

LEGAL DESCRIPTION
 LOTS 4-10 AND LOTS 23-29, BLOCK 28, TRACT A, UNIT B NORTH ALBUQUERQUE ACRES AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO IN VOLUME D, FOLIO 130 DOC. 1936042436

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 THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT 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 CORPORATION D.B.A. CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST 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 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 EASEMENT, WITH THE RIGHT AND PRIVILEGED OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR 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 SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN 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 DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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 PLAT.

DISCLAIMER
 IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON, CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

FREE CONSENT & DEDICATION:
 THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF SHOWN LOTS, DO HEREBY CONSENT TO THE SUBDIVISION AND DEDICATION OF THE PROPERTY AS SHOWN HEREON AND IS THE SAME 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 OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT SAID OWNER(S) DO HEREBY GRANT ADDITIONAL PUBLIC UTILITY EASEMENTS, DEDICATE 30' OF RIGHT OF WAY OF ALAMEDA BLVD NE IN FEE SIMPLE WITH WARRANTY COVENANTS, DEDICATE RIGHT OF WAY OF OAKLAND AVE NE IN FEE SIMPLE.

OWNER

ACKNOWLEDGMENT

STATE OF New Mexico
 COUNTY OF Bernalillo

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 12 DAY OF September 2016, BY Mohamed Karam

NOTARY PUBLIC: [Signature]
 MY COMMISSION EXPIRES: 7/19/17

PLAT OF
TRACT 1
LEGACY APARTMENTS
 WITHIN PROJECTED SECTION SECTION 13
 TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
 ELENA GALLEGOS GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JUNE 2016

CASE NUMBER: 1009881

APPROVALS:

[Signature] P.S.
 CITY OF ALBUQUERQUE SURVEYOR
 DATE: 10/16/16

[Signature]
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION
 DATE: 10/26/16

[Signature]
 UTILITIES DEVELOPMENT
 DATE: 10/26/16

[Signature]
 PARKS AND RECREATION DEPT.
 DATE: 12-5-16

[Signature]
 CITY ENGINEER, PLANNING DEPT.
 DATE: 12-5-16

[Signature]
 DR. CHAIRPERSON, PLANNING DEPT.
 DATE: 12-05-16

[Signature]
 ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY
 DATE: 12-5-16

[Signature]
 REAL PROPERTY DIVISION
 DATE: 12/11/16

[Signature]
 UTILITY APPROVALS:
 DATE: 12-29-16

[Signature]
 PNM ELECTRIC SERVICES
 DATE: 11/23/16

[Signature]
 NEW MEXICO GAS COMPANY
 DATE: 12/2/2016

[Signature]
 QWEST CORPORATION d/b/a CENTURY LINK QC
 DATE: 12/23/16

[Signature]
 COMCAST
 DATE: 12/23/16

SURVEYOR'S CERTIFICATE:

I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, 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 OWNERS; 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.

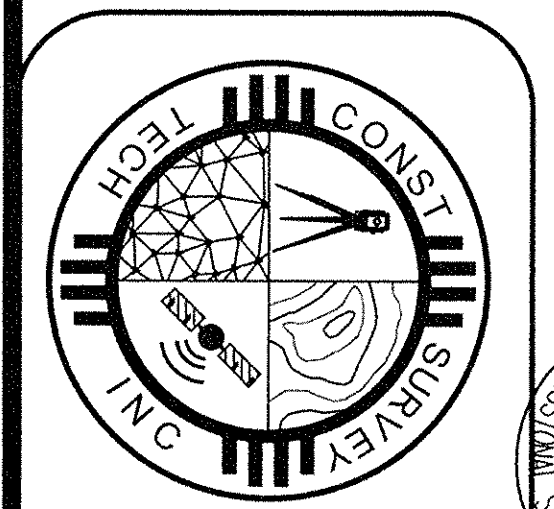
[Signature]
 DAVID P. ACOSTA, SURVEYOR
 NO. 21082
 DATE: 09-09-2016



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CONSTRUCTION SURVEY TECHNOLOGIES, INC

MAILING: PO BOX 65395, ALBUQUERQUE, NM 87193, 505-917-8921
 OFFICE: 1606 CENTRAL AVE SE, SUITE 101, ALBUQUERQUE, NM 87106
 NMSURVEYOR@GMAIL.COM



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UNIFORM PROPERTY CODE # 1018064 32038310304 (See parcels above)

- 1. NORTH ALBUQUERQUE ACRE TRACT A, UNIT B, BLOCK 28 (PLAT BOOK D, FOLIO 130)
- 2. LOT 22-A, BLK 28, TR A, UNIT B NORTH ALBUQUERQUE ACRES (BK. 2005C, PG. 283 JULY 28, 2005)
- 3. ALAMEDA BLVD WIDENING RIGHT OF WAY MAPS (COA PROJECT #7663.91)

PURPOSE OF PLAT:
 THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) TRACT FROM FOURTEEN (14) LOTS, GRANT RIGHT OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE (OAKLAND AVE NE), GRANT RIGHT OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS (ALAMEDA BLVD) AND GRANT ADDITIONAL PUBLIC UTILITY EASEMENTS AND ANY OTHER EASEMENTS AS SHOWN HEREON.

SUBDIVISION DATA:
 CITY OF ALBUQUERQUE CASE NO. DRB.
 ZONE ATLAS INDEX NO. C-18
 DATE OF SURVEY OCTOBER 2015
 TOTAL NO. OF LOTS EXISTING 14
 TOTAL NO. OF LOTS CREATED 0
 TOTAL NO. OF TRACTS CREATED 1
 GROSS SUBDIVISION ACREAGE 11.5685 ACRES
 CURRENT ZONING A-1

NOTES:
 1. BASIS OF BEARING - NAD 83 STATE PLANE, NM CENTRAL ZONE GRID BEARINGS USING FOUND MONUMENTS USING "6-B23".
 2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
 3. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED.

DOCUMENTS USED:
 1. NORTH ALBUQUERQUE ACRE TRACT A, UNIT B, BLOCK 28 (PLAT BOOK D, FOLIO 130)
 2. LOT 22-A, BLK 28, TR A, UNIT B NORTH ALBUQUERQUE ACRES (BK. 2005C, PG. 283 JULY 28, 2005)
 3. ALAMEDA BLVD WIDENING RIGHT OF WAY MAPS (COA PROJECT #7663.91)

PLAT OF
TRACT 1

LEGACY APARTMENTS

WITHIN PROJECTED SECTION 13
TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.

ELENA GALLEGOS GRANT

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JUNE 2016

Line #	Length	Direction
L1	30.00	N0° 09' 15.20"E
L2	30.00	S0° 08' 47.48"W
L3	32.00	S0° 13' 10.66"W
L4	32.00	N0° 09' 15.20"E

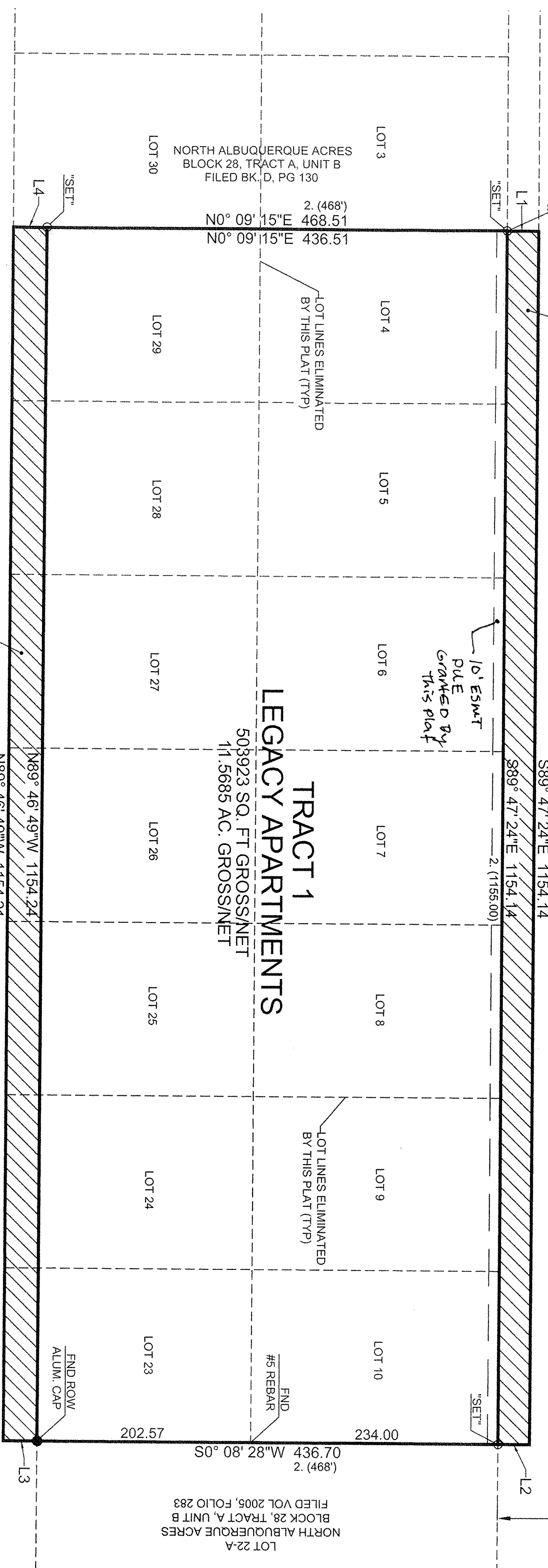
LEGEND OF SYMBOLS

- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR WITH 1" PLASTIC CAP "LS 21082" OR PK NAIL WITH SHINER "21082"

RTS CONTROL STATION "02C19188"
 ELEVATION: 5222.060
 PROJECTIONS: NAD83 State Plane
 DATUM: NAD83
 EPOCH: 1982
 ELLIPSOID: Everest
 ELLIPSOIDAL HEIGHT (ELEVATION): 1070.795
 GEODETIC GRID FACTOR: 0.99960042
 SCALAR FACTOR: 1.00039958
 MEANING: US Survey Feet
 1524513.85
 Orthometric Height (US Survey Feet): 5222.060

R-W DEDICATED TO THE CITY OF ALBUQUERQUE
 IN FEE SIMPLE TITLE GRANTED BY THIS PLAT
 34624 SQ. FT. 0.79486 ACRES (CROSS HATCHED AREA)
 OAKLAND AVE NE

OAKLAND AVE NE
 (R-W VARIES) COA PROJECT #7663.91

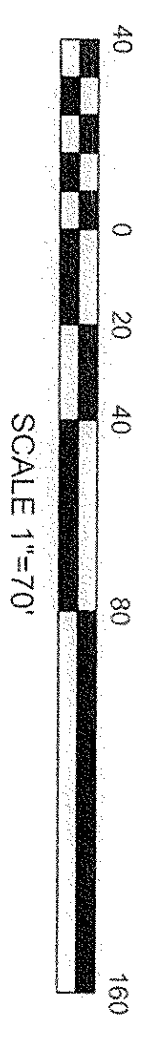
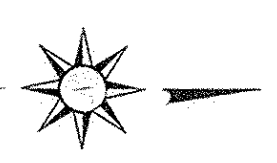


R-W DEDICATED TO THE CITY OF ALBUQUERQUE
 32' (CROSS HATCHED AREA)
 IN FEE SIMPLE TITLE WITH WARRANTY COVENANTS
 GRANTED BY THIS PLAT
 36935 SQ. FT. 0.84791 ACRES (CROSS HATCHED AREA)
 ALAMEDA BLVD NE

ALAMEDA BOULEVARD N.E.
 (R-W VARIES) COA PROJECT #7663.91

LOT 22-A
 NORTH ALBUQUERQUE ACRES
 BLOCK 28, TRACT A, UNIT B
 FILED VOL. 2005, FOLIO 283

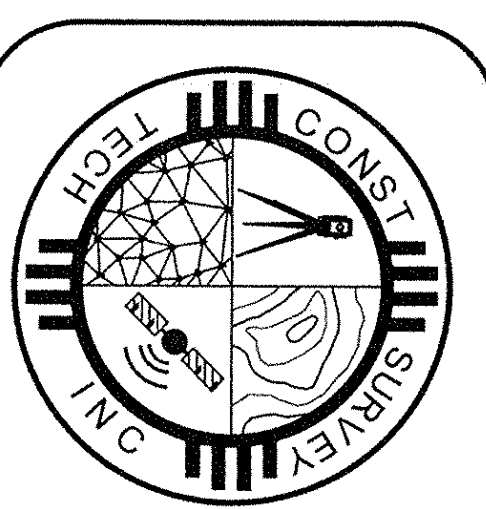
NORTH ALBUQUERQUE ACRES
 BLOCK 28, TRACT A, UNIT B
 FILED BK. D, PG 130



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 ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.



CONSTRUCTION SURVEY TECHNOLOGIES, INC.

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 NWSURVEYOR@GMAIL.COM

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