

Zone Atlas Page Number J-17

# Plat of Lot 11-A

being a replat of  
Lots 10, 11 and a Portion of Lot 9  
Block 8, La Resolana, Unit 1  
Section 14, T.10N., R.3E., N.M.P.M.  
City of Albuquerque  
Bernalillo County, New Mexico  
July 2012

### LEGAL DESCRIPTION

Lots numbered Ten (10), Eleven (11) and a portion of Lot Nine (9), in Block numbered Eight (8) of La Resolana Unit 1, as the same are shown and designated on the Plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 9, 1946, in Plat Book D, folio 105, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a point on the easterly right-of-way line of Avenida La Resolana NE and the northwest corner of the parcel herein described, whence City of Albuquerque Control Survey Monument SMW\_9 bears N 12° 59' 46" E, a distance of 94.99 feet; Thence, S 61° 14' 12" E, a distance of 124.88 feet to the northeast corner of the parcel herein described; Thence, S 26° 54' 27" W, a distance of 135.21 feet to a point on curve on the northerly right-of-way line of Avenida Mañana NE and the southeast corner of the parcel herein described; Thence, northwesterly, a distance of 150.57 feet along said northerly right-of-way line of Avenida Mañana NE and along the arc of a curve bearing to the right (said arc having a radius of 791.40 feet and a chord which bears N 60° 38' 02" W, a distance of 150.34 feet), to a point on curve point on said easterly right-of-way line of Avenida La Resolana NE, and the southwest corner of the parcel herein described; Thence, N 37° 43' 57" E, along said easterly right-of-way line of Avenida La Resolana NE, a distance of 135.21 feet to the northwest corner and point of beginning of the parcel herein described and containing 0.4328 acres, more or less.

### FREE CONSENT AND DEDICATION

The platting of the land comprising Lots Numbered Ten (10) and Eleven (11) in Block Numbered Eight (8) of La Resolana Unit 1 as shown hereon and all easements shown hereon are with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof. Said owners do hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees. Said owner does hereby dedicate the additional right-of-way as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

### OWNERS

*Harry William Fanning*  
Harry William Fanning  
*Margaret L. Fanning*  
Margaret L. Fanning

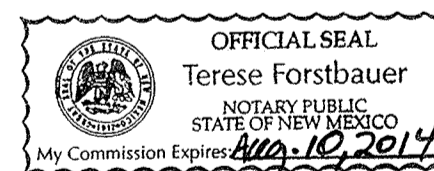
### ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) SS

This instrument was acknowledged before me on Aug. 13 2012, by Harry William Fanning and Margaret L. Fanning.

My Commission Expires: August 10, 2014

*Terese Forstbauer*  
Terese Forstbauer  
Notary Public



### SURVEYOR'S AFFIDAVIT

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Licensure for Professional Engineers and Professional Land Surveyors effective May 1, 2007 and shows easements of record as indicated on La Resolana Unit 1, as the same are shown and designated on the Plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 9, 1946, in Plat Book D, folio 105 and Title Commitment File Number FT000096953-PEREAK, effective February 21, 2012, issued by Fidelity National Title Insurance Company, and that the information shown hereon is true and correct to the best of my knowledge and belief.

*R. A. Forstbauer* 8/13/12  
Ronald A. Forstbauer Date  
N.M.P.S. No. 6126



PROJECT NUMBER \_\_\_\_\_  
Application Number \_\_\_\_\_

The purpose of this replat is to consolidate Lots 10, 11 and a portion of Lot 9 into one lot; vacate specified utility easements and grant additional right-of-way all as shown hereon.

### PLAT APPROVAL

#### Utility Approvals:

PNM ELECTRIC SERVICES \_\_\_\_\_ DATE  
NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE  
QWEST CORPORATION d/b/a CENTURY LINK QC \_\_\_\_\_ DATE  
COMCAST, INC. \_\_\_\_\_ DATE

#### City Approvals:

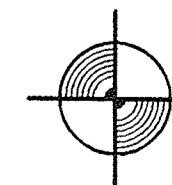
*[Signature]* 8-23-12  
CITY SURVEYOR \_\_\_\_\_ DATE  
REAL PROPERTY DIVISION \_\_\_\_\_ DATE  
ENVIRONMENTAL HEALTH DEPARTMENT \_\_\_\_\_ DATE  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE  
ABCWUA \_\_\_\_\_ DATE  
PARKS & RECREATION DEPARTMENT \_\_\_\_\_ DATE  
A.M.A.F.C.A. \_\_\_\_\_ DATE  
CITY ENGINEER \_\_\_\_\_ DATE  
DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC #: \_\_\_\_\_

PROPERTY OWNER OF RECORD: \_\_\_\_\_

BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_



**Forstbauer Surveying, L.L.C.**  
4116 Lomas Boulevard NE  
Albuquerque, New Mexico 87110  
(505) 268-2112 Fax 346-2017

### SUBDIVISION DATA

- Total gross acreage: 0.4328 acres
- Total number of existing lots - 1. No additional lots are being created by this plat.
- Total mileage of streets created - 0.
- The basis of bearings for this survey is the New Mexico State Plane Grid, Central Zone, NAD 83.
- Where measured bearings and distances are differ from record bearings and distances, record bearings and distances are indicated by parentheses.
- Date of field survey: May, 2012.
- Documents used in the preparation of this survey:
  - plat entitled "Amended First Unit of La Resolana", filed December 9, 1946 in Book D, Page 105.
  - Title Commitment No. FT000096953-PEREAK, effective February 21, 2012 issued by Fidelity National Title Insurance Company and documents referenced therein;
  - Warranty Deed filed June 28, 2012, Document No. 2012065029 (subject property)
  - Warranty Deed filed April 3, 1992, Document Number 9230750 (Lot 8 and a portion of Lot 9, easterly adjoining property)
  - Warranty Deed filed June 25, 1954, Book D282, Page 642 (original deed for a portion of Lot 9, subject property)

### PUBLIC UTILITY EASEMENTS

**PUBLIC UTILITY EASEMENTS** shown on this plat are granted for the common and joint use of:

- 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.
- 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.
- 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.
- Comcast Inc.** 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.

### NOTE REGARDING INSTALLATION OF SOLAR COLLECTORS

Section 14-14-4-7(B) "No property within the area of this plat 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 the proposed plat. The foregoing requirement shall be a condition to approval of this plat."

