

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 EASMENT 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.

\_\_\_\_\_  
PUBLIC SERVICE CO. OF NEW MEXICO DATE

\_\_\_\_\_  
QWEST COMMUNICATIONS, DBA CENTURYLINK QC DATE

\_\_\_\_\_  
NEW MEXICO GAS COMPANY DATE

\_\_\_\_\_  
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, trustee

\_\_\_\_\_  
Arthur J. Dow, trustee

ACKNOWLEDGEMENT

State of New Mexico )  
County of Bernalillo )ss

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_.

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

My Commission expires: \_\_\_\_\_  
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, N.M.P.S. No. 8686

\_\_\_\_\_  
Date



COUNTY CLERK RECORDING STAMP

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  
August 2016

PURPOSE OF PLAT:

The purpose of this plat is to combine two existing lots into one new lot.

CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD APPROVALS:

PROJECT NO. \_\_\_\_\_ APPLICATION NO. \_\_\_\_\_

\_\_\_\_\_  
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

\_\_\_\_\_  
PARKS & RECREATION DEPARTMENT DATE

\_\_\_\_\_  
A.B.C.W.U.A. DATE

\_\_\_\_\_  
A.M.A.F.C.A. DATE

\_\_\_\_\_  
CITY ENGINEER DATE

\_\_\_\_\_  
TRAFFIC ENGINEERING DATE

\_\_\_\_\_  
CITY SURVEYOR DATE

BERNALILLO COUNTY TREASURER'S CERTIFICATE:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: \_\_\_\_\_

\_\_\_\_\_  
PROPERTY OWNER OF RECORD

\_\_\_\_\_  
Bernalillo County Treasurer Date

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  
 August 2016

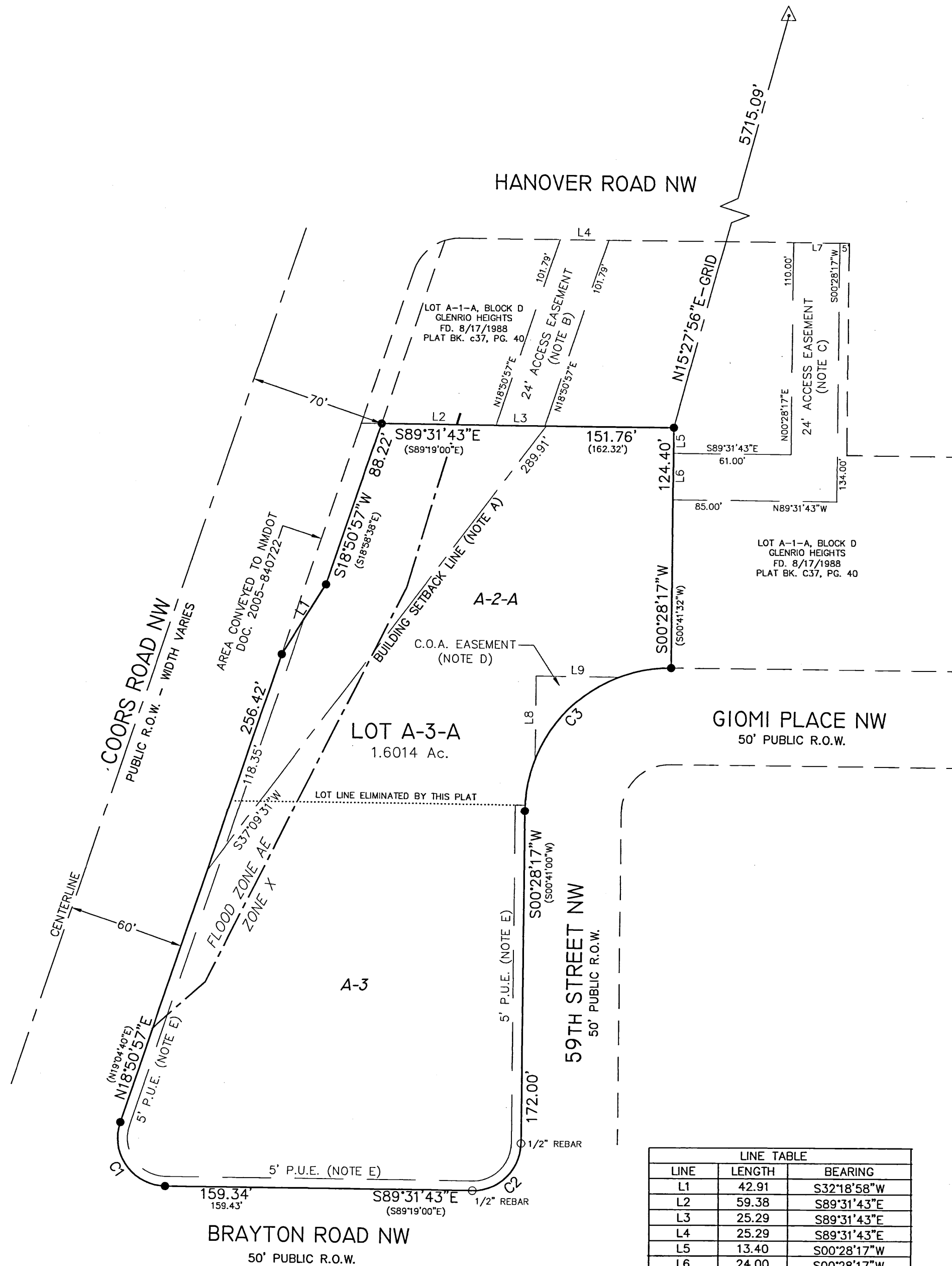
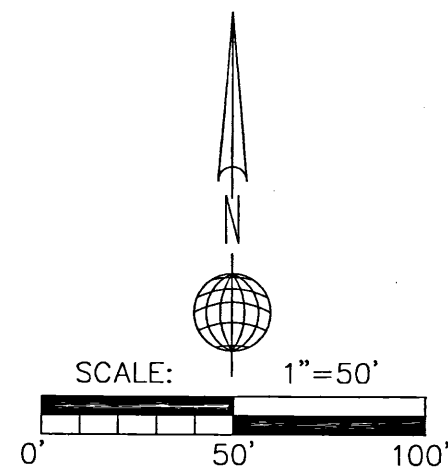
AGRS STATION "12\_H11"  
 NM STATE PLANE COORDINATES  
 N=1497519.02, E=1505414.361  
 CENTRAL ZONE (NAD 83)  
 G-G FACTOR: 0.999680622  
 MAPPING ANGLE: -0°15'34.84"  
 ELEVATION: 5104.85' (NAVD88)

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.
- 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.



| 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"  |

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