

VICINITY MAP ZONE ATLAS PAGE J-11

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 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 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.

[Signature] 12-28-17
PUBLIC SERVICE CO. OF NEW MEXICO DATE

[Signature] 1-9-18
QWEST CORPORATION, DBA CENTURYLINK QC DATE

[Signature] 12/28/17
NEW MEXICO GAS COMPANY DATE

[Signature] 12/28/17
COMCAST CABLE DATE

LEGAL DESCRIPTION:

Lot A-3, Block D of the Amended Plat of Glenrio Heights, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on January 13, 1983 in Plat Book B20, Page 47.

AND

Lot A-2-A, Block D of the Corrected Plat of Glenrio Heights, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on August 17, 1988 in Plat Book C37, Page 40. Excepting therefrom the portion of said Lot A-2-A conveyed to New Mexico Department of Transportation by Warranty Deed recorded March 28, 2005 as Document No. 2005040722.

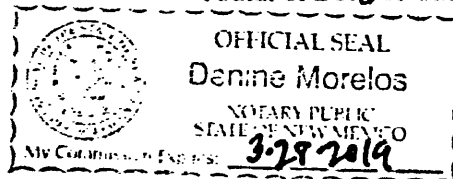
FREE CONSENT:

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.

Mary L. Dow - per Mary Dow Arthur J. Dow
Mary L. Dow, co-trustee Arthur J. Dow, co-trustee
Mary Dow Revocable Trust

ACKNOWLEDGEMENT

State of New Mexico)
County of Bernalillo)ss



This instrument was acknowledged before me on December 15, 2017.

BY: Mary L. Dow, trustee Arthur J. Dow, trustee

My Commission expires: 3-28-2019 Denine Morelos
Notary Public

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.

Gary E. Gritsko Dec. 14, 2017
Gary E. Gritsko, N.M.P.S. No. 8686 Date



COUNTY CLERK, RECORDING STAMP

DOC# 2018007442

01/25/2018 11:00 AM Page: 1 of 3
PLAT R: \$25.00 B: 2018C P: 0010 Linda Stover, Bernalillo County

PLAT OF
Lot A-3-A, Block D,
GLENRIO HEIGHTS/
(formerly Lots A-2-A & A-3, Block D)
within the Town of Atrisco Grant
projected Section 14, T.10N., R.2E., N.M.P.M.
City of Albuquerque, Bernalillo County, New Mexico
December 2017

PURPOSE OF PLAT:

The purpose of this plat is to combine two existing lots into one new lot, to grant additional easements and to vacate certain public utility easements.

CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD APPROVALS:

PROJECT NO. 1010973 APPLICATION NO. 17DRB-70378
17DRB-70379

[Signature] 1-18-2018
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

[Signature] 1/17/18
PARKS & RECREATION DEPARTMENT DATE

[Signature] 1/17/18
A.B.C.W.U.A. DATE

[Signature] 1/17/18
A.M.A.F.C.A. DATE

[Signature] 1/17/2018
CITY ENGINEER DATE

[Signature] 1/17/18
TRAFFIC ENGINEERING DATE

[Signature] P.S. 12/20/17
CITY SURVEYOR DATE

BERNALILLO COUNTY TREASURER'S CERTIFICATE:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC# 10110580894542160, 101105808142321603
Dow Mary & Arthur J Trustees Dow Rev Trust
PROPERTY OWNER OF RECORD
[Signature] 1/23/18
Bernalillo County Treasurer Date

DOCH 2018007442

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AGRS STATION "12_H11"
 NM STATE PLANE COORDINATES
 N=1497519.02, E=1505414.361
 CENTRAL ZONE (NAD 83)
 G-G FACTOR: 0.999680622
 MAPPING ANGLE: -0°15'34.84"
 ELEVATION: 5104.85' (NAVD88)

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 GLENRIO HEIGHTS
 (formerly Lots A-2-A & A-3, Block D)
 within the Town of Atrisco Grant
 projected Section 14, T.10N., R.2E., N.M.P.M.
 City of Albuquerque, Bernalillo County, New Mexico
 December 2017

SURVEY AND SUBDIVISION NOTES:

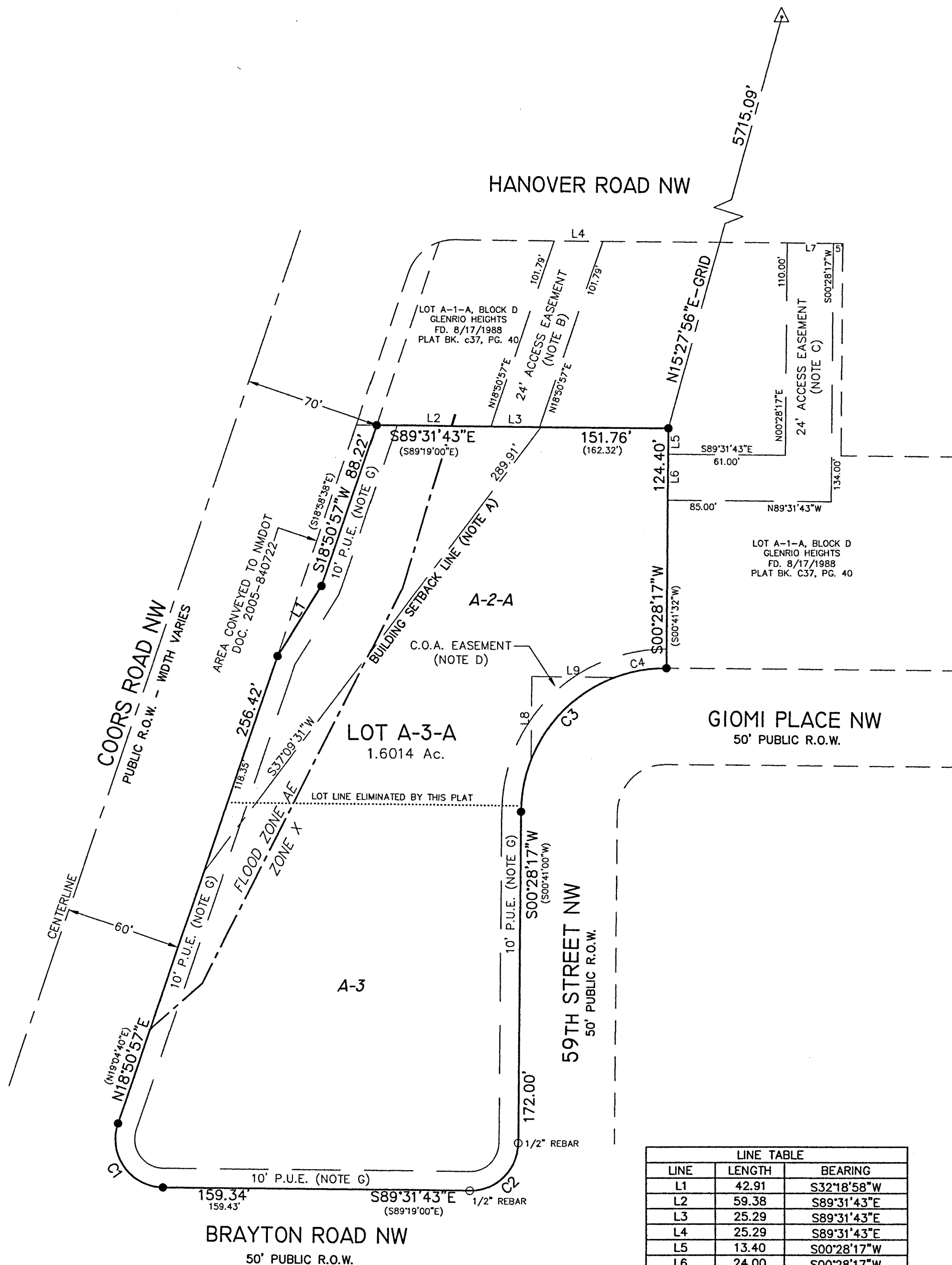
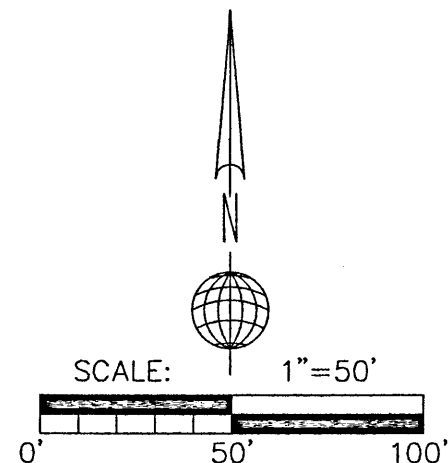
- Bearings are based on NM State Plane grid bearings, Central zone, NAD83, rotated at AGRS Control Station 12_H11.
- Distances are horizontal ground distances in US survey feet.
- Bearings and distances in parenthesis () are record dimensions, where record dimensions differ from actual measurements.
- This plat shows all easements of record made known to this surveyor.
- Gross subdivision area: 1.6014 acre, more or less
- Number of existing lots: 2
- Number of lots created: 1
- FLOOD ZONE: The property shown hereon is PARTIALLY located in Flood Zone AE (EL 5097), areas of 1.0% annual chance flood, according to the FEMA Flood Insurance Rate Map of Bernalillo County, New Mexico, Panel No. 35001C0337H, effective date August 16, 2012.
- 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 Glenrio Heights, fd. 8/17/1988, Bk. C37, Pg. 40.
 - Plat of Glenrio Heights, fd. 1/13/1983, Bk. B20, Pg. 47.
 - Warranty Deed, fd. 3/28/2005, Doc. No. 2005-040722.

EASEMENT NOTES:

- Building Setback Line reserved by the Declaration of Restrictive Covenants and Easements filed April 16, 1987 as Document No. 1987-039240.
- 24' Reciprocal Access Easement reserved by the Declaration of Restrictive Covenants and Easements filed April 16, 1987 as Document No. 1987-039240.
- 24' Reciprocal Access Easement reserved by the Declaration of Restrictive Covenants and Easements filed April 16, 1987 as Document No. 1987-039240.
- City of Albuquerque Utility Easement reserved by the plat of Glenrio Heights, filed 8/17/1987 in Plat Book C37, Page 40.
- 5' wide Public Utility Easements reserved by the Plat of Glenrio Heights, filed 1/13/1983, in Plat Book B20, Page 37. (falls within the new 10' P.U.E. granted by this plat)
- Direct access onto or off of Coors Road NW is not permitted, according to the plat of Glenrio Heights, filed 8/17/1987 in Plat Book C37, Page 40.
- 10' Public Utility Easement granted by this plat for the installation and maintenance of underground public utility lines and related above ground equipment. This easement includes the existing 5' Public Utility Easement granted by the plat described in Note E above.

WATER AND SEWER NOTE:

THE EXISTING PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE MAY OR MAY NOT BE SIZED AND CONSTRUCTED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT. IMPROVEMENT TO AND/OR UPSIZING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.



LINE	LENGTH	BEARING
L1	42.91	S32°18'58"W
L2	59.38	S89°31'43"E
L3	25.29	S89°31'43"E
L4	25.29	S89°31'43"E
L5	13.40	S00°28'17"W
L6	24.00	S00°28'17"W
L7	24.00	S89°31'43"E
L8	43.07	S00°28'17"W
L9	43.07	S89°31'43"E

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C1	47.29	25.00	S35°20'23"E	40.55	108°22'40"
C2	39.27	25.00	N45°28'17"E	35.36	90°00'00"
C3	117.81	75.00	S45°28'17"W	106.07	90°00'00"
C4	27.54	75.00	S79°57'06"W	27.39	21°02'22"

MONUMENT LEGEND

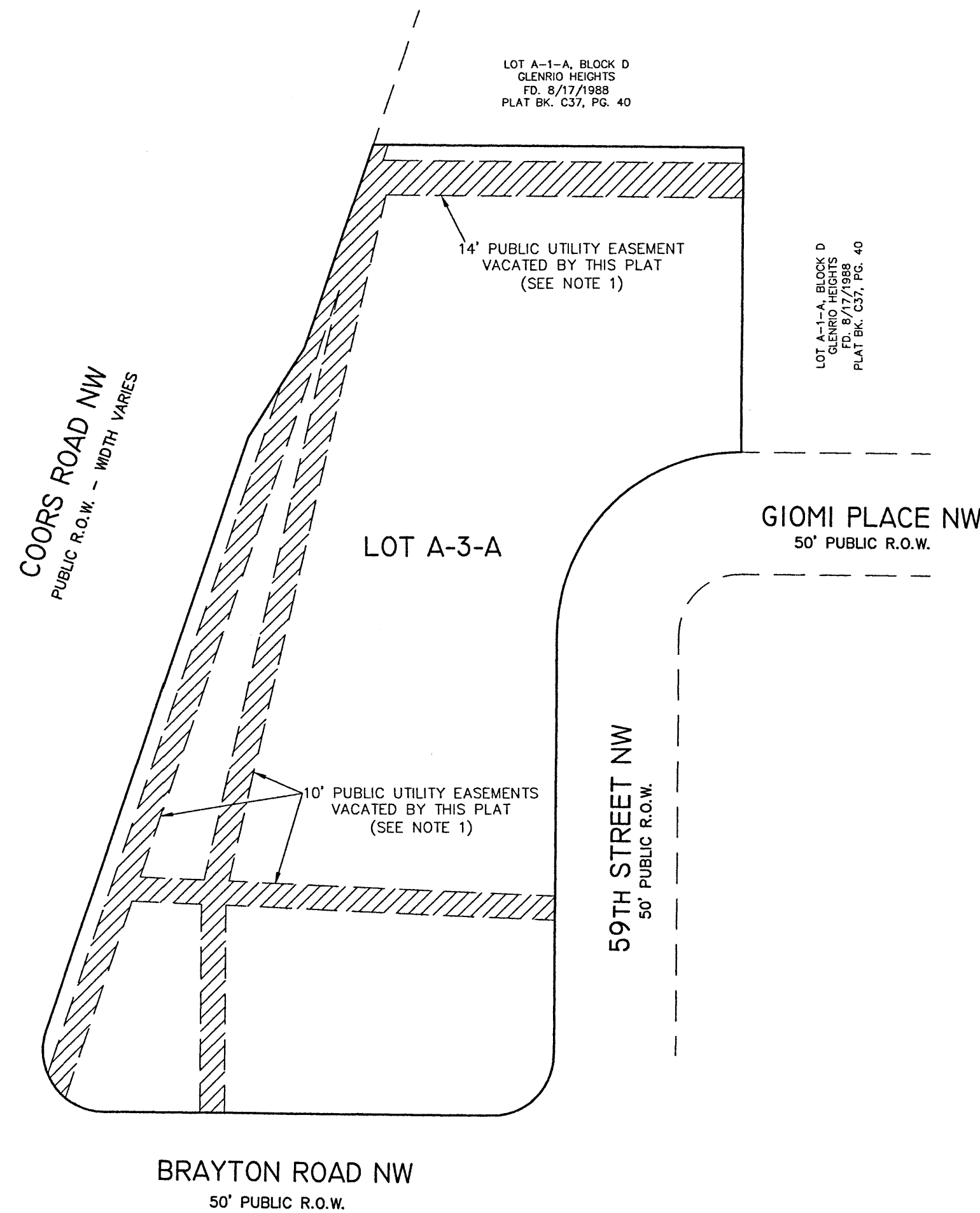
- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/PLASTIC CAP STAMPED "G.GRITSKO PS8686", UNLESS OTHERWISE NOTED

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[Barcode]

MAP OF VACATED EASEMENTS

Lot A-3-A, Block D,
GLENRIO HEIGHTS
(formerly Lots A-2-A & A-3, Block D)
within the Town of Atrisco Grant
projected Section 14, T.10N., R.2E., N.M.P.M.
City of Albuquerque, Bernalillo County, New Mexico
December 2017



VACATED EASEMENTS NOTE:

1. Public Utility Easements granted by the plat of Glenrio Heights, recorded on February 7, 1963 in Plat Book C5, Page 149. Said easements are vacated by the recording of this plat.

