

VICINITY MAP No. K-9



LEGAL DESCRIPTION

LOTS NUMBERED NINE (9) AND TEN (10) OF THE FIRST REPLAT OF BLOCK SEVEN OF THE ORIGINAL TOWNSITE OF THE TOWN OF WESTLAND AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID REPLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON THE 18TH DAY OF AUGUST 1941 IN VOLUME D, FOLIO 8 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE NORTHERLY LINE OF CENTRAL AVENUE, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT '7-K9' HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) N=1482904.725 AND E=1496061.706 BEARS S. 59 DEG. 52' 48" W., A DISTANCE OF 464.84 FEET RUNNING THENCE N. 15 DEG. 44' 55" W., A DISTANCE OF 199.80 FEET TO THE NORTHWEST CORNER; THENCE N. 74 DEG. 37' 55" E., A DISTANCE OF 99.92 FEET TO THE NORTHEAST CORNER; THENCE S. 15 DEG. 46' 28" E., A DISTANCE OF 199.80 FEET TO THE SOUTHEAST CORNER, BEING A POINT ON THE NORTHERLY LINE OF CENTRAL AVENUE; THENCE S. 74 DEG. 37' 54" W., ALONG THE NORTHERLY LINE OF CENTRAL AVENUE, A DISTANCE OF 100.01 FEET TO THE SOUTHWEST CORNER AND PLACE OF BEGINNING CONTAINING 0.4585 ACRES MORE OR LESS.

**PLAT OF
LOT 10-A, BLOCK 7
ORIGINAL TOWNSITE OF WESTLAND**
WITHIN
TOWN OF ATRISCO GRANT
PROJECTED SECTION 21, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2013

PROJECT NUMBER: 1009640
APPLICATION NUMBER: 13 DRB-70496

UTILITY APPROVALS:
Fernando Vigil 4-17-13
 PUBLIC SERVICE COMPANY OF NEW MEXICO DATE
Cheryl Rios 4/17/2013
 NEW MEXICO GAS COMPANY DATE
John 4/18/13
 QWEST CORPORATION D/B/A CENTURYLINK QC DATE
Comcast 4/12/13
 COMCAST DATE

CITY APPROVALS:
Paul P. Acosta 3-19-13
 CITY SURVEYOR DATE
 *REAL PROPERTY DIVISION (CONDITIONAL) DATE
 **ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE
Allen Peter 04-03-13
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE
Carl S. Dumont 4-3-13
 PARKS AND RECREATION DEPARTMENT DATE
Antonio Chen 4-3-13
 AMAFCA DATE
Antonio Chen 4-3-13
 CITY ENGINEER DATE
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 9 AND 10 INTO 1 LOT AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 0.4585 ACRES.
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- DATE OF FIELD WORK: JUNE, 2012
- NO PROPERTY 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 LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- PLATS USED TO ESTABLISH BOUNDARY
 A: FIRST REPLAT OF BLOCK 7 OF THE ORIGINAL TOWNSITE OF WESTLAND FILED: AUGUST 18, 1941 IN VOLUME D, FOLIO 8

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 D/B/A CENTURYLINK** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- 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), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, QWEST D/B/A CENTURYLINK 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.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Trinidad Lopez 3-7-13
 DATE

ACKNOWLEDGMENT

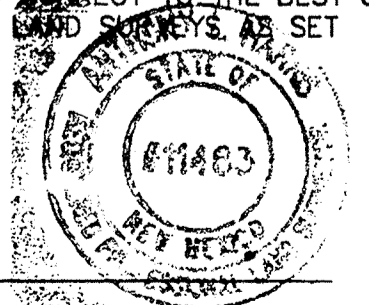
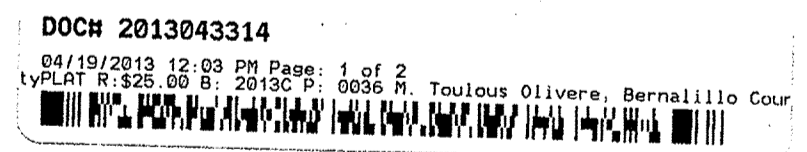
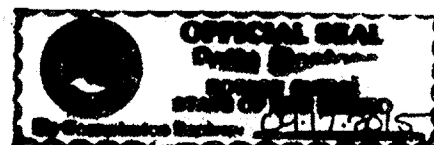
STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
 THIS 7th DAY OF MARCH, 2013
 BY: Trinidad L. Lopez (only)
 OWNERS NAME
 MY COMMISSION EXPIRES: 09-17-2015 BY: Dotty Martyn
 NOTARY PUBLIC

SURVEYORS CERTIFICATE:

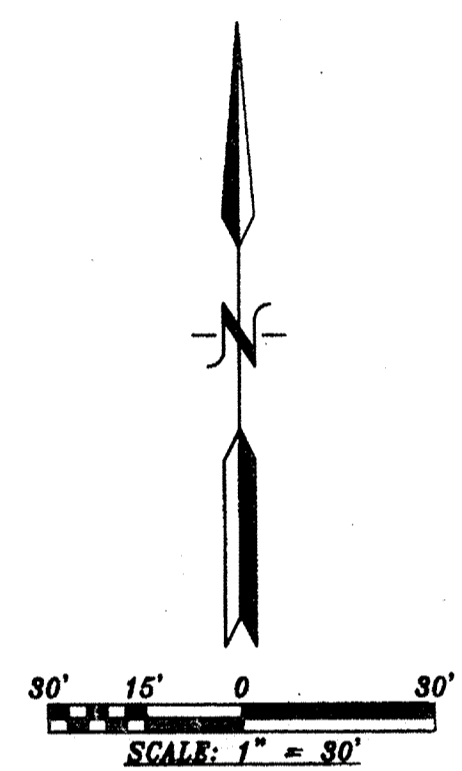
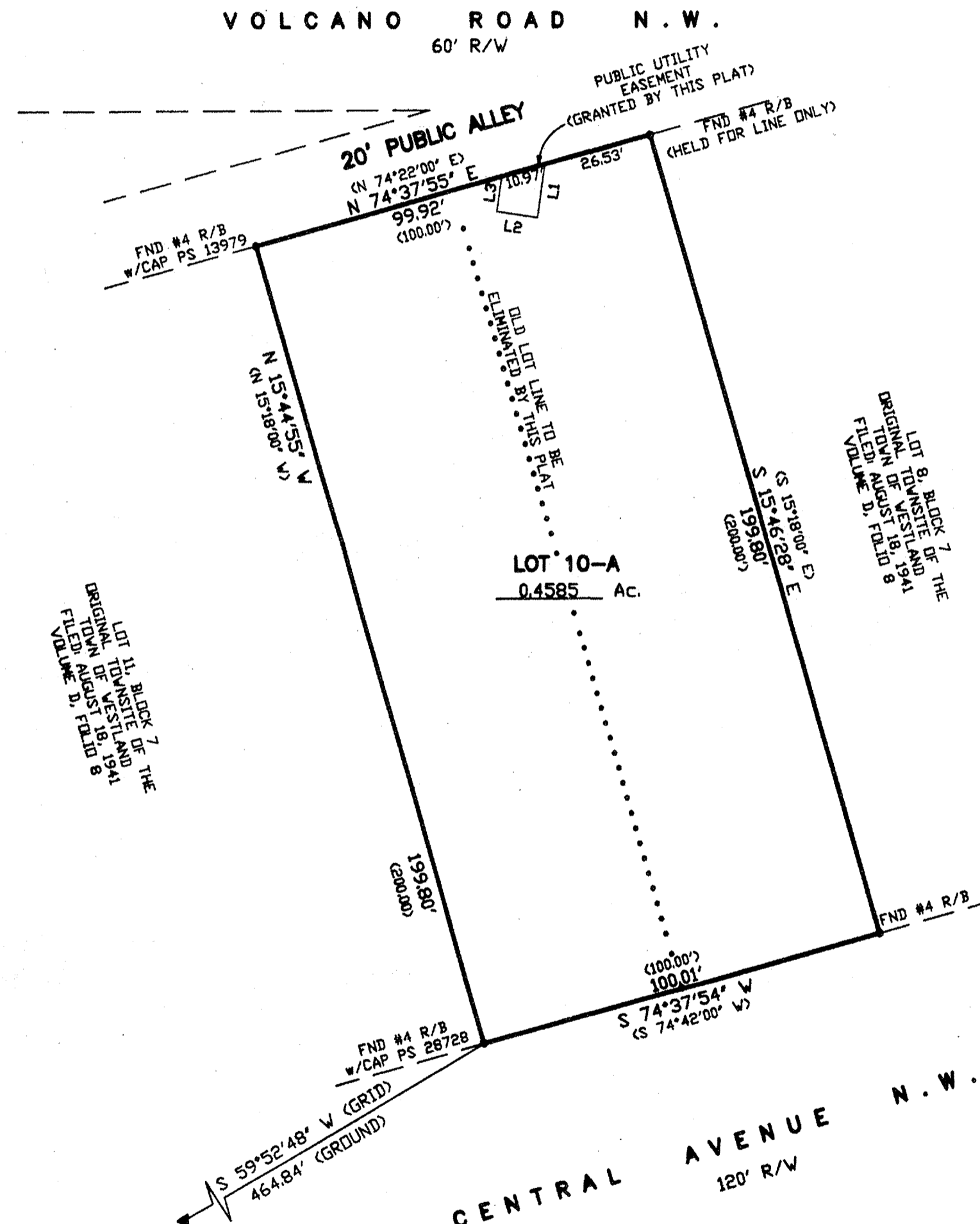
STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)
 I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
 THIS 7th DAY OF MARCH, 2013.
Anthony L. Harris
 ANTHONY L. HARRIS, P.S. # 11463

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# 1009057419 11040519, 100905741410940518
 PROPERTY OWNER OF RECORD: ARE Swisher
 BERNALILLO CO. TREASURER'S OFFICE: Paul 4/11/13



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ORIGINAL TOWNSITE OF WESTLAND
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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2013



ACS STATION "7-K9"
 N=1482904.725
 E=1496061.706
 GRD TO GRID=0.999681940
 $\Delta\alpha = -00^{\circ} 16' 38.12''$
 CENTRAL ZONE, NAD 1983

LINE TABLE

| NUMBER | DIRECTION | DISTANCE |
|--------|---------------|----------|
| L1 | S 08°51'51" W | 12.94' |
| L2 | N 01°08'09" W | 10.00' |
| L3 | S 08°51'51" W | 8.44' |

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 04/19/2013 12:03 PM Page: 2 of 2
 ty:PLAT P:525.00 S: 2013C P: 0036 M. Toulious Olivera, Bernalillo Cour

12-0367.DWG (JUNE, 2012)