

VICINITY MAP No. H-11



LEGAL DESCRIPTION

THE SOUTHERLY PORTION OF LOTS NUMBERED THIRTY-SEVEN (37), THIRTY-EIGHT (38), AND ALL OF LOTS THIRTY-NINE (39), FORTY (40) AND FORTY-ONE (41) IN BLOCK NUMBERED EIGHT (8) OF THE PALISADES ADDITION, BLOCKS 7 TO 14 INCLUSIVE, 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 MAY 23, 1945 IN VOLUME D, FOLIO 58, TOGETHER WITH VACATED ALAMOGORDO DRIVE, VACATED BY CITY COMMISSION ORDINANCE NO. 61-1968, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE EASTERLY LINE OF ATRISCO DRIVE WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT '2-H11' HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) N=1,493,127.762 AND E=1,504,048.077 BEARS S. 60 DEG. 41' 24" W., A DISTANCE OF 2078.03 FEET RUNNING THENCE N. 38 DEG. 08' 14" E., A DISTANCE OF 216.41' FEET TO THE NORTHWEST CORNER, BEING A POINT ON THE SOUTHERLY LINE OF INTERSTATE NO. 40; THENCE S. 84 DEG. 10' 53" E., ALONG THE SOUTHERLY LINE OF INTERSTATE NO. 40, A DISTANCE OF 225.02 FEET TO THE NORTHEAST CORNER; THENCE S. 38 DEG. 09' 48" W., A DISTANCE OF 485.65 FEET TO THE MOST SOUTHERLY CORNER, BEING A POINT ON THE EASTERLY LINE OF ATRISCO DRIVE; THENCE N. 13 DEG. 45' 41" W., ALONG THE EASTERLY LINE OF ATRISCO DRIVE, A DISTANCE OF 241.37 FEET TO THE MOST WESTERLY CORNER AND PLACE OF BEGINNING CONTAINING 1.5316 ACRES MORE OR LESS.

**PLAT OF
LOT 41-A, BLOCK 8
PALISADES ADDITION**

WITHIN
TOWN OF ATRISCO GRANT
PROJECTED SECTION 11, TOWNSHIP 10 NORTH, RANGE 2 EAST
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2013

PROJECT # 1009835
 13 DRB-70683
 FOR: 9-25-13
 - Plat -

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 _____

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO COMBINE THE SOUTH PORTIONS OF LOTS 37, 38, AND ALL LOTS 39, 40, 41 IN BLOCK 8 AND VACATED ALAMOGORDO DRIVE INTO 1 LOT 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: 1.5796 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: PALISADES ADDITION FILED: MAY 23, 1945 IN VOLUME D, FOLIO 58
 - B: QUITCLAIM DEED FROM CITY OF ALBUQUERQUE TO T&C MANAGEMENT FOR VACATED ALAMOGORDO DRIVE FILED: OCTOBER 3, 2012, DOCUMENT No. 2012103353
 - C: RIGHT-OF-WAY MAPS FOR INTERSTATE 40 BY THE NMDOT
 - D: VISTA MAGNIFICA SUBDIVISION, UNIT 2 FILED: DECEMBER 9, 2004 IN PLAT BOOK 2004C, PAGE 381

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.

CITY APPROVALS:
Don P. Acosta _____ DATE 9-16-13
 CITY SURVEYOR

*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 _____

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.

Chuck Sheldon _____ DATE 9-16-13

ACKNOWLEDGMENT

STATE OF NEW MEXICO) s.s.
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC

THIS 16 DAY OF Sept, 2013

BY: *Chuck Sheldon*
 OWNERS NAME

MY COMMISSION EXPIRES: 10/2/16 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 SURVEY AS SET FORTH BY THE STATE OF NEW MEXICO.

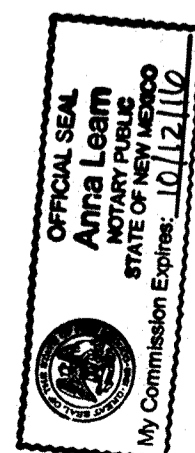
GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
 THIS 16th DAY OF September, 2013.

Anthony L. Harris
 ANTHONY L. HARRIS, P.S. # 11463



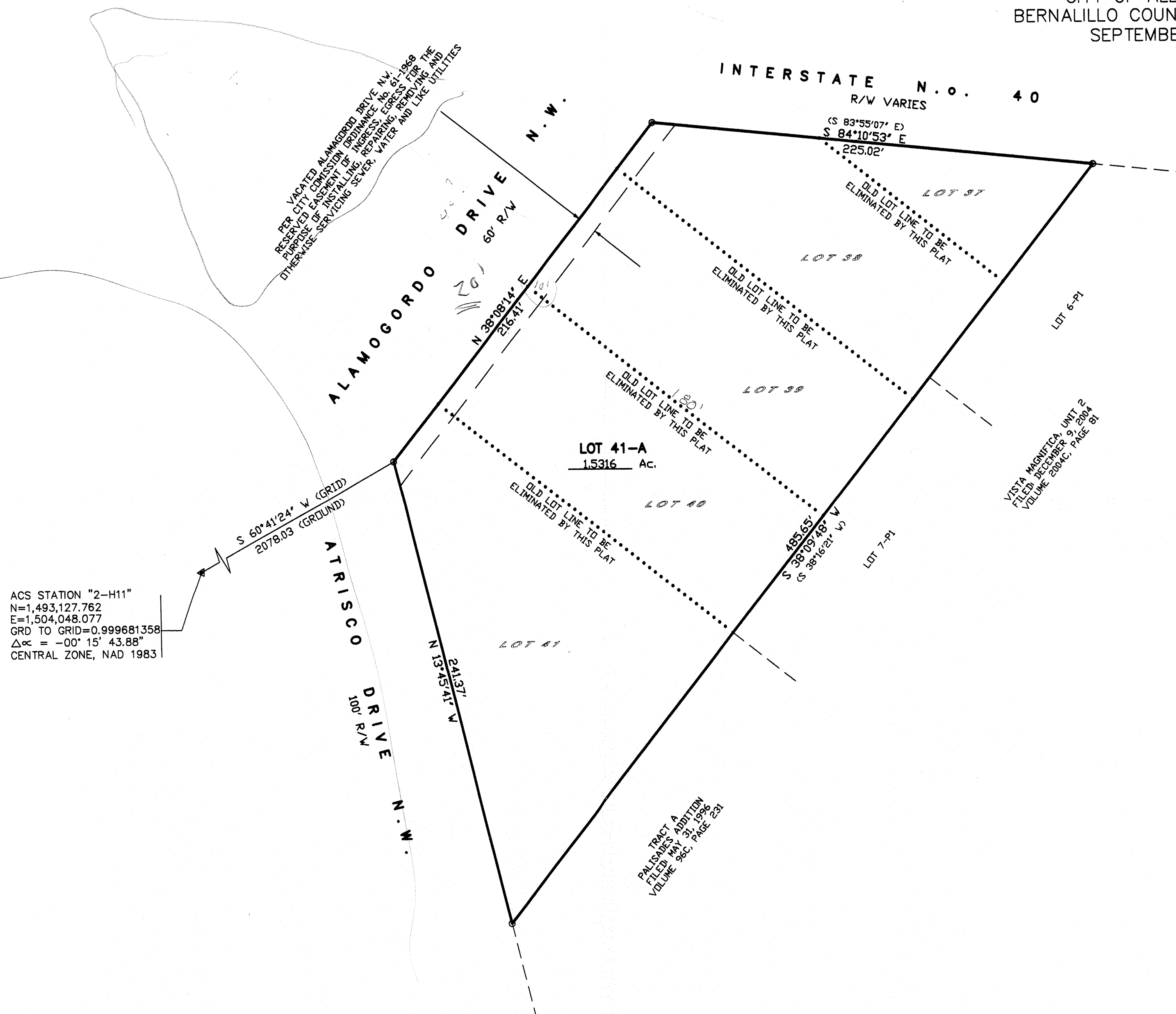
HARRIS SURVEYING, INC.
 4412-D MONROE STREET, N.E. ALBUQUERQUE, NEW MEXICO 87110
 PHONE: (505) 889-8056 FAX: (505) 889-8645

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

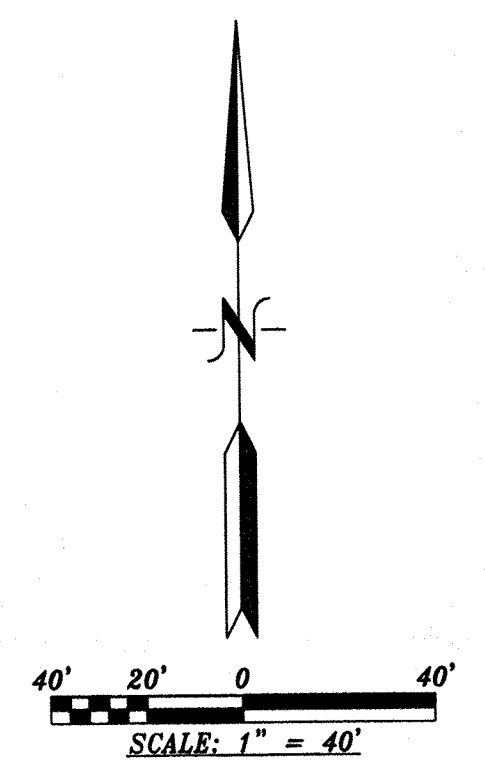


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LOT 41-A, BLOCK 8
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WITHIN
TOWN OF ATRISCO GRANT
PROJECTED SECTION 11, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2013



ACS STATION "2-H11"
N=1,493,127.762
E=1,504,048.077
GRD TO GRID=0.999681358
 $\Delta\alpha = -00^{\circ} 15' 43.88''$
CENTRAL ZONE, NAD 1983



TRACT A
PALISADES ADDITION
FILED MAY 31 1996
VOLUME 98C, PAGE 231

VISTA MAGNIFICA UNIT 2
FILED DECEMBER 9 2004
VOLUME 2004C, PAGE 81