

Zone Atlas Page Number J-14

**Lots B-1-A-1, B-1-A-2, & B-1-A-3
Being a Replat of
Lot B-1-A, Block 7
Perfecto, Mariano & Jesus Armijo Addition
Town of Albuquerque Grant
Projected Section 17, T.10N., R.3E. N.M.P.M.
City of Albuquerque
Bernalillo County, New Mexico
November 2011**

SUBDIVISION DATA

1. Total gross acreage: 0.0807 acres
2. Total number of existing lots - 1. Two additional lots are being created by this plat.
3. Total mileage of streets created - 0.
4. The basis of bearings for this survey is the New Mexico State Plane Grid, Central Zone, NAD 1983.
5. Where measured distances differ from record, () indicates record distances.
6. Date of field survey: October, 2011.
7. Documents used in the preparation of this survey:
 - a. "Plat of Lots B-1-A, B-2-A & B-2-B, Block 7 Perfecto, Mariano & Jesus Armijo Addition" filed in the office of the County Clerk of Bernalillo County, New Mexico on March 29, 2007 in Book 2007C, Page 76, Document No. 2007047517.
 - b. Warranty Deed filed 5/22/2007 in Book A137, Page 5234, Document No. 2007075395
 - c. Title Commitment 6212000628 dated May 1, 2006 issued by Commonwealth Land Title Insurance Company
8. Unless otherwise indicated all corners are set 1/2" rebar with cap stamped PS 6126.

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. Comcast Inc. 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.

NOTE REGARDING INSTALLATION OF SOLAR COLLECTORS

Section 14-14-4-7(B) "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 the proposed plat. The foregoing requirement shall be a condition to approval of this plat."

LEGAL DESCRIPTION

Lot B-1-A in Block 7 as the same is shown and designated on the plat of Lots B-1-A, B-2-A & B-2-B, Block 7, Perfecto, Mariano & Jesus Armijo Addition, Projected Section 17, T.10N., R.3E., N.M.P.M., Town of Albuquerque Grant, City of Albuquerque, Bernalillo County, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 29, 2007 in Plat Book 2007C, Page 76, as document No. 2007047517.

FREE CONSENT AND DEDICATION

The platting of the land comprising Lots B-1-A-1, B-1-A-2 & B-1-A-3 as shown hereon and all easements shown hereon are with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof. Said owners do hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees. Said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Urban Solutions, LLC, a New Mexico Limited Liability Company

Lee Gamelsky, Member

Susan Frye, Member

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on _____ 2011, by Lee Gamelsky and Susan Frye.

My Commission Expires: _____

Notary Public

SURVEYOR'S AFFIDAVIT

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Licensure for Professional Engineers and Professional Land Surveyors effective May 1, 2007 and shows easements of record as indicated on the plat entitled "Plat of Lots B-1-A, B-2-A & B-2-B, Block 7 Perfecto, Mariano & Jesus Armijo Addition" filed in the office of the County Clerk of Bernalillo County, New Mexico on March 29, 2007 in Book 2007C, Page 76, Document No. 2007047517 and Title Commitment 6212000628 dated May 1, 2006 issued by Commonwealth Land Title Insurance Company and that the information shown hereon is true and correct to the best of my knowledge and belief.

Ronald A. Forstbauer Date
N.M.P.S. No. 6126

PROJECT NUMBER _____

Application Number _____

The purpose of this replat is to create three lots and grant easements shown hereon.

PLAT APPROVAL

Utility Approvals:

_____ PNM ELECTRIC SERVICES	_____ DATE
_____ NEW MEXICO GAS COMPANY	_____ DATE
_____ CENTURY LINK	_____ DATE
_____ COMCAST, INC.	_____ DATE

City Approvals:

_____ CITY SURVEYOR	_____ DATE
_____ REAL PROPERTY DIVISION	_____ DATE
_____ ENVIRONMENTAL HEALTH DEPARTMENT	_____ DATE
_____ TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	_____ DATE
_____ ABCWUA	_____ DATE
_____ PARKS & RECREATION DEPARTMENT	_____ DATE
_____ A.M.A.F.C.A.	_____ DATE
_____ CITY ENGINEER	_____ DATE
_____ DRB CHAIRPERSON, PLANNING DEPARTMENT	_____ DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC #: _____

PROPERTY OWNER OF RECORD: _____

BERNALILLO COUNTY TREASURER'S OFFICE:

Lots B-1-A-1, B-1-A-2, & B-1-A-3 Being a Replat of

Lot B-1-A, Block 7

Perfecto, Mariano & Jesus Armijo Addition

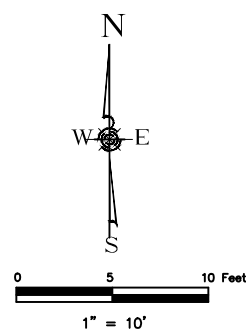
Town of Albuquerque Grant

Projected Section 17, T.10N., R.3E. N.M.P.M.

City of Albuquerque

Bernalillo County, New Mexico

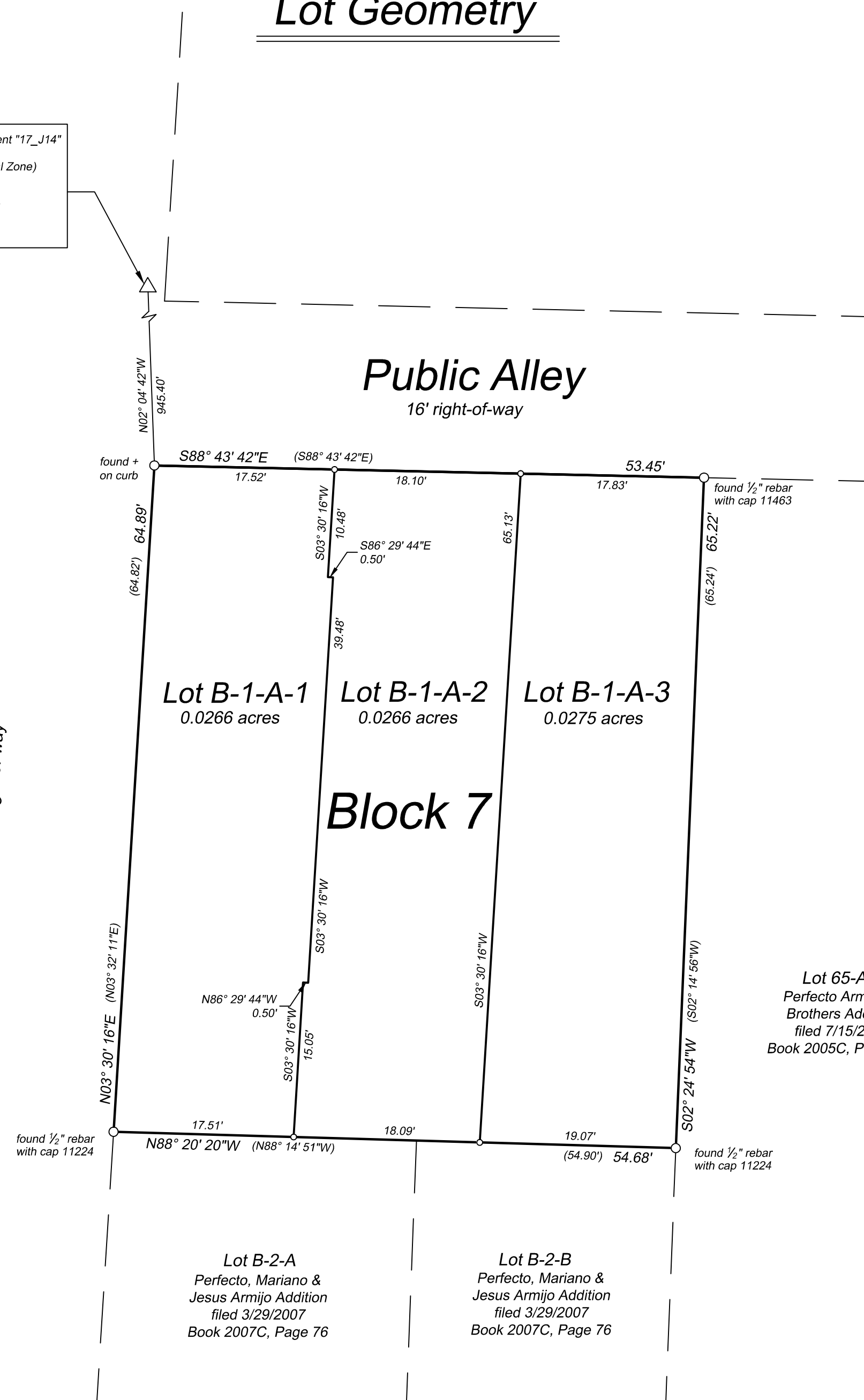
November 2011



Albuquerque Control Survey Monument "17_U14"
Geographic Position (NAD 83)
N.M. State Plane Coordinates (Central Zone)
Northing = 1,488,866.762
Easting = 1,519,149.317
Ground-to-Grid Factor = 0.999683611
delta alpha = -00° 13' 59.00"
NAVD 1988 Elevation = 4957.484

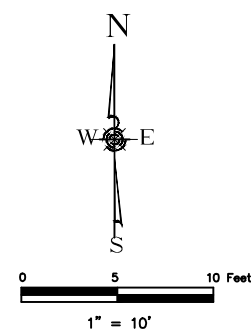
Lot Geometry

Eight Street NW
40' right-of-way



Forstbauer Surveying, L.L.C.
4116 Lomas Boulevard NE
Albuquerque, New Mexico 87110
(505) 268-2112 Fax 346-2017

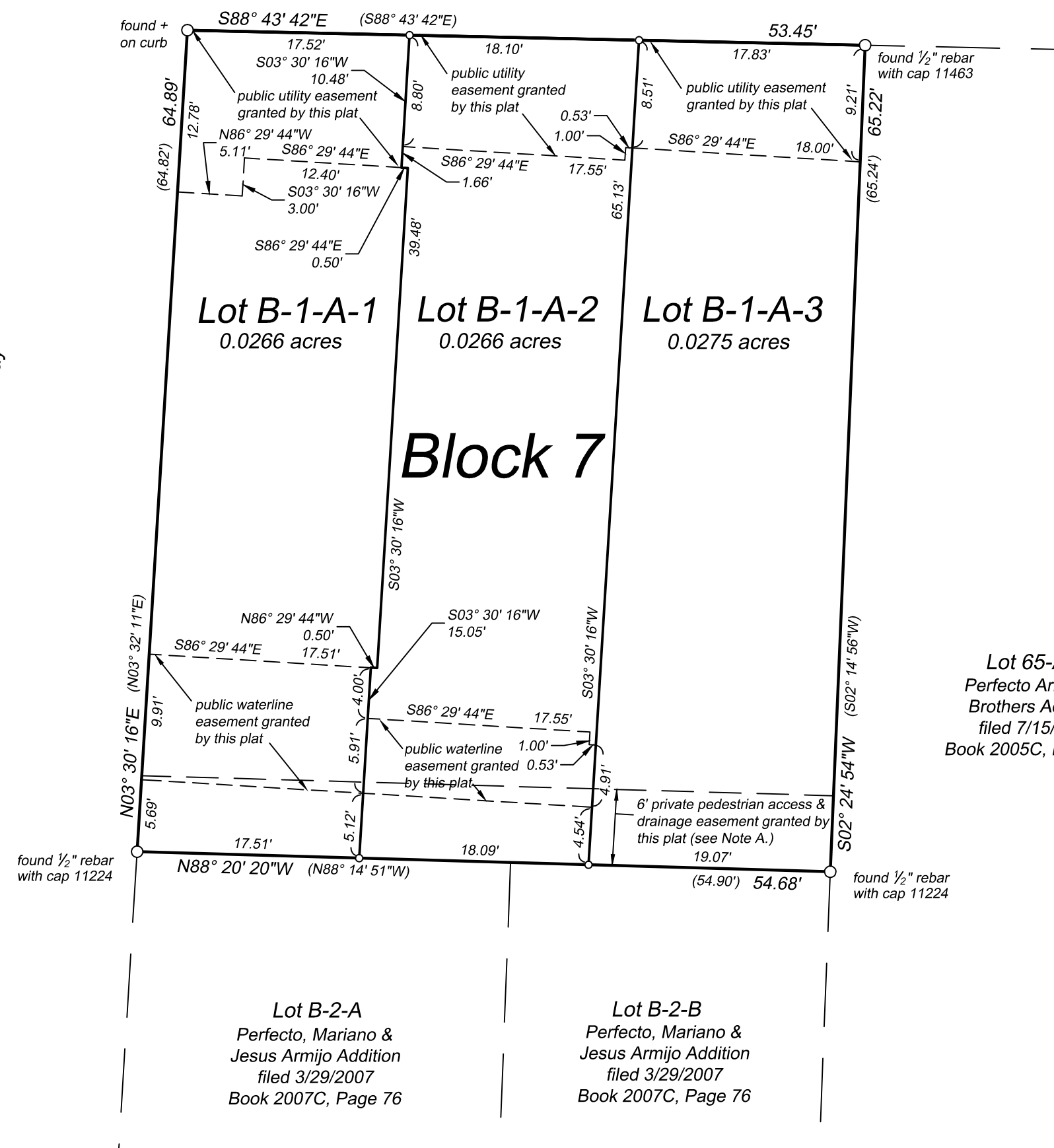
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Easements

Public Alley
 16' right-of-way

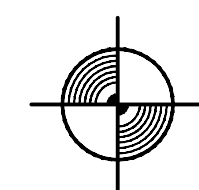
Eight Street NW
 40' right-of-way



Easement Notes:

A. The 6' private pedestrian access and drainage easement granted by this plat is for the benefit of Lots B-1-A-1, B-1-A-2 & B-1-A-3. Maintenance is the responsibility of the underlying lot owner.

Lot 65-A-2
 Perfecto Armijo &
 Brothers Addition
 filed 7/15/2005
 Book 2005C, Page 252



Forstbauer Surveying, L.L.C.
 4116 Lomas Boulevard NE
 Albuquerque, New Mexico 87110
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