

VICINITY MAP Zone Atlas Page K-14-Z

PLAT OF
LOT 2A
HUNING'S HIGHLAND ADDITION

(A REPLAT OF THE WEST 42' OF LOTS 1 & 2, BLOCK 17)
 WITHIN PROJECTED SECTION 20, TOWNSHIP 10 NORTH, RANGE 3 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

MARCH 2016

Project Number 1010432
 Application Number 16-70097

LEGAL DESCRIPTION

The West Forty-two (42) feet of Lots numbered One (1) and Two (2), in Block numbered Seventeen (17) of HUNING'S HIGHLAND ADDITION, as the same are shown and designated on the Plat thereof, filed in the Office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico on February 9, 1883, Amended May 12, 1887.

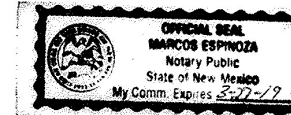
FREE CONSENT

This property is re-platted as shown hereon with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant that they hold complete and indefeasible title in fee simple to the land described hereon.

Sean Gilligan 03.07.16
 Snapspace NM, LLC (Sean Gilligan-Owner) Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)



This instrument was acknowledged before me by Sean Gilligan on the 7 day of March, 2016.

[Signature]
 Notary Public

PLAT APPROVAL

- City Approvals:
- [Signature] 4-4-16
 DRB Chairperson, Planning Department Date
 - [Signature] 4-14-16
 Real Property Division Date
 - [Signature] 4-4-16
 Environmental Health Date
 - [Signature] 3/16/16
 Traffic Engineering, Transportation Division Date
 - [Signature] 04/04/16
 ABCWUA Date
 - [Signature] 3-16-16
 Parks and Recreation Department Date
 - [Signature] 3/16/16
 City Engineer Date
 - [Signature] 3-23-16
 A.M.A.F.C.A. Date
 - [Signature] 3/7/16
 City Surveyor Date

TREASURER'S CERTIFICATION

This is to certify that taxes are current and paid on UPC# 101405741726843610

Property owner(s) of record Snapspace NM LLC

County Treasurer [Signature] 4/5/16
 Date

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 Century Link QC for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Comcast 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 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 the National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electrical transformers/switchgears, as installed, shall extend ten (10) feet in front of transformers/switchgear doors and five (5) feet on each side.

Disclaimer

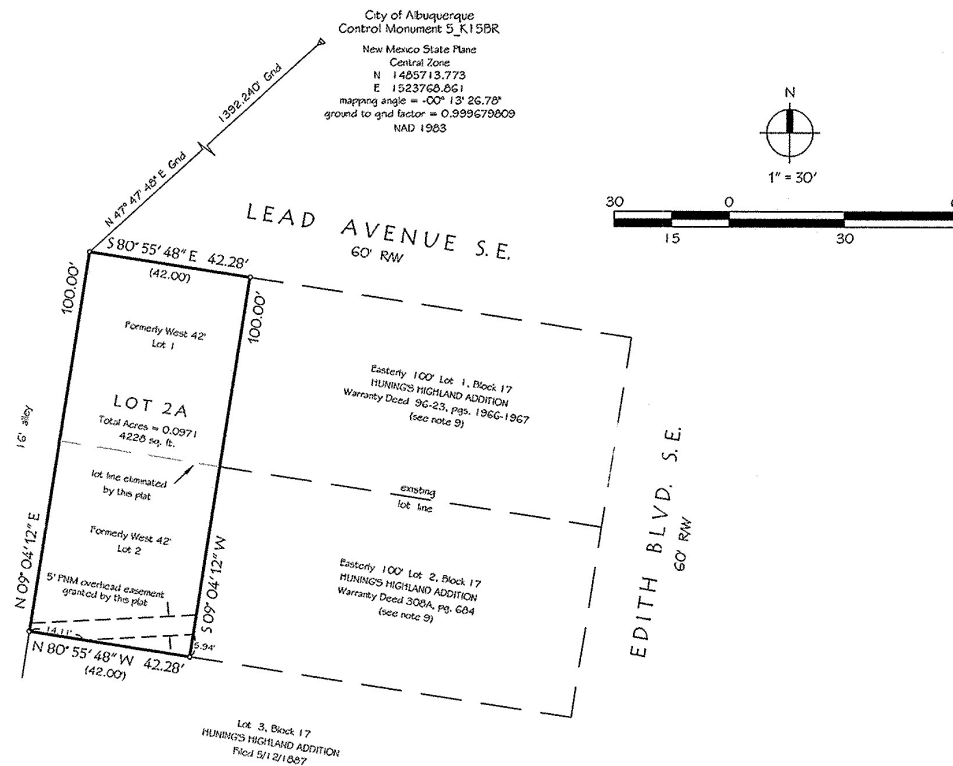
In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a Century Link (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Utility Approvals:

- [Signature] 3-8-16
 PNM Electric Services Date
- [Signature] 3-8-16
 New Mexico Gas Company Date
- [Signature] 3/10/16
 QWest Corporation d/b/a CenturyLink QC Date
- [Signature] 3/9/16
 Comcast Inc. Date

PURPOSE

The purpose of this plat is to combine 2 existing lots into 1 lot and to grant PNM easement as shown hereon.



GENERAL NOTES

- 1) Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone, NAD 1983. All distances shown are ground. Record distances that vary from measured are shown in parenthesis.
- 2) All property corners are monumented by a No. 5 rebar with cap stamped "NMRLS 7923".
- 3) Total gross acreage = 0.0971 acre.
- 4) Existing Lots = 2. Proposed Lot = 1.
- 5) There are no new publicly dedicated street right of way nor private access easements granted by this plat.
- 6) Any underground structures not shown are not a part of this plat.
- 7) Existing public water and sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval. Water and sewer service to this lot to be coordinated with ABCWUA.
- 8) No property within the bounds of this plat shall at any time be subject to a deed restriction, covenant, or building agreement prohibiting solar collectors from being installed on buildings or erected on lots or parcels within the bounds of this plat. The foregoing requirement shall be a condition to the approval of this plat.
- 9) Pre 1973 division of lots One (1) and Two (2) as shown hereon by Deed filed February 14, 1949 in Vol. D99, folio 227.
- 10) Title Binder prepared for this property by Fidelity Title. Effective date March 19, 2015. Commitment No. FT000177025. No Title Search was performed by Surveyor.



SURVEYOR'S CERTIFICATION

I, Christopher J. Dehler, New Mexico Registered Land Surveyor No. 7923, hereby certify that this Plat was prepared by me from notes of an actual field survey; that this plat and survey meet the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors; that it meets the applicable requirements of the City of Albuquerque Subdivision Ordinance; that all easements of record made known to the surveyor by the owners, utility companies and other interested parties are as shown and that the same is true and correct to the best of my knowledge and belief.

[Signature] dated: 3/11/16
 New Mexico Registered Land Surveyor No. 7923

CHRISTOPHER J. DEHLER P.L.S.
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