPANY OF NEW MEXICO DATE NEW MEXICO GAS COMPANY DATE QWEST CORPORATION D/B/A CENTURYLINK .QC DATE COMCAST DATE

CITY APPROVALS: Loren N. Riechman P.S. 7/11/17 CITY SURVEYOR DATE

\*REAL PROPERTY DIVISION (CONDITIONAL) DATE

\*\*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

ABCWUA DATE

PARKS AND RECREATION DEPARTMENT DATE

AMAFCA DATE

CITY ENGINEER DATE

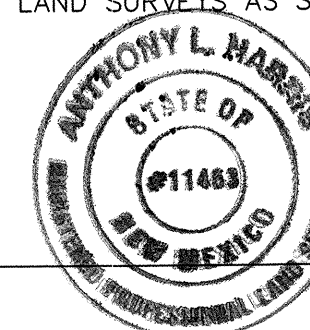
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

SURVEYORS CERTIFICATE: STATE OF NEW MEXICO ) S.S. COUNTY OF BERNALILLO )

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 11th DAY OF July, 2017

Anthony L. Harris #11463 ANTHONY L. HARRIS, P.S. # 11463



THE SURVEY OFFICE, LLC 333 LOMAS BOULEVARD N.E. ALBUQUERQUE, NEW MEXICO 87102 PHONE: (505) 998-0303 FAX: (505) 398-0306