



#### LEGAL DESCRIPTION:

LOTS NUMBERED 8-12 IN BLOCK NUMBERED FIFTY THREE (53) OF THE NEW MEXICO TOWN COMPANY ORIGINAL TOWNSITE AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 29, 1882 IN VOLUME D, FOLIO 140

#### PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

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.

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.

Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

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) 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.

#### FREE CONSENT AND DEDICATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF LOTS 8-12, BLOCK 53 OF NEW MEXICO COMPANY ORIGINAL TOWNSITE, BERNALILLO COUNTY, NEW MEXICO, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED. SAID OWNERS ALSO HEREBY DEDICATE ALL RIGHT OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS BY THIS PLAT. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY:

OWNER LOTS 7-12

#### ACKNOWLEDGMENT

STATE OF )  
COUNTY OF ) SS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 28<sup>TH</sup> DAY OF OCTOBER, 2013, BY: SHEEL CRIVER & BARBARA DEW

NOTARY PUBLIC: *David R. Vigil*

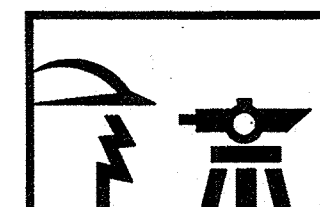
MY COMMISSION EXPIRES: 9-19-15



#### SURVEYOR'S CERTIFICATE:

I, DAVID R. VIGIL, NEW MEXICO PROFESSIONAL SURVEYOR NO. 8911, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE BERNALILLO COUNTY SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*David R. Vigil* 10-25-2013  
DAVID R. VIGIL, NMPLS NO. 8911 DATE



CONSTRUCTION SURVEY TECHNOLOGIES, INC

PO BOX 65395 ALBUQUERQUE, NM 87193 505-917-8921

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#### PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE FIVE (5) LOTS INTO ONE (1) AND DEDICATE ADDITIONAL RIGHT OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS.

#### SUBDIVISION DATA:

DRB#  
ZONE ATLAS INDEX NO. J-13-Z  
DATE OF FIELD SURVEY: OCTOBER 2012  
TOTAL NO. OF LOTS EXISTING 5  
TOTAL NO. OF LOTS CREATED 1  
GROSS SUBDIVISION ACREAGE 0.3181 ACRES

#### DOCUMENTS USED:

1. PLAT OF NEW MEXICO TOWN COMPANY ORIGINAL TOWN-SITE FILED 12-29-1882 IN VOL. D, FOLIO 140

#### NOTES:

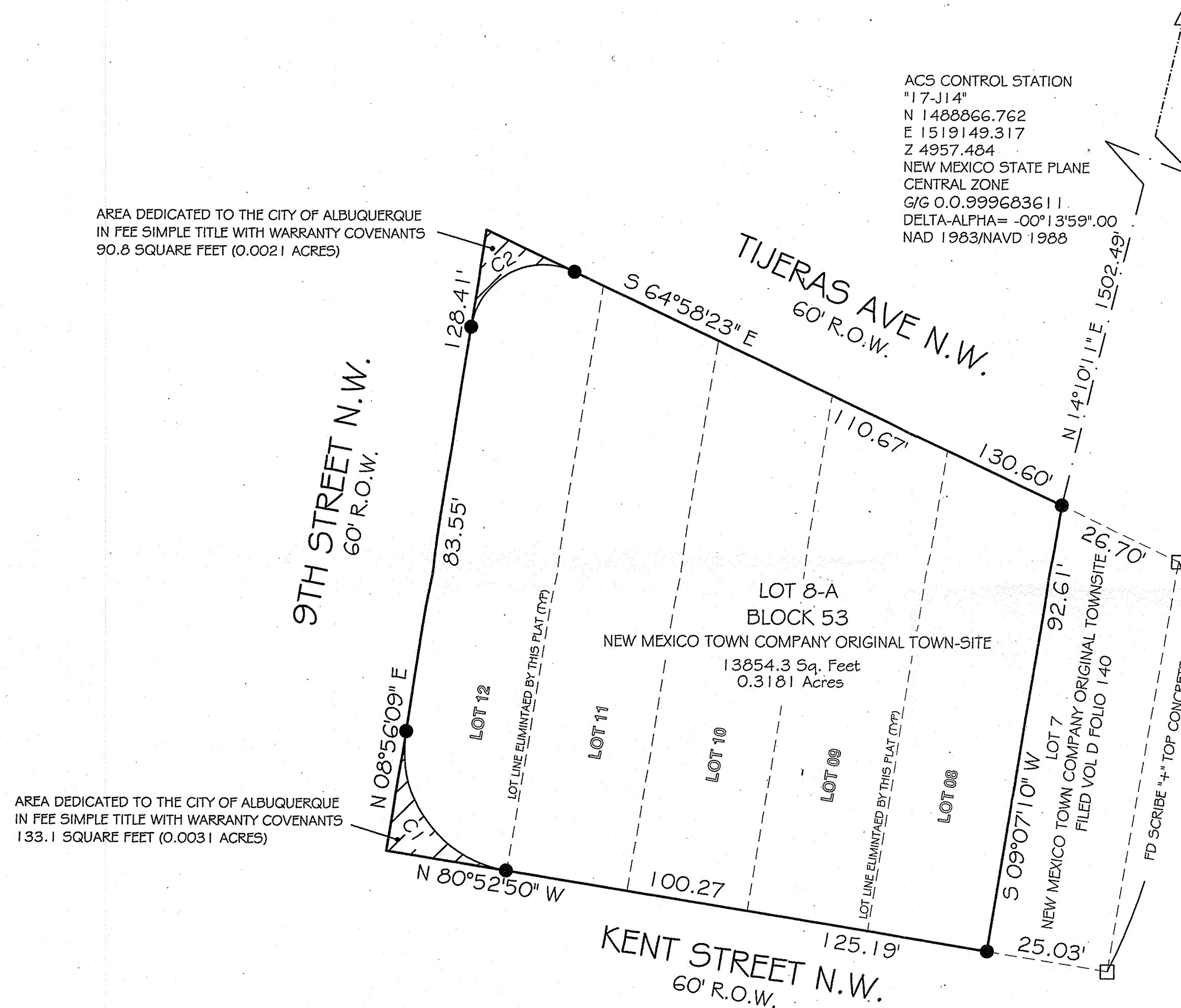
- FIELD SURVEY PERFORMED IN JANUARY 2013
- BEARINGS ARE GRID BASED---NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 1983)
- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 8911", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.
- BEARINGS AND DISTANCES IN () ARE RECORD
- ZONE X SHADED, COMMUNITY PANEL NO 35001C0333H PANEL 333 OF 825  
Areas of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods. Are also used to designate base floodplains of lesser hazards, such as areas protected by levees from 100-year flood, or shallow flooding areas with average depths of less than one foot or drainage areas less than 1 square mile.

#### SOLAR COLLECTION NOTE:

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

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

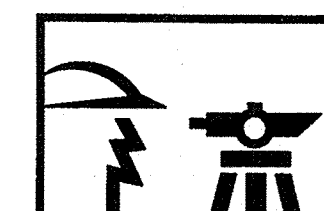
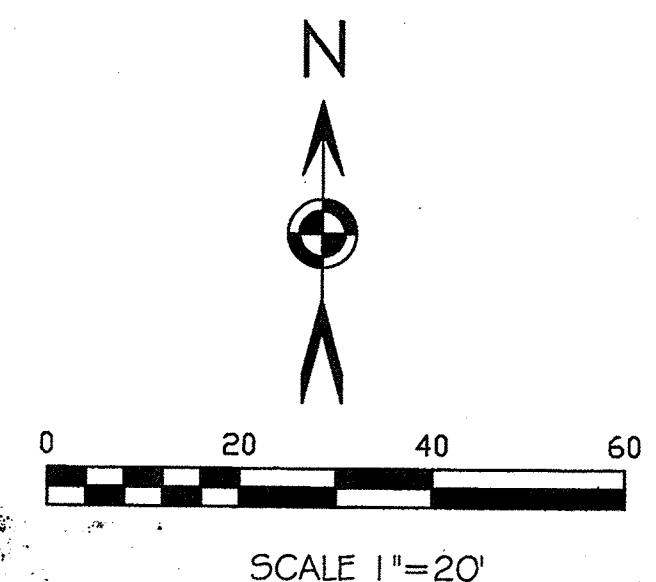
PLAT OF  
**LOT 8-A, BLOCK 53**  
 NEW MEXICO TOWN COMPANY ORIGINAL TOWNSITE  
 PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.  
 TOWN OF ALBUQUERQUE GRANT  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER 2013



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.19'	35.30'	S 35°58'21" E	89°48'59"
C2	15.00'	27.77'	23.97'	S 61°58'53" W	106°05'28"

LEGEND OF SYMBOLS

- FOUND MONUMENT "AS NOTED"
- SET 5/8" REBAR WITH 1" LS CAP "8911"



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