

VICINITY MAP ZONE ATLAS PAGE L-14

UTILITY APPROVALS

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, 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, dba CENTURY LINK FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE 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 PURPOSE 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 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 POOL, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/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) 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.

Fernando Vigil 4-8-13
PUBLIC SERVICE CO. OF NEW MEXICO DATE

Rita Jaramillo 4-8-13
QWEST CORPORATION, dba CENTURY LINK DATE

[Signature] 4-16-2013
NEW MEXICO GAS COMPANY DATE

[Signature] 4-10-13
COMCAST CABLE DATE

LEGAL DESCRIPTION:

Lots numbered One (1) and Two (2) in Block numbered Thirty-six (36) of the TORREON ADDITION, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on February 14, 1923, in Volume C, Folio 18, and being more particularly described by New Mexico State Plane Grid bearings (Central Zone) and ground distances as follows:

BEGINNING at the southeast corner of said tract, being a point on the west line of a 16' alley, which is identical to the southeast corner of said Lot 2; whence the A.G.R.S. Station "13.114", having N.M. State Plane coordinates of N=1477685.829, E=1522174.051 (NAD83), bears S.75°18'26"E., 1265.82 feet distant; thence, N.89°31'15"W., 142.20 feet to the southwest corner of said tract, being a point on the east right-of-way line of William Street S.E. which is identical to the southwest corner of said Lot 2; thence, N.09°09'10"E., 83.99 feet along said east right-of-way line of William Street S.E. to the northwest corner of said tract, being a point on the south right-of-way line of Thaxton Avenue S.E. which is identical to the northwest corner of said Lot 1; thence, S.87°06'14"E., 142.16 feet along said south right-of-way line of Thaxton Avenue S.E. to the northeast corner of said tract, being a point on said west line of a 16' alley which is identical to the northeast corner of said Lot 1; thence, S.09°41'53"W., 78.04 feet along said west line of a 16' alley to the point of beginning. Containing 0.2620 acre, more or less.

FREE CONSENT & DEDICATION:

The undersigned owner(s) do hereby consent to the platting of said property as shown hereon and the same is with their free consent and in accordance with their desires. The undersigned individuals hereby represent themselves as authorized to so act. The undersigned hereby grant the easement(s) as shown and noted hereon. The undersigned hereby dedicate the additional right-of-way as shown and noted to the city of Albuquerque in fee simple with warranty covenants. The undersigned warrant that they hold among them complete and indefeasible title, in fee simple, to the subdivided property.

Marian Lowe
Marian Lowe

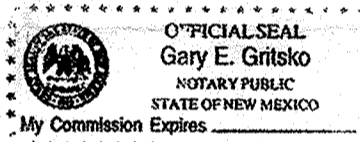
ACKNOWLEDGEMENT

State of New Mexico)
County of Bernalillo)ss

This instrument was acknowledged before me on March 6, 2013.

By: Marian Lowe

My Commission expires: 7/27/2016 [Signature]
Notary Public



BERNALILLO COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: 101405623011630333, 101465623010030334
Marian Lowe
PROPERTY OWNER OF RECORD
[Signature] 5/20/13
Bernalillo County Treasurer Date

COUNTY CLERK RECORDING STAMP

DOC# 2013060828
05/20/2013 08:57 PM Page: 1 of 2
PLAT R-325-08-B-2013C-0066-R, Toulouse Olivere, Bernalillo Co

PLAT OF
Lots 1-A & 2-A, Block 36
TORREON ADDITION
Town of Albuquerque Grant
projected Section 29, T.10N., R.3E., N.M.P.M.
City of Albuquerque
Bernalillo County, New Mexico
February 2013

PURPOSE OF PLAT:

The purpose of this plat is to adjust the lot line between two existing lots and dedicate right-of-way to the city of Albuquerque in fee simple with warranty covenants.

CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD APPROVALS:

PROJECT NO. 1009643 APPLICATION NO. 13-70481

[Signature] 4-17-13
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

[Signature] 4-16-13
TRAFFIC ENGINEERING DATE

[Signature] 4-10-13
PARKS & RECREATION DEPARTMENT DATE

[Signature] 04/10/13
A.B.C.W.U.A. DATE

[Signature] 4-10-13
A.M.A.F.C.A. DATE

[Signature] 4-10-13
CITY ENGINEER DATE

[Signature] 3-22-13
CITY SURVEYOR DATE

SURVEYOR'S CERTIFICATION

I, Gary E. Gritsko, a duly qualified New Mexico 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 it shows all easements as shown on the plat of record or made known to me by the owners of the subdivision shown hereon, utility companies and other parties expressing an interest and that it meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further that it meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief.

[Signature] March 15, 2013
Gary E. Gritsko Date
New Mexico Professional Surveyor No. 8686



SHEET 1 OF 2

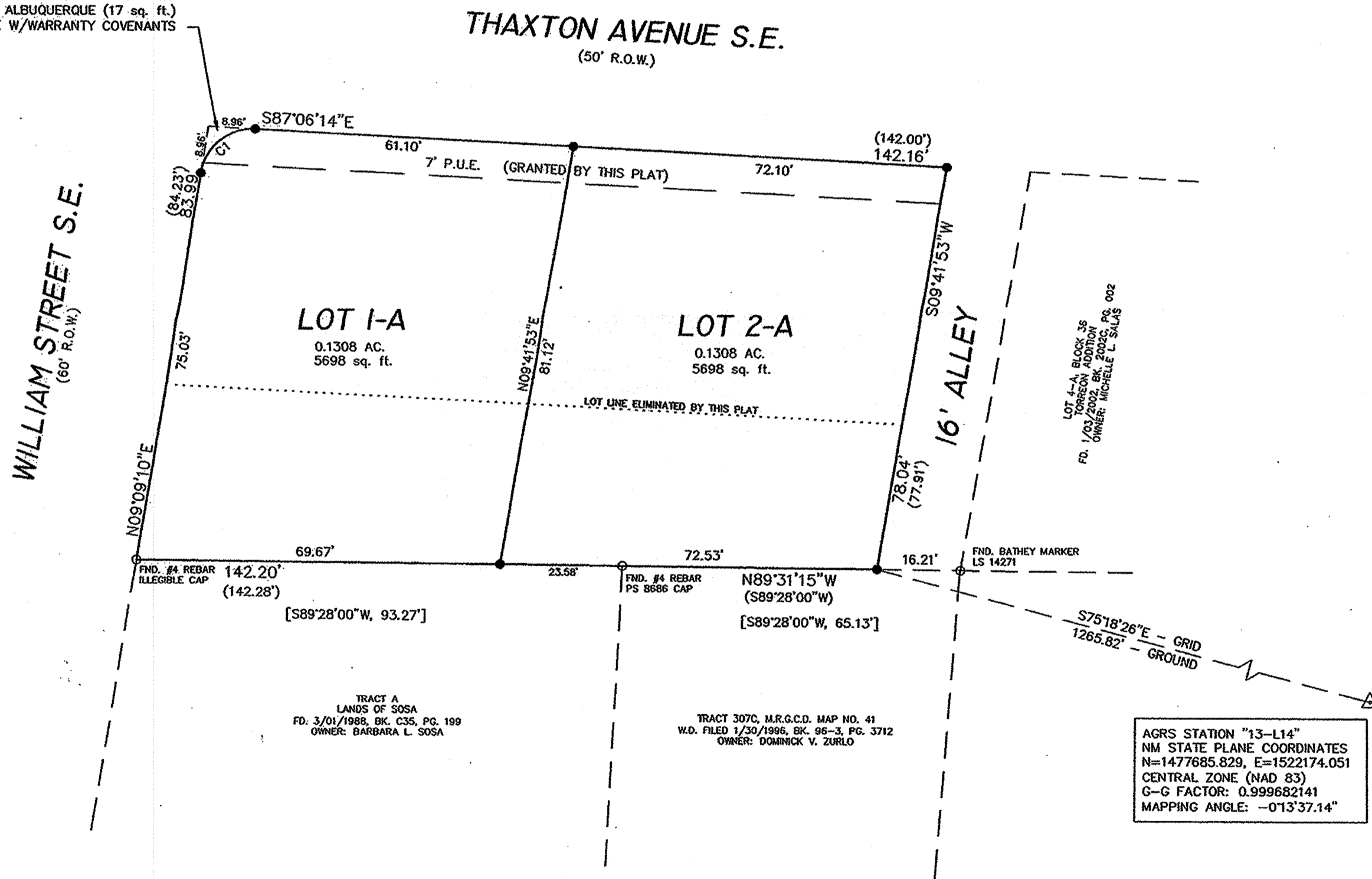
ALPHA PRO SURVEYING, LLC
1436 32ND CIRCLE S.E., RIO RANCHO, NEW MEXICO 87124
GARY@ALPHAPROSURVEYING.COM 505-892-1076
DRAWN BY: CS FILE NO: 13-020

COUNTY CLERK RECORDING STAMP

DOC# 2013060828
 05/30/2013 09:57 AM Page: 2 of 2
 PLAT# R: 325.00 B: 2013C P: 0095 H: Toulous Olivere, Bernalillo Co

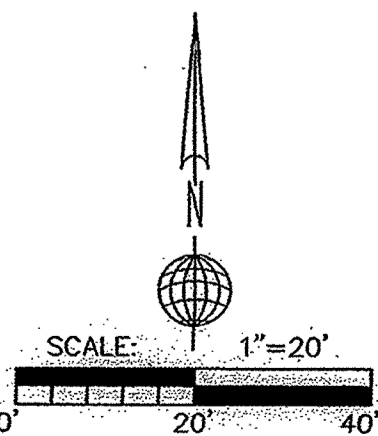
PLAT OF
 Lots 1-A & 2-A, Block 36
 TORREON ADDITION
 Town of Albuquerque Grant
 projected Section 29, T.10N., R.3E., N.M.P.M.
 City of Albuquerque
 Bernalillo County, New Mexico
 February 2013

ADDITIONAL RIGHT-OF-WAY DEDICATED
 TO THE CITY OF ALBUQUERQUE (17 sq. ft.)
 IN FEE SIMPLE W/WARRANTY COVENANTS



SURVEY AND SUBDIVISION NOTES:

- Bearings are based on NM State Plane grid bearings, Central zone, NAD83, derived from GPS observations tied to AGRS Control Station 13-L14.
- Distances are horizontal ground distances in US survey feet.
- Bearings and distances in parenthesis () are record measurements, where record data differs from measured data.
- Bearings and distances in brackets [] are record measurements from adjoining properties.
- This plat shows all easements of record made known to this surveyor.
- Gross subdivision area: 0.2620 acre, more or less
- Number of existing lots: 2
- Number of lots created: 2
- FLOOD ZONE: The property shown hereon is located in Zone X, areas determined to be outside the 0.2% annual chance flood plain, according to the FEMA Flood Insurance Rate Map of Bernalillo County, New Mexico, Panel No. 35001C0342G, effective date September 26, 2008.
- SOLAR RESTRICTIONS: 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 erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision. (Section 14-14-4-7)



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	DELTA
CT	14.62	10.00	N51°01'28"E	83°44'36"

MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/PLASTIC CAP STAMPED "G.GRITSKO PLS8686", UNLESS OTHERWISE NOTED

SHEET 2 OF 2

ALPHA PRO SURVEYING, LLC
 1436 32ND CIRCLE S.E., RIO RANCHO, NEW MEXICO 87124
 GARY@ALPHAPROSURVEYING.COM 505-892-1076
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