



**LEGAL DESCRIPTION**  
 TRACTS LETTERED A AND B OF THE CORRECTED GLENDALE ESTATES UNIT 1, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO IN PLAT BOOK 2012C FOLIO 103

**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 THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES (TRANSFORMERS AND OTHER EQUIPMENT) 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 SERVICES.

**WEST CORPORATION D.B.A. CENTURY LINK CO.** FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

**COMCAST** 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 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 EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEES, INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN 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 DECKING, OR OTHER STRUCTURE 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 POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

**DISCLAIMER**  
 IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGCO), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGCO), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

**SUBDIVISION PLAT OF  
 LOTS 1-8 AND TRACT B-2  
 THE ESTATES AT GLENDALE, UNIT 2  
 BEING A RE-PLAT OF TRACTS A AND B  
 PROJECTED SECTION 7, T 11 N, R 4 E, N.M.P.M.  
 ELENA GALLEGOS GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER 2015**

PROJECT NUMBER: **1008656**  
**17-008 70052**

CITY APPROVALS

CITY SURVEYOR	<i>David P. Acosta</i>	DATE	2/15/17
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION		DATE	2-15-17
UTILITIES DEVELOPMENT	<i>E. Anderson</i>	DATE	2/15/17
PARKS AND RECREATION DEPARTMENT		DATE	2/16/17
A.M.P. CO.	<i>Paul Cadena</i>	DATE	02-15-17
ADCUWA		DATE	2/16/17
CITY ENGINEER	<i>John C. ...</i>	DATE	2-16-17
DRB CHAIRPERSON, PLANNING DEPARTMENT		DATE	2-16-17
REAL PROPERTY DIVISION		DATE	2-16-17

**UTILITY APPROVALS:**

PNM ELECTRIC SERVICES	<i>Francisco Vigil</i>	DATE	2-5-16
NEW MEXICO GAS	<i>[Signature]</i>	DATE	2/6/17
WEST CORPORATION D.B.A. CENTURY LINK CO.	<i>[Signature]</i>	DATE	2/14/2017
COMCAST	<i>[Signature]</i>	DATE	2/16/17

**PURPOSE OF PLAT:**  
 THE PURPOSE OF THIS PLAT IS TO CREATE 8 LOTS FROM 2 LOTS, GRANT PRIVATE ACCESS EASEMENTS, PRIVATE DRAINAGE EASEMENTS, PUBLIC WATER AND SANITARY EASEMENTS, VACATE EXISTING RIGHT OF WAY AND GRANT PUBLIC UTILITY EASEMENTS.

**NOTES:**

- BEARINGS ARE GRID BASED--NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 1983)
- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- ALL BOUNDARY CORNERS IDENTIFIED AS "SET" ARE 5/8" REBAR WITH CAP STAMPED "PS 21082", AND DEPICED AS NOTED UNLESS OTHERWISE INDICATED.
- BEARINGS AND DISTANCES IN ( ) ARE REDO'D.

**SUBDIVISION DATA:**  
 DRB#  
 ZONE ATLAS INDEX NO. B-19-2  
 DATE OF FIELD SURVEY: JULY, 2014  
 TOTAL NO. OF TRACTS EXISTING: 2  
 TOTAL NO. OF LOTS CREATED: 8  
 GROSS SUBDIVISION ACREAGE: 0.3163

**DOCUMENTS USED:**  
 THE ESTATES @ GLENDALE UNIT 1 VOL. 2012C FOLIO 103

**SOLAR COLLECTION NOTE:**  
 PER SECTION 14-14-4.7 OF THE SUBDIVISION ORDINANCE  
 NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

**FREE CONSENT AND VACATION:**  
 THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS LETTERED A AND B OF THE CORRECTED GLENDALE ESTATES UNIT 1, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND HEREBY GRANT ALL EASEMENTS AND VACATE ALL RIGHT OF WAY SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: *Randall J. Schmitt* 1/4/15  
 OWNER/DATE/ *Ashbor Home's LLC*

**ACKNOWLEDGMENT:**  
 STATE OF *California*  
 COUNTY OF *Los Angeles*  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 4<sup>th</sup> DAY OF NOV. 2015 BY RANDALL J. SCHMITT

NOTARY PUBLIC: *[Signature]*  
 MY COMMISSION EXPIRES: 05-25-2017

**THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON**  
 UNIFORM PROPERTY CODE #: 1-014-065-34803440126

BERNALILLO COUNTY TREASURER'S OFFICE: *Genie Stone*

DOC# 2017014802  
 REGISTERED 12:40:50 PM 01/21/17  
 2017-01-21 12:40:50 PM 01/21/17

SHEET INDEX  
 PAGE 1 COVER  
 PAGE 2 SUBDIVISION PLAT

**SURVEYOR'S CERTIFICATE:**  
 I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE, SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST, MEETS THE MINIMUM REQUIREMENTS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF SURVEYORS AND MAPPING ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007, AND THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, PROFESSIONAL SURVEYOR NO. 21082  
 DATE: 12-18-15

**CONSTRUCTION SURVEY TECHNOLOGIES, INC.**  
 MAILING: PO BOX 85285, ALBUQUERQUE, NM 87113 505-917-8921  
 OFFICE: 1806 CENTRAL AVE SE, SUITE 101, ALBUQUERQUE, NM 87108  
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PAGE 1 OF 2

