



Zone Atlas Page G-13-Z

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. VACATE EASEMENTS AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE.....	0.7938 ACRES
ZONE ATLAS PAGE NO.....	G-13-Z
NUMBER OF EXISTING LOTS.....	2
NUMBER OF LOTS CREATED.....	3
MILES OF FULL-WIDTH STREETS.....	0.0000 MILES
MILES OF HALF-WIDTH STREETS.....	0.000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....	0.000 ACRES
DATE OF SURVEY.....	JULY 2015

Notes

1. FIELD SURVEY PERFORMED IN JULY 2015.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).

Indexing Information

Projected Section 6, Township 10 North, Range 3 East, N.M.P.M., within the Town of Albuquerque Grant
 Subdivision: Candelaria Plaza
 Owner: Sandia Real Estate Investments, LLC (Lot 10-A)
 Scott Ashcraft (Lot 10-B)
 UPC #: 101306024031720778 (Lot 10-A)
 101306024632020751 (Lot 10-B)

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC #: 1013-060-246-320-20751
 1013-060-240-317-20778

PROPERTY OWNER(S) OF RECORD
 Ashcraft T Scott, Las Ventanas NM Inc

BERNALILLO COUNTY TREASURER'S OFFICE

Legal Description

LOTS NUMBERED TEN-A (10-A) AND TEN-B (10-B) IN BLOCK A, CANDELARIA PLAZA ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 1, 1994, IN VOLUME 94C, FOLIO 66.

BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE SOUTHEAST CORNER OF SAID LOT 10-A AND BEING A POINT ON THE WESTERLY RIGHT OF WAY OF SAN ISIDRO NW, MARKED WITH A 1/2" REBAR, WHENCE A TIE TO ACS MONUMENT "6-G13AR", BEARS S 43°59'17" W, A DISTANCE OF 473.10 FEET;

THENCE, FROM SAID POINT OF BEGINNING AND LEAVING THE SAID WESTERLY RIGHT OF WAY OF SAN ISIDRO NW, N 79°38'08" W, A DISTANCE OF 240.05 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED WITH A 1/2" REBAR;

THENCE, N 12°11'24" E, A DISTANCE OF 35.27 FEET, MARKED WITH A 1" PIPE;

THENCE, N 77°52'08" W, A DISTANCE OF 42.26 FEET, MARKED WITH A 1/2" REBAR WITH CAP ILLEGIBLE;

THENCE, N 06°04'44" E, A DISTANCE OF 103.77 FEET, TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 10-B, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 75°18'24" E, A DISTANCE OF 280.63 FEET, TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 10-A, BEING A POINT ON THE WESTERLY RIGHT OF WAY OF SAN ISIDRO NW, MARKED WITH A 1 1/4" PIPE;

THENCE, COINCIDING WITH SAID WESTERLY RIGHT OF WAY OF SAN ISIDRO NW, S 05°59'31" W, A DISTANCE OF 119.19 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.7938 ACRES (34,580 SQ. FT.), MORE OR LESS.

Plat for
 Lots 10-A1, 10-B1 and 10-B2
 Block A,
 Candelaria Plaza Addition
 Being comprised of Lots 10-A and 10-B,
 Block A, Candelaria Plaza Addition
 Within Projected
 Section 6, T 10 N, R 3 E, NMPM, within
 the Town of Albuquerque Grant
 City of Albuquerque
 Bernalillo County, New Mexico
 November 2015

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number: 1010378

Application Number: 16DRB-70145

Plat Approvals:

<i>Fernando Vigil</i> PNM Electric Services	1-23-16 Date
<i>Off of</i> New Mexico Gas Company	1/20/16 Date
<i>[Signature]</i> QWEST Corporation d/b/a Centurylink QC	1/21/16 Date
<i>[Signature]</i> Comcast	1/25/16 Date

City Approvals:

<i>[Signature]</i> City Surveyor	11/19/15 Date
<i>[Signature]</i> Traffic Engineer	4/27/16 Date
<i>[Signature]</i> ABCWUA	04/27/16 Date
<i>[Signature]</i> Parks and Recreation Department	4-27-16 Date
<i>[Signature]</i> AMAFCA	4-27-16 Date
<i>[Signature]</i> City Engineer	4-27-16 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	4-27-16 Date

Surveyor's Certificate

"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND 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 PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES 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 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

Will Plotner Jr. 11/19/15
 WILL PLOTNER JR. DATE
 N.M.R.P.S. No. 14271

CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244



**Plat for
Lots 10-A1, 10-B1 and 10-B2
Block A,
Candelaria Plaza Addition
Being comprised of Lots 10-A and 10-B,
Block A, Candelaria Plaza Addition
Within Projected
Section 6, T 10 N, R 3 E, NMPM, within
the Town of Albuquerque Grant
City of Albuquerque
Bernalillo County, New Mexico
November 2015**

Line Table		
Line #	Direction	Length (ft)
L1	N 12°11'24" E (N 12°17'36" E)	35.27' (35.05')
L2	N 77°52'08" W (N 77°41'48" W)	42.26' (42.12')
L3	S 12°10'24" W (S 11°25'58" W)	55.77' (55.90')
L4	S 83°32'56" E	37.48' (38.00')
L5	S 77°27'06" E (S 77°27'06" E)	4.99' (5.00')
L6	S 05°34'51" W (S 05°47'48" W)	79.36' (79.00')
L7	N 77°27'06" W (N 77°27'06" W)	4.99' (5.00')

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (3/4/94, 94C-66)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES (10/20/78, C14-30)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (3/30/07, 2007C-77)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES (8/12/92, 92C-175)
{{N 90°00'00" E}}	RECORD BEARINGS AND DISTANCES (8/10/12, DOC. NO. 2012081453)
[[N 90°00'00" E]]	RECORD BEARINGS AND DISTANCES (2/5/96, 96C-60)
●	FOUND 1/2" REBAR, UNLESS MARKED OTHERWISE
○	SET PK NAIL WITH CAP "LS 14271" UNLESS OTHERWISE NOTED
△	ACS MONUMENT

Easement Notes

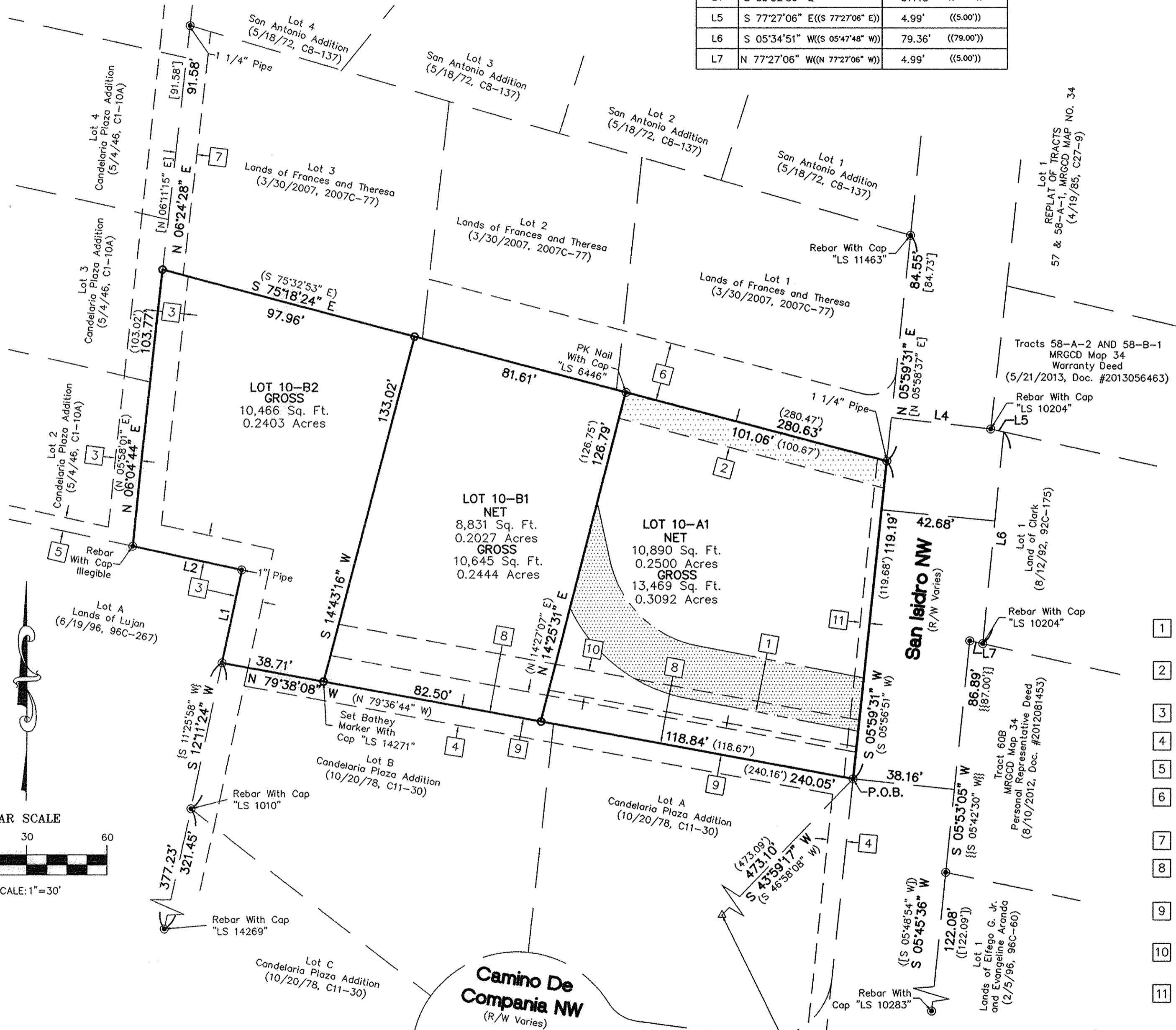
- EXISTING 20' PRIVATE ACCESS EASEMENT (3/4/94, 94C-66), TO BE VACATED BY THE FILING OF THIS PLAT, SHOWN HEREON AS [Hatched].
- EXISTING 10' PRIVATE SANITARY SEWER AND WATER EASEMENT (3/4/94, 94C-66), TO BE VACATED BY THE FILING OF THIS PLAT, SHOWN HEREON AS [Dotted].
- EXISTING 10' IRRIGATION DITCH AND UTILITY EASEMENT (5/4/46, C1-10A)
- EXISTING 7' UTILITY EASEMENT (10/20/78, C14-30)
- EXISTING 5' IRRIGATION DITCH AND UTILITY EASEMENT (5/4/46, C1-10A)
- EXISTING 22' PRIVATE ACCESS, WATER, SANITARY SEWER AND PUBLIC UTILITY EASEMENT (3/30/2007, 2007C-77)
- EXISTING 8' DITCH EASEMENT (3/30/07, 2007C-77)
- 22' PRIVATE ACCESS AND PRIVATE DRAINAGE EASEMENT BENEFITING LOTS 10-A1, 10-B1 AND 10-B2, GRANTED WITH THE FILING OF THIS PLAT, TO BE MAINTAINED BY THE OWNERS THEREOF.
- 10' PRIVATE WATER AND SEWER SERVICE EASEMENT BENEFITING LOT 10-B2, GRANTED WITH THE FILING OF THIS PLAT, TO BE MAINTAINED BY THE OWNERS OF LOT 10-B2.
- 10' PRIVATE WATER AND SEWER SERVICE EASEMENT BENEFITING LOT 10-B1, GRANTED WITH THE FILING OF THIS PLAT, TO BE MAINTAINED BY THE OWNERS OF LOT 10-B1.
- 3.5' PUBLIC SIDEWALK EASEMENT GRANTED WITH THE FILING OF THIS PLAT.

DOCH 2016038043

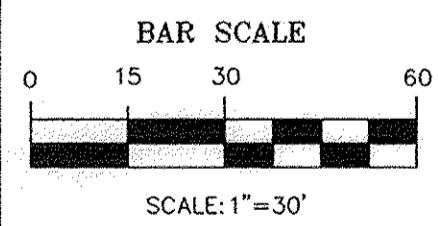
04/27/2016 11:45 AM Page: 2 of 3
PLAT R: \$25.00 B: 2016C P: 0048 R. Toulouse Oliver, Bernalillo Cour

CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244



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=-00°14'23.60"



Middle Rio Grande Conservancy District Approval

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.

[Signature] 4-27-2016
DATE

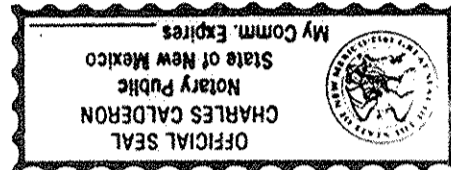
Free Consent

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SCOTT ASHCRAFT, OWNER *[Signature]* 11-19-15 DATE

Acknowledgement

STATE OF NEW MEXICO } SS
COUNTY OF }



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 19th of November 2015

BY: SCOTT ASHCRAFT, OWNER

[Signature] 6-11-18 MY COMMISSION EXPIRES
NOTARY PUBLIC

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.

Documents

- 1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. 168780 AND AN EFFECTIVE DATE OF JANUARY 22, 2015.
- 2. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILED NO. 181386 AND AN EFFECTIVE DATE OF MAY 20, 2015.
- 3. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 4, 1994, IN BOOK 99C, PAGE 66.
- 4. SUMMARY PLAT OF LOTS A, B, C, D AND E, BLOCK A, CANDELARIA PLAZA ADDITION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 20, 1978, IN BOOK C14, PAGE 30.
- 5. PLAT OF SAN ANTONIO ADDITION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 18, 1972, IN BOOK C8, PAGE 137.
- 6. PLAT OF LANDS OF FRANCES AND THERESA, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 30, 2007, IN BOOK 2007C, PAGE 77.
- 7. PLAT OF CANDELARIA PLAZA ADDITION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 4, 1946, IN BOOK C1, PAGE 10A.
- 8. PLAT OF LANDS OF LUJAN, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 19, 1996, ON JUNE 19, 1996, IN BOOK 96C, PAGE 267.
- 9. PLAT OF LANDS OF ELFEGO G. JR. AND EVANGELINE ARANDA, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 5, 1996, IN BOOK 96C, PAGE 60.
- 10. REPLAT OF TRACTS 57 & 58-A-1, MRGCD MAP NO. 34, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 9, 1985, IN BOOK C27, PAGE 9.
- 11. PLAT OF LANDS OF CLARK, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 12, 1992, IN BOOK 92C, PAGE 175.
- 12. BOUNDARY SURVEY PLAT FOR TRACT 61A, MRGCD MAP NO. 34, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 25, 1999, IN BOOK 99S, PAGE 101.
- 13. WARRANTY DEED FOR RITA N. OROZCO, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 21, 2013, AS DOCUMENT NO. 2013056463.
- 14. PERSONAL REPRESENTATIVES' DEED FOR PAUL A. GARCIA, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 10, 2012, AS DOCUMENT NO. 2012081453.

**Plat for
Lots 10-A1, 10-B1 and 10-B2
Block A,
Candelaria Plaza Addition
Being comprised of Lots 10-A and 10-B,
Block A, Candelaria Plaza Addition
Within Projected
Section 6, T 10 N, R 3 E, NMPM, within
the Town of Albuquerque Grant
City of Albuquerque
Bernalillo County, New Mexico
November 2015**

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, transformers, and 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.
- C. 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.
- D. 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, 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) 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.

DOCH 2016038043
04/27/2016 11:45 AM Page: 3 of 3
PLAT P: 926.00 B: 2016C P: 0046 M: Toulouse Oliver, Bernalillo Cou

CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244