

VICINITY MAP
ZONE ATLAS L-11-Z

PLAT OF
TRACTS 317-A-1-A & 317-A-1-B
TOWN OF ATRISCO GRANT UNIT 3
BEING A REPLAT OF TRACT 317-A-1
TOWN OF ATRISCO GRANT UNIT 3
PROJECTED SECTION 26, T 10 N, R 2 E, NMPM,
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2013

LEGAL DESCRIPTION:

TRACT 317-A-1 OF PLAT OF TRACTS 317-A-1 & 317-A-2, TOWN OF ATRISCO GRANT, UNIT 3, PROJECTED SECTION 26, T 10 N, R 2 E, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 1, 2004, IN BOOK 2004C, PAGE 270 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF EUCARIZ AVENUE S.W. FROM WHICH POINT A TIE TO A.C.S. MONUMENT "NM-45-4A" BEARS S.50°03'05"E. A DISTANCE OF 1,432.50 AND RUNNING THENCE FROM SAID BEGINNING POINT, ALONG SAID EASTERLY PROPERTY LINE OF THE PARCEL HEREIN DESCRIBED S.00°14'02"W. A DISTANCE OF 347.11 FEET BEING THE SOUTHEAST CORNER OF SAID TRACT, THENCE, N.89°48'22"W. A DISTANCE OF 203.37 FEET BEING THE SOUTHWEST CORNER OF SAID TRACT, THENCE, N.00°13'03"E. A DISTANCE OF 295.15 FEET TO THE NORTHWEST CORNER OF SAID TRACT ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF EUCARIZ AVENUE S.W. THENCE, N.75°52'09"E. A DISTANCE OF 210.02 FEET TO THE NORTHEAST CORNER OF THE SAID PARCEL HEREIN DESCRIBED AND THE PLACE OF BEGINNING. SAID PARCEL CONTAINING 1.4996 ACRES (65,322.86 SQUARE FEET) MORE OR LESS.

FREE CONSENT:

SURVEYED AND REPLATTED AS SHOWN HEREON, AND NOW TO BE DESIGNATED AS TRACTS 317-A-1-A AND 317-A-1-B, TOWN OF ATRISCO GRANT UNIT 3, WITH THE CONSENT OF AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS THEREOF. THE UNDERSIGNED HAVE REPRESENTED THEMSELVES TO HAVE COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE AND ACKNOWLEDGE THAT THIS PLAT IS WITHIN THE COVENANTS AND RESTRICTIONS ON THIS PROPERTY. THE UNDERSIGNED ALSO CONSENT TO THE GRANTING OF ALL EASEMENTS SHOWN HEREON.

Ismael Aragon 5/16/13
ISMAEL ARAGON DATE

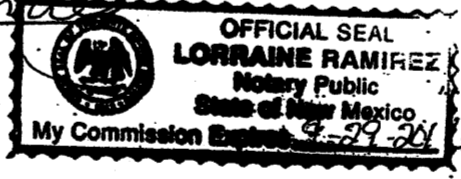
Martha E. Aragon 5/16/13
MARTHA E. ARAGON DATE

NOTARY ACKNOWLEDGEMENT:

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF May 2013.
BY: _____

MY COMMISSION EXPIRES:
September 2, 2016

Lorraine Ramirez
NOTARY PUBLIC



UTILITY APPROVALS:

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) _____ DATE _____
QUEST CORPORATION DBA CENTURY LINK QC _____ DATE _____
COMCAST CABLE _____ DATE _____
NEW MEXICO GAS COMPANY (NMGC) _____ DATE _____

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC NO. _____
PROPERTY OWNER OF RECORD _____
BERNALILLO COUNTY TREASURERS OFFICE _____

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) TRACTS FROM ONE (1) EXISTING TRACT.
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC NO. _____
PROPERTY OWNER OF RECORD _____
BERNALILLO COUNTY TREASURERS OFFICE _____

APPROVALS CDRA CASE: SRP -

Lorraine Ramirez 5-28-13
CITY SURVEYOR DATE
REAL PROPERTY DIVISION _____ DATE _____
ENVIRONMENTAL HEALTH DEPARTMENT _____ DATE _____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
PARKS & RECREATION DEPARTMENT _____ DATE _____
A.B.C.W.U.A. _____ DATE _____
A.M.A.F.C.A. _____ DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

APPROVED ON THE CONDITION THAT ALL RIGHT OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHT 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.

APPROVED _____ DATE _____

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. QUEST CORPORATION DBA 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.
- 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 THE 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, STRUCTURES 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 THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHEAR DOORS AND FIVE FEET (5') 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 NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

SUBDIVISION DATA/NOTES:

1. PLAT WAS COMPILED FROM A FIELD SURVEY AND EXISTING RECORD INFORMATION.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS. CENTRAL ZONE NAD 1927 AND ARE BASED UPON ACS MONUMENTS "2-L10" AND "NM-45-4A", AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. DATA WITHIN PARENTHESES () ARE RECORD PER PLAT FILED SEPTEMBER 1, 2004 IN PLAT BOOK 2004C, FOLIO 270.
6. GROSS ACREAGE = 1.4996 ACRES.
7. NUMBER OF EXISTING TRACTS = 1.
8. NUMBER OF TRACTS CREATED = 2.
9. PROPERTY SURVEYED OCTOBER, 2012.
10. EXISTING ZONING IS M-H.
11. ALL CORNERS SET WITH 1/2" REBAR AND CAP LS#13240 UNLESS OTHERWISE INDICATED.
12. IT IS HEREBY CERTIFIED THAT THE ABOVE PROPERTY IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD BOUNDARY IN ACCORDANCE WITH CURRENT BERNALILLO COUNTY FLOOD INSURANCE RATE MAP DATED AUGUST 16, 2012, ZONE "X", MAP PANEL 35001C0329 H.
13. NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANYTIME AS SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THE PROPOSED PLAT.

SURVEYORS CERTIFICATION:

I, MICHAEL T. SHOOK, A DULY QUALIFIED REGISTERED PROFESSIONAL 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 THE PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST 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 (EFFECTIVE NOVEMBER 1, 1989 AND REVISIONS FEBRUARY 2, 1994 TO MAY 2007), AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Michael T. Shook 5-10-13
MICHAEL T. SHOOK NMLS NO. 13240 DATE

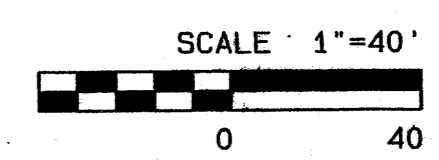
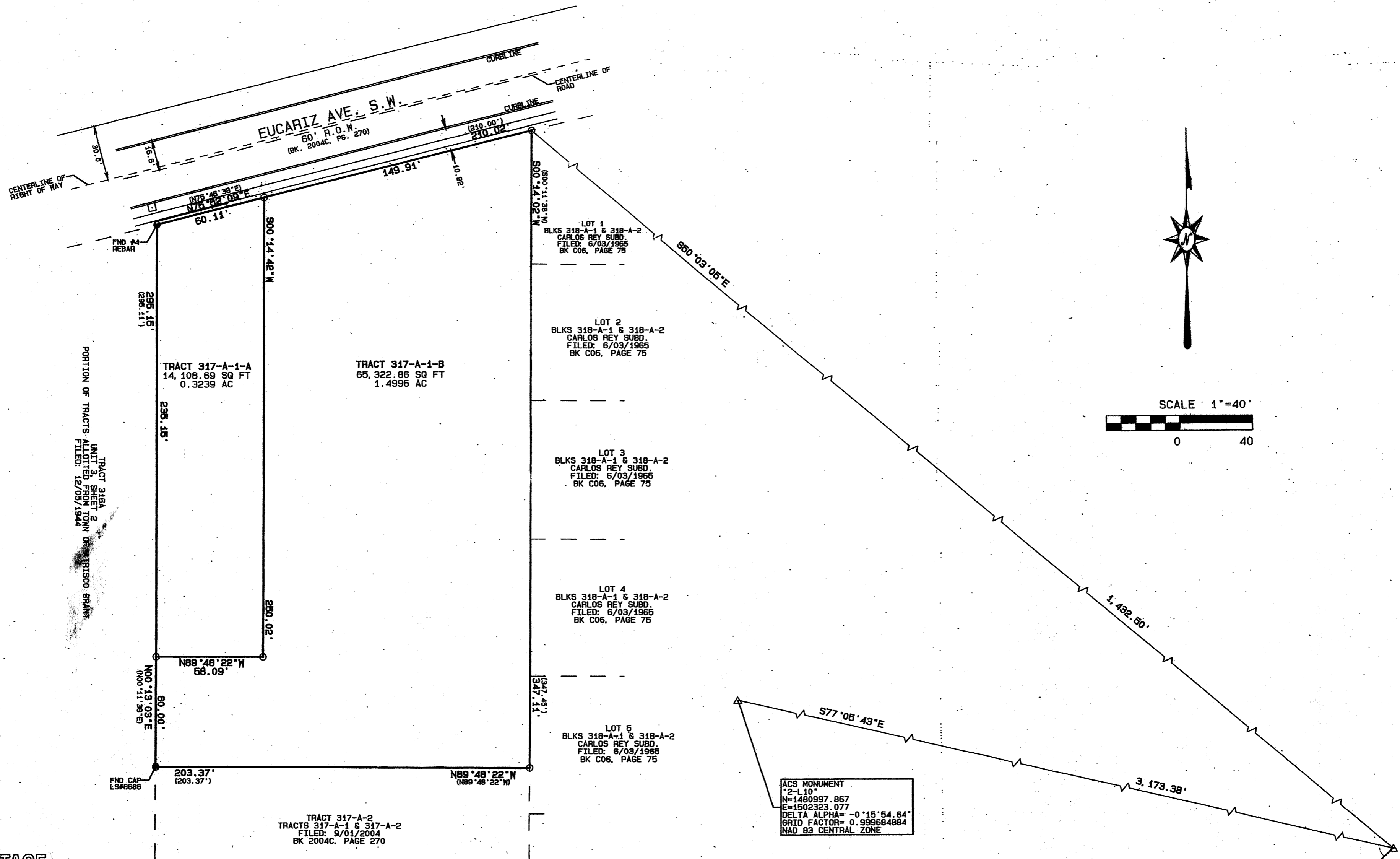


ADVANTAGE SURVEYING
243-1212 OFFICE
248-0833 FAX

PROJECT # 1009887
13-70716 (P&F)
11-13-13

PLAT OF TRACTS 317-A-1-A & 317-A-1-B TOWN OF ATRISCO GRANT UNIT 3

BEING A REPLAT OF TRACT 317-A-1
TOWN OF ATRISCO GRANT UNIT 3
PROJECTED SECTION 26, T 10 N, R 2 E, NMPM,
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL, 2013



ACS MONUMENT
"2-L10"
N=1480997.857
E=1502323.077
DELTA ALPHA= -0°15'54.64"
GRID FACTOR= 0.999664884
NAD 83 CENTRAL ZONE

ACS MONUMENT
"NW-45-4A"
N=1480289.338
E=1606415.477
DELTA ALPHA= -0°15'33.20"
GRID FACTOR= 0.999665359
NAD 83 CENTRAL ZONE

ADVANTAGE
SURVEYING
243-1212 OFFICE
248-0833 FAX

PROJECT
L12-1712