



VICINITY MAP ZONE ATLAS PAGE G-15

UTILITY APPROVALS:

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, 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 COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, 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 GRANTOR FOR THE PURPOSE SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASMENT 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 STRUCTURES SHALL BE ERRECTED 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 POOL, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/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.

Signatures and dates for utility approvals:
Leonardo Vigil, PUBLIC SERVICE CO. OF NEW MEXICO, 11-16-15
QWEST COMMUNICATIONS, 11/18/15
NEW MEXICO GAS COMPANY, 11-10-15
COMCAST CABLE, 11/18/15

LEGAL DESCRIPTION:

Lots numbered Sixteen (16), Seventeen (17), Eighteen (18) and Nineteen (19) in Block lettered "A" of the MONKBRIDGE ADDITION, as the same are shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on April 13, 1937 in Plat Book C2, Page 155.

FREE CONSENT:

The undersigned owner(s) do hereby consent to the platting of said property as shown hereon and the same is with their free consent and in accordance with their desires. The undersigned individuals hereby represent themselves as authorized to so act. The undersigned hereby grant the easement(s) as shown and noted hereon. The undersigned warrant that they hold among them complete and indefeasible title in fee simple to the subdivided property.

Signature of Joseph Gonzales, for J & M Discount Towing LLC

ACKNOWLEDGEMENT

State of New Mexico)
County of Bernalillo)

This instrument was acknowledged before me on NOV. 5, 2015.

BY: Joseph Gonzales

My Commission expires: 7/27/2016

Official Seal of Gary E. Gritsko, Notary Public, State of New Mexico. My Commission Expires 7/27/2016.

SURVEYOR'S CERTIFICATE:

I, Gary E. Gritsko, a duly qualified New Mexico 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 it shows all easements as shown on the plat of record or made known to me by the owners of the subdivision shown hereon, utility companies and other parties expressing an interest and that it meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further that it 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.

Signature of Gary E. Gritsko, October 15, 2015, Gary E. Gritsko, N.M.P.S. No. 8686

COUNTY CLERK RECORDING STAMP

DOC# 2015106369
12/09/2015 12:46 PM Page: 1 of 2
PLAT R-326 00 B: 2015C P: 0161 M: Toulouse Oliver, Bernalillo Cour

PLAT OF
LOT 16-A, Block A
MONKBRIDGE ADDITION
formerly Lots 16, 17, 18 & 19, Block A.
Town of Albuquerque Grant
projected Section 4, T.10N., R.3E., N.M.P.M.
City of Albuquerque, Bernalillo County, New Mexico
November 2015

PURPOSE OF PLAT:

The purpose of this plat is to combine four existing lots into one new lot.

CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD APPROVALS:

PROJECT NO. 1010665 APPLICATION NO. 15-DRB-70413

Signatures and dates for city approvals:
DRB Chairperson, Planning Department: 11-19-15
Parks & Recreation Department: 11-18-15
A.B.C.W.U.A.: 11/18/15
A.M.A.F.C.A.: 11-18-15
City Engineer: 11-18-15
Traffic Engineering: 11/18/15
City Surveyor: 11/6/15

BERNALILLO COUNTY TREASURER'S CERTIFICATE:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: 101506001523931527
J&M Discount Towing LLC
PROPERTY OWNER OF RECORD
Bernalillo County Treasurer, 12/9/15



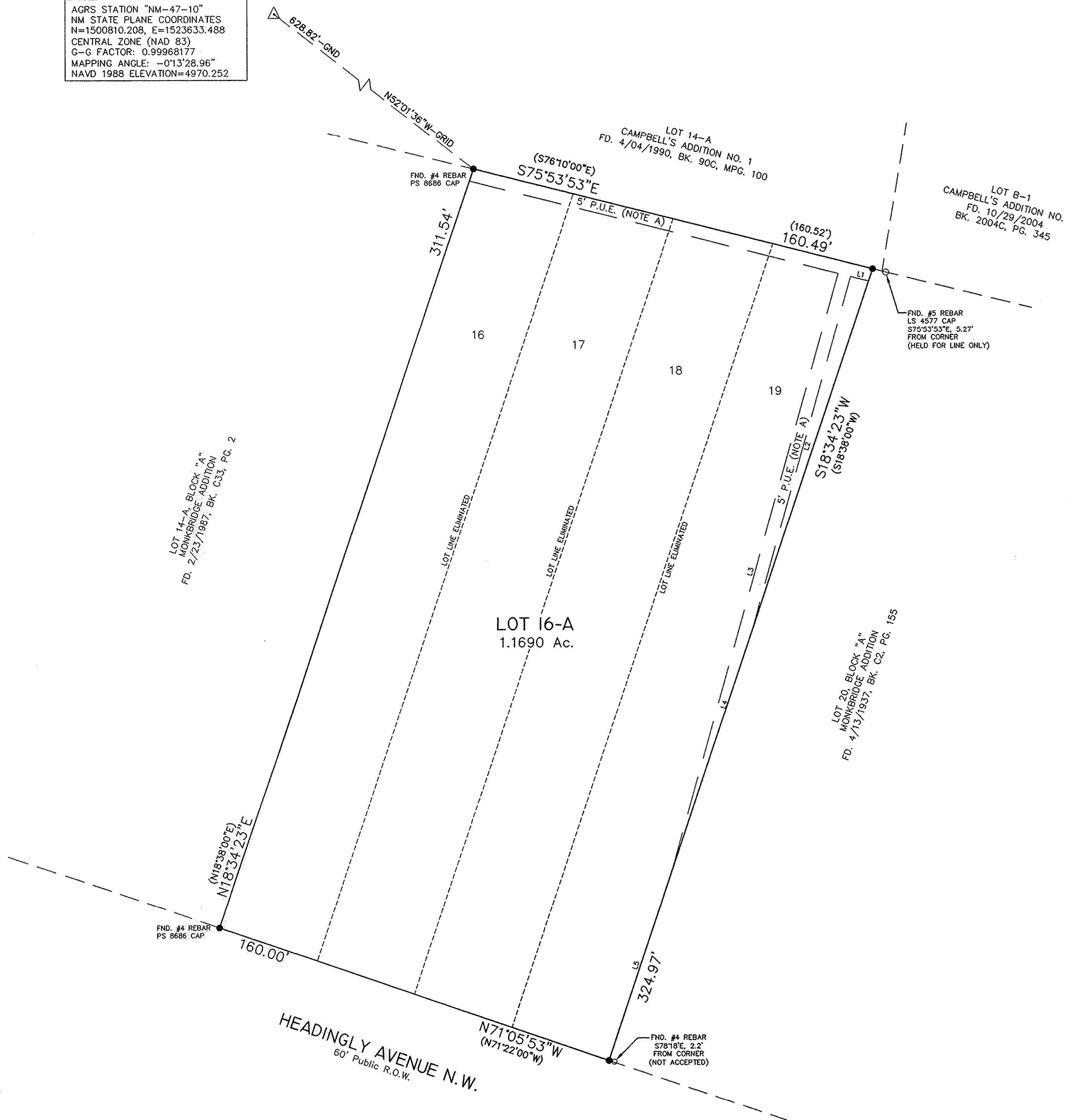
ALPHA PRO SURVEYING, LLC
1436 32ND CIRCLE SE, RIO RANCHO, NEW MEXICO 87124
GARY@ALPHAPROSURVEYING.COM 505-892-1076
DRAWN BY: GG FILE NO: 15-196

AGRS STATION "NM-47-10"
 NM STATE PLANE COORDINATES
 N=1500810.208, E=1523633.488
 CENTRAL ZONE (NAD 83)
 G-G FACTOR: 0.99968177
 MAPPING ANGLE: -0°13'28.96"
 NAVD 1988 ELEVATION=4970.252

COUNTY CLERK RECORDING STAMP

DOCH 2015106369
 12/09/2015 12:46 PM Page: 2 of 2
 PLAT R:\$25.00 B: 2015C P: 0161 M. Toulouse Oliver, Bernalillo Cour

PLAT OF
 LOT 16-A, Block A
 MONKBRIDGE ADDITION
 formerly Lots 16, 17, 18 & 19, Block A,
 Town of Albuquerque Grant
 projected Section 4, T.10N., R.3E., N.M.P.M.
 City of Albuquerque, Bernalillo County, New Mexico
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SURVEY AND SUBDIVISION NOTES:

- Bearings are based on NM State Plane grid bearings, Central zone, NAD83, rotated at AGRS Control Station "NM 47-10"
- Distances are horizontal ground distances in US survey feet.
- Bearings and distances in parenthesis () are record measurements, where record data differs from measured data.
- This plat shows all easements of record made known to this surveyor.
- Gross subdivision area: 1.1690 acres, more or less
- Number of existing lots: 4
- Number of lots created: 1
- FLOOD NOTE: The property shown hereon is located in Zone X (Shaded), areas with reduced flood risk due to levees, according to the FEMA Flood Insurance Rate Map of Bernalillo County, New Mexico, Panel No. 35001C0332G, effective date September 26, 2008.
- SOLAR RESTRICTIONS: No property within the area of requested final action 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 or site development plan for subdivision. (Section 14-14-4-7)
- Reference documents:
 - Plat of Monkbridge Addition, filed April 13, 1937, Bk. C2, Pg 156.

EASEMENT NOTES:

- Five feet (5') wide Public Utility Easement granted by this plat.

LINE	LENGTH	BEARING
L1	7.25	S75°53'53"E
L2	143.54	S15°41'08"W
L3	242.53	S15°41'08"W
L4	99.25	S18°34'23"W
L5	76.78	S18°34'23"W

MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR WITH SURVEY CAP STAMPED "G. GRITSKO PS 8686" UNLESS OTHERWISE NOTED

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