



**SUBDIVISION DATA**

1. DRB Project No. 1009567
2. Zone Atlas Index No. K-17
3. Gross acreage 0.8577 Ac.
4. Existing number of lots 6  
Replatted number of lots 1

**PURPOSE OF PLAT**

This plat has been prepared for the purpose of creating one lot from six lots, vacate right-of-way, and dedicate additional right-of-way to the City of Albuquerque.

**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. Official Notice of Decision of vacation action for Vacation of Public Right-of-way is dated April 3, 2013, 13DRB-70471.

**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.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY  
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# 1 017 057 171 183 32807, 1 017 057 180 181 32808,  
1 017 057 190 180 32807

PROPERTY OWNER OF RECORD:  
4120 SILVER AVENUE LLC  
BERNALILLO COUNTY TREASURER'S OFFICE

4120 Silver Avenue / LC  
Bernalillo County - BERNALILLO COUNTY RECORDING LABEL HERE  
- Juan Villalva 8/15/13

**SURVEY LEGAL DESCRIPTION**

Lots numbered One (1), Two (2), Three (3), Four (4), Five (5) and Six (6), in Block numbered Ten (10) of MESA GRANDE 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 July 18, 1931, in Volume C2, Folio 27, together with a portion of vacated right-of-way of Montclair Drive, SE, Silver Avenue, SE, and Sierra Drive, SE, and being more particularly described as follows:  
BEGINNING at the Northwest corner of the property herein described, being a point on the Southerly right-of-way line of Silver Avenue, SE, from whence the ACS Monument "S\_K17A" (x=1,535,891.429, y=1,484,259.419, NMSP Central Zone, NAD 83) bears N 28° 32' 08" W, 390.17 feet distant; THENCE along said Southerly right-of-way line, S 82° 17' 38" E, 268.45 feet, to the Northeast corner, being a point of curvature; THENCE along a curve to the right, having a radius of 20.00 feet, a central angle of 90° 02' 11", a chord bearing S 37° 16' 33" E, 28.29 feet, along an arc length of 31.43 feet to a point of tangency, being a point on the Westerly right-of-way line of Sierra Drive, SE; THENCE along said Westerly right-of-way line, S 07° 44' 33" W, 103.91 feet to the Southeast corner; THENCE leaving said Westerly right-of-way line, N 82° 16' 21" W, 295.32 feet to the Southwest corner, being a point on the Easterly right-of-way line of Montclair Drive, SE; THENCE along said Easterly right-of-way line, N 00° 26' 49" E, 102.10 feet to a point of curvature; THENCE along a curve to the right having a radius of 20.00 feet, a central angle of 97° 15' 33", a chord bearing N 49° 04' 35" E, 30.02 feet, along an arc length of 33.95 feet to the point of beginning and containing 0.8577 acres, more or less.

PLAT OF  
LOT 6-A, BLOCK 10  
MESA GRANDE SUBDIVISION  
A REPLAT OF LOTS 1-6, BLOCK 10, MESA GRANDE SUBDIVISION  
WITHIN SECTION 23, T. 10 N., R. 3 E., N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JULY 2013

PROJECT NUMBER: 1009567

Application Number: 13DRB-70486

City Approvals:

<i>David P. Acosta</i> City Surveyor	7-15-13 Date
<i>[Signature]</i> Traffic Engineering, Transportation Division	07-31-13 Date
<i>[Signature]</i> Parks and Recreation Department	7-31-13 Date
<i>[Signature]</i> AMAFCA	7-31-13 Date
<i>[Signature]</i> City Engineer	7-31-13 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	8-17-13 Date
<i>[Signature]</i> Real Property	8-13-13 Date
<i>[Signature]</i> PNM	7-31-13 Date
<i>[Signature]</i> CenturyLink	8-5-13 Date
<i>[Signature]</i> Comcast	8/15/13 Date
<i>[Signature]</i> New Mexico Gas Company	7-31-2013 Date

DOCH 2013091233

09/15/2013 11:21 AM Page: 1 of 2  
PLAT R-\$25 00 B. 2013C P. 0097 M. Taulous Olivero, Bernalillo Co.

**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  
7-31-13  
Date

	330 LOUISIANA BLVD., N.E. ALBUQUERQUE, N.M. 87108 PHONE: (505) 255-2052 FAX: (505) 255-2887	
INDEXING INFORMATION FOR COUNTY CLERK OWNER: 4120 SILVER AVENUE LLC LOCATION: SEC. 23, T.10 N., R.3 E., N.M.P.M.; MESA GRANDE SUBDIVISION	DRAWN: T R J CHECKED: T D J DRAWING NO. SP60113.DWG	SCALE: 1" = 20' FILE NO. SP-6-01-2013 6 JUN 2013 SHEET 1 OF 2

**FREE CONSENT**

The platting of the property as described above and dedication of additional right-of-way to the City of Albuquerque in fee simple with warranty covenants is with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant(s) that they hold complete and indefeasible title in fee simple to the land subdivided.

*[Signature]*  
Owner  
7-11-2013  
Date

**ACKNOWLEDGMENT**

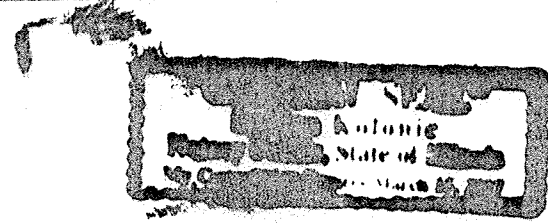
STATE OF Illinois )  
COUNTY OF Cook ) ss

On this 11 day of July, 2013, the foregoing instrument was acknowledged by:

Owner  
*[Signature]*

My Commission expires 3/15/2017

Notary Public  
*[Signature]*





PLAT OF  
**LOT 6-A, BLOCK 10**  
**MESA GRANDE SUBDIVISION**

A REPLAT OF LOTS 1-6, BLOCK 10, MESA GRANDE SUBDIVISION  
 WITHIN SECTION 23, T. 10 N., R. 3 E., N.M.P.M.  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 JULY 2013

COUNTY CLERK RECORDING LABEL HERE

ACS STATION "5\_K17A"  
 x=1,535,891.429  
 y=1,484,259.419  
 Ground-to-grid:  
 0.999666619  
 Mapping Angle: -00°12'02.83"  
 NAD 83

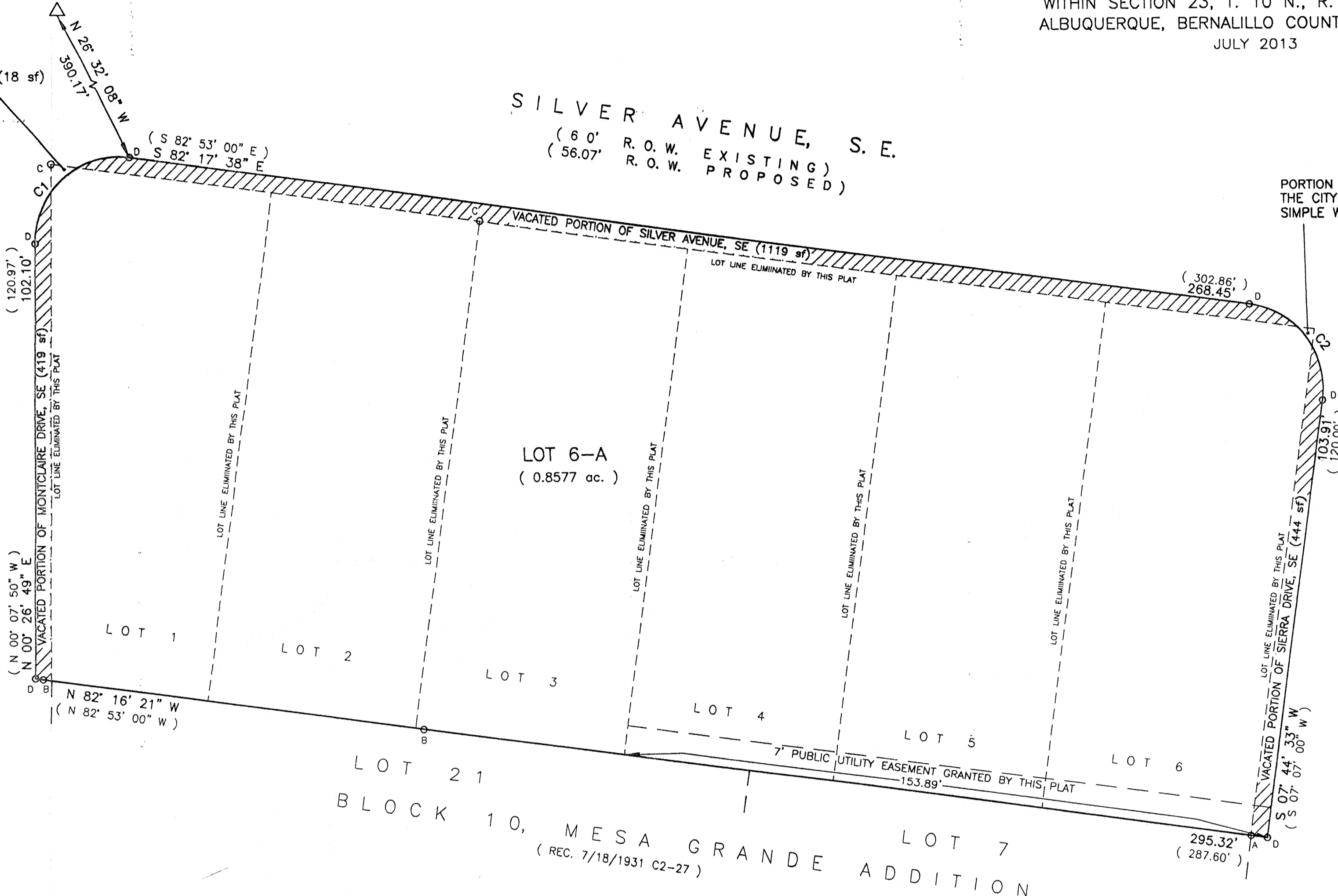
PORTION OF LOT 6 DEDICATED TO  
 THE CITY OF ALBUQUERQUE IN FEE  
 SIMPLE WITH WARRANTY COVENANTS (18 sf)

PORTION OF LOT 6 DEDICATED TO  
 THE CITY OF ALBUQUERQUE IN FEE  
 SIMPLE WITH WARRANTY COVENANTS (8 sf)

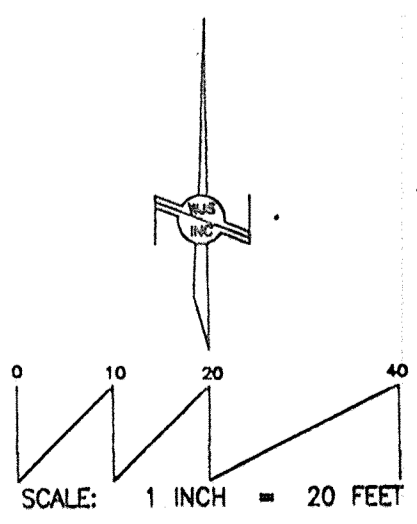
**MONTCLAIRE DRIVE, S. E.**  
 (6.0' R.O.W. EXISTING)  
 (56.20' R.O.W. PROPOSED)

**SIERRA DRIVE, S. E.**  
 (6.0' R.O.W. EXISTING)  
 (56.02' R.O.W. PROPOSED)

**SILVER AVENUE, S. E.**  
 (6.0' R.O.W. EXISTING)  
 (56.07' R.O.W. PROPOSED)



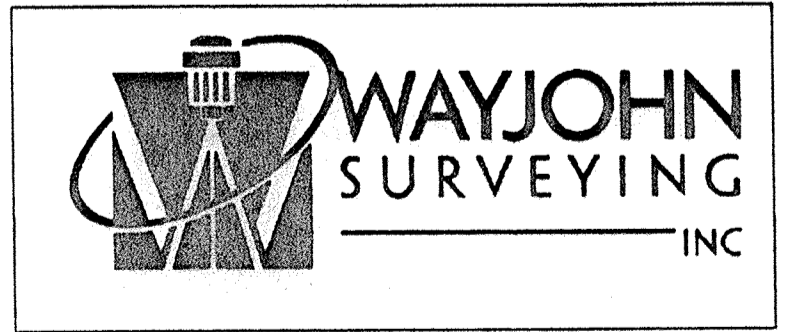
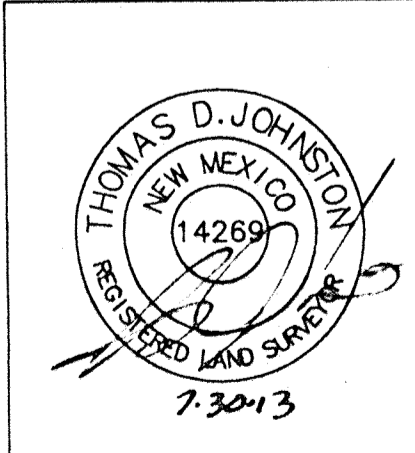
LOT 21  
 BLOCK 10, MESA GRANDE ADDITION  
 (REC. 7/18/1931 C2-27)



- LEGEND:**
- = FOUND/SET MONUMENT AS NOTED:
  - A: FOUND #4 REBAR AND CAP "LS 11463"
  - B: FOUND #4 REBAR AND CAP "LS 11463" AT 2' OFFSET
  - C: FOUND PK NAIL AND DISK "LS 11463"
  - D: SET #4 REBAR AND CAP "WAYJOHN PS 14269"

CURVE INFORMATION				
CURVE NO.	RADIUS	LENGTH	CENTRAL ANGLE	CHORD
C1	20.00'	33.95'	97° 15' 33"	N 49° 04' 35" E, 30.02'
C2	20.00'	31.43'	90° 02' 11"	S 37° 16' 33" E, 28.29'

DOCH 2013091233  
 08/15/2013 11:21 AM Page: 2 of 2  
 City/PLAT R: \$25.00 B: 20130 P: 0097 R: Toulouse Olivere, Bernalillo Co.



330 LOUISIANA BLVD., N.E.  
 ALBUQUERQUE, N.M. 87108  
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: 4120 SILVER AVENUE LLC	DRAWN: T R J	SCALE: 1" = 20'	FILE NO. SP-6-01-2013
	CHECKED: T D J	DRAWING NO. SP60113.DWG	30 JUL 2013 SHEET 2 OF 2