

PLAT OF

LAND OF RICHARD WOLFSON

PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST

ALBUQUERQUE GRANT

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

APRIL 2015
 SHEET 1 OF 2

LEGAL DESCRIPTION

EASTERLY PORTION OF LOT'S NUMBERED ONE (1), TWO (2) AND THREE (3) IN BLOCK NUMBERED FORTY SIX (46) (PER DEED RECORDED ON MARCH 13, 1958 IN VOLUME 417, PAGE 571) OF THE PEREA ADDITION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AS THE SAME ARE SHOWN & DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 1, 1891 IN MAP BOOK C2, FOLIO 43.

ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED LAND, BEING A COMMON CORNER WITH LOT FOUR(4), BLOCK NUMBERED FORTY-SIX (46) OF PEREA ADDITION, WHENCE THE ACS CONTROL STATION "12_J13" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) N=1,489,275.084 E=1,517,168.920, BEARS S 22°50'59" W, A DISTANCE OF 1,644.56 FEET.

THENCE RUNNING N 12°09'35" E, A DISTANCE OF 60.23 FEET ALONG THE EASTERLY LINE OF THE EAST 25 FEET OF THE WEST 89½ FEET OF LOTS 1, 2 AND 3 OF PEREA ADDITION TO THE NORTHWEST CORNER OF SAID LOT, SAID NORTHWEST CORNER BEING A COMMON CORNER ON THE SOUTHERLY LINE OF MOUNTAIN ROAD NW, BEING THE NORTHWEST CORNER OF LOT 3-A;

THENCE RUNNING S 75°53'16" E ALONG THE SOUTHERLY LINE OF MOUNTAIN ROAD NW; 52.37 FEET TO THE NORTHEAST CORNER OF SAID LOT.

THENCE RUNNING S 11°05'38" W ALONG THE WESTERLY LINE OF A 16 FOOT ALLEY; 57.33 FEET TO THE SOUTHEAST CORNER OF SAID LOT.

THENCE RUNNING N 79°02'42" W ALONG THE NORTHERLY LINE OF LOT 4 TO THE SOUTHWEST CORNER OF SAID LOT AND THE POINT OF BEGINNING.

C.D.R.A. APPROVALS: _____ SRP 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 _____

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO VACATE RIGHT-OF-WAY AND INCORPORATE INTO ADJACENT PARCEL.

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON ACS CONTROL MONUMENT 12_J13, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. GROSS AREA: 0.0713 ACRES
5. NUMBER OF EXISTING LOTS: FOUR (4)
6. NUMBER OF LOTS CREATED: ONE (1)
7. 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.
8. DOCUMENTS USED IN PREPARATION OF SURVEY.
 - A. WARRANTY DEED, FILED MARCH 13, 1958, VOLUME 417, FOLIO 571

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 INDEFENSIBLE 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

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: _____

PROPERTY OWNER OF RECORD: _____
 BERNALILLO COUNTY TREASURER'S OFFICE: _____

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 FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

4. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

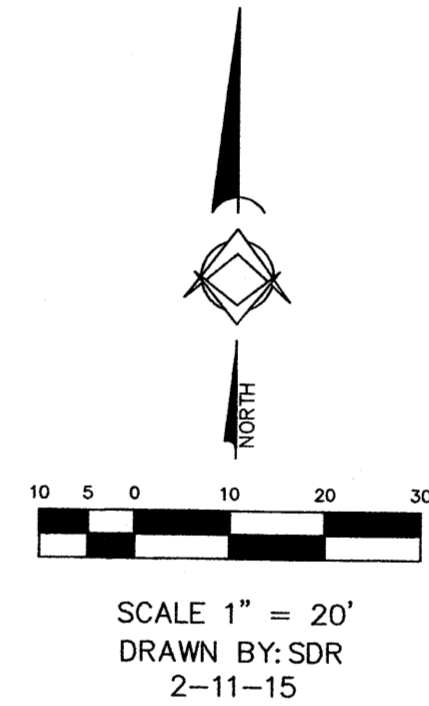
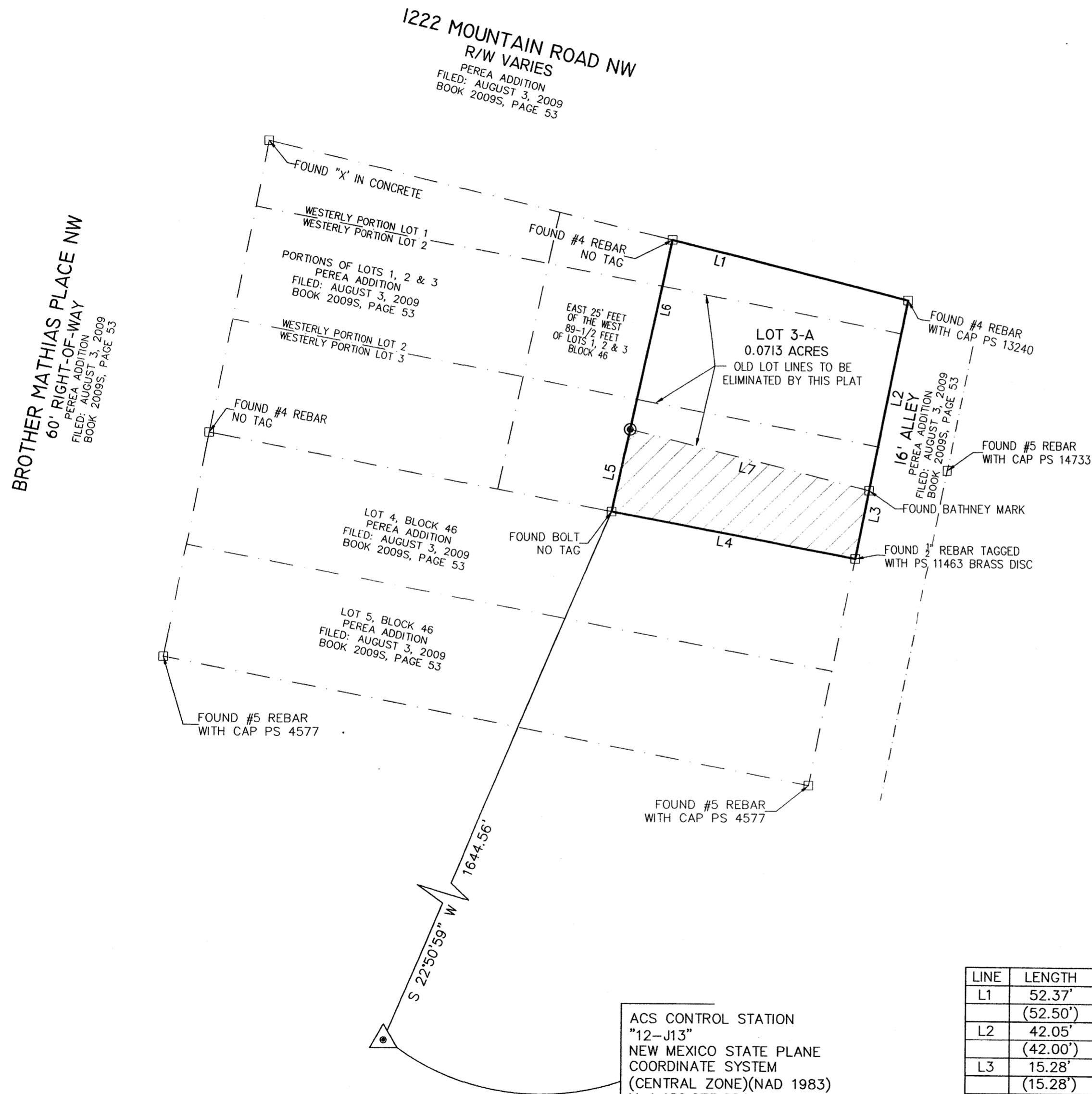
INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND 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 OF RICHARD WOLFSON
 PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST
 ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL 2015
 SHEET 2 OF 2



LINE	LENGTH	BEARING
L1	52.37' (52.50')	S 75°53'16" E (S 77°29'10" E)
L2	42.05' (42.00')	S 11°05'38" W (S 09°36'39" W)
L3	15.28' (15.28')	S 11°05'38" W (S 09°36'39" W)
L4	53.42' (53.48')	N 79°02'42" W (N 80°47'44" W)
L5	18.33' (18.33')	N 12°09'35" E (N 10°39'21" E)
L6	41.90' (42.00')	N 12°09'35" E (N 10°39'21" E)
L7	53.16' (53.19')	S 75°45'36" E (S 77°31'05" E)

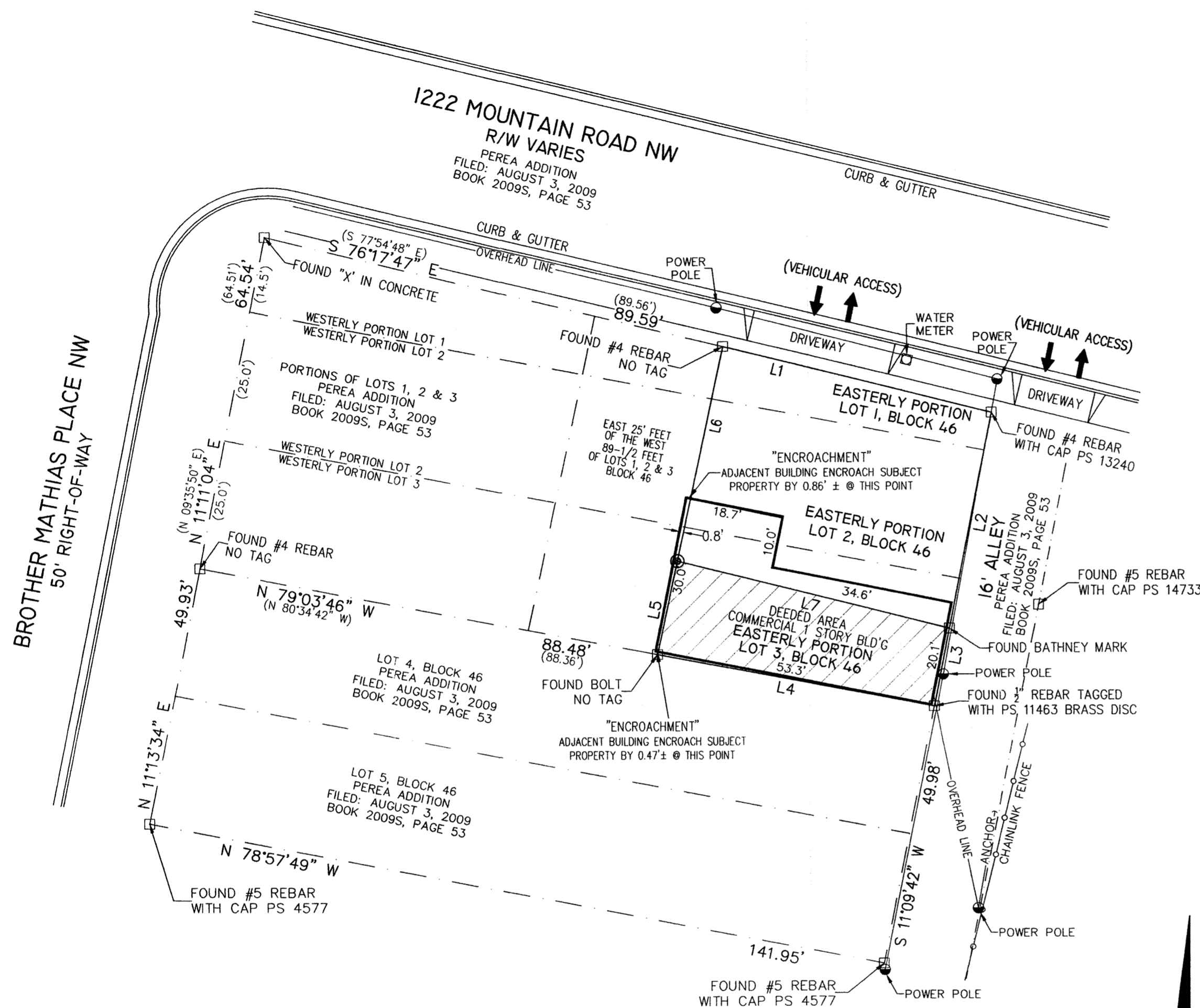
ACS CONTROL STATION
 "12-J13"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 (CENTRAL ZONE)(NAD 1983)
 Y=1,489,275.084
 X=1,517,168.920
 G-G=0.999684167
 Δα = -00°14'12.73"
 ELEV.=4957.502

MONUMENT LEGEND

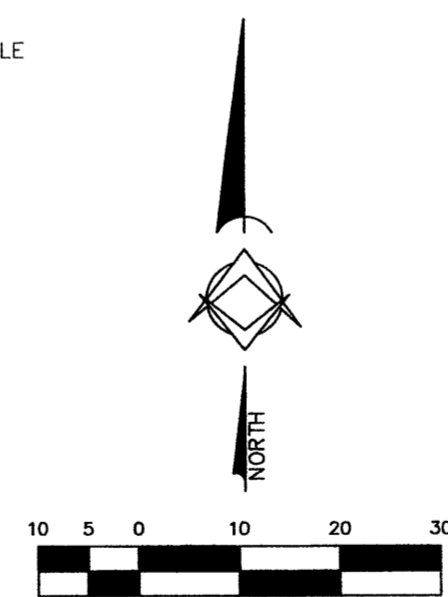
- - FOUND MONUMENT AS NOTED
- ⊙ - SET 1/2" REBAR W/PLASTIC CAP STAMPED "PLS 11463" UNLESS OTHERWISE NOTED

SKETCH PLAT

LANDS OF RICHARD WOLFSON
 PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST
 ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2015



LINE	LENGTH	BEARING
L1	52.37' (52.50')	S 75°53'16" E (S 77°29'10" E)
L2	42.05' (42.00')	S 11°05'38" W (S 09°36'39" W)
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SCALE 1" = 20'
 DRAWN BY: SDR
 2-11-15

MONUMENT LEGEND

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