

VICINITY MAP

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DEED THE SOUTH HALF OF THE SIXTEEN (16') FOOT ALLEY TO THE NORTHERN ADJOINING PROPERTY.

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY, DATE OF FIELD WORK, SEPTEMBER 10, 2015.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON ACSM CONTROL MONUMENT 14_J13 AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS ON RECORDED PLAT.
5. BEARINGS AND DISTANCES IN PARENTHESIS () ARE PER THE PLAT OF ROEHL'S GARDEN ADDITION, FILED MAY 8, 1925, VOLUME D1, FOLIO 51, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

RECORD BEARINGS & DISTANCE ARE IN PARENTHESIS () WHERE DIFFERENT FROM FIELD SURVEY.

6. GROSS AREA: 0.1263 ACRES
7. NUMBER OF EXISTING LOTS: ONE (1)
8. NUMBER OF LOTS CREATED: ONE (1)
9. NO PROPERTY WITHIN THE AREA OF THIS 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.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON UPC#:

PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE:

LEGAL DESCRIPTION

The North Fifty Five feet (N.55') of Lots numbered Seven (7) and Eight (8) in Block numbered Three (3) of ROEHL'S GARDEN ADDITION to the City of Albuquerque, New Mexico, as the same are shown and designated on the map of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 8, 1925,

and

The South half of the vacated east-west alley in Blocks Three (3) and Four (4), ROEHL'S GARDEN ADDITION to the City of Albuquerque, New Mexico, as the same appears on the map and plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 8, 1925, said alley having been vacated by the City of Albuquerque, bu Ordinance No. 14-1969 filed January 31, 1969, in Volume 127 Misc., Page 755, Bernalillo County, New Mexico.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER(S) SIGNATURE: DATE:

OWNER(S) PRINT NAME:

ADDRESS: TRACT:

ACKNOWLEDGMENT
STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } .SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF , 2014.

BY:

MY COMMISSION EXPIRES:

OWNER(S) SIGNATURE: NOTARY PUBLIC
DATE:

OWNER(S) PRINT NAME:

ADDRESS: TRACT:

ACKNOWLEDGMENT
STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } .SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF , 2014.

BY:

MY COMMISSION EXPIRES:

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) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM 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.

PLAT OF

NORTH 55' OF LOTS 7 and 8, BLOCK 3

ROEHL'S GARDEN ADDITION

SECTION 18, T 10 N, R 3 E., N.M.P.M.

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

NOVEMBER 2015

SHEET 1 OF 2

PROJECT No. APPLICATION No.

CITY SURVEYOR DATE

TRAFFIC ENGINEERING DATE

PARKS & RECREATION DEPARTMENT DATE

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

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

CITY ENGINEER DATE

ENVIRONMENTAL HEALTH DEPARTMENT DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

UTILITY APPROVALS

P.N.M. ELECTRIC SERVICES DATE

NEW MEXICO GAS COMPANY DATE

QWEST CORPORATION D/B/A CENTURYLINK QC DATE

COMCAST CABLE COMMUNICATION, INC. DATE

SURVEYOR'S CERTIFICATION

I, ANTHONY L. HARRIS, A DULY QUALIFIED REGISTERED PROFESSIONAL LAND 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 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 ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ANTHONY L. HARRIS DATE
NEW MEXICO PROFESSIONAL SURVEYOR, 11463

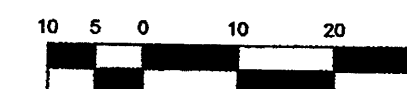
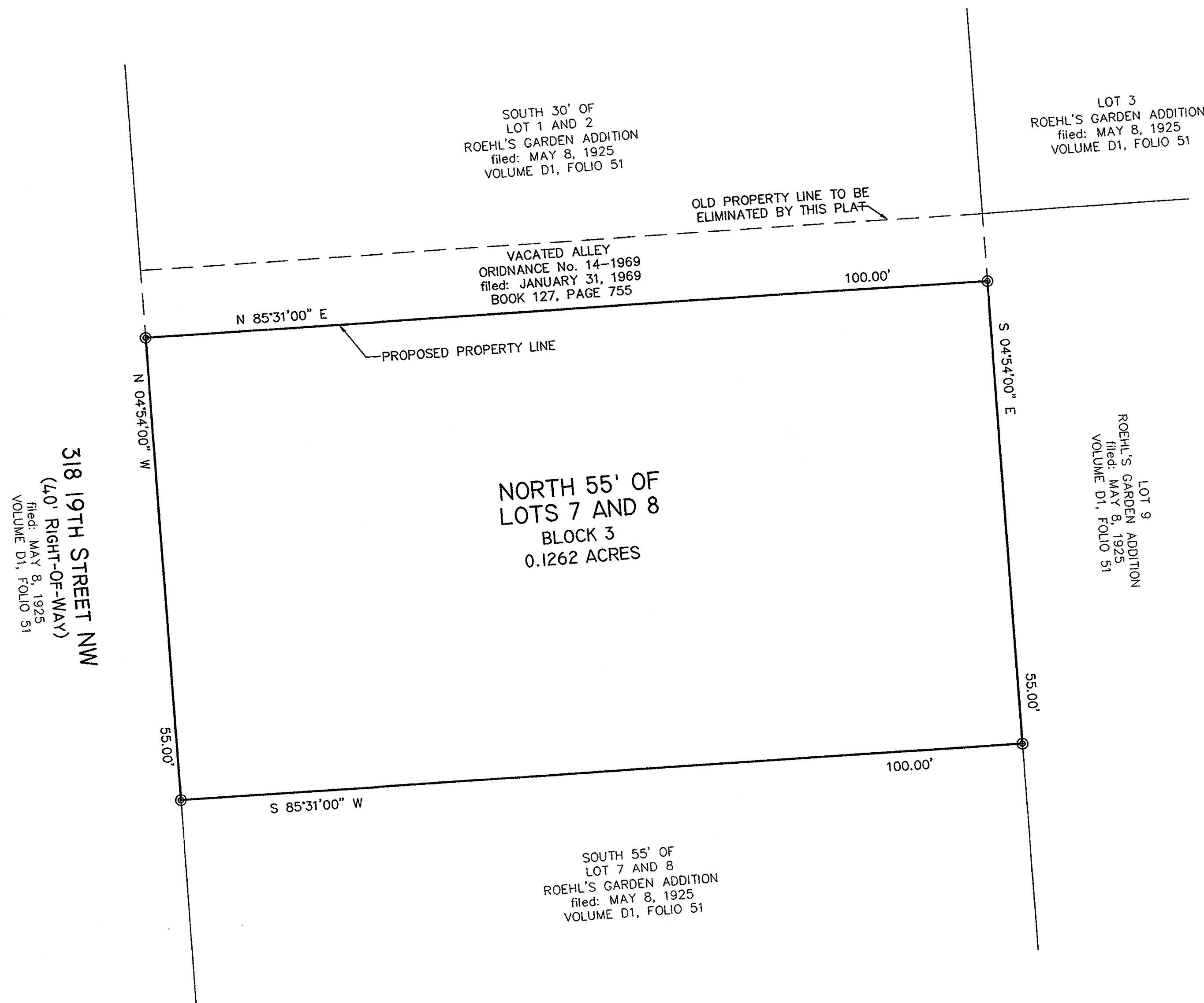
THE SURVEY OFFICE, LLC

333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO 87102

PHONE: (505) 998-0303
FAX: (505) 998-0306

PLAT OF

NORTH 55' OF LOTS 7 and 8, BLOCK 3
ROEHL'S GARDEN ADDITION
SECTION 18, T 10 N, R 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 2015
SHEET 1 OF 2



SCALE: 1" = 10'
PROJECT #1510SDR30
DRAWN BY: SDR

MONUMENT LEGEND

- - FOUND MONUMENT AS NOTED
- ⊙ - SET 1/2" REBAR W/PLASTIC CAP STAMPED "PLS 11463" UNLESS OTHERWISE NOTED

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SKETCH PLAT OF

NORTH 55' OF LOTS 7 and 8, BLOCK 3

ROEHL'S GARDEN ADDITION

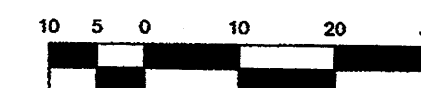
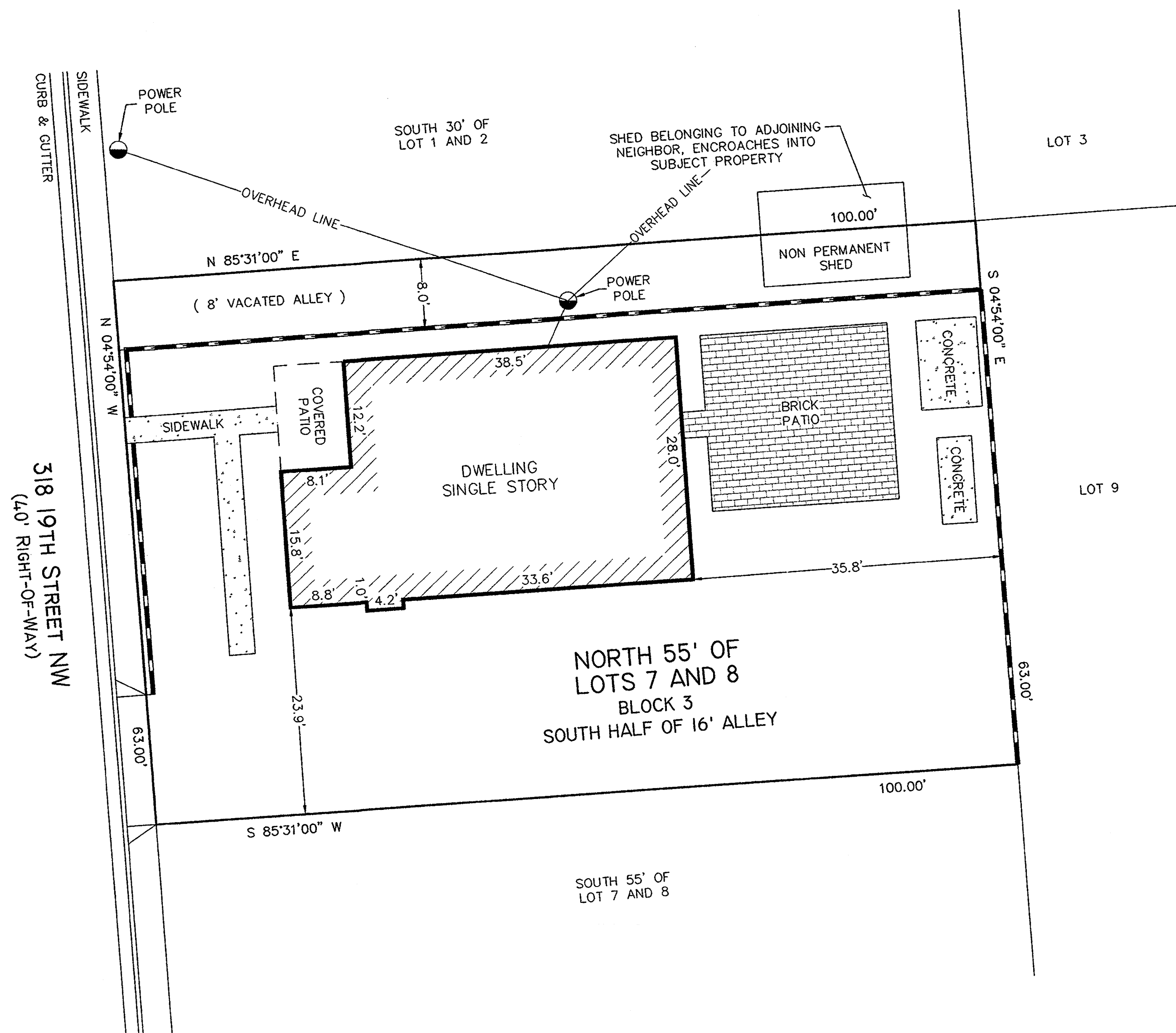
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CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

NOVEMBER 2015

SHEET 1 OF 2



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