

Vicinity Map Zone Atlas H-14-Z

**Purpose of Plat**

1. VACATE EASEMENT AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.

**Notes**

1. FIELD SURVEY PERFORMED IN FEBRUARY 2012.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).

**Legal**

LOT NUMBERED ONE (1) IN BLOCK NUMBERED ONE (1) OF THE GENTRY ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 14, 1935, IN PLAT BOOK D, PAGE 54.

**Free Consent & Dedication**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

*John Dark*  
JOHN DARK, CO-OWNER

7/26/13

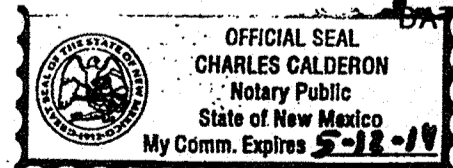
**Acknowledgment**

STATE OF NEW MEXICO }  
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7/26/13

BY: JOHN DARK, CO-OWNER

*Charles Calderon*  
NOTARY PUBLIC



MY COMMISSION EXPIRES 5-12-14

**Indexing Information**

Sections 5 & 8, Township 10 North, Range 3 East, N.M.P.M. as Projected into the Albuquerque Grant  
Subdivision: Gentry Addition  
Owner: John Dark & Pawitta Kasemsap  
UPC# 101405945751312914

**Subdivision Data**

GROSS ACREAGE.....0.7174 ACRES  
ZONE ATLAS PAGE NO.....H-14-Z  
NUMBER OF EXISTING LOTS.....1  
NUMBER OF LOTS CREATED.....1  
MILES OF FULL WIDTH STREETS.....0.00 MILES  
MILES OF HALF WIDTH STREETS.....0.00  
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....0.00 ACRES  
DATE OF SURVEY.....FEBRUARY 2012

**Solar Collection Note**

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

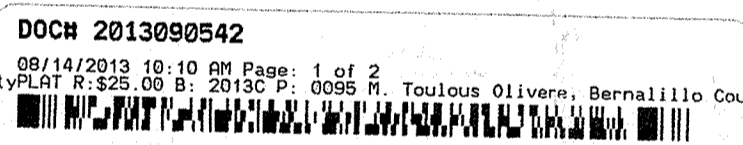
NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

**Middle Rio Grande Conservancy District**

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.

*A. K. Shel*  
APPROVED BY

7/26/13  
DATE



**Free Consent & Dedication**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

*Pawitta Kasemsap*  
PAWITTA KASEMSAP, CO-OWNER

7/26/13

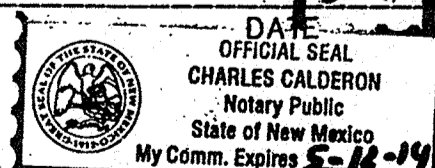
**Acknowledgment**

STATE OF NEW MEXICO }  
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 7/26/13

BY: PAWITTA KASEMSAP, CO-OWNER

*Charles Calderon*  
NOTARY PUBLIC



MY COMMISSION EXPIRES 5-12-14

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 101405945751312914  
PROPERTY OWNER OF RECORD:  
*Gustavo L. Hernandez*  
BERNALILLO COUNTY TREASURER'S OFFICE  
08-14-2013

Plat for  
**Lot 1-A, Block 1  
Gentry Addition**  
Being Comprised of  
**Lot 1, Block 1  
Gentry Addition**  
City of Albuquerque  
Bernalillo County, New Mexico  
July 2013

**Approved and Accepted by:**

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number 1009693

Application Number 13 DRB-70594

**Plat approvals:**

<i>Fernando Vigil</i> PNM Electric Services	7-25-13 Date
<i>[Signature]</i> New Mexico Gas Company	7/25/2013 Date
<i>[Signature]</i> Qwest Corporation d/b/a CenturyLink QC	7/25/13 Date
<i>[Signature]</i> Comcast	7/25/13 Date

**City approvals:**

<i>Paul P. Adams</i> City Surveyor	7-30-13 Date
<i>[Signature]</i> Traffic Engineer	08-13-13 Date
<i>Allen Patten</i> ABCWUA	07/17/13 Date
<i>Carol S. Dumont</i> (7-17-13) Parks and Recreation Department	08-13-13 Date
<i>Lynn M. Mayor</i> AMAFCA	8-13-13 Date
<i>Christa Chen</i> (7-17-13) City Engineer	8-13-13 Date
<i>[Signature]</i> DBP Chairperson, Planning Department	8-13-13 Date

**Surveyor's Certificate**

"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND 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 PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER 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."

*Will Plotner Jr.*  
WILL PLOTNER JR. DATE 7/18/13  
N.M.R.P.S. No. 14271

CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244



### Easement Notes

- 1 EXISTING 10' IRRIGATION DITCH (06/14/35, D-54) TO BE VACATED BY THIS PLAT
- 2 10' P.U.E. GRANTED BY THIS PLAT
- 3 EXISTING 10' IRRIGATION DITCH EASEMENT (06/14/35, D-54) (NO VISIBLE DITCH PRESENT)

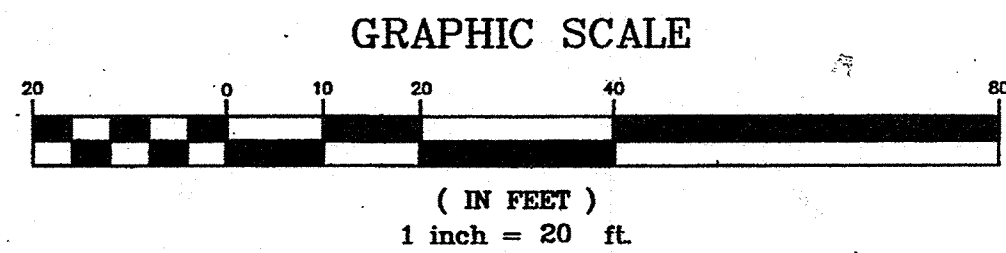
## Plat for Lot 1-A, Block 1, Gentry Addition Being Comprised of Lot 1, Block 1, Gentry Addition City of Albuquerque Bernalillo County, New Mexico July 2013

### Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (06/14/35, D-54)
N 90°00'00" E	MEASURED BEARING AND DISTANCES
⊙	FOUND AND USED MONUMENT AS INDICATED
△	ACS MONUMENT
○	SET BATHEY MARKER WITH CAP "LS 14271"

ACS Monument "6-G15"  
NAD 1983 CENTRAL ZONE  
X=1524070.574  
Y=1498622.035  
Z=4978.419 (NAVD 1988)  
G-G=0.999681260  
Mapping Angle=-0°13'25.75"

ACS Monument "A-438"  
NAD 1983 CENTRAL ZONE  
X=1523137.246  
Y=1495747.494  
Z=4975.350 (NAVD 1988)  
G-G=0.999681662  
Mapping Angle=-0°13'31.98"



**2nd Street NW**  
(R/W Varies)

Dedicated to the City of Albuquerque in Fee Simple  
626 sq. ft.  
0.0144 ACRES

Lot 1-A  
30,626 sq. ft.  
0.7031 ACRES

### 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 Corp. 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 D/B/A Centurylink QC did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and Qwest D/B/A Centurylink QC 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.

DOCH# 2013090542  
08/14/2013 10:10 AM Page: 2 of 2  
tyPLAT R: \$25.00 B: 2013C P: 0095 R. Toulous Olivere, Bernalillo Cour

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	125.22' (145.84')	1173.65' (1173.65')	06°06'47"	125.16'	N 24°39'25" E
C2	125.20'	1178.65'	06°05'10"	125.14'	N 24°35'19" E

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.13'	S 81°10'12" E
L2	5.28'	N 80°55'48" W