

VICINITY MAP ZONE ATLAS PAGE J-13

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 CORPORATION dba CENTURYLINK QC	_____ DATE
_____ NEW MEXICO GAS COMPANY	_____ DATE
_____ COMCAST CABLE	_____ DATE

LEGAL DESCRIPTION:

Lots numbered Eleven (11) and Twelve (12), in Block numbered Four (4), SUMMER GARDEN ADDITION, an Addition to the City of Albuquerque, 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 June 25, 1937 in Plat Book D1, Page 106.

FREE CONSENT:

The undersigned owner does hereby consent to the adjustment of the lot line as shown hereon and the same is made with the undersigned's free consent and in accordance its desires. The undersigned individuals hereby represents that the person signing on its behalf has been duly authorized to do so. The undersigned warrants that it holds complete and indefeasible title in fee simple to the property.

Lloyd K. Sayer

ACKNOWLEDGEMENT

State of New Mexico)

County of Bernalillo) ss

This instrument was acknowledged before me on _____, 20____.

BY: Lloyd K. Sayer

My commission expires: _____
Notary Public

SURVEYOR'S CERTIFICATE:

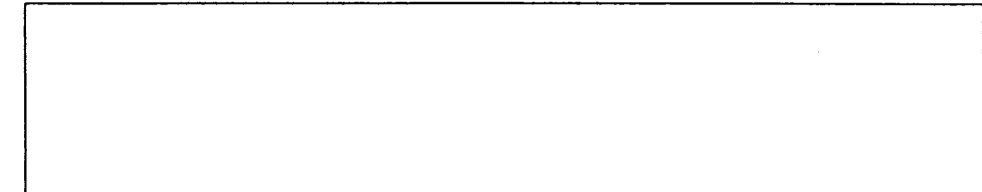
I, Gary E. Gritsko, a duly qualified New Mexico Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that it shows all easements as shown on the plat of record or made known to me by the owners of the subdivision 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
Gary E. Gritsko, N.M.P.S. No. 8686

January 9, 2017
Date



COUNTY CLERK RECORDING STAMP



PLAT OF
Lot 12-A, Block 4,
SUMMER GARDEN ADDITION
projected Section 18, T.10N., R.3E., N.M.P.M.
Town of Albuquerque Grant
City of Albuquerque, Bernalillo County, New Mexico
January 2017

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

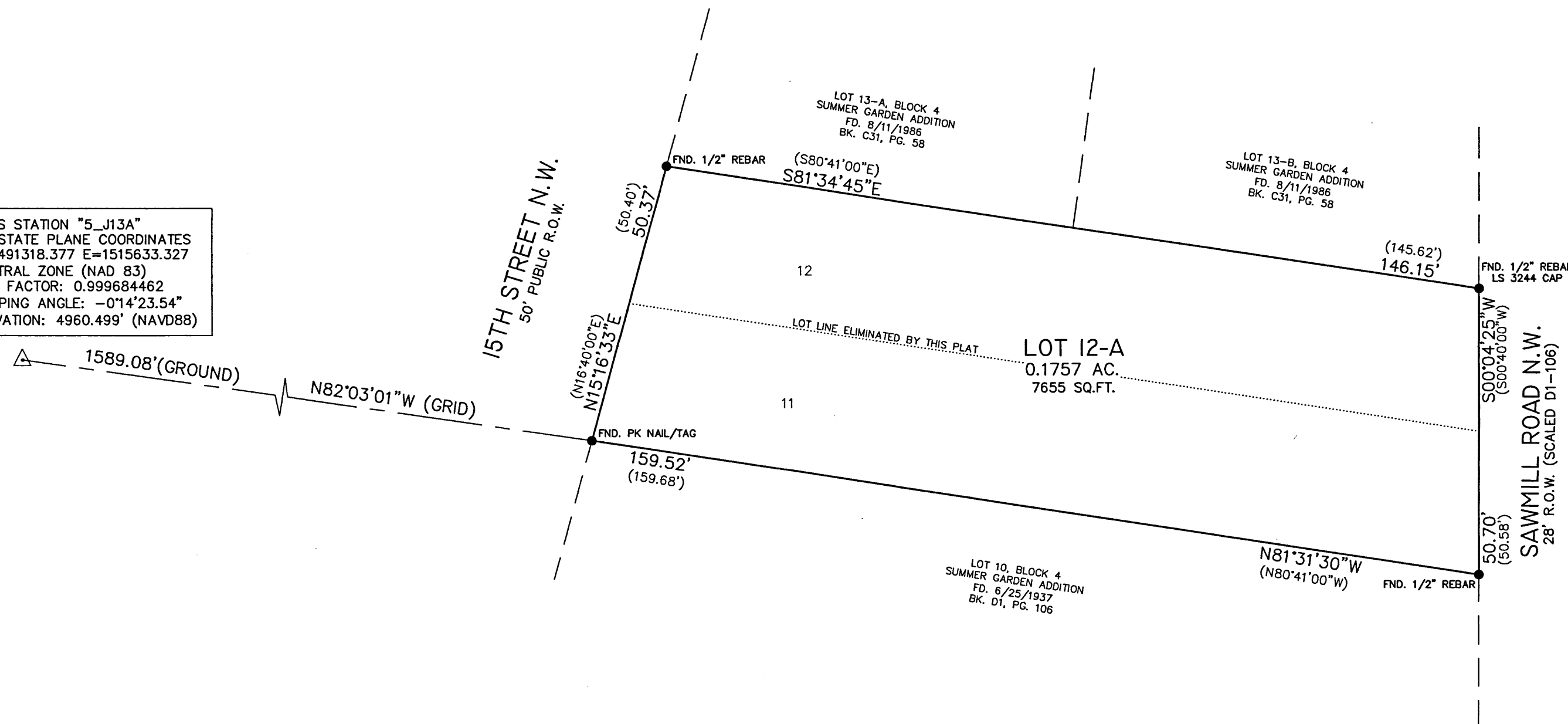
UPC#: _____

PROPERTY OWNER OF RECORD

Bernalillo County Treasurer Date

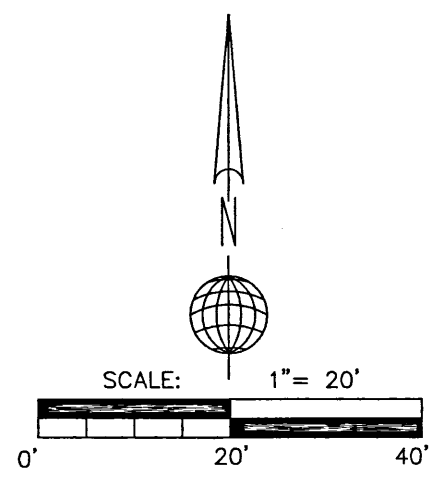
PLAT OF
 Lot 12-A, Block 4,
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 projected Section 18, T.10N., R.3E., N.M.P.M.
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 City of Albuquerque, Bernalillo County, New Mexico
 January 2017

AGRS STATION "5_J13A"
 NM STATE PLANE COORDINATES
 N=1491318.377 E=1515633.327
 CENTRAL ZONE (NAD 83)
 G-G FACTOR: 0.999684462
 MAPPING ANGLE: -0°14'23.54"
 ELEVATION: 4960.499' (NAVD88)



SURVEY AND SUBDIVISION NOTES:

1. Bearings are based on NM State Plane grid bearings, Central zone, NAD83, rotated at AGRS Control Station "5-J13A".
2. Distances are horizontal ground distances in US survey feet.
3. Bearings and distances in parenthesis () are record measurements, where record dimensions differ from actual measurements.
4. This plat shows all easements of record made known to this surveyor.
5. Gross subdivision area: 0.1757 acre, more or less
6. Number of existing lots: 2
7. Number of lots created: 1
8. FLOOD ZONE: The property shown hereon is located in Zone X, areas of minimal flood hazard, according to the FEMA Flood Insurance Rate Map of Bernalillo County, New Mexico, Panel No. 35001C0331H, effective date August 16, 2012.
9. 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)
10. UPC Number: 1-013-058-388-379-112-06 (Lots 11 & 12)
11. Reference documents:
 - a. Plat of Summer Garden Addition, fd. 6/25/1937, Plat Bk. D1, Pg 106.
 - b. Plat of Summer Garden Addition, fd. 8/11/1986, Plat Bk. C31, Pg. 58.



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

ALPHA PRO SURVEYING, LLC
 1436 32ND CIRCLE SE, RIO RANCHO, NEW MEXICO 87124
 GARY@ALPHAPROSURVEYING.COM 505-892-1076
 DRAWN BY: GEG FILE NO: 16-316