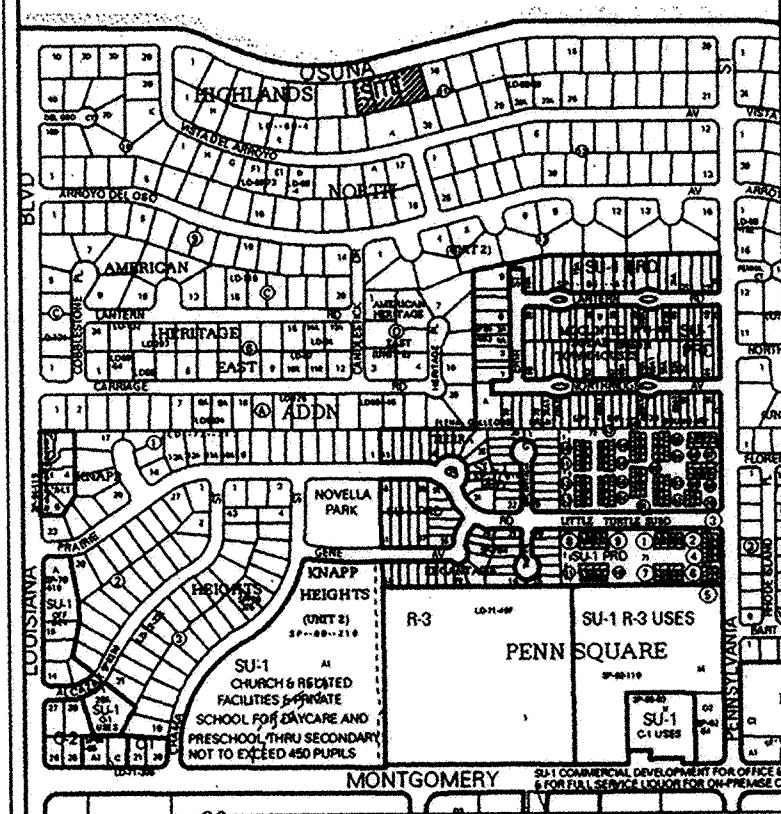


VICINITY MAP (F-19) NO SCALE



DOCH 2016105899

11/09/2016 02:06 PM Page: 1 of 2
PLAT R: \$25.00 B: 2016C P: 0139 M. Toulouse Oliver, Bernalillo Cou

COUNTY CLERK RECORDING LABEL HERE

PLAT OF
LOT 9-A, BLOCK 11
HIGHLANDS NORTH UNIT 2
A REPLAT OF ALL BUT THE WEST 50' LOT 7, ALL OF WTSB: 9, BLOCK 11
HIGHLANDS NORTH UNIT 2
WITHIN PROJECTED SECTION 31, T. 11 N., R. 4 E., N.M.P.M.
WITHIN THE ELENA GALLEGOS GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2016

PROJECT NUMBER: 1011043

Application Number: 16DRB-70381

City Approvals:

<u>Steven H. Rios</u> City Surveyor	<u>10/24/16</u> Date
<u>Rogelio M. Mendez</u> Traffic Engineering, Transportation Division	<u>11/2/16</u> Date
<u>Wendy Lach</u> ABCWUA	<u>11/28/16</u> Date
<u>Carol S. Dumont</u> Parks and Recreation Department	<u>11/2/16</u> Date
<u>[Signature]</u> AMAFCA	<u>11/2/16</u> Date
<u>[Signature]</u> City Engineer	<u>11/2/16</u> Date
<u>[Signature]</u> DRB Chairperson, Planning Department	<u>11-8-16</u> Date
<u>[Signature]</u> Utility Company Approvals:	
<u>Fernando Vigil</u> PKM	<u>11-4-16</u> Date
<u>[Signature]</u> CenturyLink	<u>11/1/2016</u> Date
<u>[Signature]</u> Comcast	<u>11/1/16</u> Date
<u>[Signature]</u> New Mexico Gas Company	<u>11/1/16</u> Date

SURVEY LEGAL DESCRIPTION

Lot Eight (8) and Lot Nine (9) and all except the west fifty feet (50') of lot Seven in Block Eleven (11) of Highlands North Unit No. 2, 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 June 27, 1967, in plat book C6, folio 177, and being more particularly described as follows: BEGINNING at the Northwest corner, being a point on the Southerly right-of-way line of Osuna Road, NE, from whence the ACS Monument "6-F19A" (x=1,545,882.117, y=1,505,771.187, NMSF Central Zone, NAD 83) bears N 74° 53' 06" W, 505.68 feet distant; THENCE along a curve to the left, having a radius of 882.00 feet, a central angle of 06°38'49", a chord bearing N 78° 30' 04" E, 102.27 feet, along an arc length of 102.32 feet to a point of tangency; THENCE N 75° 10' 39" E, 147.67 feet to the Northeast corner; THENCE leaving said Southerly right-of-way line, S 14° 49' 21" E, 135.00 feet to the Southeast corner; THENCE S 75° 10' 39" W, 100.00 feet; THENCE S 77° 52' 44" W, 173.12 feet to the Southwest corner; THENCE N 04° 55' 33" W, 134.77 feet to the point of beginning and containing 0.8021 acres, more or less.

FREE CONSENT

The platting of the property as described above is with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant(s) that they hold complete and indefeasible title in fee simple to the land subdivided.

[Signature]
Jimmy A. Tate, co-personal representative of the Edward D. Gladden and Phyllis L. Gladden Estate
Date 10/24/16

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

On this 24th day of October, 2016, the foregoing instrument was acknowledged by:
Jimmy A. Tate, co-personal representative of the Edward D. Gladden and Phyllis L. Gladden Estate.

My Commission expires 11/8/2018
[Signature]
Notary Public
OFFICIAL SEAL
SHARON B. AKAUOLA
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires: _____

Kathleen Gladden Tate co-personal representative
Kathleen Gladden Tate, co-personal representative of the Edward D. Gladden and Phyllis L. Gladden Estate
Date 10-24-16

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

On this 24th day of October, 2016, the foregoing instrument was acknowledged by:
Kathleen Gladden Tate, co-personal representative of the Edward D. Gladden and Phyllis L. Gladden Estate.

My Commission expires 11/8/2018
[Signature]
Notary Public
OFFICIAL SEAL
SHARON B. AKAUOLA
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires: _____

Julie Gladden Roskosh co-personal representative
Julie Gladden Roskosh, co-personal representative of the Edward D. Gladden and Phyllis L. Gladden Estate
Date 10/24/16

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

On this 24th day of October, 2016, the foregoing instrument was acknowledged by:
Julie Gladden Roskosh, co-personal representative of the Edward D. Gladden and Phyllis L. Gladden Estate.

My Commission expires 11/8/2018
[Signature]
Notary Public
OFFICIAL SEAL
SHARON B. AKAUOLA
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires: _____

SUBDIVISION DATA

1. DRB Project No.
2. Zone Atlas Index No. F-19
3. Gross acreage 0.8021 Ac.
4. Existing number of lots 3
Replatted number of lots 1

PURPOSE OF PLAT

This plat has been prepared for the purpose of creating one lot from three existing lots.

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. No property within the area of requested plat 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.
5. Existing 5' Public utility easement granted by plat recorded 6/27/1967 in Volume C6, folio 177.

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, 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), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (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.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1 019 061 127 256 31407, 1 019 061 136 259 31408,

1 019 061 145 280 31409

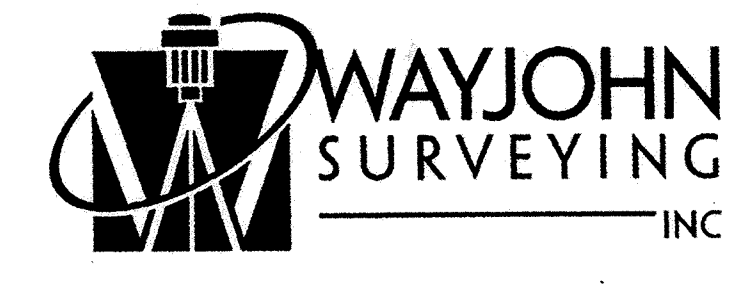
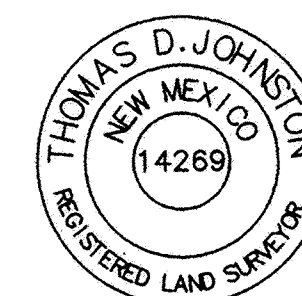
PROPERTY OWNER OF RECORD:
GLADDEN EDWARD D & PHYLLIS L
BERNALILLO COUNTY TREASURER'S OFFICE

[Signature]

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a 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 I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective July 24, 2016, and is true and correct to the best of my knowledge and belief.

[Signature]
Thomas D. Johnston, N.M.P.S. No. 14269
Date 10-24-16

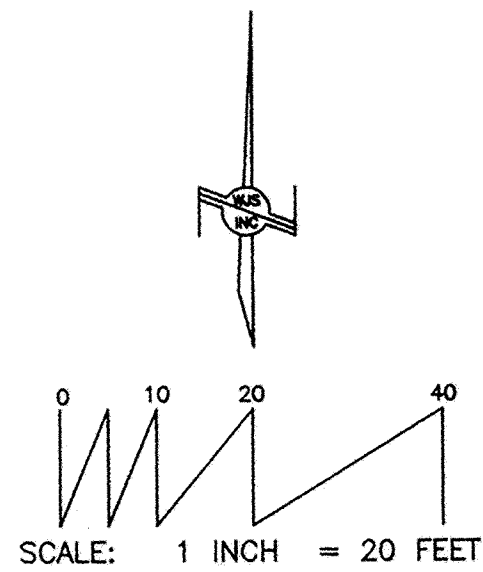
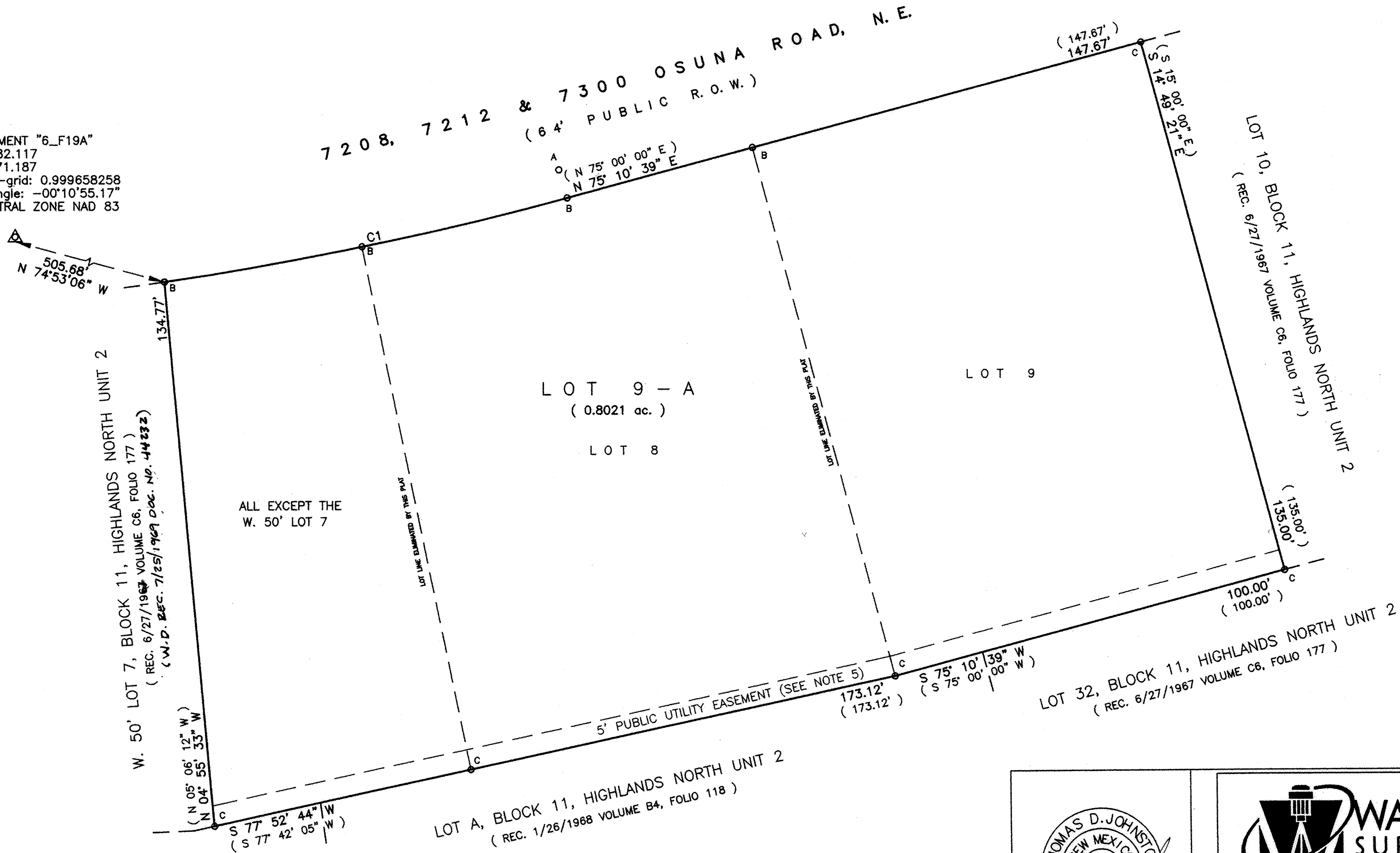


INDEXING INFORMATION FOR COUNTY CLERK OWNER: GLADDEN EDWARD & PHYLLIS L LOCATION: PROJECTED SECTION 31 T. 11 N., R. 4 E. HIGHLANDS NORTH UNIT 2	DRAWN: T R J CHECKED: T D J DRAWING NO. SP100116.DWG	SCALE: 1" = 20' 20 OCT 2016	FILE NO. SP-10-01-2016 SHEET 1 OF 2
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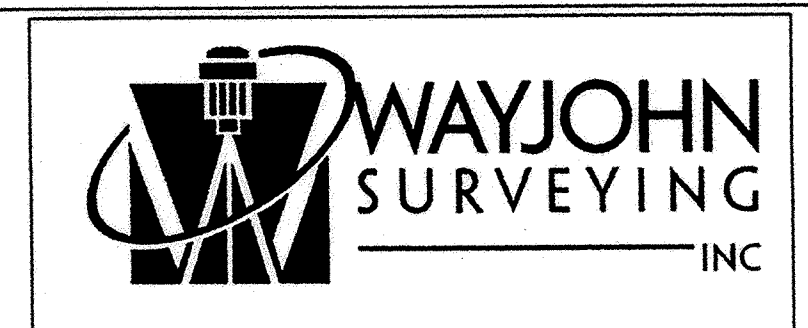
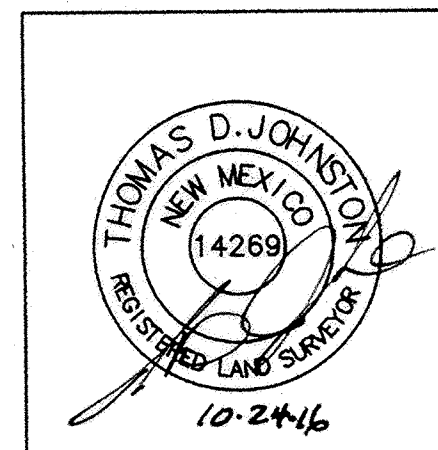
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LOT 9-A, BLOCK 11
HIGHLANDS NORTH UNIT 2
 A REPLAT OF ALL BUT THE WEST 50' LOT 7, ALL OF LOTS 8, 9, BLOCK 11
 HIGHLANDS NORTH UNIT 2
 WITHIN PROJECTED SECTION 31, T. 11 N., R. 4 E., N.M.P.M.
 WITHIN THE ELENA GALLEGOS GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2016

ACS MONUMENT "6_F19A"
 X=1,545,882.117
 Y=1,505,771.187
 Ground-to-grid: 0.999658258
 Mapping Angle: -00°10'55.17"
 NMSP CENTRAL ZONE NAD 83



○ FOUND/SET MONUMENT LEGEND:
 A: FOUND REFERENCE MARK IN CURB
 B: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"
 C: FOUND PK NAIL AND DISK "PS 14269"

CURVE NO.	RADIUS	LENGTH	CENTRAL ANGLE	CHORD
C1	882.00'	102.32'	06° 38' 49"	N 78° 30' 04" E, 102.27'
(C1)	882.00'	--	--	--



330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: (505) 255-2052 FAX: (505) 255-2887

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	DRAWING NO. SP100116.DWG	20 OCT 2016	SHEET 2 OF 2