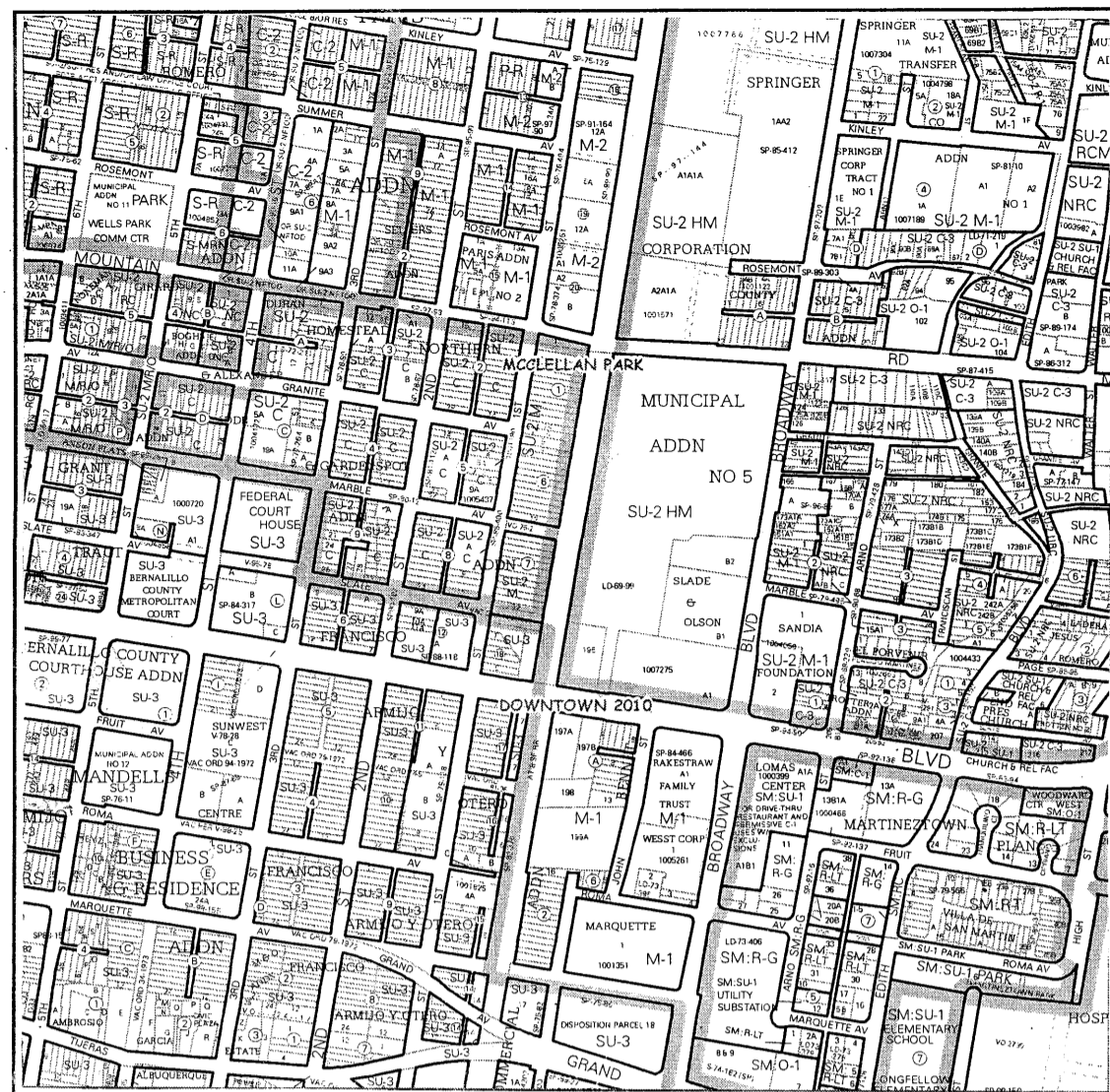


**PLAT OF
LOTS 1A, 2A & 3A
NORTHERN ADDITION**
BEING A REPLAT OF LOTS 1 THRU 12
BLOCKS 6 & 7 NORTHERN ADDITION
SECTION 17, T. 10 N., R. 3 E., N.M.P.M.,
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JULY, 2015



VICINITY MAP
ZONE ATLAS J-14-Z

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 DBA CENTURY LINK 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, 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 GRANOR 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, STRUCTURES SHALL BE ERCTED 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 TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE NOR 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.

UTILITY APPROVALS

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)	DATE
QWEST CORPORATION DBA CENTURY LINK QC	DATE
COMCAST CABLE	DATE
NEW MEXICO GAS COMPANY (NMGC)	DATE

LEGAL DESCRIPTION

LOTS ONE (1) THRU TWELVE (12), IN BLOCKS SIX (6) AND SEVEN (7) OF THE NORTHERN ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 8, 1992, IN BOOK C00, PAGE 15 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED BEING A POINT ON EASTERLY RIGHT OF WAY LINE OF FIRST STREET N.W. FROM WHICH POINT A TIE TO A.C.S. MONUMENT "17-J14" BEARS S.13°23'00"W., A DISTANCE OF 2269.04 FEET AND RUNNING THENCE FROM SAID BEGINNING POINT, ALONG SAID EASTERLY RIGHT OF WAY, N.00°00'00"E., A DISTANCE OF 475.00 FEET TO AN ANGLE POINT, THENCE, N.00°05'22"E., A DISTANCE OF 235.59 FEET TO THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE, LEAVING SAID RIGHT OF WAY, S.89°59'59"E., A DISTANCE OF 201.11 FEET TO THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE, S.00°04'53"W., A DISTANCE OF 235.59 FEET TO AN ANGLE POINT OF THE PARCEL HEREIN DESCRIBED; THENCE, S.00°06'17"W., A DISTANCE OF 475.00 FEET TO AN ANGLE POINT OF THE PARCEL HEREIN DESCRIBED; THENCE, S.00°01'14"W., A DISTANCE OF 301.00 FEET TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE, N.90°00'00"W., A DISTANCE OF 200.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FIRST STREET N.E. AND ALSO BEING THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED AND BEING THE SAME POINT AS BEGINNING. SAID PARCEL CONTAINS 3.2772 ACRES (142,754.78 SQUARE FEET) MORE OR LESS.

FREE CONSENT

SURVEYED AND REPLATTED AS SHOWN HEREON, AND NOW TO BE DESIGNATED AS LOTS 1A, 2-A & 3-A NORTHERN ADDITION, WITH THE CONSENT OF AND IN ACCORDANCE WITH THE DESIRES AND WISHES OF THE UNDERSIGNED OWNERS THEREOF, THE UNDERSIGNED HAVE REPRESENTED THEMSELVES TO HAVE COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE AND ACKNOWLEDGE THAT THIS PLAT IS WITHIN THE COVENANTS AND RESTRICTIONS ON THIS PROPERTY. THE UNDERSIGNED ALSO CONSENT TO THE GRANTING OF ALL EASEMENTS SHOWN HEREON.

BILL C. CARROLL DATE

NOTARY ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2015.
BY: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SUBDIVISION DATA/NOTES

1. PLAT WAS COMPILED FROM A FIELD SURVEY AND EXISTING RECORD INFORMATION.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983 AND ARE BASED UPON ACS MONUMENTS "17-J14" AND "4-J14", AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. DATA WITHIN PARENTHESES () ARE RECORD PER PLAT FILED IN BOOK B3, PAGE 15.
6. GROSS ACREAGE = 3.2772 ACRES.
7. NUMBER OF EXISTING TRACTS = 24.
8. NUMBER OF TRACTS CREATED = 3.
9. PROPERTY SURVEYED JULY, 2015.
10. ALL CORNERS SET WITH 1/2" REBAR AND CAP LS#13240 UNLESS OTHERWISE INDICATED.
11. IT IS HEREBY CERTIFIED THAT THE ABOVE PROPERTY IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD BOUNDARY IN ACCORDANCE WITH CURRENT BERNALILLO COUNTY FLOOD INSURANCE RATE MAP DATED SEPTEMBER 25, 2008, ZONE "X", MAP PANEL 35001C0334 G.
12. NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANYTIME AS SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERCTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THE PROPOSED PLAT.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO CREATE THREE (3) TRACTS FROM TWENTY-FOUR (24) EXISTING TRACT.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC NO. _____

PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY TRESURERS OFFICE _____

APPROVALS CDRA CASE: SRP - _____

CITY SURVEYOR _____ DATE _____

REAL PROPERTY DIVISION _____ DATE _____

ENVIRONMENTAL HEALTH DEPARTMENT _____ DATE _____

PARKS & RECREATION DEPARTMENT _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

A.M.A.F.C.A. _____ DATE _____

A.B.C.W.U.A. _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

SURVEYORS CERTIFICATION

I, MICHAEL T. SHOOK, A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR THE PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE BERNALILLO COUNTY SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO (EFFECTIVE NOVEMBER 1, 1989 AND REVISIONS FEBRUARY 2, 1994 TO MAY 1, 2007), AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Michael T. Shook
MICHAEL T. SHOOK NMLS NO. 13240

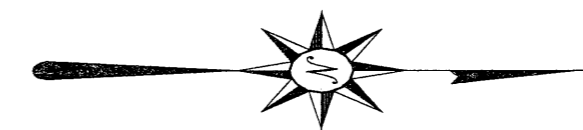
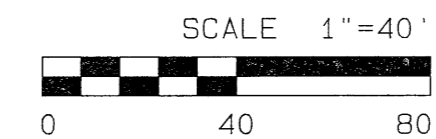
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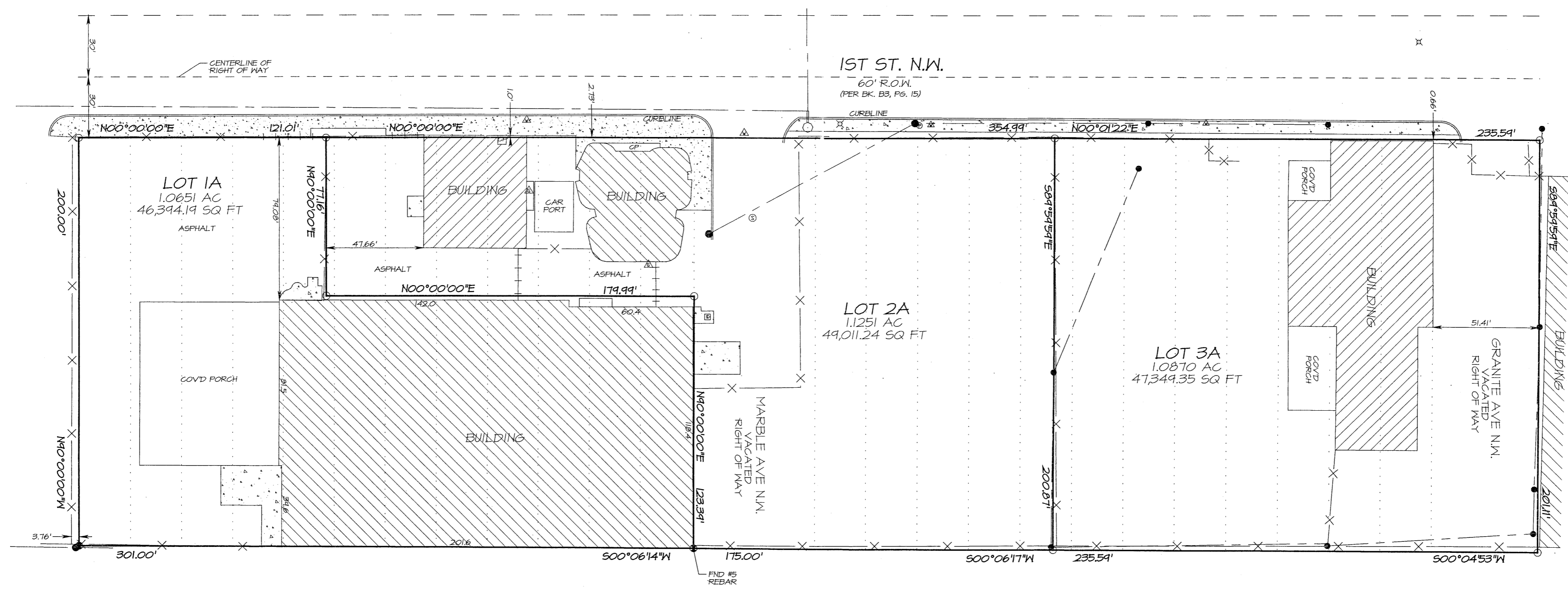
PROJECT
L15-1899

PROJECT 1010587
DATE: 9-9-15
APP: 15-70311
REQUEST: SK

PLAT OF
LOTS 1A, 2A & 3A
NORTHERN ADDITION
 BEING A REPLAT OF LOTS 1 THRU 12
 BLOCKS 6 & 7 NORTHERN ADDITION
 SECTION 17, T. 10 N., R. 3 E., N.M.P.M..
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JULY, 2015



LEGEND	
	WATER METER
	GAS METER
	ELEC. BOX
	SANITARY SEWER
	PHONE RISER
	FIRE HYDRANT
	POWER POLE
	OVERHEAD UTILITIES
	GATE
	FENCE
	LOT LINES TO BE ELIMINATED
	CONCRETE



ADVANTAGE
SURVEYING
 243-1212 OFFICE
 248-0833 FAX

PROJECT
L15-1899