

Zone Atlas E-11

n.t.s.

Indexing Information

Section 26, Township 11 North, Range 2 East, N.M.P.M.
 Subdivision: Sagecrest Addition
 Owner: Thomas F. Hooker, Jr.
 UPC #: 101106247721940119

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.....0.2714 ACRES
 ZONE ATLAS PAGE NO.....E-11-Z
 NUMBER OF EXISTING LOTS.....1
 NUMBER OF LOTS CREATED.....1
 MILES OF FULL-WIDTH STREETS.....0.000 MILES
 MILES OF HALF-WIDTH STREETS.....0.000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....0.000 ACRES
 DATE OF SURVEY.....SEPTEMBER 2016

Notes

1. FIELD SURVEY PERFORMED IN SEPTEMBER 2016.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND) USING GROUND TO GRID FACTOR OF 0.999679787.

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. 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 CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV 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.

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.

**Plat for
 Lot 19-A, Block 1
 Sagecrest Addition**

**Being Comprised of
 Lot 19, Block 1
 Sagecrest Addition
 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: _____

Application Number: _____

Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

City Approvals:

City Surveyor

Traffic Engineer

ABCWUA

Parks and Recreation Department

AMAFCA

City Engineer

DRB Chairperson, Planning Department

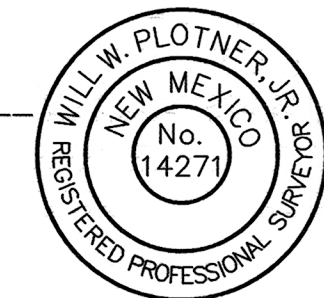
Surveyor's Certificate

"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. 9/16/16
 N.M.R.P.S. No. 14271 Date

CARTESIAN SURVEYS INC.

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



Purpose of Plat

1. TO AMEND THE WALL HEIGHT RESTRICTION LINE ON SOUTHERLY END OF THE LOT.

Legal Description

LOT NUMBERED NINETEEN (19) IN BLOCK NUMBERED ONE (1) OF SAGECREST, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 4, 1977 IN PLAT BOOK D7, PAGE 134.

Documents

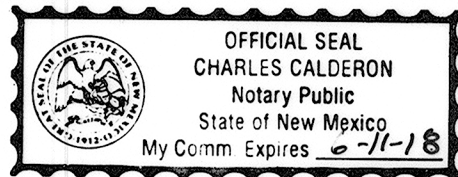
1. QUITCLAIM DEED FOR TERESA SALAZAR, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 17, 1992, AS DOCUMENT NO. 9224044.
2. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 4, 1977, IN BOOK D7, PAGE 134.
3. SPECIAL WARRANTY DEED FOR DYANN WENGARDT, TRUSTEE OF THE R.G. ROSE TRUST, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 2, 2000, IN BOOK A5, PAGE 1923.
4. 40 YEAR TITLE SEARCH PROVIDED BY STEWART TITLE, HAVING FILING NO. 01147-32507, AND AN EFFECTIVE DATE OF SEPTEMBER 15, 2016.

Free Consent

THE REAL ESTATE SHOWN AND DESCRIBED ON THIS PLAT IS SURVEYED AND SUBDIVIDED WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED OWNER(S) THEREOF.

THOMAS F. HOOKER, TRUSTEE
 R.G. ROSE TRUST

STATE OF NEW MEXICO }
 COUNTY OF }



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 16th of September 2016
 BY: THOMAS F. HOOKER, TRUSTEE, R.G. ROSE TRUST

By: _____
 NOTARY PUBLIC

MY COMMISSION EXPIRES June 11, 2018

**Plat for
Lot 19-A, Block 1
Sagecrest Addition
Being Comprised of
Lot 19, Block 1
Sagecrest Addition
City of Albuquerque
Bernalillo County, New Mexico
September 2016**

ACS Monument "SMW-13"
NAD 1983 CENTRAL ZONE
X=1506946.389
Y=1511177.325
Z=5109.921 (NAVD 1988)
G-G=0.999679901
Mapping Angle=-0°15'25.52"

ACS Monument "13-E11"
NAD 1983 CENTRAL ZONE
X=1507830.738
Y=1511150.048
Z=5109.053 (NAVD 1988)
G-G=0.999679673
Mapping Angle=-0°15'19.38"

Legend

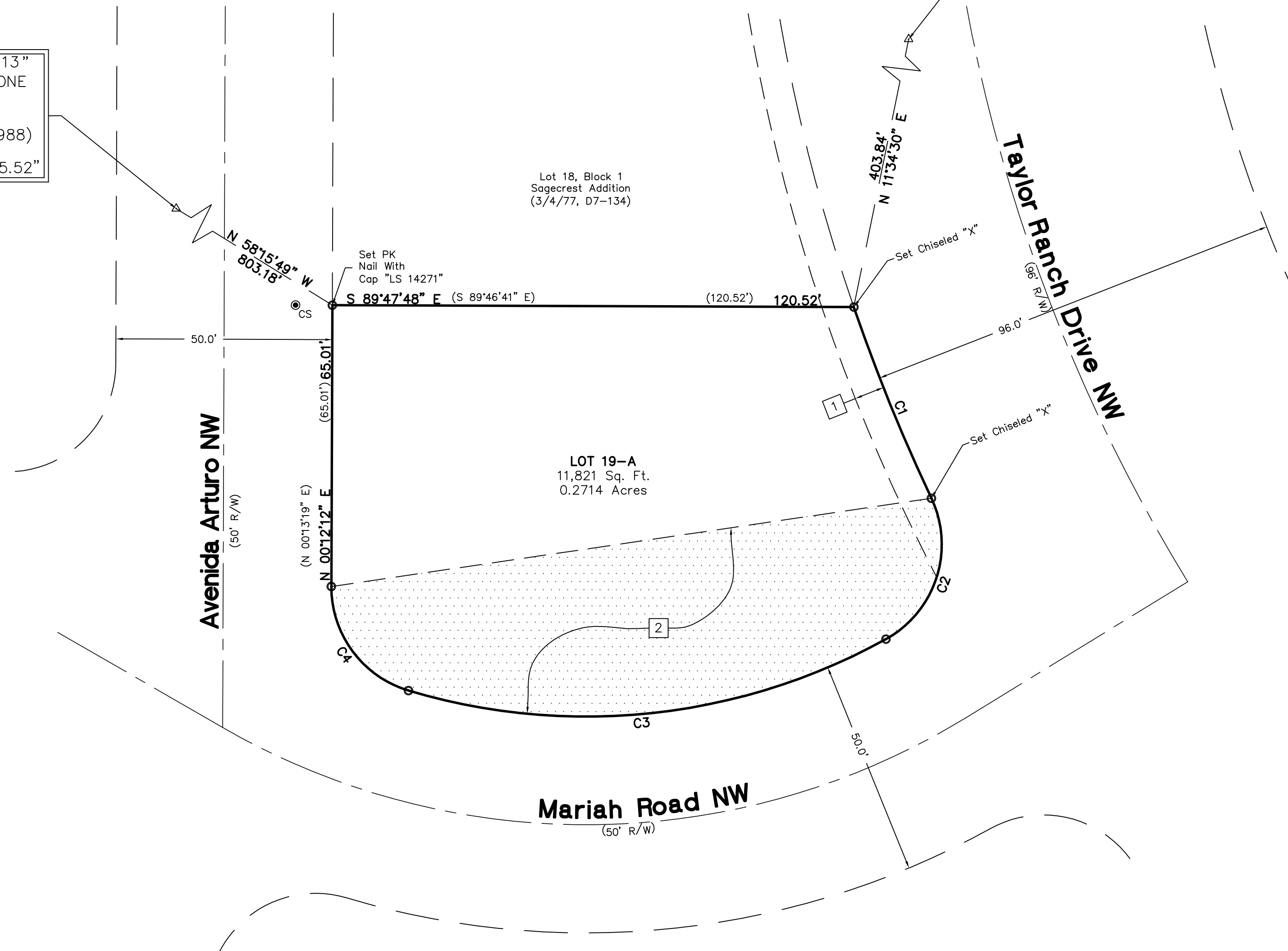
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (3/4/77, D7-134)
⊙CS	FOUND CURB SCRATCH
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
[Dotted Area]	RESTRICTIONS FOR IMPROVEMENTS OVER 3' HIGH". ELIMINATED WITH THE FILING OF THIS PLAT

Easement Notes

- 1 EXISTING 7' UTILITY EASEMENT (3/4/77, D7-134)

Restrictions

- 2 RESTRICTONS FOR IMPROVEMENTS OVER 3' HIGH (3/4/77, D7-134), ELIMINATED WITH THE FILING OF THIS PLAT. SHOWN HEREON AS [Dotted Area]



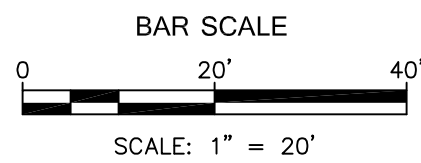
Mariah Road NW
(50' R/W)

Avenida Arturo NW
(50' R/W)

Taylor Ranch Drive NW
(96' R/W)

Lot 18, Block 1
Sagecrest Addition
(3/4/77, D7-134)

LOT 19-A
11,821 Sq. Ft.
0.2714 Acres



Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	47.72' (47.72')	434.31' (434.31')	6°17'43"	47.70'	S 22°06'01" E
C2	37.65' (37.65')	25.00' (25.00')	86°17'15"	34.19'	S 17°53'45" W
C3	113.98' (113.98')	143.15' (143.15')	45°37'14"	110.99'	S 83°50'59" W
C4	32.09' (32.09')	25.00' (25.00')	73°32'42"	29.93'	N 36°34'04" W

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