

**LEGAL DESCRIPTION:**

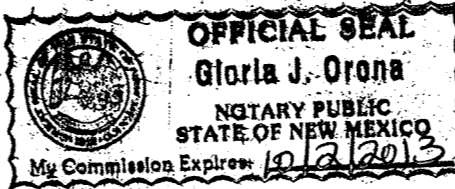
LOTS NUMBERED SIXTEEN (16), SEVENTEEN (17), EIGHTEEN (18) AND NINETEEN (19) IN BLOCK NUMBERED THREE (3) OF THE MESA VERDE ADDITION, TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 17, 1939, BOOK C, PAGE 38, BEING MORE PARTIALLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBE, BEING A POINT ON THE EASTERLY RIGHT OF WAY OF TENNESSEE STREET N.E., WHENCE ALBUQUERQUE CONTROL STATION BRASS CAP "14\_K20" BEARS N 49°02'51" E, A DISTANCE OF 2632.96 FEET; THENCE FROM SAID POINT OF BEGINNING S 88°48'49" E, A DISTANCE OF 135.00 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE S 01°11'11" W, A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE N 88°48'49" W, A DISTANCE OF 135.00 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, BEING A POINT ON THE EASTERLY RIGHT OF WAY OF TENNESSEE STREET N.E.; THENCE N 01°11'11" E ALONG THE RIGHT OF WAY OF TENNESSEE STREET N.E. A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; CONTAINING 0.3099 MORE OR LESS.

**FREE CONSENT:**

THE UNDERSIGNED OWNERS(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, SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, AND HEREBY GRANT A NEW FOUR (5) FOOT P.U.E. AND TO HEREBY DEDICATE ADDITIONAL RIGHT OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

*Percy Lebya* Date 09-24-12  
 PERCY LEBYA  
*Kathy Lebya* Date 9-24-12  
 KATHY LEBYA



**NOTARY:**

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS

On this 24 day of September, 2012, this instrument was

acknowledged before me by  
*Gloria Orona* 10/24/2013  
 Notary Public My commission expires:

**PUBLIC UTILITY EASEMENTS**

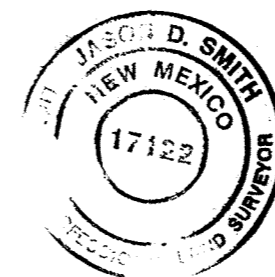
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- 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. 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, 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 ERRECTED 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.

**SOLAR NOTE:**

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



**SURVEYORS CERTIFICATION**

I, JASON D. SMITH, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*J. D. Smith* 9/25/12  
 JASON D. SMITH DATE  
 NM PLS NO. 17122

PLAT  
 OF  
**LOT 16-A, BLOCK 3**  
**MESA VERDE ADDITION**  
 WITHIN SEC. 19, T. 10 N., R. 4 E., N.M.P.M.  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 AUGUST 2012

PROJECT NO. \_\_\_\_\_  
 APPLICATION NO. \_\_\_\_\_  
 UTILITY APPROVALS:

PNM \_\_\_\_\_ DATE \_\_\_\_\_  
 NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE \_\_\_\_\_  
 CENTURY LINK \_\_\_\_\_ DATE \_\_\_\_\_  
 COMCAST \_\_\_\_\_ DATE \_\_\_\_\_  
 NEW MEXICO UTILITIES \_\_\_\_\_ DATE \_\_\_\_\_

**CITY APPROVALS**  
*[Signature]* 9-25-12  
 CITY SURVEYOR DATE

ENVIRONMENTAL HEALTH DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_  
 TRAFFIC ENGINEERING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_  
 AMAFCA \_\_\_\_\_ DATE \_\_\_\_\_  
 PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_  
 A..B.C.W.U.A. \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
 DRB CHAIRPERSON PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND

PAID ON UPC#: 101905735310141022  
 PAID ON UPC#: 101905735410741021  
 PROPERTY OWNER ON RECORD:  
PERCY LEBYA AND KATHY LEBYA  
 BERNALILLO COUNTY TREASURER'S OFFICE:

**SURVEYOR NOTES:**

**1. CONTROL STATIONS USED:**

CITY OF ALBUQUERQUE CONTROL STATION "14-K20"  
 BRASS TABLET (FOUND IN PLACE)  
 STAMPED "14-K20"  
 NEW MEXICO STATE PLANE NAD 83 GRID  
 COORDINATES (CENTRAL ZONE)  
 N=1484692.188 FEET E=1550574.948 FEET  
 ELEVATION: 5381.929' NAVD 1988  
 GROUND TO GRID FACTOR = 0.999655680  
 DELTA ALPHA = (-)00°10'21.32"

CITY OF ALBUQUERQUE CONTROL STATION "7-K19" DATA:  
 BRASS TABLET (FOUND IN PLACE)  
 STAMPED "7-K19"  
 NEW MEXICO STATE PLANE NAD 83 GRID  
 COORDINATES (CENTRAL ZONE)  
 N=1483044.082 FEET E=1545165.941 FEET  
 GROUND TO GRID FACTOR = 0.999659513  
 DELTA ALPHA = (-)00°10'58.81"

**2. FIELD SURVEY PERFORMED IN AUGUST 2012.**

**3. BASIS OF BEARING - NAD 83 STATE PLANE, NM CENTRAL ZONE GRID NORTH USING FOUND MONUMENTS REFERENCED ABOVE IN NOTE NO. 1. ( BEARING = S 73°03'15" W).**

**4. ALL DISTANCES SHOWN ARE GROUND DISTANCES.**

**5. CORNERS IDENTIFIED AS "SET", ARE 1/2" REBAR WITH CAP STAMPED "LS 17122", DEPICTED AS, —●—, UNLESS OTHERWISE INDICATED.**

**6. BEARINGS AND GROUND DISTANCES SHOWN IN PARENTHESIS ( ) ARE PER RECORDED PLAT.**

**7. PLAT SHOWS ALL EASEMENTS OF RECORD.**

**DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 16, 17, 18 AND 19 INTO A SINGLE LOT, GRANT A 5' P.U.E AND TO DEDICATE ADDITIONAL RIGHT OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

**SUBDIVISION DATA:**

Zone Atlas No. K-19-Z  
 Gross Acreage 0.3099 ACRES  
 Number of existing Lots/Tracts FOUR (4)  
 Number of Lots/Tracts created ONE (1)  
 Total Mileage of streets created 0  
 Current Zoning C-2  
 Date of Survey AUGUST 2012

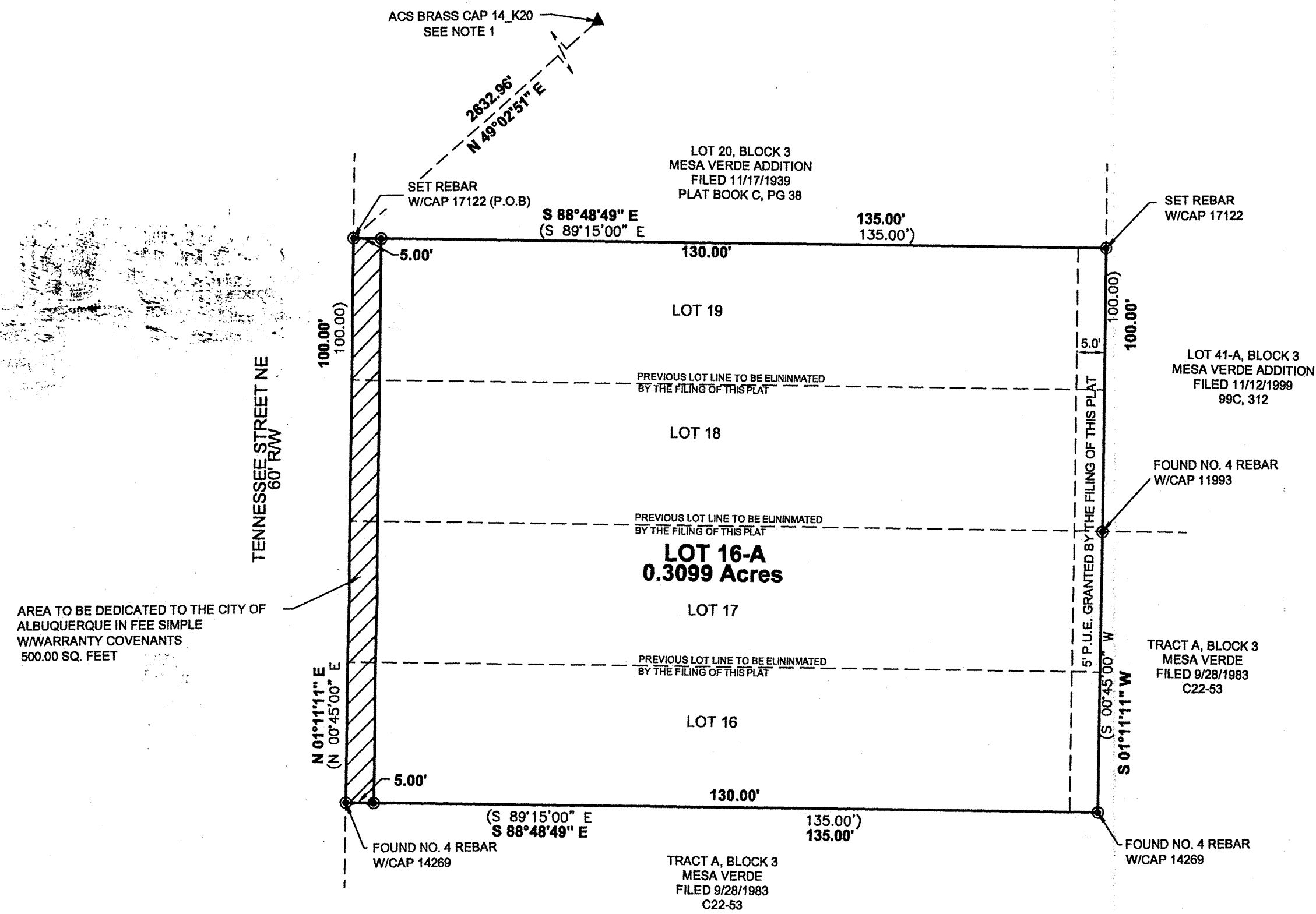
**DISCLAIMER:**

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (P.N.M.) AND NEW MEXICO GAS COMPANY (N.M.G.C.) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, P.N.M. AND N.M.G.C. DO NOT WAIVE OR RELEASE ANY RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

**INDEX INFORMATION:**

OWNER: PERCY LEBYA AND KATHY LEBYA  
 SEC. 19, TOWNSHIP 10 NORTH, RANGE 4 EAST.  
 MESA VERDE ADDITION  
 UPC NO'S. 101905735310141022 AND 101905735410741021..

PLAT  
 OF  
 LOT 16-A, BLOCK 3  
 MESA VERDE ADDITION  
 WITHIN SEC. 19, T. 10 N., R. 4 E., N.M.P.M.  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 AUGUST 2012



AREA TO BE DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE W/WARRANTY COVENANTS 500.00 SQ. FEET

