

**Solar Collection Note**

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

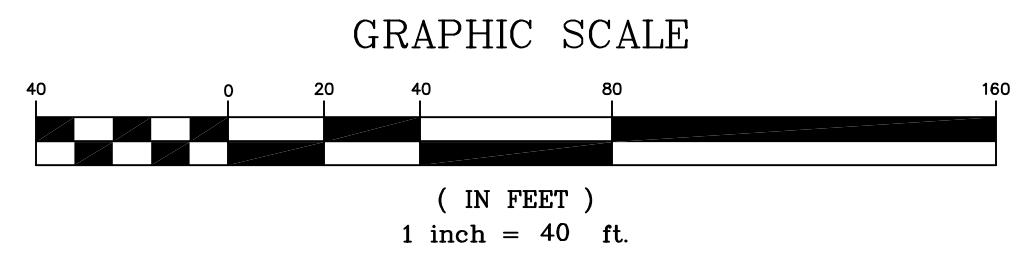
NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

**Legend**

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER DEED OF RECORD (12/30/05, DOC. NO. 2005191103)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (D1-20)
N 90°00'00" E	MEASURED BEARING AND DISTANCES
●	FOUND AND USED MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271"

**Site Sketch for  
Tract D-1, Lands of Mora  
and Tract 106-D-1-B-1,  
M.R.G.C.D. Map No. 31  
Being Comprised of  
Tract D, Lands of Mora and  
Tract 106-D-1-B, M.R.G.C.D. Map No. 31  
City of Albuquerque  
Bernalillo County, New Mexico  
August 2014**

ACS Monument "14\_f13"  
NAD 1983 CENTRAL ZONE  
X=1515687.389  
Y=1506751.047  
Z=4975.508 (NAVD 1988)  
G-G=0.999683724  
Mapping Angle=-0°14'24.52"



**Public Utility Easements:**

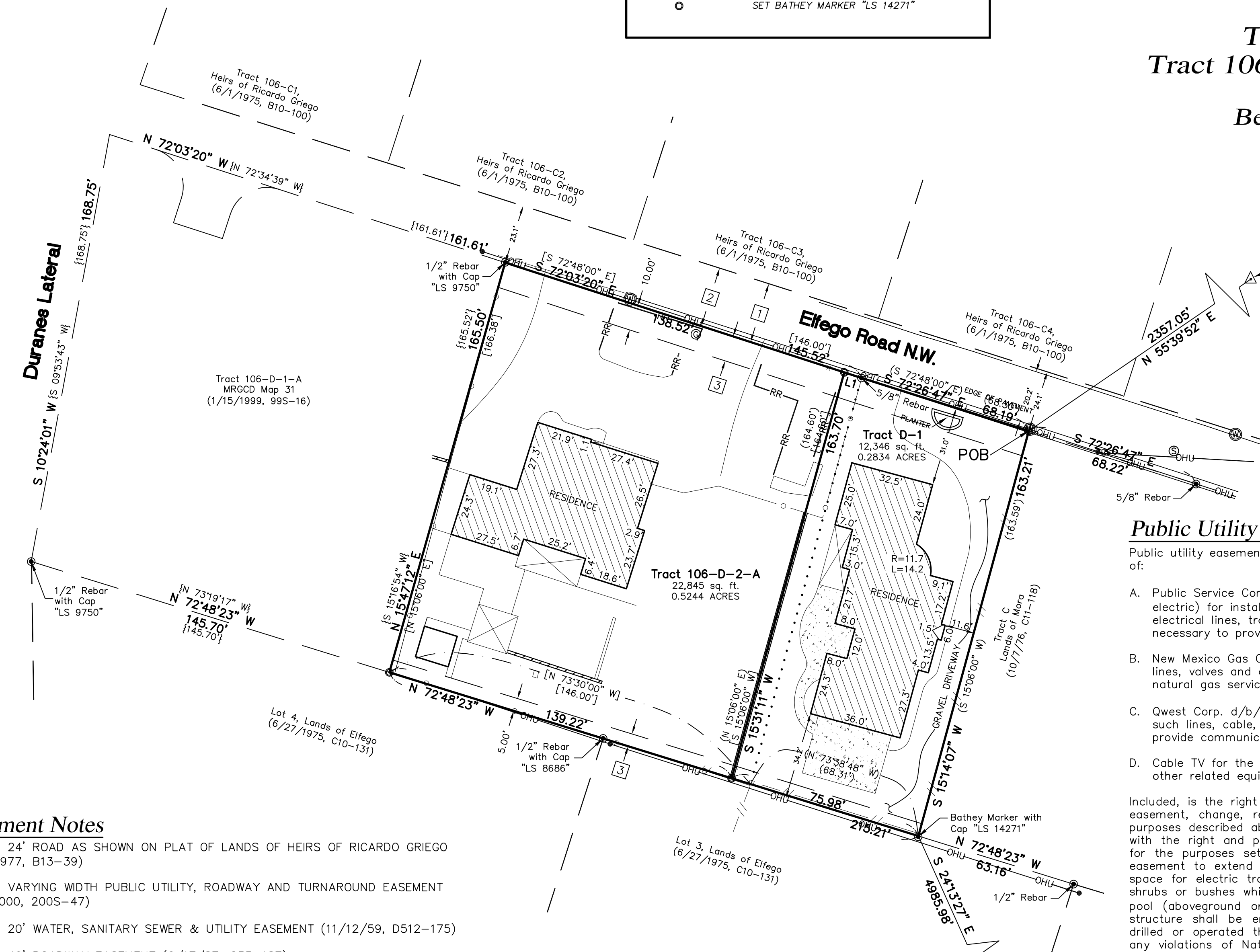
- Public utility easements shown on this plat are granted for the common and joint use of:
- Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM electric) for installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
  - 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.
  - Qwest Corp. 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.
  - 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 within the easement, 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), New Mexico Gas Company (NMGC) and Qwest D/B/A Centurylink QC did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and Qwest D/B/A Centurylink QC 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.



ACS Monument "6\_G13AR"  
NAD 1983 CENTRAL ZONE  
X=1515743.949  
Y=1500719.134  
Z=N/A (NAVD 1988)  
G-G=0.999684045  
Mapping Angle=-0°14'23.60"

**Easement Notes**

- EXISTING 24' ROAD AS SHOWN ON PLAT OF LANDS OF HEIRS OF RICARDO GRIEGO (6/29/1977, B13-39)
- EXISTING VARYING WIDTH PUBLIC UTILITY, ROADWAY AND TURNAROUND EASEMENT (4/11/2000, 200S-47)
- EXISTING 20' WATER, SANITARY SEWER & UTILITY EASEMENT (11/12/59, D512-175)
- EXISTING 40' ROADWAY EASEMENT (6/17/87, C33-187)
- EXISTING 25' PUBLIC DRAINAGE EASEMENT (6/17/87, C33-187)
- EXISTING 15' UTILITY EASEMENT (6/17/87, C33-187)
- RESTAURANT ACCESS EASEMENT (10/28/69, VTOL. MICR. 154, PG. 395-397) TO BE VACATED BY THIS PLAT
- EXISTING PUBLIC SERVICE COMPANY OF NM EASEMENT (2/23/12, DOC. NO. 2012017837)
- MUTUAL CROSS LOT PARKING, DRAINAGE AND ACCESS EASEMENT ACCROSS PARCELS 4-A(2)-A AND 4-A(3A)-1, GRANTED WITH THE FILING OF THIS PLAT.