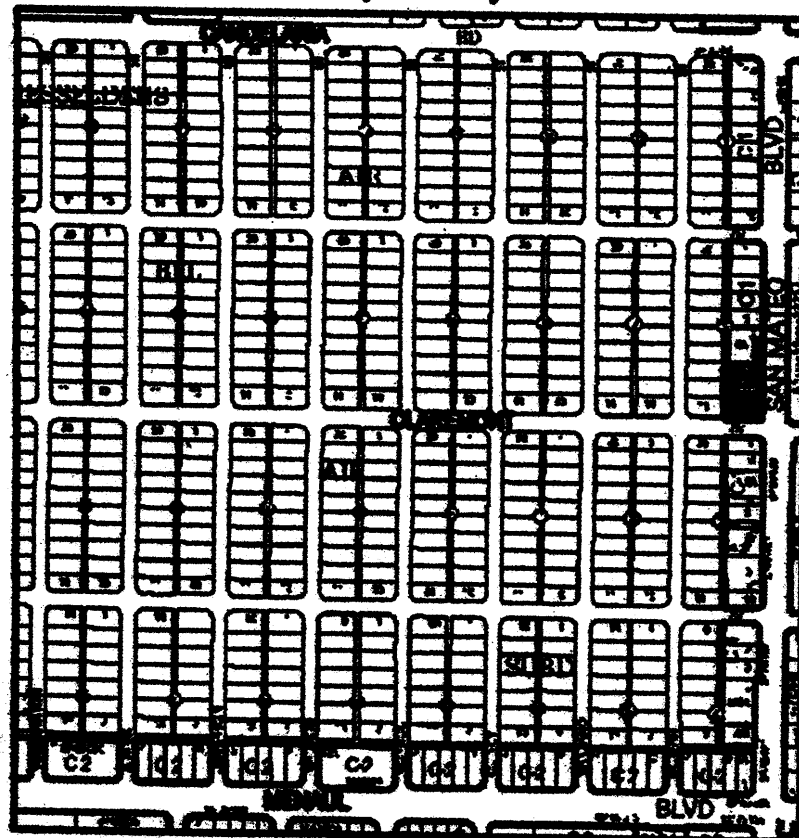


VICINITY MAP (H-17) NO SCALE



DOCH 2015079251  
 09/10/2015 12:20 PM Page: 1 of 2  
 PLAT R: 256.00 B: 2015C P: 0105 M: Toulouse Oliver, Bernalillo Cou

COUNTY CLERK RECORDING LABEL HERE

PLAT OF  
**LOT 10-A, BLOCK 2**  
**BEL-AIR**

A REPLAT OF LOTS 8, 9 & 10, BLOCK 2, BEL-AIR  
 WITHIN SECTION 11, T. 10 N., R. 3 E., N.M.P.M.  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 JULY 2015

PROJECT NUMBER: 1010432  
 Application Number: 15 DRB-70277  
 City Approvals:

<u>Erin M. Brumbyer P.S.</u> City Surveyor	<u>8/4/15</u> Date
<u>Russell M. Muel</u> Traffic Engineering, Transportation Division	<u>8/26/15</u> Date
<u>Patricia L. ...</u> ABCWA	<u>8-26-15</u> Date
<u>Carl S. Dumont</u> Parks and Recreation Department	<u>8-26-15</u> Date
<u>... ..</u> AMAFCA	<u>8-26-15</u> Date
<u>... ..</u> City Engineer	<u>8-26-15</u> Date
<u>... ..</u> DRB Chairperson, Planning Department	<u>8-26-15</u> Date
Utility Company Approvals:	
<u>... ..</u> PNM	<u>8-12-15</u> Date
<u>... ..</u> CenturyLink	<u>8.12.15</u> Date
<u>... ..</u> Comcast	<u>8/12/15</u> Date
<u>... ..</u> New Mexico Gas Company	<u>8-12-15</u> Date

SUBDIVISION DATA

1. DRB Project No.
2. Zone Atlas Index No. H-17
3. Gross acreage 0.5500 Ac.
4. Existing number of lots 3  
Replatted number of lots 1

PURPOSE OF PLAT

This plat has been prepared for the purpose of creating one lot from three lots and dedication of right of way.

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 Three foot (3') Public utility easements recorded in Book D38, page 28; Book D60, page 129; Book D66, page 173 and Book D70, page 95.
6. A portion of Lot 10-A falls within a 100-year flood hazard boundary (Zone A0, Depth 1 foot) per FEMA Panel 35001C (350002, City of Albuquerque) 0352 H, with an effective date of August 16, 2012.

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 subterranean), 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  
 UPD# 1 017 059 519 416 12403, 1 017 059 519 407 12402

PROPERTY OWNER OF RECORD:  
 G&L INVESTMENT CO. INC.  
 BERNALILLO COUNTY TREASURER'S OFFICE

Lawrence Hernandez 09/10/2015

SURVEY LEGAL DESCRIPTION

Lots numbered Eight (8), Nine (9) and Ten (10) in Block numbered Two (2) of the Plat of Blocks 1 - 44 inclusive of BEL-AIR, a Subdivision of a tract of land in School Districts Numbers 13 and 22, Bernalillo County, New Mexico, as the same is shown and designated on the Map of said Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 31, 1947, and being more particularly described as follows:  
 BEGINNING at the Southeast corner of the property herein described, being the Southeast corner of said Lot 10, and the intersection of the Westerly right-of-way line of San Mateo Boulevard, N.E. and the Northerly right-of-way line of Claremont Avenue, N.E., from whence the ACS Monument "21\_H18" (x=1,496,538.352, y=1,539,863.266, NMSF Central Zone, NAD 83) bears S 76° 22' 11" E, 78.36 feet distant;  
 THENCE leaving said Westerly right-of-way line and along said Northerly right-of-way line, N 89° 30' 36" W, 126.97 feet to the Southwest corner, being the intersection of said Northerly right-of-way line and the Easterly right-of-way line of a public alley;  
 Thence leaving said Northerly right-of-way line and along said Easterly right-of-way line, N 00° 29' 26" E, 189.92 feet to the Northwest corner, being the Northwest corner of said Lot 8;  
 THENCE leaving said Easterly right-of-way line, and along the Northerly line of said Lot 8, S 89° 37' 09" E, 125.14 feet to the Northeast corner, being the Northeast corner of said Lot 8 and a point on said Westerly right-of-way line;  
 THENCE along said Westerly right-of-way line, S 00° 03' 32" E, 190.17 feet to the Point of Beginning and containing 0.5500 acres, more or less.

FREE CONSENT AND DEDICATION

The plotting of the property as described above and dedication of right-of-way to the City of Albuquerque in fee simple with warranty covenants 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.

Paul J. Matteucci 8/3/15  
 Paul J. Matteucci, President, G&L Investment Company, Inc. Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
 ) ss  
 COUNTY OF BERNALILLO )

On this 3RD day of August, 2015, the foregoing instrument was acknowledged by:

Paul J. Matteucci, Authorized representative of G&L Investment Co., Inc.

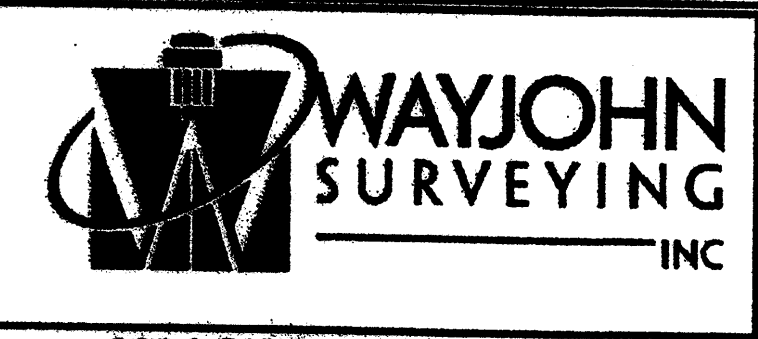
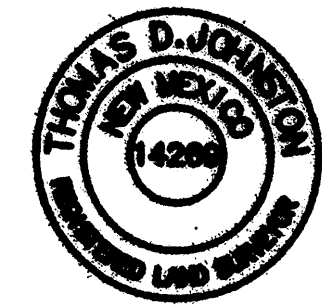
My Commission expires 4/2/2019

Zitha R. Johnson  
 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 8.03.15  
 Thomas D. Johnston, N.M.P.S. No. 14289 Date



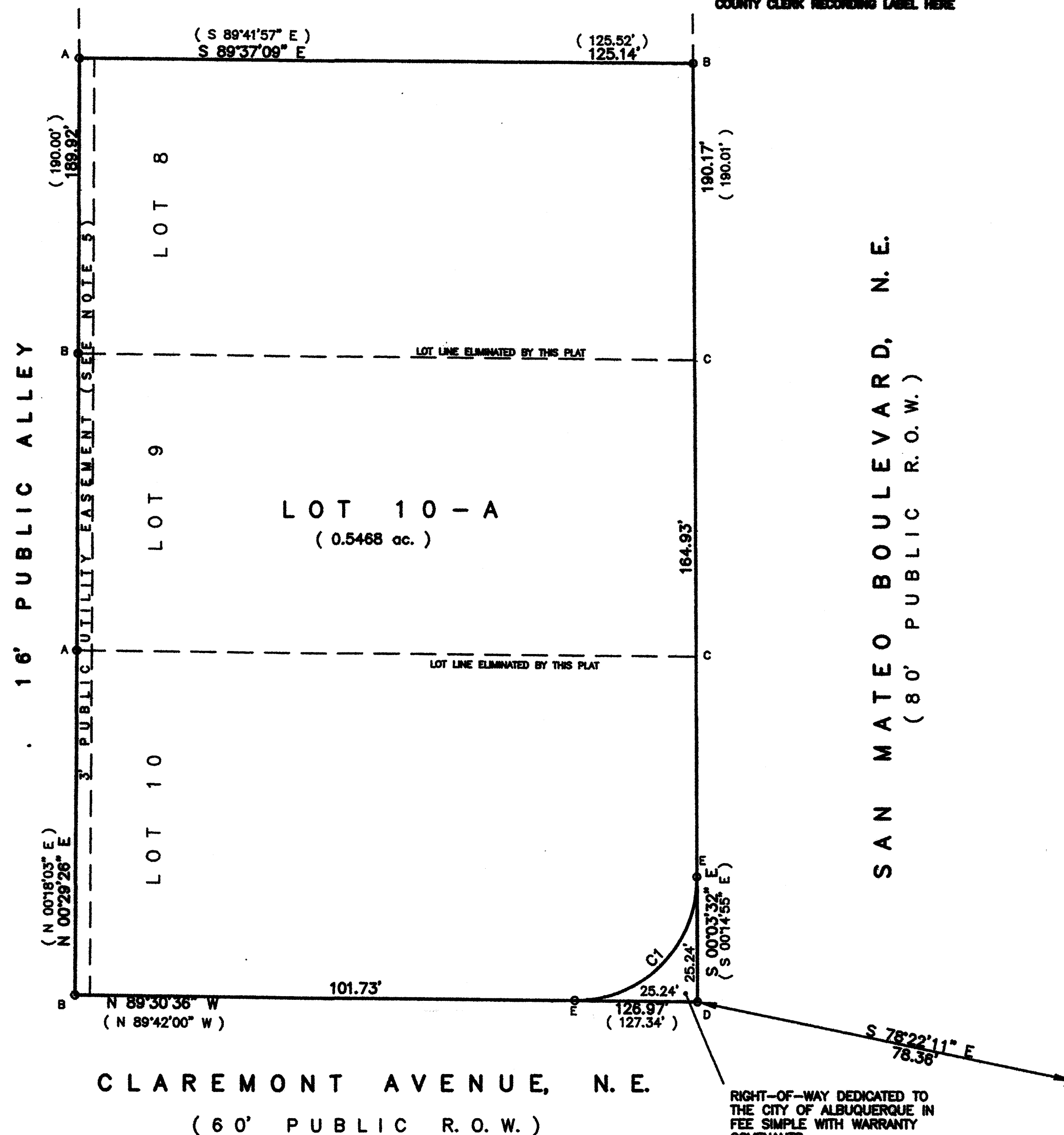
INDEXING INFORMATION FOR COUNTY CLERK	DRAWN: TRJ	SCALE: 1" = 20'	FILE NO. SP-6-01-2015
OWNER: G&L INVESTMENT CO. INC.	CHECKED: TDJ		
LOCATION: SEC. 11, T.10 N., R.3 E., N.M.P.M.: BEL-AIR	DRAWING NO. SP60115.DWG	DATE: 20 JUL 2015	SHEET 1 OF 2

BEL-AIR SUBDIVISION  
 LOT 7, BLOCK 2  
 (Recorded January 31, 1947)

DOCH 2015079251  
 09/10/2015 12:20 PM Page: 2 of 2  
 PLAT R: 525.00 B: 2015C P: 0195 M. Toulouse Oliver, Bernalillo Cour

PLAT OF  
 LOT 10-A, BLOCK 2  
 BEL-AIR

A REPLAT OF LOTS 8, 9 & 10, BLOCK 2, BEL-AIR  
 WITHIN SECTION 11, T. 10 N., R. 3 E., N.M.P.M.  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 JULY 2015



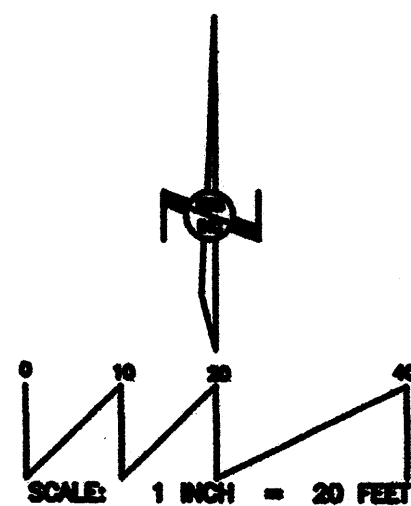
ACS MONUMENT "21\_H18"  
 X=1,496,538.352  
 Y=1,539,863.286  
 Ground-to-grid: 0.999666005  
 Mapping Angle: -00°11'36.23"  
 NAD83 CENTRAL ZONE NAD 83  
 MSL ELEV=5215.209 NAVD 88

RIGHT-OF-WAY DEDICATED TO  
 THE CITY OF ALBUQUERQUE IN  
 FEE SIMPLE WITH WARRANTY  
 COVENANTS  
 137.15 SQUARE FEET

CLAREMONT AVENUE, N.E.  
 (60' PUBLIC R.O.W.)

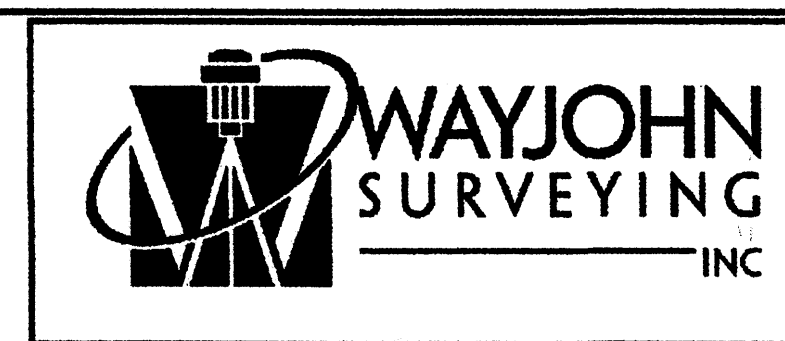
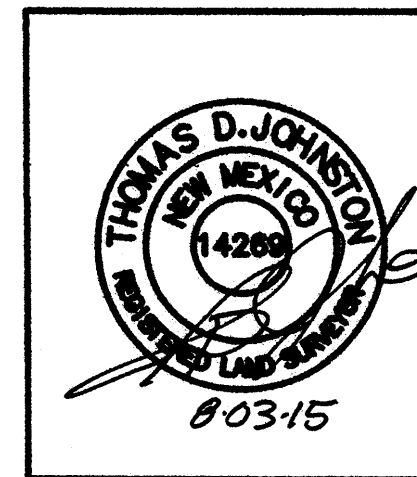
16' PUBLIC ALLEY

SAN MATEO BOULEVARD, N.E.  
 (80' PUBLIC R.O.W.)



- LEGEND:
- O = FOUND/SET MONUMENT AS NOTED:
  - A: FOUND #4 REBAR AND CAP "LS 8686"
  - B: FOUND #4 REBAR AND CAP - ILLEGIBLE
  - C: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"
  - D: FOUND "+" IN CONCRETE
  - E: SET #4 REBAR AND CAP "WAYJOHN PS 14269"

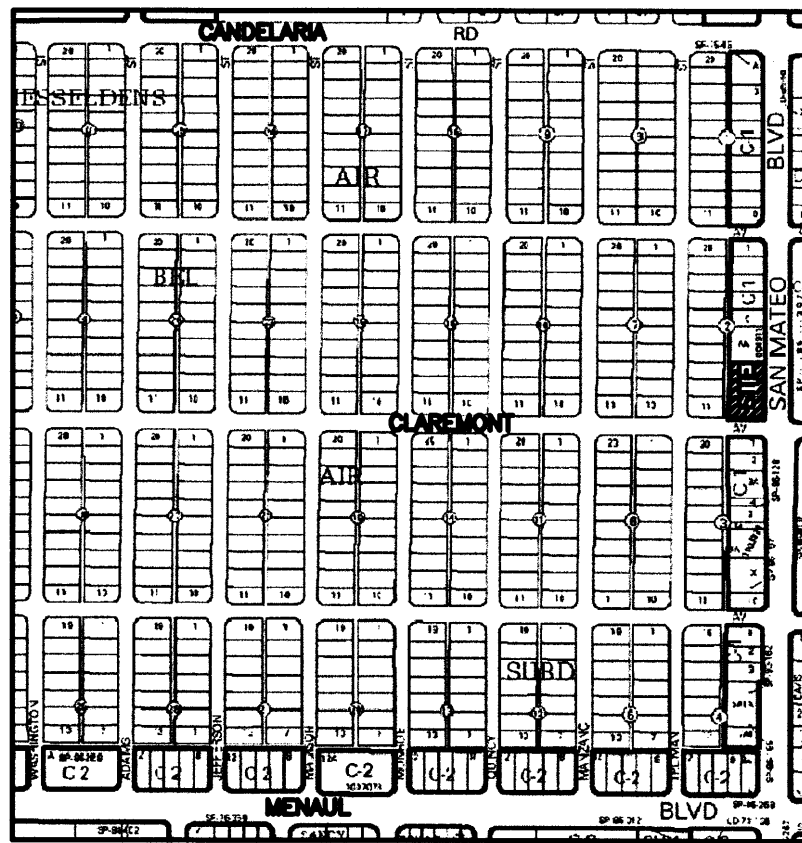
CURVE INFORMATION				
CURVE NO.	RADIUS	LENGTH	CENTRAL ANGLE	CHORD
C1	25.00'	39.51'	90° 34' 08"	S 45° 12' 56" W, 35.52'



330 LOUISIANA BLVD., N.E.  
 ALBUQUERQUE, N.M. 87108  
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: GAL INVESTMENT CO. INC. LOCATION: SEC. 11, T.10 N., R.3 E., N.M.P.M.; BEL-AIR	DRAWN: T R J	SCALE: 1" = 20'	FILE NO. SP-6-01-2015
	CHECKED: T D J	DRAWING NO. SP60115.DWG	SHEET 2 OF 2

VICINITY MAP (H-17) NO SCALE



COUNTY CLERK RECORDING LABEL HERE

SKETCH PLAT OF  
LOT 10-A, BLOCK 2  
BEL-AIR

A REPLAT OF LOTS 8, 9 & 10, BLOCK 2, BEL-AIR  
WITHIN SECTION 11, T. 10 N., R. 3 E., N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JUNE 2015

SURVEY LEGAL DESCRIPTION

Lots numbered Eight (8), Nine (9) and Ten (10) in Block numbered Two (2) of the Plat of Blocks 1 - 44 inclusive of BEL-AIR, a Subdivision of a tract of land in School Districts Numbers 13 and 22, Bernalillo County, New Mexico, as the same is shown and designated on the Map of said Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 31, 1947, and being more particularly described as follows:  
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THENCE leaving said Westerly right-of-way line and along said Northerly right-of-way line, N 89° 30' 36" W, 127.34 feet to the Southwest corner, being the intersection of said Northerly right-of-way line and the Easterly right-of-way line of a public alley; Thence leaving said Northerly right-of-way line and along said Easterly right-of-way line, N 00° 29' 26" E, 189.92 feet to the Northwest corner, being the Northwest corner of said Lot 8;  
THENCE leaving said Easterly right-of-way line, and along the Northerly line of said Lot 8, S 89° 37' 09" E, 125.14 feet to the Northeast corner, being the Northeast corner of said Lot 8 and a point on said Westerly right-of-way line;  
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PROJECT NUMBER: \_\_\_\_\_  
Application Number: \_\_\_\_\_  
City Approvals: \_\_\_\_\_

City Surveyor	_____	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	_____

SUBDIVISION DATA

1. DRB Project No.
2. Zone Atlas Index No. H-17
3. Gross acreage 0.5500 Ac.
4. Existing number of lots 3  
Replatted number of lots 1

PURPOSE OF PLAT

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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.
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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.

FREE CONSENT

The platting of the property as described above and dedication of right-of-way in fee simple with warranty covenants 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 \_\_\_\_\_ Date \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
 ) ss  
COUNTY OF BERNALILLO )

On this \_\_\_\_\_ day of June, 2015, the foregoing instrument was acknowledged by:

Authorized representative of G&L Investment Co., Inc.

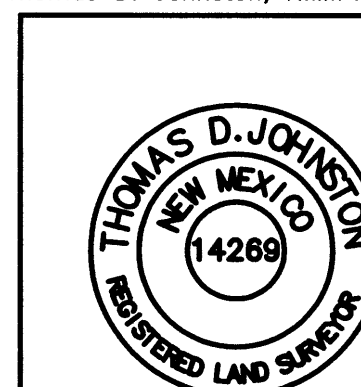
My Commission expires \_\_\_\_\_

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, N.M.P.S. No. 14:



PROJECT: 1010432  
DATE: 6-24-15  
APP: 15-10230(SK)

330 LOUISIANA BLVD., N.E.  
ALBUQUERQUE, N.M. 87108  
PHONE: (505) 255-2052 FAX: (505) 255-2887

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY  
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# 1 017 059 519 416 12403, 1 017 059 519 407 12402

---

PROPERTY OWNER OF RECORD:  
G&L INVESTMENT CO. INC.

---

BERNALILLO COUNTY TREASURER'S OFFICE

INDEXING INFORMATION FOR COUNTY CLERK OWNER: G&L INVESTMENT CO. INC. LOCATION: SEC. 11, T.10 N., R.3 E., N.M.P.M.; BEL-AIR	DRAWN: T R J	SCALE: 1" = 20'	FILE NO. SP-6-01-2015
	CHECKED: T D J	DRAWING NO. SP60115.DWG	16 JUN 2015 SHEET 1 OF 2

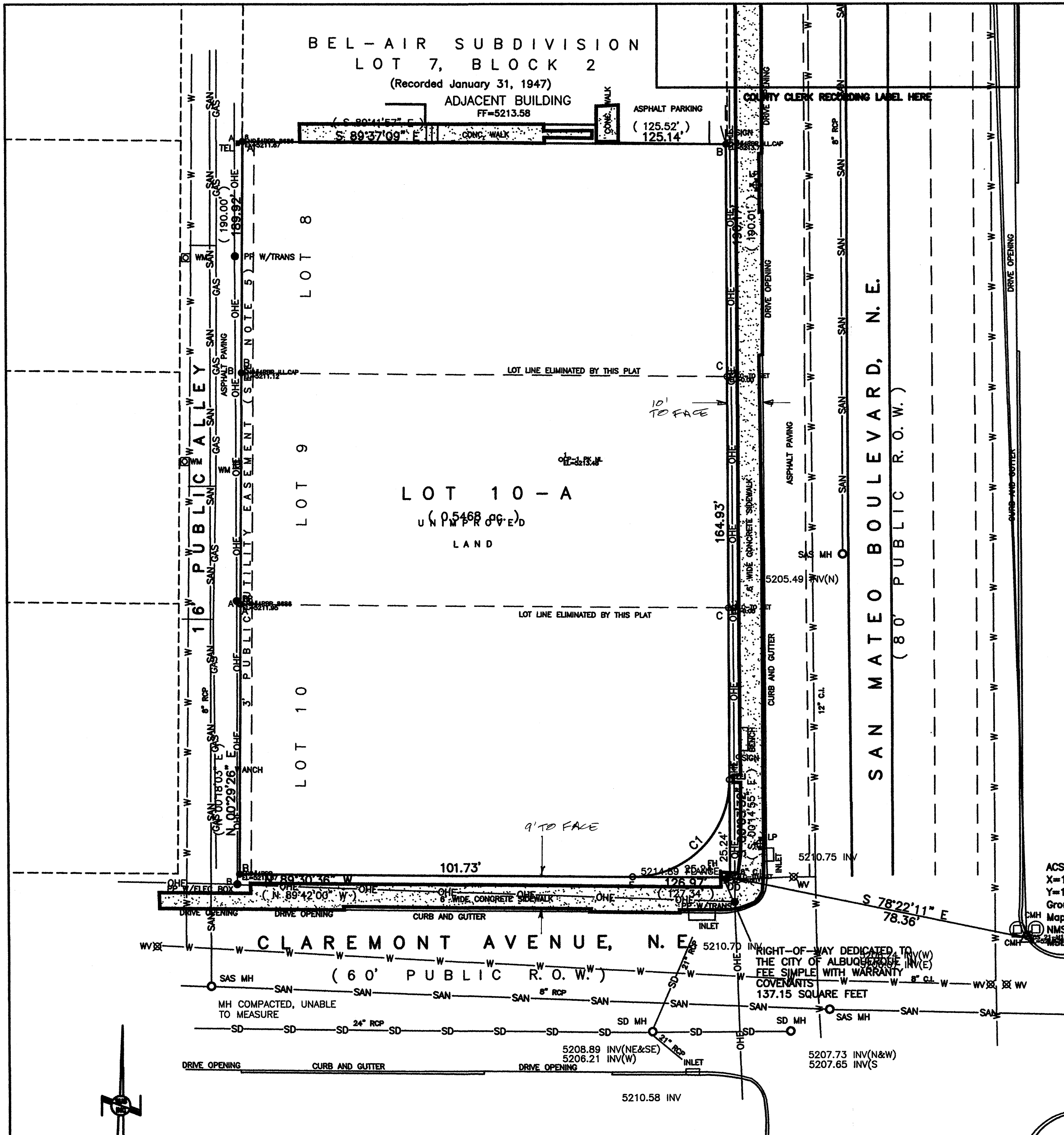




SKETCH PLAT OF  
**LOT 10-A, BLOCK 2**  
**BEL-AIR**

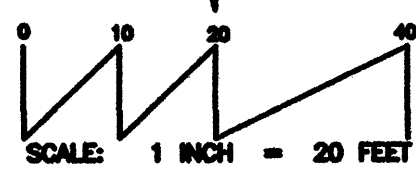
A REPLAT OF LOTS 8, 9 & 10, BLOCK 2, BEL-AIR  
 WITHIN SECTION 11, T. 10 N., R. 3 E., N.M.P.M.  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 JULY 2015

EXISTING CONDITIONS



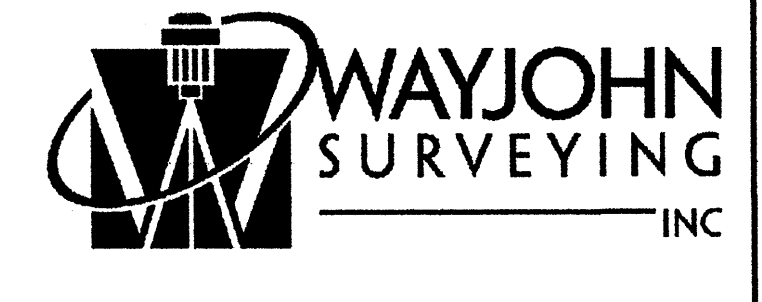
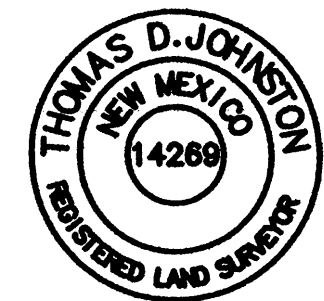
ACS MONUMENT "21\_H18"  
 X=1,496,538.352  
 Y=1,539,863.286  
 Ground-to-grid: 0.999666005  
 CMH Mapping Angle: -00°11'36.23"  
 NMSP CENTRAL ZONE NAD 83  
 MSL ELEV=5215.209 NAVD 88

RIGHT-OF-WAY DEDICATED TO  
 THE CITY OF ALBUQUERQUE  
 FEE SIMPLE WITH WARRANTY  
 COVENANTS  
 137.15 SQUARE FEET



- LEGEND:**
- O = FOUND/SET MONUMENT AS NOTED:
  - A: FOUND #4 REBAR AND CAP "LS 8686"
  - B: FOUND #4 REBAR AND CAP - ILLEGIBLE
  - C: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"
  - D: FOUND "+" IN CONCRETE
  - E: SET #4 REBAR AND CAP "WAYJOHN PS 14269"

CURVE INFORMATION				
CURVE NO.	RADIUS	LENGTH	CENTRAL ANGLE	CHORD
C1	25.00'	39.51'	90° 34' 08"	S 45° 12' 56" W, 35.52'

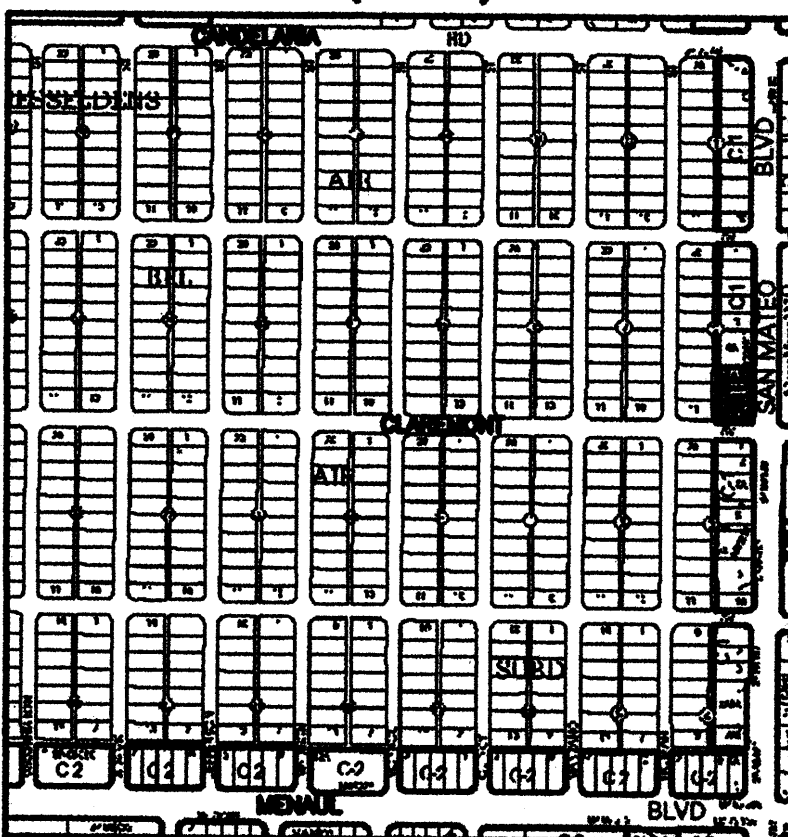


330 LOUISIANA BLVD., N.E.  
 ALBUQUERQUE, N.M. 87108  
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK  
 OWNER: G&L INVESTMENT CO. INC.  
 LOCATION: SEC. 11, T.10 N., R.3 E., N.M.P.M.; BEL-AIR

DRAWN: TRJ	SCALE: 1" = 20'	FILE NO. SP-6-01-2015
CHECKED: TDJ	DRAWING NO. SP60115.DWG	SHEET 2 OF 2
20 JUL 2015		

VICINITY MAP (H-17) NO SCALE



COUNTY CLERK RECORDING LABEL HERE

PLAT OF  
LOT 10-A, BLOCK 2  
BEL-AIR

A REPLAT OF LOTS 8, 9 & 10, BLOCK 2, BEL-AIR  
WITHIN SECTION 11, T. 10 N., R. 3 E., N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JULY 2015

SURVEY LEGAL DESCRIPTION

Lots numbered Eight (8), Nine (9) and Ten (10) in Block numbered Two (2) of the Plat of Blocks 1 - 44 inclusive of BEL-AIR, a Subdivision of a tract of land in School Districts Numbers 13 and 22, Bernalillo County, New Mexico, as the same is shown and designated on the Map of said Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 31, 1947, and being more particularly described as follows:  
BEGINNING at the Southeast corner of the property herein described, being the Southeast corner of said Lot 10, and the intersection of the Westery right-of-way line of San Mateo Boulevard, N.E. and the Northerly right-of-way line of Claremont Avenue, N.E., from whence the ACS Monument "21\_H18" (x=1,496,538.352, y=1,539,863.266, NMSF Central Zone, NAD 83) bears S 78° 22' 11" E, 78.36 feet distant;  
THENCE leaving said Westery right-of-way line and along said Northerly right-of-way line, N 89° 30' 36" W, 126.97 feet to the Southwest corner, being the intersection of said Northerly right-of-way line and the Easterly right-of-way line of a public alley;  
Thence leaving said Northerly right-of-way line and along said Easterly right-of-way line, N 00° 29' 26" E, 189.92 feet to the Northwest corner, being the Northwest corner of said Lot 8;  
THENCE leaving said Easterly right-of-way line, and along the Northerly line of said Lot 8, S 89° 37' 09" E, 125.14 feet to the Northeast corner, being the Northeast corner of said Lot 8 and a point on said Westery right-of-way line;  
THENCE along said Westery right-of-way line, S 00° 03' 32" E, 190.17 feet to the Point of Beginning and containing 0.5500 acres, more or less.

PROJECT NUMBER: 1010432

Application Number: \_\_\_\_\_

City Approvals:

*John N. Johnston P.S.* 8/4/15  
City Surveyor 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

SUBDIVISION DATA

1. DRB Project No.
2. Zone Atlas Index No. H-17
3. Gross acreage 0.5500 Ac.
4. Existing number of lots 3  
Replatted number of lots 1

PURPOSE OF PLAT

This plat has been prepared for the purpose of creating one lot from three lots and dedication of right of way.

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 Three foot (3') Public utility easements recorded in Book D38, page 28; Book D90, page 129; Book D66, page 173 and Book D70, page 95.
6. A portion of Lot 10-A falls within a 100-year flood hazard boundary (Zone A0, Depth 1 foot) per FEMA Panel 35001C (350002, City of Albuquerque) 0352 H, with an effective date of August 16, 2012.

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 Grantees, 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# 1 017 059 519 416 12403, 1 017 059 519 407 12402

PROPERTY OWNER OF RECORD:  
G&L INVESTMENT CO. INC.  
BERNALILLO COUNTY TREASURER'S OFFICE

PROJECT: 1010432  
DATE: 8-12-15  
APP: 15-70277  
REQUEST: P.F.

FREE CONSENT AND DEDICATION

The platting of the property as described above and dedication of right-of-way to the City of Albuquerque in fee simple with warranty covenants 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.

*Paul J. Matteucci* 8/3/15  
Paul J. Matteucci, President, G&L Investment Company, Inc. Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss

On this 3rd day of August, 2015, the foregoing instrument was acknowledged by:

Paul J. Matteucci, Authorized representative of G&L Investment Co., Inc.

My Commission expires 4/2/2019

*Timothy A. Johnston*  
Notary Public

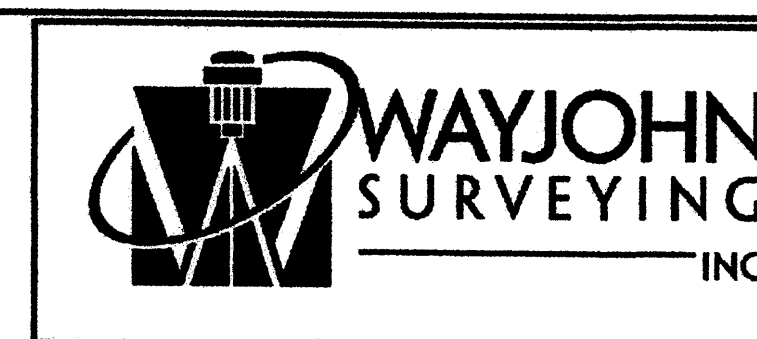
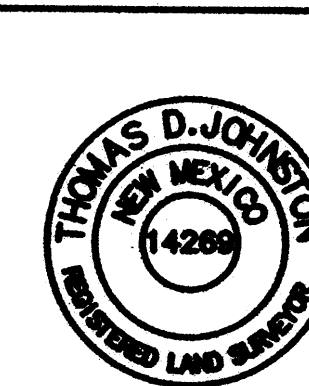


SURVEYOR'S CERTIFICATE

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

8.03.15  
Date



INDEXING INFORMATION FOR COUNTY CLERK  
OWNER: G&L INVESTMENT CO. INC.  
LOCATION: SEC. 11, T.10 N., R.3 E., N.M.P.M.: BEL-AIR

DRAWN: T R J  
CHECKED: T D J  
DRAWING NO. SP60115.DWG

SCALE: 1" = 20'  
20 JUL 2015

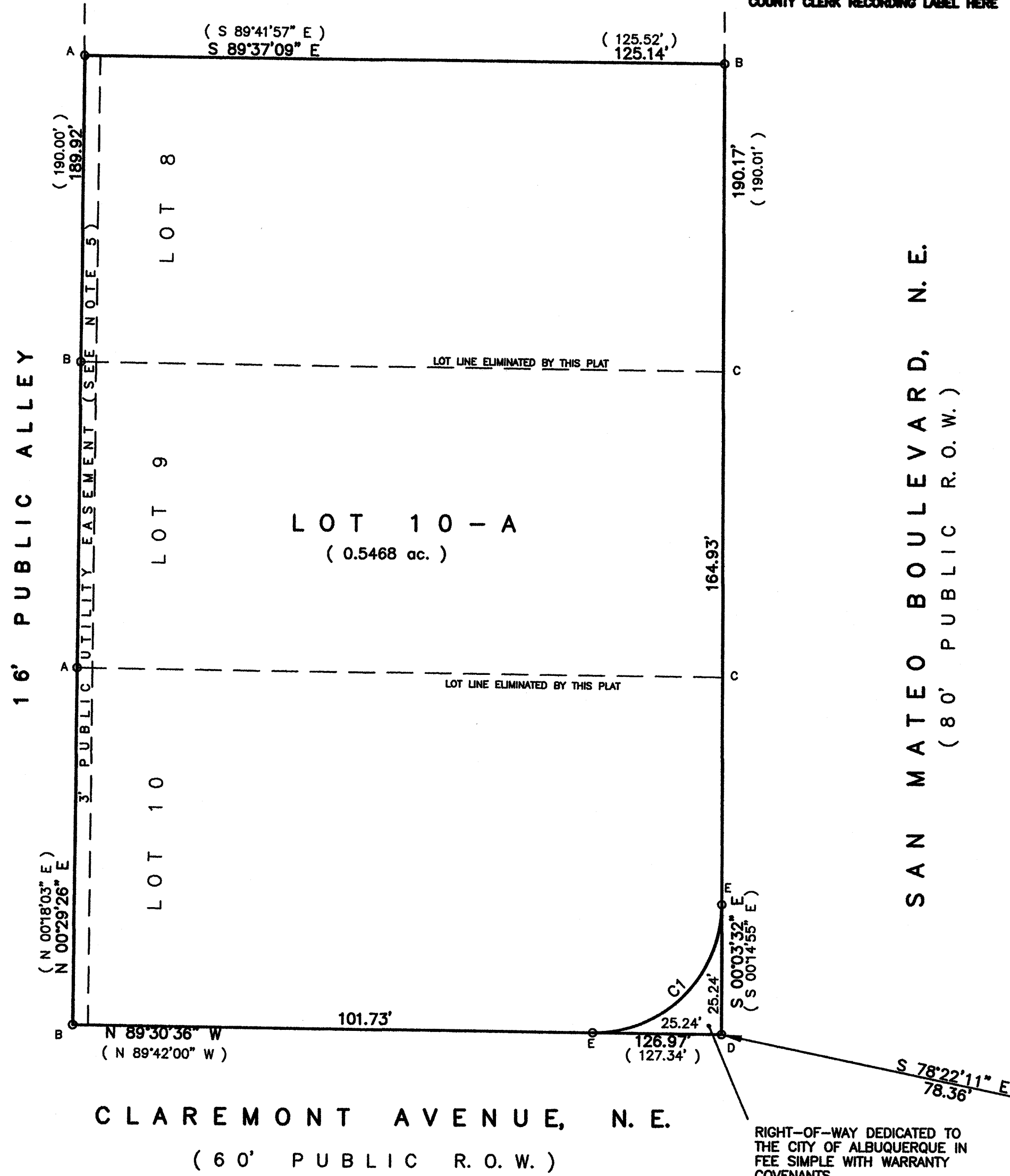
FILE NO. SP-6-01-2015  
SHEET 1 OF 2

BEL-AIR SUBDIVISION  
 LOT 7, BLOCK 2  
 (Recorded January 31, 1947)

COUNTY CLERK RECORDING LABEL HERE

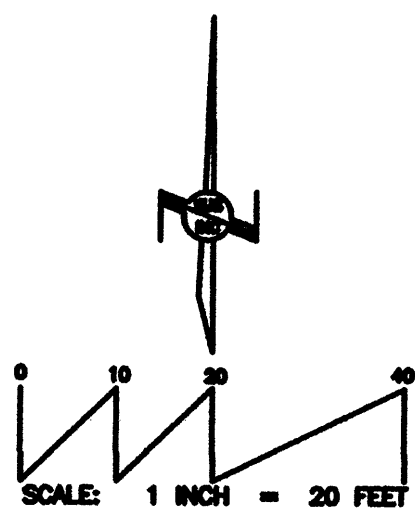
PLAT OF  
 LOT 10-A, BLOCK 2  
 BEL-AIR

A REPLAT OF LOTS 8, 9 & 10, BLOCK 2, BEL-AIR  
 WITHIN SECTION 11, T. 10 N., R. 3 E., N.M.P.M.  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 JULY 2015



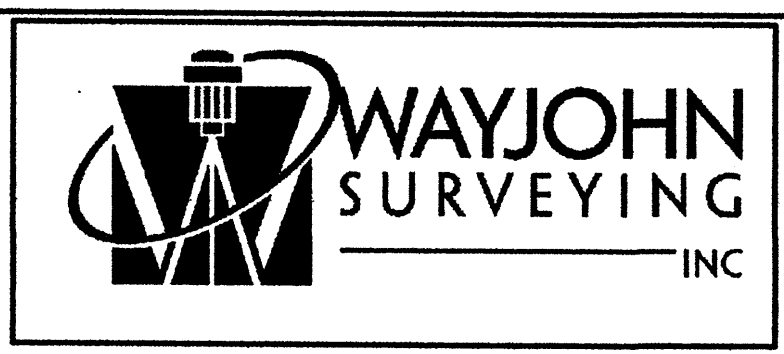
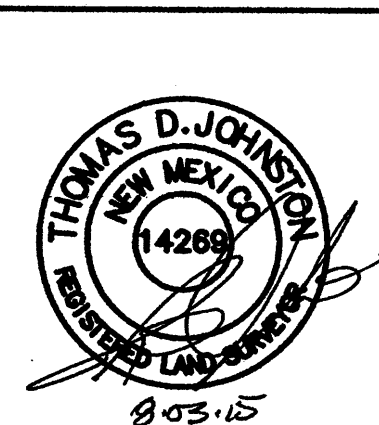
ACS MONUMENT "21\_H18"  
 X=1,496,538.352  
 Y=1,539,863.266  
 Ground-to-grid: 0.999666005  
 Mapping Angle: -00°11'36.23"  
 NMSP CENTRAL ZONE NAD 83  
 MSL ELEV=5215.209 NAVD 88

RIGHT-OF-WAY DEDICATED TO  
 THE CITY OF ALBUQUERQUE IN  
 FEE SIMPLE WITH WARRANTY  
 COVENANTS  
 137.15 SQUARE FEET



- LEGEND:
- O = FOUND/SET MONUMENT AS NOTED:
  - A: FOUND #4 REBAR AND CAP "LS 8886"
  - B: FOUND #4 REBAR AND CAP - ILLEGIBLE
  - C: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"
  - D: FOUND "+" IN CONCRETE
  - E: SET #4 REBAR AND CAP "WAYJOHN PS 14269"

CURVE NO.	RADIUS	LENGTH	CENTRAL ANGLE	CHORD
C1	25.00'	39.51'	90° 34' 08"	S 45°12'56" W, 35.52'



330 LOUISIANA BLVD., N.E.  
 ALBUQUERQUE, N.M. 87108  
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: G&L INVESTMENT CO. INC. LOCATION: SEC. 11, T.10 N., R.3 E., N.M.P.M.; BEL-AIR	DRAWN: T R J	SCALE: 1" = 20'	FILE NO. SP-6-01-2015
	CHECKED: T D J		
	DRAWING NO. SP60115.DWG	20 JUL 2015	SHEET 2 OF 2