

PLAT OF LOT 1-A
 CASA DE CORAZON
 (BEING A REPLAT OF LOT 1, LAND DIVISION PLAT OF TRACT 148-A1-A1-A1-A1, TRACT 148A1A1A1A1 & TRACT 147B2A, TRACT 148A1B & TRACT 147B1) M.R.G.C.D. MAP NO. 42
 WITHIN PROJECTED SECTION 25, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN TOWN OF ATRISCO GRANT CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

PROJECT NUMBER 1010208

APPLICATION NUMBER: 15-70355

APPROVALS:

<u>[Signature]</u>	<u>12-9-15</u>
CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD, CHAIR	DATE
<u>[Signature]</u>	<u>12/2/15</u>
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<u>[Signature]</u>	<u>12-3-15</u>
AMAFCA	DATE
<u>[Signature]</u>	<u>12-2-15</u>
CITY ENGINEER	DATE
<u>[Signature]</u>	<u>12-1-15</u>
REAL PROPERTY	DATE
<u>[Signature]</u>	<u>12-2-15</u>
CITY OF ALBUQUERQUE PARK AND RECREATION	DATE
<u>[Signature]</u>	<u>12/2/15</u>
ABCWUA	DATE
<u>[Signature]</u>	<u>10/20/15</u>
CITY SURVEYOR CITY OF ALBUQUERQUE	DATE
<u>[Signature]</u>	<u>10-23-2015</u>
M.R.G.C.D. UTILITIES	DATE
<u>[Signature]</u>	<u>10-21-15</u>
CENTURYLINK	DATE
<u>[Signature]</u>	<u>10-21-2015</u>
PNM ELECTRIC SERVICES	DATE
<u>[Signature]</u>	<u>10-21-15</u>
NEW MEXICO GAS COMPANY	DATE
<u>[Signature]</u>	<u>10/21/15</u>
COMCAST	DATE

LEGAL DESCRIPTION:
 THAT CERTAIN TRACT OF LAND SITUATE WITHIN PROJECTED SECTION 25, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, M.R.G.C.D. MAP NO. 42, TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING ALL OF LOT 1, LAND DIVISION PLAT OF TRACT 148-A1-A1-A1-A1, TRACT 148A1A1A1A1 & TRACT 147B2A, TRACT 148A1B, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT AND DOCUMENTS ENTITLED, "LOT 1, LAND DIVISION PLAT OF TRACT 148-A1-A1-A1-A1, FILED JUNE 5, 1973, A4-146, TRACT 148A1A1A1A1, QUITCLAIM DEED FILED A17, PAGE 4114, TRACT 148A1B & TRACT 147B1, PERSONAL REPRESENTATIVE'S DEED FILED NOVEMBER 17, 2003, BOOK A60, PAGE 6869-70, ALL FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED WHENCE THE AGRS MONUMENT "18.112" BEARS S 79°32'46" E, 287.25 FEET; THENCE, S 10°29'47" W, 248.04 FEET TO THE SOUTHEAST CORNER OF SAID TRACT; THENCE, N 77°32'58" W, 99.99 FEET TO A POINT ON SAID TRACT; THENCE, N 78°05'32" W, 237.52 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE, N 07°49'54" E, 77.62 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE ATRISCO DITCH TO A POINT ON SAID TRACT; THENCE, N 16°23'07" W, 139.14 FEET ALONG SAID RIGHT-OF-WAY TO THE NORTHWEST CORNER OF SAID TRACT; THENCE, S 77°41'00"E, 283.18 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF BRIDGE BOULEVARD, S.W. TO A POINT ON SAID TRACT; THENCE, S 77°21'55"E, 46.71 FEET ALONG SAID RIGHT-OF-WAY LINE TO A POINT ON SAID TRACT; THENCE, S 77°32'58" E, 99.99 FEET TO THE NORTHEAST CORNER OF SAID TRACT AND THE TRUE POINT OF BEGINNING. SAID TRACT CONTAIN 2.1205 ACRES MORE OR LESS.

MRGCD APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS 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 OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS. APPROVED: [Signature] DATE: 10-23-2015

SOLAR COLLECTOR 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 OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

FREE CONSENT:
 SURVEYED AND REPLATTED AND NOW COMPRISING LOT 1A, CASA DE CORAZON, M.R.G.C.D. MAP NO. 42 (BEING A REPLAT OF LOT 1, LAND DIVISION PLAT OF TRACT 148-A1-A1-A1-A1, TRACT 148A1A1A1A1 & TRACT 147B2A, TRACT 148A1B & TRACT 147B1) M.R.G.C.D. MAP NO. 42, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, IS WITH FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) THEREOF. SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY CONSENT TO THE ELIMINATION OF LOT LINES AS SHOWN HEREON. SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY WARRANT THAT THEY HOLD AMONG THEM, COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THEY ARE SO AUTHORIZED TO ACT.

PURPOSE OF PLAT:
 THE PURPOSE OF THIS PLAT IS TO COMBINE FIVE (5) TRACTS INTO ONE (1) TRACT, AND TO GRANT A 5' AND 10' PUBLIC UTILITY EASEMENT.

TREASURER'S CERTIFICATION:
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 101205612427230819
 UPC# 101205611027430820
 UPC# 101205612225930821
 UPC# 101205614026030822

PROPERTY OWNERS(S) OF RECORD: CATHOLIC CHARITIES
[Signature] 12/17/15
 BERNALILLO COUNTY TREASURER DATE

SURVEYOR'S CERTIFICATION:
 I, ANDREW S. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 12649, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT IT MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS; THAT IT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; THAT IT SHOWS ALL EASEMENTS OF RECORD MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING INTEREST; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature] 10-12-2015
 ANDREW S. MEDINA N.M.P.S. #12649 DATE

- NOTES:**
- UNLESS OTHERWISE NOTED ALL CORNERS ARE SET #4 REBAR WITH CAP STAMPED "SLS 12649".
 - THE BEARING BASE FOR THIS PLAT ARE NMSHC MONUMENTS "1_25_11" AND USGLO MONUMENT "CC_EG_11_12_11N_3E". ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED. BEARINGS ARE GRID BASED UPON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. (NAD 83).
 - BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD PER DOCUMENT(S) FILED JULY 5, 1973 IN BOOK A4-146, NOVEMBER 17, 2003, BOOK A60, PAGE 6868-70, DECEMBER 16, 1999, BOOK 8916, PAGE 3017.
 - DISTANCES ARE GROUND DISTANCES
 - GROSS ACREAGE: 2.1205
 - NUMBER OF EXISTING LOTS: 3
 - NUMBER OF LOTS CREATED: 1
 - PROPERTIES ARE ZONED O1.
 - DATE OF SURVEY APRIL 2014.
 - OTHER DOCUMENTS USED, BOUNDARY SURVEY 2008S-54, FILED APRIL 16, 2008.
 - 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, FOR INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
 - NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.
 - CENTURY LINK FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES
 - COMCAST CABLE 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 (ABOVE GROUND 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.

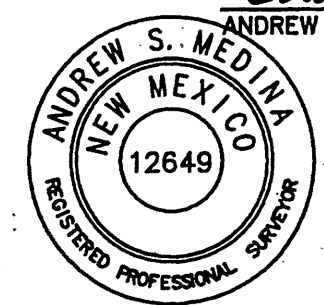
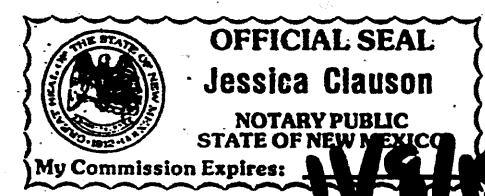
DISCLAIMER:
 IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT,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

[Signature] 12/20/15
 CATHOLIC CHARITIES DATE
 JIM GANNON CEO, CATHOLIC CHARITIES

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)

ON THIS 20 DAY OF oct
 2015, THE FOREGOING INSTRUMENT
 WAS ACKNOWLEDGED BEFORE ME BY Jim Gannon

NOTARY PUBLIC



REVISED: SANDIA LAND SURVEYING LLC
 15-CASA TERRENOS PLACITAS, N.M. 87043 (505) 867-1241
 JOB NO: 144-15 DATE: 4-12-2014
 SCALE: 1"=40' DRAWN: A.S.M.

DOCN 2015109309
 12/17/2015 11:17 AM Page: 1 of 2
 PLAT R:525,00 B: 2015010172 Toulouse Oliver, Bernalillo Cour