



VICINITY MAP No. J-13

PURPOSE OF PLAT.
THE PURPOSE OF THIS PLAT IS TO RE-ALIGN THE LOT LINE BETWEEN LOTS A AND B, BLOCK 11, PEREA ADDITION AND GRANT ANY 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: 0.2215 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: JUNE, 2015.
- 8: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO 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: PLAT OF PEREA ADDITION FILED: MAY 1, 1981 IN VOLUME C2, FOLIO 43
 - B: PLAT OF PEREA ADDITION FILED: MARCH 24, 1976 IN VOLUME B11, FOLIO 41

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 electric lines, poles, towers, equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, pipes, and other related 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 telephone, internet, and other 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 service.

Included, is the right to build, rebuild, construct, reconstruct, locate, 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 to enter the property at any time for the purpose of installing, repairing, or maintaining the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of grantees, including sufficient working area space for the installation, maintenance, and service of such lines, cable, and other facilities which may interfere with the proposed set forth herein, on the building, sign, pole (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 dug, nor shall any other structure be constructed on said easements, nor shall any structures of National Electrical Safety Code by construction of poles, decking, or other structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgear, 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 do not warrant or guarantee the accuracy of any of the properties shown hereon. Consequently, PNM, QWEST D/B/A CENTURYLINK and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, report or other document and which are not shown on this plat.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPE#1013058401440415:1013058401440415

PROPERTY OWNER OF RECORD: *Debra y Rino Lara Bravese*
BERNALILLO CO. TREASURER'S OFFICE: *Debra y Rino Lara Bravese* 7/17/15

LEGAL DESCRIPTION
LOTS LETTERED 'A' AND 'B' IN BLOCK NUMBERED ELEVEN (11) OF THE SUMMARY PLAT OF LOTS 20, BLOCK 11, PEREA 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 MARCH 24, 1976 IN VOLUME B11, FOLIO 41.

PLAT OF
LOTS A-1 AND B-1, BLOCK 11
PEREA ADDITION
WITHIN
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2015

PROJECT NUMBER: 1010299
APPLICATION NUMBER: 15DRB-10320
UTILITY APPROVALS:
Tommy's Well
PUBLIC SERVICE COMPANY OF NEW MEXICO DATE: 7-22-15
P. Halls
NEW MEXICO GAS COMPANY DATE: 8-7-15
[Signature]
QWEST CORPORATION D/B/A CENTURYLINK CO DATE: 8-20-15
[Signature]
CONTRACT DATE: 7/27/15

CITY APPROVALS:
Gregory J. Reinherberg P.S. DATE: 7/17/15
CITY SURVEYOR
N/A DATE: 9-17-10
REAL PROPERTY DIVISION (CONDITIONAL)
N/A DATE: 9-17-15
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)
Rafael M. Urdal DATE: 9/16/15
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION
[Signature] DATE: 09/16/15
ABQWA
[Signature] DATE: 9/16/15
PARKS AND RECREATION DEPARTMENT
[Signature] DATE: 9-16-15
AMARCO
[Signature] DATE: 9-16-15
CITY ENGINEER
[Signature] DATE: 9-17-15
DEPARTMENT OF PLANNING
[Signature] DATE: 9-17-15



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 27th DAY OF JULY, 2015

Anthony L. Harris
ANTHONY L. HARRIS, P.S. # 11483

WHEELER SURVEYING, INC. P.O. BOX 888-8888
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