

VICINITY MAP No. G-16

**LEGAL DESCRIPTION**

TRACT LETTERED "A" AND "B" OF THE SUMMARY PLAT OF A PORTION OF BLOCK D, INDIAN ACRES ADDITION, 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 JANUARY 15, 1976 IN VOLUME B10, FOLIO 197.

N.T.S.

**PLAT OF TRACTS A-1 AND B-1, BLOCK D INDIAN ACRES**

WITHIN SECTION 3, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JANUARY, 2014

PROJECT #: 1009956  
 DATE: 2-12-14  
 APP#: 14-70033 (SK)

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 \_\_\_\_\_

CITY APPROVALS:  
 CITY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_  
 \*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 \_\_\_\_\_

**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO RE-ALIGN THE LOT LINE BETWEEN TRACTS A AND B AND GRANT ALL 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: 3.0000 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: JANUARY, 2014
- 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: PLATS USED TO ESTABLISH BOUNDARY  
 A: INDIAN ACRES ADDITION, FILED: JANUARY 15, 1976  
 B: INDIAN ACRES ADDITION, FILED: SEPTEMBER 7, 1972 IN VOLUME C8, FOLIO 179  
 C: AMAFCA NORTH DIVERSION CHANNEL AND INDIAN ACRES BUSINESS PARK FILED; SEPTEMBER 22, 2000 IN PLAT BOOK 2000C, PAGE 246

**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 (NMGCO) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, QWEST D/B/A CENTURYLINK and NMGCO 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**

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.

\_\_\_\_\_  
 DATE

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO ) s.s.  
 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
 THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_\_\_  
 BY: \_\_\_\_\_  
 OWNERS NAME  
 MY COMMISSION EXPIRES: \_\_\_\_\_ BY: \_\_\_\_\_  
 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 SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,  
 THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014.

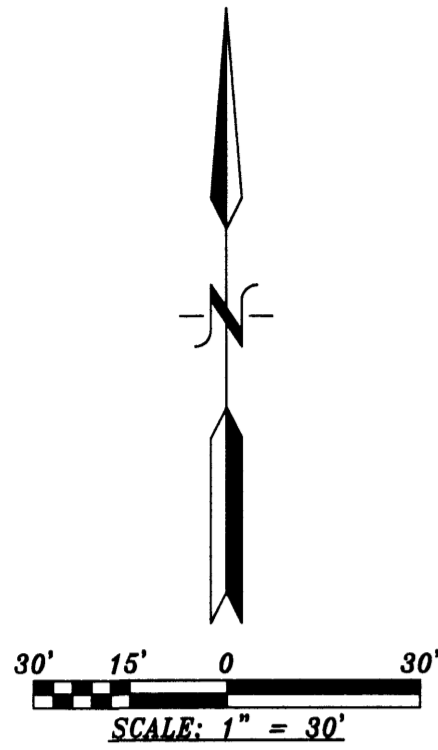
ANTHONY L. HARRIS, P.S. # 11463  
**A.L.H. HARRIS SURVEYING, INC.**  
 4412-D MONROE STREET N.E. ALBUQUERQUE, NEW MEXICO 87110  
 PHONE: (505) 889-8056  
 FAX: (505) 889-8645

13-0774.DWG (JANUARY, 2014)

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

PLAT OF  
TRACTS A-1 AND B-1, BLOCK D  
INDIAN ACRES

WITHIN  
SECTION 3, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2014

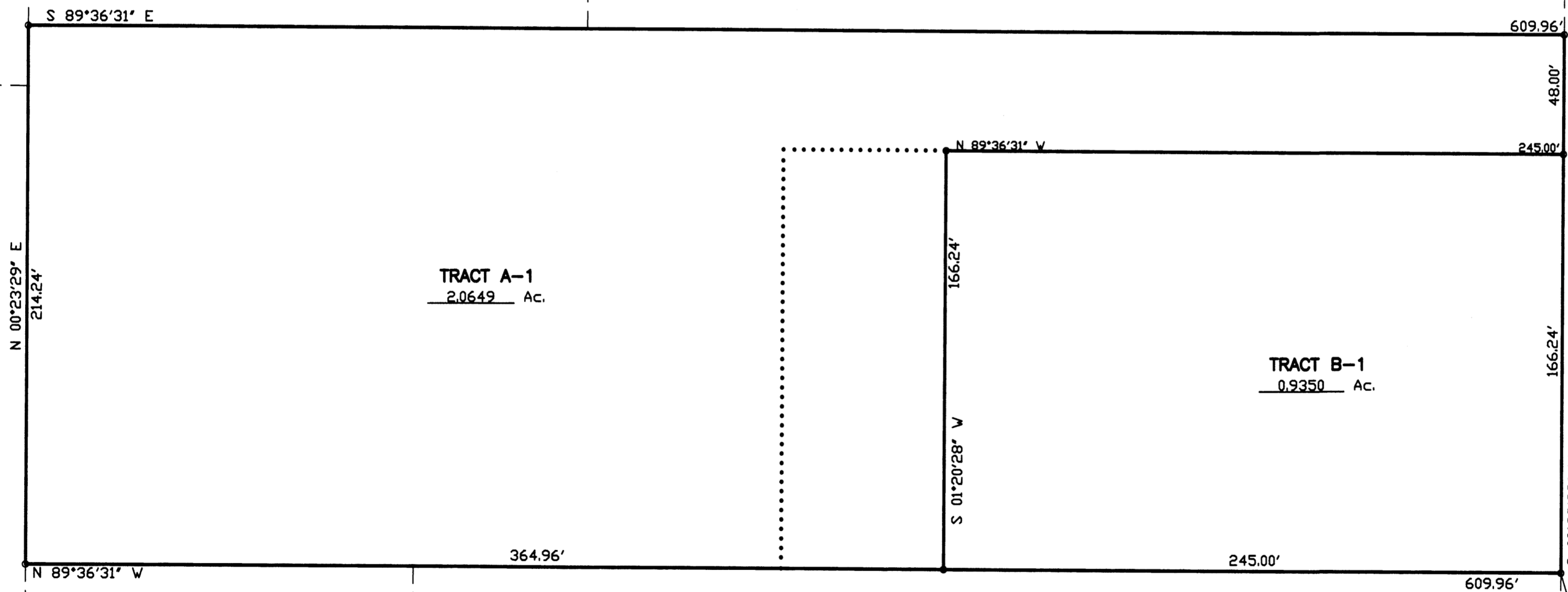


TRACT A  
COMANCHE BUSINESS CENTER  
FILED: SEPTEMBER 2, 1999  
VOLUME 99C, FOLIO 25

TRACT A  
A.M.A.F.C.A. NORTH DIVERSION CHANNEL  
FILED: SEPTEMBER 22, 2000  
BOOK 2000C, PAGE 246

TRACT B  
A.M.A.F.C.A. NORTH DIVERSION CHANNEL  
FILED: SEPTEMBER 22, 2000  
BOOK 2000C, PAGE 246

REMAINING PORTION OF  
BLOCK D INDIAN ACRES  
FILED: SEPTEMBER 7, 1972  
VOLUME C8, FOLIO 179



N 89°36'31" W

TRACT A-1  
2.0649 Ac.

TRACT B-1  
0.9350 Ac.

PARCEL A, BLOCK D  
INDIAN ACRES  
FILED: SEPTEMBER 7, 1972  
VOLUME C8, FOLIO 179

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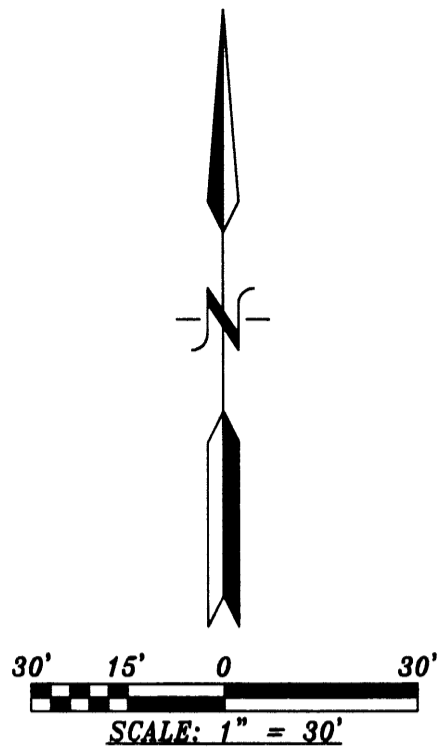
GIRARD BOULEVARD N.E.  
60' R/W  
(B-10, 1977)

ACS STATION "NDC 17-1A"  
N=1,499,283.115  
E=1,532,025.919  
GRD TO GRID=0.999672939  
 $\Delta\alpha = -00^{\circ} 12' 30.71''$   
CENTRAL ZONE, NAD 1983

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TRACTS A-1 AND B-1, BLOCK D  
INDIAN ACRES

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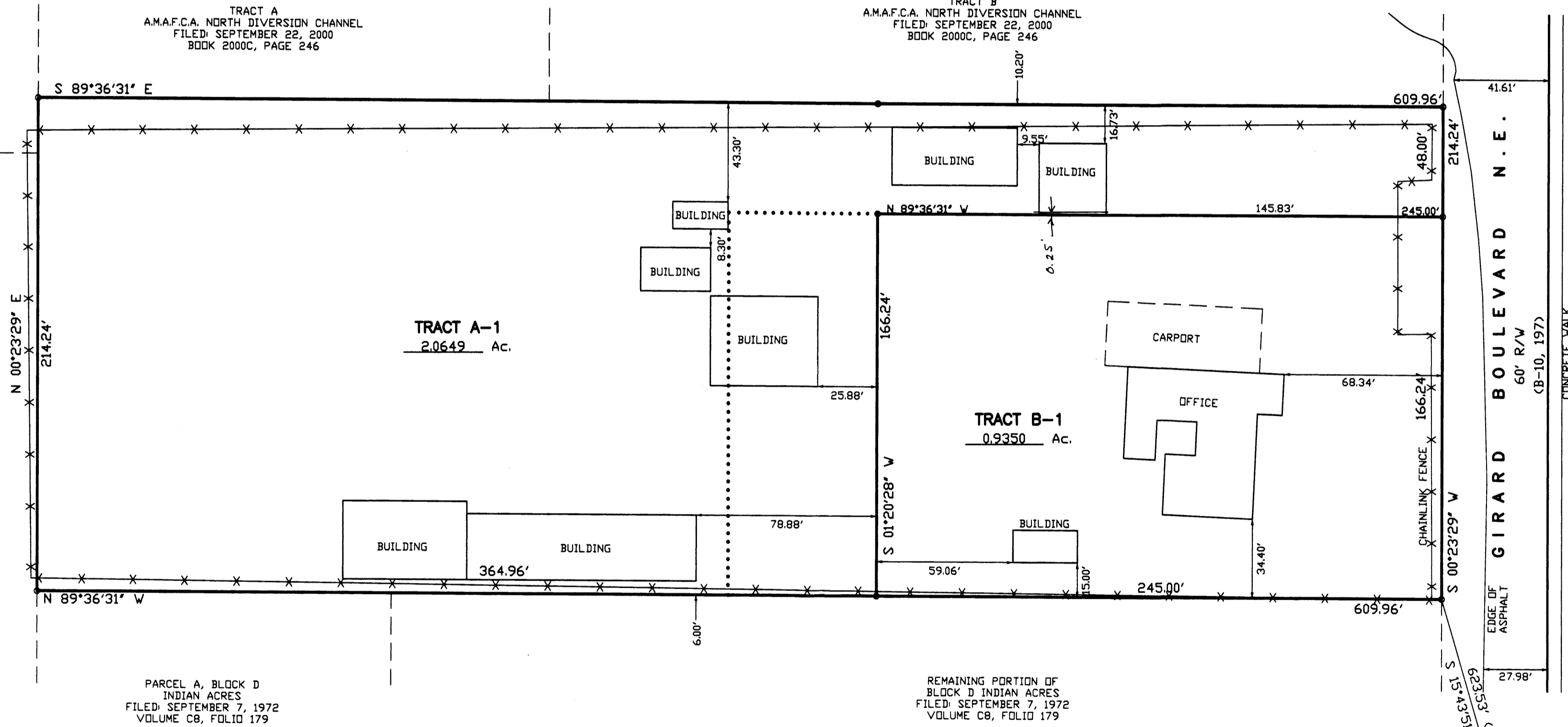


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