

Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY AND PLAT OF TRACTS B-1A THROUGH B-1F NETHERWOOD PARK ADDITION.
2. BASIS OF BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF THE NETHERWOOD PARK ADDITION SECOND FILING, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 5, 1998, IN BOOK 98C PAGE 40
6. GROSS AREA: 3.4867 ACRES
7. NUMBER OF EXISTING TRACT(S): 1
8. NUMBER OF TRACTS CREATED: 3
9. 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 TRACTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.
10. PROPERTY IS SUBJECT TO A RECIPROCAL PRIVATE CROSS LOT ACCESS, DRAINAGE, AND PARKING EASEMENT GRANTED BY THIS PLAT FOR THE BENEFIT AND USE, BY AND FOR THE OWNERS OF TRACTS B-1F-A, B-1F-B AND B-1F-C. SAID EASEMENT IS TO BE MAINTAINED BY SAID TRACT OWNERS.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO COUNTY TREASURERS OFFICE: _____

LEGAL DESCRIPTION

TRACT LETTERED B-ONE-F (B-1F) OF THE NETHERWOOD PARK ADDITION SECOND FILING, WITHIN SECTION 11, T10N, R3E., N.M.P.M., 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 FEBRUARY 5, 1998, IN BOOK 98C PAGE 40 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

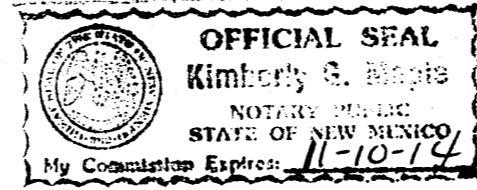
BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; SAID SOUTHEAST CORNER ALSO LYING ON THE WESTERLY RIGHT-OF-WAY OF WASHINGTON STREET N.E. AT A FOUND HIGHWAY 40 STEEL T POST MARKER STA-96+48.58; WHENCE CITY OF ALBUQUERQUE CONTROL STATION "NDC 19 B1" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) NORTHING = 1494072.074 AND EASTING = 1537088.523 BEARS NORTH 10°03'59" EAST, A DISTANCE OF 626.50 FEET RUNNING; THENCE NORTH 87°50'08" WEST ALONG NORTHERLY RIGHT-OF-WAY OF INTERSTATE HIGHWAY 40 A DISTANCE OF 379.25 FEET TO THE SOUTHWEST CORNER; THENCE NORTH 00°00'13" WEST LEAVING SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 400.41 FEET TO THE NORTHWEST CORNER, SAID NORTHWEST CORNER ALSO LYING ON THE SOUTHERLY RIGHT-OF-WAY OF CUTLER AVENUE; THENCE SOUTH 89°45'08" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 135.51 FEET TO A CORNER; THENCE SOUTH 84°51'42" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 144.50 FEET TO A CORNER; THENCE SOUTH 89°37'32" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY A DISTANCE OF 65.29 FEET TO A CORNER; THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 54.94 FEET, A RADIUS OF 34.58 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 44°47'46" EAST A DISTANCE OF 49.34 FEET TO A CORNER ON THE WESTERLY RIGHT-OF-WAY OF WASHINGTON STREET; THENCE SOUTH 00°04'29" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 365.77 TO THE PLACE OF BEGINNING CONTAINING 3.4867 ACRES MORE OR LESS PER ATTACHED PLAT MADE APART OF HEREIN.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND DO HEREBY GRANT ANY ADDITIONAL EASEMENT(S) AS SHOWN.

OWNER(S) SIGNATURE: Brent DePonte, Pres. DATE: 11/1/11
 OWNER(S) PRINT NAME: DePonte Investments, Inc.
 ADDRESS: 1770 JEFFERSON NE, Ste 100 TRACT: _____

ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
)SS
 COUNTY OF BERNALILLO)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF November, 2011.
 BY: Brent DePonte for DePonte Investments
 MY COMMISSION EXPIRES: November 10, 2014 Kimberly S. Maple
 NOTARY PUBLIC

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 SERVICES.

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

4. 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 BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, 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 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 STRUCTURES 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 TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') 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 NOR 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.

**PLAT OF
 TRACTS B-1F-A, B-1F-B & B-1F-C
 NETHERWOOD PARK ADDITION
 SECTION 11 T. 10 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2011
 SHEET 2 OF 2**

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING TRACT INTO THREE (3) NEW TRACTS AND GRANT EASEMENTS AS SHOWN HEREON.

CITY APPROVALS: PROJECT NO.: APPLICATION NO.

[Signature] 11-1-11
 CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION 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

APPROVALS

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) DATE

QWEST CORPORATION D/B/A CENTURY LINK QC DATE

COMCAST CABLE DATE

NEW MEXICO GAS COMPANY (NMGC) DATE

SURVEYOR'S CERTIFICATION

I, ANTHONY L. HARRIS, 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.

[Signature]
 ANTHONY L. HARRIS
 NEW MEXICO PROFESSIONAL SURVEYOR, 11463

THE SURVEY OFFICE, LLC

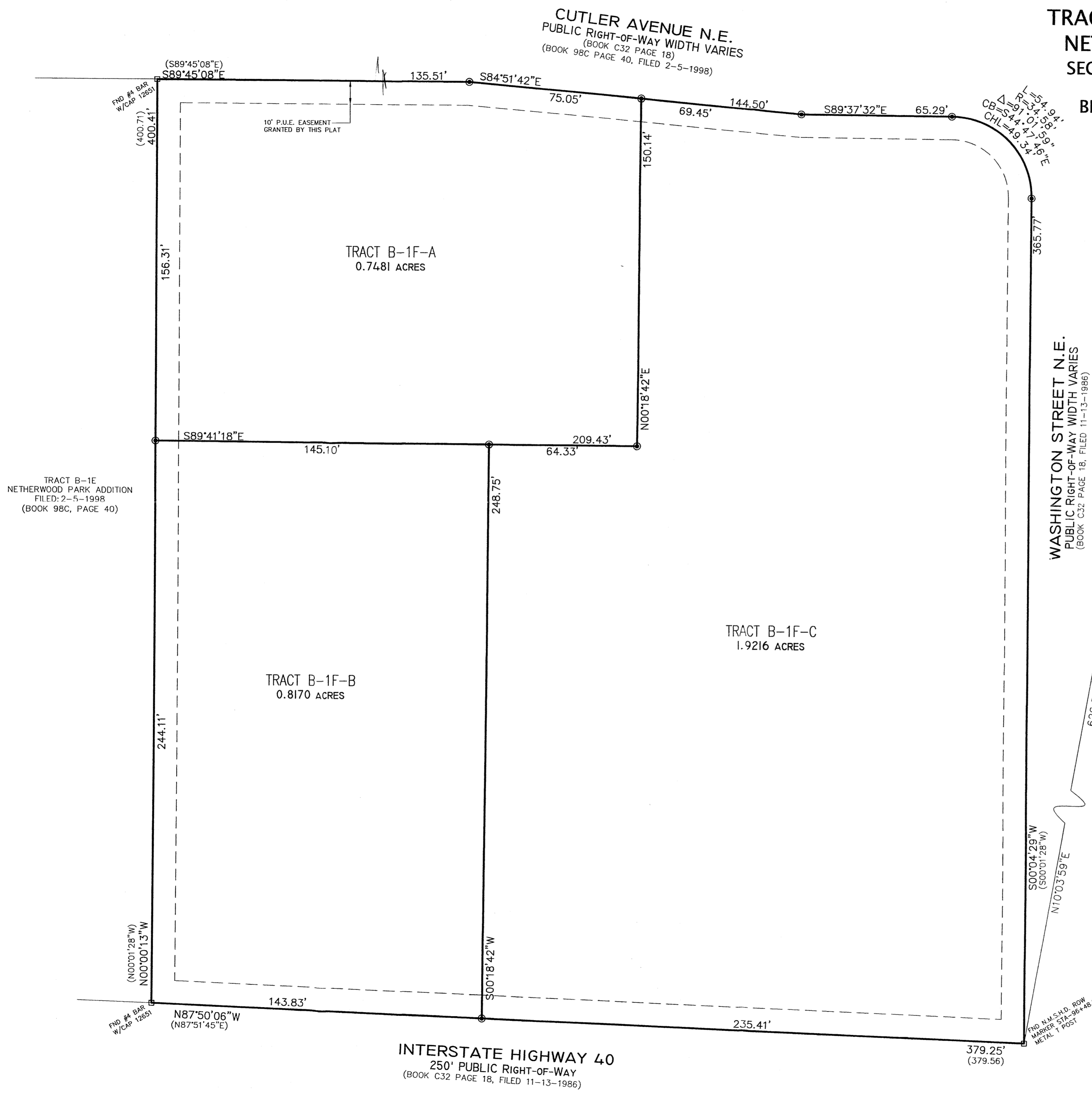
333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
 87102

PHONE: (505) 998-0303
 FAX: (505) 998-0305

T10N R3E SEC. 11

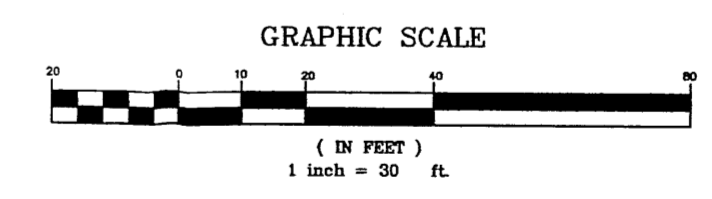
NETHERWOOD ADD SUBD.

**PLAT OF
TRACTS B-1F-A, B-1F-B & B-1F-C
NETHERWOOD PARK ADDITION
SECTION 11 T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 2011
SHEET 2 OF 2**



STATION: 9-H17
NORTHING: 1495173.375
EASTING: 1537088.971
GROUND TO GRID=0.9996683001
DELTA ALPHA = -0.11.55.34
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 83

STATION: NDC_19_B1
NORTHING: 1494072.074
EASTING: 1537088.523
GROUND TO GRID=0.999669001
DELTA ALPHA = -0.11.55.27
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 83



1" = 30'
PROJECT NO. NETHERWOOD B-1F
DRAWN BY: R.J.L.
ZONE ATLAS: H-17-Z

MONUMENT LEGEND

- ⊕ - FOUND CONTROL STATION AS NOTED
- ⊞ - FOUND MONUMENT AS NOTED
- ⊙ - SET 1/2" REBAR w/ CAP STAMPED "PS 11463" UNLESS OTHERWISE NOTED

THE SURVEY OFFICE, LLC
333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0305
87102
T10N R4E SEC. 27