

VICINITY MAP
ZONE PAGE F-13 Z

FREE CONSENT

SURVEYED AND REPLATTED AS SHOWN HEREON, AND NOW TO BE DESIGNATED AS TRACT I, LANDS OF FR. JOE D. VIGIL, IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED OWNER THEREOF. THE UNDERSIGNED OWNER WARRANTS THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. THE UNDERSIGNED ALSO CONSENT TO THE GRANTING OF ANY EASEMENTS SHOWN HEREON.

FR. JOE D. VIGIL

NOTARY ACKNOWLEDGEMENT

STATE OF NEW MEXICO } ss.
COUNTY OF BERNALILLO }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7 DAY OF January, 2015,

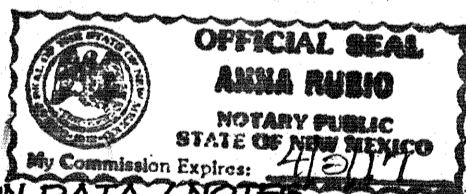
BY: Rev Joe D. Vigil

MY COMMISSION EXPIRES: 04/02/17

1/7/15

1/7/15

NOTARY PUBLIC



SUBDIVISION DATA 7 NOTES

1. PLAT WAS COMPILED FROM A FIELD SURVEY AND EXISTING RECORD INFORMATION.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON ACS CONTROL STATIONS "DOUGLAS" AND 14-F3, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. DATA WITHIN PARENTHESES () ARE RECORD PER THE FOLLOWING PLATS / DEEDS INDICATED HEREON.
6. GROSS ACREAGE = 0.2484 ACRES
7. NUMBER OF EXISTING LOTS = 2
8. NUMBER OF LOTS CREATED = 1
9. PROPERTY SURVEYED NOVEMBER, 2014.
10. CITY WATER AND SEWER SERVICE IS AVAILABLE TO PROPERTY.
11. 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 THE PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.
12. SUBJECT PROPERTY LIES WITHIN ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, ACCORDING TO FLOOD INSURANCE RATE MAP NO. 35001C0116, EFFECTIVE DATE OF SEPTEMBER 26, 2008.

PLAT OF TRACT I LANDS OF FR. JOE D. VIGIL

PROJECTED SECTION 31, T. 11 N., R. 3 E., N.M.P.M.

TOWN OF ALBUQUERQUE GRANT

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

JANUARY 2015



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAID ON UPC # 101306132207140124
PROPERTY OWNER OF RECORD:
Joe D. Vigil
BERNALILLO COUNTY TREASURER'S OFFICE:
2/27/15

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO ELIMINATE THE COMMON PROPERTY LINE BETWEEN TWO (2) EXISTING TRACTS OF LAND TO CREATE ONE TRACT OF LAND; TO VACATE THE EXISTING 12' WIDE PRIVATE ACCESS & PUBLIC UTILITY EASEMENT; AND TO GRANT ANY EASEMENTS AS SHOWN HEREON.

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE IN PROJECTED SECTION 31, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., WITHIN THE TOWN OF ALBUQUERQUE GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING TRACTS NUMBERED AND LETTERED ONE HUNDRED SEVENTY-SIX-B-ONE-A (176-B-1-A) AND ONE HUNDRED SEVENTY-EIGHT-B-ONE-A (178-B-1-A), AS SAME IS SHOWN AND DESIGNATED ON MIDDLE RIO CONSERVANCY DISTRICT PROPERTY MAP NO. 31, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID HEREIN DESCRIBED TRACT, A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAN ISIDRO STREET, N.M., WHENCE ALBUQUERQUE CONTROL STATION "DOUGLAS" BEARS N 67°33'07" E, 3016.58 FEET DISTANT; THENCE,

S 22°24'05" W, ALONG SAID RIGHT-OF-WAY, 54.82 FEET DISTANT TO THE SOUTHEAST CORNER OF SAID HEREIN DESCRIBED TRACT; THENCE,

LEAVING SAID RIGHT-OF-WAY LINE, N 67°24'41" W, 218.22 FEET DISTANT TO THE SOUTHWEST CORNER OF SAID HEREIN DESCRIBED TRACT; THENCE,

N 23°52'18" E, 54.91 FEET DISTANT TO NORTHWEST CORNER OF SAID HEREIN DESCRIBED TRACT; THENCE,

S 67°22'28" E, 216.68 FEET DISTANT TO THE POINT OF BEGINNING, CONTAINING 0.2484 ACRES, MORE OR LESS.

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, 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. CENTURY LINK FOR INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. COMCAST CABLE FOR 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 (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.

DRB PROJECT NO: 1010276

APPROVALS

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION
DATE 01-21-15
N/A
DATE 2-27-15
UTILITIES DEVELOPMENT
DATE 1-28-15
Caret S. Dumont
PARKS AND RECREATION DEPARTMENT
DATE 1-28-15
Curt A. Chum
CITY ENGINEER
DATE 2-27-15
DRB CHAIRPERSON, PLANNING DEPARTMENT
DATE 1/6/15
Soren H. Reinboven P.E.
CITY OF ALBUQUERQUE SURVEYOR
DATE 1-28-15
Curt A. Chum
A.M.A.F.C.A.
DATE 2-27-15
N/A
REAL PROPERTY DIVISION
DATE 01/28/15
Alison P. Peters
ABCNIA

UTILITY APPROVALS

Chi Salles
NEW MEXICO GAS COMPANY
DATE 2/9/15
Fernando Vigil
PNM ELECTRIC SERVICES
DATE 2-25-15
Gregory
QUEST CORPORATION d/b/a CENTURYLINK GC
DATE 2-9-15
Comcast Cable
DATE 2/10/15

M.R.G.C.D. APPROVAL STATEMENT

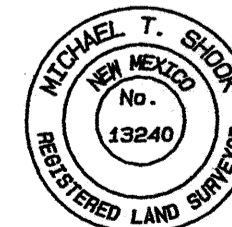
APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED Mike Chum DATE 2-4-15

SURVEYORS CERTIFICATION

I, MICHAEL T. SHOOK, A DULY QUALIFIED REGISTERED PROFESSIONAL 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 THE 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 (EFFECTIVE DATE OF MAY 1, 2007) AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Michael T. Shook
MICHAEL T. SHOOK
NMLS NO. 13240



1-2-15
DATE



INDEXING INFORMATION FOR COUNTY CLERK

OWNER: FR. JOE D. VIGIL
LOCATION: CITY OF ALBUQUERQUE
SUBDIVISION: M.R.G.C.D. MAP NO. 31
UPC NO. 101306132207140124