

Vicinity Map

SUBDIVISION DATA / NOTES

- PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON ACS CONTROL MONUMENT 8_H13, AS SHOWN HEREON.
- DISTANCES ARE GROUND DISTANCES.
- 20' WIDE PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT. FOR THE BENEFITS OF LOT 1 AND 2. MAINTENANCE IS THE RESPONSIBILITY OF LOTS 1 AND 2.
- BEARINGS AND DISTANCES IN PARANTHESIS () PER CERTIFICATE OF SURVEY, DATED MAY 10, 1996.

RECORD BEARINGS & DISTANCE ARE IN PARENTHESIS () WHERE DIFFERENT FROM FIELD SURVEY.
- TOTAL GROSS AREA: 0.4630 ACRES/ NET AREA 0.4304 ACRES.
PROPOSED LOT:
LOT 1: GROSS AREA 0.2671 ACRES/ 0.2671 NET ACRES
LOT 2: GROSS AREA 0.1959 ACRES/ 0.1632 NET ACRES
- NUMBER OF EXISTING LOTS: ONE (1)
- NUMBER OF LOTS CREATED: TWO (2)
- PROPERTY IS ZONED S-R
- 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 PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO COUNTY TREASURERS OFFICE: _____

LEGAL DESCRIPTION

A certain Tract of Land situate within Projected Sections 17 and 18, Township 10 North, Range 3 East, N.M.P.M., Albuquerque, Bernalillo County, New Mexico, being known as Tract 254B of Rio Grande Conservancy District Property Map No. 37 and being more particularly described as follows:

Beginning at a point on the Southerly line of the property herein described, being the sam and identical Northeast corner of Lot 5 of the Lynch Court Addition, to the City of Albuquerque, New Mexico, 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 November 10, 1936 in Volume D1, Folio 107; Thence S 81°21'25" W, 36.77 feet along the North line of said Lot 5; Thence, continuing along said North line S 61°00'11" W, 88.68 feet to the Northwest corner of said Lot 5; Thence, leaving said North line, S 78°46'17" W, 33.94 feet to the Southwest corner; Thence N 11°04'14" E, 172.49 feet to the Northwest corner; Thence S 73°36'52" E, 31.77 feet; Thence S 68°41'24" E, 51.88 feet; Thence N 13°21'34" E, 54.77 feet to a point on the Southerly Right-of-Way line of Kinley Avenue, N.W.; Thence along said Right-of-Way line, S 56°51'18" E, 35.25 feet to the Northeast corner; Thence leaving said Right-of-Way line, S 15°02'23" E, 93.37 feet; Thence S 05°04'47" E, 40.41 feet to a point on the Northerly line of Lot 4 of Lynch Court; Thence along said Northerly line, N 73°49'01" W, 36.13 feet to the Point of Beginning, and containing 0.463 acres, more or less.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER(S) SIGNATURE: _____ DATE: _____
 OWNER(S) PRINT NAME: _____
 ADDRESS: _____ TRACT: _____
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
)SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2010.
 BY: _____

MY COMMISSION EXPIRES: _____
 _____ NOTARY PUBLIC

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 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, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE 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 STRUCTURES 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 TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') 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 NOR 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.

**PLAT OF
 LAND'S OF LEE AMADOR
 LOT 1 AND 2
 PROJECTED SECTION 17 AND 18, TOWNSHIP 10 N., RANGE 3 E. N.M.P.M.
 BERNALILLO COUNTY, NEW MEXICO
 APRIL 2015**

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) LOTS FROM ONE (1) LOT, AND TO GRANT ADDITIONAL EASEMENT(S) AS SHOWN HEREON.

D.R.B. APPROVALS: _____ PROJECT NO.: _____

CITY SURVEYOR _____ DATE _____

TRAFFIC ENGINEERING _____ DATE _____

PARKS & RECREATION DEPARTMENT _____ DATE _____

A.B.C.W.U.A. _____ DATE _____

A.M.A.F.C.A. _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

ENVIRONMENTAL HEALTH DEPARTMENT _____ DATE _____

REAL PROPERTY DIVISION _____ DATE _____

UTILITY APPROVALS

P.N.M. ELECTRIC SERVICES _____ DATE _____

NEW MEXICO GAS COMPANY _____ DATE _____

QWEST CORPORATION D/B/A CENTURYLINK QC _____ DATE _____

COMCAST CABLE COMMUNICATION, INC. _____ DATE _____

SURVEYOR'S CERTIFICATE

I, ANTHONY L. HARRIS, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR HEREBY CERTIFY THAT THIS SURVEY PLAT WAS PREPARED FROM AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT I AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS SURVEY PLAT AND THE FIELD SURVEY UPON WHICH IT IS BASED MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO, AND THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT. THIS IS A SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

ANTHONY L. HARRIS, N.M.L.S. NO. 11463 _____ DATE _____

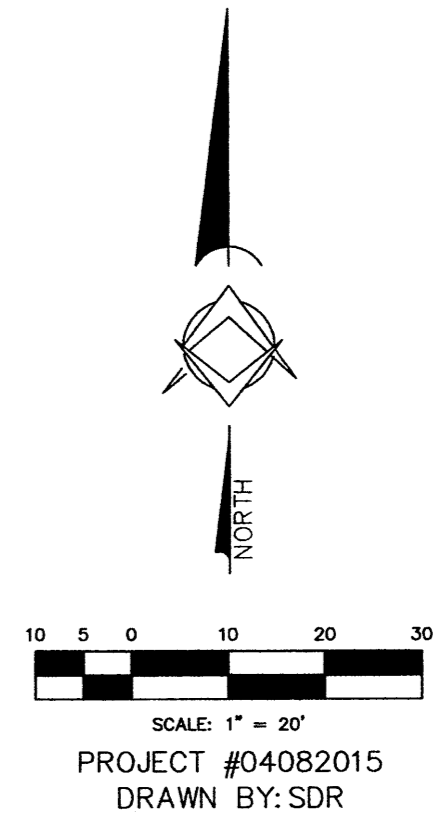
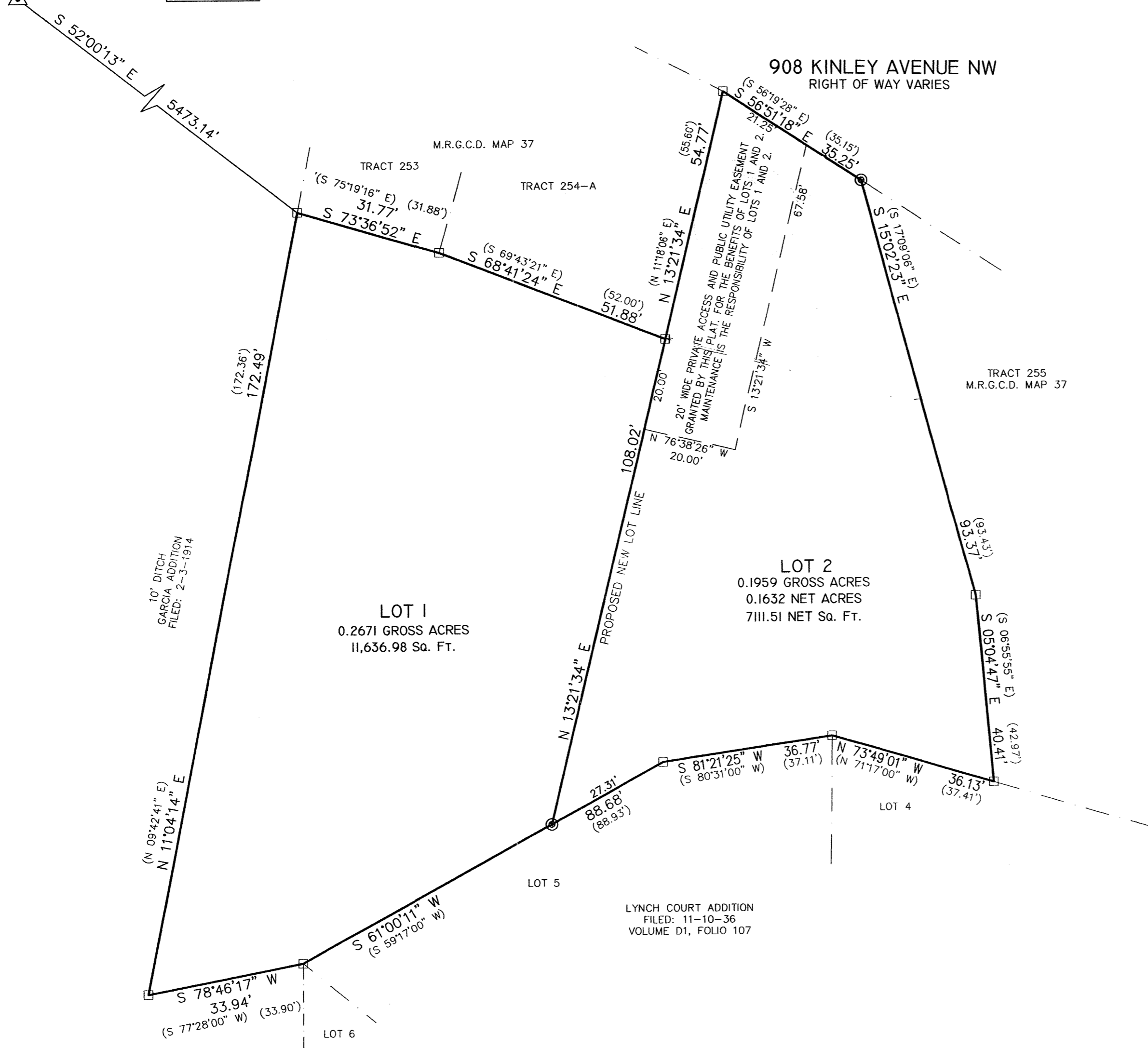
THE SURVEY OFFICE, LLC
 333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306
 87102

T10N R2E SEC. 25

PROJECT: 10104103
 DATE: 4-29-15
 APP: 15-70164 (SK)

PLAT OF
LAND'S OF LEE AMADOR
LOT 1 AND 2
 PROJECTED SECTION 17 AND 18, TOWNSHIP 10 N., RANGE 3 E. N.M.P.M.
 BERNALILLO COUNTY, NEW MEXICO
 APRIL 2015
 SHEET 2 OF 2

ACS CONTROL STATION
 "8-H13"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 (CENTRAL ZONE)(NAD 1983)
 Y=1,495,058.484
 X=1,514,348.572
 G-G=0.999684701
 Δα = -00°14'32.76"
 ELEV.=4963.168



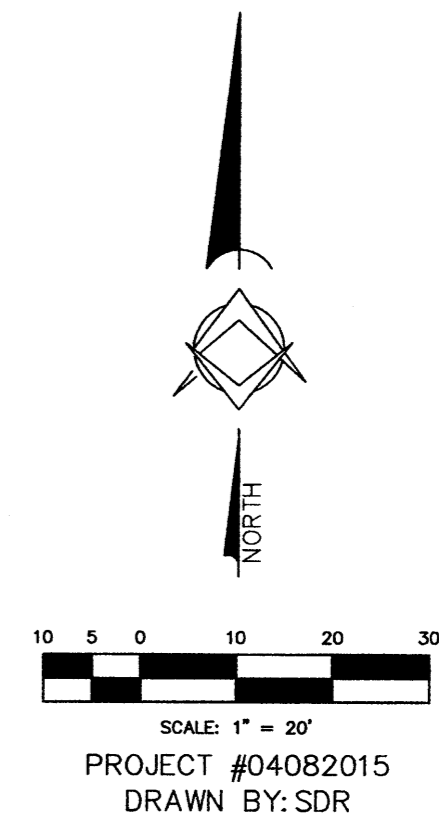
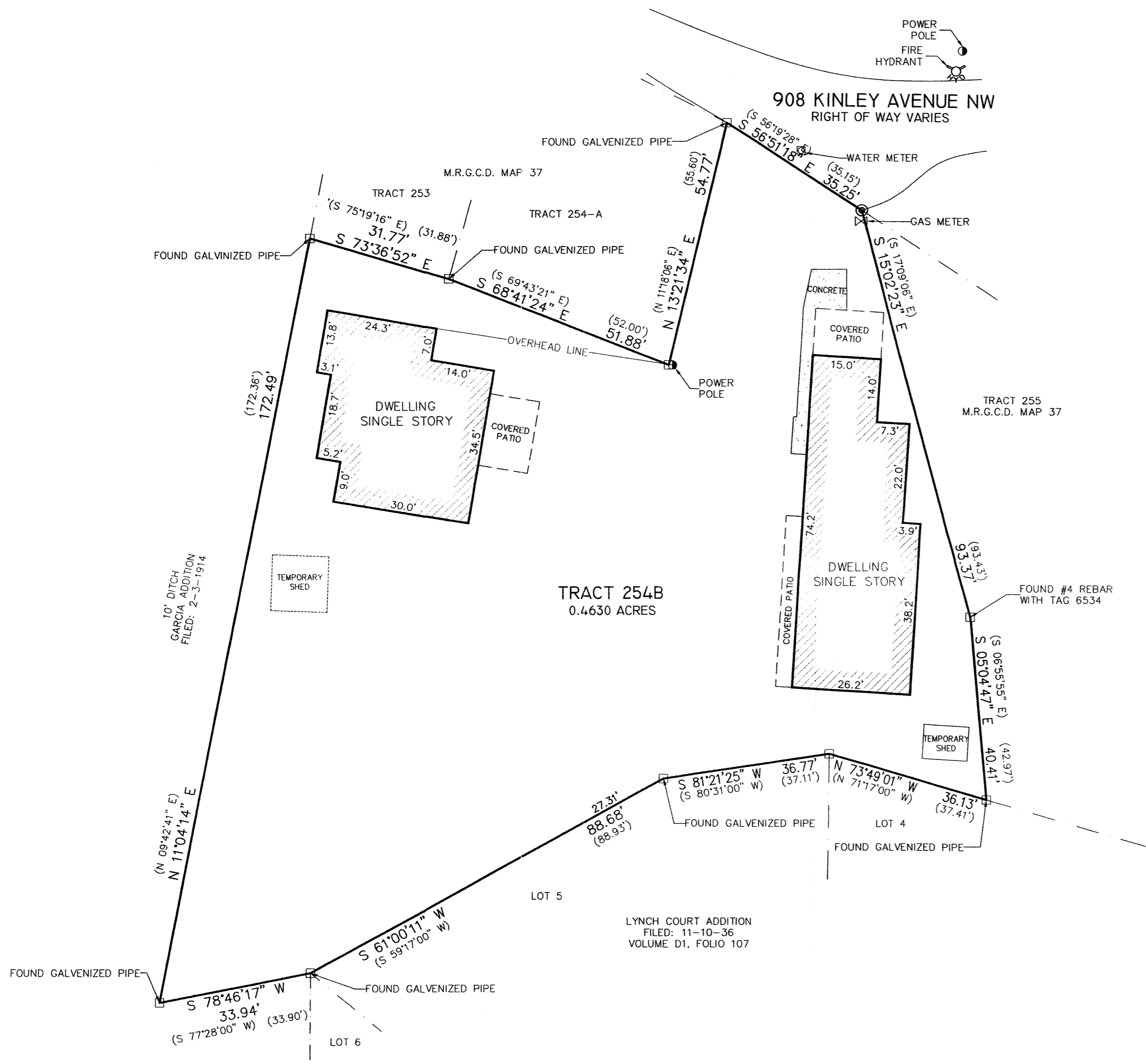
MONUMENT LEGEND

- - FOUND MONUMENT AS NOTED
- ⊙ - SET 1/2" REBAR W/PLASTIC CAP STAMPED "PLS 11463" UNLESS OTHERWISE NOTED

SKETCH PLAT OF

LAND'S OF LEE AMADOR
LOT 1 AND 2

PROJECTED SECTION 17 AND 18, TOWNSHIP 10 N., RANGE 3 E. N.M.P.M.
BERNALILLO COUNTY, NEW MEXICO
APRIL 2015



MONUMENT LEGEND

- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR W/PLASTIC CAP STAMPED "PLS 11463" UNLESS OTHERWISE NOTED