

ZONE ATLAS B-19-Z NO SCALE

**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:**

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

**SUBDIVISION DATA:**

DRB#  
 ZONE ATLAS INDEX NO. B-19-Z  
 DATE OF FIELD SURVEY: JULY, 2014  
 TOTAL NO. OF TRACTS EXISTING 2  
 TOTAL NO. OF LOTS CREATED 8  
 GROSS SUBDIVISION ACREAGE 3.5163

**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 ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

**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, TRANSFORMER, 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

QWEST CORPORATION D.B.A. CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY 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 PRIVILEGED 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 "GRANTEE", 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 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 PLAT.

**DISCLAIMER**

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), 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

**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. Schuille, MM 11/4/15  
 OWNER/DATE Ashton Home's LLC

**ACKNOWLEDGMENT**

STATE OF California  
 COUNTY OF San Diego

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 4<sup>th</sup> DAY OF NOV., 2015, BY RANDALL J. SCHUILLE

NOTARY PUBLIC: Sharilyn Sears  
 MY COMMISSION EXPIRES: 05-25-2017

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #: 1-014-065-3580344076

BERNALILLO COUNTY TREASURE'S OFFICE: George Stone

DOCH 2017014802  
 02/16/2017 12:40 PM Page: 1 of 2  
 PLAT R: \$25.00 S: 2017C P: 0021 Linda Stover, Bernalillo County  
 SHEET INDEX  
 PAGE 1. COVER  
 PAGE 2 SUBDIVISION 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  
17-028-70032

CITY APPROVALS:

CITY SURVEYOR	<u>Veronica M. ...</u>	DATE	<u>2/15/17</u>
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	<u>N/A</u>	DATE	<u>2-16-17</u>
UTILITIES DEVELOPMENT	<u>Chandora</u>	DATE	<u>2/15/17</u>
PARKS AND RECREATION DEPARTMENT	<u>N/A</u>	DATE	<u>2/16/17</u>
A.M.A.F.C.A.	<u>Trish Cadon</u>	DATE	<u>02-15-17</u>
ABCWUA	<u>N/A</u>	DATE	<u>2/16/17</u>
CITY ENGINEER	<u>Jeff ...</u>	DATE	<u>2-16-17</u>
DRB CHAIRPERSON, PLANNING DEPARTMENT	<u>N/A</u>	DATE	<u>2-15-17</u>
REAL PROPERTY DIVISION	<u>N/A</u>	DATE	<u>2-15-17</u>

UTILITY APPROVALS:

PNM ELECTRIC SERVICES	<u>Fernando Vigil</u>	DATE	<u>2-5-16</u>
NEW MEXICO GAS	<u>Off</u>	DATE	<u>2/6/17</u>
QWEST CORPORATION D.B.A. CENTURY LINK QC	<u>Off</u>	DATE	<u>2/14/2017</u>
COMCAST	<u>Off</u>	DATE	<u>2/6/17</u>

**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 STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT THE SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, NMPLS # 21082  
 DATE 12-18-15

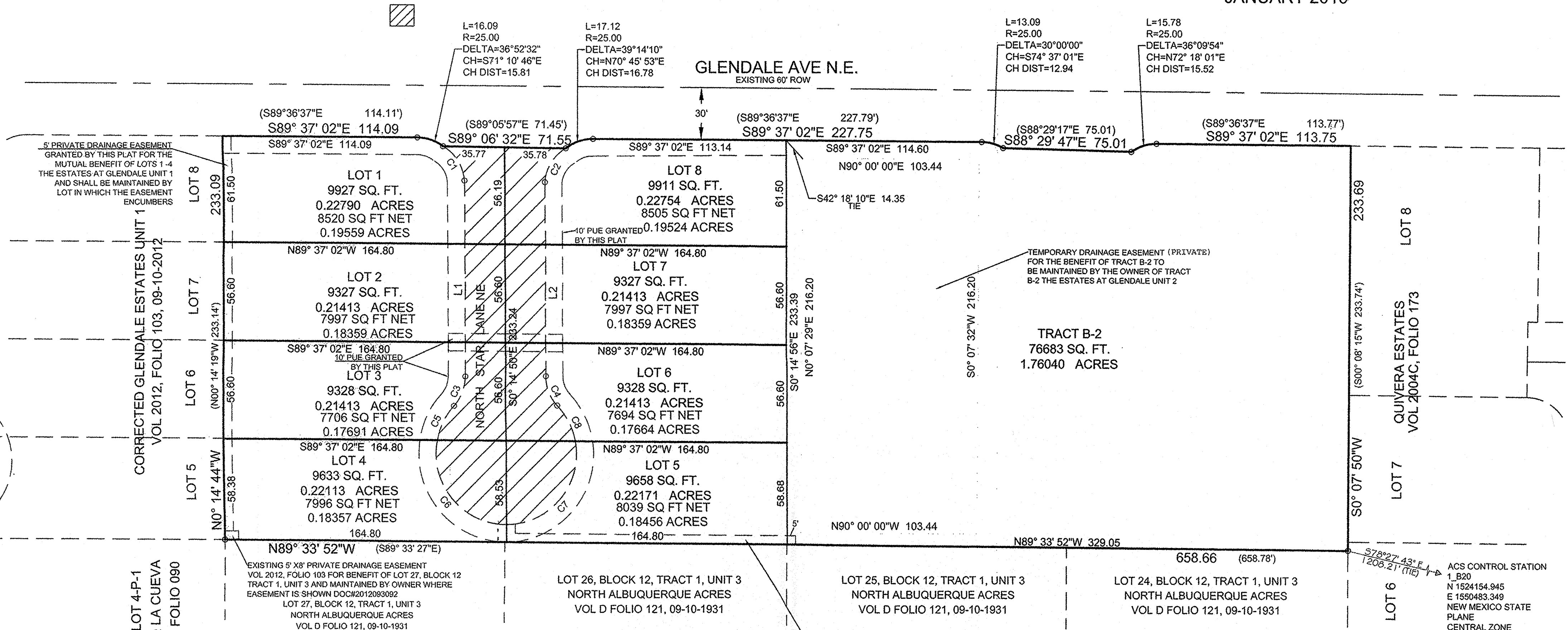
CONSTRUCTION SURVEY TECHNOLOGIES, INC.  
 MAILING: PO BOX 65395, ALBUQUERQUE, NM 87193 505-917-8921  
 OFFICE: 1606 CENTRAL AVE SE, SUITE 101, ALBUQUERQUE, NM 87106  
 NMSURVEYOR@GMAIL.COM

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  
 JANUARY 2016

**LEGEND OF SYMBOLS**

- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR WITH 1" MORASSE CAP "LS 21082 OR  
PK NAIL WITH SHINER "21082"

1.) 47' WIDE PRIVATE ACCESS, PRIVATE DRAINAGE, PUBLIC WATER AND SANITARY EASEMENT GRANTED BY THIS PLAT (SHADED AREA) FOR THE BENEFIT OF LOTS 1-8 AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION

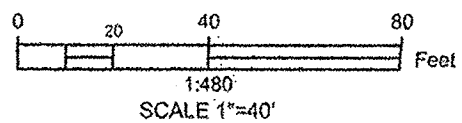


Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	24.29	25.00	55.66	N31° 55' 23"W	23.34
C2	23.96	25.00	54.91	S31° 55' 41"W	23.05
C3	18.63	25.00	42.71	N21° 06' 20"E	18.21
C4	18.63	25.00	42.71	S21° 36' 00"E	18.21
C5	22.54	41.00	31.49	S26° 42' 42"W	22.25
C6	72.43	41.00	101.21	S39° 38' 28"E	63.37
C7	71.52	41.00	99.95	N39° 46' 37"E	62.79
C8	23.44	41.00	32.75	N26° 34' 33"W	23.12

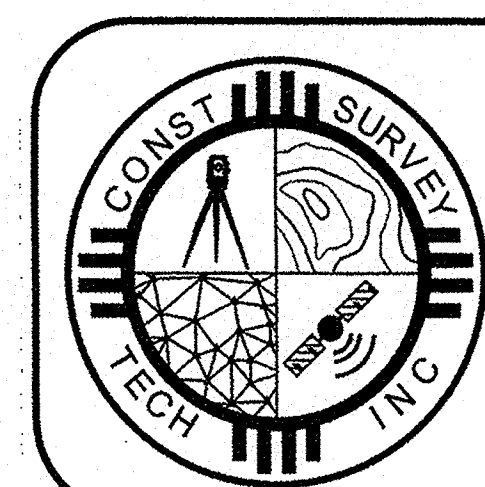
Line #	Length	Direction
L1	113.01	N0° 14' 50"W
L2	111.94	N0° 14' 50"W

5' PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT TO BE MAINTAINED BY THE ESTATES AT GLENDALE UNIT 2 HOMEOWNERS ASSOCIATION. FOR THE BENEFIT OF LOTS 25, 26 TRACT 1, UNIT 3 NORTH ALBUQUERQUE ACRES  
*tract B-2 estates at Glendale #2*

ACS CONTROL STATION  
 1\_B20  
 N 1524154.945  
 E 1550483.349  
 NEW MEXICO STATE PLANE  
 CENTRAL ZONE  
 G-G= 0.999651137  
 DELTA-ALPHA= -00°10'  
 24.45"  
 NAD 1983



DOCH 2017014802  
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 PLAT R-325 00 18 2017 C P: 0021 Linda Stover, Bernalillo County



**CONSTRUCTION SURVEY TECHNOLOGIES, INC**  
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