

**TREASURERS CERTIFICATION**

This is to certify that taxes are current and paid on the following:

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

**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 within the easement, 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.

**PURPOSE OF PLAT**

The purpose of this Plat is to:

- 1. Consolidate four (4) existing deed parcels into One (1) new Tract and adjust an existing deed line to eliminate an existing building encroachment as shown hereon.
- 2. Grant the New Public Easements as shown hereon.
- 3. Dedicate the additional Public street right of way as shown hereon.
- 4. Show the Public Easement VACATED BY 17DRB-\_\_\_\_\_.

**SURVEYORS CERTIFICATION**

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg  
NMPS No. 9750  
February 28, 2017

PLAT OF  
**TRACTS B-2 AND B-3**  
**BLOCK 8**  
**MESA VILLAGE**

(BEING A REPLAT OF TRACT A AND NORTHERLY PORTIONS OF TRACT B, BLOCK 8, MESA VILLAGE)

WITHIN

**PROJECTED SECTION 8, TOWNSHIP 10 NORTH, RANGE 3 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**

FEBRUARY, 2017

TOWN OF  
ALBUQUERQUE  
GRANT

PROJECT NUMBER: \_\_\_\_\_

**PLAT APPROVAL**

**UTILITY APPROVALS:**

Public Service Company of New Mexico \_\_\_\_\_ Date \_\_\_\_\_

New Mexico Gas Company \_\_\_\_\_ Date \_\_\_\_\_

Qwest Corporation d/b/a CenturyLink QC. \_\_\_\_\_ Date \_\_\_\_\_

Comcast \_\_\_\_\_ Date \_\_\_\_\_

**CITY APPROVALS:**

City Surveyor \_\_\_\_\_ Date \_\_\_\_\_  
Department of Municipal Development

Real Property Division \_\_\_\_\_ Date \_\_\_\_\_

Environmental Health Department \_\_\_\_\_ Date \_\_\_\_\_

Traffic Engineering, Transportation Division \_\_\_\_\_ Date \_\_\_\_\_

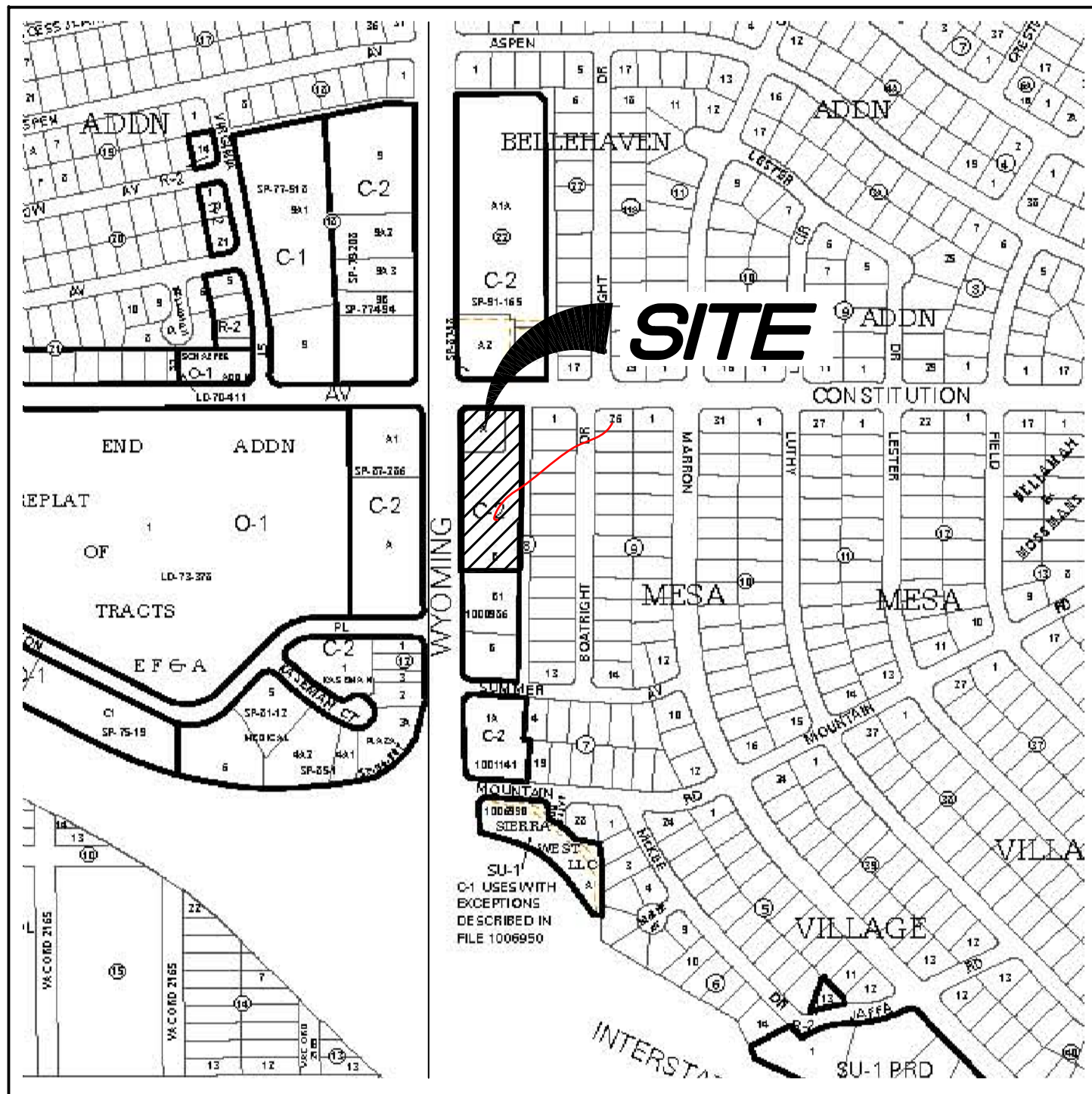
ABCWUA \_\_\_\_\_ Date \_\_\_\_\_

Parks and Recreation Department \_\_\_\_\_ Date \_\_\_\_\_

AMAFCA \_\_\_\_\_ Date \_\_\_\_\_

City Engineer \_\_\_\_\_ Date \_\_\_\_\_

DRB Chairperson, Planning Department \_\_\_\_\_ Date \_\_\_\_\_



**VICINITY MAP**  
NOT TO SCALE

**GENERAL NOTES**

- 1. Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 83).
- 2. Distances are ground.
- 3. Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ( ).
- 4. All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- 5. Albuquerque City Zone Atlas page J-20.

**SUBDIVISION DATA**

- 1. Total number of existing Tracts: 5
- 2. Total number of Tracts created: 2
- 3. Additional Public Right of way dedicated 0.0031 Ac.
- 4. Gross Subdivision acreage: 1.8349 acres.

**SHEET INDEX**

- SHEET 1 OF 3 Approvals, General Notes, Etc...
- SHEET 2 OF 3 Legal Description, Free consent and dedication
- SHEET 3 OF 3 Existing Plat Boundary and Vacated Easements

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**LEGAL DESCRIPTION**

That certain parcel of land within Section 8, Township 10 North, Range 3 East, New Mexico Principal Meridian, comprising Tract A and a northerly portion of Tract B, as the BELLEMAH & MOSSMANS SUBDIVISION OF WEST HALF OF BLOCK NO. 8 - MESA VILLAGE, A SUBDIVISION WITHIN THE CITY OF ALBUQUERQUE, filed in the office of the County Clerk of Bernalillo County, New Mexico on October 23, 1956, in Volume B3, Folio 41, and also described in Real Estate Contract filed September 2, 2009, as Doc. No. 2009100225; Warranty Deed filed September 17, 2007 as Doc. No. 2007132996 and Warranty Deed filed December 21, 1994 as Doc. No. 94147375 filed in the office of the County Clerk of Bernalillo County, New Mexico, more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750, using New Mexico State Plane Grid bearings (Central Zone - NAD 83) and ground distances as follows:

BEGINNING at the Southwesterly corner of the parcel herein described (a PK Nail and brass disc found in place) said point being a point on the Easterly right of way line of Wyoming Boulevard N.E. and the Northwest corner of Tract B-1, Block 8, Mesa Village 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 29, 2001 in Plat Book 2001C, Page 35 whence Albuquerque Control Survey Monument "20-H18" bears N 55°12'27" W, 6670.71 feet distant; Thence Northwesterly and Northeasterly along said Easterly right of way line of Wyoming Boulevard N.E. for the following four (4) courses:

N 00°32'38"W, 197.30 feet to the Northwest corner of the land described in said Warranty Deed Document No. 94147375 (a PK Nail found in place); Thence,

N 00°33'24" W, 150.05 feet to a point (a 5/8" rebar found in place), said point also being the northwesterly corner of the land described in said Warranty Deed, and also being the southwesterly corner of the land described in said Real Estate Contract, and also being the southwesterly corner of said Tract A; Thence,

N 00°36'49" W, 99.52 feet to a point of curvature (an "X" in concrete found in place); Thence,

Northeasterly, 39.72 feet on the arc of a curve to the right (said curve having a radius of 25.00 feet, a central angle of 91°02'18", and a chord that bears N 44°56'56"E, 35.67 feet) to a point of tangency on said southerly right of way line of Constitution Avenue N.E. (a Mag Nail found in place); Thence,

S 89°19'39"E, 148.91 feet along said southerly right of way line of Constitution Avenue N.E. to the northeasterly corner of the land described in said Real Estate Contract and the northeasterly corner of said Tract B (a Mad Nail found in place); Thence, along the easterly boundary of the land herein described and the westerly boundary of a 20' alley,

S 00°36'56" W, 125.00 feet to a point (a 1/2" rebar found in place), said point also being the southeasterly corner of the land described in said Real Estate Contract, and also being the northeasterly corner of the land described in said Warranty Deed; Thence,

S 00°35'28" W, 150.08 feet to the northeasterly corner of the land described in said Warranty Deed Document No. 94147375 (a PK Nail found in place); Thence,

S 00°35'30" W, 197.37 feet to the Southeast corner of the land described in said Warranty Deed Document No. 94147375 (an "X" scribed in concrete found in place) said point also being the Northeast corner of said Tract B-1; Thence,

N 89°16'35" W, 164.79 feet along the Northerly line of said tract B-1 to the Southwest corner and point of beginning of the parcel herein described.

Said parcel contains 1.8349 acres, more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising PLAT OF TRACTS B-2 AND B-3, BLOCK 8, MESA VILLAGE (BEING A REPLAT OF TRACT A AND NORTHERLY PORTIONS OF TRACT B, BLOCK 8, MESA VILLAGE) WITHIN SECTION 8, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby dedicate the public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby grant the public easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

**OWNER(S)**

TRACT B-2  
TLJ, LLC  
a New Mexico limited liability company

By: \_\_\_\_\_

TRACT B-3  
VPI REALTY LIMITED PARTNERSHIP  
a New Mexico limited partnership

By: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ SS  
This instrument was acknowledged before me on this \_\_\_\_\_ day  
of \_\_\_\_\_ 2017, by \_\_\_\_\_ as  
\_\_\_\_\_ of TLJ, LLC.

\_\_\_\_\_  
Notary Public My commission expires \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ SS  
This instrument was acknowledged before me on this \_\_\_\_\_ day  
of \_\_\_\_\_ 2017, by \_\_\_\_\_ as  
\_\_\_\_\_ of VPI Realty L.P.

\_\_\_\_\_  
Notary Public My commission expires \_\_\_\_\_

**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:**

- a. Plat entitled "BELLEMAH & MOSSMANS SUBDIVISION OF WEST ONE HALF OF BLOCK NO. 8 - MESA VILLAGE, A SUBDIVISION WITHIN THE CITY OF ALBUQUERQUE - NEW MEXICO, ROSS-BEYER ENGINEERING OFFICE CBB-RH-JVA-RAS, JULY 28, 1956", filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 23, 1956, in Volume B3, Folio 41.
- b. Title Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment No. SP00001447, Effective Date: December 2, 2016.
- c. Real Estate Contract filed September 02, 2009 as Doc.# 2009100225.
- d. Warranty Deed filed September 17, 2007 as Doc.# 2007132996.
- e. Warranty Deed filed December 21, 1994 as Doc.# 94147375.
- f. Plat entitled "PLAT OF TRACT B-1, BLOCK 8, MESA VILLAGE", filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 29, 2001 in Plat Book 2001C, page 35.

**FLOOD ZONE DETERMINATION**

The subject property appears to lie within "ZONE X" (Areas determined to be outside the 0.2% annual chance floodplain) as shown on National Flood Insurance Program Flood Insurance Rate Map Number 35001C0356H, Map Revised August 16, 2012, and Map Number 35001C0358H, Map Revised August 16, 2012.

**SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS**

"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 the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

SHEET 2 OF 3

**SURV TEK, INC.**

Consulting Surveyors Phone: 505-897-3366  
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

PLAT OF  
TRACTS B-2 AND B-3  
BLOCK 8  
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BERNALILLO COUNTY, NEW MEXICO

FEBRUARY, 2017

WYOMING BOULEVARD N.E.

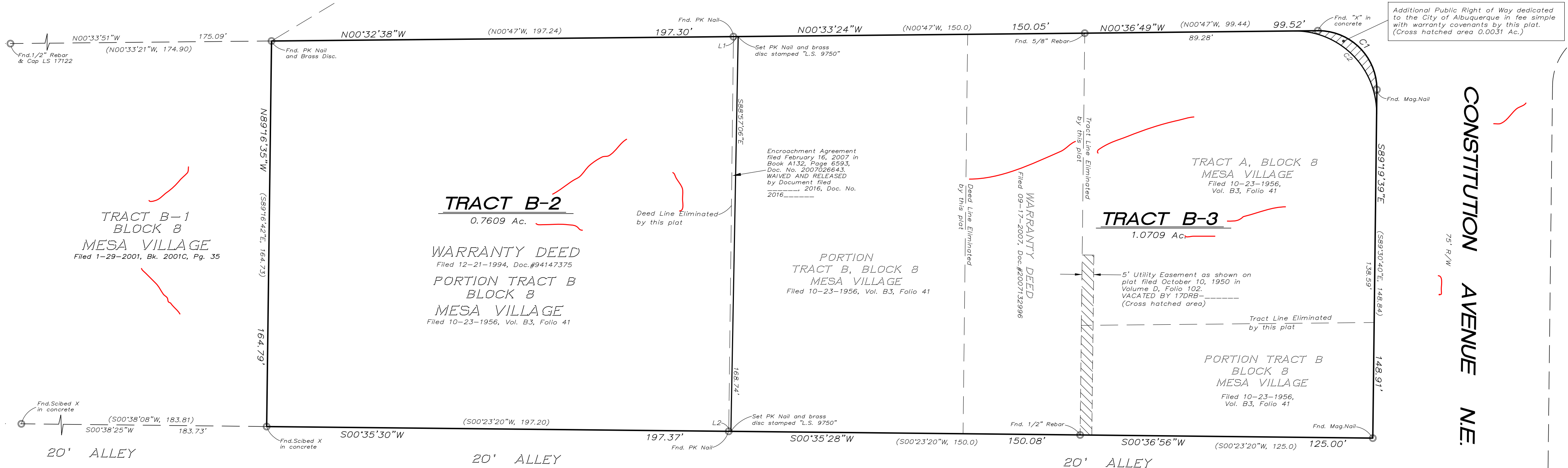
116' R/W

Albuquerque Control Survey Monument "20\_H18"  
New Mexico State Plane Coordinates  
(Central Zone - NAD 83) as published  
North = 1,493,154.978 feet  
East = 5475,048.21 feet  
Elevation = 5283.222 feet (NAVD 1988)  
Delta Alpha = -00'11"00.11"  
Ground to Grid Factor = 0.99966158

1,545,048.21

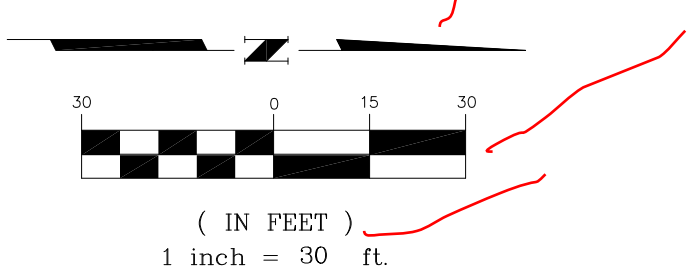
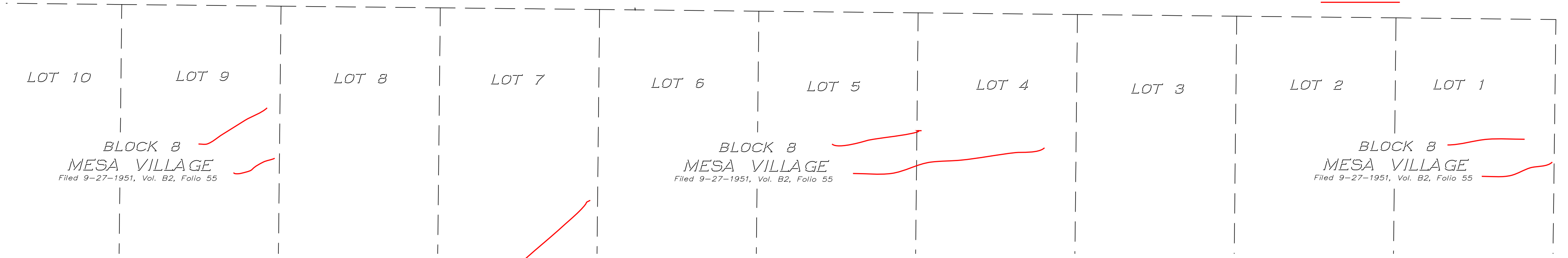
LINE TABLE		
LINE	LENGTH	BEARING
L1	2.00	N00°33'24"W
L2	0.97	N01°19'23"W

TOWN OF ALBUQUERQUE GRANT



Additional Public Right of Way dedicated to the City of Albuquerque in fee simple with warranty covenants by this plat. (Cross hatched area 0.0031 Ac.)

CONSTITUTION AVENUE N.E.  
75' R/W



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	39.72'	25.00'	25.46'	35.67'	S44°56'56"W	91°02'18"
C2	55.76'	35.00'	35.79'	50.05'	S45°01'46"W	91°17'11"

SHEET 3 OF 3

**SURV TEK, INC.**

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Fax: 505-897-3377