

**LEGAL DESCRIPTION**

LOTS NUMBERED TWENTY-SEVEN (27), TWENTY-EIGHT (28), TWENTY-NINE (29), THIRTY (30), THIRTY-ONE (31), THIRTY-TWO (32), THIRTY-THREE (33), THIRTY-FOUR (34) AND THIRTY-FIVE (35) IN BLOCK NUMBER THIRTY-NINE (39) OF THE VALLEY VIEW ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 2, 1911 IN VOLUME D1, FOLIO 32 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING THE POINT OF INTERSECTION OF THE EAST LINE OF JACKSON STREET AND THE NORTHERLY LINE OF CENTRAL AVENUE, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT "6-K18A" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) N=1,483,955.175 AND E=1,538,790.908 BEARS N 87°05'31" W, A DISTANCE OF 130.47, RUNNING THENCE N. 00 DEG. 16' 44" E., ALONG THE EAST LINE OF JACKSON STREET, A DISTANCE OF 243.00 FEET TO THE NORTHWEST CORNER; THENCE S. 89 DEG. 43' 16" E., A DISTANCE OF 125.00 FEET TO THE NORTHEAST CORNER; THENCE S. 00 DEG. 16' 44" W., A DISTANCE OF 258.75 FEET TO THE SOUTHEAST CORNER, BEING A POINT ON THE NORTHERLY LINE OF CENTRAL AVENUE; THENCE N. 82 DEG. 32' 23" W., ALONG THE NORTHERLY LINE OF CENTRAL AVENUE, A DISTANCE OF 125.99 FEET TO THE SOUTHWEST CORNER AND PLACE OF BEGINNING CONTAINING 0.7199 ACRES MORE OR LESS.

**PLAT OF  
LOT 35-A, BLOCK 39  
VALLEY VIEW ADDITION**

WITHIN  
SECTION 23, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MAY, 2013

PROJECT NUMBER: \_\_\_\_\_

APPLICATION NUMBER: \_\_\_\_\_

UTILITY APPROVALS:

PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE

**PROJECT #: 1009806**  
**DATE: 8-21-13**  
**APP#: 13-70653(P/F)**

CITY APPROVALS:

*L. O. P. Acosta* **5-31-13**  
CITY SURVEYOR DATE

*REAL PROPERTY DIVISION (CONDITIONAL)	DATE
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 27- 35 INTO 1 LOT, DEDICATE ADDITIONAL R/W TO THE CITY OF ALBUQUERQUE AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 0.7199 ACRES.
- 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 7: DATE OF FIELD WORK: APRIL 2013
- 8: 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 ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- 9: DOCUMENTS USED TO ESTABLISH BOUNDARY  
A: PLAT OF VALLEY VIEW ADDITION  
FILED: SEPTEMBER 2, 1911 IN VOLUME D1, FOLIO 32

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 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.  
 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), 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, AND DO HEREBY DEDICATE ADDITIONAL RIGHT OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE w/WARRANTY COVENANTS

*[Signature]* **05/30/13**  
Managing Member, Krokes, LLC DATE

ACKNOWLEDGMENT  
STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
THIS 30th DAY OF MAY, 2013

BY: NICK PAULAKOS, MANAGING MEMBER, KROKES, LLC  
OWNERS NAME

MY COMMISSION EXPIRES: 3/10/16 BY: *[Signature]*  
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 LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,  
THIS 30th DAY OF May, 2013.

*[Signature]*  
ANTHONY L. HARRIS, P.S. # 11463



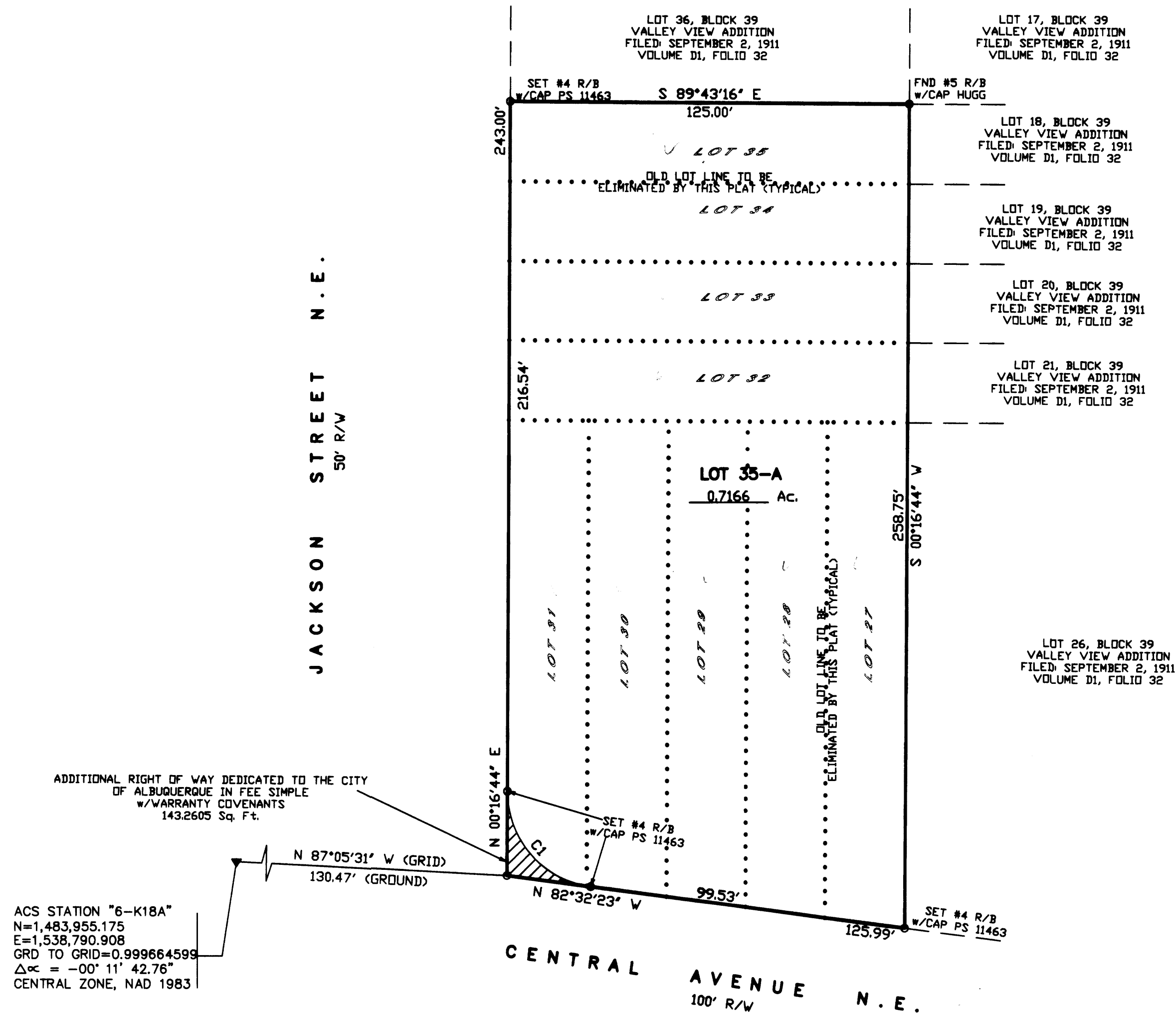
**HEE SURVEYING, INC.**  
2115-B MONROE STREET, N.E.  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE: (505) 889-9066  
FAX: (505) 889-9046

13-0130.DWG (APRIL, 2013)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# \_\_\_\_\_  
PROPERTY OWNER OF RECORD: \_\_\_\_\_  
BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_

# PLAT OF LOT 35-A, BLOCK 39 VALLEY VIEW ADDITION

WITHIN  
SECTION 23, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MAY, 2013



ACS STATION "6-K18A"  
N=1,483,955.175  
E=1,538,790.908  
GRD TO GRID=0.999664599  
Δα = -00° 11' 42.76"  
CENTRAL ZONE, NAD 1983

ADDITIONAL RIGHT OF WAY DEDICATED TO THE CITY  
OF ALBUQUERQUE IN FEE SIMPLE  
w/WARRANTY COVENANTS  
143,2605 Sq. Ft.

N 87°05'31" W (GRID)  
130.47' (GROUND)

CENTRAL AVENUE N.E.  
100' R/W

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	82°49'07"	S 41°07'49" E	30.00	43.36	39.69

**H.E.S.** HARRIS SURVEYING, INC.  
8412-D MONROE STREET N.E.  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE: (505) 868-8666  
FAX: (505) 868-8645

13-0130.DWG (APRIL, 2013)