

LOCATION MAP

ZONE ATLAS INDEX MAP No. G-14
NOT TO SCALE

SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index No. G-14
3. Gross Subdivision Acreage: 2.1653 Acres.
4. Total Number of Tracts Created: 1 Tract
5. Total mileage of partial Street right-of-way created: 0.044 mile
6. Date of Survey: October, 2011
7. Plat is located within the Town of Albuquerque Grant, within projected Section 5 Township 10 North, Range 3 East, NMPM

PURPOSE OF PLAT

Dedicate additional public street right-of-way, eliminate parcel lines created by previous conveyances in order to create one tract, and to grant easements.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (NAD 83 Central Zone). Basis of Bearings is between City of Albuquerque control monuments "SMW-8" & "A-438" Bearing = S44°53'22"E
2. Distances are ground distances.
3. Record bearings and distances are shown in parenthesis and the same as shown on the Plat of Northfields Addition filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 19, 1952 in Book C2, Page 100.
4. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico.
5. Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "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."
6. The 16 foot Right-of-Way dedication is per the Concept B Fourth Street Redesign as defined on page 84 of the North Fourth Street Rank III Corridor Plan.

PUBLIC UTILITY EASEMENTS

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, and 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.
- C. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. 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 (above ground 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.

DESCRIPTION

A certain tract of land located within the Town of Albuquerque Grant, within projected section 5, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Tract B, Northfields Addition 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 June 19, 1952 in Book C2, page 100, said Tract also being referred to as Parcel 1 and Parcel 2 as described in the warranty deed filed in the office of the County Clerk of Bernalillo County, New Mexico on March 28th, 2003 in Book A53, Page 466, and being more particularly described by New Mexico State Plane grid bearings (NAD83, Central Zone) and ground distances as follows:

BEGINNING at a found 1" rebar and survey cap stamped "NMLS 8686" at the northwest corner of the tract herein described, identical to the northwest corner of said Tract B, also being a point on the southerly right-of-way of Mildred Avenue NW, WHENCE the City of Albuquerque Control Station "SMW-8" having New Mexico State Plane Grid Coordinates (NAD83, Central Zone) N=1,498,475.704 and E=1,520,419.554 bears N86°30'41"W a distance of 1358.83 feet;

THENCE along the northerly boundary of the tract herein described, coincident with the northerly boundary of said Tract B and the southerly right-of-way of Mildred Avenue NW, S80°50'26"E a distance of 409.91 feet to a found chiseled "X" in concrete at the northeast corner of the tract herein described, identical to the northeast corner of said Tract B, also being the intersection of the southerly right-of-way of Mildred Avenue NW and the westerly right-of-way of Fourth Street NW;

THENCE leaving said southerly right-of-way of Mildred Avenue NW along the easterly boundary of the tract herein described, coincident with the easterly boundary of said Tract B and said westerly right-of-way of Fourth Street NW, S09°08'51"W a distance of 230.12 feet to a found nail and shiner "PS 8686" at the southeast corner of the tract herein described, identical to the southeast corner of said Tract B;

THENCE leaving said westerly right-of-way of Fourth Street along the southerly boundary of the Tract herein described, coincident with the southerly boundary of said Tract B and also being the northerly right-of-way of the Alameda Drain, N80°50'24"W a distance of 409.87 feet to the southwest corner of the tract herein described, identical to the southwest corner of said Tract B;

THENCE leaving said northerly right-of-way of the Alameda Drain along the westerly boundary of the tract herein described, coincident with the westerly boundary of said Tract B, N09°08'20"E a distance of 230.11 feet to the POINT OF BEGINNING.

This tract contains 2.1653 acres, more or less.

FREE CONSENT AND DEDICATION

The tract shown hereon is with the Free Consent and in accordance with the desires of the undersigned owner(s). Said owner(s) does hereby dedicate additional public street right-of-way for Fourth Street NW as shown hereon to the City of Albuquerque, New Mexico in Fee Simple, and grants any easements created by this plat. Said owner does consent to all of the foregoing and does hereby certify that this subdivision is its free act and deed.

CITY OF ALBUQUERQUE

BY: *Robert J. Perry*
Robert J. Perry, Chief Administrative Officer
City of Albuquerque

State of New Mexico)
 SS
County of Bernalillo)

This instrument was acknowledged before me on 21 day of October, 2011, by Robert J. Perry, Chief Administrative Officer, City of Albuquerque

My Commission Expires: 2/17/13 *Marc E. Chavez*
Notary Public

2/17/13

**PLAT OF
TRACT B-1
NORTHFIELDS ADDITION**
(A REPLAT OF TRACT B, NORTHFIELDS ADDITION)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2011

PROJECT NUMBER _____

APPLICATION NUMBER _____

PLAT APPROVAL

UTILITY APPROVALS:

QWEST CORPORATION d/b/a CENTURYLINK QC _____ DATE _____

COMCAST CABLE _____ DATE _____

PNM ELECTRIC SERVICES _____ DATE _____

NEW MEXICO GAS COMPANY _____ DATE _____

CITY APPROVALS:

M.B. Paul _____ 10-21-11
CITY SURVEYOR _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY _____ DATE _____

PARKS & RECREATION DEPARTMENT _____ DATE _____

A.M.A.F.C.A. _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # _____

PROPERTY OWNER OF RECORD _____

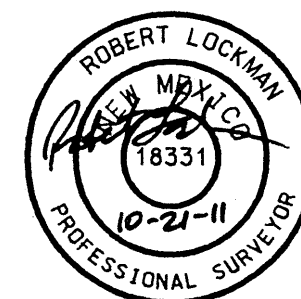
BERNALILLO COUNTY TREASURER'S OFFICE _____ DATE _____

SURVEYOR'S CERTIFICATION

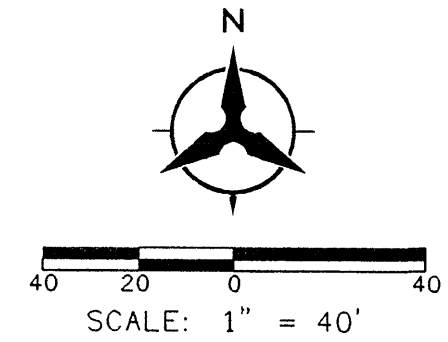
I, Robert Lockman, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Robert Lockman
Robert Lockman
New Mexico Professional Surveyor 18331

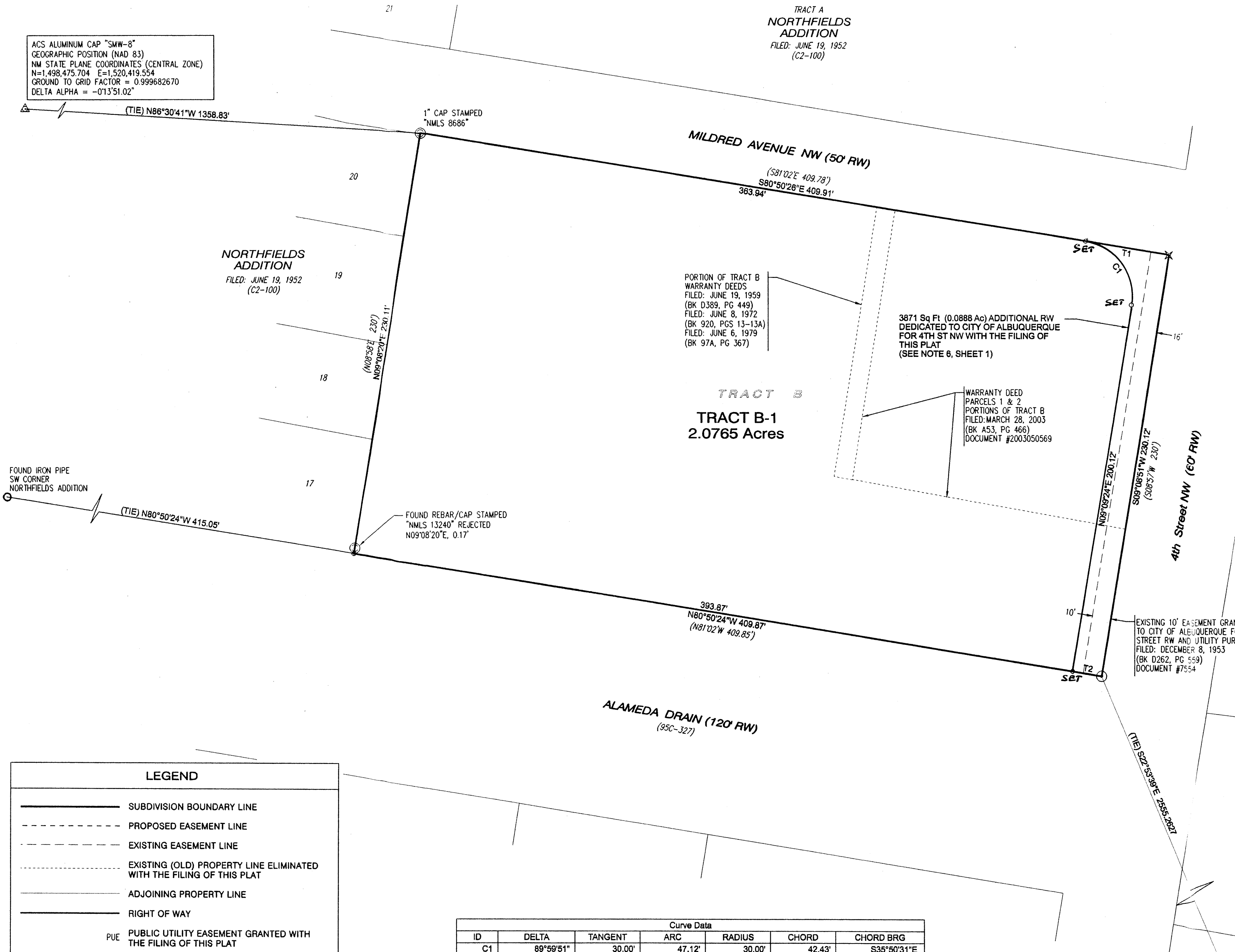
Date: October 21, 2011



PLAT OF
TRACT B-1
NORTHFIELDS ADDITION
 (A REPLAT OF TRACT B, NORTHFIELDS ADDITION)
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2011



ACS ALUMINUM CAP "SMW-8"
 GEOGRAPHIC POSITION (NAD 83)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 N=1,498,475.704 E=1,520,419.554
 GROUND TO GRID FACTOR = 0.999682670
 DELTA ALPHA = -013'51.02"



NORTHFIELDS
 ADDITION
 FILED: JUNE 19, 1952
 (C2-100)

TRACT A
 NORTHFIELDS
 ADDITION
 FILED: JUNE 19, 1952
 (C2-100)

PORTION OF TRACT B
 WARRANTY DEEDS
 FILED: JUNE 19, 1959
 (BK D389, PG 449)
 FILED: JUNE 8, 1972
 (BK 920, PGS 13-13A)
 FILED: JUNE 6, 1979
 (BK 97A, PG 367)

3871 Sq Ft (0.0888 Ac) ADDITIONAL RW
 DEDICATED TO CITY OF ALBUQUERQUE
 FOR 4TH ST NW WITH THE FILING OF
 THIS PLAT
 (SEE NOTE 6, SHEET 1)

WARRANTY DEED
 PARCELS 1 & 2
 PORTIONS OF TRACT B
 FILED: MARCH 28, 2003
 (BK A53, PG 466)
 DOCUMENT #2003050569

EXISTING 10' EASEMENT GRANTED
 TO CITY OF ALBUQUERQUE FOR
 STREET RW AND UTILITY PURPOSES
 FILED: DECEMBER 8, 1953
 (BK D262, PG 559)
 DOCUMENT #7554

LEGEND

- SUBDIVISION BOUNDARY LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING (OLD) PROPERTY LINE ELIMINATED WITH THE FILING OF THIS PLAT
- ADJOINING PROPERTY LINE
- RIGHT OF WAY
- PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- FOUND CHISELED MARK IN CONCRETE
- FOUND NAIL AND SHINER *PS 8686*
- FOUND REBAR/CAP AS NOTED

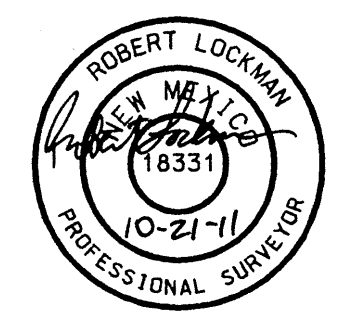
Curve Data

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	89°59'51"	30.00'	47.12'	30.00'	42.43'	S35°50'31"E

Tangent Data

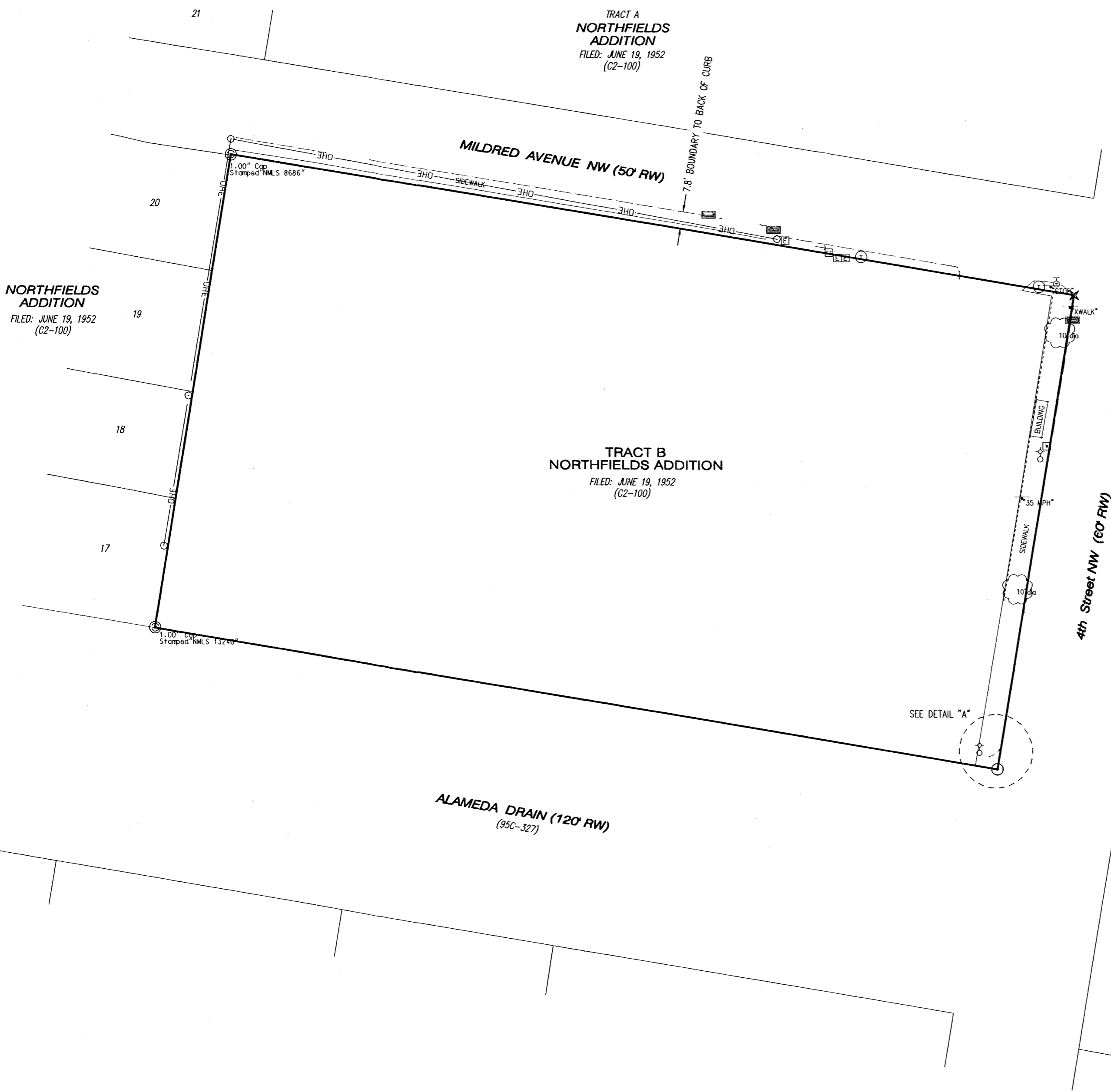
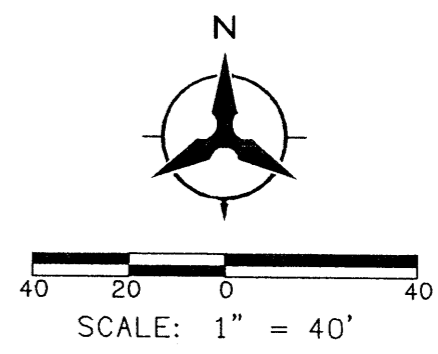
ID	BEARING	DISTANCE
T1	S80°50'26"E	45.98'
T2	N80°50'24"W	16.00'

ACS ALUMINUM CAP "A-438, 1984"
 GEOGRAPHIC POSITION (NAD 83)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 N=1495747.494 E=1523137.246
 GROUND TO GRID FACTOR = 0.999681662
 DELTA ALPHA = -013'31.98"

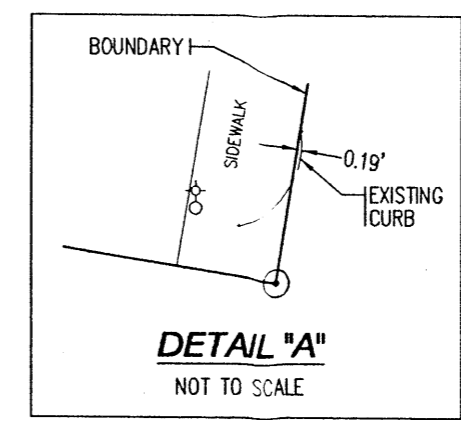


Bohannon & Huston
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

**EXHIBIT
TRACT B
NORTHFIELDS ADDITION**
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2011



LEGEND			
	FND-ALUMINUM CAP		C&G (BOC)
	STORM DRAIN (DROP INLET)		LINE-OVERHEAD ELECTRIC
	METER-ELECTRIC		BOUNDARY
	ELECTRICAL TRANSFORMER		
	FND-CHISELED MARK IN CONCRETE		
	FND-IRON PIPE		
	FND-NAIL AND SHINER		
	FND-REBAR WITH CAP		
	GUY WIRE ANCHOR/GUY WIRE		
	VALVE-GAS		
	LIGHT POLE		
	SIGN-TRAFFIC		
	MANHOLE-TELEPHONE CABLE		
	TREE/BUSH		
	METER-WATER		
	POWER POLE		



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