

VICINITY MAP  
N.T.S.

**GENERAL NOTES**

1. Bearings are New Mexico State Plane grid bearings, Central Zone - NAD83.
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.
7. City of Albuquerque Zone Atlas: Page F-14-Z

**SUBDIVISION DATA**

Total number of existing Lots: 2  
 Total number of new Lots created: 2  
 Gross Subdivision acreage: 0.5709 acres.

**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:**

1. Plat entitled "LOTS 1 THROUGH 25, INCLUSIVE, TRAIL ACRE ESTATES SUBDIVISION, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on December 12, 1962 in Volume C5, Folio 137.
2. Plat entitled "SUMMARY PLAT OF LOT 15, TRAIL ACRE ESTATES SUBDIVISION, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 14, 1975 in Volume B10, Folio 33.
3. Plat entitled "PLAT OF LOT 16A & 16B, TRAIL ACRE ESTATES, PROJECTED SECTION 32, T 11 N, R 3 E, N.M.P.M., CITY OF ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on September 28, 1990 in Volume 90C, Folio 234.
4. Plat entitled "PLAT OF MAESTAS SUBDIVISION, LOTS 1,2,3,4,5 AND 6 ALL OF TRACT 39A2 7 39F, M.R.G.C.D. MAP 32, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on November 2, 1989 in Volume C40, Folio 35.

**TREASURERS CERTIFICATION**

This is to certify that taxes are current and paid on the following:  
 101406130042590315, 101406118340630326  
 Pittas, James E Jean Macken-Pittas

*Russ P. Hugg* 2-18-11  
 Bernalillo County Treasurer

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. 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.
2. 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.
3. QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
4. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

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 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 transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') 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 nor release any easement or easement rights to which it may have been granted by prior plat, replat or other document and which are not shown on this plat.

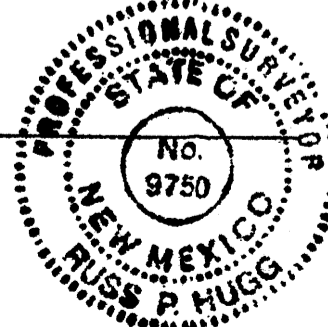
**PURPOSE OF PLAT:**

The purpose of this plat is to adjust the interior lot line between existing Lots 15-A and 16B as shown hereon. No new easements are granted by this plat.

**SURVEYOR'S 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 direct supervision; that it meets the Standards for Land Surveys in the State of 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  
 NMPS No. 9750  
 November 22, 2010



PLAT OF  
 LOTS 15-A-1 AND 16B-1  
 TRAIL ACRE ESTATES

(BEING A REPLAT OF LOTS 15-A AND 16B, TRAIL ACRE ESTATES)

SITUATE WITHIN  
 THE ELENA GALLEGOS GRANT  
 PROJECTED SECTION 32, TOWNSHIP 11 NORTH, RANGE 3 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2010

PROJECT NUMBER: 1008655

Application Number: \_\_\_\_\_

**PLAT APPROVAL**

**Utility Approvals:**

<i>Fernando Villar</i> Public Service Company of New Mexico (PNM)	12-2-10 Date
<i>M-G</i> New Mexico Gas Company (NMGC)	12-06-10 Date
<i>Michael Ramirez</i> QWest Corporation	12-02-10 Date
<i>Robert</i> Comcast	01-18-11 Date

**City Approvals:**

<i>M.B. Hart</i> City Surveyor Department of Municipal Development	1-11-11 Date
N/A Real Property Division	Date
N/A Environmental Health Department	Date
<i>W.S.D. 25</i> Traffic Engineering, Transportation Division	01-26-11 Date
<i>Allen Pater</i> A.B.C.W.U.A.	01/26/11 Date
<i>Christine Sandoval</i> Parks and Recreation Department	1/26/11 Date
<i>Bradley L. Bingham</i> AMAFCFA	1/26/11 Date
<i>Bradley L. Bingham</i> City Engineer	1/26/11 Date
<i>John Chas</i> DRB Chairperson, Planning Department	1-27-11 Date

DOCN 2011017099

02/19/2011 09:19 AM Page: 1 of 3  
 ty:PLAT R:\$17.00 B: 20110 P: 0814 N: Toulous Olivero, Bernalillo Cour

SHEET 1 OF 3

**SURVOTEK, INC.**

Consulting Surveyors  
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366  
 Fax: 505-897-3877

PLAT OF  
LOTS 15-A-1 AND 16B-1  
TRAIL ACRE ESTATES

(BEING A REPLAT OF LOTS 15-A AND 16B, TRAIL ACRE ESTATES)

SITUATE WITHIN

THE ELENA GALLEGOS GRANT  
PROJECTED SECTION 32, TOWNSHIP 11 NORTH, RANGE 3 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2010

**LEGAL DESCRIPTION**

That certain parcel of land situate within the Elena Gallegos Grant in projected Section 32, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising All of Lot Numbered Fifteen-A (15-A), Trail Acre Estates Subdivision as the same is shown and designated on the plat entitled "SUMMARY PLAT OF LOT 15, TRAIL ACRE ESTATES SUBDIVISION, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 14, 1975 in Volume B10, Folio 33 and All of Lot Numbered Sixteen B (16B), Trail Acre Estates as the same is shown and designated on the plat entitled "PLAT OF LOT 16A & 16B, TRAIL ACRE ESTATES, PROJECTED SECTION 32, T 11 N, R 3 E, N.M.P.M., CITY OF ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on September 28, 1990 in Volume 90C, Folio 234 more particularly described using New Mexico State Plane grid bearings (NAD 83) and ground distances as follows:

BEGINNING at the Southwest corner of the parcel herein described (a 1/2" rebar found in place) a point on the Northerly right of way line of Los Poblanos Ranch Lane N.W., said point also being the Southwest corner of said Lot 16B and the Southeast corner of Lot 17, Trail Acre Estates as the same is shown and designated on the plat entitled "LOTS 1 THROUGH 25, INCLUSIVE, TRAIL ACRE ESTATES SUBDIVISION, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on December 12, 1962 in Volume C5, Folio 137 whence the Albuquerque Central Survey Monument "DOUGLAS" bears S 07° 45' 04" W, 1953.35 feet distant; Thence,

N 11° 56' 24" E, 78.85 feet along a line common to said Lots 16B and 17 to a corner common to said Lots 15A and 16A, Trail Acres Estates (a 5/8" rebar and cap stamped "L.S. 9750" set); Thence Southeasterly, Southerly and Northeasterly along a line common to said Lots 16A and 16B for the following four (4) courses:

S 77° 47' 58" E, 68.32 feet to a point (a 5/8" rebar and cap stamped "L.S. 9750" set); Thence,

S 11° 53' 49" W, 15.00 feet to a point (a 5/8" rebar and cap stamped "L.S. 9750" set); Thence,

S 78° 08' 36" E, 36.51 feet to a point on the Easterly line of said Lot 15-A and the Southeast corner of said Lot 16A (a 1/2" rebar and cap stamped "L.S. 6446" found in place); Thence,

N 12° 00' 49" E, 132.48 feet along a line common to said Lots 15-A and 16A to the Northwest corner of said Lot 15-A and the Northeast corner of said Lot 16A (a 1" iron pipe found in place) said point also being a point on the Southerly right of way line of Sandia Road N.W.; Thence,

S 78° 01' 12" E, 109.93 feet along said Southerly right of way line of Sandia Road N.W. to the Northeast corner of said Lot 15-A and the Northwest corner of said Lot 16-B (a 1/2" rebar and cap stamped "L.S. 5300" found in place); Thence,

S 04° 54' 56" W, 103.59 feet along a line common to said Lots 15-A and 15-B to the Southeast corner of said Lot 15-A and the Southwest corner of said Lot 15-B (a 1/2" rebar and cap stamped "L.S. 5300" found in place) said point also being a point on the Northerly line of Lot 1, Maestas Subdivision as the same is shown and designated on the plat entitled "PLAT OF MAESTAS SUBDIVISION, LOTS 1,2,3,4,5 AND 6 ALL OF TRACT 39A2 7 39F, M.R.G.C.D. MAP 32, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on November 2, 1989 in Volume C40, Folio 35; Thence,

N 77° 10' 51" W, 67.45 feet along a line common to said Lot 1 and Lot 15-A to the Northwest corner of said Lot 1 (a 1" iron pipe found in place); Thence,

S 12° 59' 16" W, 48.36 feet along a line common to said Lot 1 and Lot 15-A to the Southeast corner of said Lot 15-A (a 1/2" rebar found in place); Thence,

S 12° 59' 15" W, 48.01 feet along a line common to said Lot 1 and said Lot 16B to the Southwest corner of said Lot 1 and the Southeast corner of said Lot 16B (a 5/8" rebar and cap stamped "L.S. 9750" set) said point also being a point on said Northerly right of way line of Los Poblanos Ranch Lane N.W.; Thence,

N 77° 17' 35" W, 158.42 feet along said Northerly right of way line of Los Poblanos Ranch Lane N.W. to the Southwest corner and point of beginning of the parcel herein described.

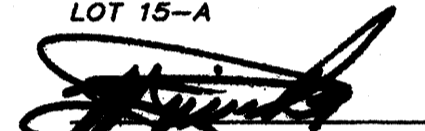
Said parcel contains 0.5709 acre, more or less.

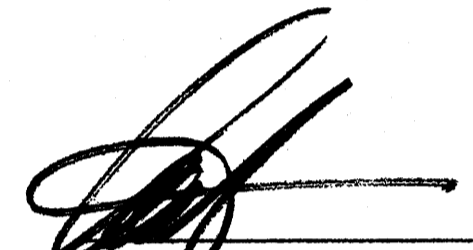
**FREE CONSENT**

SURVEYED and REPLATTED and now comprising, PLAT OF LOTS 15-A-1 AND 16B-1, TRAIL ACRES ESTATES (BEING A REPLAT OF LOTS 15-A AND 16B, TRAIL ACRE ESTATES) SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 32, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. 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 represent that they are so authorized to act.

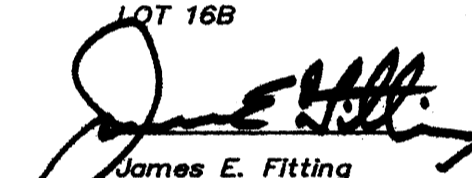
**OWNER(S)**

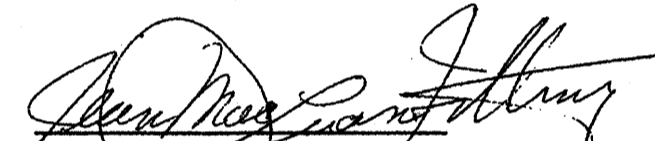
LOT 15-A

  
Lester H. Swindle

  
Consuelo E. Swindle

LOT 16B

  
James E. Fitting

  
Jean Maclean Fitting

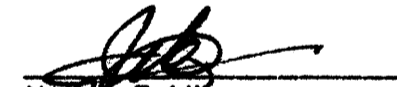
**SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS**

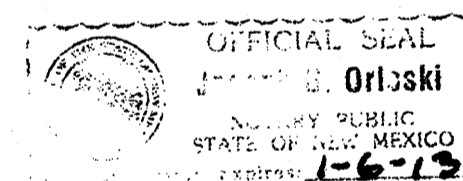
"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on this 10<sup>TH</sup> day of JANUARY, 2010, by Lester H. Swindle and Consuelo E. Swindle.


  
Notary Public  
1-06-13  
My commission expires

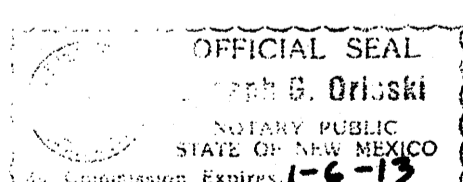


**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on this 7<sup>TH</sup> day of DECEMBER, 2010, by James E. Fitting and Jean Maclean Fitting.

  
Notary Public  
1-6-13  
My commission expires



DOCH 2011017099

02/18/2011 09:19 AM Page: 2 of 3  
PLAT R: \$17.00 B: 2010 P: 0014 R: Tulous Olivero, Bernalillo Cour



SHEET 2 OF 3

**SURVOTEK, INC.**

Consulting Surveyors Phone: 506-897-3366  
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 506-897-3377

PLAT OF  
**LOTS 15-A-1 AND 16B-1**  
**TRAIL ACRE ESTATES**

(BEING A REPLAT OF LOTS 15-A AND 16B, TRAIL ACRE ESTATES)

SITUATE WITHIN

**THE ELENA GALLEGOS GRANT**  
**PROJECTED SECTION 32, TOWNSHIP 11 NORTH, RANGE 3 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**

NOVEMBER, 2010

DOCH 2011017099

02/18/2011 09:19 AM Page: 3 of 3  
 PLAT R:\$17.00 B: 2010 P: 0014 H: Toulous Olivere, Bernalillo Cour

**LOT 17**  
**TRAIL ACRE ESTATES**  
 FILED 12-12-1962, IN VOL. C5, FOLIO 137

**LOT 16A**  
**TRAIL ACRE ESTATES**  
 FILED 9-28-1990, IN VOL. 90C, FOLIO 234

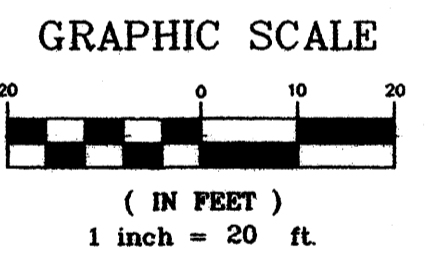
**LOT 15-A-1**  
 0.2806 Ac.

LOT 15-A

**LOT 15-B**  
**TRAIL ACRE ESTATES**  
 FILED 1-14-1975, IN VOL. B10, FOLIO 33

**NOTE:**

Lots 15-A and 15-B are subject to that certain Encroachment Agreement filed March 6, 1989, in Book Misc. 721A, Page 971, records of Bernalillo County, New Mexico.



**Existing Easement Legend**

- (A) Existing 7' Private Sewerline Easement granted by plat filed September 28, 1990 in Volume 90C, Folio 235 for the benefit and use by the owner of Lot 16A and is to be maintained by said owner.
- (B) Existing 8.35' Public Roadway Easement per plat filed September 28, 1990 in Volume 90C, folio 234.



Albuquerque Control Survey Monument "DOUGLAS"  
 New Mexico State Plane Coordinates  
 Central Zone (NAD 83) as published  
 North= 1,505,417.495 feet  
 East= 1,520,286.421 feet  
 Elevation= Not published  
 Delta Alpha= -00°3'52.53"  
 Ground to Grid Factor= 0.999682452

LINE TABLE		
LINE	LENGTH	BEARING
L1	75.00	S11°53'49"W
L2	36.51	S78°08'36"E

SHEET 3 OF 3

**SURVOTEK, INC.**

Consulting Surveyors  
 8984 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366  
 Fax: 505-897-3377



**BOUNDARY SURVEY PLAT**  
**LOTS 15-A AND 16B**  
**TRAIL ACRE ESTATES**  
 SITUATE WITHIN  
**THE ELENA GALLEGOS GRANT**  
**PROJECTED SECTION 32, TOWNSHIP 11 NORTH, RANGE 3 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**

NOVEMBER, 2010

**LEGAL DESCRIPTION**

Lot numbered Fifteen-A (15-A) of the Summary Plat of Lot 15, Trail Acres Estates Subdivision, Albuquerque, New Mexico, as the same is shown and designated on said Plat, filed in the office of the County Clerk of Bernalillo County, New Mexico on January 14, 1975, in Plat Book B10, Folio 33.

The above legal description is the same as within the title report prepared for this property by Lawyers Title Company of New Mexico, Commitment No. 6111003449, dated March 13, 2009.

Lot Numbered Sixteen B (16B), Trail Acre Estates as the same is shown and designated on the plat entitled "PLAT OF LOT 16A & 16B, TRAIL ACRE ESTATES, PROJECTED SECTION 32, T 11 N, R 3 E, N.M.P.M., CITY OF ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on September 28, 1990 in Volume 90C, Folio 234.

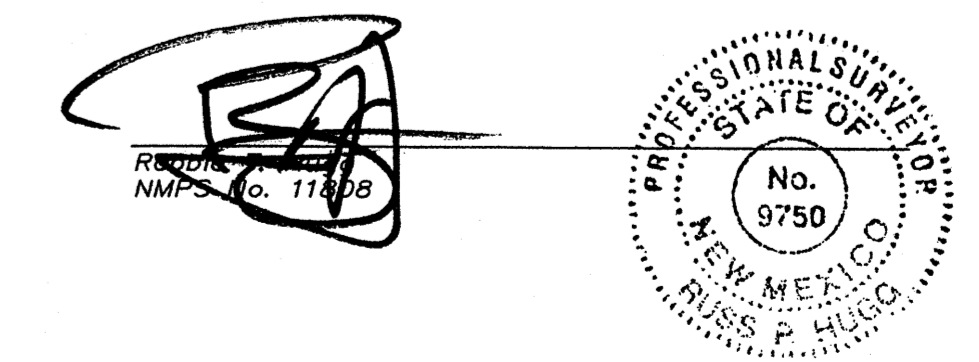
**GENERAL NOTES**

1. Bearings are New Mexico State Plane grid bearings, Central Zone - NAD83.
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 parentheses ( ).
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" or "HUGG L.S. 11808" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or "HUGG L.S. 11808", or a concrete nail with brass disk stamped "HUGG L.S. 9750" or "HUGG L.S. 11808" unless otherwise indicated hereon.
7. Field surveys were performed during the month of November, 2010.
8. Documents used in the preparation of this survey are as follows:
  - A. Plat entitled "PLAT OF LOT 16A & 16B, TRAIL ACRE ESTATES, PROJECTED SECTION 32, T 11 N, R. 3 E., N.M.P.M., CITY OF ALBUQUERQUE, NEW MEXICO", filed September 28, 1990, in Volume 90C, Folio 234, records of Bernalillo County, New Mexico.
  - B. Plat entitled "SUMMARY PLAT OF LOT 15, TRAIL ACRE ESTATES SUBDIVISION, ALBUQUERQUE, NEW MEXICO", filed January 14, 1975, in Volume B10, Folio 33, records of Bernalillo County, New Mexico.
  - C. Plat entitled "LOTS 1 THROUGH 25, INCLUSIVE, TRAIL ACRE ESTATES SUBDIVISION, ALBUQUERQUE, NEW MEXICO", filed December 12, 1962, in Volume C5, Folio 137, records of Bernalillo County, New Mexico.
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  - E. Title report prepared for this property by Lawyers Title Company of New Mexico, Commitment No. 6111003449, dated March 13, 2009.
9. This property is subject to all exceptions pertaining to this property as listed in SCHEDULE B - SECTION II of the Title Report prepared for this property by Lawyers Title Company of New Mexico, Commitment No. 6111003449, dated March 13, 2009.
10. The above described Title Commitment was used in defining easements as shown hereon. Where possible, said easements have been plotted.
11. Bernalillo County Zone Atlas Page: F-14-Z

**SURVEYOR'S CERTIFICATION**

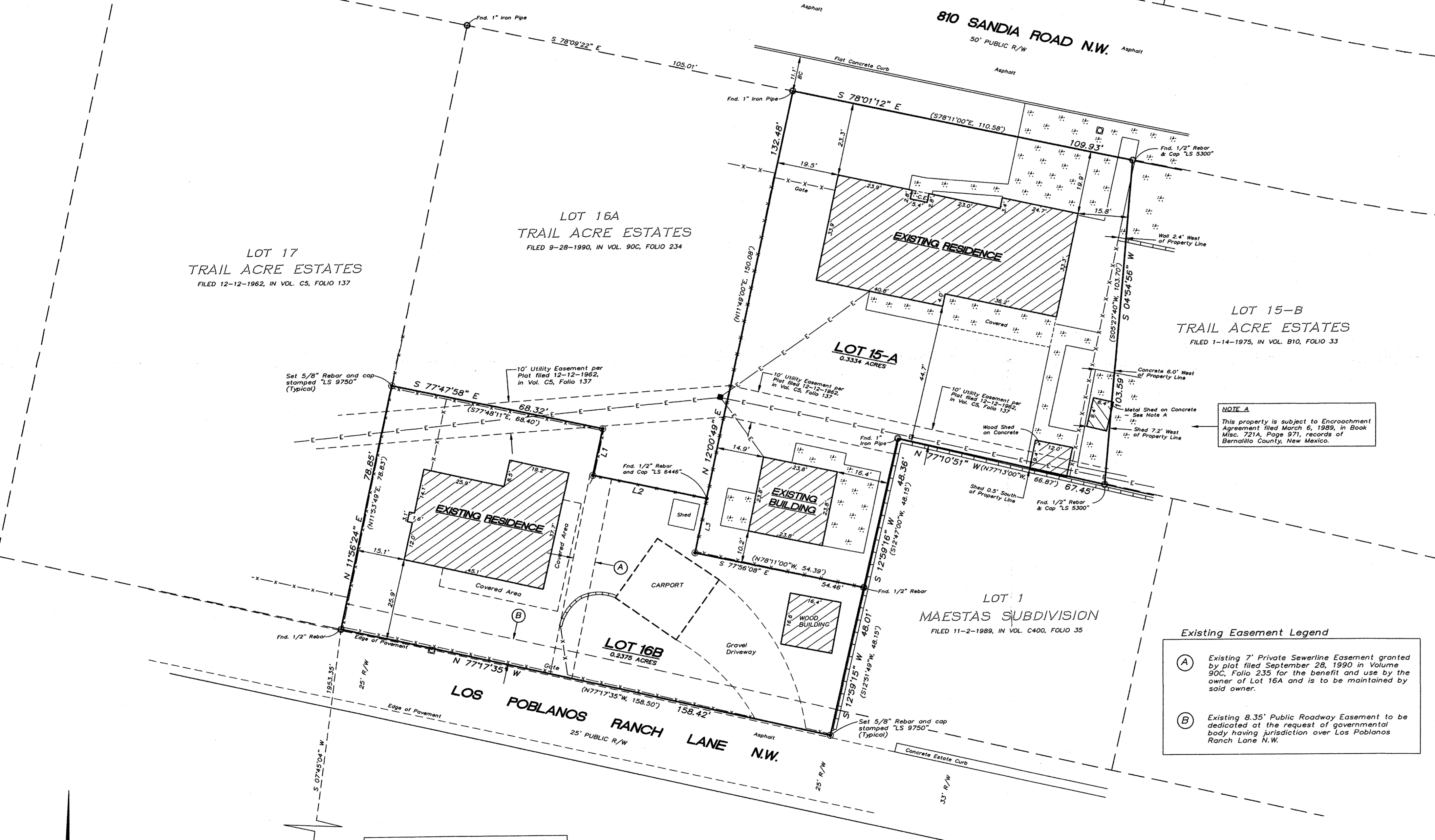
I, Robbie T. Hugg, New Mexico Professional Surveyor Number 11808, hereby certify that this Boundary Survey Plat was prepared from an actual ground survey performed by me or under my supervision; that I am responsible for this survey; that this survey is true and correct to the best of my knowledge and belief; and that this Boundary Survey Plat and the field survey upon which it is based meet the Minimum Standards for Surveying in New Mexico; and that this is based on a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a Boundary Survey Plat of one existing lot.

IN WITNESS WHEREOF, this certificate is executed at Albuquerque, New Mexico, on this 19th day of November, 2010.



**LEGEND**

- BLOCK WALL
- ⊗ ELECTRIC PEDESTAL
- ⊠ WATER METER
- CONCRETE AREA
- OVERHEAD UTILITY LINE
- POWER POLE
- WOOD FENCE



**NOTE A**  
 This property is subject to Encroachment Agreement filed March 6, 1989, in Book Misc. 721A, Page 971, records of Bernalillo County, New Mexico.

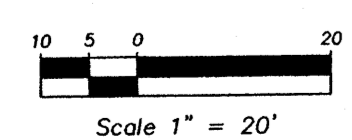
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(B) Existing 8.35' Public Roadway Easement to be dedicated at the request of governmental body having jurisdiction over Los Poblanos Ranch Lane N.W.

LINE	LENGTH	BEARING
L1	15.00	S11°53'49"W
L2	36.51	S78°08'36"E

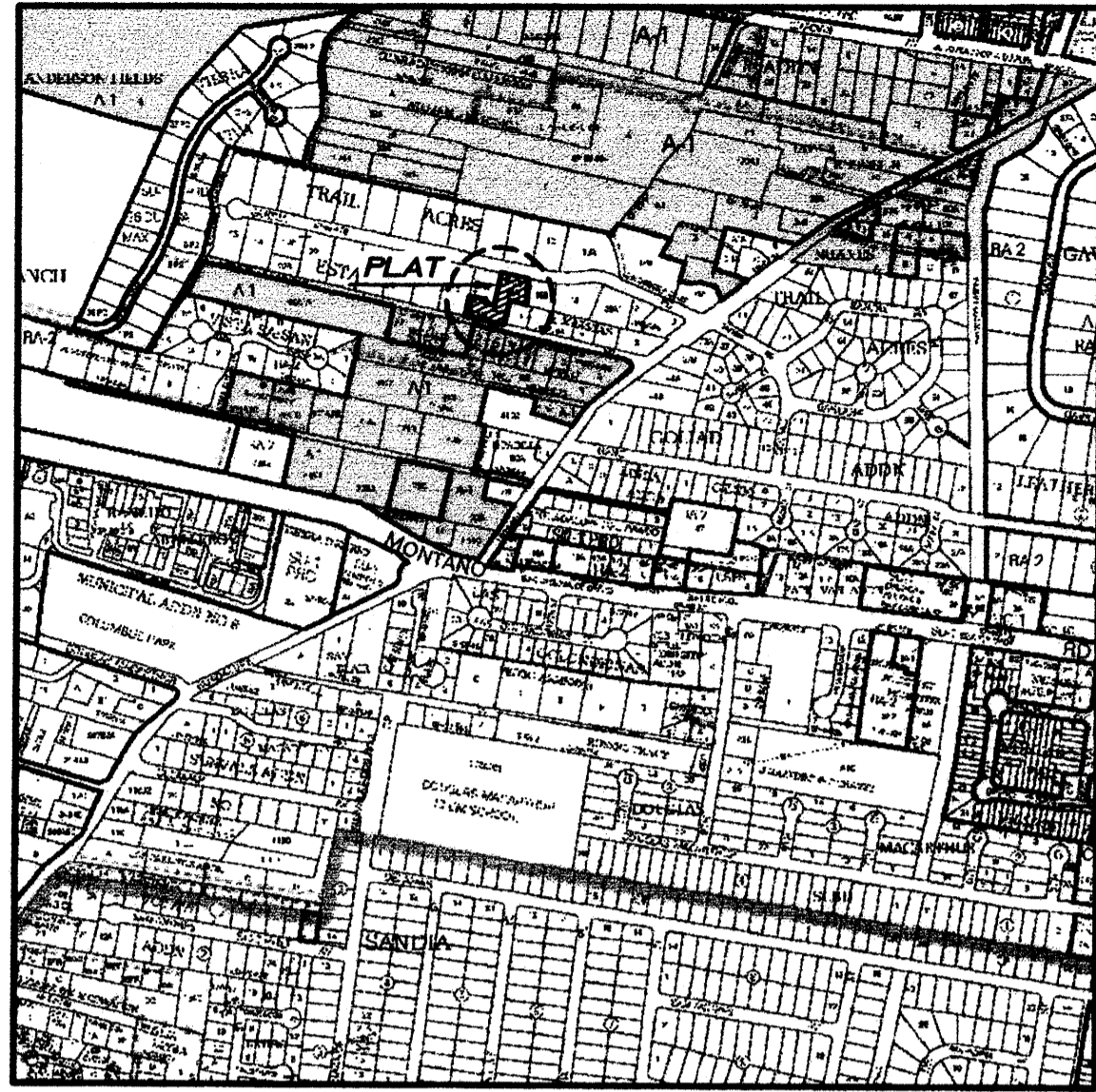
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 North = 1,505,417.493 feet  
 East = 1,520,286.421 feet  
 Elevation: Not published  
 Delta Alpha = -001'352.53"  
 Ground to Grid Factor = 0.999682452



**FLOOD ZONE DETERMINATION**

This property (as shown hereon) appears to lie within Flood Zone "X" (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.) in accordance with the National Flood Insurance Program Rate Map # 35001C0119 G, Effective Date 9-26-2008.

**SURV TEK, INC.**  
 Consulting Surveyors  
 8304 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3368  
 Fax: 505-897-3377



VICINITY MAP  
N.T.S.

**GENERAL NOTES**

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- Distances are ground.
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**SUBDIVISION DATA**

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 Total number of new Lots created: 2  
 Gross Subdivision acreage: 0.5709 acres.

**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:**

- Plat entitled "LOTS 1 THROUGH 25, INCLUSIVE, TRAIL ACRE ESTATES SUBDIVISION, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on December 12, 1962 in Volume C5, Folio 137.
- Plat entitled "SUMMARY PLAT OF LOT 15, TRAIL ACRE ESTATES SUBDIVISION, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 14, 1975 in Volume B10, Folio 33.
- Plat entitled "PLAT OF LOT 16A & 16B, TRAIL ACRE ESTATES, PROJECTED SECTION 32, T 11 N, R 3 E, N.M.P.M., CITY OF ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on September 28, 1990 in Volume 90C, Folio 234.
- Plat entitled "PLAT OF MAESTAS SUBDIVISION, LOTS 1,2,3,4,5 AND 6 ALL OF TRACT 39A2 7 39F, M.R.G.C.D. MAP 32, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on November 2, 1989 in Volume C40, Folio 35.

**TREASURERS CERTIFICATION**

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

Bernalillo County Treasurer

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- 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.
- 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.
- QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

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 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 transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') 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 nor release any easement or easement rights to which it may have been granted by prior plat, replat or other document and which are not shown on this plat.

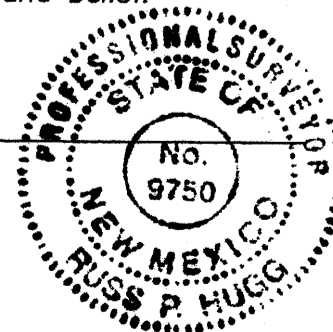
**PURPOSE OF PLAT:**

The purpose of this plat is to adjust the interior lot line between existing Lots 15-A and 16B as shown hereon. No new easements are granted by this plat.

**SURVEYOR'S 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 direct supervision; that it meets the Standards for Land Surveys in the State of 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  
 NMPS No. 9750  
 November 22, 2010



PLAT OF  
 LOTS 15-A-1 AND 16B-1  
 TRAIL ACRE ESTATES

(BEING A REPLAT OF LOTS 15-A AND 16B, TRAIL ACRE ESTATES)

SITUATE WITHIN  
 THE ELENA GALLEGOS GRANT  
 PROJECTED SECTION 32, TOWNSHIP 11 NORTH, RANGE 3 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2010

PROJECT NUMBER: \_\_\_\_\_

Application Number: \_\_\_\_\_

**PLAT APPROVAL**

**Utility Approvals:**

<i>Fernando Vigil</i> Public Service Company of New Mexico (PNM)	12-2-10 Date
<i>M. H.</i> New Mexico Gas Company (NMGC)	12-06-10 Date
<i>Ulrich Ramirez</i> QWest Corporation	12-02-10 Date
Comcast	_____ Date

**City Approvals:**

<i>[Signature]</i> City Surveyor Department of Municipal Development	1-11-11 Date
Real Property Division	_____ Date
Environmental Health Department	_____ Date
Traffic Engineering, Transportation Division	_____ Date
A.B.C.W.U.A.	_____ Date
Parks and Recreation Department	_____ Date
AMAFC	_____ Date
City Engineer	_____ Date
DRB Chairperson, Planning Department	_____ Date

SHEET 1 OF 3  
**SURVTEK, INC.**

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



**PLAT OF  
LOTS 15-A-1 AND 16B-1  
TRAIL ACRE ESTATES**

(BEING A REPLAT OF LOTS 15-A AND 16B, TRAIL ACRE ESTATES)

SITUATE WITHIN

**THE ELENA GALLEGOS GRANT  
PROJECTED SECTION 32, TOWNSHIP 11 NORTH, RANGE 3 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO**

NOVEMBER, 2010

**LEGAL DESCRIPTION**

That certain parcel of land situate within the Elena Gallegos Grant in projected Section 32, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising All of Lot Numbered Fifteen-A (15-A), Trail Acre Estates Subdivision as the same is shown and designated on the plat entitled "SUMMARY PLAT OF LOT 15, TRAIL ACRE ESTATES SUBDIVISION, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 14, 1975 in Volume B10, Folio 33 and All of Lot Numbered Sixteen B (16B), Trail Acre Estates as the same is shown and designated on the plat entitled "PLAT OF LOT 16A & 16B, TRAIL ACRE ESTATES, PROJECTED SECTION 32, T 11 N, R 3 E, N.M.P.M., CITY OF ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on September 28, 1990 in Volume 90C, Folio 234 more particularly described using New Mexico State Plane grid bearings (NAD 83) and ground distances as follows:

BEGINNING at the Southwest corner of the parcel herein described (a 1/2" rebar found in place) a point on the Northerly right of way line of Los Poblanos Ranch Lane N.W., said point also being the Southwest corner of said Lot 16B and the Southeast corner of Lot 17, Trail Acre Estates as the same is shown and designated on the plat entitled "LOTS 1 THROUGH 25, INCLUSIVE, TRAIL ACRE ESTATES SUBDIVISION, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on December 12, 1962 in Volume C5, Folio 137 whence the Albuquerque Control Survey Monument "DOUGLAS" bears S 07° 45' 04" W, 1953.35 feet distant; Thence,

N 11° 56' 24" E, 78.85 feet along a line common to said Lots 16B and 17 to a corner common to said Lots 16B and 16A, Trail Acres Estates (a 5/8" rebar and cap stamped "L.S. 9750" set); Thence Southeasterly, Southwesterly and Northeasterly along a line common to said Lots 16A and 16B for the following four (4) courses:

S 77° 47' 58" E, 68.32 feet to a point (a 5/8" rebar and cap stamped "L.S. 9750" set); Thence,

S 11° 53' 49" W, 15.00 feet to a point (a 5/8" rebar and cap stamped "L.S. 9750" set); Thence,

S 78° 08' 36" E, 36.51 feet to a point on the Easterly line of said Lot 15-A and the Southeast corner of said Lot 16A (a 1/2" rebar and cap stamped "L.S. 6446" found in place); Thence,

N 12° 00' 49" E, 132.48 feet along a line common to said Lots 15-A and 16A to the Northwest corner of said Lot 15-A and the Northeast corner of said Lot 16A (a 1" iron pipe found in place) said point also being a point on the Southerly right of way line of Sandia Road N.W.; Thence,

S 78° 01' 12" E, 109.93 feet along said Southerly right of way line of Sandia Road N.W. to the Northeast corner of said Lot 15-A and the Northwest corner of said Lot 16-B (a 1/2" rebar and cap stamped "L.S. 5300" found in place); Thence,

S 04° 54' 56" W, 103.59 feet along a line common to said Lots 15-A and 15-B to the Southeast corner of said Lot 15-A and the Southwest corner of said Lot 15-B (a 1/2" rebar and cap stamped "L.S. 5300" found in place) said point also being a point on the Northerly line of Lot 1, Maestas Subdivision as the same is shown and designated on the plat entitled "PLAT OF MAESTAS SUBDIVISION, LOTS 1,2,3,4,5 AND 6 ALL OF TRACT 39A2 7 39F, M.R.G.C.D. MAP 32, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on November 2, 1989 in Volume C40, Folio 35; Thence,

N 77° 10' 51" W, 67.45 feet along a line common to said Lot 1 and Lot 15-A to the Northwest corner of said Lot 1 (a 1" iron pipe found in place); Thence,

S 12° 59' 16" W, 48.36 feet along a line common to said Lot 1 and Lot 15-A to the Southeast corner of said Lot 15-A (a 1/2" rebar found in place); Thence,

S 12° 59' 15" W, 48.01 feet along a line common to said Lot 1 and said Lot 16B to the Southwest corner of said Lot 1 and the Southeast corner of said Lot 16B (a 5/8" rebar and cap stamped "L.S. 9750" set) said point also being a point on said Northerly right of way line of Los Poblanos Ranch Lane N.W.; Thence,

N 77° 17' 35" W, 158.42 feet along said Northerly right of way line of Los Poblanos Ranch Lane N.W. to the Southwest corner and point of beginning of the parcel herein described.

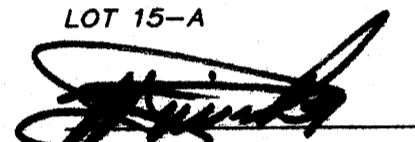
Said parcel contains 0.5709 acre, more or less.

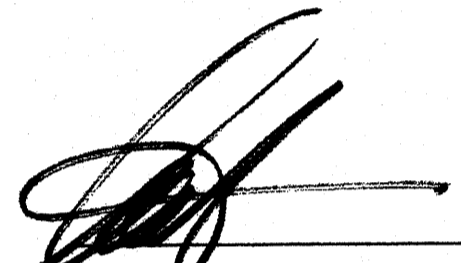
**FREE CONSENT**

SURVEYED and REPLATTED and now comprising, PLAT OF LOTS 15-A-1 AND 16B-1, TRAIL ACRES ESTATES (BEING A REPLAT OF LOTS 15-A AND 16B, TRAIL ACRE ESTATES) SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 32, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. 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 represent that they are so authorized to act.

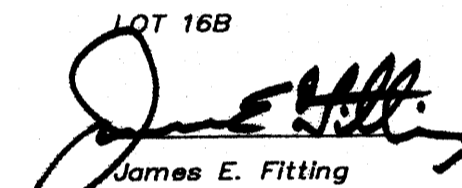
**OWNER(S)**

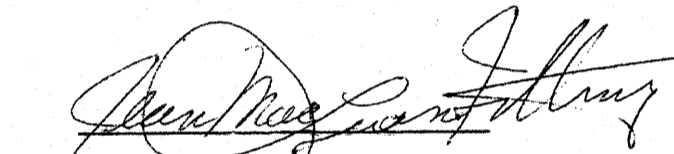
LOT 15-A

  
Lester H. Swindle

  
Consuelo E. Swindle

LOT 16B

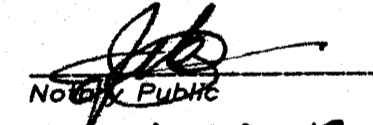
  
James E. Fitting

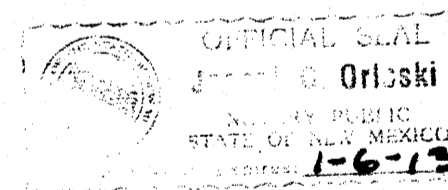
  
Jean Maclean Fitting

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on this 10<sup>TH</sup> day of JANUARY, 2010, by Lester H. Swindle and Consuelo E. Swindle.


  
Notary Public  
1-06-13  
My commission expires

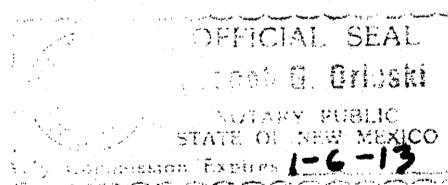


**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on this 7<sup>TH</sup> day of DECEMBER, 2010, by James E. Fitting and Jean Maclean Fitting.

  
Notary Public  
1-6-13  
My commission expires



**SECTION 14-14-7 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."



**SHEET 2 OF 3  
SURV●TEK, INC.**

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

PLAT OF  
**LOTS 15-A-1 AND 16B-1**  
**TRAIL ACRE ESTATES**

(BEING A REPLAT OF LOTS 15-A AND 16B, TRAIL ACRE ESTATES)  
 SITUATE WITHIN  
**THE ELENA GALLEGOS GRANT**  
**PROJECTED SECTION 32, TOWNSHIP 11 NORTH, RANGE 3 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**

NOVEMBER, 2010

**LOT 17**  
**TRAIL ACRE ESTATES**  
 FILED 12-12-1962, IN VOL. C5, FOLIO 137

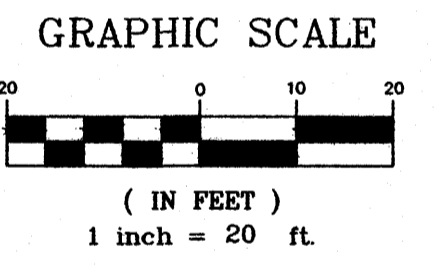
**LOT 16A**  
**TRAIL ACRE ESTATES**  
 FILED 9-28-1990, IN VOL. 90C, FOLIO 234

**LOT 15-A-1**  
 0.2806 Ac.

LOT 15-A

**LOT 15-B**  
**TRAIL ACRE ESTATES**  
 FILED 1-14-1975, IN VOL. B10, FOLIO 33

**NOTE:**  
 Lots 15-A and 15-B are subject to that certain Encroachment Agreement filed March 6, 1989, in Book Misc. 721A, Page 371, records of Bernalillo County, New Mexico.



**Existing Easement Legend**

(A) Existing 7' Private Sewerline Easement granted by plat filed September 28, 1990 in Volume 90C, Folio 235 for the benefit and use by the owner of Lot 16A and is to be maintained by said owner.

(B) Existing 8.35' Public Roadway Easement to be dedicated at the request of governmental body having jurisdiction over Los Poblanos Ranch Lane N.W.



Albuquerque Control Survey Monument "DOUGLAS"  
 New Mexico State Plane Coordinates  
 Central Zone (NAD 83) as published  
 North= 1,505,417.489 feet  
 East= 1,520,286.421 feet  
 Elevation= Not published  
 Delta Alpha= -00'13"52.53"  
 Ground to Grid Factor= 0.999682452

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00	S11°53'49"W
L2	36.51	S78°08'36"E

**SHEET 3 OF 3**  
**SURVOTEK, INC.**  
 Consulting Surveyors  
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
 Phone: 505-897-3368  
 Fax: 505-897-3377