

Easement Notes

1 5' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

Legend

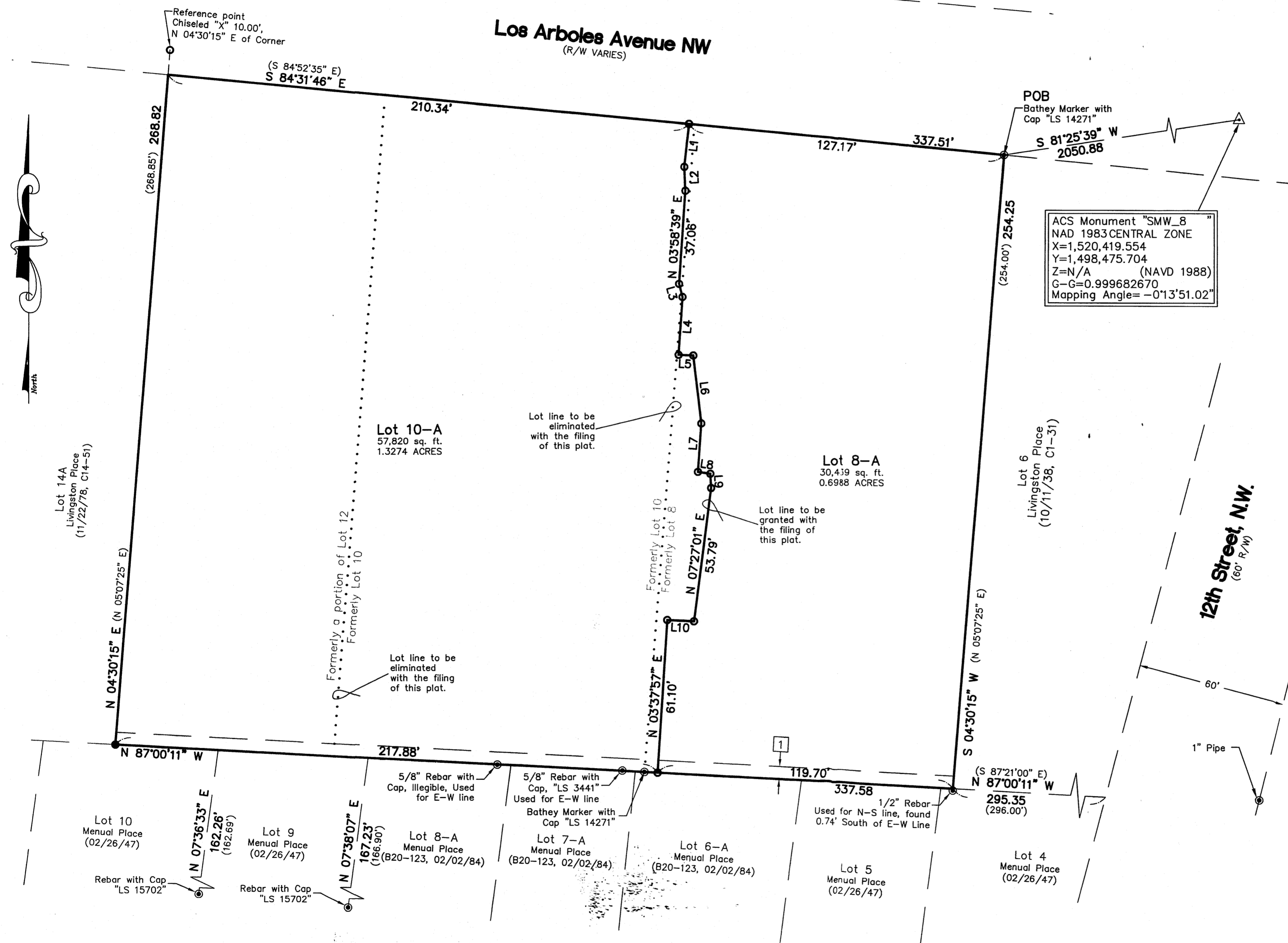
- (N 90°00'00" E) RECORD INFO (C1-31, 10/11/38)
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- FOUND AND USED MONUMENT AS INDICATED
- SET BATHEY MARKER "LS 14271"

**Plat for
Lots 8-A and 10-A
Livingston Place**
Comprised of Lots 8, 10 and a
portion of 12, Livingston Place
City of Albuquerque
Bernalillo County, New Mexico
January 2012

Solar Collection Note

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

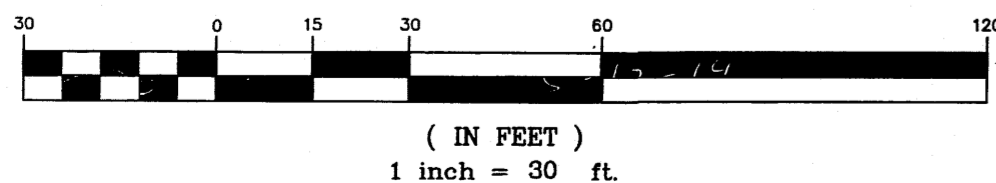
NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.



ACS Monument "SMW_8"
NAD 1983 CENTRAL ZONE
X=1,520,419.554
Y=1,498,475.704
Z=N/A (NAVD 1988)
G-G=0.999682670
Mapping Angle=-0°13'51.02"

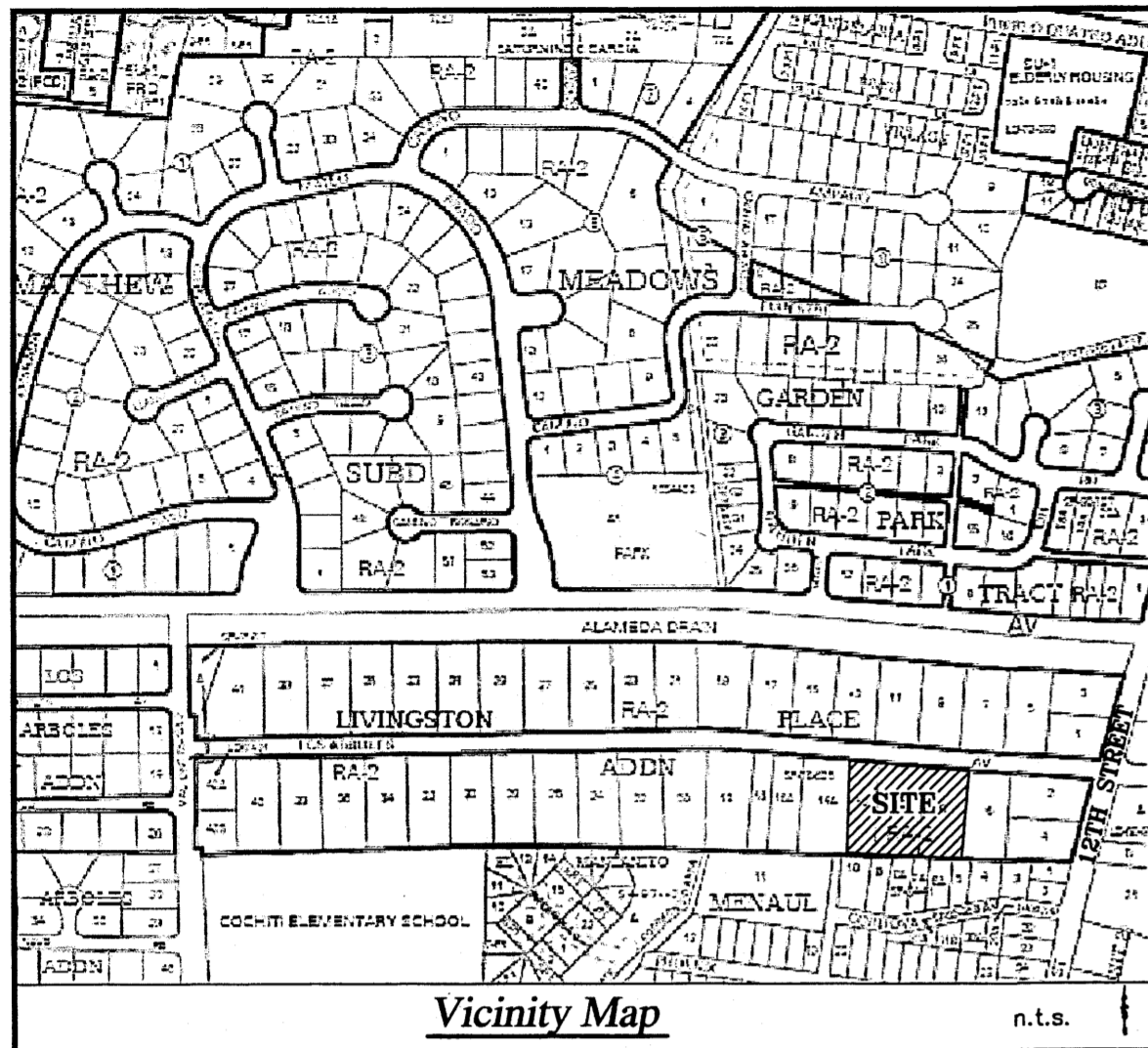
LINE TABLE		
LINE	LENGTH	BEARING
L1	17.21'	N 06°44'25" E
L2	9.52'	N 02°25'36" W
L3	5.42'	N 14°58'40" W
L4	23.08'	N 03°55'04" E
L5	5.95'	N 87°25'49" W
L6	27.41'	N 06°49'27" W
L7	19.76'	N 04°11'07" E
L8	5.09'	N 81°35'58" W
L9	5.79'	N 02°51'41" W
L10	10.81'	S 87°08'47" E

GRAPHIC SCALE



CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244



Subdivision Data

GROSS ACREAGE. 2.0261 ACRES
 ZONE ATLAS PAGE NO. G-13-Z
 NUMBER OF EXISTING LOTS. 3
 NUMBER OF LOTS CREATED. 2
 MILES OF FULL WIDTH STREETS. 0.00
 MILES OF HALF WIDTH STREETS. 0.00
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0 ACRES
 DATE OF SURVEY. DECEMBER 2011

Documents

1. WARRANTY DEED FILED JULY, 2 2008, DOC # 2008074895
2. SPECIAL WARRANTY DEED FILED AUGUST, 17 2005, DOC # 2005120412
3. QUITCLAIM DEED FILED DECEMBER, 16 1963 BOOK D723, PAGE 136
4. PLAT OF LIVINGSTON PLACE FILED OCTOBER, 11 1938, BOOK C1, PAGE 31.
5. PLAT OF MENAUL PLACE FILED FEBRUARY, 6 1947.

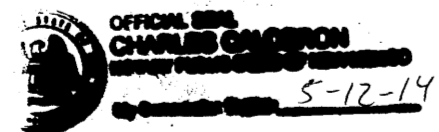
Free Consent

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AS SHOWN HEREON AND GRANT ALL, UTILITY EASEMENTS AS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Robert Friggens
 ROBERT FRIGGENS, TRUSTEE OF THE FRIGGENS FAMILY TRUST
 1-19-2012
 DATE

Acknowledgment

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } SS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 19th of January
 BY: ROBERT FRIGGENS, TRUSTEE OF THE FRIGGENS FAMILY TRUST
Clara Adams
 NOTARY PUBLIC MY COMMISSION EXPIRES 5-12-14



Indexing Information

Section 6, Township 10 North, Range 3 East,
 as Projected into the Albuquerque Grant
 Subdivision: Livingston Place
 Owner: Robert Friggens
 UPC # 101306048901140119

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

Notes

1. FIELD SURVEY PERFORMED IN MARCH 2011.
2. ALL DISTANCES ARE GROUND DISTANCES; U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES THE NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).

Legal

LOTS NUMBERED EIGHT (8), TEN (10), AND A PORTION OF TWELVE (12) OF THE PLAT OF LIVINGSTON PLACE, A SUBDIVISION IN CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER, 11 1938, IN PLAT BOOK C1, PAGE 31. SAID PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF LOS ARBOLES AVENUE NW, BEING MARKED WITH A BATHEY MARKER WITH CAP "LS 14271", WHENCE A TIE TO ACS MONUMENT "SMW_8" BEARS, N 81°25'39" E, A DISTANCE OF 2050.88 FEET;

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID RIGHT OF WAY, S 04°30'15" W, A DISTANCE OF 254.25 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, REFERENCED BY A 1/2" REBAR FOUND 0.74 FEET. S 04°30'15" W, OF CORNER;

THENCE, N 87°00'11" W, A DISTANCE OF 337.58 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, N 04°30'15" E, A DISTANCE OF 268.82 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF LOS ARBOLES AVENUE NW, AND REFERENCED BY A CHISELED "X" IN CONCRETE FOUND 10.00 FEET, N 04°30'15" E, OF CORNER;

THENCE, COINCIDING WITH SAID RIGHT-OF-WAY, S 84°31'46" E, A DISTANCE OF 337.51 FEET TO THE POINT OF BEGINNING, CONTAINING 2.0261 ACRES (88,259 SQ. FT.) MORE OR LESS.

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 services.
- C. Qwest Corp. 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 (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.

**Plat for
 Lots 8-A and 10-A
 Livingston Place
 Comprised of Lots 8, 10 and a
 portion of 12, Livingston Place
 City of Albuquerque
 Bernalillo County, New Mexico
 January 2012**

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number _____

Application Number _____

Plat approvals:

PNM Electric Services	Date
New Mexico Gas Company	Date
Qwest Corp. d/b/a CenturyLink QC	Date
Comcast	Date
<i>Will Plotner Jr.</i> City Surveyor	1-19-12 Date
Traffic Engineer	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

Surveyor's Certificate

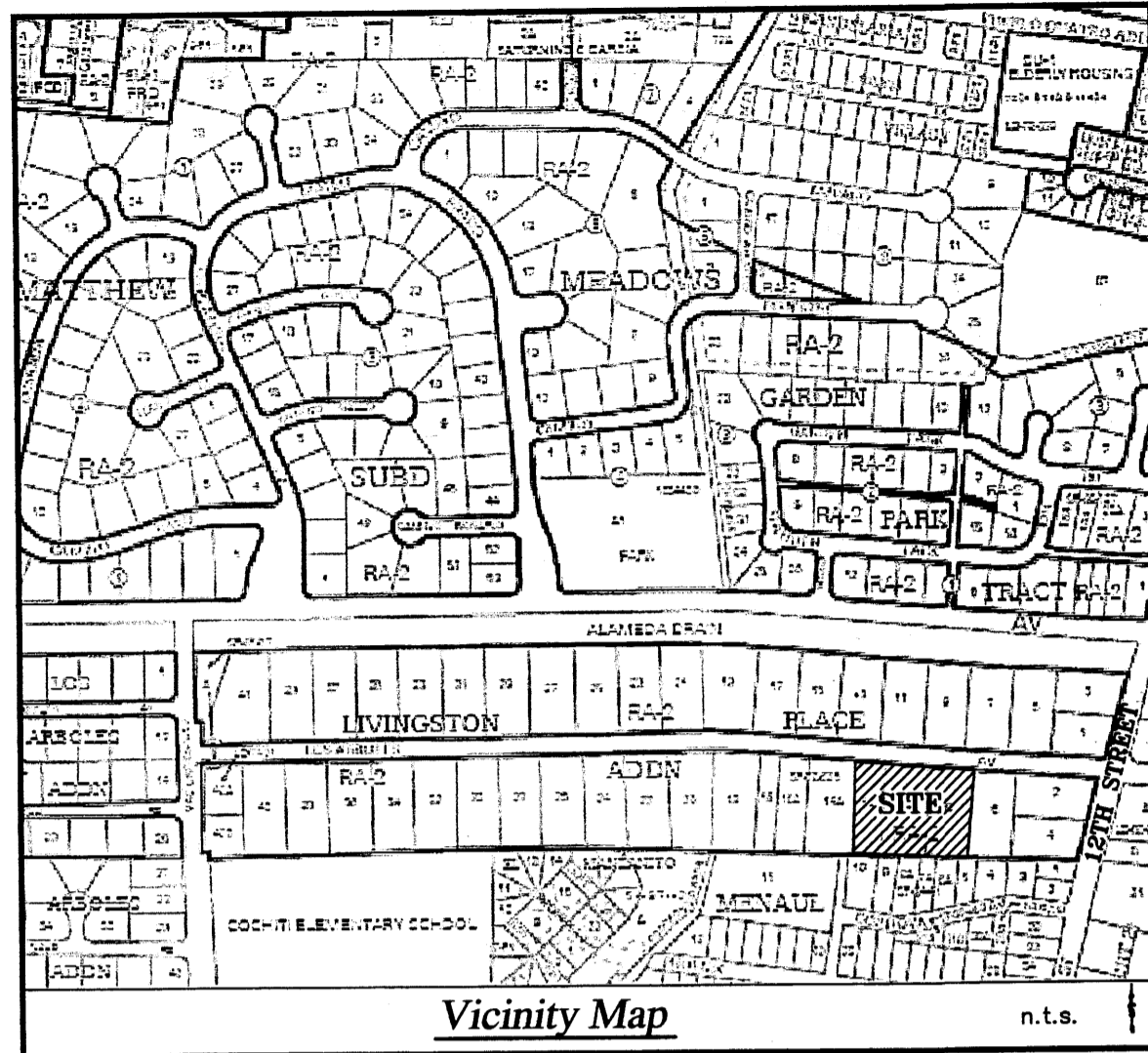
"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES 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."

Will Plotner Jr.
 WILL PLOTNER JR.
 N.M.R.P.S. NO. 14271
 1/19/12
 DATE

CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244





Indexing Information

Section 6, Township 10 North, Range 3 East,
 as Projected into the Albuquerque Grant
 Subdivision: Livingston Place
 Owner: Robert Friggens
 UPC # 101306048901140119 101306046801240117

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.

Notes

1. FIELD SURVEY PERFORMED IN MARCH 2011.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES THE NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).
4. RECORD BEARING AND DISTANCE INFORMATION IS THE SAME AS FILED MEASURED.

Legal

LOTS NUMBERED EIGHT-A (8-A) AND TEN-A (10-A), OF THE PLAT OF LIVINGSTON PLACE, A SUBDIVISION IN CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 17, 2012, IN PLAT BOOK 2012C, PAGE 19.

**Plat for
 Lots 8-A-1 and 10-A-1
 Livingston Place
 Comprised of Lots 8-A and
 10-A, Livingston Place
 City of Albuquerque
 Bernalillo County, New Mexico
 March 2012**

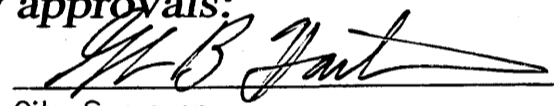
Approved and Accepted by:

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Project Number _____

Application Number _____

Plat approvals:

PNM Electric Services	_____	Date
New Mexico Gas Company	_____	Date
Qwest Corp. d/b/a CenturyLink QC	_____	Date
Comcast	_____	Date
City approvals:  City Surveyor	_____	<u>2-27-12</u> Date
Traffic Engineer	_____	Date
ABCWUA	_____	Date
Parks and Recreation Department	_____	Date
AMAFA	_____	Date
City Engineer	_____	Date
DRB Chairperson, Planning Department	_____	Date

Subdivision Data

GROSS ACREAGE. 2.0261 ACRES
 ZONE ATLAS PAGE NO. G-13-Z
 NUMBER OF EXISTING LOTS. 2
 NUMBER OF LOTS CREATED. 2
 MILES OF FULL WIDTH STREETS. 0.00
 MILES OF HALF WIDTH STREETS. 0.00
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0 ACRES
 DATE OF SURVEY. DECEMBER 2011

Documents

1. WARRANTY DEED FILED JULY, 2 2008, DOC # 2008074895
2. SPECIAL WARRANTY DEED FILED AUGUST, 17 2005, DOC # 2005120412
3. QUITCLAIM DEED FILED DECEMBER, 16 1963 BOOK D723, PAGE 136
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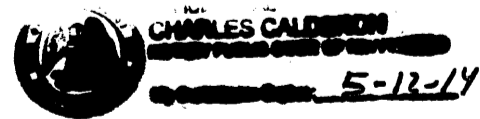
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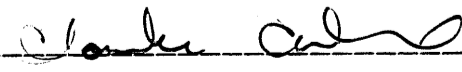
 2-27-12
 ROBERT FRIGGENS TR DATE
 TRUSTEE OF THE FRIGGENS FAMILY TRUST

Acknowledgment

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } SS




THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 27th of February 2012
 BY: ROBERT FRIGGENS, TRUSTEE OF THE FRIGGENS FAMILY TRUST

 5-12-14
 NOTARY PUBLIC MY COMMISSION EXPIRES

Surveyor's Certificate

"I, WILL PLOTNER JR., 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, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES 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."

 2/27/12
 WILL PLOTNER JR. DATE
 N.M.R.P.S. NO. 14271



CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244

Easement Notes

1 5' PUBLIC UTILITY EASEMENT (02/17/12, 2012C-19)

Legend

(N 90°00'00" E) RECORD INFO (C1-31, 10/11/38)
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**Plat for
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 Comprised of Lots 8-A and
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Los Arboles Avenue NW
 (R/W VARIES)

ACS Monument "SMW_8"
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 Y=1,498,475.704
 Z=N/A (NAVD 1988)
 G-G=0.999682670
 Mapping Angle=-0°13'51.02"

Middle Rio Grande Conservancy District

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED BY _____ DATE _____

Solar Collection Note

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

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LINE TABLE		
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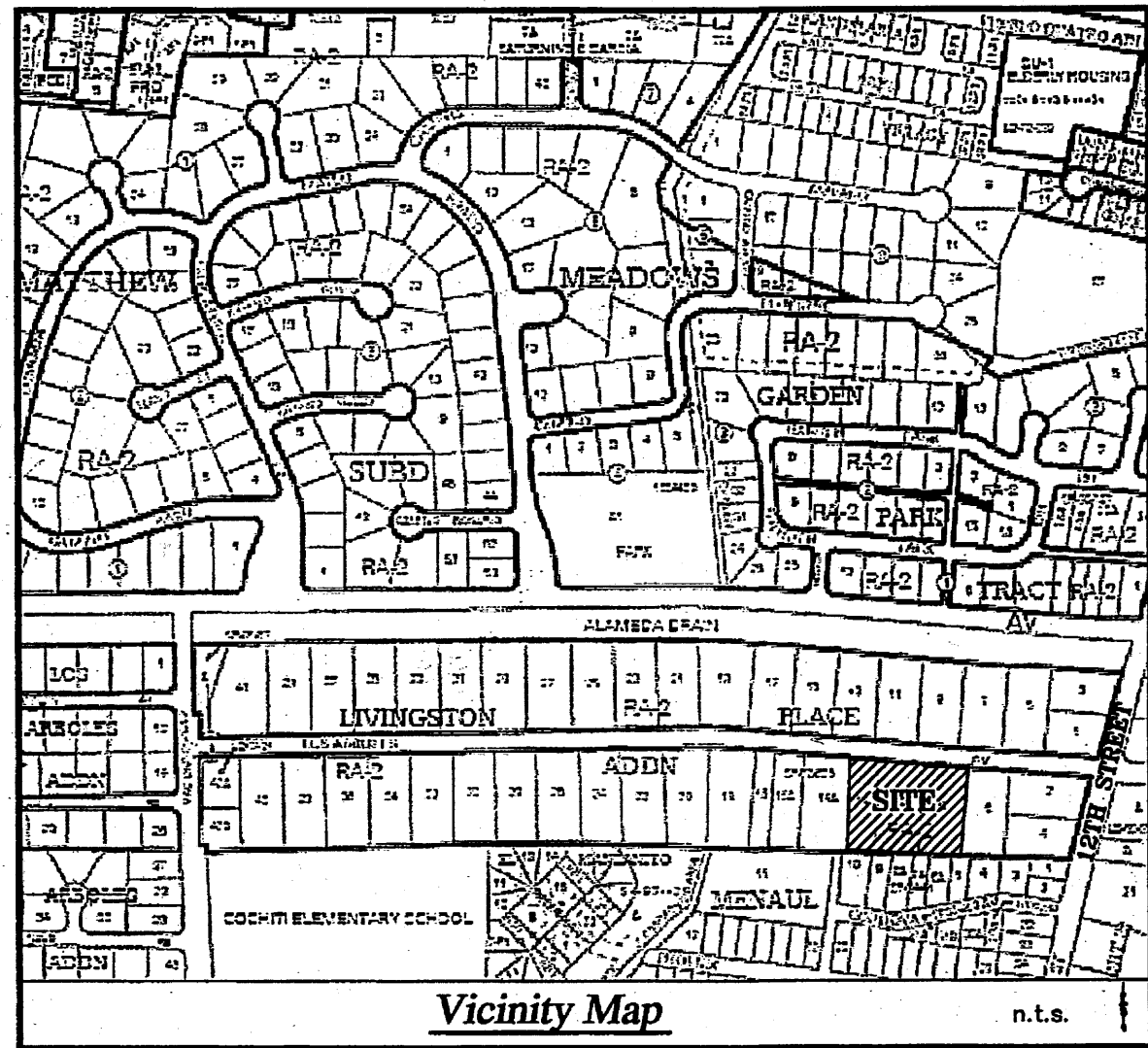
GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.

CARTESIAN SURVEYS INC.

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 Phone (505) 896-3050 Fax (505) 891-0244



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Robert Friggens TR 2-27-12
 ROBERT FRIGGENS DATE
 TRUSTEE OF THE FRIGGENS FAMILY TRUST

Acknowledgment

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 COUNTY OF BERNALILLO } SS
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 BY: ROBERT FRIGGENS, TRUSTEE OF THE FRIGGENS FAMILY TRUST

Charles Calderon 5-12-14
 NOTARY PUBLIC MY COMMISSION EXPIRES

Indexing Information

Section 6, Township 10 North, Range 3 East,
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 Owner: Robert Friggens
 UPC # 101306048901140119 101306046801240117

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.

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 Comprised of Lots 8-A and
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 City of Albuquerque
 Bernalillo County, New Mexico
 March 2012**

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number 1009115

Application Number _____

Plat approvals:

<u>Fernando Vigil</u> PNM Electric Services	3-9-12 Date
<u>MJ</u> New Mexico Gas Company	3-13-2012 Date
<u>Michael Romo</u> Qwest Corp. d/b/a CenturyLink	03-09-12 Date
<u>R. B. S.</u> Comcast	03-12-12 Date

City approvals:

<u>W. B. Jant</u> City Surveyor	2-27-12 Date
<u>W. S. J.</u> Traffic Engineer	03-07-12 Date
<u>Allan Porter</u> ABCWUA	03/07/12 Date
<u>Carl S. Dumont</u> Parks and Recreation Department	3-7-12 Date
<u>Ante C. Chen</u> AMAFCA	3-7-12 Date
<u>Ante C. Chen</u> City Engineer	3-7-12 Date
<u>Jack Chen</u> DBB Chairperson, Planning Department	3-13-12 Date

Surveyor's Certificate

"I, WILL PLOTNER JR., 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, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES 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."

Will Plotner Jr. 2/27/12
 WILL PLOTNER JR. DATE
 N.M.R.P.S. NO. 14271



CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
 PAID ON UPC # 101306046801240117 101306048901140119
 PROPERTY OWNER OF RECORD:
Robert Friggens & Patricia L. Trustee
 BERNALILLO COUNTY TREASURER'S OFFICE
Jay Lillo 3/13/12

DOCH 2012025258
 03/13/2012 11:33 AM Page 1 of 2
 PLAT R 325 00 B 2012C P. 0030 R. Toulous Olivere, Bernalillo Co.

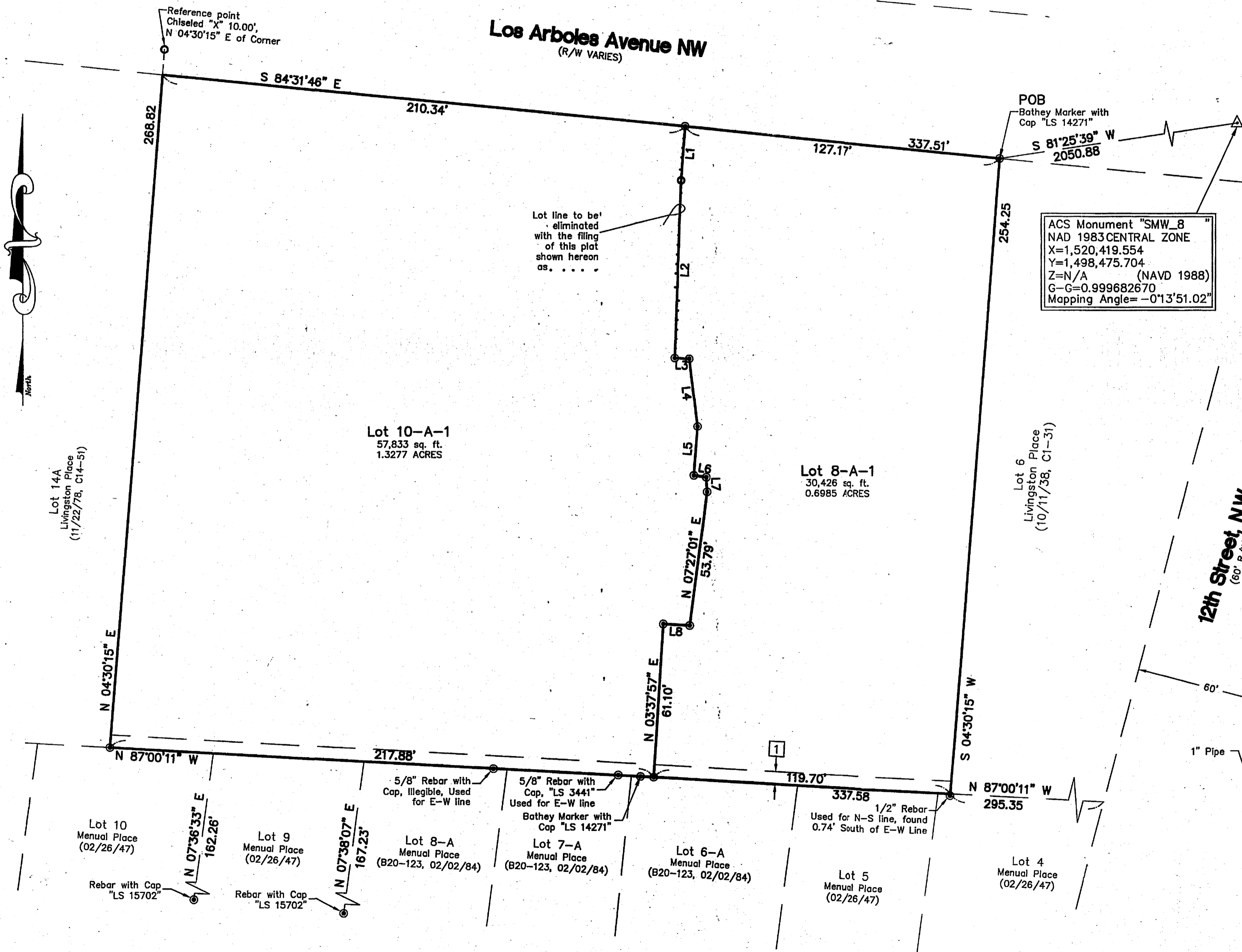
Easement Notes

1 5' PUBLIC UTILITY EASEMENT (02/17/12, 2012C-19)

Legend

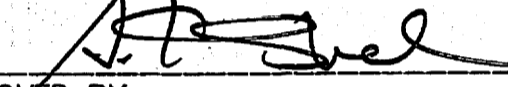
- (N 90°00'00" E) RECORD INFO (C1-31, 10/11/38)
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- ⊙ FOUND BATHEY MARKER WITH CAP "LS 14271" UNLESS OTHERWISE INDICATED
- SET BATHEY MARKER "LS 14271"

**Plat for
Lots 8-A-1 and 10-A-1
Livingston Place
Comprised of Lots 8-A and
10-A, Livingston Place
City of Albuquerque
Bernalillo County, New Mexico
March 2012**



Middle Rio Grande Conservancy District

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED BY  DATE 3/7/12

Solar Collection Note

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

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERCTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.48'	N 4°25'16" E
L2	70.47'	N 2°12'11" E
L3	5.95'	N 87°25'49" W
L4	27.41'	N 6°49'27" W
L5	19.76'	N 4°11'7" E
L6	5.09'	N 81°35'58" W
L7	5.79'	N 2°51'41" W
L8	10.81'	S 87°8'47" E

GRAPHIC SCALE

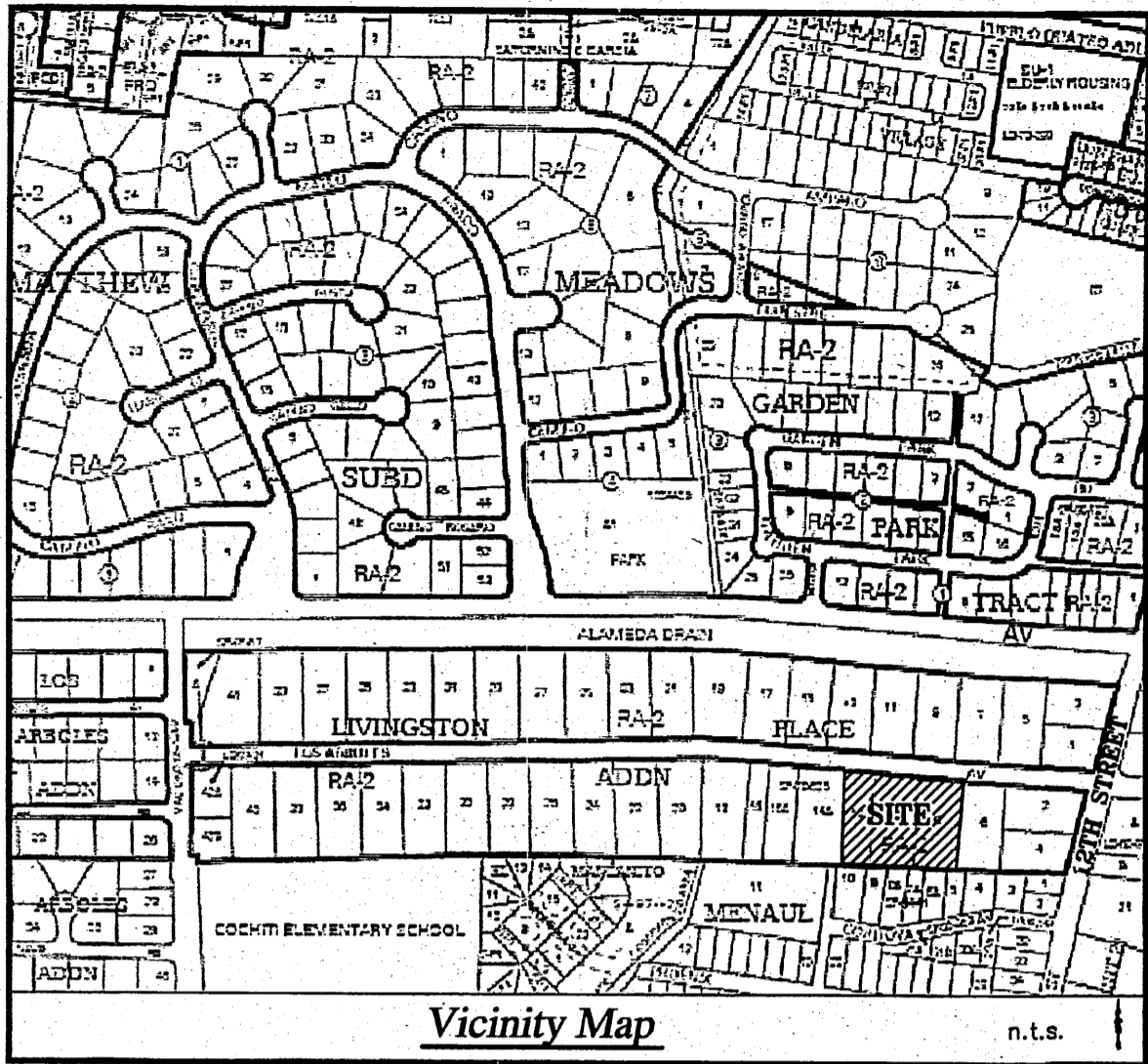


DOCH 2012025258

03/13/2012 11:33 AM Page: 2 of 2
PLAT R: \$25.00 B: 2012C P: 0090 M: Toulous Olivero, Bernalillo Co.

CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244



Subdivision Data

GROSS ACREAGE.....	2.0261 ACRES
ZONE ATLAS PAGE NO.....	G-13-Z
NUMBER OF EXISTING LOTS.....	3
NUMBER OF LOTS CREATED.....	2
MILES OF FULL WIDTH STREETS.....	0.00
MILES OF HALF WIDTH STREETS.....	0.00
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....	0 ACRES
DATE OF SURVEY.....	DECEMBER 2011

Documents

1. WARRANTY DEED FILED JULY, 2 2008, DOC # 2008074895
2. SPECIAL WARRANTY DEED FILED AUGUST, 17 2005, DOC # 2005120412
3. QUITCLAIM DEED FILED DECEMBER, 16 1963 BOOK D723, PAGE 136
4. PLAT OF LIVINGSTON PLACE FILED OCTOBER, 11 1938, BOOK C1, PAGE 31.
5. PLAT OF MENAUL PLACE FILED FEBRUARY, 6 1947.

Free Consent

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AS SHOWN HEREON AND GRANT ALL, UTILITY EASEMENTS AS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Robert Friggens
 ROBERT FRIGGENS, TRUSTEE OF THE FRIGGENS FAMILY TRUST
 1-19-2012
 DATE

Acknowledgment

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } SS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 19th of January
 BY: ROBERT FRIGGENS, TRUSTEE OF THE FRIGGENS FAMILY TRUST

Cher Adams
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 5-12-14

Indexing Information

Section 6, Township 10 North, Range 3 East,
 as Projected into the Albuquerque Grant
 Subdivision: Livingston Place
 Owner: Robert Friggens
 UPC # 101306048901140119 +101306046801240117

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

Notes

1. FIELD SURVEY PERFORMED IN MARCH 2011.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES THE NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).

Legal

LOTS NUMBERED EIGHT (8), TEN (10), AND A PORTION OF TWELVE (12) OF THE PLAT OF LIVINGSTON PLACE, A SUBDIVISION IN CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER, 11 1938, IN PLAT BOOK C1, PAGE 31. SAID PARCEL BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF LOS ARBOLES AVENUE NW, BEING MARKED WITH A BATHEY MARKER WITH CAP "LS 14271", WHENCE A TIE TO ACS MONUMENT "SMW_8" BEARS, N 81°25'39" E, A DISTANCE OF 2050.88 FEET;

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID RIGHT OF WAY, S 04°30'15" W, A DISTANCE OF 254.25 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, REFERENCED BY A 1/2" REBAR FOUND 0.74 FEET, S 04°30'15" W, OF CORNER;

THENCE, N 87°00'11" W, A DISTANCE OF 337.58 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, N 04°30'15" E, A DISTANCE OF 268.82 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF LOS ARBOLES AVENUE NW, AND REFERENCED BY A CHISELED "X" IN CONCRETE FOUND 10.00 FEET, N 04°30'15" E, OF CORNER;

THENCE, COINCIDING WITH SAID RIGHT-OF-WAY, S 24°31'46" E, A DISTANCE OF 337.51 FEET TO THE POINT OF BEGINNING, CONTAINING 2.0261 ACRES (88,259 SQ. FT.) MORE OR LESS.

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 services.
- C. Qwest Corp. 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 (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.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 101306046801240117.
 PROPERTY OWNER OF RECORD:
 FRIGGENS ROBERT
 BERNALILLO COUNTY TREASURER'S OFFICE:
 2-17-12

Plat for
Lots 8-A and 10-A
Livingston Place
 Comprised of Lots 8, 10 and a portion of 12, Livingston Place
City of Albuquerque
Bernalillo County, New Mexico
 January 2012

Approved and Accepted by:
 APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number 1009115

Application Number

Plat approvals:

<i>Foran...</i>	2-13-12
PNM Electric Services	Date
<i>...</i>	2-13-2012
New Mexico Gas Company	Date
<i>...</i>	02-10-12
Qwest Corp. d/b/a CenturyLink QC	Date
<i>...</i>	02-13-12
Comcast	Date

City approvals:

<i>...</i>	1-19-12
City Surveyor	Date
<i>...</i>	02-10-12
Traffic Engineer	Date
<i>...</i>	02/10/12
ABCWUA	Date
<i>...</i>	2/1/12
Parks and Recreation Department	Date
<i>...</i>	2-1-12
AMAFCA	Date
<i>...</i>	2-1-12
City Engineer	Date
<i>...</i>	2-17-12
DRB Chairperson, Planning Department	Date

Surveyor's Certificate

"I, WILL PLOTNER JR., 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, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES 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."

Will Plotner Jr.
 WILL PLOTNER JR.
 N.M.R.P.S. NO. 14271
 1/19/12
 DATE

CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244
 Sheet 1 of 2
 110446

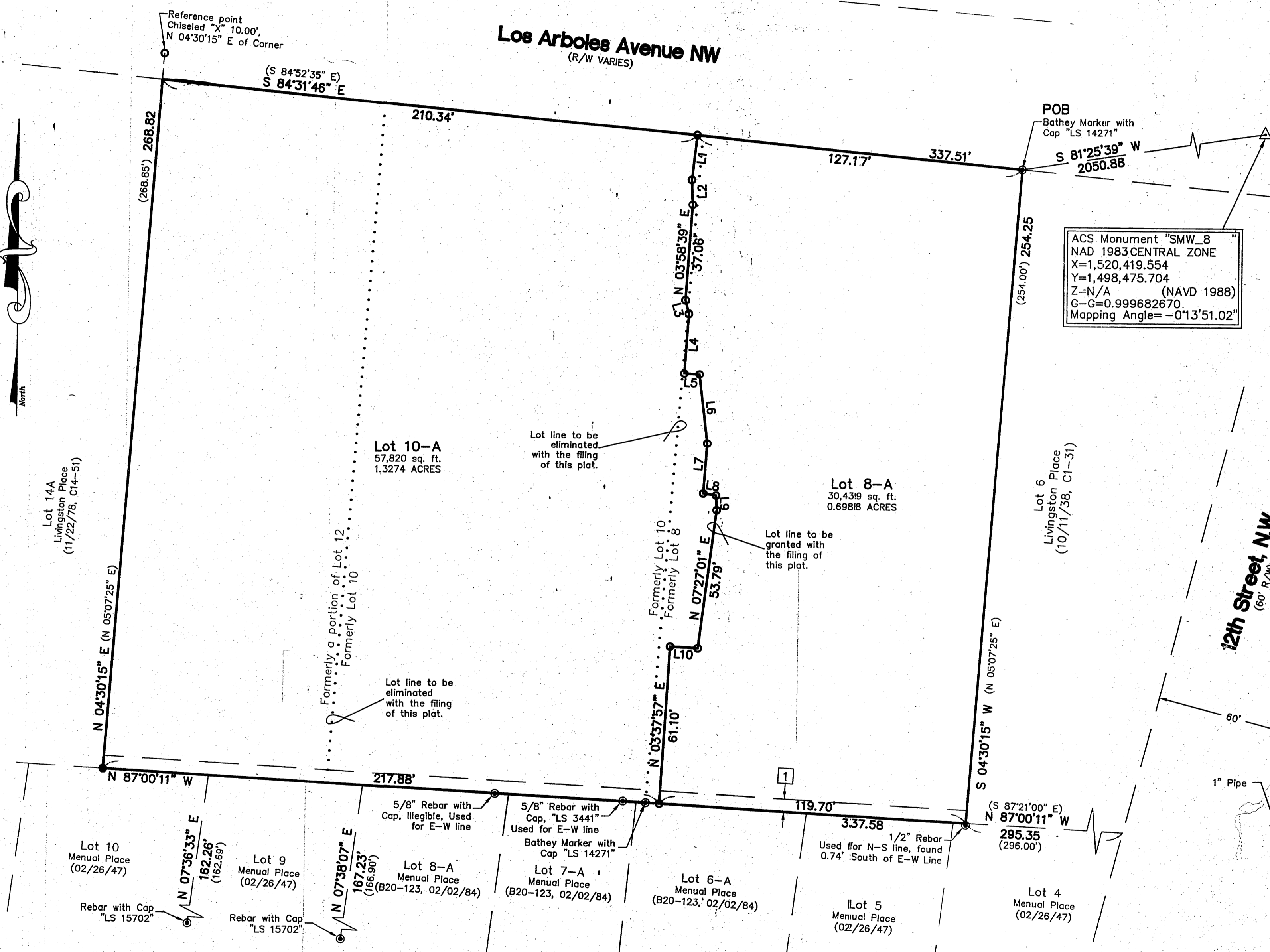
Easement Notes

1 5' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

Legend

- (N 90°00'00" E) RECORD INFO (C1-31, 10/11/38)
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- ⊙ FOUND AND USED MONUMENT AS INDICATED
- SET BATHEY MARKER "LS 14271"

**Plat for
Lots 8-A and 10-A
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Bernalillo County, New Mexico
January 2012



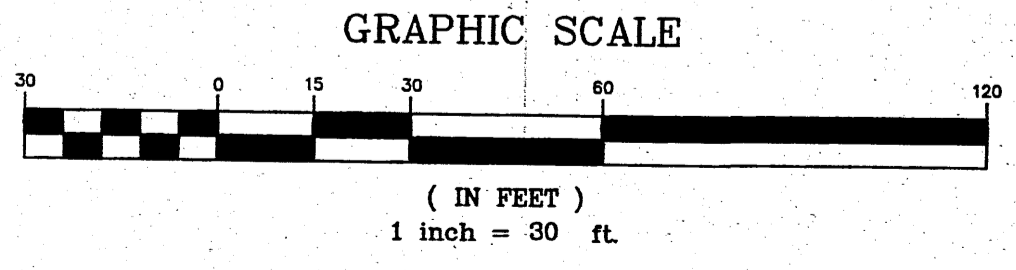
ACS Monument "SMW_8"
NAD 1983 CENTRAL ZONE
X=1,520,419.554
Y=1,498,475.704
Z=N/A (NAVD 1988)
G-G=0.999682670
Mapping Angle=-0°13'51.02"

Middle Rio Grande Conservancy District
APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED BY *[Signature]* DATE 2/13/12

Solar Collection Note
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LINE TABLE		
LINE	LENGTH	BEARING
L1	17.21'	N 06°44'25" E
L2	9.52'	N 02°25'36" W
L3	5.42'	N 14°58'40" W
L4	23.08'	N 03°55'04" E
L5	5.95'	N 87°25'49" W
L6	27.41'	N 06°49'27" W
L7	19.76'	N 04°11'07" E
L8	5.09'	N 81°35'58" W
L9	5.79'	N 02°51'41" W
L10	10.81'	S 87°08'47" E



DOCH 2012015947
02/17/2012 10:06 AM Page: 2 of 2
Tulous Oliver, Bernalillo Co
PLAT R: 325 00 B: 2012C P: 0019 M

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