

**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TOP CREATE ONE (1) LOT FROM SIX (6) LOTS, GRANT ADDITIONAL RIGHT OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS AND GRANT ADDITIONAL PUBLIC UTILITY EASEMENTS.

**SUBDIVISION DATA:**

DRB#	GROSS SUBDIVISION ACREAGE <u>0.4384 ACRES</u>
ZONE ATLAS INDEX NO. <u>K-17-Z</u>	CURRENT ZONING <u>OR-2</u>
DATE OF FIELD SURVEY <u>MAY 2011</u>	TALOS LOG NO. <u>2011032655</u>
TOTAL NO. OF LOTS EXISTING <u>6</u>	TOTAL MILEAGE OF
TOTAL NO. OF LOTS CREATED <u>1</u>	PRIVATE STREETS CREATED <u>0.0 MILES</u>
TOTAL MILEAGE OF	
PUBLIC STREETS CREATED <u>0 MILES</u>	

**NOTES:**

1. ALBUQUERQUE CONTROL STATIONS USED:

ALBUQUERQUE CONTROL STATION "6-K17" DATA:  
 STANDARD NMSHC BRASS CAP ( FOUND IN PLACE)  
 NEW MEXICO STATE PLANE NAD 1983 GRID COORDINATES ( CENTRAL ZONE)  
 X=1534401.719 Y=1484499.500 Z=5202.273  
 GROUND TO GRID FACTOR = 0.999667932  
 DELTA ALPHA = (-) 00°12'13.15"

ALBUQUERQUE CONTROL STATION "8-K17" DATA:  
 STANDARD NMSHC BRASS CAP ( FOUND IN PLACE)  
 NEW MEXICO STATE PLANE NAD 1983 GRID COORDINATES ( CENTRAL ZONE)  
 X=1537053.416 Y=1482785.731 Z=5232.489  
 GROUND TO GRID FACTOR = 0.999665849  
 DELTA ALPHA = (-) 00°11'54.69"

2. FIELD SURVEY PERFORMED IN MAY 2011

3. BASIS OF BEARING - NAD 83 STATE PLANE, NM CENTRAL ZONE GRID BEARINGS

4. ALL DISTANCES SHOWN ARE GROUND DISTANCES.

5. CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 8911", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.

6. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ( ) ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED.

7. SUBJECT TRACTS ARE LOCATED WITHIN ZONE X ( OTHER AREAS) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP BERNALILLO COUNTY, NEW MEXICO PANEL 142 OF 825, MAP NO. 35001C0142F, EFFECTIVE DATE NOVEMBER 19, 2003.

**DOCUMENTS USED:**

1. PLAT OF VALLEY VIEW ADDITION, FILED SEPTEMBER 02, 1911, VOLUME D1, FOLIO 32

**LEGAL DESCRIPTION:**

LOTS NUMBERED ONE (1) , TWO (2) , THREE (3) , FOUR (4) , FIVE (5) AND SIX (6) IN BLOCK NUMBERED ELEVEN (11) OF THE VALLEY VIEW ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 02, 1911 IN VOLUME D1, FOLIO 32 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, WHENCE FOR A TIE TO THE ALBUQUERQUE CONTROL STATION "6-K17" BEARS N64°20'14"W, 3486.97 FEET DISTANCE, THENCE, S89°33'44"E, 125.09 FEET DISTANCE ALONG THE SOUTHERLY RIGHT OF WAY OF COAL AVENUE SOUTHEAST TO THE NORTHEAST CORNER; THENCE, S00°26'16"W, 152.64 FEET DISTANCE ALONG THE WESTERLY RIGHT OF WAY OF JEFFERSON STREET SOUTHEAST TO THE SOUTHEAST CORNER; THENCE, N89°33'44"W, 125.09 FEET DISTANCE LEAVING SAID RIGHT OF WAY TO THE SOUTHWEST CORNER; THENCE, N00°26'16"E, 152.64 FEET DISTANCE TO THE NORTHWEST CORNER AND PLACE OF BEGINNING. SAID LOT CONTAINING 0.4384 ACRES, MORE OR LESS

**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 services.

**Qwest** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

**Cable TV** 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.

**FREE CONSENT AND DEDICATION:**

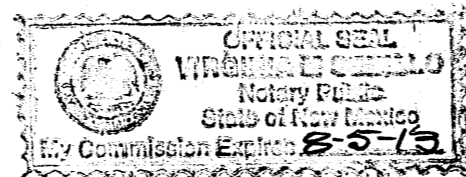
THE UNDERSIGNED OWNER (S) AND PROPRIETOR (S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF LOTS 1, 2, 3, 4, 5, 6, BLOCK 11 OF VALLEY VIEW ADDITION, BERNALILLO COUNTY, NEW MEXICO, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT 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 DO HEREBY GRANT EASEMENTS AS SHOWN HEREON AND HEREBY DEDICATE TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS ADDITIONAL R/W SHOWN HEREON. SAID OWNER (S) AND/OR PROPRIETOR (S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: F. W. Reed III  
 FREDERICK W REED III

ACKNOWLEDGMENT ) SS.

STATE OF NEW MEXICO

COUNTY OF BERNALILLO



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 19 DAY OF July, 2011, BY FREDERICK W REED III

NOTARY PUBLIC: Virginia L Maldonado

MY COMMISSION EXPIRES: 8-5-13

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #:  
 LOT 1 101705732109640902  
 LOT 2 101705732109640902  
 LOT 3 101705732108940907  
 LOT 4 101705732108940907  
 LOT 5 101705732108940907  
 LOT 6 101705732108940907  
 PROPERTY OWNER OF RECORD: REED FREDERICK W 111 2236 DURAND RD SW ALBUQUERQUE NM

BERNALILLO COUNTY TREASURE'S OFFICE: \_\_\_\_\_

PLAT OF  
**LOT 1-A, BLOCK 11**  
 VALLEY VIEW ADDITION  
 SECTION 23, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 MAY 2011

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

CITY APPROVALS: [Signature]  
 CITY SURVEYOR \_\_\_\_\_ DATE 8-9-11

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

UTILITIES DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

A.M.A.F.C.A. \_\_\_\_\_ DATE \_\_\_\_\_

ABCWUA \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

REAL PROPERTY DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

**UTILITY APPROVALS:**

PNM ELECTRIC SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

NEW MEXICO GAS \_\_\_\_\_ DATE \_\_\_\_\_

QWEST TELECOMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST \_\_\_\_\_ DATE \_\_\_\_\_

**SOLAR COLLECTION NOTE:**

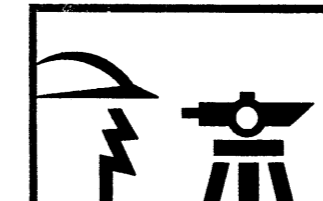
PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

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.

**SURVEYOR'S CERTIFICATE:**

I, DAVID R VIGIL, NEW MEXICO PROFESSIONAL SURVEYOR NO. 8911, 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 REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

David R. Vigil  
 DAVID R. VIGIL, NMPLS NO. 8911



CONSTRUCTION SURVEY TECHNOLOGIES, INC

5030 FAIRFAX DRIVE NW, ALBUQUERQUE, NM 87114 505-917-8921

