

VICINITY MAP Zone Atlas Page J-13-Z

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/swithgear doors and five (5) feet on each side.

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:

PNM Electric Services	Date	
New Mexico Gas Company	 Date	
QWest Corporation dba CenturyLink QC	Date	
Comcast Inc	Date	

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

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. SP000024088. 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.

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.

Maria Moya, Personal Representative of the Estate of Marie Adele Martinez(deceased) and Robert N. Martinez (deceased)

ACKNOWLEDGMENT

STATE OF NEW MEXICO) COUNTY OF BERNALILLO)

This instrument was acknowledged before me by Maria Moya on the

Notary Public



Project Number	1011314
Application Number	

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	Maria Moya, Personal Representativ	ve of the Estate of
_	ele Martinez (deceased) and Robert N	
County Treasurer		
		Date
PLAT APPROVAL		
City Approvals:		
DRB Chairperson, Planning De	partment	Date
Real Property Division		Date
Environmental Health		Date
Traffic Engineering, Transporta	tion Division	Date
ABCWUA		Date
Parks and Recreation Departm	ent	Date
City Engineer		Date
A.M.A.F.C.A.		 Date

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.

New Mexico Registered Land Surveyor No. 7923

City Surveyor

CHRISTOPHER J. DEHLER P.L.S.

3827 Palacio Del Rio Grande NW

Albuquerque, NM 87107

Sheet I of 2

dehlersurveying@q.com

Ph: 414-8223

Date

Job No. 293517