

Purpose of Plat

- 1. SUBDIVIDE AS SHOWN HEREON.
- 2. GRANT EASEMENTS AS SHOWN HEREON.

Legal Description

LOT NUMBERED ONE (1) OF THE LANDS OF PAUL AND MARY F. SANCHEZ, IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS SHOWN ON THE PLAT OF SAID LANDS FILED FOR RECORD OCTOBER 22, 1986, IN BOOK C31, PAGE 180.

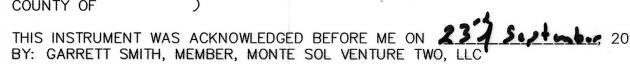
Free Consent

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND GRANT ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

GARRETT SMITH, MEMBER

MONTE SOL VENTURE TWO, LLC

STATE OF NEW MEXICO SS



OFFICIAL SEAL

CHARLES CALDERON

Notary Public

State of New Mexico
My Comm. Expires

By: Our	a	
NOTARY PUBLIC		

Indexing Information

Projected Section 12, Township 10 North, Range 2 East, N.M.P.M. within the Town of Albuquerque Grant Subdivision: Lands of Paul & Mary F. Sanchez Owner: Monte Sol Venture Two, LLC UPC #: 101205930039910702

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: _____

PROPERTY OWNER OF RECORD ______

BERNALILLO COUNTY TREASURER'S OFFICE ______

Subdivision Data

GROSS ACREAGE
ZONE ATLAS PAGE NO
NUMBER OF EXISTING LOTS
NUMBER OF LOTS CREATED
MILES OF FULL-WIDTH STREETS
MILES OF HALF-WIDTH STREETS
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE0.000 ACRES
DATE OF SURVEY

Notes

- 1. FIELD SURVEY PERFORMED IN AUGUST 2016.
- 2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND) USING GROUND TO GRID FACTOR OF 0.999684502.

Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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. <u>Public Service Company of New Mexico</u> ("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. <u>New Mexico Gas Company</u> for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. <u>Qwest Corp. d/b/a CenturyLink QC</u> for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. <u>Cable TV</u> 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.

<u>Disclaimer</u>

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 for
Lots 1A and 1B, Lands of
Paul and Mary F. Sanchez
Being Comprised of
Lot 1, Lands of
Paul and Mary F. Sanchez
City of Albuquerque
Bernalillo County, New Mexico
September 2016

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number: 1010934

Application Number:

PNM Electric Services

Plat Approvals:

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Cable One

City Approvals:

Sgran	1.	Reinhover	P.S.	9/26	,//
City Surveyo	r			7	7

Traffic Engineer

ABCWUA

Parks and Recreation Department

AMAFCA

City Engineer

DRB Chairperson, Planning Department

Surveyor's Certificate

"I, WILL PLOTNER JR., A 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, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES 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."

Will Plotner Jr.

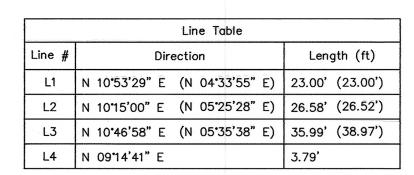
Will Plotner Jr. N.M.R.P.S. No. 14271

CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174 Phone (505) 896 - 3050 Fax (505) 891 - 0244



Sheet 1 of 2



Curve Table							
Curve #	Length	Radius	Delta	Chord Length	Chord Direction		
C1	37.11' (37.09')	40.00' (40.00')	53.09,39,	35.80'	S 18*40'39" E		
C2	37.07' (37.09')	40.00' (40.00')	53°05'57"	35.76	S 34*27'09" W		
С3	23.18' (23.18')	25.00' (25.00')	53'07'48"	22.36	S 34'26'14" W		
C4	23.56'	15.00'	89*59'59"	21.21'	N 35*45'20" W		
C5	23.56'	15.00'	90'00'00"	21.21'	N 5414'40" E		

Road NW

Easement Notes 1 EXISTING PRIVATE DRIVEWAY AND PRIVATE UTILITY EASEMENT (10/22/86,

- 2 PRIVATE ACCESS AND PRIVATE UTILITY AND PRIVATE DRAINAGE EASEMENTS BENEFITING LOT 1 TO BE MAINTAINED BY OWNER OF SAID LOT 1A GRANTED WITH THE FILING OF THIS PLAT.
- 3 EXISTING 12' PRIVATE WATER AND PRIVATE SEWER SERVICE EASEMENT GRANTED FOR THE BENEFIT OF LOT 1A FILED _____, BOOK
- 12' PRIVATE WATER SERVICE AND PRIVATE SEWER SERVICE BENEFITING AND TO BE MAINTAINED BY THE OWNER OF LOT 1A, GRANTED WITH THE FILING OF THIS

Rebar With — Cap "LS 7472"

LOT 1A

26,337 Sq. Ft.

0.6046 Acres

Tract 141—A—2—B, Lands of Paul & Mary F. Sanchez (1/22/79, A7—8)

-Found 1/2"

√ **78°32′37" W** (N 83°39′03" W)

5 EXISTING PIERCE LATERAL AS REFLECTED ON THE PLAT OF RECORD (10/22/86, C31-180) GRANTED AS AN EASEMENT BY THE FILING OF THIS PLAT. TO BE MAINTAINED BY MRGCD.

(324.32') **324.78'**

6 EXISTING 10' UNDERGROUND PNM AND MST&T EASEMENT (10/13/87, BK. MISC. 545A, PG. 101)

Tract B-1, Lands of

Ismael Valenzuela (4/18/79, B16-78)

Tract 139B, Lands

Tract 141—A—1, Lands of Fred E. & Mary E. Mondragon (6/18/75, B10—98)

Tract A-1, Lands of

Ismael Valenzuela (4/18/79, B16-78)

N 81°34'03" W (N 86°43'06" W)

Found 5/8"

Rebar Under

Edge of Sidewalk

Plat for Lots 1A and 1B, Lands of Paul and Mary F. Sanchez Being Comprised of Lot 1, Lands of Paul and Mary F. Sanchez City of Albuquerque Bernalillo County, New Mexico September 2016

Legend

Lot 2 Lands of Paul & Mary F. Sanchez (10/22/86, C31-180)

S 82.05.49" E - 9 (S 87.15.07" E)

N 90'00'00" E MEASURED BEARINGS AND DISTANCES RECORD BEARINGS AND DISTANCES (N 90°00'00" E) (10/22/86, C31-180) FOUND MONUMENT AS INDICATED FOUND MONUMENT 1/2" REBAR FOUND MONUMENT 1/2" REBAR BENT SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED

> ACS Monument "7-H13" NAD 1983 CENTRAL ZONE X = 1513953.442Y=1495777.837 Z=4964.364 (NAVD 1988) G-G=0.99968476|Mapping Angle= -0°14'35.56"

Documents

- WARRANTY DEED FOR MONTE SOL VENTURE TWO, LLC, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 20, 2014, AS DOCUMENT NO. 2014049252.
- 2. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 22, 1986, IN BOOK C31, PAGE 180.
- TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 6110255, AND AN EFFECTIVE DATE OF NOVEMBER 14, 2006.

Middle Rio Grande Conservancy District Approval

BAR SCALE

SCALE: 1" = 40'

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF. OTHER THAN FROM EXISTING TURNOUTS.

Camilo Lane NW

28.0'

ACS Monument "6-G13AR"

NAD 1983 CENTRAL ZONE

|Mapping Angle=-0°14'23.60"

(NAVD 1988)

Tract B, Lands of Antonio J. Lucero & Field Felix Lucero (4/18/79, B13—187)

Found 1/2" Rebar With-Cap "LS 7472"

X = 1515743.949

Y=1500719.134

G-G=0.999684045

Z=N/A

Created By This

100.69

N 82.05'49" W (N 87.15'07" W)

Lands of Paul &

Mary F. Sanchez (10/22/86,

63.97

LOT 1B 18,454 Sq. Ft. 0.4236 Acres

15,126 Sq. Ft. 0.3472 Acres

(40.00°

102.51

(40.00')

113.63' (113.58')

Found Aluminum Cap Disturbed

> Lands of Paul & Mary F. Sanchez

(10/22/86,

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Tract A, Lands of

Antonio J. Lucero &

Field Felix Lucero & (4/18/79, B13-187)

122.75' R (122.74') N

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