



Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
 2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON ACS CONTROL MONUMENTS 7_H13 AND 8_H13, AS SHOWN HEREON.
 3. DISTANCES ARE GROUND DISTANCES.
 4. PLAT SHOWS ALL EASEMENTS OF RECORD.
 5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER WARRANTY DEED OF TRACTS 127 & 130, M.R.G.C.D. MAP No. 35, FILED IN BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 10, 1993 IN BOOK 93-25, FOLIO 1752-1753.
 6. GROSS AREA: 0.5016 ACRES
 7. NUMBER OF EXISTING M.R.G.C.D. TRACTS: 2
 8. NUMBER OF LOTS CREATED: 2
 9. 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 THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.
 10. THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS, RECORDED AS EXHIBIT B FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON.
 11. THE PRIVATE ACCESS EASEMENT IS FOR THE BENEFIT AND USE BY AND FOR THE OWNERS OF LOTS A, B AND PUT LEGAL OF LOT TO THE WEST IS TO BE MAINTAINED EQUALLY BY SAID OWNERS.
 12. THE ACCESS EASEMENT AS REFERENCED IN COURT DOCUMENT NO. CV-91-05821, AND RECORDED DOCUMENT NO. 20099035710, ON APRIL 3, 2009 IS LOCATED WITHIN THE PRIVATE ACCESS, DRAINAGE, WATER AND SANITARY SEWER EASEMENT BEING GRANTED BY THIS PLAT.
- APPROVED ON THE CONDITION THAT ALL RIGHTS 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 PORTION THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED _____ DATE _____

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

PLAT OF
 LOTS A & B
 LANDS OF JOSH ROMERO
 PROJECTED SECTION 12, T. 10 N., R. 2 E., N.M.P.M.
 ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL 2014
 SHEET 1 OF 2

PROJECT #: 1009945
 DATE: 5-7-14
 APP#: 14-70124 (P.F)

LEGAL DESCRIPTION

A certain tract of land being known as Tracts 127 & 130, M.R.G.C.D. Map No. 35, situated within Projected Section 12, T10N, R2E, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico and being more particularly described as follows:

Beginning at the southeast corner of the herein described tract, whence City of Albuquerque Control Station "7_H13" having New Mexico State Plane Coordinates of (Central Zone, NAD 1983) Northing = 1,495,777.837 and Easting = 1,513,953.442 bears S75°20'08"E, a distance of 1,738.140 feet running thence N88°54'04"W, a distance of 114.46 feet to the southwest corner; thence N05°44'20"E, a distance of 61.21 feet; thence N80°30'01"W, a distance of 70.08 feet; thence N17°44'27"E, a distance of 52.57 feet; thence N37°25'29"E, a distance of 139.91 feet to the northwest corner; thence S05°03'44"E, a distance of 118.26 feet; thence S83°54'05"E, a distance of 66.44 feet to the northeast corner said point also lying on the west margin of Los Luceros Road; thence S00°03'17"W along said west margin, a distance of 110.99 feet to the southeast corner and place of beginning and containing 0.49692 acres, more or less.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND DO HEREBY DEDICATE ADDITIONAL STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER(S) SIGNATURE: [Signature] DATE: 4-29-14
 OWNER(S) PRINT NAME: Josh Romero
 ADDRESS: 7809 Sherwood Dr. NW ABO, NM 87120 TRACT: _____
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
)SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF April, 2014.
 BY: Josh Romero
 MY COMMISSION EXPIRES: 11-10-14

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 Corporation d/b/a CenturyLink 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 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.

DISCLOSURE STATEMENT

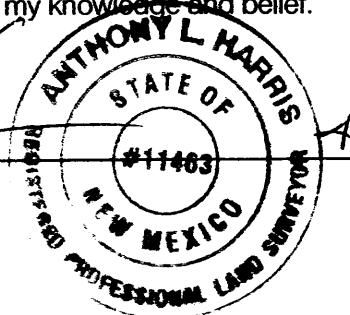
THE PURPOSE OF THIS PLAT IS TO REPLAT TWO (2) EXISTING M.R.G.C.D. TRACTS INTO TWO (2) NEW LOTS, GRANT EASEMENTS AND DEDICATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY AS SHOWN HEREON.

CITY APPROVALS:	PROJECT NO.:	APPLICATION NO.:
<u>[Signature]</u>		<u>4-29-14</u>
CITY SURVEYOR		DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION		DATE
PARKS & RECREATION DEPARTMENT		DATE
M.G.R.C.D.		DATE
A.B.C.W.U.A.		DATE
A.M.A.F.C.A.		DATE
CITY ENGINEER		DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT		DATE
UTILITY APPROVALS:		
PNM ELECTRIC SERVICES		DATE
NEW MEXICO GAS COMPANY		DATE
QWEST CORPORATION D/B/A CENTURYLINK QC		DATE
COMCAST CABLE COMMUNICATION, INC.		DATE

SURVEYOR'S CERTIFICATION

I, Anthony L. Harris, a duly qualified Registered Professional Land 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 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 and is true and correct to the best of my knowledge and belief.

[Signature] 4-28-14
 Anthony L. Harris
 New Mexico Professional Surveyor, 11463



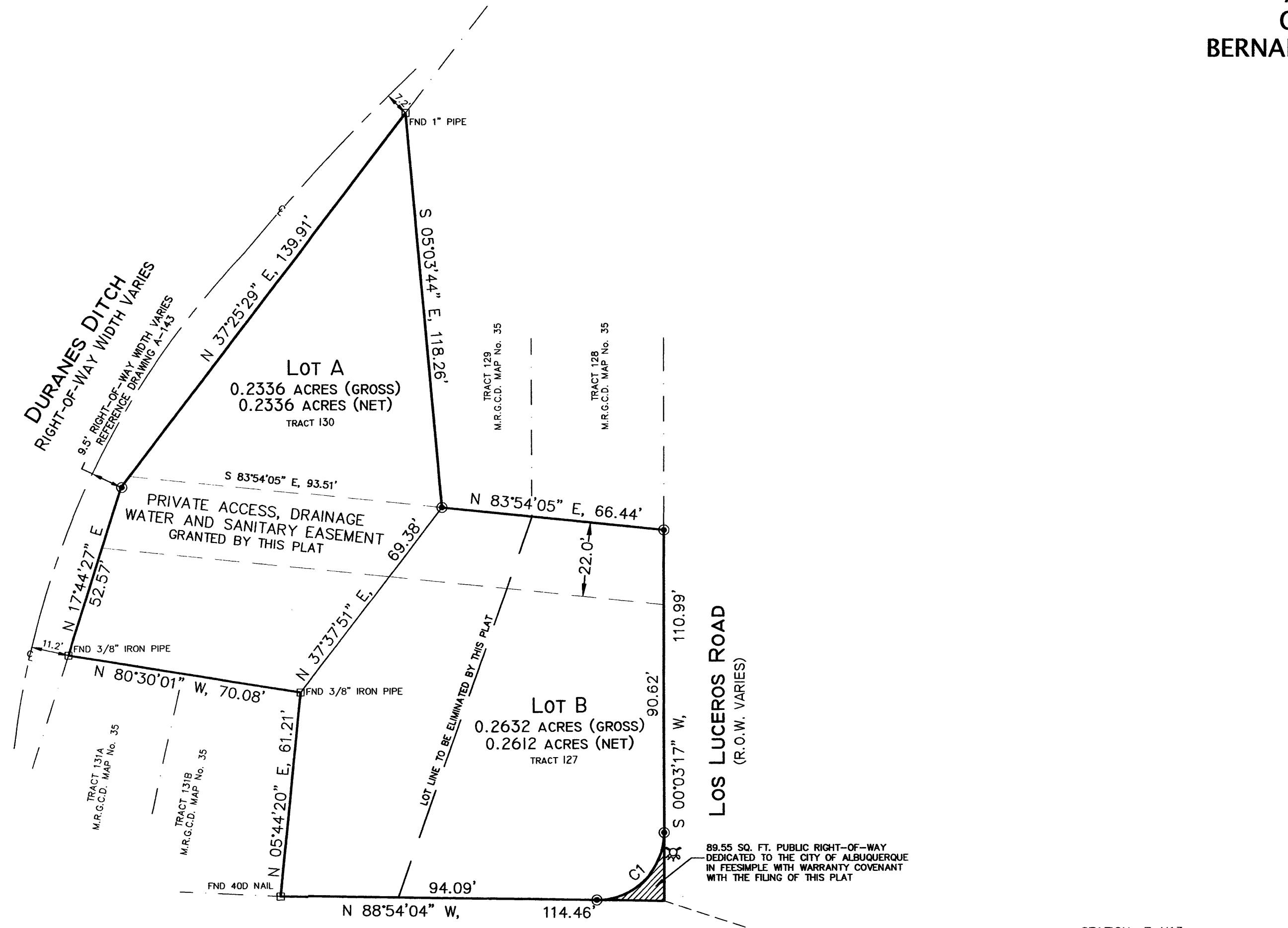
THE SURVEY OFFICE, LLC

333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0305

T10N R2E SEC. 12

**PLAT OF
LOTS A & B
LANDS OF JOSH ROMERO
PROJECTED SECTION 12, T. 10 N., R. 2 E., N.M.P.M.
ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL 2014
SHEET 2 OF 2**

15 10 5 0 10 20 30
1" = 30'
PROJECT NO. 0902AT05
DRAWN BY: AT
ZONE ATLAS: H-12-Z
TRACT130.CRS



CAMILO ROAD N.W.
RIGHT-OF-WAY VARIES

LOS LUCEROS ROAD
(R.O.W. VARIES)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	31.78'	20.00'	91°02'39"	28.54'	S45°34'36"E

STATION: 7_H13
X = 1513953.442
Y = 1495777.837
GROUND TO GRID = 0.999684760
DELTA ALPHA = -0.14_35.56
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 83

STATION: 8_H13
X = 1514348.572
Y = 1495058.484
GROUND TO GRID = 0.999684701
DELTA ALPHA = -0.14_32.76
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 83

MONUMENT LEGEND
□ - FOUND MONUMENT AS NOTED
⊙ - SET 1/2" REBAR w/ CAP STAMPED
"PS 11463" UNLESS OTHERWISE NOTED

THE SURVEY OFFICE, LLC
333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102
PHONE: (505) 998-0303
FAX: (505) 998-0305
T10N R2E SEC. 12

15 10 5 0 10 20 30

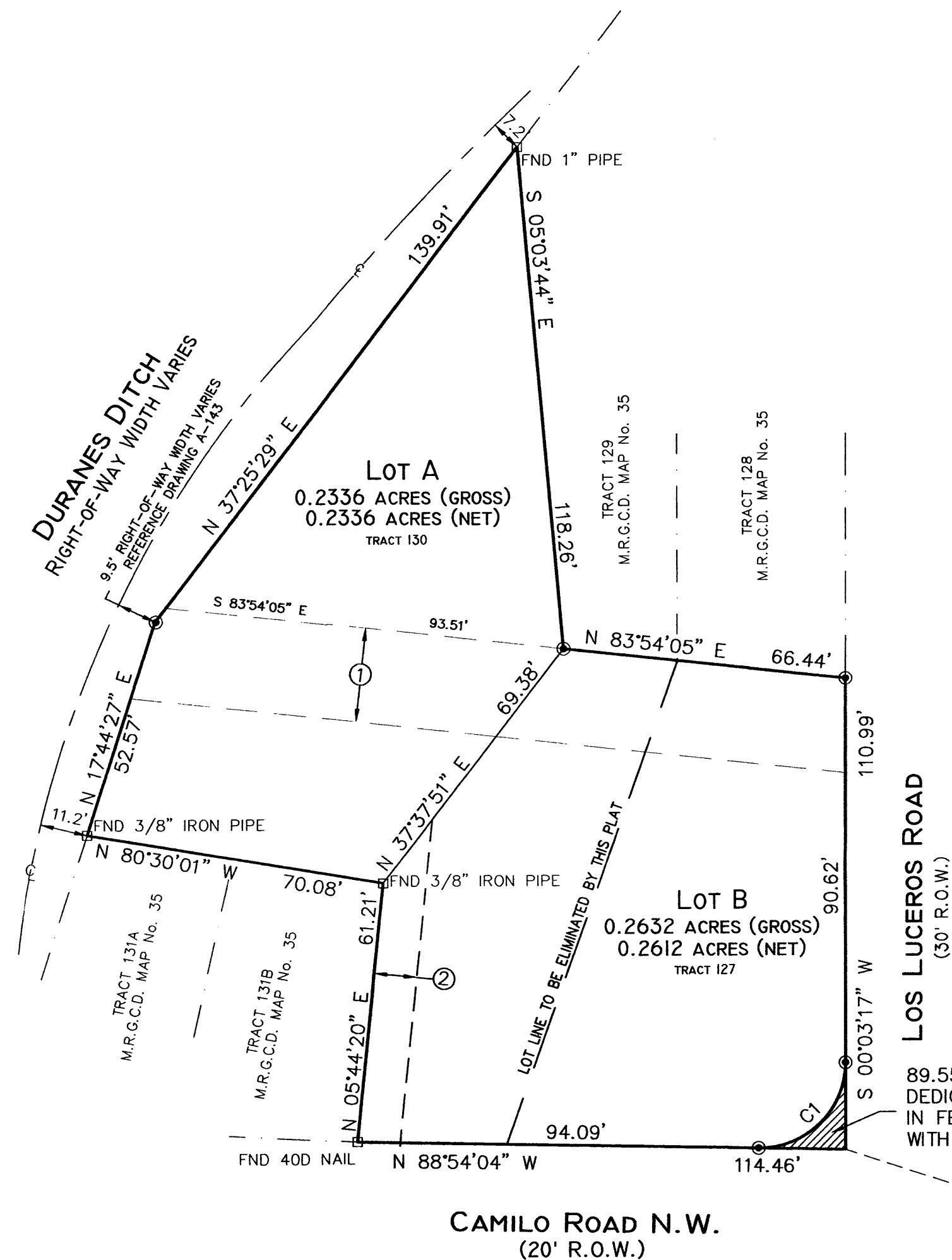
1" = 30'
 PROJECT NO. 0902AT05
 DRAWN BY: AT
 ZONE: ATLAS: H-12-Z
 TRACT 130, CR5



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 LOTS A & B
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 SHEET 2 OF 2**

○ EASEMENT NOTES

- ① 22.00 FEET PRIVATE ACCESS AND DRAINAGE EASEMENT GRANTED BY THIS PLAT
- ② 10.00 FEET PRIVATE WATER AND SEWER EASEMENT GRANTED BY THIS PLAT IS FOR BENEFIT OF LOT A AND SAID OWNER IS RESPONSIBLE FOR MAINTENANCE.



89.55 SQ. FT. PUBLIC RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEESIMPLE WITH WARRANTY COVENANT WITH THE FILING OF THIS PLAT

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MONUMENT LEGEND

- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR w/ CAP STAMPED "PS 11463" UNLESS OTHERWISE NOTED

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