

VICINITY MAP
ZONE PAGE F-13
NOT TO SCALE

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) TRACTS OF LAND FROM ONE (1) EXISTING TRACT OF LAND, AND TO GRANT ANY EASEMENTS AS SHOWN HEREON.

FREE CONSENT & DEDICATION

SURVEYED AND REPLATTED AS SHOWN HEREON, AND NOW TO BE DESIGNATED AS TRACTS 1 AND 2, LANDS OF JESI, WITH THE CONSENT OF AND IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED OWNERS THEREOF. THE UNDERSIGNED SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE OF THE LAND SUBDIVIDED, AND ACKNOWLEDGE THAT THIS PLAT IS WITHIN THE COVENANTS AND RESTRICTIONS ON THIS PROPERTY. THE UNDERSIGNED ALSO CONSENT TO THE GRANTING OF ALL EASEMENTS SHOWN HEREON.

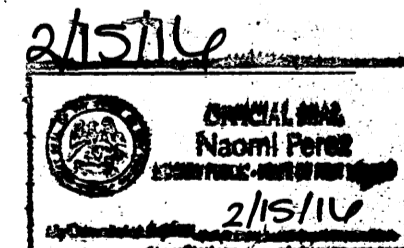
Paul Chavez
PAUL CHAVEZ
FOR T.J.CII, LLC

NOTARY ACKNOWLEDGEMENT

STATE OF NEW MEXICO } s.s.
COUNTY OF BERNALILLO }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF July, 2013,
BY: Paul Chavez

MY COMMISSION EXPIRES:



Naomi Perez
NOTARY PUBLIC

M.R.G.C.D. APPROVAL STATEMENT

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED *Adrian* DATE 8/15/13

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 0130610821530133
PROPERTY OWNER OF RECORD
Enloe Ronald & Anita
BERNALILLO COUNTY TREASURER'S OFFICE
Open file 8/28/13

**PLAT OF
TRACTS 1 & 2
LANDS OF JESI**

WITHIN THE TOWN OF ELENA GALLEGOS GRANT
PROJECTED SECTION 31, T 11 N, R 3 EAST, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JUNE 2013

LEGAL DESCRIPTION

TRACT NUMBERED ONE HUNDRED SEVEN-A-ONE-B-TWO (107-A-1-B-2) AS THE SAME IS SHOWN AND DESIGNATED ON MAP NUMBERED 31 OF THE SURVEY OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP, WITHIN PROJECTED SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND AS SHOWN AND DESIGNATED ON THAT PLAT ENTITLED, "PLAT OF SURVEY FOR RICHARD C. SANCHEZ & DEBORAH E. SANCHEZ BEING TRACT 107-A-1-B-2 IN M.R.G.C.D. MAP NO. 31 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AUGUST 1995", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 1, LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF PEDRONCELLI ROAD, N41, FROM WHENCE A TIE TO A.C.S. MONUMENT STATION 14.F13, BEARS N 42°55'15" E, 176.16 FEET DISTANCE, THENCE

ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N 68°50'13" W, 145.73 FEET DISTANCE TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE

LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, N 16°44'33" E, 119.54 FEET DISTANCE TO THE NORTHWEST CORNER OF SAID TRACT; THENCE

S 68°30'27" E, 154.44 FEET DISTANCE TO THE NORTHEAST CORNER OF SAID TRACT; THENCE

S 21°09'34" W, 117.45 FEET DISTANCE TO THE SOUTHEAST CORNER OF SAID TRACT AND POINT OF BEGINNING CONTAINING 0.4042 ACRES, MORE OR LESS.

PUBLIC UTILITY EASEMENTS

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

1. 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.
2. PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRIC SERVICE.
3. CENTURYLINK FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. CABLE TV FOR INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, REPAIR, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID RIGHT OF WAY AND EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANITOR 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, AND TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURES 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 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) AND NEW MEXICO GAS COMPANY (NMG) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMG 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.

SOLAR NOTE

NO PROPERTY WITHIN 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 ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THE PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

DOCH 2013096668

08/28/2013 09:33 AM Page: 1 of 2
PLOT # 325 00 3 2013C P. 0104 R
Paulino Olivera, Bernalillo Cour

DRB APPROVALS

CASE NO. <u>1009619</u>	
AMAFCA <u>Curtis G. Chan</u>	8-27-13
DRB CHAIRPERSON, PLANNING DEPARTMENT	8-27-13
<u>Curtis G. Chan</u>	7-31-13
CITY ENGINEER	
<u>[Signature]</u>	07-31-13
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	
<u>Carol S. Dumont</u>	7-31-13
PARKS AND RECREATION DEPARTMENT	
<u>[Signature]</u>	7-31-13
URBEM DEVELOPMENT	
ABQVIA	
<u>David P. Acosta</u>	7-29-13
CITY OF ALBUQUERQUE SURVEYOR	
<u>[Signature]</u>	8-15-13
M.R.G.C.D.	

UTILITY APPROVALS

<u>[Signature]</u>	8/19/2013
NEW MEXICO GAS COMPANY	
<u>[Signature]</u>	8-12-13
P.N.M. ELECTRIC SERVICES	
<u>[Signature]</u>	8/12/13
CENTURYLINK	
<u>[Signature]</u>	8/12/13
COMCAST CABLE	

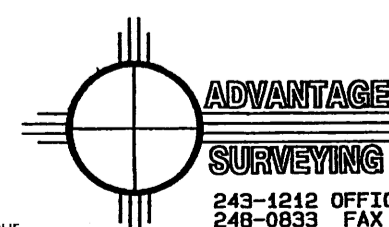
SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED FROM A FIELD SURVEY AND EXISTING RECORD INFORMATION.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON ACS CONTROL STATIONS 14.F13 AND "DOUGLAS".
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. DATA WITHIN PARENTHESES () ARE RECORD PER PLAT.
6. GROSS ACREAGE = 0.4042 ACRES
7. NUMBER OF EXISTING TRACTS = 1
8. NUMBER OF TRACTS CREATED = 2
9. PROPERTY SURVEY PERFORMED MAY, 2013.
10. EXISTING CITY WATER AND SEWER SERVICE TO PROPERTY.
11. PROPERTY ZONED RA-2.

SURVEYORS CERTIFICATION

I, MICHAEL T. SHOOK, A DULY QUALIFIED REGISTERED PROFESSIONAL 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 THE 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 BERNALILLO COUNTY SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO (EFFECTIVE DATE NOVEMBER 1, 1984 AND REVISIONS FEBRUARY 2, 1994 TO MAY 1, 2007), AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Michael T. Shook 5-30-13
MICHAEL T. SHOOK NMLS NO. 13240 DATE
REGISTERED LAND SURVEYOR

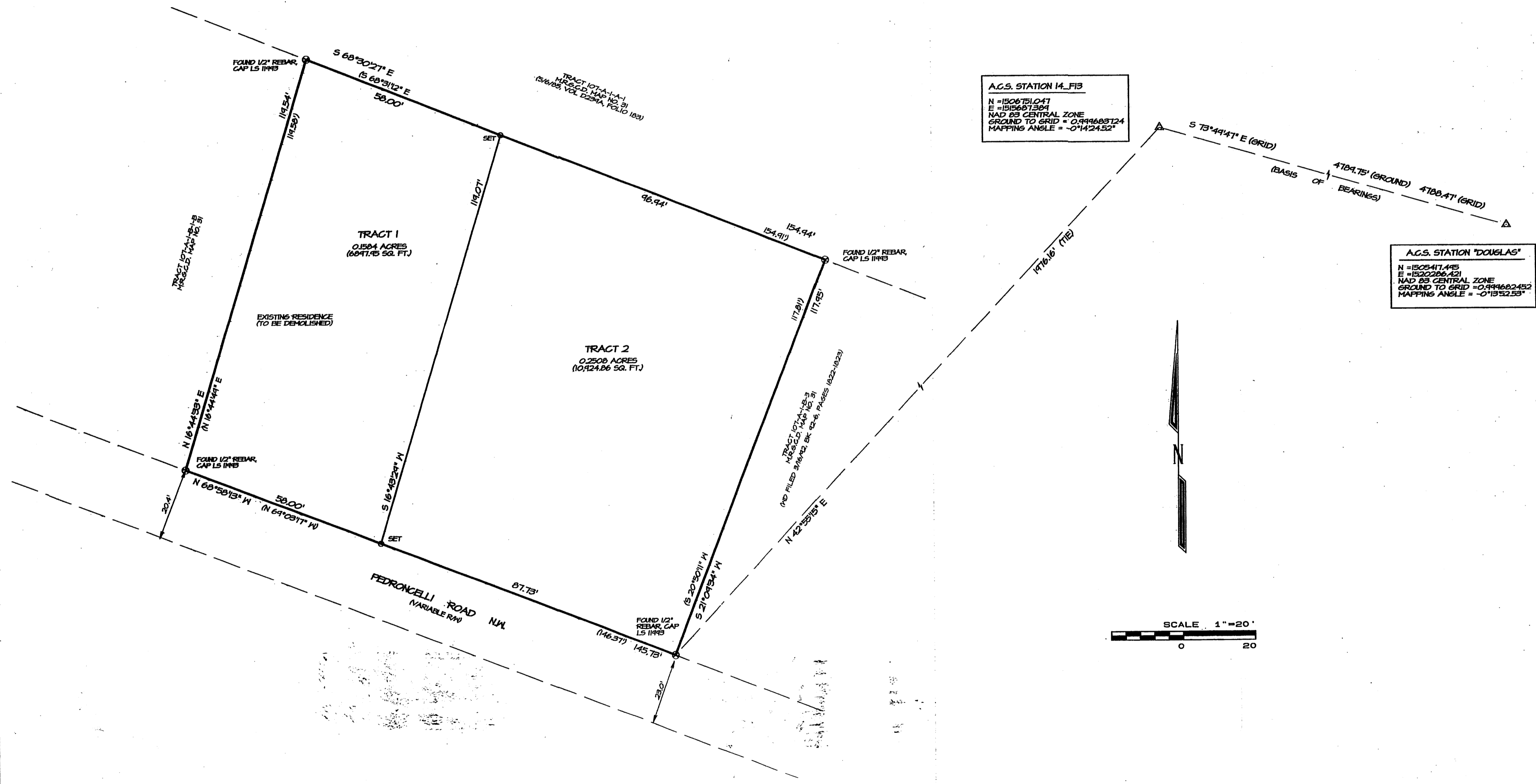


INDEXING INFORMATION FOR COUNTY CLERK

OWNER: T.J.CII LLC
SECTION: PROJECTED SECTION 31, T 11 N, R 3 E, N.M.P.M.
SUBDIVISION: M.R.G.C.D. PROPERTY MAP NO. 31
UPC# 0130610821530133

**PLAT OF
TRACTS 1 & 2
LANDS OF JESI**

WITHIN THE TOWN OF ELENA GALLEGOS GRANT
PROJECTED SECTION 31, T 11 N, R 3 EAST, N.M.P.M.
ALEBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE 2013

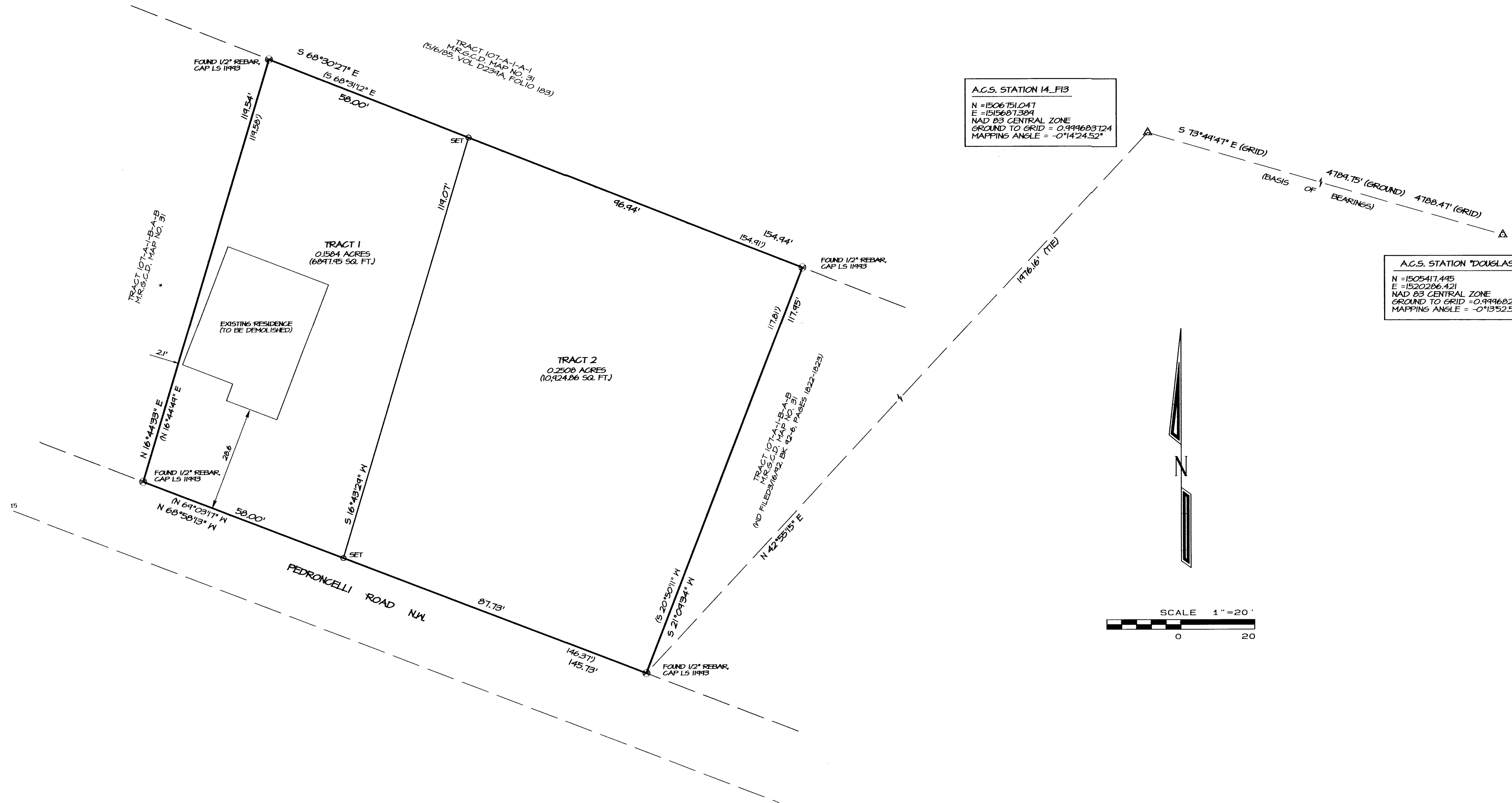


A.C.S. STATION 14_F13
 N = 1502751.047
 E = 1512687.204
 NAD 83 CENTRAL ZONE
 GROUND TO GRID = 0.44468924
 MAPPING ANGLE = -0°14'24.52"

A.C.S. STATION "DOUGLAS"
 N = 1502847.495
 E = 1512728.421
 NAD 83 CENTRAL ZONE
 GROUND TO GRID = 0.444682452
 MAPPING ANGLE = -0°13'52.53"

SCALE 1" = 20'
 0 20

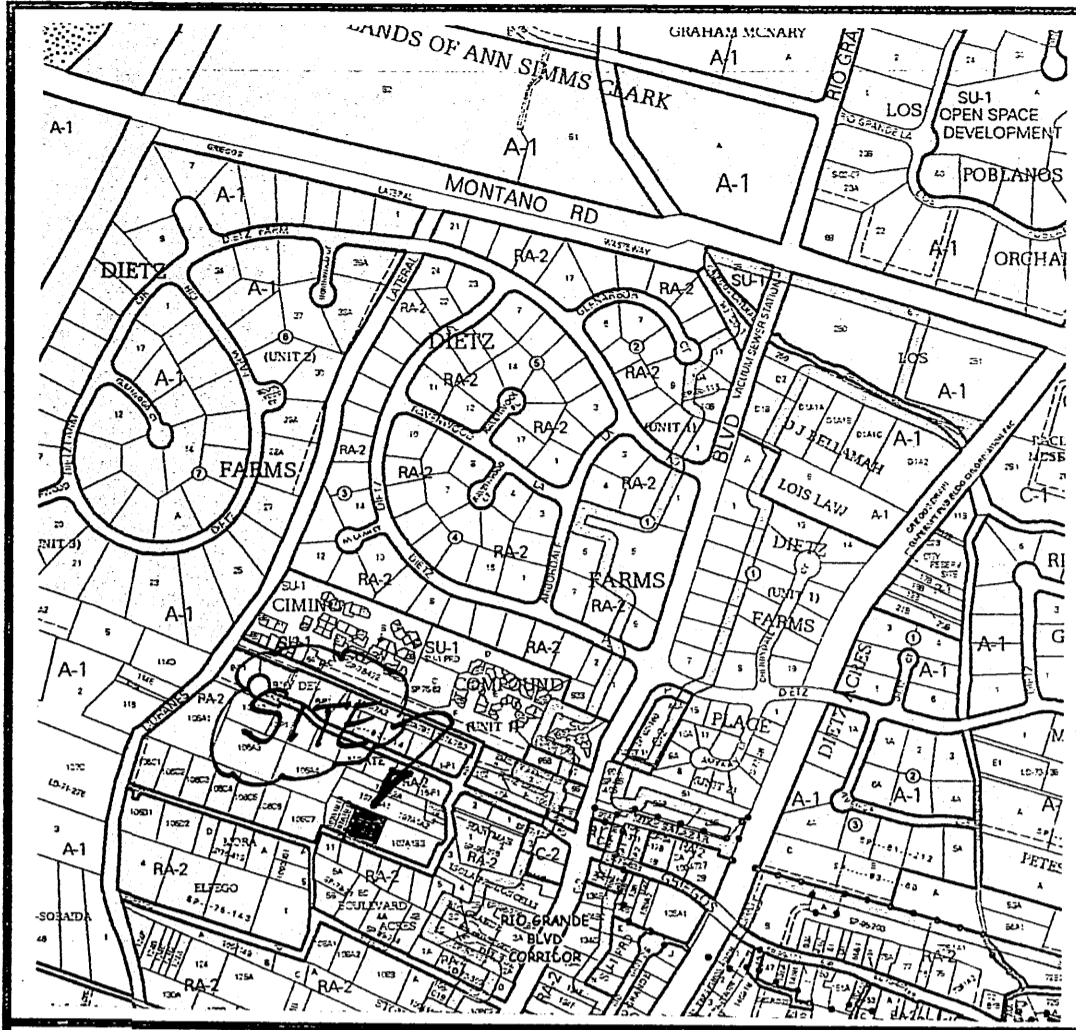
SUMMARY PLAT
TRACTS 1 & 2
LANDS OF JESI
 WITHIN THE TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 31, T 11 N, R 3 EAST, N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MAY 2013



A.C.S. STATION 14_FB
 N = 1506751.047
 E = 1515687.389
 NAD 83 CENTRAL ZONE
 GROUND TO GRID = 0.999683124
 MAPPING ANGLE = -0°14'24.52"

A.C.S. STATION "DOUGLAS"
 N = 1505417.495
 E = 1520286.421
 NAD 83 CENTRAL ZONE
 GROUND TO GRID = 0.999682452
 MAPPING ANGLE = -0°13'52.53"

SCALE 1" = 20'
 0 20



VICINITY MAP
ZONE PAGE F-13
NOT TO SCALE

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SURVEYED AND REPLATED AS SHOWN HEREON, AND NOW TO BE DESIGNATED AS TRACTS 1 AND 2, LANDS OF JESI, WITH THE CONSENT OF AND IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED OWNERS THEREOF. THE UNDERSIGNED SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE OF THE LAND SUBDIVIDED, AND ACKNOWLEDGE THAT THIS PLAT IS WITHIN THE COVENANTS AND RESTRICTIONS ON THIS PROPERTY. THE UNDERSIGNED ALSO CONSENT TO THE GRANTING OF ALL EASEMENTS SHOWN HEREON.

Paul Chavez
PAUL CHAVEZ
FOR T.F.C.II, LLC

NOTARY ACKNOWLEDGEMENT

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } s.s.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2013,

BY: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

M.R.G.C.D. APPROVAL STATEMENT

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED _____ DATE _____

**PLAT OF
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ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE 2013

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ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, N 68°58'13" W, 145.73 FEET DISTANCE TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE,

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DISCLAIMER

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DRB APPROVALS

CASE NO:	SP 18DRB 10584
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CITY ENGINEER	DATE
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
PARKS AND RECREATION DEPARTMENT	DATE
UTILITIES DEVELOPMENT	DATE
ABQ/CWA	DATE 6-25-13
CITY OF ALBUQUERQUE SURVEYOR	DATE
M.R.G.C.D.	DATE

UTILITY APPROVALS

NEW MEXICO GAS COMPANY	DATE
P.N.M. ELECTRIC SERVICES	DATE
CENTURYLINK	DATE
COMCAST CABLE	DATE

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED FROM A FIELD SURVEY AND EXISTING RECORD INFORMATION.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON A.C.S. CONTROL STATIONS 14.F13 AND "DOUGLAS".
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5. DATA WITHIN PARENTHESES () ARE RECORD PER PLAT.
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7. NUMBER OF EXISTING TRACTS = 1
8. NUMBER OF TRACTS CREATED = 2
9. PROPERTY SURVEY PERFORMED MAY, 2013.
10. EXISTING CITY WATER AND SEWER SERVICE TO PROPERTY.
11. PROPERTY ZONED RA-2.

SURVEYORS CERTIFICATION

I, MICHAEL T. SHOOK, A DULY QUALIFIED REGISTERED PROFESSIONAL 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 THE 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 BERNALILLO COUNTY SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO (EFFECTIVE DATE NOVEMBER 1, 1984 AND REVISIONS FEBRUARY 2, 1994 TO MAY 1, 2007), AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Michael T. Shook
MICHAEL T. SHOOK
NMLS NO. 13240
REGISTERED LAND SURVEYOR

5-30-13
DATE

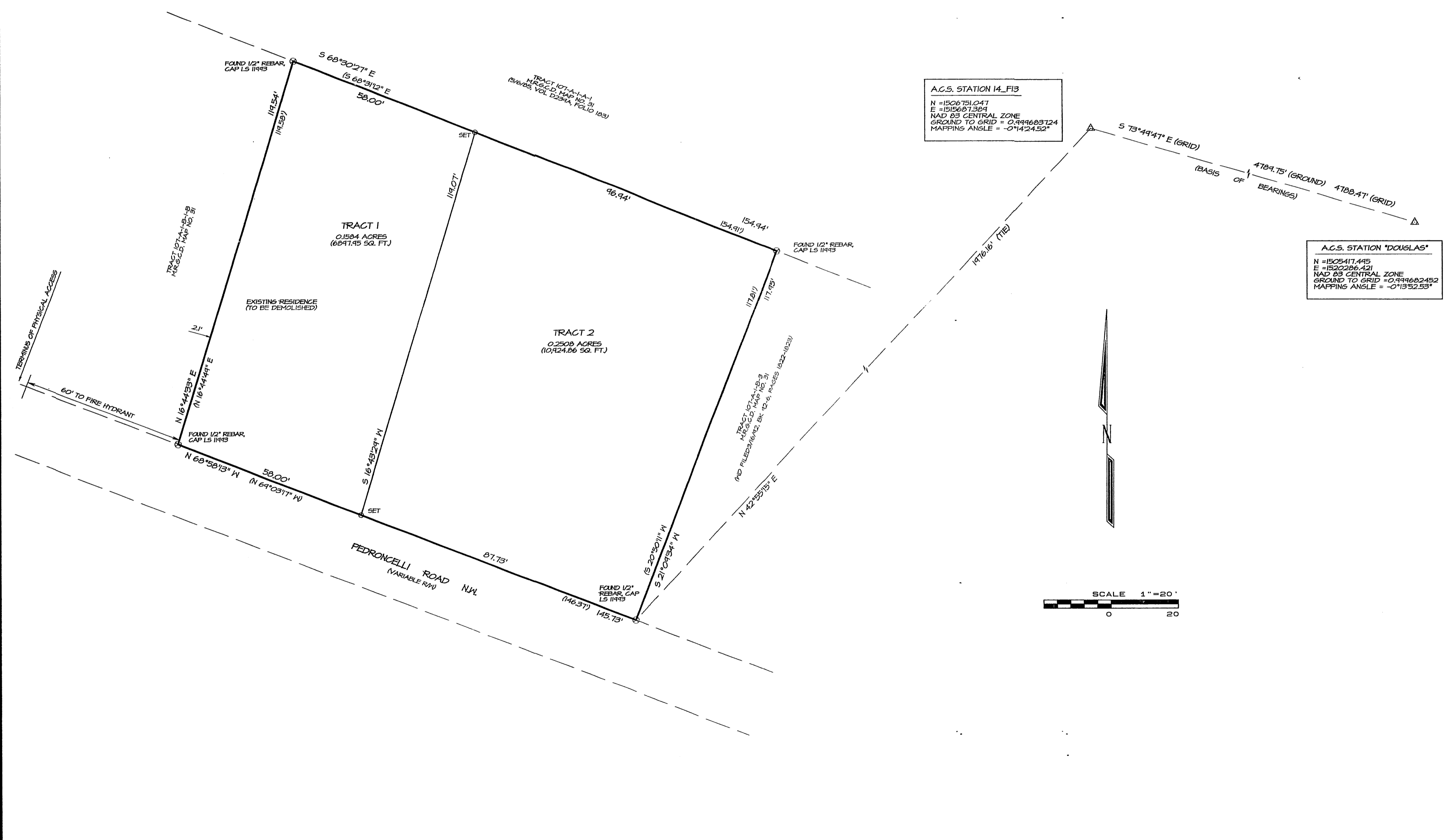


INDEXING INFORMATION FOR COUNTY CLERK

OWNER: T.F.C.II, LLC
SECTION: PROJECTED SECTION 31, T 11 N, R 3 E, N.M.P.M.
SUBDIVISION: M.R.G.C.D. PROPERTY MAP NO. 31
UPC# 101306108521530138

PLAT OF TRACTS 1 & 2 LANDS OF JESI

WITHIN THE TOWN OF ELENA GALLEGOS GRANT
PROJECTED SECTION 31, T 11 N, R 3 EAST, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE 2013



A.C.S. STATION 14_F13
N = 1506751.047
E = 1515687.304
NAD 83 CENTRAL ZONE
GROUND TO GRID = 0.444683124
MAPPING ANGLE = -0°4'24.52"

A.C.S. STATION 'DOUGLAS'
N = 1505417.495
E = 1520286.421
NAD 83 CENTRAL ZONE
GROUND TO GRID = 0.444682452
MAPPING ANGLE = -0°13'52.53"

