

VICINITY MAP No. G-12



LEGAL DESCRIPTION

LOT NUMBERED SEVEN (7) AND TRACT LETTERED 'A' OF BOULEVARD GARDENS, A SUBDIVISION IN 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 11, 1947 IN VOLUME B1, FOLIO 180

PLAT OF LOT 7-A, BLOCK 1 BOULEVARD GARDENS

WITHIN TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 1, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO FEBRUARY, 2017

PROJECT NUMBER: 101139 APPLICATION NUMBER: 17-70028

UTILITY APPROVALS:

Public Service Company of New Mexico 2-16-17
New Mexico Gas Company 2/16/17
QWEST CORPORATION D/B/A CENTURYLINK QC 2/16/2017
COMCAST 2/16/2017

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO COMBINE LOT 7 AND TRACT A BOULEVARD GARDENS INTO 1 LOT AND GRANT ALL EASEMENTS AS SHOWN.

GENERAL NOTES:

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
3: TOTAL AREA OF PROPERTY: 0.2414 ACRES.
4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
7: DATE OF FIELD WORK: JANUARY, 2017
8: NO PROPERTY WITHIN THE AREA OF THIS 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 LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
9: PLATS USED TO ESTABLISH BOUNDARY.
A: PLAT OF BOULEVARD GARDENS FILED: JUNE 11, 1947 IN VOLUME B1, FOLIO 180

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 D/B/A CENTURYLINK 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

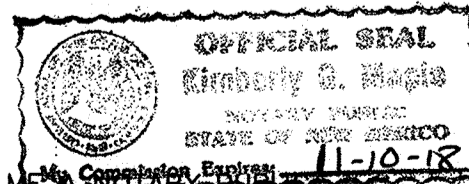
In approving this plat, Public Service Company of New Mexico (PNM), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, QWEST D/B/A CENTURYLINK and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

John B. Beinegar Mary K. Murnane 2/6/17 DATE

ACKNOWLEDGMENT STATE OF NEW MEXICO ) s.s. COUNTY OF BERNALILLO )



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME AND MY CO-NOTARY PUBLIC THIS 6th DAY OF February, 2017.

BY: John B. Beinegar Mary K. Murnane OWNERS NAME

MY COMMISSION EXPIRES: 11-10-18 BY: Anthony L. Harris NOTARY PUBLIC

CITY APPROVALS:

Surveyor: Susan M. Riechman P.S. 2/6/17
Real Property Division (Conditional) 2-17-17
Environmental Health Department (Conditional) 2-17-17
Traffic Engineering, Transportation Division: Raymond M. United 2/15/17
ABCWA: Rick Cook 02-15-17
Parks and Recreation Department: Idanora 2/15/17
AMAFCA: 2/15/17
City Engineer: 2/15/17
DRB Chairperson, Planning Department: 2-17-17

DOCH 2017015396

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SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO ) s.s. COUNTY OF BERNALILLO )

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 3rd DAY OF February, 2017

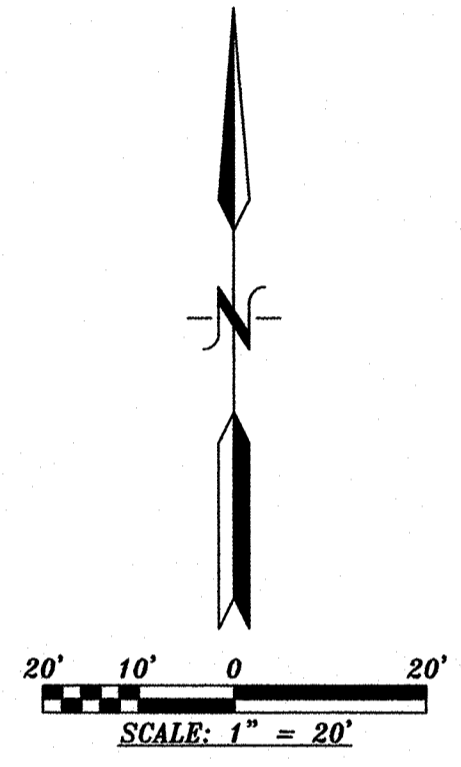
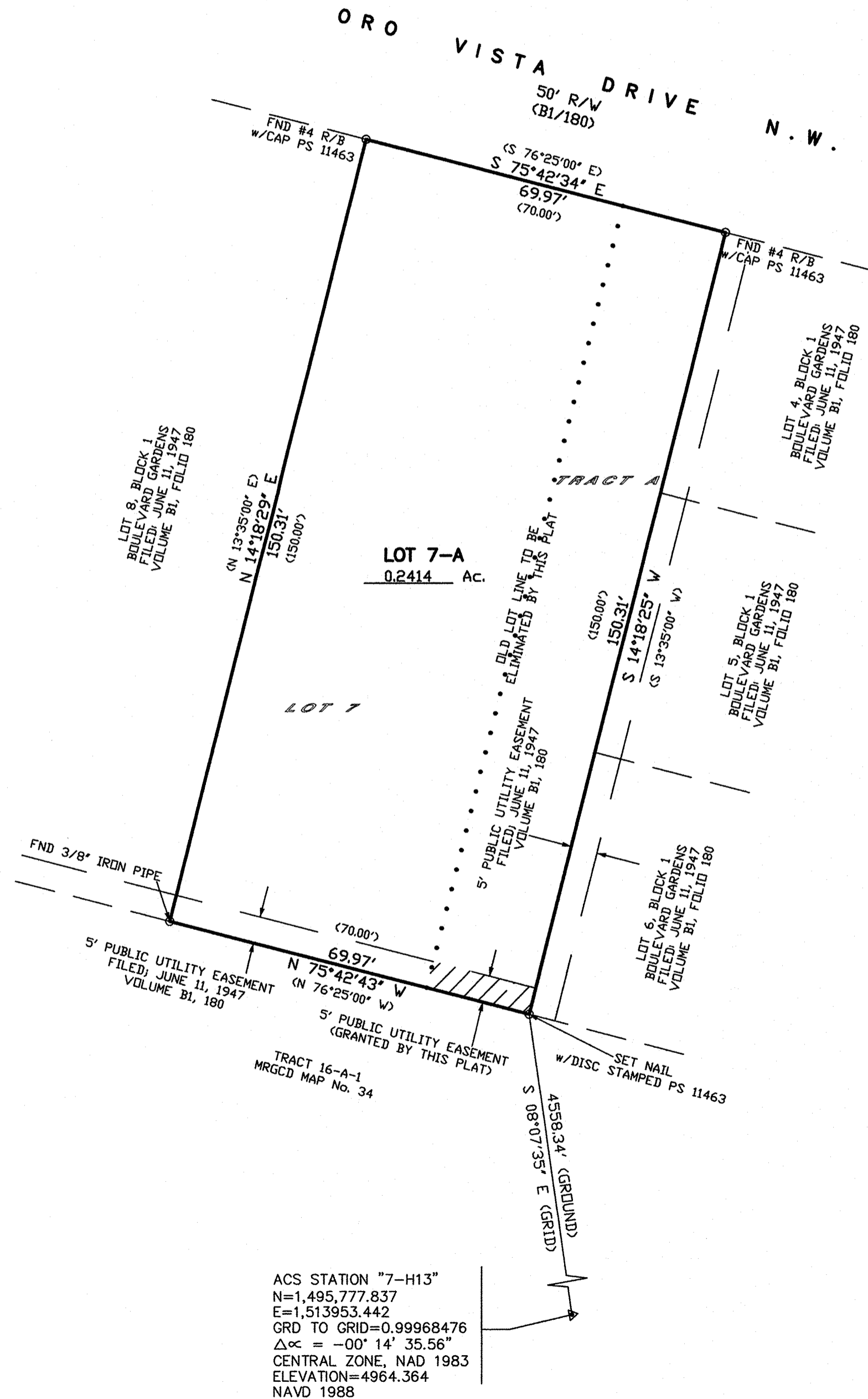
Anthony L. Harris ANTHONY L. HARRIS, P.S. # 11463



THE SURVEY OFFICE, LLC 333 LOMAS BOULEVARD N.E. ALBUQUERQUE, NEW MEXICO 87102 PHONE: (505) 998-0303 FAX: (505) 998-0306

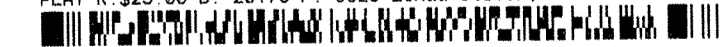
# PLAT OF LOT 7-A, BLOCK 1 BOULEVARD GARDENS

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17-0023.DWG (JANUARY, 2017)