

Vicinity Map Zone Atlas H-14-Z

**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

**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

**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.

**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.

*[Signature]*  
 APPROVED BY

6/14/13  
 DATE

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  
 June 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 \_\_\_\_\_

Application Number \_\_\_\_\_

**Plat approvals:**

*[Signature]* 6-17-13  
 PNM Electric Services Date

New Mexico Gas Company Date

Qwest Corporation d/b/a CenturyLink QC Date

*[Signature]* 6/13/13  
 Comcast Date

City approvals: *[Signature]* 6-17-13  
 City Surveyor Date

Traffic Engineer Date

ABCWUA Date

Parks and Recreation Department Date

AMAFCA Date

City Engineer Date

DRB Chairperson, Planning Department 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."

*[Signature]* 6/11/13  
 WILL PLOTNER JR. DATE  
 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



**Purpose of Plat**

- 1. VACATE EASEMENT AS SHOWN HEREON.
- 2. GRANT EASEMENTS 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.

*[Signature]* 6-13-13  
 JOHN DARK DATE

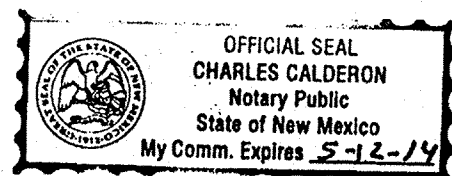
**Acknowledgment**

STATE OF NEW MEXICO }  
 COUNTY OF Sandoval } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 13<sup>th</sup> of June 2013

BY: JOHN DARK, OWNER

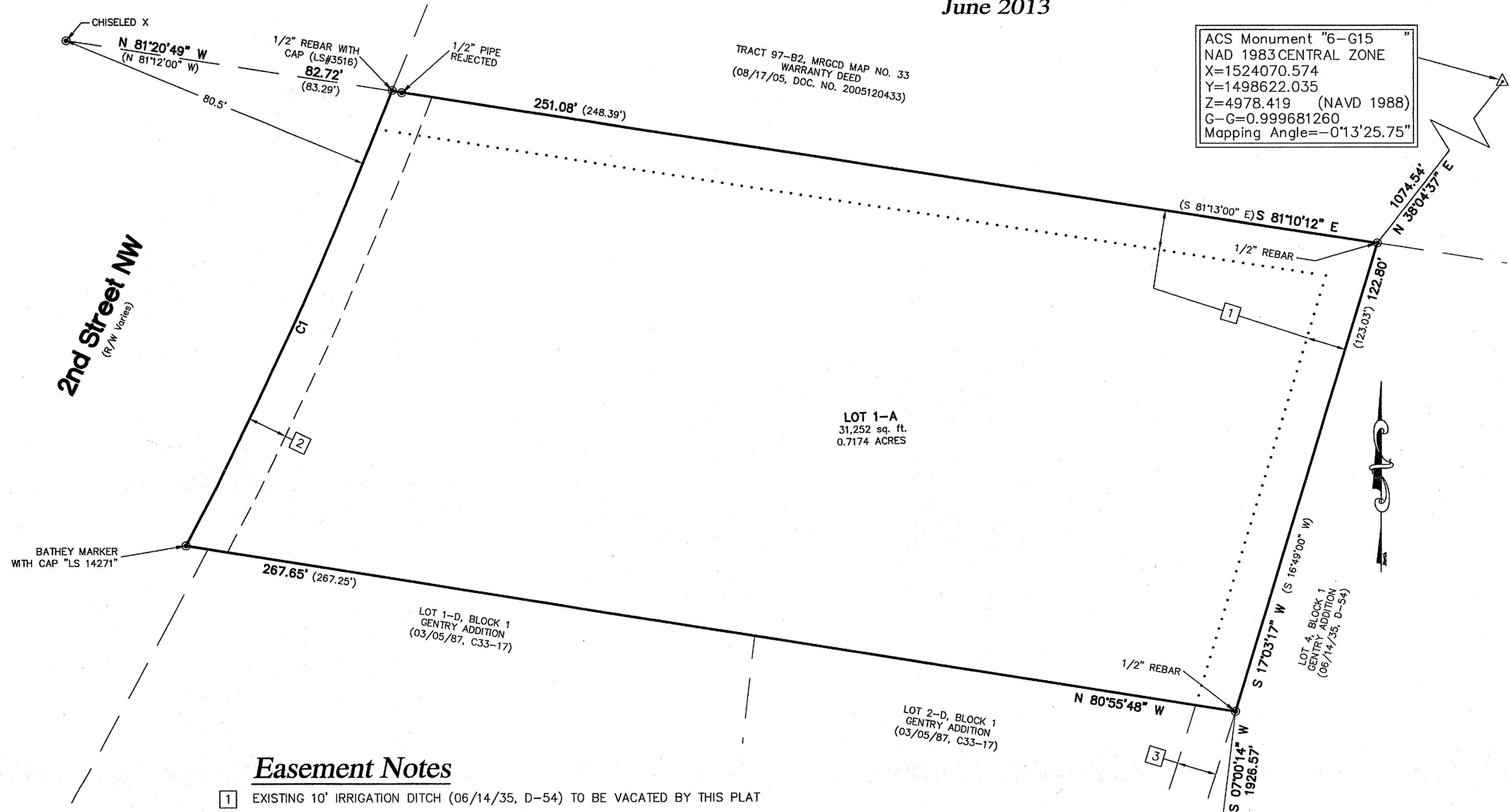
*[Signature]* 5-12-14  
 NOTARY PUBLIC MY COMMISSION EXPIRES



**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

**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  
June 2013**



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"

**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)

GRAPHIC SCALE



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	125.22' (145.84')	1173.65' (1173.65')	6°06'47"	125.16'	N 24°39'25" E