

VICINITY MAP Zone Atlas Page G-13-Z

FINAL 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
 TOWN OF ALBUQUERQUE GRANT

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER 2016

Project Number 1010948

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) grant Private Right of Way as a Permanent Access Easement for the sole benefit of the owner(s) of Lots 1 thru 4. Said owner(s) warrant that they hold complete and indefeasible title in Fee Simple to the land described hereon.

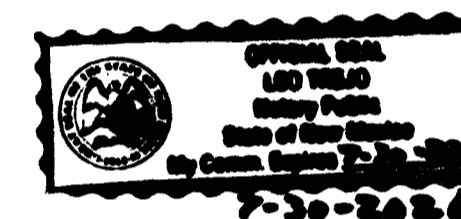
Neil Colella Date 9/12/16
Trisha Ludlum Date 9/12/16

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)

This instrument was acknowledged before me by Neil Colella & Trisha Ludlum on the 12th day of September 2016.

Notary Public



GENERAL NOTES

- Bearings shown hereon are New Mexico State Plane Gnd Bearings, Central Zone, NAD 1983. All distances shown are ground. Record distances that vary from measured are shown in parenthesis.
- Unless otherwise indicated, all property corners are monumented by a No. 5 rebar with cap stamped "NMRLS 14828".
- Total gross acreage = 2.0019 acres.
- Existing Lots = 2. Proposed Lot = 5.
- Private Access, Private Water & Private Sanitary Sewer Easements, Private Gas Line Easement and PNM, CenturyLink Easements are granted as shown hereon.
- Any underground structures not shown are not a part of this plat.
- 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.
- 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.
- The twenty-two foot (22') Private Access Easement is for the sole benefit of Lots 1 thru 4. Maintenance of said Private Access Easement is the shared responsibility of the owners of Lots 1 thru 4.
- Individual water and sanitary sewer accounts are to be established for Lots 1 thru 5 of COMPOUND at THE COLONY.
- Property is zoned RA 2.
- 7' PNM & CenturyLink Easement granted by this plat to provide future service to 2112 Campbell Road N.W. (Lot 1).
- Existing underground PNM & CenturyLink Service to 2112 Campbell Road N.W. These service lines to be relocated to easement granted in Note 12 prior to the issuance of a building permit for Lot 2.
- Existing 16' Brndal Path & Ditch Easement vacated by this plat (not open or in use).

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.



Jennie B. Stonesifer dated: 9/9/2016
 NMRLS No. 14828

DEHLER SURVEYING

3827 Palacio Del Rio Grande NW Albuquerque, NM 87107 Ph: 414-8223 dehlertsurveying@a.com

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- 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.
- 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.
- 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.
- 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/switchgears, 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:

Neil Colella Date 9/12/2016
 PNM Electric Services
Chris Kelley Date 9-7-16
 New Mexico Gas Company
[Signature] Date 9/9/2016
 QWest Corporation dba CenturyLink QC
[Signature] Date 9/12/16
 Comcast Inc

TREASURER'S CERTIFICATION

This is to certify that taxes are current and paid on UPC# 101306015021531918
 and UPC# 101306016521231919 (2108 Campbell Road N.W.)
 (2112 Campbell Road N.W.)
 Property owner(s) of record Neil Colella and Trisha Ludlum
 County Treasurer _____ 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 _____
Steven M. Rosenhauer P.S. Date 9/9/16
 City Surveyor

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

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.

Michelle Ann Date 9/9/16
 Approved _____ Date _____