

VICINITY MAP (K-14) NO SCALE



COUNTY CLERK RECORDING LABEL HERE

PLAT OF  
**LOT 12-A, BLOCK 37**  
**NM TOWN COMPANY'S ORIGINAL**  
**TOWNSITE OF ALBUQUERQUE**

A REPLAT OF LOTS 6 THRU 12, BLOCK 37,  
 NM TOWN COMPANY'S ORIGINAL TOWNSITE OF ALBUQUERQUE  
 WITHIN PROJECTED SECTION 20, T. 10 N., R. 3 E., N.M.P.M.  
 WITHIN THE TOWN OF ALBUQUERQUE GRANT  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 AUGUST 2015

**SURVEY LEGAL DESCRIPTION**  
 Lots numbered Six (6), and Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11) and Twelve (12) in Block numbered Thirty-seven (37) of the NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE of Albuquerque, New Mexico, as the same are shown and designated on the Map of said Townsite, filed in the Office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico, December 29, 1882 in Volume D, Folio 140, and being more particularly described as follows:  
 BEGINNING at the Northeast corner of the property herein described, being a point on the Southerly right-of-way line of Lead Avenue, SW, from whence the ACS Monument "18\_K14" (x=1,521,576.548; y=1,486,053.605, NMSP Central Zone, NAD 83) bears N 44° 31' 08" E, 1321.32 feet distant; THENCE leaving said Southerly right-of-way line, S 09° 02' 19" W, 142.00 feet to the Southeast corner, being a point on the Northerly right-of-way of a public alley; THENCE along said Northerly right-of-way line, N 80° 57' 41" W, 175.00 feet to the Southwest corner, being the point of intersection of said Northerly right-of-way line and the Easterly right-of-way line of 3rd Street, SW; THENCE along said Easterly right-of-way line, N 09° 02' 19" E, 142.00 feet to the Northwest corner, being the intersection of said Easterly right-of-way line and said Southerly right-of-way line; THENCE along said Southerly right-of-way line, S 80° 57' 41" E, 175.00 feet to the Point of Beginning and containing 0.5705 acres, more or less.

PROJECT NUMBER: \_\_\_\_\_  
 Application Number: \_\_\_\_\_  
 City Approvals: \_\_\_\_\_

*Soren A. Rinderson* P.S. 8/10/15  
 City Surveyor Date

Traffic Engineering, Transportation Division \_\_\_\_\_ Date

ABCWUA \_\_\_\_\_ Date

Parks and Recreation Department \_\_\_\_\_ Date

AMAFA \_\_\_\_\_ Date

City Engineer \_\_\_\_\_ Date

DRB Chairperson, Planning Department \_\_\_\_\_ Date

Utility Company Approvals:

PNM \_\_\_\_\_ Date

CenturyLink \_\_\_\_\_ Date

Comcast \_\_\_\_\_ Date

New Mexico Gas Company \_\_\_\_\_ Date

**SUBDIVISION DATA**

1. DRB Project No.
2. Zone Atlas Index No. K-14
3. Gross acreage 0.5705 Ac.
4. Existing number of lots 7  
 Replatted number of lots 1

**PURPOSE OF PLAT**

This plat has been prepared for the purpose of creating one lot from ten lots.

**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.

**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 subaurface), 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.

PROJECT: 1010574  
 DATE: 8-19-15  
 APP: 15-70283  
 REQUEST: P&F (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.

*Gloria Salazar* 10 Aug 2015  
 Gloria Salazar, authorized representative of Legacy Innovations, LLC Date

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO )  
 ) ss  
 COUNTY OF BERNALILLO )

On this 10 day of August, 2015, the foregoing instrument was acknowledged by:  
 Gloria Salazar, authorized representative of Legacy Innovations, LLC

My Commission expires 4.2.2019

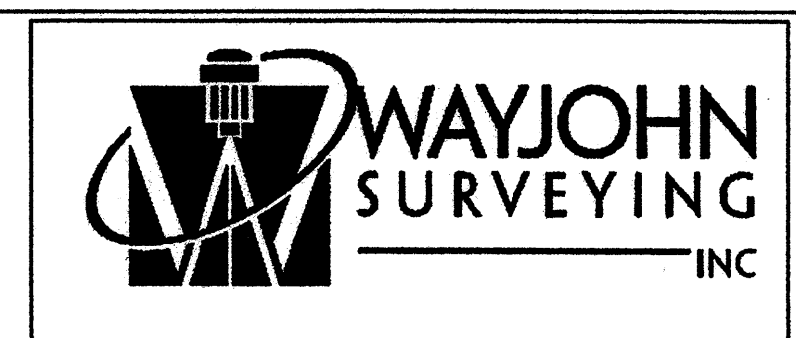
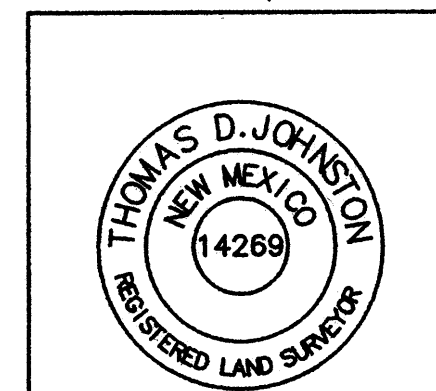
*Thomas R. Johnson*  
 Notary Public



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

*Thomas D. Johnston* 8.10.15  
 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: LEGACY INNOVATIONS LLC LOCATION: SEC. 20, T.10 N., R.3 E., N.M.P.M.; NM TOWN COMPANY'S ORIGINAL TOWNSITE OF ALBUQUERQUE	DRAWN: T R J CHECKED: T D J DRAWING NO. SP70215.DWG	SCALE: 1" = 20' 5 AUG 2015	FILE NO. SP-7-02-2015 SHEET 1 OF 2
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FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY  
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
 UPC# 1 014 057 193 307 21115, 1 014 057 193 300 21116,  
 1 014 057 202 302 21114  
 PROPERTY OWNER OF RECORD:  
 LEGACY INNOVATIONS LLC & THE ESTATES OF REBECCA SALAZAR  
 BERNALILLO COUNTY TREASURER'S OFFICE

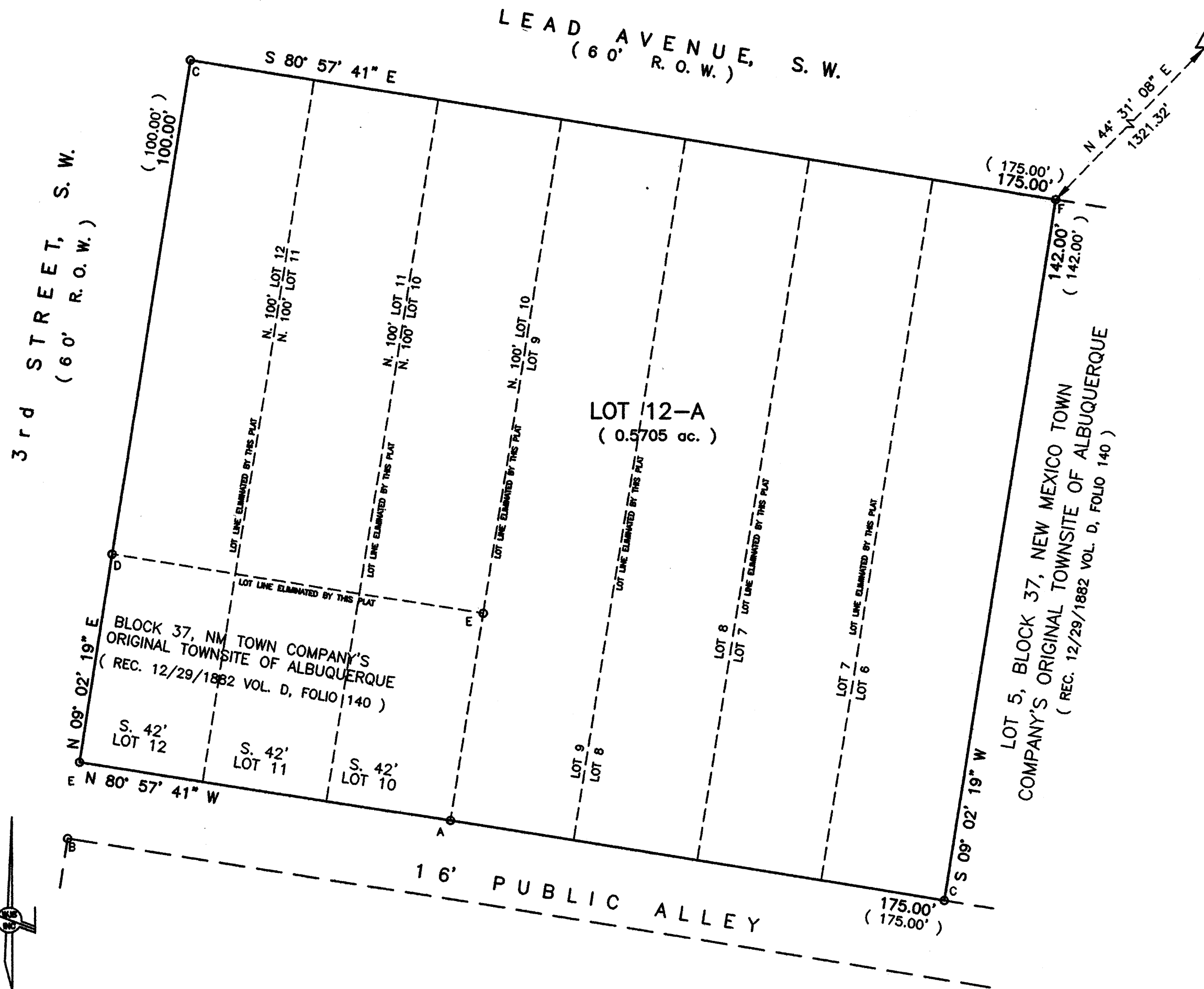
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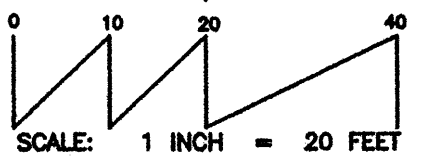
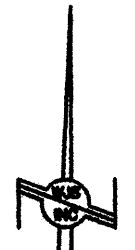
ACS MONUMENT "18\_K14"  
 x=1,521,576.548  
 y=1,486,053.605  
 Ground-to-grid:  
 0.99968266  
 Mapping Angle:  
 -00°13'41.97"  
 NMSP CENTRAL ZONE  
 NAD 83

COUNTY CLERK RECORDING LABEL HERE

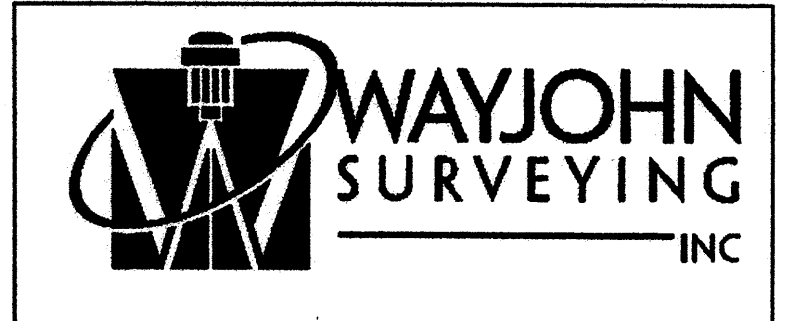
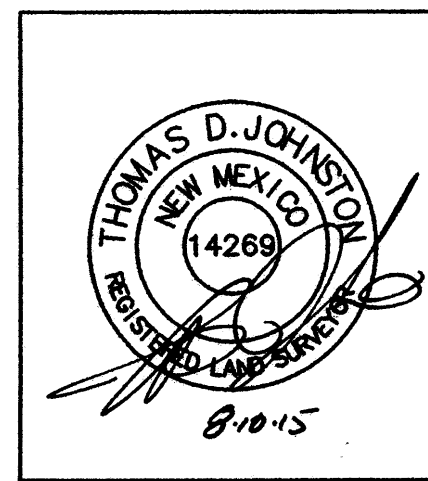


BLOCK 37, NM TOWN COMPANY'S  
 ORIGINAL TOWNSITE OF ALBUQUERQUE  
 ( REC. 12/29/1882 VOL. D, FOLIO 140 )

LOT 5, BLOCK 37, NEW MEXICO TOWN  
 COMPANY'S ORIGINAL TOWNSITE OF ALBUQUERQUE  
 ( REC. 12/29/1882 VOL. D, FOLIO 140 )



- MONUMENT LEGEND:**
- = FOUND/SET MONUMENT AS NOTED:
  - A: FOUND #4 REBAR - NO CAP
  - B: FOUND #5 REBAR - NO CAP
  - C: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
  - D: SET PK NAIL AND DISK "PS 14269"
  - E: SET "+" IN CONCRETE
  - F: TAGGED FENCE POST AT CORNER



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 1" = 20'  
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FILE NO.  
 SP-7-02-2015  
 SHEET 2 OF 2

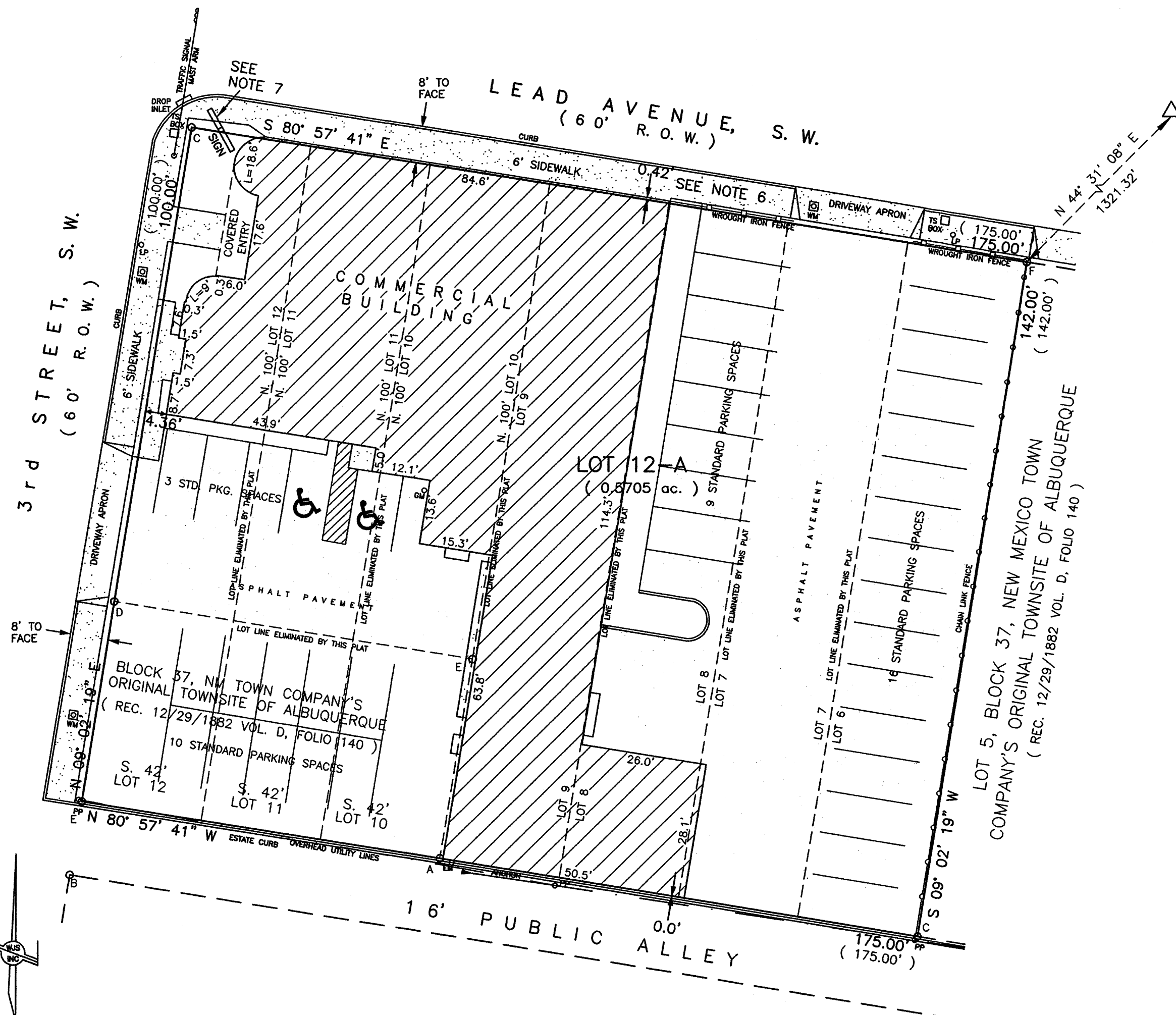
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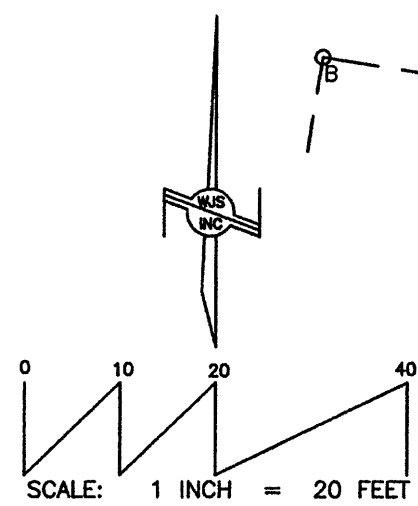
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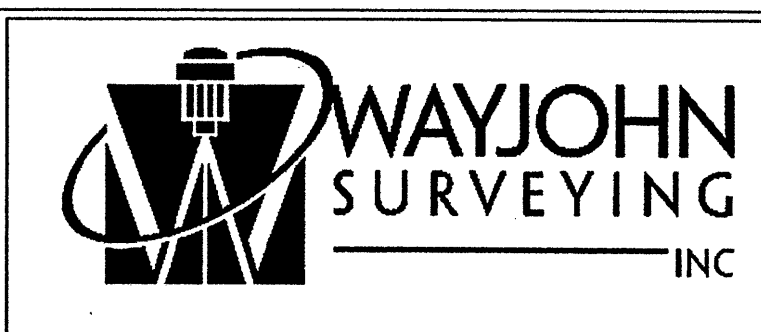
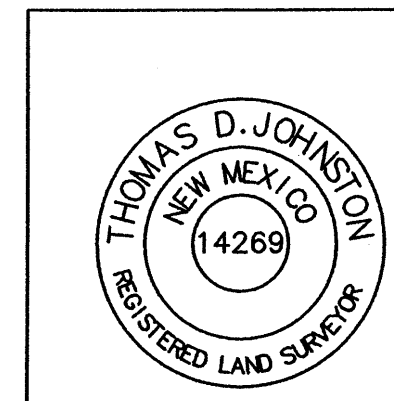
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 CONDITIONS



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