



#### LEGAL DESCRIPTION:

LOT 3, BLOCK 30 OF HUNINGS HIGHLAND ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON THAT CERTAIN PLAT ENTITLED "HUNINGS HIGHLAND ADDITION", RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 12, 1987, IN VOLUME D1, FOLIO 14, SITUATE WITHIN PROJECTED SECTION 20, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, STATE OF NEW MEXICO. AND HAVING 0.1633 ACRES (7,113.88 SQUARE FEET) MORE OR LESS.

DOC# 2015057937

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PLAT R: \$25.00 B: 2015C P: 0075 M. Toulouse Oliver, Bernalillo Cour

#### FREE CONSENT AND DEDICATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF LOT 3, BLOCK 30, OF HUNINGS HIGHLAND ADDITION, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: Terry D. Brown  
TERRY BROWN, MEMBER, CTB DEVELOPMENT, LLC  
OWNER: LOT 3-A & 3-B

#### ACKNOWLEDGMENT

STATE OF New Mexico ) ) SS.

COUNTY OF Sandoval )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 20<sup>th</sup> DAY OF April, 2015, BY TERRY BROWN, MEMBER, CTB DEVELOPMENT, LLC

NOTARY PUBLIC: Elizabeth Medina

MY COMMISSION EXPIRES: June 19, 2017



#### DOCUMENTS USED:

1. PLAT ENTITLED "MAP OF PHELAN AND HUNING'S HIGHLAND ADDITION", FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 11, 1880. IN BOOK C2, PAGE 41.
2. PLAT ENTITLED "HUNING'S HIGHLAND ADDITION", FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 12, 1987, IN VOLUME D1, FOLIO 14.
3. UNFILED SURVEY PLAT ENTITLED "PLAT OF SURVEY LOT3, BLOCK 30 HUNINGS HIGHLAND EDITION" PREPARED BY WILL PLOTNER WITH CARTESIAN SURVEYS, INC. ON MAY 30, 2007, JOB NUMBER 071772.

#### 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, TRANSFORMERS, AND ANY 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.
3. QWEST CORPORATION D/B/A CENTURYLINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
4. COMCAST 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 (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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 TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

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

#### INDEXING INFORMATION FOR THE COUNTY CLERK:

OWNER: CTB DEVELOPMENT, LLC

LEGAL: LOT 3-A & 3-B BLOCK 30, HUNING'S HIGHLAND ADDITION

LOCATION: PROJECTED SECTION 20, T.10N., R.3E., N.M.P.M., TOWN OF ALBUQUERQUE GRANT

## PLAT OF LOT 3-A & 3-B BLOCK 30 HUNINGS HIGHLAND ADDITION SITUATE WITHIN PROJECTED SECTION 20, T. 10 N., R. 3 E., N.M.P.M. TOWN OF ALBUQUERQUE GRANT CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO APRIL 2015

PROJECT NUMBER: 1010376  
APPLICATION NUMBER: 15-70169

#### UTILITY APPROVALS:

Fernando Vigil 4-24-15  
PUBLIC SERVICE OF NEW MEXICO DATE  
Chi Salgado 4-24-15  
NEW MEXICO GAS COMPANY DATE  
QWEST CORPORATION D/B/A CENTURY LINK 4/24/15  
DATE  
COMCAST 4/24/15  
DATE

Soren N. Kinsler 4/23/15  
CITY OF ALBUQUERQUE SURVEYOR DATE

N/A  
REAL PROPERTY DIVISION DATE  
Rogers W. Urrutia 5/6/15  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

Kristi Cadena 07/02/15  
ALBUQUERQUE BERNALILLO COUNTY WATER MUNICIPALITY AUTHORITY DATE

Carol S. Dumont 5-6-15  
PARKS & RECREATION DEPARTMENT DATE

Ante Chu 5-6-15  
A.M.A.F.C.A. DATE

Eric P. H 5-6-15  
CITY ENGINEER DATE

Pat Chu 7-2-15  
DRB CHAIRPERSON, PLANNING DEPT. DATE

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

UNIFORM PROPERTY CODE #: 1-014-057-485211-4-34-06  
PROPERTY OWNER OF RECORD: CTB DEVELOPMENT, LLC

BERNALILLO COUNTY TREASURER'S OFFICE: 1/7/15



TERRA LAND SURVEYS, LLC

P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513

#### PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 3, BLOCK 30 OF HUNINGS HIGHLAND ADDITION INTO 2 SEPARATE LOTS TO BE DESIGNATED AS LOT 3-A AND LOT 3-B.

#### SUBDIVISION DATA:

CITY CASE NO. \_\_\_\_\_ GROSS SUBDIVISION ACREAGE 0.1633 ACRES  
ZONE ATLAS INDEX NO. K-14-Z CURRENT ZONING SU-2  
DATE OF SURVEY MARCH 2014  
TOTAL NO. OF LOTS EXISTING 1  
TOTAL NO. OF LOTS CREATED 2

TOTAL MILEAGE OF STREETS CREATED: 0 MILES  
TOTAL MILEAGE OF 1/2 WIDTH STREETS CREATED: 0 MILES

#### NOTES:

1. FIELD SURVEY PERFORMED IN MARCH 2014.
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. ALBUQUERQUE CONTROL STATIONS USED:

ALBUQUERQUE CONTROL STATION "5-K15BR RESET 1982" DATA:  
STANDARD CITY OF ALBUQUERQUE BRASS CAP (FOUND IN PLACE)  
NAD 1983 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
X=1,523,768.861 FEET Y=1,485,713.773 FEET ELEV.=5010.623 FEET (NAVD 1988)  
GROUND TO GRID FACTOR = 0.999679809 DELTA ALPHA = (-)00°13'26.78"

ALBUQUERQUE CONTROL STATION "6-K14R, 1982" DATA:  
STANDARD CITY OF ALBUQUERQUE ALUMINUM DISC (FOUND IN PLACE)  
NAD 1983 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)  
X=1,522,408.158 FEET Y=1,486,003.797 FEET ELEV.=4971.456 FEET (NAVD 1988)  
GROUND TO GRID FACTOR = 0.999682048 DELTA ALPHA = (-)00°13'36.21"

4. BASIS OF BEARING - NAD 83 STATE PLANE, NM CENTRAL ZONE GRID BEARINGS USING FOUND MONUMENTS REFERENCED ABOVE IN NOTE NO. 3. (N77°58'04"W).

5. CORNERS IDENTIFIED AS "SET", ARE 1/2" REBAR WITH CAP STAMPED "PS 15702", AND DEPICTED AS, —●—, UNLESS OTHERWISE INDICATED.

6. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ( ) ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED.

#### SOLAR COLLECTOR NOTE:

NO PROPERTY WITHIN THE AREA OF THIS PLATTING SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT.

#### SURVEYOR'S CERTIFICATE:

I, CHRISTOPHER A. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 15702, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Christopher A. Medina  
CHRISTOPHER A. MEDINA, NMPLS NO. 15702

April 17, 2015  
DATE



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PLAT R:\$25.00 B: 2015C P: 0075 M. Toulouse Oliver, Bernalillo County

FND. ACS MONUMENT STATION  
"6-K14R 1982"  
SEE NOTE 3 ON  
SHEET 1 OF 2

N77°58'04"W  
(BASIS OF BEARING)

FND. ACS MONUMENT STATION  
"5-K15BR RESET 1982"  
SEE NOTE 3 ON  
SHEET 1 OF 2

△ FOUND CONTROL MONUMENT (AS NOTED)  
 ◇ FOUND CHISELED "X" (AS NOTED)  
 □ FOUND REBAR (AS NOTED)  
 ● SET REBAR W/CAP STAMPED  
 "CA MEDINA PS 15702"  
 ( ) RECORD PER HUNING'S HIGHLAND ADDITION  
 FILED: 05/12/1987, VOLUME D1, FOLIO 14  
 (( )) RECORD PER UNRECORDED CARTESIAN  
 SURVEYS, INC., SEE DOCUMENTS  
 USED NOTE 3 ON SHEET 1 OF 2



( IN FEET )  
1 inch = 10 ft.

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