

DOCH 2015025668  
 03/30/2015 2:14 PM Page: 1 of 2  
 PLAT R 25 10 B 20150 P 0039 H Toulouse Oliver, Bernalillo Cour

COUNTY CLERK RECORDING LABEL HERE

PLAT OF  
**LOT 3-A, BLOCK 19**  
**HUNING CASTLE ADDITION**  
 A REPLAT OF LOTS 2 & 3, BLOCK 19, HUNING CASTLE ADDITION  
 WITHIN PROJECTED SECTION 19, T. 10 N., R. 3 E., N.M.P.M.  
 WITHIN THE TOWN OF ALBUQUERQUE GRANT  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

MARCH 2015

PROJECT NUMBER: 1010408

Application Number: 15DRB-70121

City Approvals:

|  |                         |
|--|-------------------------|
| <u>Erin N. Rindner P.S.</u><br>City Surveyor                           | <u>3/17/15</u><br>Date  |
| <u>Ronald M. Wirt</u><br>Traffic, Engineering, Transportation Division | <u>3/25/15</u><br>Date  |
| <u>Christy Cadena</u><br>ABCWUA  | <u>03/25/15</u><br>Date |
| <u>Carol S. Dumont</u><br>Parks and Recreation Department              | <u>03/25/15</u><br>Date |
| <u>Ante A. Chen</u><br>AMAFCA  | <u>3-25-15</u><br>Date  |
| <u>Ante A. Chen</u><br>City Engineer                                   | <u>3-25-15</u><br>Date  |
| <u>Paul J. ...</u><br>DRB Chairperson, Planning Department             | <u>3-25-15</u><br>Date  |
| Utility Company Approvals:   |                         |
| <u>Fernando Vigil</u><br>PNM   | <u>3-25-15</u><br>Date  |
| <u>...</u><br>CenturyLink  | <u>3/20/15</u><br>Date  |
| <u>...</u><br>Comcast  | <u>3/23/15</u><br>Date  |
| <u>Chris Salgado</u><br>New Mexico Gas Company                         | <u>3-20-15</u><br>Date  |

**SURVEY LEGAL DESCRIPTION**

Lots numbered Two (2) and Three (3), in Block numbered Nineteen (19) of HUNING CASTLE ADDITION, to the City of 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 1, 1928, in Map Book D1, Folio 1, being more particularly described as follows:  
 BEGINNING at the Southeast corner of the property herein described, being the Southeast corner of said Lot 2, from whence the ACS Monument "6\_K13" (x=1,515,142.466, y=1,485,023.666, NMSP Central Zone, NAD 83) bears S 26° 45' 37" W, 1348.96 feet distant; THENCE along the Westerly line of said Lots 2 and 3, N 36° 19' 49" W, 120.00 feet, to the Southwest corner, being the Southwest corner of said Lot 3; THENCE leaving said Westerly line and along the Northerly line of said Lot 3, N 54° 26' 15" E, 129.34 feet to the Northwest corner, being the Northwest corner of said Lot 3 and a point on the Westerly Right-of-way line of San Carlos Drive, SW; THENCE along said Westerly right-of-way line, S 36° 19' 20" E, 120.00 feet to the Northeast corner, being the Northeast corner of said Lot 2; THENCE leaving said Westerly right-of-way line and along the Southerly line of said Lot 2, S 54° 26' 15" E, 129.32 feet to the point of beginning and containing 0.3562 acres, more or less.

**SUBDIVISION DATA**

1. DRB Project No. 1010408
2. Zone Atlas Index No. K-13
3. Gross acreage 0.3562 Ac.
4. Existing number of lots 2  
Replatted number of lots 1

**PURPOSE OF PLAT**

This plat has been prepared for the purpose of creating one lot from two lots and granting of easements.

**NOTES**

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. No property within the area of requested 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.
5. Existing Five foot (5') Public utility easements recorded 2/1/1988 in Book MS583A, Page 593 (as to Lot 2) and 10/4/1988 in Book MS670A, Page 707 (as to Lot 3).

**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 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), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (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.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY  
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
 UPC# 1 013 057 248 427 20803, 1 013 057 244 432 20804

PROPERTY OWNER OF RECORD:  
 ROMERO, MARIAN; ALBUQUERQUE LODGE #60 AF&AM C/O JEFFERY D JOHNSON  
 BERNALILLO COUNTY CLERK'S OFFICE

George Stone

**FREE CONSENT**

The platting of the property as described above is with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant(s) that they hold complete and indefeasible title in fee simple to the land subdivided.

Nancy M Berg 3/16/15  
 Owner Date

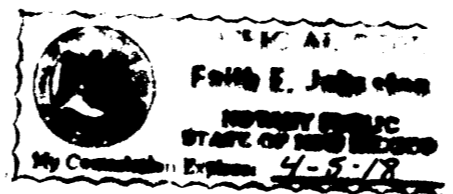
**ACKNOWLEDGMENT**

STATE OF NEW MEXICO )  
 ) ss  
 COUNTY OF BERNALILLO )

On this 16<sup>th</sup> day of March, 2015, the foregoing instrument was acknowledged by:  
 Nancy M. Berg, Owner

My Commission expires April 5, 2018

Keith E. Johnston  
 Notary Public

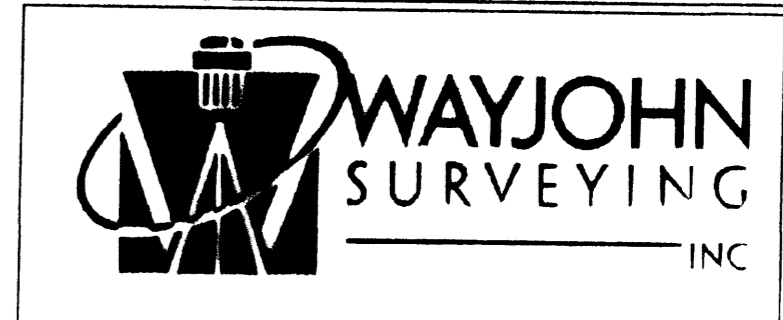
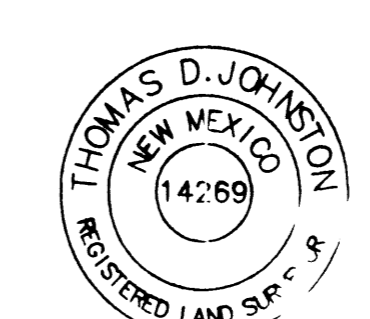


**SURVEYOR'S CERTIFICATE**

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective May 1, 2007 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston  
 Thomas D. Johnston, N.M.P.S. No. 14269

3-16-15  
 Date

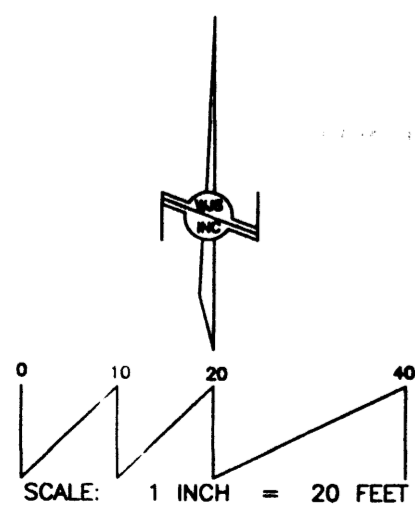
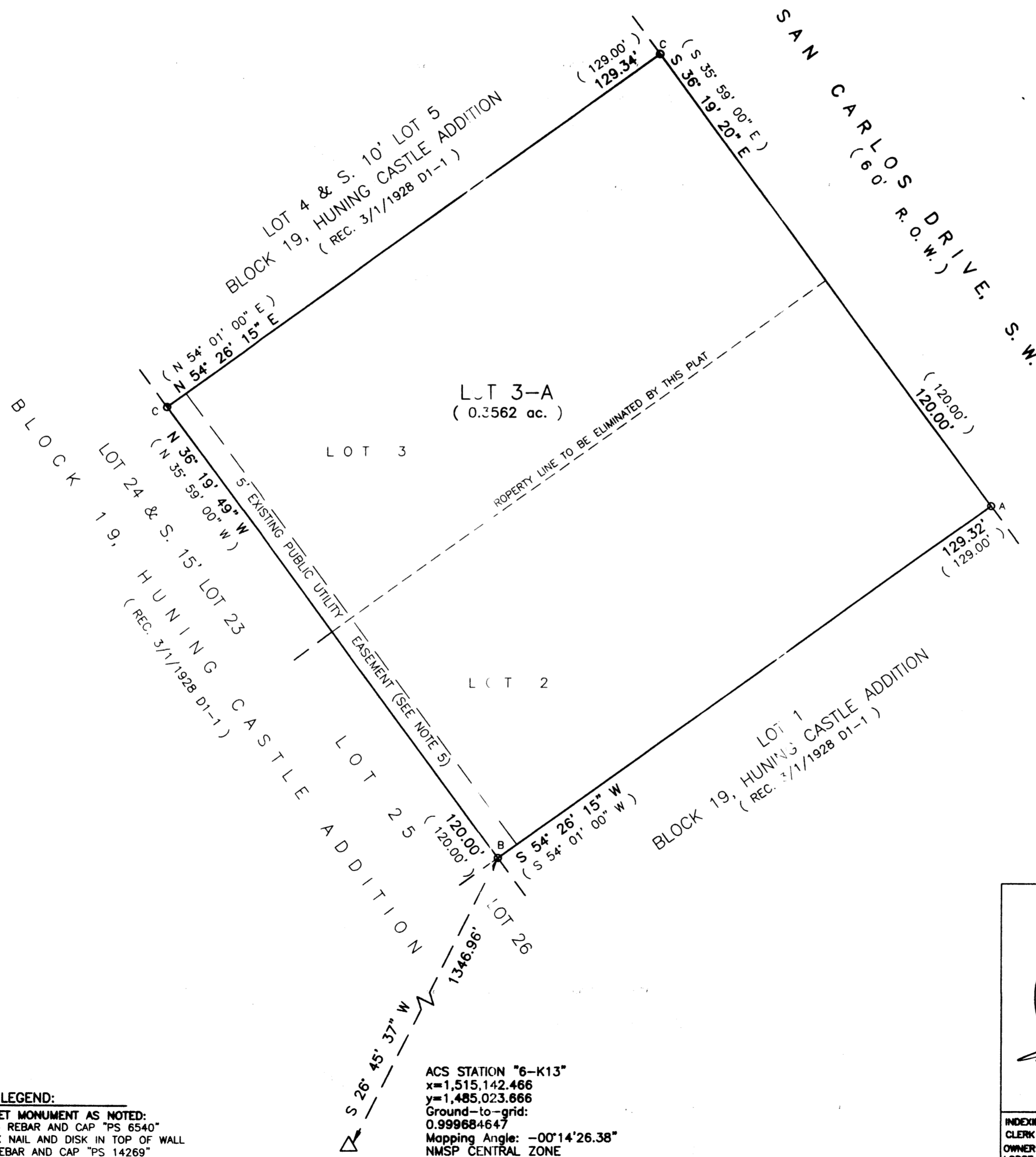


|  |   |                                |                                       |
|--|---|--------------------------------|---------------------------------------|
| INDEXING INFORMATION FOR COUNTY CLERK<br>OWNER: ROMERO, MARIAN; ALBUQUERQUE LODGE #60 AF&AM<br>LOCATION: SEC. 19, T.10 N., R.3 E., N.M.P.M.; HUNING CASTLE | DRAWN: T R J<br>CHECKED: T D J<br>DRAWING NO. SP20115.DWG | SCALE: 1" = 20'<br>25 FEB 2015 | FILE NO. SP-2-01-2015<br>SHEET 1 OF 2 |
|--|---|--------------------------------|---------------------------------------|

DOCH 2015025668  
 03/30/2015 12:14 PM Page: 2 of 2  
 PLAT R. 525 06 B. 2015C. 0033 T. Toulouse Oliver, Bernalillo Cour

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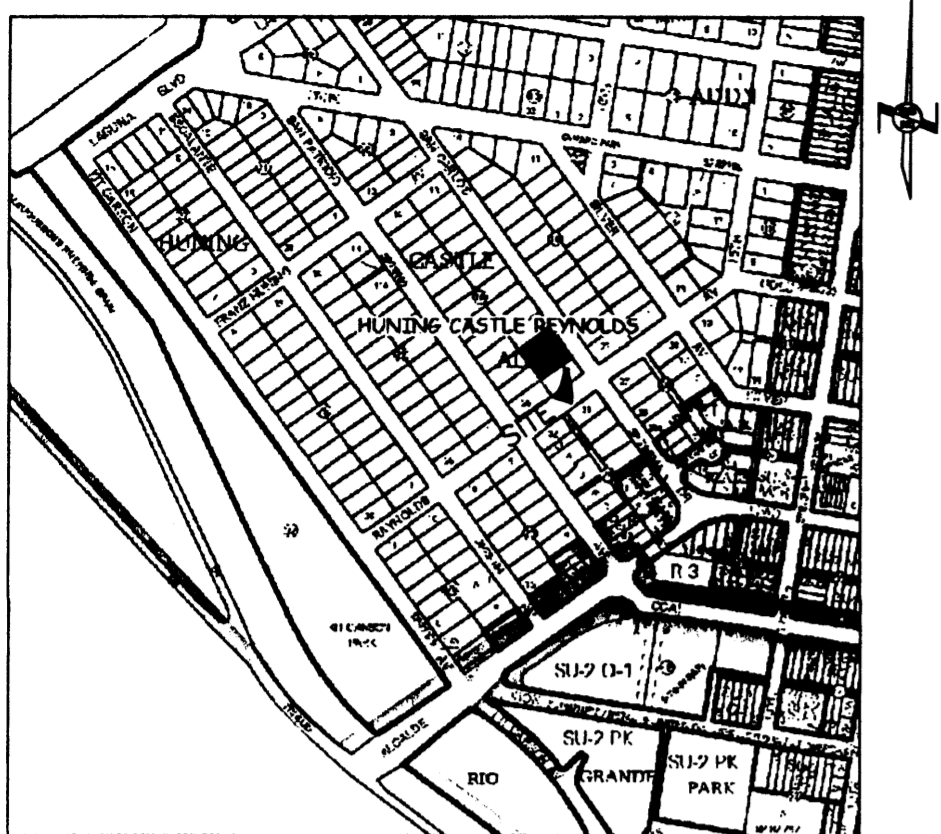
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 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 MARCH 2015



**LEGEND:**  
 O = FOUND/SET MONUMENT AS NOTED:  
 A: FOUND #4 REBAR AND CAP "PS 6540"  
 B: FOUND PK NAIL AND DISK IN TOP OF WALL  
 C: SET #4 REBAR AND CAP "PS 14269"

|  |   |                                   |  |
|--|---|-----------------------------------|--|
|  |   |                                   |  |
|  | 330 LOUISIANA BLVD., N.E.<br>ALBUQUERQUE, N.M. 87106<br>PHONE: (505) 255-2052 FAX: (505) 255-2887 |                                   |  |
| INDEXING INFORMATION FOR COUNTY CLERK<br>OWNER: ROMERO, MARIAN; ALBUQUERQUE LODGE #80 AF&AM<br>LOCATION: SEC. 19, T.10 N., R.3 E., N.M.P.M.; HUNING CASTLE | DRAWN: T R J<br>CHECKED: T D J<br>DRAWING NO. SP20115.DWG   | SCALE:<br>1" = 20'<br>25 FEB 2015 | FILE NO.<br>SP-2-01-2015<br>SHEET 2 OF 2 |

VICINITY MAP (K-13) NO SCALE



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 UPC# 1 013 057 248 427 20803, 1 013 057 244 432 20804

PROPERTY OWNER OF RECORD:  
 ROMERO, MARIAN; ALBUQUERQUE LODGE #60 AF&AM C/O JEFFERY D JOHNSON  
 BERNALILLO COUNTY TREASURER'S OFFICE

|  |                                 |                        |
|--|---------------------------------|------------------------|
| PROJECT NUMBER:                              | _____                           | _____                  |
| Application Number:                          | _____                           | _____                  |
| City Approvals:                              | <u><i>Egon M. Rios</i></u> P.S. | <u>3/17/15</u><br>Date |
| Traffic Engineering, Transportation Division | _____                           | _____ Date             |
| ABCWUA                                       | _____                           | _____ Date             |
| Parks and Recreation Department              | _____                           | _____ Date             |
| AMAFCA                                       | _____                           | _____ Date             |
| City Engineer                                | _____                           | _____ Date             |
| DRB Chairperson, Planning Department         | _____                           | _____ Date             |
| Utility Company Approvals:                   |                                 |                        |
| PNM  | _____                           | _____ Date             |
| CenturyLink                                  | _____                           | _____ Date             |
| Comcast                                      | _____                           | _____ Date             |
| New Mexico Gas Company                       | _____                           | _____ Date             |

**FREE CONSENT**

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*Nancy M Berg* 3/16/15  
 Owner Date

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO )  
 ) ss  
 COUNTY OF BERNALILLO )

On this 16<sup>th</sup> day of March, 2015, the foregoing instrument was acknowledged by:  
 Nancy M. Berg, Owner

My Commission expires April 5, 2018

*Keith E Johnston*  
 Notary Public

**SURVEYOR'S CERTIFICATE**

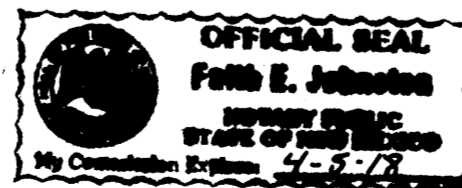
I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective May 1, 2007 and is true and correct to the best of my knowledge and belief.

*Thomas D Johnston* 3-16-15  
 Thomas D. Johnston, N.M.P.S. No. 14269 Date



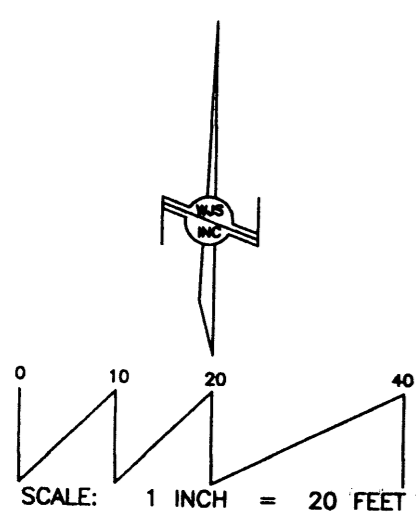
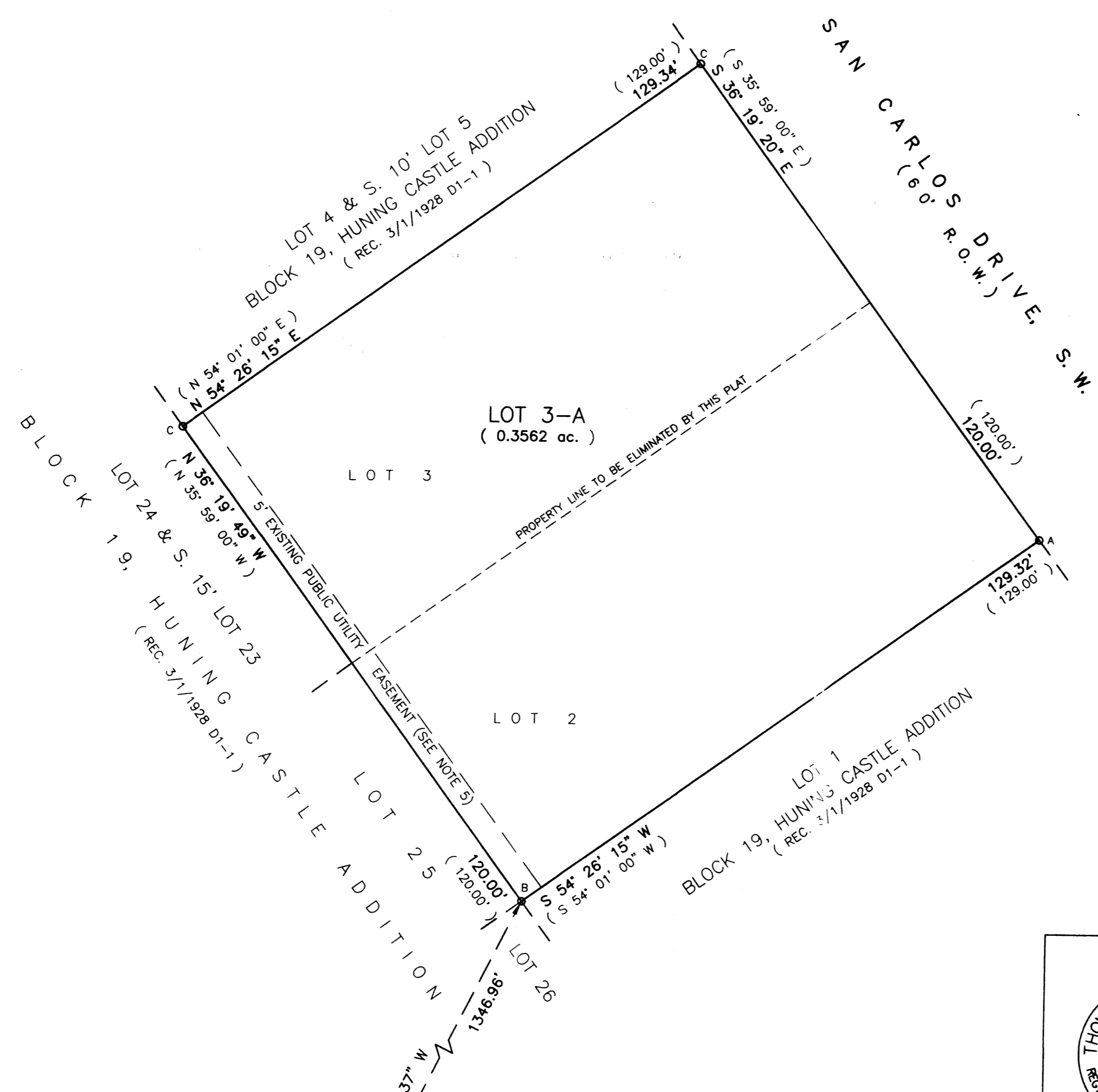
**PROJECT: 1010408**  
**DATE: 3-25-15**  
**APP: 15-7021 (P/F)**

|  |   |                                |                                       |
|--|---|--------------------------------|---------------------------------------|
| INDEXING INFORMATION FOR COUNTY CLERK<br>OWNER: ROMERO, MARIAN; ALBUQUERQUE LODGE #60 AF&AM<br>LOCATION: SEC. 19, T.10 N., R.3 E., N.M.P.M.; HUNING CASTLE | DRAWN: T R J<br>CHECKED: T D J<br>DRAWING NO. SP20115.DWG | SCALE: 1" = 20'<br>25 FEB 2015 | FILE NO. SP-2-01-2015<br>SHEET 1 OF 2 |
|--|---|--------------------------------|---------------------------------------|



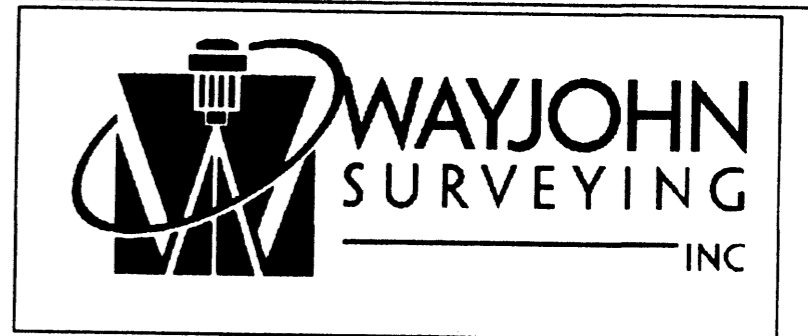
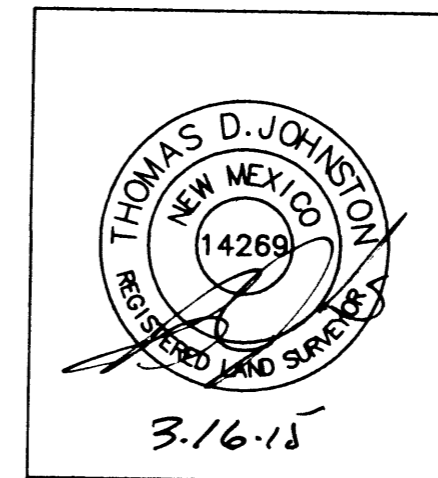
COUNTY CLERK RECORDING LABEL HERE

PLAT OF  
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 MARCH 2015



**LEGEND:**  
 O = FOUND/SET MONUMENT AS NOTED:  
 A: FOUND #4 REBAR AND CAP "PS 6540"  
 B: FOUND PK NAIL AND DISK IN TOP OF WALL  
 C: SET #4 REBAR AND CAP "PS 14269"

ACS STATION "6-K13"  
 x=1,515,142.466  
 y=1,485,023.666  
 Ground-to-grid:  
 0.999684647  
 Mapping Angle: -00°14'26.38"  
 NMSP CENTRAL ZONE  
 NAD 83



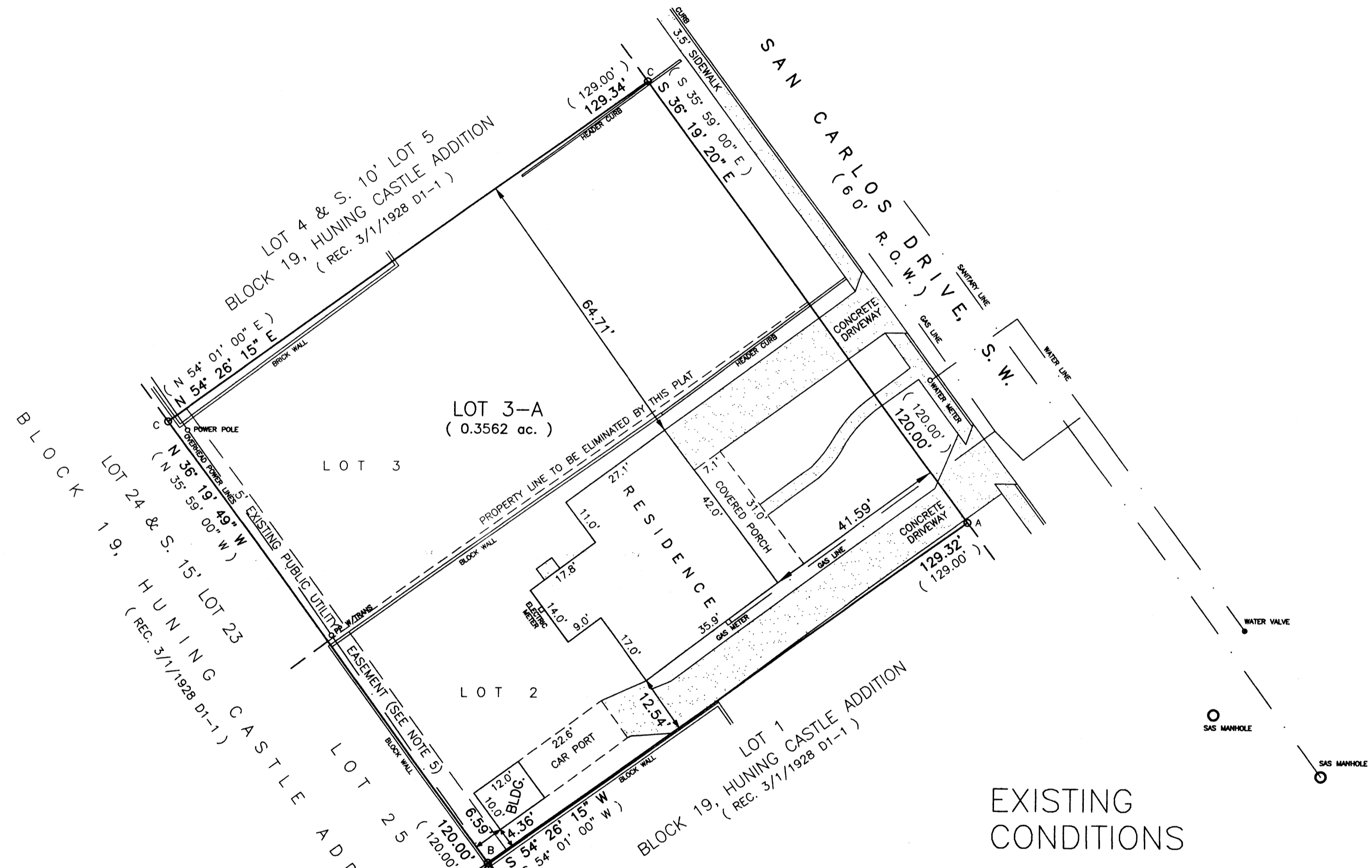
330 LOUISIANA BLVD., N.E.  
 ALBUQUERQUE, N.M. 87105  
 PHONE: (505) 255-2052 FAX: (505) 255-2887

|  |                |                         |                          |
|--|----------------|-------------------------|--------------------------|
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|  | CHECKED: T D J | DRAWING NO. SP20115.DWG | 25 FEB 2015 SHEET 2 OF 2 |

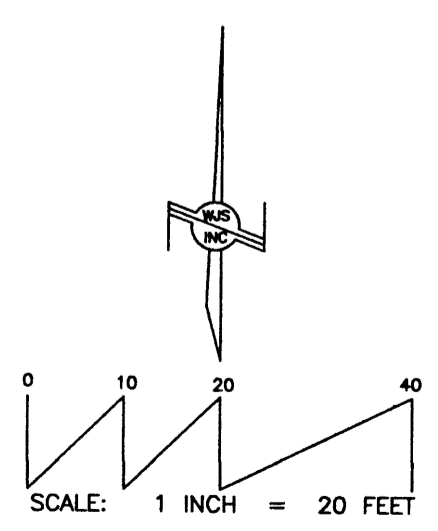
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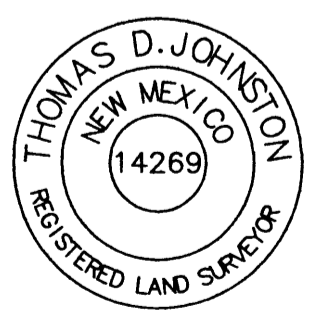
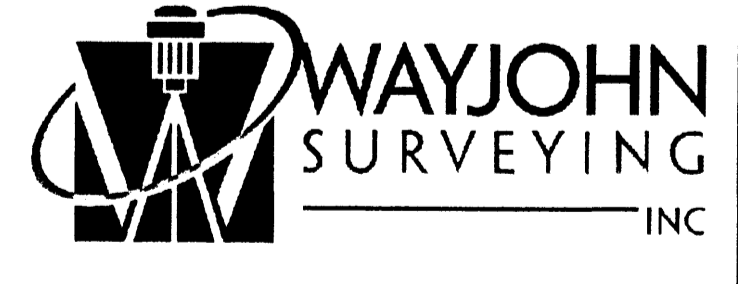
EXISTING  
 CONDITIONS



- LEGEND:**
- O = FOUND/SET MONUMENT AS NOTED:
  - A: FOUND #4 REBAR AND CAP "PS 5540"
  - B: FOUND PK NAIL AND DISK IN TOP OF WALL
  - C: SET #4 REBAR AND CAP "PS 14269"

ACS STATION "6-K13"  
 x=1,515,142.466  
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 Ground-to-grid:  
 0.999684647  
 Mapping Angle: -00°14'26.38"  
 NAD 83

PROJECT: 10104108  
 DATE: 3-25-15  
 APP: 15-70121 (B) (F)

|  |   |                                   |  |
|--|---|-----------------------------------|--|
|   |              |                                   |  |
|  | 330 LOUISIANA BLVD., N.E.<br>ALBUQUERQUE, N.M. 87108<br>PHONE: (505) 255-2052 FAX: (505) 255-2387 |                                   |  |
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