

VICINTY MAP Zone Atlas Page G-14-Z

GENERAL NOTES

- 1) Unless indicated otherwise, bearings shown hereon are record (Plat of CASAS ESCONDIDAS 10/29/1936, A1-G1). To obtain New Mexico State Plane Grid Bearings, rotate plat bearings 00° 12' 42" clockwise.
- 2) Unless indicated otherwise, all property corners are monumented by a No. 5 rebar with cap stamped "NMRLS 7923".
- 3) Total gross acreage = 0.2154 acre.
- 4) Existing Lot = 1. Proposed Lots = 2.
- 5) There are no new publicly dedicated street right of way nor private access easements granted by this plat.
- 6) Any underground structures not shown are not a part of this plat.
- 7) City water and sewer accounts are presently in place for 1124 Headingly Ave NW (proposed Lot 2A) and 1121 Aztec Road NW (proposed Lot 2B).
- 8) No property within the bounds of this plat 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 lots or parcels within the bounds of this plat. The foregoing requirement shall be a condition to the approval of this plat.

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 Corporation d/b/a Century Link QC for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. 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 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 the 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), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a Century Link (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

Project Number 1010407
Application Number 15ORB 70146

PLAT APPROVAL

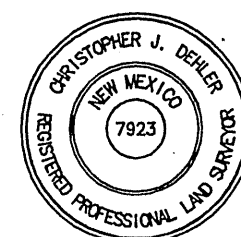
City Approval	<u>[Signature]</u>	<u>4-27-15</u>
DRB Chairperson, Planning Department	<u>N/A</u>	<u>4-27-15</u>
Real Property Division	<u>N/A</u>	<u>4-27-15</u>
Environmental Health	<u>[Signature]</u>	<u>4/15/15</u>
Traffic Engineering, Transportation Division	<u>[Signature]</u>	<u>04/15/15</u>
ABCWUA	<u>[Signature]</u>	<u>4-15-15</u>
Parks and Recreation Department	<u>[Signature]</u>	<u>4-15-15</u>
City Engineer	<u>[Signature]</u>	<u>4-27-15</u>
A.M.A.F.C.A.	<u>[Signature]</u>	<u>4/3/15</u>
City Surveyor	<u>[Signature]</u>	<u>4/3/15</u>

Utility Approvals:

PNM Electric Services	<u>[Signature]</u>	<u>4-3-15</u>
New Mexico Gas Company	<u>[Signature]</u>	<u>4-6-15</u>
QWest Corporation dba CenturyLink QC	<u>[Signature]</u>	<u>4/8/15</u>
Comcast Inc.	<u>[Signature]</u>	<u>4/3/15</u>

DOCH 2015034975

04/28/2015 12:17 PM Page: 1 of 2
PLAT R:\$25.00 B: 2015C P: 0042 M: Toulouse Oliver, Bernalillo Cour



PLAT OF LOTS 2A & 2B CASAS ESCONDIDAS

(A REPLAT OF THE EAST 1/2 OF LOT 2)
WITHIN PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST
N.M.P.M.

TOWN OF ALBUQUERQUE GRANT

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

APRIL 2015

PURPOSE

The purpose of this plat is to create 2 lots from 1 existing lot.

LEGAL DESCRIPTION

The East one-half (E 1/2) of Lot numbered Two (2) of CASAS ESCONDIDAS, 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 October 29, 1936, in Plat Book A1, Page 61.

FREE CONSENT

This property is re-platted as shown hereon with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant that they hold complete and indefeasible title in fee simple to the land described hereon.

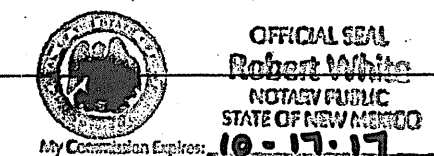
[Signature] 4-6-15
Paul D. Sjodal Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

This instrument was acknowledged before me by Paul D. Sjodal on the 6th day of April, 2015.

Notary Public



TREASURER'S CERTIFICATION

This is to certify that taxes are current and paid on UPC# 101406010531520703
(1121 Aztec NW & 1124 Headingly NW)

Property owner(s) of record Paul D Sjodal

County Treasurer George Stone 4-28-15
Date

SURVEYOR'S CERTIFICATION

I, Christopher J. Dehler, New Mexico Registered Land Surveyor No. 7923, hereby certify that this Plat was prepared by me from notes of an actual field survey; that this plat and survey meet the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors; that it meets the applicable requirements of the City of Albuquerque Subdivision Ordinance; that all easements of record made known to the surveyor by the owners, utility companies and other interested parties are as shown and that the same is true and correct to the best of my knowledge and belief.

[Signature] dated: 4/4/2015
New Mexico Registered Land Surveyor No. 7923

[Signature] CHRISTOPHER J. DEHLER P.L.S.

3627 Palacio Del Rio Grande NW Ph: 414-8223
Albuquerque, NM 87107 dehlersurveying@a.com

SHEET 1 OF 2 Job No. 166915