

VICINITY MAP No. G-13



**LEGAL DESCRIPTION**

A CERTAIN TRACT OF LAND SITUATED WITHIN SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING IDENTIFIED AS TRACTS 58-A-2 AND 58-B-1 AS SHOWN ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP NO. 34 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE EASTERLY LINE OF SAN ISIDRO STREET, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT '6-G13AR' HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) N=1,500,719.134 AND E=1,515,743.949 BEARS S. 38 DEG. 55' 30" W., A DISTANCE OF 604.71 FEET RUNNING THENCE N. 05 DEG. 48' 19" E., ALONG THE EASTERLY LINE OF SAN ISIDRO STREET, A DISTANCE OF 55.24 FEET TO THE NORTHWEST CORNER; THENCE S. 77 DEG. 23' 41" E., A DISTANCE OF 545.42 FEET TO THE NORTHEAST CORNER; THENCE S. 05 DEG. 15' 36" W., A DISTANCE OF 54.84 FEET TO THE SOUTHEAST CORNER; THENCE N. 77 DEG. 26' 35" W., A DISTANCE OF 545.89 FEET TO THE SOUTHWEST CORNER AND PLACE OF BEGINNING CONTAINING 0.6842 ACRES MORE OR LESS.

**PLAT OF  
LOT 1  
LANDS OF RITA OROZCO**

WITHIN  
PROJECTED SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO  
MAY, 2015

PROJECT NUMBER: 1010434

APPLICATION NUMBER:

UTILITY APPROVALS:

<i>Fernando Vigil</i>	5-26-15
PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE
<i>John Kelley</i>	5-26-15
NEW MEXICO GAS COMPANY	DATE
<i>[Signature]</i>	5/26/15
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
<i>[Signature]</i>	5/28/15
COMCAST	DATE

Project: 1010434  
DATE: 10-14-15  
APP: 15-70366  
REQUEST: (P&F)

**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO COMBINE TRACTS 58-B-1 AND 58-A-2 INTO 1 LOT AND GRANT ANY EASEMENTS AS SHOWN.

**GENERAL NOTES:**

- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 0.6842 ACRES.
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- DATE OF FIELD WORK: MAY 2015
- 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 LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- PLATS USED TO ESTABLISH BOUNDARY.
  - PLAT OF LANDS OF CLARK  
FILED: AUGUST 12, 1992 BOOK 92C, PAGE 175
  - REPLAT OF TRACTS 57 AND 58-A-1 MRGCD MAP No. 34  
FILED: APRIL 19, 1985 IN VOLUME C27, PAGE 9
  - M.R.G.C.D. MAP No. 34
- PROPERTY LIES WITHIN THE TOWN OF ALBUQUERQUE GRANT

**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.
- QWEST D/B/A CENTURYLINK** 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.

**Disclaimer**

In approving this plat, Public Service Company of New Mexico (PNM), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, QWEST D/B/A CENTURYLINK and NMGC 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 SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

*Rita N. Orozco* 05/09/2015  
DATE

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
THIS 09 DAY OF MAY, 2015

BY: *Rita N. Orozco*  
OWNERS NAME

MY COMMISSION EXPIRES: 08/31/2015 BY: *[Signature]*  
NOTARY PUBLIC

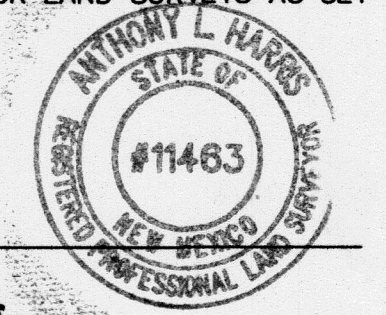
**SURVEYORS CERTIFICATE:**

STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE BERNALILLO COUNTY SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,  
THIS 15th DAY OF May, 2015

*Anthony L. Harris*  
ANTHONY L. HARRIS, P.S. # 11463



**HARRIS SURVEYING, INC.**  
2412-D MONROE STREET N.E. ALBUQUERQUE, NEW MEXICO 87110  
PHONE: (505) 889-8056 FAX: (505) 889-8645

15-0238.DWG (MAY, 2015)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# \_\_\_\_\_

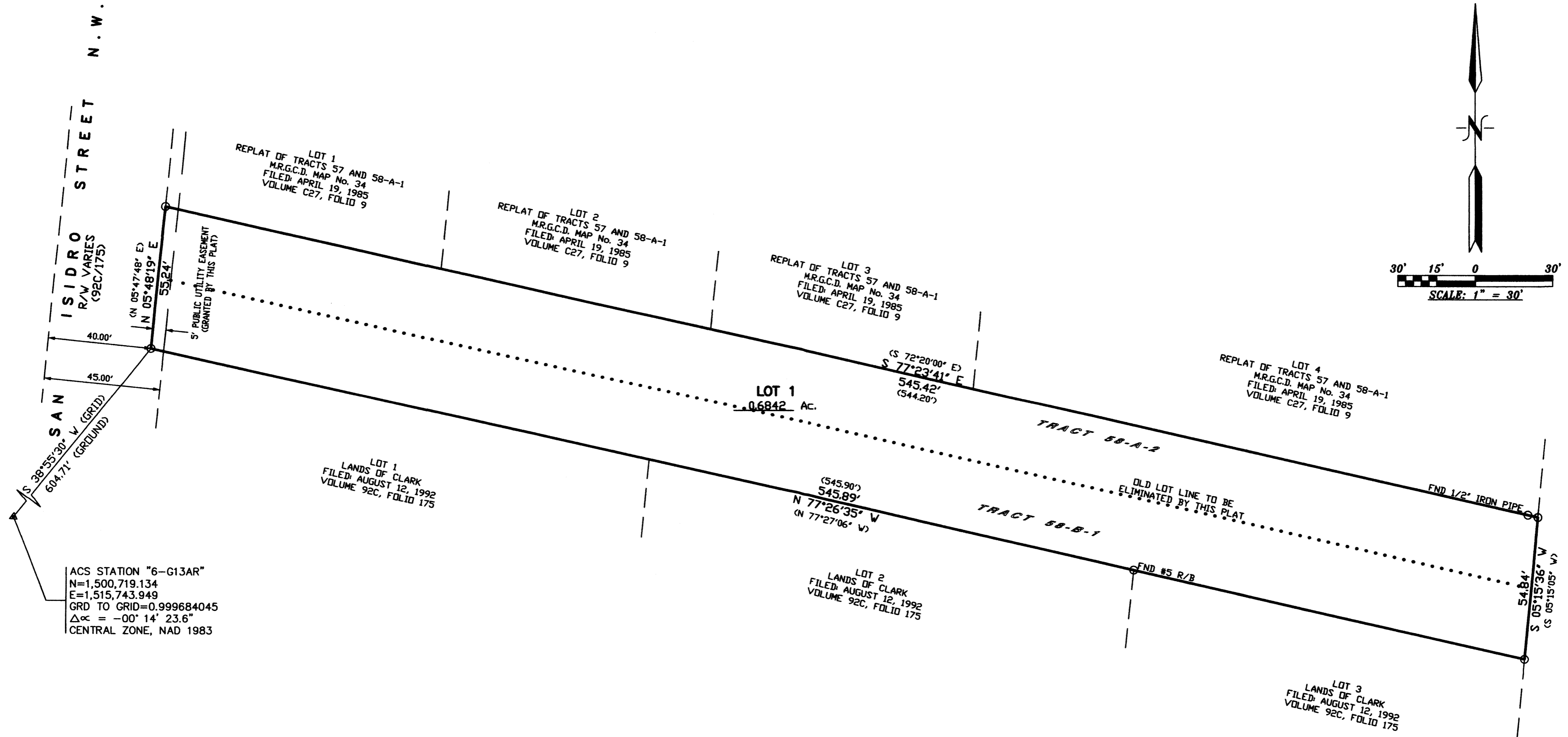
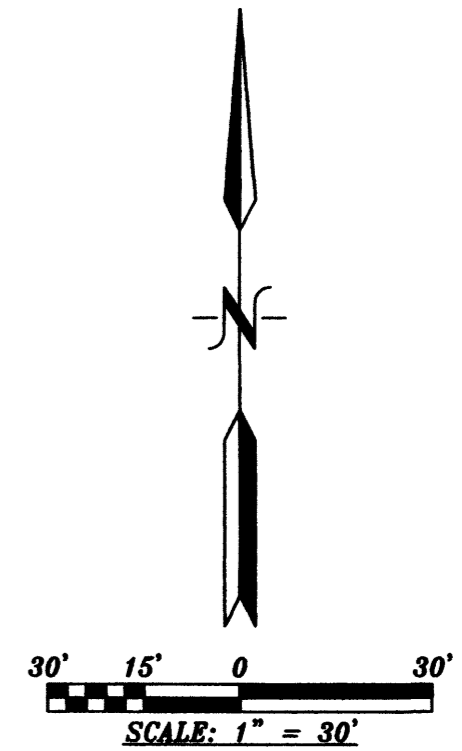
PROPERTY OWNER OF RECORD: \_\_\_\_\_

BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_

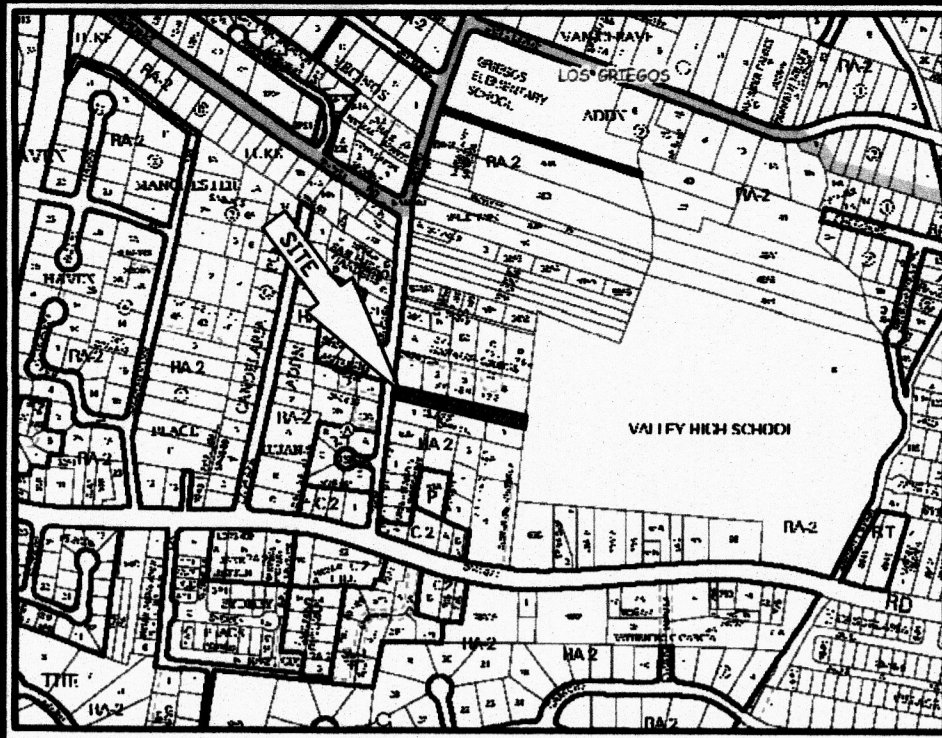


# PLAT OF LOT 1 LANDS OF RITA OROZCO

WITHIN  
TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO  
MAY, 2015







VICINITY MAP No. G-13



LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND SITUATED WITHIN SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING IDENTIFIED AS TRACTS 58-A-2 AND 58-B-1 AS SHOWN ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP NO. 34 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE EASTERLY LINE OF SAN ISIDRO STREET, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT '6-G13AR' HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) N=1,500,719.134 AND E=1,515,743.949 BEARS S. 38 DEG. 55' 30" W., A DISTANCE OF 604.71 FEET RUNNING THENCE N. 05 DEG. 48' 19" E., ALONG THE EASTERLY LINE OF SAN ISIDRO STREET, A DISTANCE OF 55.24 FEET TO THE NORTHWEST CORNER; THENCE S. 77 DEG. 23' 41" E., A DISTANCE OF 545.42 FEET TO THE NORTHEAST CORNER; THENCE S. 05 DEG. 15' 36" W., A DISTANCE OF 54.84 FEET TO THE SOUTHEAST CORNER; THENCE N. 77 DEG. 26' 35" W., A DISTANCE OF 545.89 FEET TO THE SOUTHWEST CORNER AND PLACE OF BEGINNING CONTAINING 0.6842 ACRES MORE OR LESS.

PLAT OF LOT 1 LANDS OF RITA OROZCO

WITHIN PROJECTED SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO MAY, 2015

PROJECT NUMBER: 1010434

APPLICATION NUMBER:

UTILITY APPROVALS:

Public Service Company of New Mexico 5-26-15 DATE
New Mexico Gas Company 5-26-15 DATE
QWEST CORPORATION D/B/A CENTURYLINK QC 5/26/15 DATE
COMCAST 5/28/15 DATE

PROJECT: 1010434
DATE: 9-2-15
APP: 15-70294
REQUEST: SKETCH PLAT ~

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO COMBINE TRACTS 58-B-1 AND 58-A-2 INTO 1 LOT AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
3: TOTAL AREA OF PROPERTY: 0.6842 ACRES.
4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
7: DATE OF FIELD WORK: MAY, 2015
8: 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 LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
9: PLATS USED TO ESTABLISH BOUNDARY.
A: PLAT OF LANDS OF CLARK FILED: AUGUST 12, 1992 BOOK 92C, PAGE 175
B: REPLAT OF TRACTS 57 AND 58-A-1 MRGD MAP No. 34 FILED: APRIL 19, 1985 IN VOLUME C27, PAGE 9
C: M.R.G.C.D. MAP No. 34
10: PROPERTY LIES WITHIN THE TOWN OF ALBUQUERQUE GRANT

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 D/B/A CENTURYLINK 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), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, QWEST D/B/A CENTURYLINK and NMGC 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 SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Rita N Orozco 05/09/2015 DATE

ACKNOWLEDGMENT

STATE OF NEW MEXICO ) S.S.
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 09 DAY OF MAY, 2015

BY: Rita N Orozco OWNERS NAME

MY COMMISSION EXPIRES: 08/31/2015 BY: Notary Public

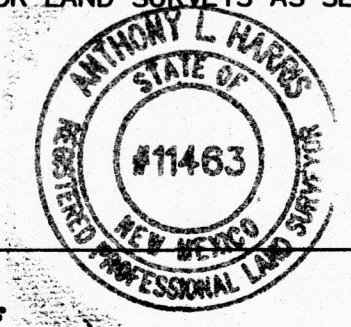
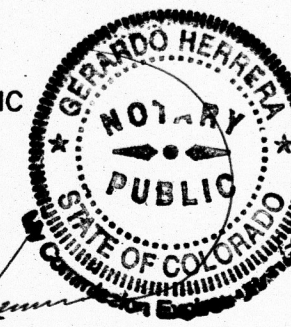
SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO ) S.S.
COUNTY OF BERNALILLO )

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE BERNALILLO COUNTY SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 15th DAY OF May, 2015

Anthony L. Harris P.S. # 11463



HARRIS SURVEYING, INC. PHONE: (505) 889-8056
2412-D MONROE STREET N.E. FAX: (505) 889-8645
ALBUQUERQUE, NEW MEXICO 87110

15-0236.DWG (MAY, 2015)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC#

PROPERTY OWNER OF RECORD:

BERNALILLO CO. TREASURER'S OFFICE:



# PLAT OF LOT 1 LANDS OF RITA OROZCO

WITHIN  
TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO  
MAY, 2015

