

EASEMENT

This Grant of Easement, between [state the name of the present real property owner exactly as shown on the real estate document conveying title to the present owner and state the legal status of the owner, for example, "single person," "husband and wife," "corporation of the State of X," "partnership":] CLARENCE M. COATS and ISABEL COATS, his wife ("Grantor"), whose address is 9218 LARGIMA DE ORO ROAD, NE ALBUQUERQUE, NEW MEXICO 87111 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P. O. Box 1293, Albuquerque, New Mexico 87103, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date Grantor signs this Easement.

1. Recital. Grantor is the owner of certain real property located at [give general description, for instance, subdivision, lot and block or street address:] Lot 8, The Colony in Bernalillo County, New Mexico (the "Property").

2. Grant of Easement. The Grantor grants to the City a permanent easement with warranty covenants ("Easement") in, over, upon and across the Property for [state the kind of easement, for example, "public street and highway purposes (including all utilities)," "water line," "sewer line," etc.]:] Access Easement For Public Street Improvements

The Easement is more particularly described in the attached Exhibit A. [State on the exhibit either the metes and bounds description of the Easement or state the exact dimensions and location in a manner which would enable a surveyor to locate the Easement on the ground.]

The grant of the Easement includes the right of the City to enter upon the Easement at any time for inspection, installation, maintenance, repair or modification and the right to remove trees, bushes, undergrowth and any other obstacles if the City determines they interfere with the appropriate use of the Easement. This grant includes the right of access to the easement across the Grantor's adjoining property.

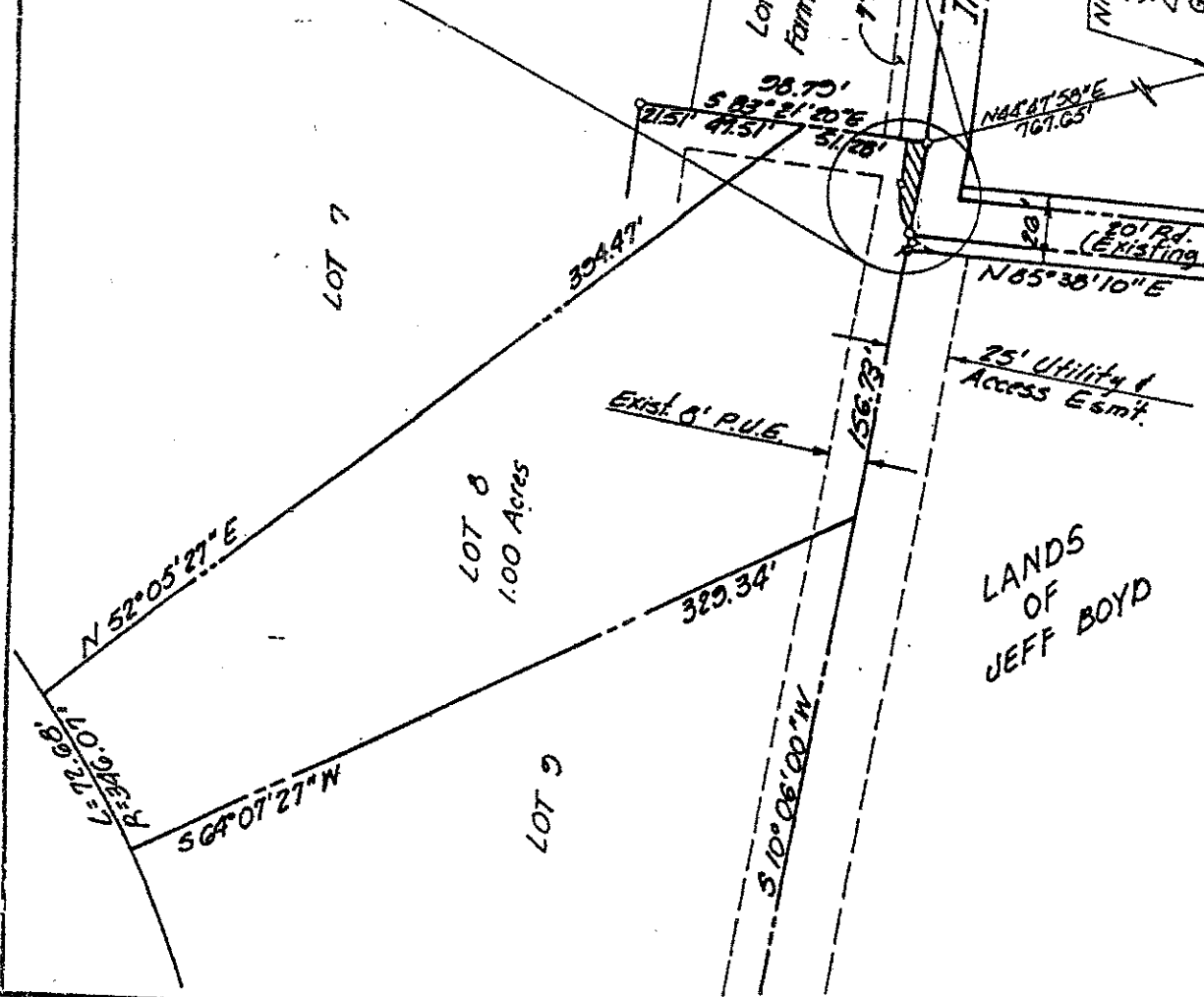
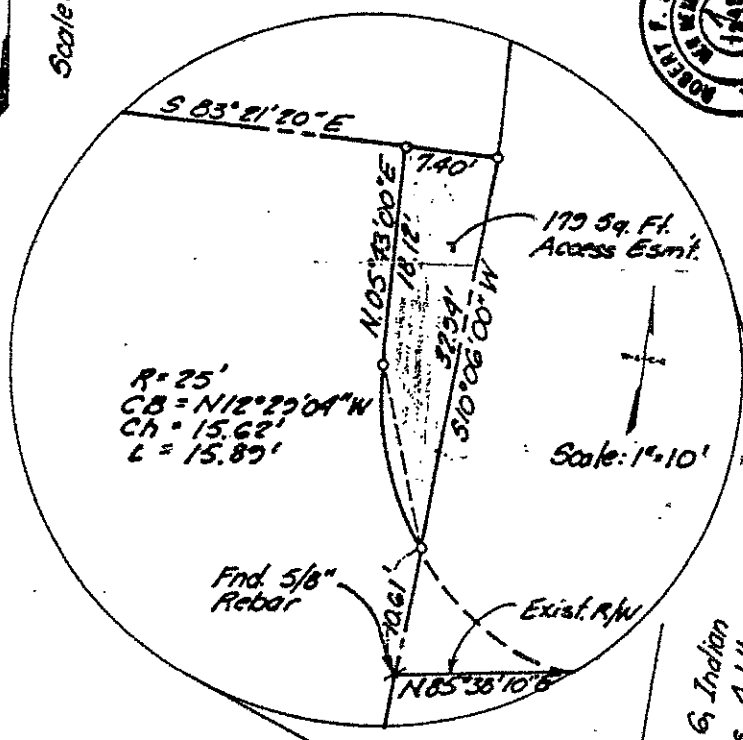
Grantor agrees for itself and its successors in interest that it has been paid in valuable consideration and that the grant of this Easement is not a gift or donation.

This Easement is worded pursuant to the provisions of §§47-1-27 to 47-1-44, NMSA 1978 or successor statutes.

3. Warranty. Grantor covenants and warrants that it is the owner in fee simple of the Property and that it has a good lawful right to convey the Property or any part thereof, that the Property is free from all encumbrances except encumbrances of record and taxes due and owing the Treasurer of Bernalillo County, and that the Grantor will forever warrant and defend the title to the Easement against all claims from all persons or entities.

(Approved by Legal Dept.
as to form only-6/1/86)

Scale: 1" = 50'



ACCESS EASEMENT FOR
 SPECIAL ASSESSMENT DIST. 2/0
 WITHIN LOT 8, THE COLONY
 ALBUQUERQUE, N.M.
 28 Oct. 1988 WFB
 87-5148

ACS-16-G19"
 N/M State Plane Coord. (Cent. Zone)
 $X = 573,828.02$
 $Y = 1,500,638.54$
 $Zone = 10-14-22$
 $G-G = 0.9996002$

WILSON COMPANY
 ENGINEERS ARCHITECTS
 ALBUQUERQUE NEW MEXICO



SUBDIVISION

- Major subdivision action
- Minor subdivision action
- Vacation
- Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- for Subdivision
- for Building Permit
- Administrative Amendment (AA)
- Administrative Approval (DRT, URT, etc.)
- IP Master Development Plan
- Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

S Z ZONING & PLANNING

- Annexation
- Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- Adoption of Rank 2 or 3 Plan or similar
- Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
- Street Name Change (Local & Collector)
- L A APPEAL / PROTEST of...**
 - Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): _____ PHONE: _____
 ADDRESS: _____ FAX: _____
 CITY: _____ STATE _____ ZIP _____ E-MAIL: _____
 APPLICANT: NEIL COLELLA & PATRICIA LUDLUM PHONE: (505) 344-2001
 ADDRESS: 2112 CAMPBELL RD N.W. FAX: (505) 344-2034
 CITY: ALBUQUERQUE STATE N.M. ZIP 87104 E-MAIL: TLCINVEST2@YAHOO.COM
 Proprietary interest in site: 100% List all owners: NEIL COLELLA & PATRICIA LUDLUM

DESCRIPTION OF REQUEST: MINOR SUBDIVISION

Is the applicant seeking incentives pursuant to the Family Housing Development Program? Yes. No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. Lot # 7 & 8 Block: N/A Unit: N/A
 Subdiv/Addn/TBKA: THE COLONY SUBDIVISION
 Existing Zoning: RA-2 Proposed zoning: RA-2 MRGCD Map No _____
 Zone Atlas page(s): G-13-Z UPC Code: 1013 060 165212 31919

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): N/A

CASE INFORMATION:

Within city limits? Yes Within 1000FT of a landfill? No
 No. of existing lots: 2 No. of proposed lots: 5 Total site area (acres): 2 AC

LOCATION OF PROPERTY BY STREETS: On or Near:

Between: 2108 CAMPBELL RD NW and 2112 CAMPBELL RD NW
 Check if project was previously reviewed by: Sketch Plat/Plan or Pre-application Review Team (PRT) Review Date: 6/28/16

SIGNATURE _____

(Print Name) NEIL COLELLA

DATE 7/25/16

Applicant: Agent:

FOR OFFICIAL USE ONLY

INTERNAL ROUTING		Application case numbers		Action	S.F.	Fees
<input type="checkbox"/>	All checklists are complete	_____	_____	_____	_____	\$ _____
<input type="checkbox"/>	All fees have been collected	_____	_____	_____	_____	\$ _____
<input type="checkbox"/>	All case #s are assigned	_____	_____	_____	_____	\$ _____
<input type="checkbox"/>	AGIS copy has been sent	_____	_____	_____	_____	\$ _____
<input type="checkbox"/>	Case history #s are listed	_____	_____	_____	_____	\$ _____
<input type="checkbox"/>	Site is within 1000ft of a landfill	_____	_____	_____	_____	\$ _____
<input type="checkbox"/>	F.H.D.P. density bonus	_____	_____	_____	_____	\$ _____
<input type="checkbox"/>	F.H.D.P. fee rebate	_____	_____	_____	_____	\$ _____
						Total
						\$ _____

Hearing date _____

Project # _____

Revised: 11/2014

Neil Colella
Patricia Ludlum
2112 Campbell Rd. NW
Albuquerque, NM 87104

July 24, 2016

To Whom It May Concern,

We bought our current home in The Colony subdivision in January 1994. We have loved living here for the past 22 years. My wife has 2 horses and the acreage was used to keep her horses in our backyard.

Now that we are in our 60's, we are starting to think ahead to our future. We do not want to leave our neighborhood and would like to create a small, family infill project so we can "age in place". Our daughter and son in law have always said they would take care of us and our current home is not conducive to accommodating a 2nd family. We would like to eventually build a new home on one of the new lots that would require less maintenance and be easier to manage. Our daughter and son in law could then build a house on one of the other lots and be close to care for us.

This plan would create a low density subdivision with 5 lots on two acres. Our existing home and the house next door would be on two of the five lots.

Thank you for your consideration.

Sincerely,



Neil Colella



Patricia Ludlum

FORM S(3): SUBDIVISION - D.R.B. MEETING (UNADVERTISED) OR INTERNAL ROUTING

A Bulk Land Variance requires application on FORM-V in addition to application for subdivision on FORM-S.

SKETCH PLAT REVIEW AND COMMENT (DRB22)

Your attendance is required.

- ___ Scale drawing of the proposed subdivision plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- ___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the request
- ___ List any original and/or related file numbers on the cover application

EXTENSION OF MAJOR PRELIMINARY PLAT (DRB08)

Your attendance is required.

- required.
- ___ Preliminary Plat reduced to 8.5" x 11"
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Copy of DRB approved infrastructure list
 - ___ Copy of the LATEST Official DRB Notice of approval for Preliminary Plat Extension request
 - ___ List any original and/or related file numbers on the cover application
- Extension of preliminary plat approval expires after one year.**

MAJOR SUBDIVISION FINAL PLAT APPROVAL (DRB12)

Your attendance is required.

- ___ Proposed Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies**
- ___ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- ___ Design elevations & cross sections of perimeter walls **3 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- ___ Copy of recorded SIA
- ___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- ___ List any original and/or related file numbers on the cover application
- ___ DXF file and hard copy of final plat data for AGIS is required.

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL (DRB16)

Your attendance is required.

- ___ 5 Acres or more: Certificate of No Effect or Approval
- ___ Proposed Preliminary / Final Plat (folded to fit into an 8.5" by 14" pocket) **6 copies** for unadvertised meetings ensure property owner's and City Surveyor's signatures are on the plat prior to submittal
- ___ Signed & recorded Final Pre-Development Facilities Fee Agreement for **Residential** development only
- ___ Design elevations and cross sections of perimeter walls (11" by 17" maximum) **3 copies**
- ___ Site sketch with measurements showing structures, parking, Bldg. setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (folded to fit into an 8.5" by 14" pocket) **6 copies**
- ___ Zone Atlas map with the entire property(ies) clearly outlined
- ___ Letter briefly describing, explaining, and justifying the request
- ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
- ___ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- ___ Fee (see schedule)
- ___ List any original and/or related file numbers on the cover application
- ___ Infrastructure list if required (**verify with DRB Engineer**)
- ___ DXF file and hard copy of final plat data for AGIS is required.

AMENDMENT TO PRELIMINARY PLAT (with minor changes) (DRB03)

Your attendance is required.

- PLEASE NOTE: There are no clear distinctions between significant and minor changes with regard to subdivision amendments. Significant changes are those deemed by the DRB to require public notice and public hearing.
- ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (folded to fit into an 8.5" by 14" pocket) **6 copies**
 - ___ Zone Atlas map with the entire property(ies) clearly outlined
 - ___ Letter briefly describing, explaining, and justifying the request
 - ___ Bring original Mylar of plat to meeting, ensure property owner's and City Surveyor's signatures are on the plat
 - ___ List any original and/or related file numbers on the cover application
- Amended preliminary plat approval expires after one year**

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

NEIL COLELLA
 Applicant name (print)
Neil Colella 7/25/16
 Applicant signature / date



- Checklists complete
- Fees collected
- Case #s assigned
- Related #s listed

Application case numbers

Form revised **October 2007**

Project # _____

Planner signature / date _____

Neil Colella
Patricia Ludlum
2112 Campbell Rd. NW
Albuquerque, NM 87104

July 24, 2016

To Whom It May Concern,

We bought our current home in The Colony subdivision (Lot #8) in January 1994. We have loved living here for the past 22 years. My wife has 2 horses and the acre was used to keep her horses in our backyard.

We recently purchased the house next door at 2108 Campbell Rd. NW (Lot #7). Like our home, it too, is on one acre of land.

Now that we are in our 60's, we are starting to think ahead to our future. We do not want to leave our neighborhood and would like to create a small, family infill project so we can "age in place". We would like to subdivide lots 7 & 8 of the Colony Subdivision into a minor 5 lot subdivision.

Our daughter and son in law have always said they would take care of us and our current home is not conducive to accommodating a 2nd family. We would like to eventually build a new home on one of the new lots that would require less maintenance and be easier to manage. Our daughter and son in law could then build a house on one of the other lots and be close to care for us.

This plan would create a low density subdivision with 5 lots on two acres. Our existing home and the house next door would be on two of the five lots.

Thank you for your consideration.

Sincerely,



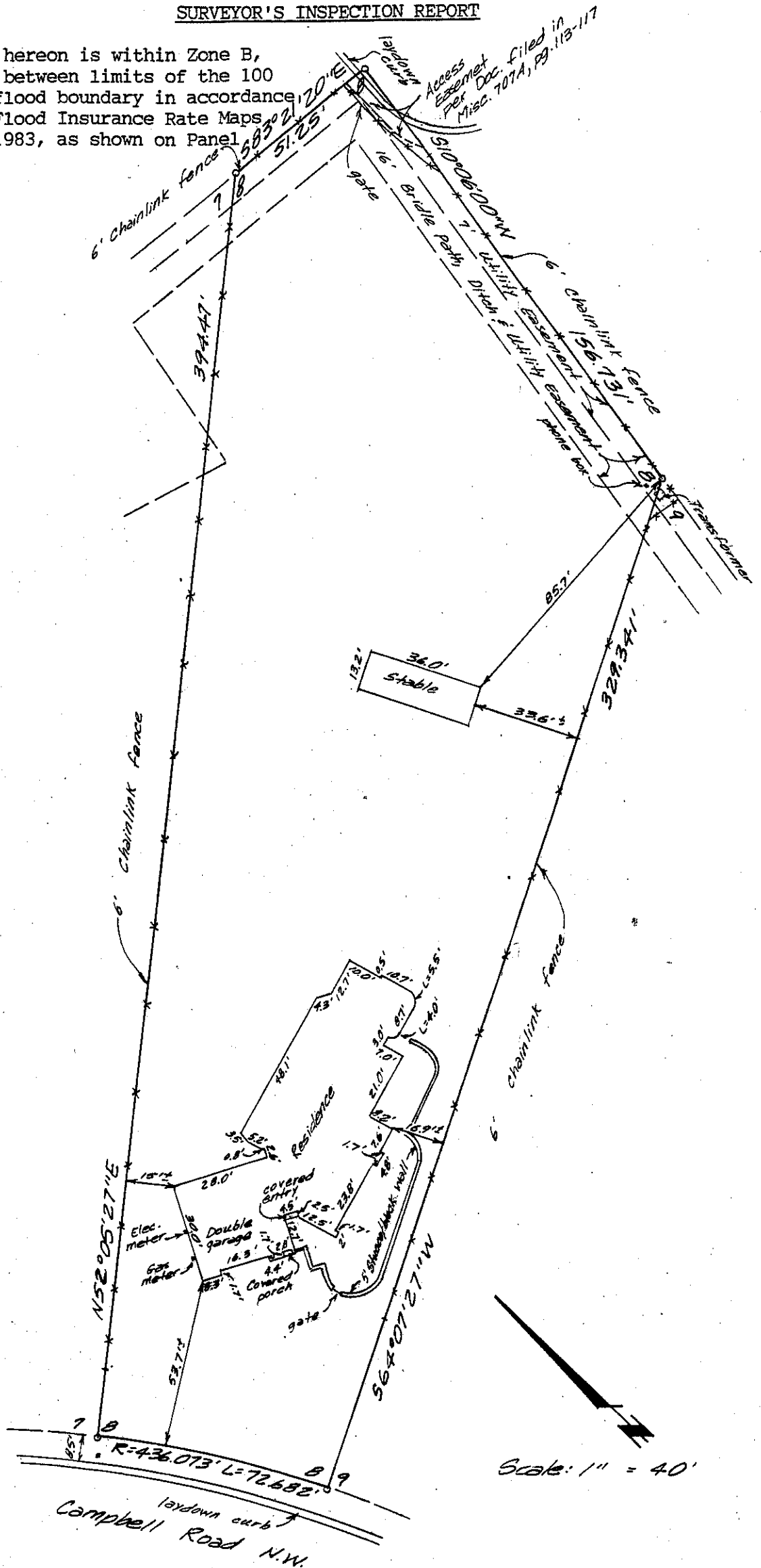
Neil Colella



Patricia Ludlum

SURVEYOR'S INSPECTION REPORT

The property shown hereon is within Zone B, defined as an area between limits of the 100 year and 500 year flood boundary in accordance with current FEMA Flood Insurance Rate Maps dated October 14, 1983, as shown on Panel 22 of said maps.



Scale: 1" = 40'



For more current information and details visit: <http://www.cabq.gov/gis>

Map amended through: 9/2/2014

Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
G-13-Z

Selected Symbols

	SECTOR PLANS		Escarpment
	Design Overlay Zones		2 Mile Airport Zone
	City Historic Zones		Airport Noise Contours
	H-1 Buffer Zone		Wall Overlay Zone
	Petroglyph Mon.		

0 750 1,500 Feet

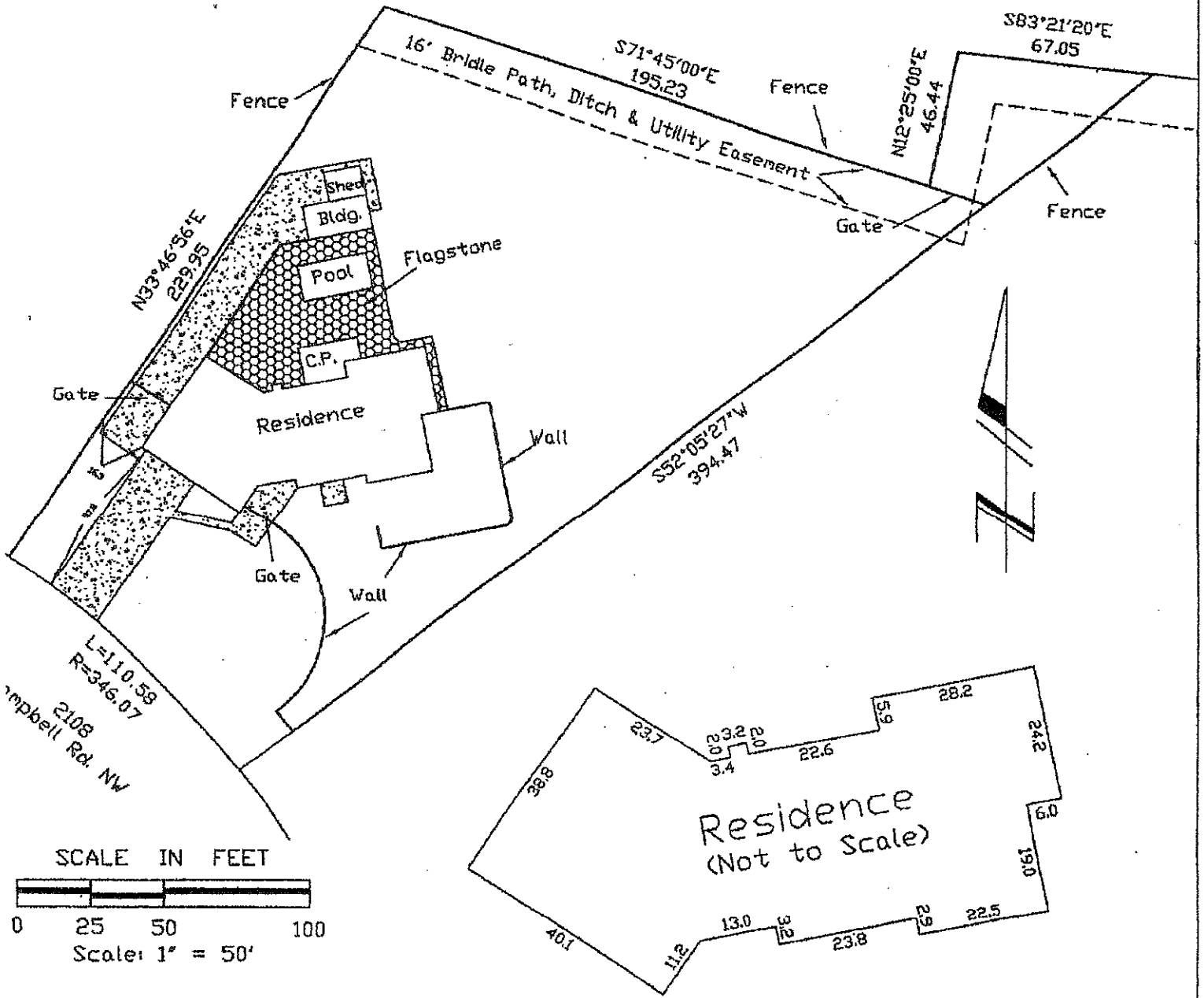
Lot numbered Seven (7) of THE COLONY, a subdivision in the City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat of said subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 29, 1976.

Note: The error of closure is one foot of error for every 0.0000 feet along the perimeter of the legal description provided. Easements shown hereon are as listed in Title Commitment No. SP000000039 provided by Title Company.

Improvement location is based on previous property surveys. No monuments were set. This tract is subject to all easements, restrictions and reservation of record which pertain. This report is not to be relied on for the establishment of fences, buildings or other future improvements.

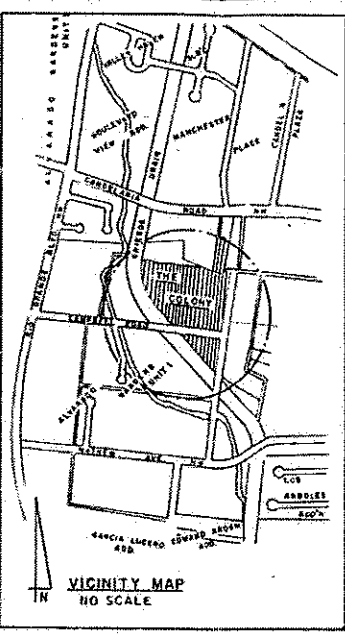
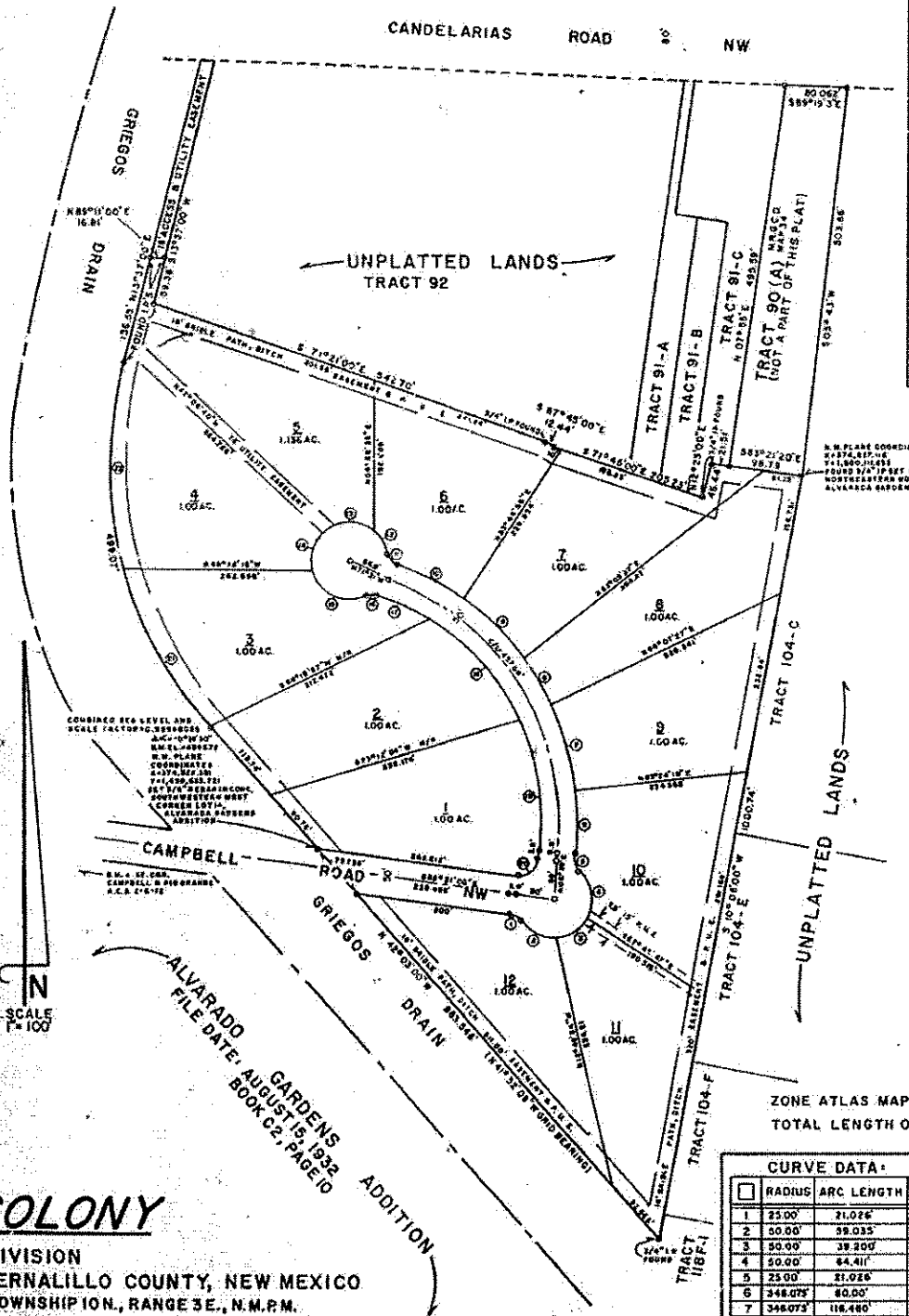
Note: I certify that the property is located within Zone X as indicated on FIRM MAP 35001C0331-H, Dated August 16, 2012.

THIS IS NOT A SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE



D7-75

D7-75



DESCRIPTION:

Replat of Tract "B", Tres Alamos Tracts, Lands of Southwest Securities Company and New Mexico Credit Corporation, Bernalillo County, New Mexico, as shown on the Assessment Map of Tres Alamos Tracts 74 and 95, filed for record on February 17, 1959 and being Lots 12, 13, 14, & 15 of Alvarado Gardens Unit No. 1 and that portion of Campbell Road adjacent to Lots 14 & 15 and Meadow Drive, now vacated, adjacent to the Easterly boundary of said Lots 12, 13, 14 & 15, and being more particularly described as follows:

BEGINNING at the Northeasternmost corner of Alvarado Gardens Addition, being a point on the East line of Meadow Road as the same are shown and designated on the Plat of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 15, 1932; THENCE, S. 10 deg. 06' W., along the East line of said Meadow Road, 1000.74 feet to its intersection with the Northeastern line of Griegos Drain; THENCE, N. 42 deg. 03' E., along said Northeastern line of Griegos Drain, 883.546 feet to a point of curve; THENCE, along the arc of said curve to the right, with a radius of 810.679 feet, a distance of 499.07 feet; THENCE, N. 13 deg. 37' E., 136.55 feet; THENCE, leaving said Griegos Ditch, N. 89 deg. 11' E., 16.81 feet; THENCE, S. 13 deg. 37' W., 59.36 feet; THENCE, S. 71 deg. 21' E., 542.70 feet; THENCE, S. 67 deg. 43' E., 12.44 feet; THENCE, S. 71 deg. 45' E., along the North line of Lot 12, as the same is shown and designated on the Plat of Alvarado Gardens Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 15, 1932, a distance of 205.23 feet; THENCE, N. 12 deg. 25' E., 46.44 feet; THENCE, S. 83 deg. 21' 20" E., 120.30 feet to the Point of Beginning and Containing 11.288 acres, more or less.

DEDICATION:

The undersigned owners of the land shown on this plat do hereby consent to the subdivision of said land in the manner shown hereon and hereby dedicate to the use and the benefit of the public forever, all streets, drives, and public ways shown, further, the owners of this property do hereby dedicate electric power and telephone easements on the rear seven (7) feet of each lot, unless otherwise indicated, and also easements as shown on this plat including easements for overhead, underground, and buried service wires, and including the right of egress, ingress, and the right to trim or remove interfering trees.

BAJA DEVELOPMENT, INC.

By: *Ray Crawford*

ACKNOWLEDGEMENT:

State of New Mexico } ss
County of Bernalillo }

On this 23rd day of August, 1976, before me a Notary Public in and for the said County, personally appeared the persons whose signatures appear above, who being duly sworn by me, did say they are the owners and proprietors of the land shown hereon and acknowledged this instrument as their free act and deed.

My commission expires 1-18-80

James Jean Casere
Notary Public

APPROVALS:

City Planning Commission *George L. Carrasco by Thelma Padilla*, 10-24-76

The City Planning Commission at its Meeting of 8-19-76, 1976, Approved Plat No. 576-N

Mountain States Tel. & Tel. Co. *Stacy Dallas*

Public Service Co. of New Mexico *Dee Schukle*, 7-7-76

Southern Union Gas Company *Leo Apolaca*, 8-25-76

City Engineer *John H. Laws*, 10-24-76

City Traffic Engineer *John H. Laws*, 28 Oct 76

Albuquerque Assistant City Engineer - Hydrology *John H. Laws*, 28 Oct 76

Chief City Surveyor *Neil C. Hall*, 10-28-76

Parks and Recreation Department *John H. Laws*, 10-4-76

Outstanding pro rata charges for water and sewer, due *John H. Laws* as of 10-28-1976

TAXES:

The previous 10 years' property taxes, to and including 1975, are paid. *John H. Laws*

SURVEYOR'S CERTIFICATE:

I, Verlon E. Hall, Licensed under the laws of the State of New Mexico, do hereby certify that I am a Registered Land Surveyor and that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and survey of the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Verlon E. Hall
Registered Land Surveyor
N.M. License No. 3241

Approved on the conditions that all rights of the Middle Rio Grande Conservancy District in easements, rights-of-way, appurtenances and liens are fully preserved to the District and reserved to its District; and that when the subdivision is providing a ditch easement to provide each lot, the only obligation of the District to furnish water is from an existing turnout on the Alvarado Reservoir in the immediate view of the plat; that a licensed roadway by the subdivision be provided into the Griegos Drain; and further provided that the Conservancy District has no responsibility for the operation and maintenance of any ditches within the subdivision.

APPROVED: *Robert H. ...*

Prepared by:
WALL SURVEYING CO.
511 San Mateo, N.E.
Albuquerque, New Mexico
August 10, 1976

ZONE ATLAS MAP INDEX NUMBER: 6-13-Z
TOTAL LENGTH OF STREET: 0.157 MILES

CURVE DATA					
NO.	RADIUS	ARC LENGTH	DELTA	TANGENT	CHORD
1	25.00	21.026	48° 11' 23"	11.180	20.412
2	50.00	39.035	87° 39' 07"	33.903	56.666
3	50.00	39.209	44° 35' 13"	20.669	38.024
4	50.00	64.411	73° 46' 36"	37.547	60.049
5	25.00	21.026	48° 11' 23"	11.180	20.412
6	348.073	80.000	13° 14' 41"	40.179	79.92
7	348.073	116.480	19° 18' 02"	59.785	118.911
8	348.073	72.692	12° 02' 00"	36.475	72.649
9	348.073	110.686	18° 18' 37"	55.788	110.116
10	348.073	81.400	15° 07' 56"	46.847	81.134
11	25.00	21.026	48° 11' 23"	11.180	20.412
12	50.00	39.014	61° 53' 44"	28.981	31.422
13	80.00	45.426	52° 03' 19"	24.416	43.880
14	80.00	38.122	43° 41' 05"	20.04	37.202
15	80.00	103.823	118° 44' 38"	84.490	86.049
16	25.00	21.026	48° 11' 23"	11.180	20.412
17	296.073	60.200	11° 38' 59"	30.204	60.084
18	296.073	171.000	33° 05' 30.3"	87.858	168.893
19	296.073	171.66	33° 15' 30"	88.43	169.467
20	25.00	39.924	90° 00' 00"	25.883	26.816
21	813.679	228.0	28° 32' 14"	118.834	227.109
22	813.679	270.07	30° 07' 28"	138.238	266.973

NOTE:
PLAT BEARINGS DERIVED FROM RE-TRACT
"B" TRES ALAMOS TRACTS, FILED FEB. 17, 1959.

THE COLONY
A SUBDIVISION
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
WITHIN SEC. 6, TOWNSHIP 10N., RANGE 3E., N.M.P.M.

D7-75

D7-75

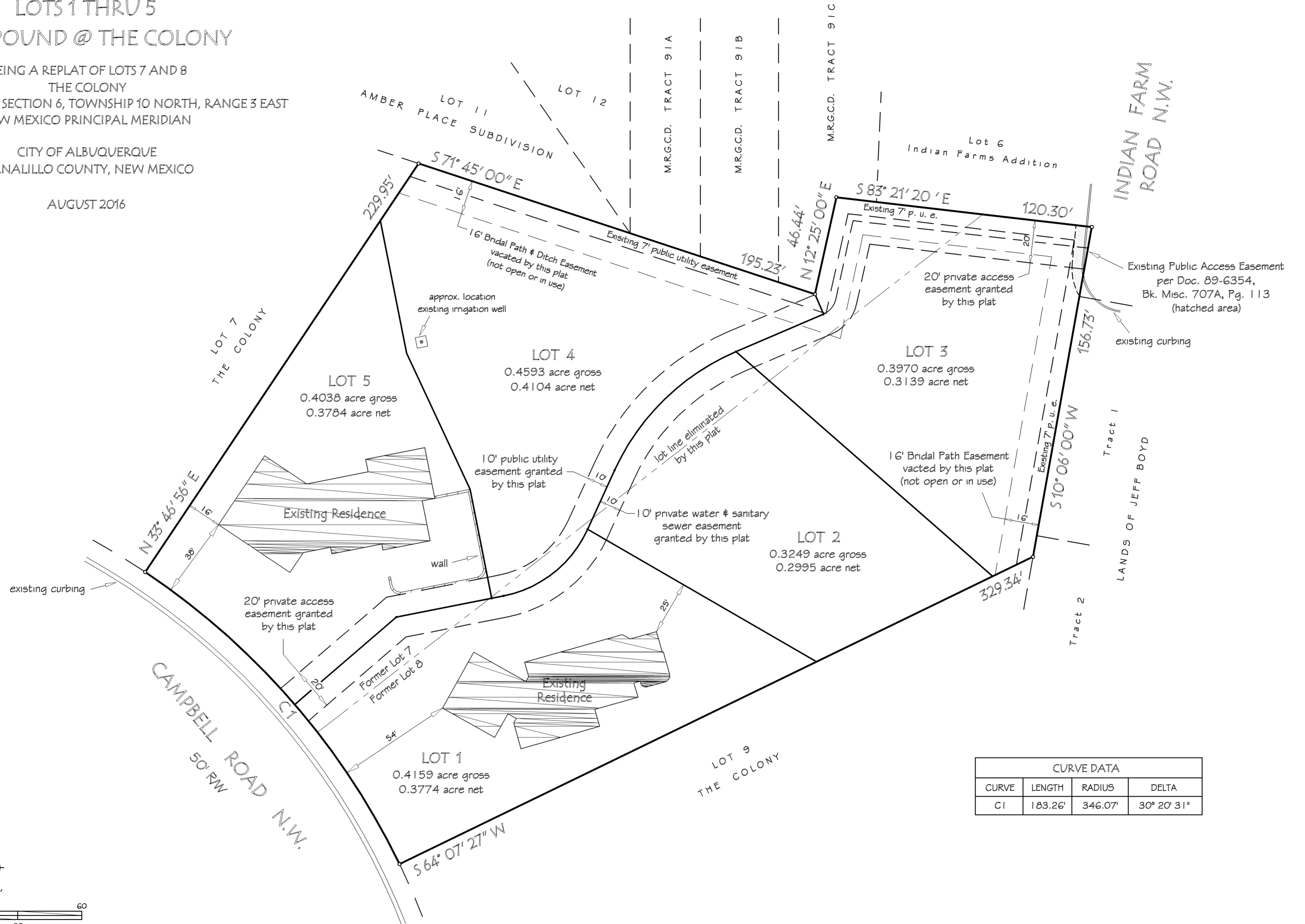
SKETCH PLAT

LOTS 1 THRU 5 COMPOUND @ THE COLONY

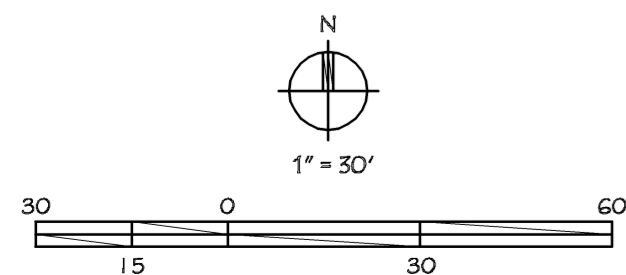
BEING A REPLAT OF LOTS 7 AND 8
THE COLONY
WITHIN PROJECTED SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

AUGUST 2016



CURVE DATA			
CURVE	LENGTH	RADIUS	DELTA
C1	183.26'	346.07'	30° 20' 31"



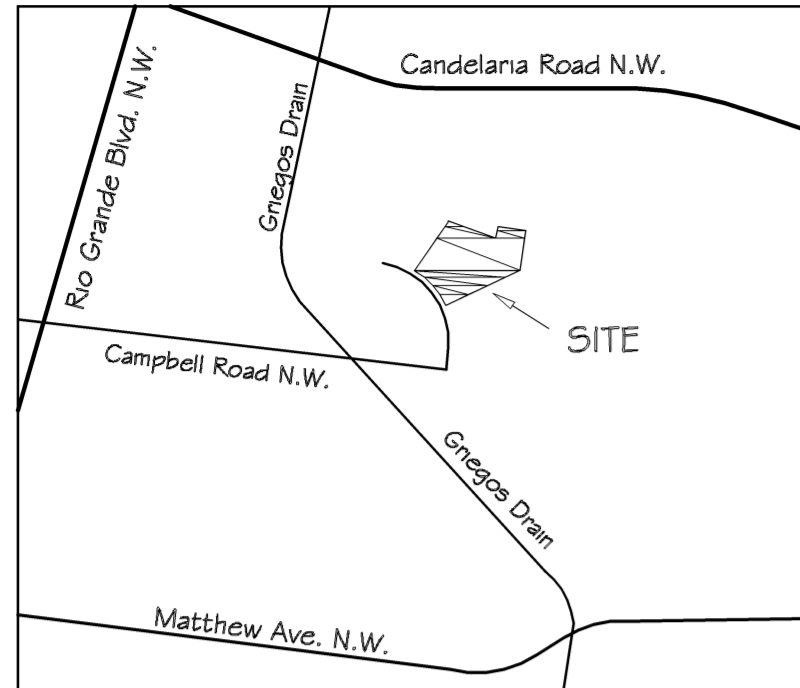
SKETCH PLAT

LOTS 1 THRU 5
COMPOUND @ THE COLONY

BEING A REPLAT OF LOTS 7 AND 8
THE COLONY
WITHIN PROJECTED SECTION 6, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

AUGUST 2016



VICINITY MAP Zone Atlas Page G-13-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 d/b/a 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. Comcast 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 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 the National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electrical transformers/switchgear, as installed, shall extend ten (10) feet in front of transformers/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a Century Link (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

Utility Approvals:

PNM Electric Services	Date
New Mexico Gas Company	Date
QWest Corporation dba CenturyLink QC	Date
Comcast Inc.	Date

PURPOSE

The purpose of this plat is to create 5 lots from 2 existing lots and to grant easements as shown hereon.

PLAT APPROVAL

City Approvals:

DRB Chairperson, Planning Department	Date
Real Property Division	Date
Environmental Health	Date
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
City Engineer	Date
A.M.A.F.C.A.	Date
City Surveyor	Date

TREASURER'S CERTIFICATION

This is to certify that taxes are current and paid on UPC# 101306015021531918
(2108 Campbell Road N.W.)
and UPC# 101306016521231919
(2112 Campbell Road N.W.)
Property owner(s) of record Neil Colella and Trish Ludlum
County Treasurer _____
Date _____



SURVEYOR'S CERTIFICATION

I, Jennie B. Stonesifer, New Mexico Registered Land Surveyor No. 14828, hereby certify that this Plat was prepared by me from notes of an actual field survey; that this plat and survey meet the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors; that it meets the applicable requirements of the City of Albuquerque Subdivision Ordinance; that all easements of record made known to the surveyor by the owners, utility companies and other interested parties are as shown and that the same is true and correct to the best of my knowledge and belief.

dated:
Jennie B. Stonesifer NMRLS No. 14828

Project Number _____
Application Number _____

LEGAL DESCRIPTION

Lots Seven (7) and Eight (8) of THE COLONY, a Subdivision in the 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 October 29, 1976 in Vol. D7, Page 75.

FREE CONSENT

This property is re-platted as shown hereon with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant that they hold complete and indefeasible title in fee simple to the land described hereon.

Neil Colella Date Trish Ludlum Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

This instrument was acknowledged before me by Sean Gilligan on the _____ day of _____, 2016.

Notary Public

GENERAL NOTES

- 1) Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone, NAD 1983. All distances shown are ground. Record distances that vary from measured are shown in parenthesis.
- 2) All property corners are monumented as indicated.
- 3) Total gross acreage = 2.000 acres.
- 4) Existing Lots = 2. Proposed Lot = 5.
- 5) Private Access, Water & Sanitary Sewer Easements and Public Utility Easements are granted as shown on this plat.
- 6) Any underground structures not shown are not a part of this plat.
- 7) Existing public water and sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval. Water and sewer service to lots 2, 3 & 4 to be coordinated with ABCWUA.
- 8) No property within the bounds of this plat 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 lots or parcels within the bounds of this plat. The foregoing requirement shall be a condition to the approval of this plat.



DEHLER SURVEYING

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