

DOCH 2013053844  
 05/15/2013 11:31 AM Page: 1 of 2  
 PLAT R: 25 00 8: 20130 P: 0050 N. Toulos Olivere, Bernalillo Cour  
 COUNTY CLERK RECORDING LABEL HERE

PLAT OF  
**LOT 8-A, BLOCK 24**  
**MESA VERDE SUBDIVISION**  
 A REPLAT OF LOTS 6-8, BLOCK 24, MESA VERDE SUBDIVISION  
 WITHIN SECTION 19, T. 10 N., R. 4 E., N.M.P.M.  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 FEBRUARY 2013

**SURVEY LEGAL DESCRIPTION**  
 Lots numbered Six (6), Seven (7), and Eight (8), in Block numbered Twenty-four (24) of MESA VERDE ADDITION, 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 November 17, 1939, in Volume C, Folio 38, and being more particularly described as follows: BEGINNING at the Northwest corner of the property herein described, being a point on the Easterly right-of-way line of Wisconsin Street, NE, from whence the ACS Monument "14\_K20" (x=1,550,574.948, y=1,484,692.188, NMSP Central Zone, NAD 83) bears N 28° 03' 34" E, 669.98 feet distant; THENCE leaving said Easterly right-of-way line, S 88° 49' 28" E, 135.35 feet, to the Northeast corner; THENCE, S 00° 57' 28" W, 75.26 feet to the Southeast corner; THENCE, N 88° 49' 28" W, 135.63 feet to the Southwest corner, being a point on the Easterly right-of-way line of Wisconsin Street, NE; THENCE along said Easterly right-of-way line, N 01° 10' 32" E, 75.26 feet to the point of beginning and containing 0.2341 acres, more or less.

PROJECT NUMBER: 1009278  
 Application Number: 13DRB 7050D  
 City Approvals:

|  |                         |
|--|-------------------------|
| <u>Orin P. Acosta</u><br>City Surveyor                             | <u>3-27-13</u><br>Date  |
| <u>[Signature]</u><br>Traffic Engineering, Transportation Division | <u>04-10-13</u><br>Date |
| <u>A. Perten</u><br>ABCWUA   | <u>09/10/13</u><br>Date |
| <u>Carol S. Dumont</u><br>Parks and Recreation Department          | <u>4-10-13</u><br>Date  |
| <u>Ante o. Chua</u><br>AMAFCA                                      | <u>4-10-13</u><br>Date  |
| <u>[Signature]</u><br>City Engineer                                | <u>4-10-13</u><br>Date  |
| <u>[Signature]</u><br>DRB Chairperson, Planning Department         | <u>5-15-13</u><br>Date  |

**SUBDIVISION DATA**  
 1. DRB Project No.  
 2. Zone Atlas Index No. K-19  
 3. Gross acreage 0.2341 Ac.  
 4. Existing number of lots 3  
 Replatted number of lots 1

**PURPOSE OF PLAT**  
 This plat has been prepared for the purpose of creating one lot from three lots.

**NOTES**  
 1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.  
 2. Perimeter distances are field measurements made on the ground.  
 3. Monuments recovered and accepted or reset are noted on inscribed plat.  
 4. No property within the area of requested 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.  
 5. A Five foot (5') Public utility easement is granted by this plat.

**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 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 (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), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

Utility Company Approvals:

|  |                         |
|--|-------------------------|
| <u>Fernando Vigil</u><br>PNM                 | <u>5/6/13</u><br>Date   |
| <u>[Signature]</u><br>CenturyLink            | <u>5/6/13</u><br>Date   |
| <u>[Signature]</u><br>Comcast                | <u>5/6/13</u><br>Date   |
| <u>[Signature]</u><br>New Mexico Gas Company | <u>5/6/2013</u><br>Date |

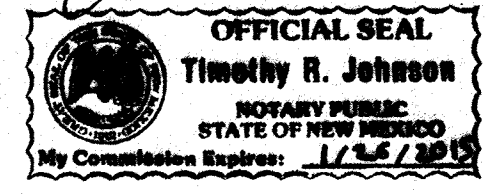
**FREE CONSENT**  
 The platting of the property as described above is with the free consent and in accordance with the desires of the undersigned owners. Said owners warrant that they hold complete and indefeasible title in fee simple to the land subdivided.

Kham Soumpolphakdy  
 Owner 03-26-13  
 Date

ACKNOWLEDGMENT  
 STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) ss

On this 26th day of March, 2013, the foregoing instrument was acknowledged by:  
Kham Soumpolphakdy  
 Owner  
 My Commission expires JANUARY 26, 2015

Timothy R. Johnson  
 Notary Public



**SURVEYOR'S CERTIFICATE**  
 I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective May 1, 2007 and is true and correct to the best of my knowledge and belief.

[Signature]  
 Thomas D. Johnston, N.M.P.S. No. 14269  
3-26-13  
 Date

|   |   |  |
|---|---|--|
|   |   |  |
|   | 330 LOUISIANA BLVD., N.E.<br>ALBUQUERQUE, N.M. 87108<br>PHONE: (505) 255-2052 FAX: (505) 255-2057 |  |
| INDEXING INFORMATION FOR COUNTY CLERK<br>OWNER: SOUMPHOLPHAKDY/PHOXAYARAM<br>LOCATION: SEC. 19, T.10 N., R.4 E., N.M.P.M.; MESA VERDE SUBDIVISION | DRAWN: T R J<br>CHECKED: T D J<br>DRAWING NO. SP20113.DWG   | SCALE: 1" = 10'<br>FILE NO. SP-2-01-2013<br>SHEET 1 OF 2 |

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY  
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
 UPC# 1 019 057 521 218 42436, 1 019 057 521 212 42437  
 PROPERTY OWNER OF RECORD:  
 WAT LAD PHOXAYARA & SOUMPHOLPHAKDY KHAM & SOUMPHOLPHAKDY RICK & ETAL  
 BERNALILLO COUNTY TREASURER'S OFFICE  
[Signature]

