



DOC# 2016116736
 12/14/2016 09:54 PM Page: 1 of 2
 PLAT R-326.00 B: 2016C P: 0153 Linda Stover, Bernalillo County

COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

The Easterly 25.77 feet of Lot numbered Ten (10), Lots numbered Eleven (11), Twelve (12), Thirteen (13) and Fourteen (14), TOGETHER WITH the vacated alley in Block numbered Four (4) of the SANTILLA PLACE, an addition to the City of Albuquerque, New Mexico, as the same are shown and designated on the plat of said addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 28, 1927 in Volume D, Folio 150 and being more particularly described as follows:
 BEGINNING at the most westerly corner of the property herein described, being the intersection of the Easterly right-of-way line of Valencia Drive, NE, and the southerly line of the 16 foot alley located within said Block 4, from whence the ACS Monument "S_K18A" (x=1,541,268.242; y=1,483,619.713, NMSP Central Zone, NAD 83) bears S 53° 28' 08" W, 201.66 feet distant; THENCE along said Easterly right-of-way line, N 00° 14' 25" E, 16.14 feet to the intersection of the Easterly right-of-way line of Valencia Drive, NE, and the northerly line of the 16 foot alley located within said Block 4; THENCE leaving said Easterly right-of-way line and along said northerly line, S 82° 13' 35" E, 100.88 feet; THENCE leaving said northerly line, N 00° 14' 25" E, 154.64 feet to the Northwest corner; THENCE S 89° 45' 35" E, 100.00 feet to the Northeast corner, being a point on the Westerly right-of-way line of Cardenas Drive, NE; THENCE along said Westerly right-of-way line, S 00° 14' 25" W, 310.01 feet to the Southeast corner, being the point of intersection of said Westerly right-of-way line and the Northerly right-of-way line of East Central Avenue; THENCE along said Northerly right-of-way line, N 82° 13' 35" W, 76.21 feet to the Southwest corner; THENCE leaving said Northerly right-of-way line, N 00° 14' 25" E, 135.00 feet to a point on said southerly line of said 16 foot alley; THENCE N 82° 13' 35" W, 125.55 feet to the Point of Beginning and containing 0.6578 acres, more or less.

PLAT OF
**LOTS 11-A AND 14-A, BLOCK 4
 SANTILLA PLACE**

A REPLAT OF E. 25.77' LOT 10, LOTS 11 THRU 14,
 AND A VACATED ALLEY, IN BLOCK 4, SANTILLA PLACE
 WITHIN SECTION 24, T. 10 N., R. 3 E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2016

PROJECT NUMBER: 1010535

Application Number: 16 DRB-70407

City Approvals:

<i>Soren N. Rioshauer P.S.</i>	11/9/16
City Surveyor	Date
<i>Rosario M. Mendez</i>	11/30/16
Traffic Engineering, Transportation Division	Date
<i>Thick Cat</i>	11-30-16
ABCWUA	Date
<i>Carol S. Dumont</i>	11-30-16
Parks and Recreation Department	Date
<i>[Signature]</i>	11-30-16
AMAFCA	Date
<i>[Signature]</i>	11-30-16
City Engineer	Date
<i>[Signature]</i>	11-29-16
City of Albuquerque Real Property	Date
<i>[Signature]</i>	12-5-16
DRB Chairperson, Planning Department	Date
Utility Company Approvals:	
<i>Fernando Vigil</i>	12-2-16
PNM	Date
<i>[Signature]</i>	11/23/2016
CenturyLink	Date
<i>[Signature]</i>	11/25/16
Comcast	Date
<i>[Signature]</i>	11/29/16
New Mexico Gas Company	Date

SUBDIVISION DATA

1. DRB Project No.
2. Zone Atlas Index No. K-18
3. Gross acreage 0.6578 Ac.
4. Existing number of lots 5
Replatted number of lots 2

PURPOSE OF PLAT

This plat has been prepared for the purpose of creating two lots from five lots, completion of the vacation action for the vacated 16' alley and granting of easements.

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 1' US WEST easement recorded 8/20/1991 in Book 91-14, Page 6173. (as to Lot 14-A).
6. 16' Alley vacated by 15DRB-70244, granted as a 16' public utility and surface drainage easement, and a public water and sewerline easement exclusively to ABCWUA by this plat.

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 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.

FREE CONSENT

The platting of the property as described above 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.

[Signature] 11-9-16
 430 Real Estate Group, LLC, Owner, Lots 11-A and 14-A Date

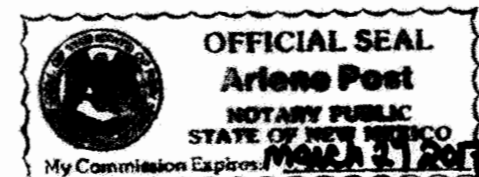
ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) ss
 COUNTY OF BERNALILLO)

On this 9th day of November, 2016, the foregoing instrument was acknowledged by:
Steve Coe, Authorized Representative of 430 Real Estate Group LLC.

My Commission expires March 27, 2017

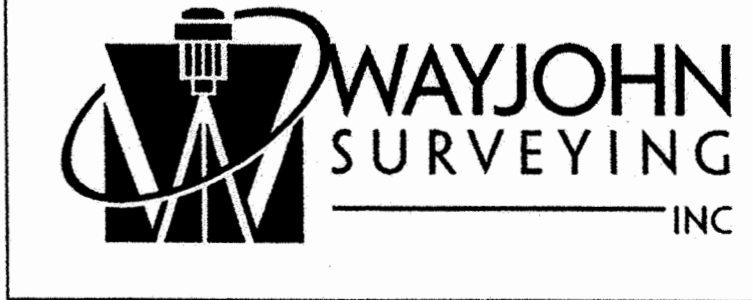
[Signature]
 Notary Public



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 July 24, 2016 and is true and correct to the best of my knowledge and belief.

[Signature] 11-09-16
 Thomas D. Johnston, N.M.P.S. No. 14269 Date



FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# 1 018 057 181 171 32705, 1 018 057 178 171 32704,
 1 018 057 178 188 32706
 PROPERTY OWNER OF RECORD:
 CENTRAL AVENUE LLC; 430 REAL ESTATE GROUP LLC
[Signature] R-14-16
 BERNALILLO COUNTY TREASURER'S OFFICE

INDEXING INFORMATION FOR COUNTY CLERK OWNER: CENTRAL AVENUE LLC; 430 REAL ESTATE GROUP LLC;	DRAWN: T R J	SCALE: 1" = 30'	FILE NO. SP-5-01-2015
LOCATION: SEC. 24, T.10 N., R.3 E., N.M.P.M.; SANTILLA PLACE	CHECKED: T D J	DRAWING NO. SP50115.DWG	SHEET 1 OF 2
		9 NOV 2016	

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PLAT R: \$25.00 B: 2016C P: 0153 Linda Stover, Bernalillo County



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BLOCK 4, SANTILLA PLACE
LOT 4 LOT 15

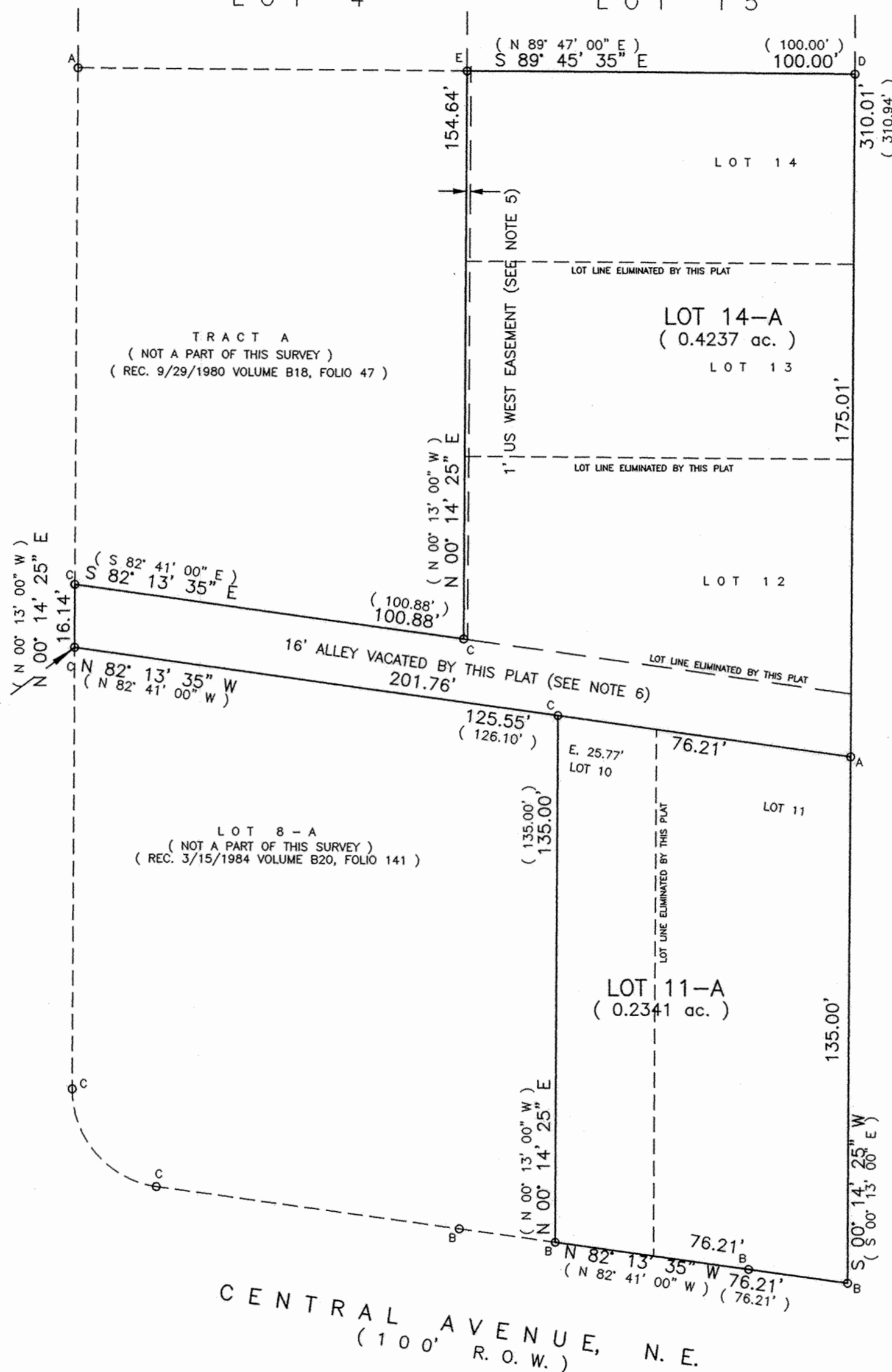
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LOTS 11-A AND 14-A, BLOCK 4
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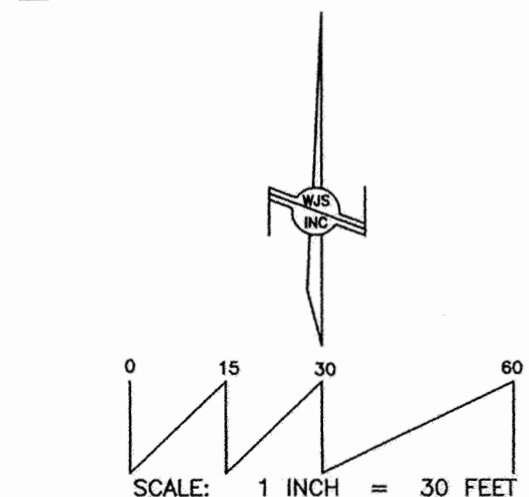
NOVEMBER 2016

VALENCIA DRIVE, N. E.
(60' R.O.W.)

CARDENAS DRIVE, N. E.
(60' R.O.W.)




ACS MONUMENT "5-K18A"
x = 1,541,268.242
y = 1,483,619.713
Ground-to-grid:
0.999662582
Delta Alpha: -00°11'25.60"
NMSP CENTRAL ZONE
NAD 83

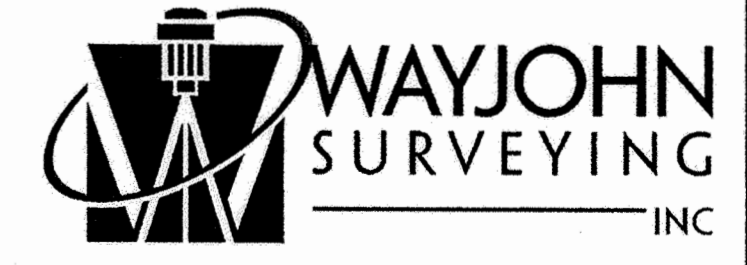


MONUMENT LEGEND:

- o = FOUND/SET MONUMENT AS NOTED:
- A: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"
- B: FOUND "+" IN CONCRETE
- C: FOUND PK NAIL AND DISK "PS 14269"
- D: FOUND #4 REBAR - NO CAP
- E: UNABLE TO SET



THOMAS D. JOHNSTON
NEW MEXICO
REGISTERED SURVEYOR
14269



WAYJOHN
SURVEYING
INC

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

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