



Vicinity Map

**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 AAS CONTROL MONUMENT 17.214 AS SHOWN HEREON.
  3. DISTANCES ARE GROUND DISTANCES.
  4. BEARINGS AND DISTANCES IN PARENTHESES ( ) PER PLAT OF LOT 1-A, BLOCK 17 MONTECITO ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 12, 2007 IN PLAT BOOK 2007C, PAGE 289.
- RECORD BEARINGS & DISTANCE ARE IN PARENTHESES ( ) WHERE DIFFERENT FROM FIELD SURVEY.

5. GROSS AREA: 0.2218 ACRES
6. NUMBER OF EXISTING LOTS: FOUR (4)
7. NUMBER OF LOTS CREATED: ONE (1)
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 BEING ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.
9. THIS PLAT SHOWS ALL KNOWN EASEMENTS OF RECORD.

**LEGAL DESCRIPTION**  
 THE WEST SIXTY FEET (W. 60') OF LOT NUMBERED ONE (1), THE WEST SIXTY FEET (W. 60') OF LOT NUMBERED TWO (2), THE WEST SIXTY FEET (W. 60') OF LOT NUMBERED THREE (3), AND THE WEST SIXTY FEET (W. 60') OF LOT NUMBERED FOUR (4) IN BLOCK NUMBERED 17 OF MONTECITO ADDITION, AN ADDITION OF LAND IN THE COUNTY OF BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN ON MAP NUMBERED 15, 1917 IN PLAT BOOK 2007C, PAGE 289, SAID COMPAILED PARCEL BEING THE SAME AS THAT CONVEYED BY THAT DEED DATED AUGUST 4, 1929, FILED AS DOCUMENT NO. 28233.

**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 THE PUBLIC INTERESTS AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDIVISIBLE TITLE IN FEE SIMPLE TO THE LAND SO DIVIDED.

OWNERS SIGNATURE: [Signature] DATE: 04/09/2015  
 OWNERS PRINT NAME: John Doe TRACT: \_\_\_\_\_  
 ADDRESS: 711 Avenida B, Alameda, NM 87101  
 AGENCY/EMPLOYER: \_\_\_\_\_  
 STATE OF NEW MEXICO ) SS  
 COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF June, 2015.  
 BY: [Signature]  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 NOTARY PUBLIC

**PUBLIC UTILITY EASEMENTS**

ELECTRIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF PUBLIC SERVICE COMPANY OF NEW MEXICO, IPMA A NEW MEXICO CORPORATION, IPMA ELECTRIC FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSMISSION, 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. QUEST 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.  
 E. THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, REPAIR, 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 GRANITOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT-OF-WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANITOR, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSMISSION, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE RIGHT AND PRIVILEGE TO TRIM AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, HOT TAP, CONCRETE OR WOOD POLE, BOLLING, OR OTHER SIGN, POOL, ABOVEGROUND OR SUBSURFACE, HOT TAP, CONCRETE OR WOOD POLE, BOLLING, OR OTHER STRUCTURES SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS NOR SHALL ANY TOLL BE CHARGED 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 TRANSMISSION/SWITCHGEARS AS INSTALLED SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND THE FEET (6') ON EACH SIDE.

**DISCLAIMER**

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (IPMA) AND NEW MEXICO GAS COMPANY (NMGCO) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, IPMA AND NMGCO DO NOT WARRANT OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPEAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

**PLAT OF**  
**LOT 1-B**  
**MONKBRIDGE ADDITION**  
**TOWN OF ALBUQUERQUE GRANT**  
**BERNALILLO COUNTY, NEW MEXICO**  
**MAY 2015**  
**SHEET 1 OF 2**

PROJECT NUMBER: 1010454  
 APPLICATION NUMBER: 15DRG-70322

**PURPOSE OF PLAT**  
 THE PURPOSE OF THIS PLAT IS TO COMBINE FOUR (4) LOTS INTO ONE (1) LOT AND TO GRANT ADDITIONAL EASEMENT(S) AND TO DEDICATE ADDITIONAL STREET RIGHT-OF-WAY AS SHOWN HEREON.

**CITY APPROVALS:**

[Signature] DATE: 6/16/15  
 CITY SURVEYOR  
[Signature] DATE: 9/16/15  
 TRAFFIC ENGINEERING  
[Signature] DATE: 9/16/15  
 PARISH & RECREATION DEPARTMENT  
[Signature] DATE: 9-16-15  
 AIA/FCA  
[Signature] DATE: 9-16-15  
 CITY ENGINEER

[Signature] DATE: 10-6-15  
 ENVIRONMENTAL HEALTH DEPARTMENT  
[Signature] DATE: 10-6-15  
 REAL PROPERTY DIVISION  
[Signature] DATE: 10-6-15  
 DEPT. OF TRANSPORTATION, PLANNING DEPARTMENT

**UTILITY APPROVALS**  
[Signature] DATE: 7-22-15  
 PUBLIC UTILITY SERVICES  
[Signature] DATE: 8-1-15  
 NEW MEXICO GAS COMPANY  
[Signature] DATE: 9-9-15  
 QUEST CORPORATION (D&A) KENTRILINK, INC.  
[Signature] DATE: 7/22/15  
 COMMCAST CABLE COMMUNICATION, INC.

**SURVEYORS CERTIFICATE**  
 I, LANDRY 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 THE SAID SURVEY UPON WHICH IT IS BASED MEET OR EXCEEDS THE REQUIREMENTS OF THE SURVEYING ACT, 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.

**THE SURVEY OFFICE, LLC**  
 333 LOMAS BLVD., N.E.  
 ALBUQUERQUE, NEW MEXICO 87102  
 PHONE: (505) 998-0303  
 FAX: (505) 998-0306  
**T10N R2E SEC. 25**

DATE: 7-31-15

DOCS 2015091159  
 1 of 3  
 THIS IS TO CERTIFY THAT THESE ARE CURRENT & PAND ON  
 PROPERTY OWNER OF RECORD: Ivan R.  
 BERNALILLO COUNTY RECORDERS OFFICE  
[Signature] DATE: 6-19-15

**PLAT OF**  
**LOT 1-B**

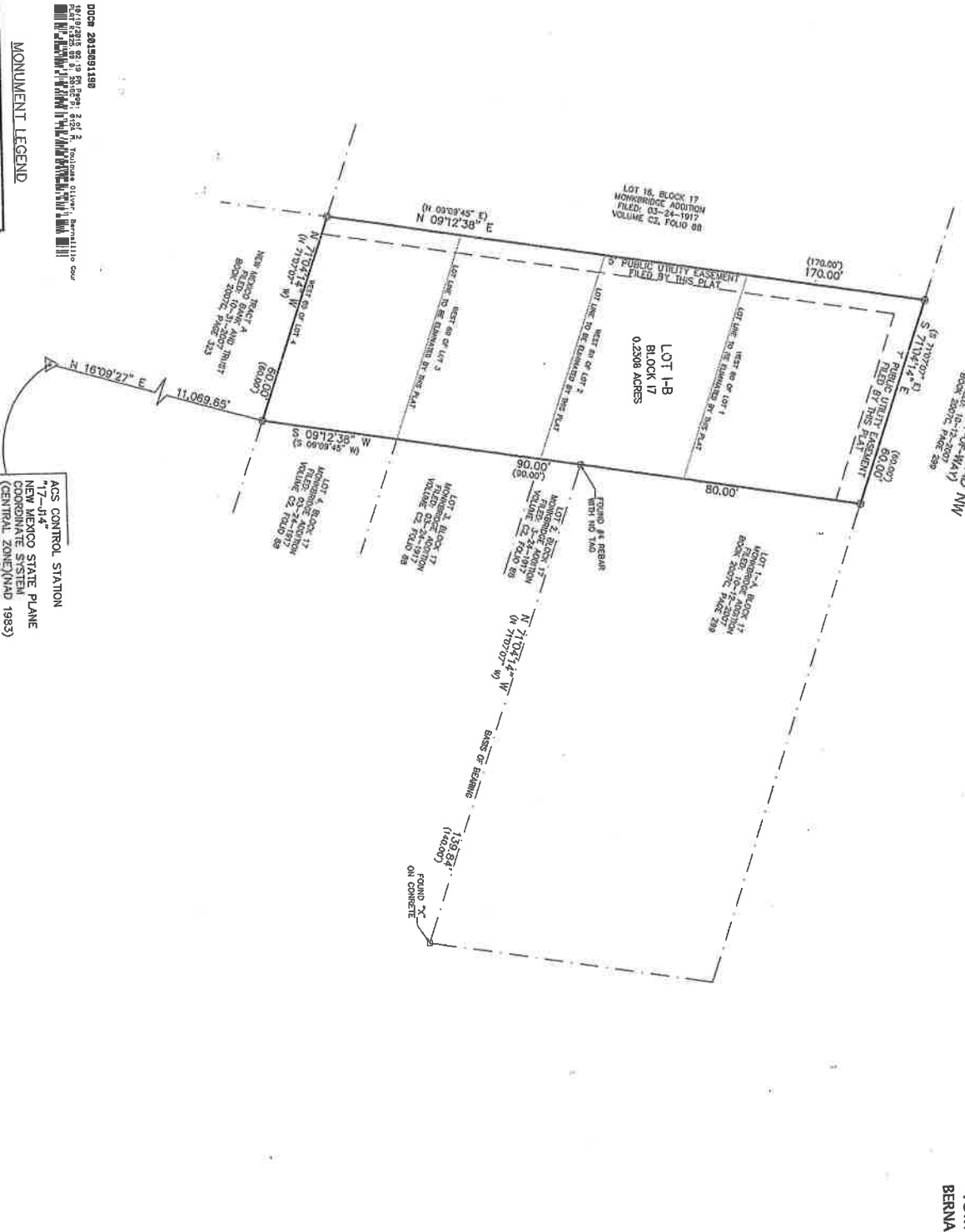
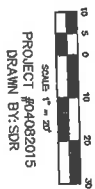
**MONKBRIDGE ADDITION**  
**PROJECTED SECTION 5, TOWNSHIP 10 N., RANGE 3 E. N.M.P.M.**  
**TOWN OF ALBUQUERQUE GRANT**  
**BERNALILLO COUNTY, NEW MEXICO**  
**MAY 2015**  
**SHEET 2 OF 2**

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

**MONUMENT LEGEND**

DONOR 2015091109  
 1541429215 83 12 30 55 2 12 2  
 1541429215 83 12 30 55 2 12 2  
 1541429215 83 12 30 55 2 12 2

**ACS CONTROL STATION**  
**"7-J14"**  
**NEW MEXICO STATE PLANE**  
**COORDINATE SYSTEM**  
**(CENTRAL ZONE)(NAD 1983)**  
 Y=1,488,889.752  
 X=1,319,488.5611  
 G=0.001735900°  
 ELEV=4857.484  
 (NAVD1989)



LOT 1-B, BLOCK 17  
 MONKBRIDGE ADDITION  
 FILED: 02-24-1917  
 VOLUME 02, FOLIO 08

LOT 1-A, BLOCK 17  
 MONKBRIDGE ADDITION  
 FILED: 10-12-2007  
 VOLUME 02, FOLIO 289

LOT 4, BLOCK 17  
 MONKBRIDGE ADDITION  
 FILED: 02-24-1917  
 VOLUME 02, FOLIO 08

LOT 3, BLOCK 17  
 MONKBRIDGE ADDITION  
 FILED: 02-24-1917  
 VOLUME 02, FOLIO 08

LOT 2, BLOCK 17  
 MONKBRIDGE ADDITION  
 FILED: 02-24-1917  
 VOLUME 02, FOLIO 08

LOT 1, BLOCK 17  
 MONKBRIDGE ADDITION  
 FILED: 02-24-1917  
 VOLUME 02, FOLIO 08

NEW MEXICO STATE PLANE  
 BLOCK 2001C, PAGE 323

TREATY #  
 RECD: 02-24-1917  
 BLOCK 2001C, PAGE 323

WEST 60' OF LOT 2  
 LOT LINE TO BE DIMENSIONED BY THIS PLAT

WEST 60' OF LOT 1  
 LOT LINE TO BE DIMENSIONED BY THIS PLAT

WEST 60' OF LOT 4  
 WEST 60' OF LOT 3  
 WEST 60' OF LOT 2  
 WEST 60' OF LOT 1

80.00'  
 80.00'  
 80.00'  
 80.00'

170.00'  
 170.00'

(6 31'07.07" E)  
 S 71°05'14" E  
 T PUBLIC UTILITY EASEMENT  
 FILED BY THIS PLAT

(6 31'07.07" E)  
 S 71°05'14" E  
 T PUBLIC UTILITY EASEMENT  
 FILED BY THIS PLAT

(N 09°09'45" E)  
 N 09°12'38" E

(N 71°05'14" W)  
 (N 71°05'14" W)  
 (N 71°05'14" W)  
 (N 71°05'14" W)

11,069.65'  
 N 16°09'27" E