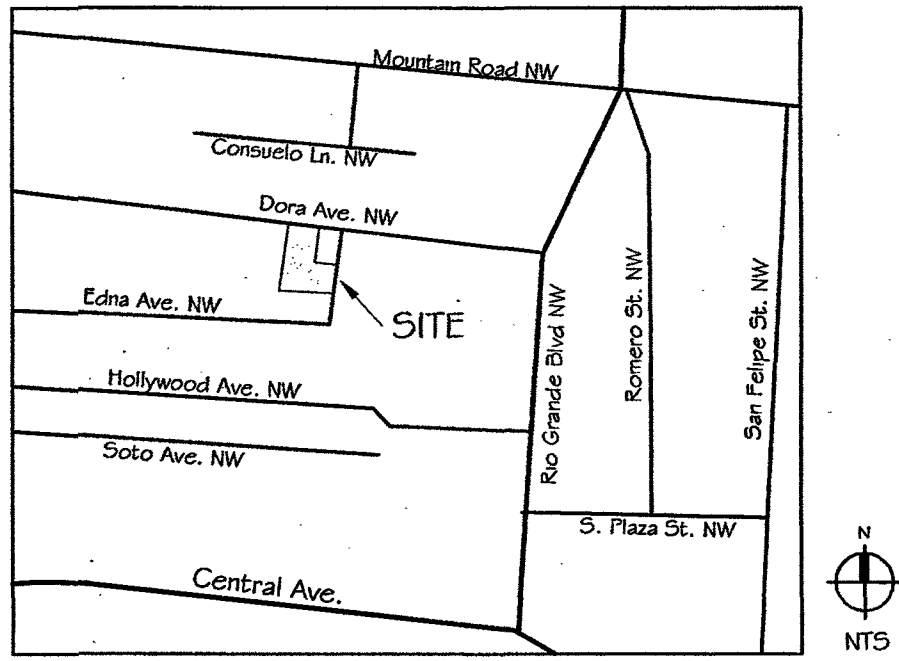


PLAT OF
LOT 17-A-1
DORA A. WILLIAMS FIRST ADDITION
 (A REPLAT OF LOTS 16-B, 17-A & THE SOUTH 1/2 OF LOT 17-B)
 WITHIN PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 TOWN OF ALBUQUERQUE GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2017



VICINITY MAP Zone Atlas Page J-13-Z

PURPOSE

The purpose of this plat is to combine 3 existing lots into one lot as shown hereon. The lots shown hereon currently are developed and there are no development plans intended with the granting of this plat.

GENERAL NOTES

- 1) Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone, NAD 1983. All distances shown are ground. Record values that vary from measured are shown in parenthesis.
- 2) Unless otherwise indicated, all property corners are monumented by a set No. 5 rebar with cap stamped NMRLS 7923.
- 3) Total gross acreage = 0.2865 acre.
- 4) Existing Lots = 3. Proposed Lot = 1.
- 5) There are no new publicly dedicated street rights of way granted by this plat.
- 6) Any underground structures not shown are not a part of this plat.
- 7) Pre 1973 division of Lot 17-B as shown hereon by Deed filed June 25, 1958 in Vol. D430, folio 353.
- 8) Title Binder prepared for this property by Fidelity Title. Effective date June 5, 2017. Commitment No. SPO00024088. No Title Search was performed by Surveyor.
- 9) Five foot (5') Building Maintenance Easement granted by this plat to benefit owners, heirs & assigns of North 1/2 Lot 17-B for the purposes of building maintenance access.
- 10) No property within the bounds of this plat 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 lots or parcels within the bounds of this plat. The foregoing requirement shall be a condition to the approval of this plat.

FREE CONSENT

This property is re-platted as shown hereon with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant that they hold complete and indefeasible title in fee simple to the land described hereon.

Mania D. Moya 10-12-17
 Mania Moya, Personal Representative of the Estate of Mania Adele Martinez (deceased) and Robert N. Martinez (deceased) Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)
 This instrument was acknowledged before me by Mania Moya on the 12th day of October, 2017.

[Signature]
 Notary Public



SURVEYOR'S CERTIFICATION

I, Christopher J. Dehler, New Mexico Registered Land Surveyor No. 7923, hereby certify that this Plat was prepared by me from notes of an actual field survey; that this plat and survey meet the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors; that it meets the applicable requirements of the City of Albuquerque Subdivision Ordinance; that all easements of record made known to the surveyor by the owners, utility companies and other interested parties are as shown and that the same is true and correct to the best of my knowledge and belief.

[Signature] dated: 10/12/17
 New Mexico Registered Land Surveyor No. 7923

CHRISTOPHER J. DEHLER P.L.S.
 3827 Palacio Del Rio Grande NW
 Albuquerque, NM 87107
 Ph: 414-8223
 dehlersurveying@a.com

Project Number 1011314
 Application Number 17DRB-70282

LEGAL DESCRIPTION

Lots numbered Sixteen-B (16-B), Seventeen-A (17-A) and the South 1/2 of Lot Seventeen-B (17-B) of DORA A. WILLIAMS FIRST ADDITION, 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 February 12, 1941 in Plat Book C, Page 44.

TREASURER'S CERTIFICATION

This is to certify that taxes are current and paid on UPC# 101305804437022432
 Lot 16B Dora A. Williams First Addn.
 This is to certify that taxes are current and paid on UPC# 101305804936922431
 Lot 17A Dora A. Williams First Addn.
 This is to certify that taxes are current and paid on UPC# 101305805236522430
 S 1/2 Lot 17B Dora A. Williams First Addn.

Property owner(s) of record Mania Moya, Personal Representative of the Estate of Mania Adele Martinez (deceased) and Robert N. Martinez (deceased)

County Treasurer [Signature] 10/31/17
 Date

PLAT APPROVAL

City Approvals:
[Signature] 10-28-17
 DRB Chairperson, Planning Department Date
N/A 10-20-17
 Real Property Division Date
N/A 10-20-17
 Environmental Health Date
[Signature] 10-18-17
 Traffic Engineering, Transportation Division Date
[Signature] 10-18-17
 ABCWUA Date
[Signature] 10/18/17
 Parks and Recreation Department Date
Renee Brunette 10-18-17
 City Engineer Date
Dadell Friedt 10/18/17
 A.M.A.F.C.A. Date
Soren M. Reinboer P.S. 10/12/17
 City Surveyor 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 Century Link QC for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Comcast 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 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 the National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electrical transformers/switchgears, as installed, shall extend ten (10) feet in front of transformers/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 Century Link (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.

Utility Approvals:
Fernando Vigil 10-20-17
 PNM Electric Services Date
[Signature] 10-12-17
 New Mexico Gas Company Date
[Signature] 10/12/2017
 QWest Corporation dba CenturyLink QC Date
[Signature] 10/12/17
 Comcast Inc. Date