

- SUBDIVISION DATA**
- DRB Project No. 1210408
  - Zone Atlas Index No. K-13
  - Gross acreage 0.3562 Ac.
  - 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**

- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
- Perimeter distances are field measurements made on the ground.
- Monuments recovered and accepted or reset are noted on inscribed plat.
- 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.
- 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**

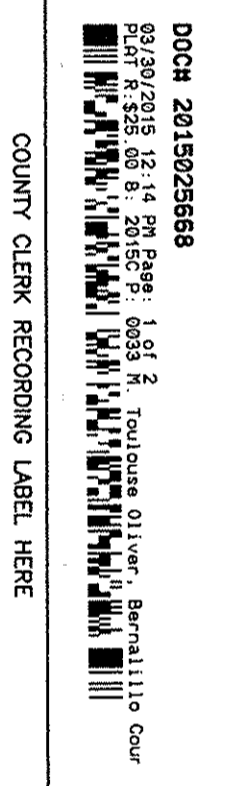
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- 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.
  - Quest 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.
  - 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.
- In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Quest Corporation d/b/a CenturyLink (QUEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QUEST 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  
UP# 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

**George Stone**



**SURVEY LEGAL DESCRIPTION**

Lots numbered Two (2) and Three (3), in Block numbered Nineteen (19) of HUNNING 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, NAD 83) bears S 26° 45' 37" W, 1346.96 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 Northern 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.

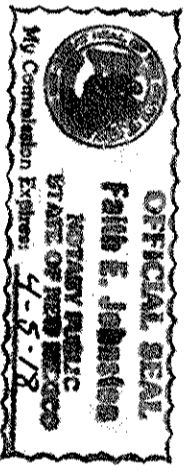
**FREE CONSENT**  
The plotting of the property as described above is with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant(s) that they hold complete and indefeasible title in fee simple to the land subdivided.

Owner Nancy M Berg )  
ACKNOWLEDGMENT )  
STATE OF NEW MEXICO ) ss  
COUNTY OF BERNALILLO )  
Date 3/16/15

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

Notary Public Felix E Johnson

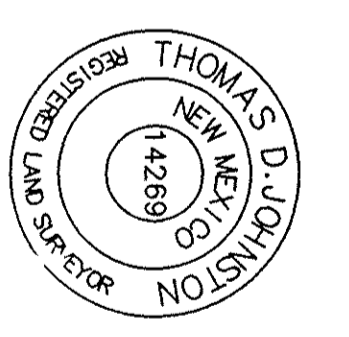


PLAT OF  
**LOT 3-A, BLOCK 19**  
**HUNNING CASTLE ADDITION**  
A REPLAT OF LOTS 2 & 3, BLOCK 19, HUNNING CASTLE ADDITION  
WITHIN PROJECTED SECTION 19, T. 10 N., R. 3 E., N.M.P.M.  
WITHIN THE TOWN OF ALBUQUERQUE GRANT  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
MARCH 2015

PROJECT NUMBER: 1210408  
Application Number: ISDRB-70121  
City Approvals:  
City Engineer: Scott M. Rinkens P.S. 3/17/15  
City Surveyor: Ronald W. Wind 3/25/15  
Traffic Engineering, Transportation Division 03/25/15  
ABCWVA: Kevin A. Clark 03/25/15  
Parks and Recreation Department 03/25/15  
AMAFCA: Kevin A. Clark 03-25-15  
City Engineer: Kevin A. Clark 3-25-15  
DRB Chairperson, Planning Department 3-25-15  
Utility Company Approvals:  
PNM: Tommaso Lovil 3-25-15  
CenturyLink: [Signature] 3/23/15  
Compost: [Signature] 3-20-15  
New Mexico Gas Company: [Signature] 3-20-15

**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 mode 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.

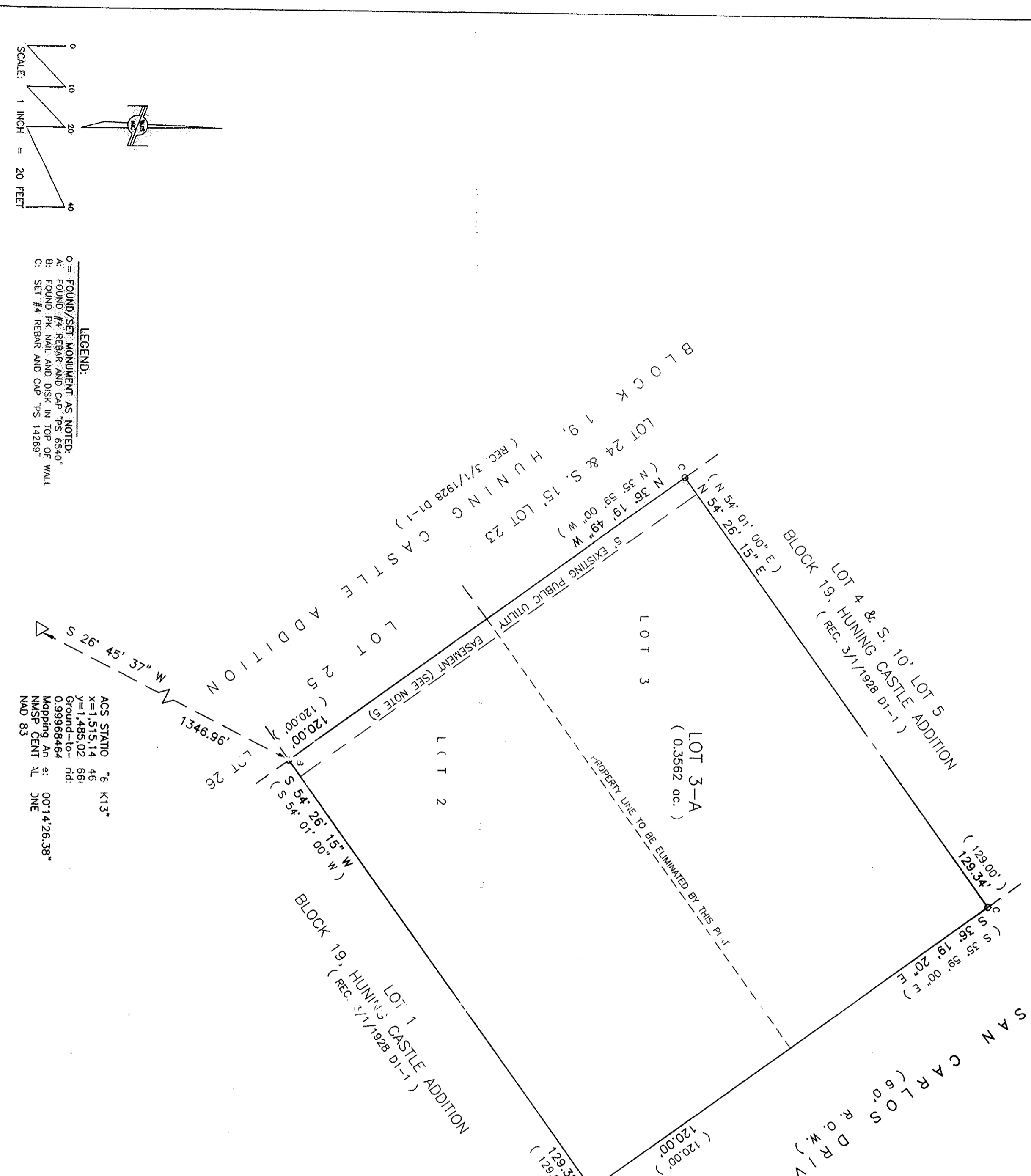
[Signature] 3-16-15  
Thomas D. Johnston, N.M.P.S. No. 14269 Date



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

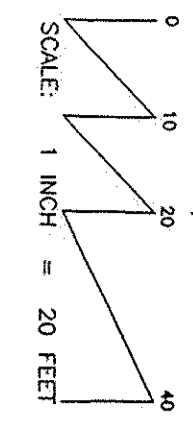
DOCH 2015025668  
 00190/2815 15 14 2015 Reg: East 2 Toulouse Oliver, Bernalillo Cour  
 00478 005 00  
 COUNTY CLERK RECORDING LABEL HERE

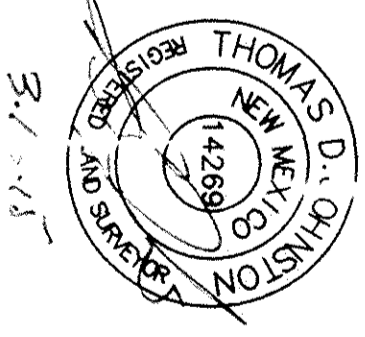
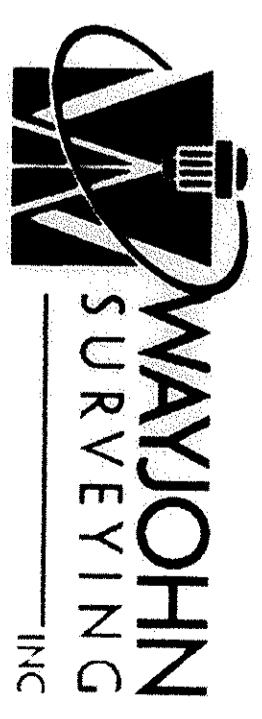
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**HUNING CASTLE ADDITION**  
 A REPLAT OF LOTS 2 & 3, BLOCK 19, HUNING CASTLE ADDITION  
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 WITHIN THE TOWN OF ALBUQUERQUE GRANT  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 MARCH 2015



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"

ACS STATION "6 K13"  
 X=1,513.14 46  
 Y=1,495.02 56  
 Ground-to-nd:  
 0.99968464  
 Mapping An e: 00714'26.38"  
 NMSR CENT TL CNE  
 NAD 83



			
330 LOUISIANA BLVD., N.E. ALBUQUERQUE, N.M. 8710 PHONE: (505) 281-2822 FAX: (505) 281-2827		DRAWN: T R J CHECKED: T D J DRAWING NO: SP20115.DWG	SCALE: 1" = 20' FILE NO: SP-2-01-2015 SHEET 2 OF 2
INDEXING INFORMATION FOR COUNTY CLIENT: ROMERO, YAGNAK, ALBUQUERQUE OWNER: ROMERO, YAGNAK, ALBUQUERQUE LODGE: #60 AFSAU LOCATION: SEC. 19 T.10 N., R.3 E., N.M.P.M.; HUNING CASTLE			