

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.P.C.I.I. LLC

**NOTARY ACKNOWLEDGEMENT**

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

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  
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 G. 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, LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF PEDRONCELLI ROAD, N.M., FROM WHENCE A TIE TO A.C.S. MONUMENT STATION 14\_F13, BEARS N 42°55'15" E, 1476.16 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, 154.94 FEET DISTANCE TO THE NORTHEAST CORNER OF SAID TRACT; THENCE,

S 21°04'34" W, 117.95 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 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, 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 (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.

**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.

**DRB APPROVALS**

CASE NO: SP 13DRB 70534

DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

TRAFFIC ENGINEER, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

UTILITIES DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

ABCNIA \_\_\_\_\_ DATE \_\_\_\_\_

*Michael T. Shook*  
CITY OF ALBUQUERQUE SURVEYOR \_\_\_\_\_ DATE **6-25-13**

M.R.G.C.D. \_\_\_\_\_ DATE \_\_\_\_\_

**UTILITY APPROVALS**

NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE \_\_\_\_\_

PNM ELECTRIC SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

CENTURYLINK \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST CABLE \_\_\_\_\_ DATE \_\_\_\_\_

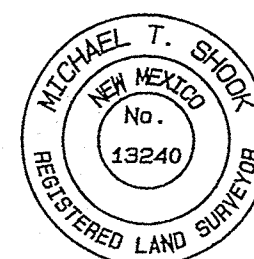
**SUBDIVISION DATA / NOTES**

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".
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**

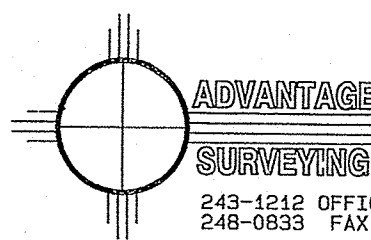
I, MICHAEL T. SHOOK, A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR 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*  
MICHAEL T. SHOOK  
NMLS NO. 13240



5-30-13

DATE



**INDEXING INFORMATION FOR COUNTY CLERK**

OWNER: T.J.P.C.I.I. 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# 10130610251530738

