

VICINITY MAP No. J-13

LOTS NUMBERED NINETEEN-A (19-A) AND TWENTY-A (20-A) IN BLOCK NUMBERED SEVENTEEN (17) OF THE PLAT OF TRACT A, LANDS OF CIBOLA ENERGY CORPORATION AND LOTS 19-A AND 20-A, BLOCK 17, PEREA ADDITION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, 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 24, 2008 IN PLAT BOOK 2008C, PAGE 97.

DESCRIPTION

THE PURPOSE OF THIS PLAT IS TO REPLAT TWO LOTS INTO ONE LOT AND GRANT ANY EASEMENTS AS SHOWN.

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 D/B/A CENTURYLINK 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.

PUBLIC UTILITY EASEMENTS

NOTES:

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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), QWEST D/B/A In approving this plat, Public Service Company of New Mexico (PNM), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, QWEST D/B/A CENTURYLINK 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.

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

CONSENT

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- WERE SET AT ALL PROPERTY CORNERS.
 THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
 TOTAL AREA OF PROPERTY:0.2074 ACRES.
 BASSIS OF BEARINGS IS THE NEW MEXICO STATE PLANE
 COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
 DISTANCES ARE GROUND, BEARINGS ARE GRID.
 BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
 NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COLVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCEL'S WITHIN THE AREA OF PROPOSED PLAT.
 PLATS USED TO ESTABLISH BOUNDARY.
 A: PLAT OF TRACT A LANDS OF CIBOLA ENERGY CORPORATION AND LOTS 19-A AND 20-A, BLOCK 17 PEREA ADDITION.
 FILED: APRIL 24, 2008, BOOK: 2008C, PAGE 97.
 B: PEREA ADDITION, FILED: MARCH 13, 1905, BOOK B, FOLIO 7. ANY
 - CORPORATION

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SI SIHI TO CERTIFY TAXES ARE CURRENT AND PAID 9

BY:

OWNERS NAME

COMMISSION

BY:

NOTARY

PUBLIC

THE SURVEY OFFICE, LLC 333 LOMAS BOULEVARD N.E. 4LBUQUERQUE, NEW MEXICO 87102

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

SHEET

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ANTHONY L. HARRIS. P.S. # 11463

COUNTY

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INSTRUMENT WAS ACKNOWLEDGED

BEFORE

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NOTARY PUBLIC

DATE

DAY

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ACKNOWLEDGMENT State of New M

NEW MEXICO

BERNALILLO > S.S.

PROPERTY BERNALILLO

TREASURER'S

PEREA 20-**>**-ADDITION **BLOCK**

PLAT

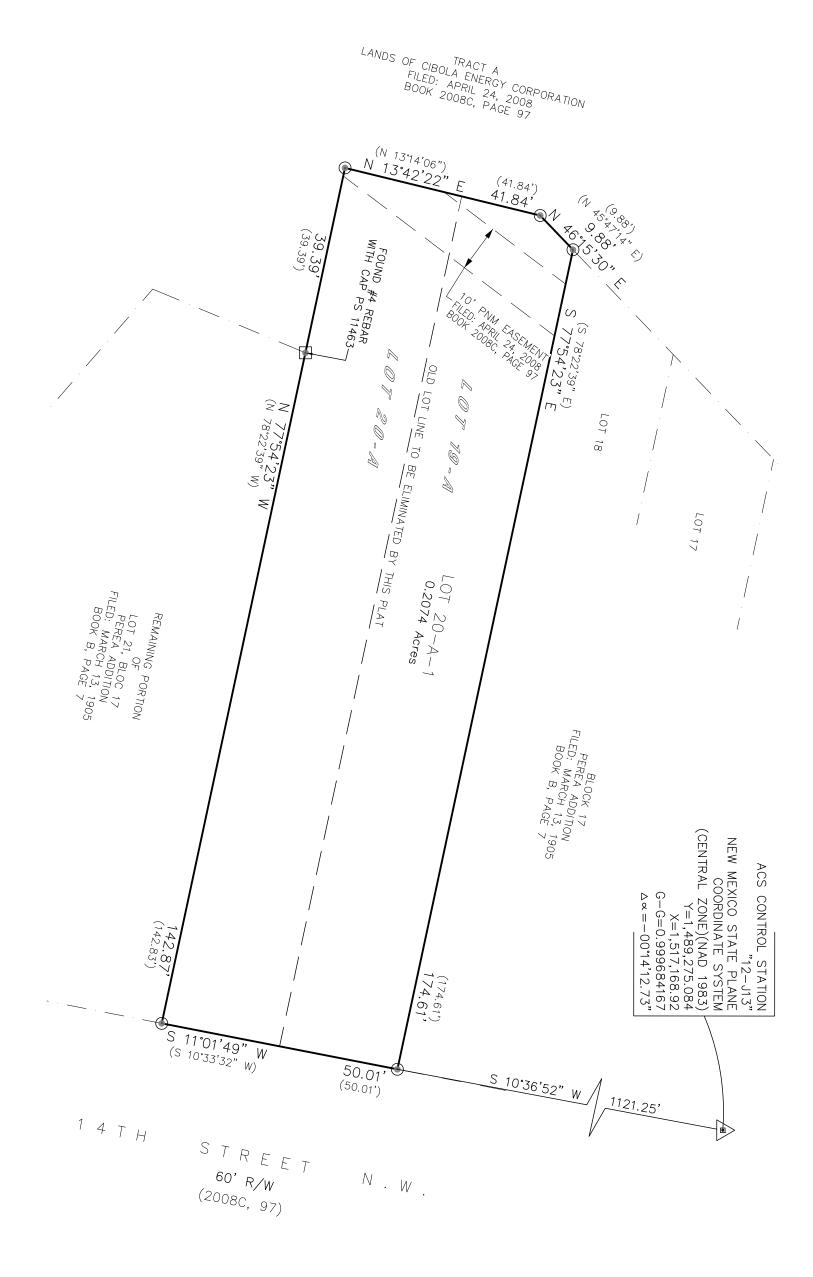
PROJECTED SECTION WITHIN
TOWN OF ALBUQUERQUE GRANT
ION 18, TOWNSHIP 10 NORTH, RANGE
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL 2016 RANGE \mathcal{C} EAST, N.M.P.M.

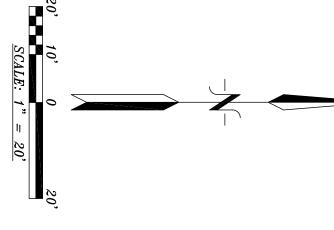
PROJECT NUMBER:APPLICATION NUMBER:	
1/ 0	
PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE
CITY APPROVALS:	
CITY SURVEYOR	DATE
*REAL PROPERTY DIVISION (CONDITIONAL)	DATE
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
SURVEYORS CERTIFICATE:	
STATE OF NEW MEXICO >S.S. COUNTY OF BERNALILLO >S.S. I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVLAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE AND MEET THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SERTH BY THE STATE OF NEW MEXICO.	SURVEYOR, UNDER THE THAT THE PLAT WAS VSIBLE FOR SAID PLAT OF THE ALBUQUERQUE EST OF MY KNOWLEDGE AND SURVEYS AS SET
GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THISDAY OF	

PLAT

PEREA 20 - A - 1**ADDITION BLOCK**

PROJECTED WITHIN
TOWN OF ALBUQUERQUE GRANT
SECTION 18, TOWNSHIP 10 NORTH, RANGE
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL 2016 \bigcirc EAST, N.M.P.M.





MONUMENT LEGEND

- FOUND MONUMENT AS NOTED

- SET 1/2" REBAR WITH I.D. CAP STAMPED "PS 11463"

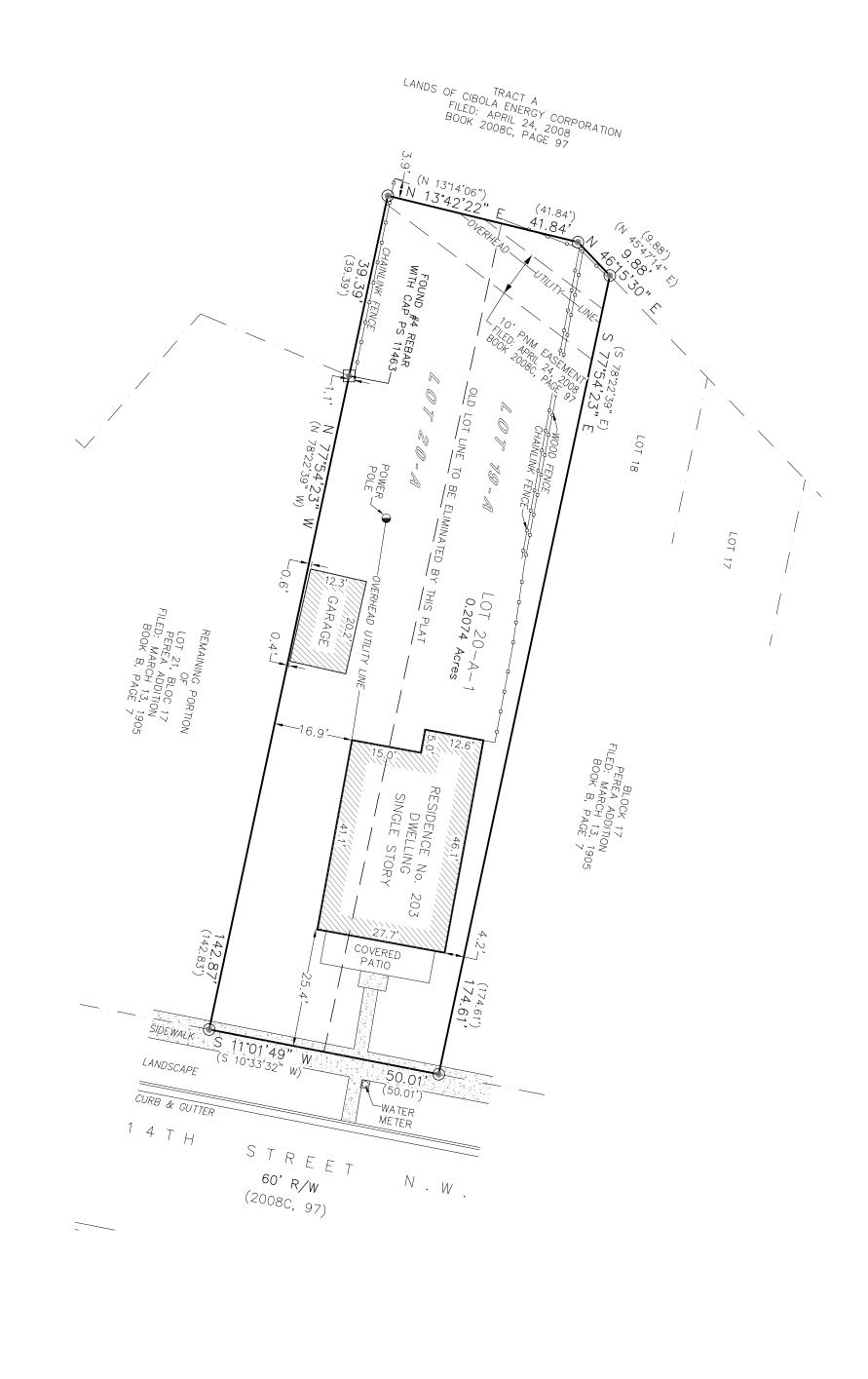
(a)

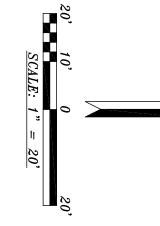
SKETCH PLAT

PEREA 20 - A - 1**ADDITION** BLOCK

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