

RECORDING STAMP

Plat of
 Tract 5-A-1
Avalon Subdivision
Unit 5

City of Albuquerque, Bernalillo County, New Mexico
 August 2014

Legal Description

TRACT 5-A, AVALON SUBDIVISION, UNIT 5, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, RECORDED JULY 24, 2014 IN MAP BOOK 2014C, FOLIO 74. CONTAINING 23.1392 ACRES (882,392 SQUARE FEET) MORE OR LESS, NOW COMPRISING TRACT 5-A-1, AVALON SUBDIVISION UNIT 5.

PROJECT: 1009982
 DATE: 10-8-14
 APP:

Project No. 1009982

Application No. 14DRB-

Utility Approvals

PNM	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE

City Approvals

Acting <i>Susan M. Reinhardt P.E.</i> CITY SURVEYOR	9/23/14 DATE
REAL PROPERTY DIVISION	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	

Subdivision Data:

ZONING: SU-1
 GROSS SUBDIVISION ACREAGE: 23.1392 ACRES±
 ZONE ATLAS INDEX NO.: J-9-Z AND K-9-Z
 NO. OF TRACTS CREATED: 1
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: NOVEMBER 2013

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO REPLAT EXISTING TRACT FIVE-A INTO ONE NEW TRACT 5-A-1 AND TO VACATE AN EXISTING EASEMENT.

Notes:

- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTIONS 16 AND 21, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Easements

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON 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 GRANOR 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 ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL 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.

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 CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION 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 OF PARCELS WITHIN THE AREA OF THIS PLAT.

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

Jada R. Leo 9/18/14
 JADA R. LEO, PRESIDENT DATE

WESTCO ALBUQUERQUE, LLC AND WESTCO ALBUQUERQUE II, LLC, BOTH NEW MEXICO LIMITED LIABILITY COMPANIES

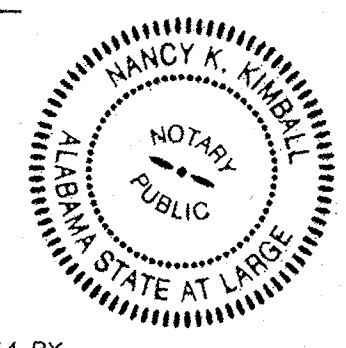
BY: THE WESTMORELAND COMPANY, INC., AN ALABAMA CORPORATION, ITS MANAGER

Acknowledgment

STATE OF ALABAMA)
 COUNTY OF MADISON) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF Sept., 2014 BY
 JADA R. LEO, PRESIDENT,
 WESTCO ALBUQUERQUE, LLC AND WESTCO ALBUQUERQUE II, LLC, BOTH NEW MEXICO LIMITED LIABILITY COMPANIES
 BY: THE WESTMORELAND COMPANY, INC., AN ALABAMA CORPORATION, ITS MANAGER

BY *Nancy K. Kimball* 7/10/2018
 NOTARY PUBLIC MY COMMISSION EXPIRES: 7/10/2018



Larry W. Medrano 8/29/14
 LARRY W. MEDRANO DATE
 N.M.P.S. No. 11993



INDEXING INFORMATION FOR COUNTY CLERK
 OWNER WESTCO ALBUQUERQUE, LLC AND WESTCO ALBUQUERQUE II, LLC
 BY: THE WESTMORELAND COMPANY, INC.,
 SECTION 16 AND 21, TOWNSHIP 10 N, RANGE 2 E,
 SUBDIVISION AVALON SUBDIVISION UNIT 5

OFFICE LOCATION:
 5571 Midway Park Place, NE
 Albuquerque, NM 87109
 MAILING ADDRESS:
 PO Box 90636
 Albuquerque, NM 87199

505.856.5700 PHONE
 505.856.7900 FAX

Plat of
Tract 5-A-1
Avalon Subdivision
Unit 5

City of Albuquerque, Bernalillo County, New Mexico
 August 2014

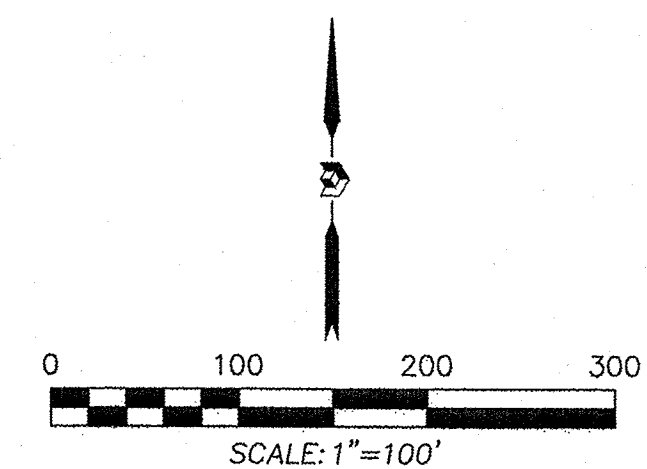
RECORDING STAMP

TRACT A
 WEST SIDE TRANSIT FACILITY
 UNIT NO. 5
 (09/23/2002, 2002C-314)

TRACT B-21-A
 TOWN OF ATRISCO GRANT
 UNIT NO. 5
 (10/30/2012, 2012C-128)

Point of Beginning

Daytona Road, N.W.
 (60' ROW)



Legend

N 90°00'00" E MEASURED BEARING AND DISTANCES

RECORD BEARINGS AND DISTANCES MATCH RECORD PLAT FILED JULY 24, 2014 IN BOOK 2014C FOLIO 74

○ FOUND AND USED MONUMENT AS DESIGNATED

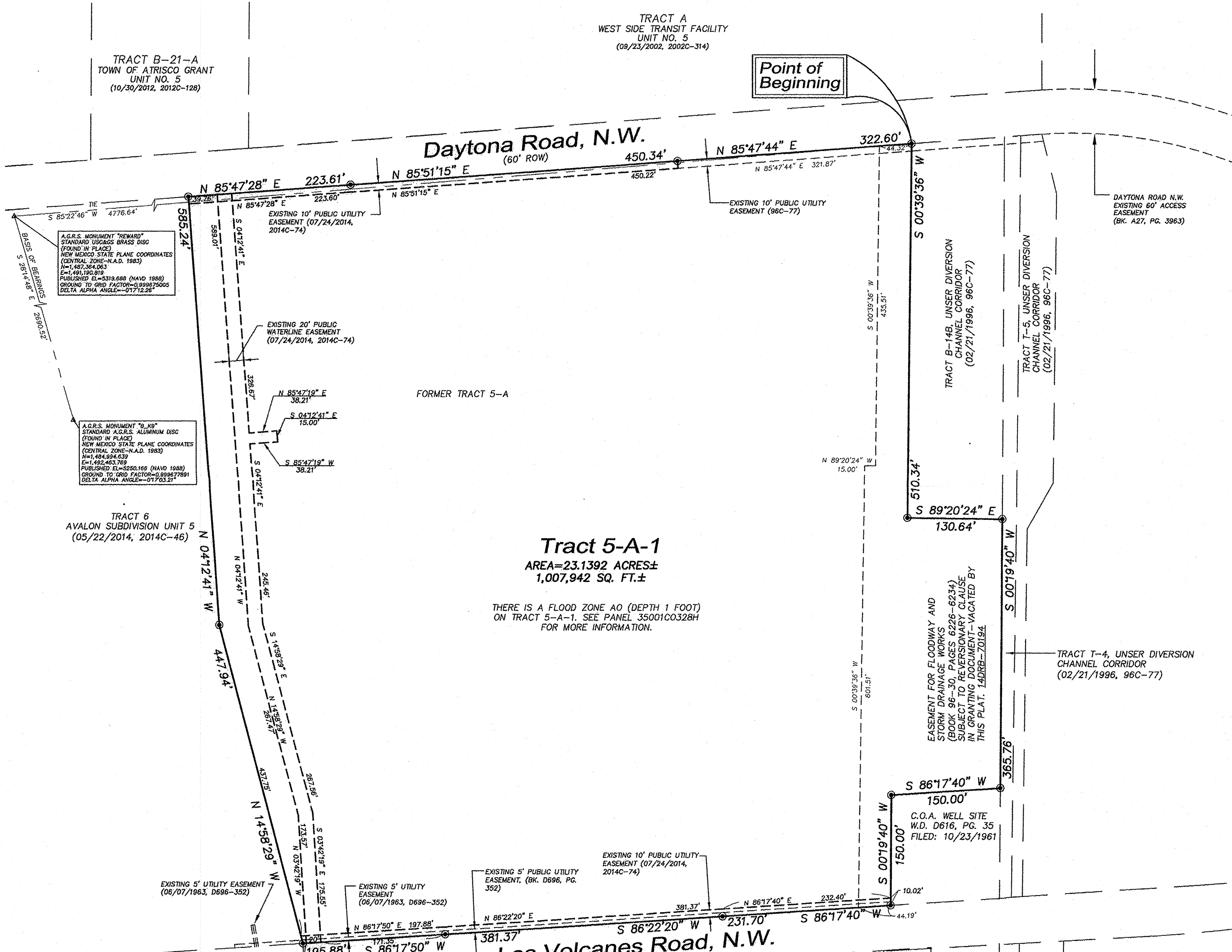
● DENOTES FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

△ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

Tract 5-A-1
 AREA=23.1392 ACRES±
 1,007,942 SQ. FT.±

THERE IS A FLOOD ZONE AO (DEPTH 1 FOOT) ON TRACT 5-A-1. SEE PANEL 35001C0328H FOR MORE INFORMATION.

Los Volcanes Road, N.W.
 (60' ROW)



A.G.R.S. MONUMENT "REWARD" STANDARD USCOSS BRASS 3/8" (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983) N=1,487,364.063 E=1,491,120.819 PUBLISHED EL=5318.688 (NAVD 1988) GROUND TO GRID FACTOR=0.999875005 DELTA ALPHA ANGLE=-017'12.28"

A.G.R.S. MONUMENT "9-K9" STANDARD A.G.R.S. ALUMINUM DISC (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983) N=1,484,824.639 E=1,492,463.769 PUBLISHED EL=5250.168 (NAVD 1988) GROUND TO GRID FACTOR=0.999877891 DELTA ALPHA ANGLE=-017'03.21"

PRECISION SURVEYS, INC.

OFFICE LOCATION:
 5571 Midway Park Place, NE
 Albuquerque, NM 87109

MAILING ADDRESS:
 PO Box 90636
 Albuquerque, NM 87199

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 BY: THE WESTMORELAND COMPANY, INC.,
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