

VICINITY MAP  
ZONE ATLAS MAP K-17-Z

**SUBDIVISION DATA / NOTES**

- PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON ACS CONTROL MONUMENT NM\_CONTROL STATION 13-J13
- DISTANCES ARE GROUND DISTANCES.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- BEARING ARE PER THE PLAT OF MESA GRANDE ADDITION LOTS 15-A & 17-A, BLOCK 15, RECORDED APRIL 1, 1997 IN BOOK 97C, FOLIO 112
- GROSS AREA: 0.2125 ACRES.
- NUMBER OF EXISTING LOTS: 1
- NUMBER OF LOTS CREATED: 2
- NOT USED
- DOCUMENTS USED IN PREPARATION OF THIS SURVEY:  
- PLAT OF MESA GRANDE ADDITION LOTS 15-A & 17-A, BLOCK 15, RECORDED APRIL 1, 1997 IN BOOK 97C, FOLIO 112
- DATE OF FIELD WORK: JANUARY 13, 2012.
- SOLAR NOTE:  
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.
- A PRIVATE 15' WIDE CROSS LOT ACCESS, DRAINAGE AND UTILITY EASEMENT FOR THE BENEFIT OF LOT 15-A-1 AND 15-A-2 SHALL BE GRANTED WITH THE RECORDING OF THIS PLAT. SAID EASEMENT SHALL BE MAINTAINED BY BOTH LOTS 15-A-1 AND 15-A-2.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON  
UPC#: 10170572631233203  
PROPERTY OWNER OF RECORD:  
BERNALILLO COUNTY TREASURER'S OFFICE:

**LEGAL DESCRIPTION**

LOT FIFTEEN-A, (15-A) OF THE SUBDIVISION PLAT MESA GRANDE ADDITION, CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO ON APRIL 1, 1997 IN VOLUME 7C1, FOLIO 112.

**FREE CONSENT**

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AND DEDICATING OF EASEMENTS 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.

*Brandon Delf*  
SC CAPITAL LLC *managing member*

ACKNOWLEDGMENT  
STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF May, 2013.  
BY: Brandon Delf  
MY COMMISSION EXPIRES: 11-10-14

*Meery 15, 2013*  
**OFFICIAL SEAL**  
**Kimberly G. Maple**  
NOTARY PUBLIC  
STATE OF NEW MEXICO  
My Commission Expires: 11-10-14

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.  
D. 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), QWEST CORPORATION D/B/A CENTURYLINK (QC) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QC 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**  
**LOT 15-A-1 15-A-2, BLOCK 15**  
**MESA GRANDE ADDITION**  
**SECTION 23, T10N, R3E N.M.P.M**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
**MAY 2013**  
**SHEET 1 OF 2**

**PURPOSE OF PLAT**

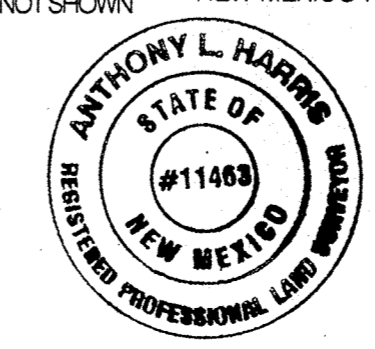
THE PURPOSE OF THIS PLAT IS TO REPLAT ONE (1) EXISTING LOTS INTO TWO (2) NEW LOTS AS SHOWN HEREON AND DEDICATE EASEMENTS AS SHOWN HEREON.

CITY APPROVALS: PROJECT NO: \_\_\_\_\_ APPLICATION NO: \_\_\_\_\_  
*Kimberly G. Maple* DATE 6-18-13  
CITY SURVEYOR  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_  
PARKS AND 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.

*Anthony L. Harris* DATE 6-4-13  
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

STATION: 5-K17A  
 Ground to Grid Factor: 0.99966619  
 Mapping Angle: -0.12\_02.83  
 Northing (US survey feet): 1484259.419  
 Easting (US survey feet): 1535891.429  
 NEW MEXICO STATE  
 PLANE COORDINATE SYSTEM  
 CENTRAL ZONE NAD 83

BASIS OF BEARINGS 2915.40'  
 S84°00'35"E

STATION: 6-K18A  
 Ground to Grid Factor: 0.999664599  
 Mapping Angle: -0.11\_42.76  
 Northing (US survey feet): 1483955.175  
 Easting (US survey feet): 1538790.908  
 NEW MEXICO STATE  
 PLANE COORDINATE SYSTEM  
 CENTRAL ZONE NAD 83

PLAT OF  
 LOT 15-A-1 15-A-2, BLOCK 15  
 MESA GRANDE ADDITION  
 SECTION 23, T10N, R3E, N.M.P.M  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY 2013  
 SHEET 2 OF 2

LOT 4  
 MESA GRANDE ADDITION  
 JULY 18, 1931,  
 BOOK C02, FOLIO 27.

LOT 5  
 MESA GRANDE ADDITION  
 JULY 18, 1931,  
 BOOK C02, FOLIO 27.

LOT 1  
 ZUNI TOWNHOMES  
 JULY 13, 2005,  
 BOOK 2005C, FOLIO 247.

LOT 2  
 ZUNI TOWNHOMES  
 JULY 13, 2005,  
 BOOK 2005C, FOLIO 247.

LOT 17-A  
 MESA GRANDE ADDITION  
 APRIL 16, 2007,  
 BOOK 2007C, FOLIO 94.

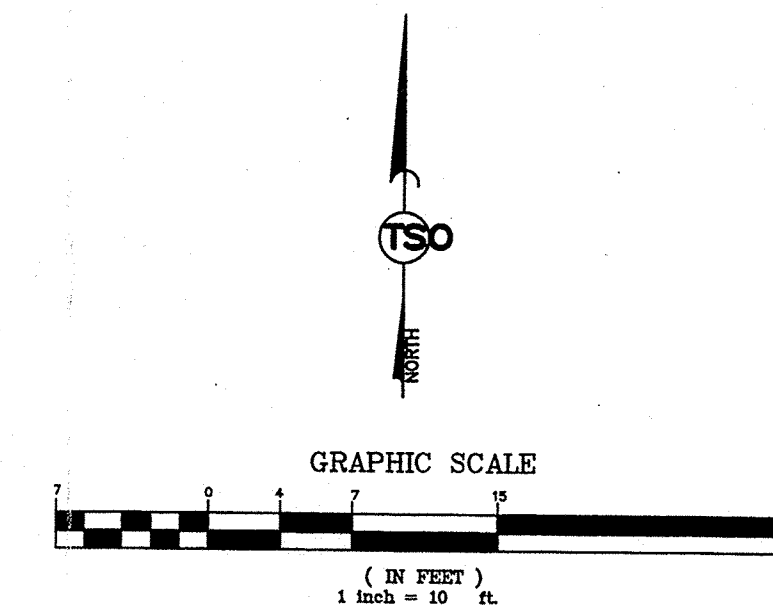
LOT 15-A-1  
 0.1280 ACRE

LOT 15-A-2  
 0.0845 ACRE

15' PRIVATE ACCESS, DRAINAGE, AND  
 UTILITY EASEMENT GRANTED BY THIS PLAT

EXISTING PRIVATE COMMON  
 DRIVEWAY EASEMENT  
 RECORDED APRIL 1, 1997  
 BOOK 97C, FOLIO 112

WASHINGTON STREET SE  
 (60' RIGHT-OF-WAY)  
 APRIL 1, 1997  
 BOOK 97C, FOLIO 112.



1" = 10'  
 PROJECT NO. MESA GRANDE BLOCK 15  
 DRAWN BY: RJL  
 K-17A

MONUMENT LEGEND

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

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