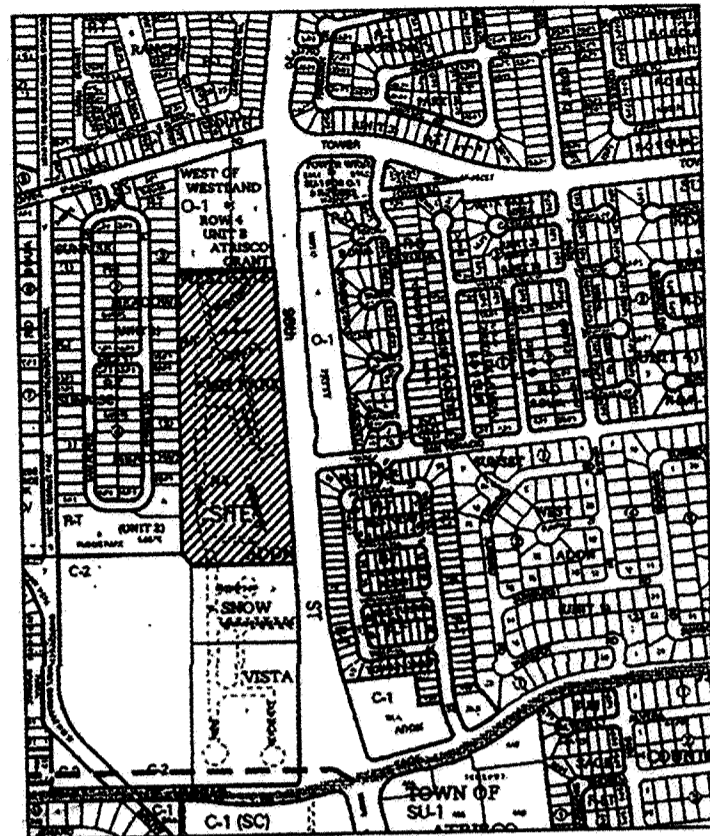


VICINITY MAP (L-9) NO SCALE



- SUBDIVISION DATA**
1. DRB Project No.
 2. Zone Atlas Index No. L-9
 3. Gross acreage 14.2993 Ac.
 4. Existing number of lots 1
Replatted number of lots 1

PURPOSE OF PLAT

This plat has been prepared for the purpose of vacating an existing waterline easement and granting a new exclusive waterline easement.

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.
4. SEE SHEET 2 FOR EASEMENT NOTES.

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.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1 009 056 079 047 30103

PROPERTY OWNER OF RECORD:
DEEMER PROPERTIES NM LLC
BERNALILLO COUNTY TREASURER'S OFFICE

Suzanne Hernandez 09/21/2016

DOC# 2016089585
09/21/2016 01:56 PM Page: 1 of 2
PLAT A: \$25.00 B: 2016C P: 0116 M. Toulouse Oliver, Bernalillo Cour

COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

A tract of land within projected Sections 28 and 33, T10N, R2E, N.M.P.M., in the City of Albuquerque, New Mexico, within the Town of Atrisco Grant, comprising Tract 2-A, of WESTGATE MOBILE HOME PARK ADDITION, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico, in Plat Book 88, page 196, and more particularly described by metes and bounds as follows: BEGINNING at the Northeast corner of the property herein described, being a point on the Westerly right-of-way line of 98th Street, SW, from whence the ACS Monument "7_L9" (x=1,493,224.214, y=1,478,409.331, NMSP Central Zone, NAD 83) bears N 01° 25' 49" W, 253.99 feet distant;
THENCE along the Westerly right-of-way line of 98th Street SW, S 03° 23' 34" E, 1343.98 feet to the Southeast corner;
THENCE leaving said Westerly right-of-way line, N 89° 56' 44" W, 464.00 feet to the Southwest corner;
THENCE N 21° 15' 19" W, 124.34 feet;
THENCE N 00° 16' 16" W, 1223.06 feet to the Northwest corner;
THENCE N 89° 41' 46" E, 423.76 feet to the point of beginning and containing 14.2993 acres, more or less.

PLAT OF
**TRACT 2-A-1, WESTGATE
MOBILE HOME PARK**

A REPLAT OF TRACT 2-A, WESTGATE MOBILE HOME PARK
WITHIN PROJECTED SECTIONS 28 AND 33, T. 10 N., R. 2 E., N.M.P.M.
WITHIN THE TOWN OF ATRISCO GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY 2016

PROJECT NUMBER: 1010551

Application number: 16DRB-70284

City Approvals:

- | | |
|---|-------------------|
| <i>Steven A. Rianhoover</i> F.S.
City Surveyor | 8/1/16
Date |
| <i>Ronald M. Reed</i>
Traffic Engineering, Transportation Division | 8/10/16
Date |
| <i>Keith Cadore</i>
ABCWUA | 08/10/16
Date |
| <i>Carol S. Dumont</i>
Parks and Recreation Department | 8-10-16
Date |
| <i>Albil</i>
AMAFCA | 8-10-16
Date |
| <i>Albil</i>
City Engineer | 8-10-16
Date |
| <i>Paul Chis</i>
DRB Chairperson, Planning Department | 9-14-16
Date |
| Utility Company Approvals: | |
| <i>Lernando Vigil</i>
PNM | 9-12-16
Date |
| <i>[Signature]</i>
CenturyLink | 8/12/2016
Date |
| <i>[Signature]</i>
Comcast | 8/12/16
Date |
| <i>Chris Salgado</i>
New Mexico Gas Company | 8-12-16
Date |

FREE CONSENT

The platting of the property as described above and granting of all easements 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.

Jim Deemer 7/28/16
Jim Deemer, authorized representative of Deemer Properties NM, LLC Date

ACKNOWLEDGMENT

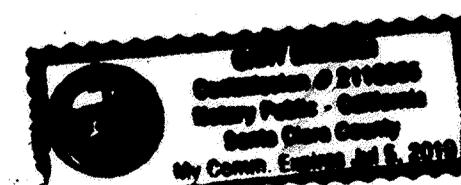
STATE OF **CALIFORNIA**
COUNTY OF **SANTA CLARA**

On this 28 day of July, 2016, the foregoing instrument was acknowledged by:
Jim Deemer, authorized representative of Deemer Properties NM, LLC,
a New Mexico Limited Liability Company.

My Commission expires

Notary Public

[Signature] 7/5/2019



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 May 1, 2007 and is true and correct to the best of my knowledge and belief.

[Signature] 7.26.2016
Thomas D. Johnston, N.M.P.S. No. 14269 Date

	330 LOUISIANA BLVD., N.E. ALBUQUERQUE, N.M. 87108 PHONE: (505) 255-2052 FAX: (505) 255-2887		
INDEXING INFORMATION FOR COUNTY CLERK OWNER: DEEMER PROPERTIES NM LLC LOCATION: PROJECTED SECTIONS 28 & 33 T. 10 N., R. 2 E. WESTGATE MOBILE HOME PARK	DRAWN: T R J CHECKED: T D J	SCALE: 1" = 100'	FILE NO. SP-6-01-2016 DRAWING NO. SP60116.DWG 20 JUL 2016 SHEET 1 OF 2