



VICINITY MAP No. H-14

PURPOSE OF PLAT:
 INTO 1 LOT AND DEDICATE ADDITIONAL RIGHT OF WAY AND GRANT ANY EASEMENTS AS SHOWN.

- GENERAL NOTES:
- UNLESS NOTED, NO. 4 REBAR WITH CAP STAMPED P.S.#185 WERE SET AT ALL PROPERTY CORNERS.
 - THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
 - TOTAL AREA OF PROPERTY: 0.4555 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: 10-2-16
 - NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO FEDERAL RESTRICTIONS, GOVERNMENT OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS BEING PLACED ON BUILDINGS OR ERICED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT.
 - PLATS USED TO ESTABLISH BOUNDARY
 - CITY REALTY COMPANY ADDITION No. 1
 - FILED: MAY 19, 1926, IN VOLUME C2, FOLIO 5

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- Services, Concessions of New Mexico ("CNM"), a New Mexico corporation, (PINK Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- Necessary to provide electrical service, installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Installation, maintenance, and service of such lines, cables and other related equipment and facilities reasonably necessary to provide communication services.
- Installation, maintenance, and service of such lines, cables and other related equipment and facilities reasonably necessary to provide cable services.

Included, is the right to build, rebuild, construct, reconstruct, alter, relocate, change, improve, repair, replace, or remove facilities for the purposes stated 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 purpose of installing, maintaining, repairing, and replacing the same, and for the purpose to extend services to customers of Grantor, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or other vegetation that may be located within the easement area, and to install, reconstruct, (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 constructed on said easements, nor shall any structure be erected or constructed on said easements, nor shall any structure be erected or constructed on said easements shown on this plat. Easements for electric transformers/switchgear, as installed, 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 (PINK), OREST D/B/A/ OREST, and CNM do not warrant, represent, or guarantee the accuracy of any of the properties shown hereon. Consequently, PINK, OREST 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 AND DEDICATION
 THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND APPROVAL OF THE OWNERS OF THE UNDIVIDED INTERESTS IN THE SAME, WHOSE NAMES AND PROPERTIES THEREIN ARE SHOWN AS PROPRIETOR OWNERS 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, AND ALSO DO HEREBY DEDICATE ADDITIONAL RIGHT OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE w/WARRANTY COVENANTS

ACKNOWLEDGMENT
 STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
 BY: Zahar Sharifi DAY OF May 2016
 OWNERS NAME

MY COMMISSION EXPIRES: 11-10-19 BY: Zahar Sharifi NOTARY PUBLIC

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# 20140593424711309-1014 0593534911310
 PROPERTY OWNER OF RECORD: Sharifi, Zahar
 BERNALILLO CO. TREASURER'S OFFICE: Zahar 4-25-16

LEGAL DESCRIPTION
 LOTS NUMBERED ONE (1) TWO (2), THREE (3), FOUR (4) AND FIVE (5) IN BLOCK NUMBERED TWO (2) OF THE CITY REALTY COMPANY'S ADDITION NO. 1, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 19, 1926 IN VOLUME C2, FOLIO 5, TOGETHER WITH THE 9.0 FOOT PUBLIC RIGHT OF WAY AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE HERBIN DESCRIBED TRACT, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT "A-438" HAVING NEW MEXICO STATE PLANE COORDINATES OF CENTRAL ZONE, NAD 1983 N=1,495,474.494 AND E=1,523,137.246 BEARS S. 45 DEG. 44' 01" E., A DISTANCE OF 1389.27 FEET, RUNNING BEING A POINT ON THE EASTERLY LINE OF 4TH STREET; THENCE N. 08 DEG. 40' 24" E., A DISTANCE OF 124.00 FEET TO THE SOUTHWEST CORNER, NORTHEAST CORNER BEING A POINT ON THE SOUTHERLY LINE OF PHOENIX AVENUE, THENCE S. 81 DEG. 19' 36" E., ALONG THE SOUTHERLY LINE OF PHOENIX AVENUE, A DISTANCE OF 16,000 FEET TO THE NORTHEAST CORNER; THENCE S. 08 DEG. 40' 24" N., A DISTANCE OF 124.00 FEET TO THE SOUTHWEST CORNER AND PLACE OF BEGINNING CONTAINING 0.4555 ACRES MORE OR LESS.

PLAT OF
LOT 1-A, BLOCK 2
CITY REALTY Co.'S ADDITION No. 1
 WITHIN
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 8, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2015
 PROJECT NUMBER: 1010532
 APPLICATION NUMBER: 15 088 - 70446

UTILITY APPROVALS:
 PUBLIC SERVICE COMPANY OF NEW MEXICO 3-22-16 DATE
 NEW MEXICO GAS COMPANY 12-9-15 DATE
 OREST CORPORATION/7874 CENTURYLINK CO 12-9-15 DATE
 COMCAST 5/11/16 DATE
 CITY APPROVALS:
 City Surveyor Jorge M. Becerra 7-5 DATE 3/7/16
 REAL PROPERTY DIVISION (CONDITIONAL) N/A DATE 4-7-16
 ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) N/A DATE 4-27-16
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION Rafael M. Urdal DATE 4/15/16
 AERIAL Aracely Cadere DATE 04/25/16
 PARKS AND RECREATION DEPARTMENT Coral S. Diamond DATE 4-13-16
 AMERICA Jorge M. Mayan DATE 4-13-16
 CITY ENGINEER Blair P. A. DATE 4-13-16
 DRB CHAIRPERSON, PLANNING DEPARTMENT Paul Chen DATE 4-25-16

DOCS 20160517323
 PUBLIC SERVICE COMPANY OF NEW MEXICO
 1010532 15 088 70446
 TOWN OF ALBUQUERQUE, NEW MEXICO

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 ALBUQUERQUE 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 25th DAY OF April 2015
 ANTHONY L. HARRIS, P.S. # 11403
 State Surveyor



