

VICINITY MAP ZONE ATLAS PAGE J-13

UTILITY APPROVALS

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, 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 COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.

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 GRANITOR FOR THE PURPOSE 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 (ABOVE-GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURES 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 POOL, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/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.

PUBLIC SERVICE CO. OF NEW MEXICO	DATE
QWEST COMMUNICATIONS	DATE
NEW MEXICO GAS COMPANY	DATE
COMCAST CABLE	DATE

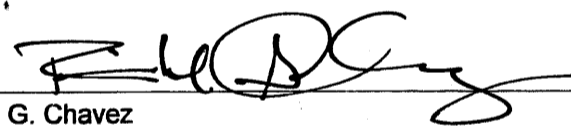
LEGAL DESCRIPTION

Lots numbered Seven (7), Eight (8), Nine (9) and Ten (10) in Block numbered Forty-four (44) of PEREA ADDITION, an Addition to the City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on May 1, 1891 in Book C2, Page 43, and being more particularly described as follows:

Beginning at the Northwest corner of the tract herein described, being a point on the east right-of-way line of Fifteenth Street N.W. which is identical to the Northwest corner of said Lot 7, whence the A.G.R.S. Station "5-J13A" bears N.59°55'42"W., 1697.59 feet distant;
Thence, S.78°52'35"E., 142.00 feet to the northeast corner of said tract;
Thence, S.11°07'25"W., 100.00 feet to the southeast corner of said tract;
Thence, N.78°52'35"W., 142.00 feet to the southwest corner of said tract;
Thence, N.11°07'25"E., 100.00 to the point of beginning. Said tract containing 0.3260 acre, more or less.

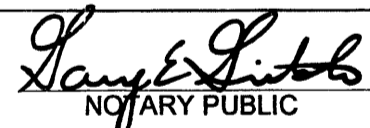
FREE CONSENT

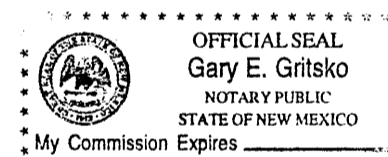
The undersigned owner of the property shown hereon does hereby consent to the platting of said property and the same is made with his free consent and in accordance with his desires. The undersigned hereby grants the easements as shown and noted hereon. The undersigned hereby certifies that he is authorized to so act. The undersigned warrants that he holds complete and indefeasible title in fee simple to the land being subdivided.


Richard G. Chavez

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Jan 29, 2011.
BY: Richard G. Chavez

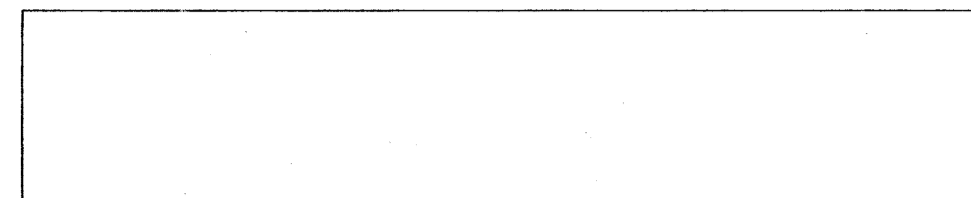
MY COMMISSION EXPIRES: 7/29/2012


Gary E. Gritsko
NOTARY PUBLIC



THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
UPC#:
PROPERTY OWNER OF RECORD:
BERNALILLO COUNTY TREASURER'S OFFICE:

County Clerk Recording Stamp

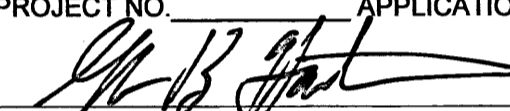


PLAT OF
LOTS 7-A & 10-A, BLOCK 44
PEREA ADDITION
Town of Albuquerque Grant
Projected Section 18, T10N, R3E, NMPM
City of Albuquerque
Bernalillo County, New Mexico
January 2011

PURPOSE OF PLAT

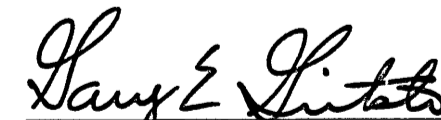
THE PURPOSE OF THIS PLAT IS TO ELIMINATE THE LOT LINES BETWEEN FOUR EXISTING LOTS, CREATING TWO NEW LOTS.

CITY DRB APPROVALS:

PROJECT NO. _____ APPLICATION NO. _____	
 CITY SURVEYOR	<u>2-1-11</u> DATE
TRAFFIC ENGINEERING	DATE
PARKS & RECREATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

SURVEYOR'S CERTIFICATION

I, Gary E. Gritsko, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.


Gary E. Gritsko
New Mexico Professional Surveyor, 8686

Jan. 25, 2011
Date

ALPHA PROFESSIONAL SURVEYING, INC.
P.O. BOX 46316, RIO RANCHO, NEW MEXICO 87174
(505) 892-1076 FAX (505) 891-0471
DRAWN BY: CS FILE NO: 11-001