

PLAT OF

LOT C-1

NETHERWOOD PARK ADDITION

(A REPLAT OF LOT C AND THE WEST 20' OF LOT B, NETHERWOOD PARK ADDITION)

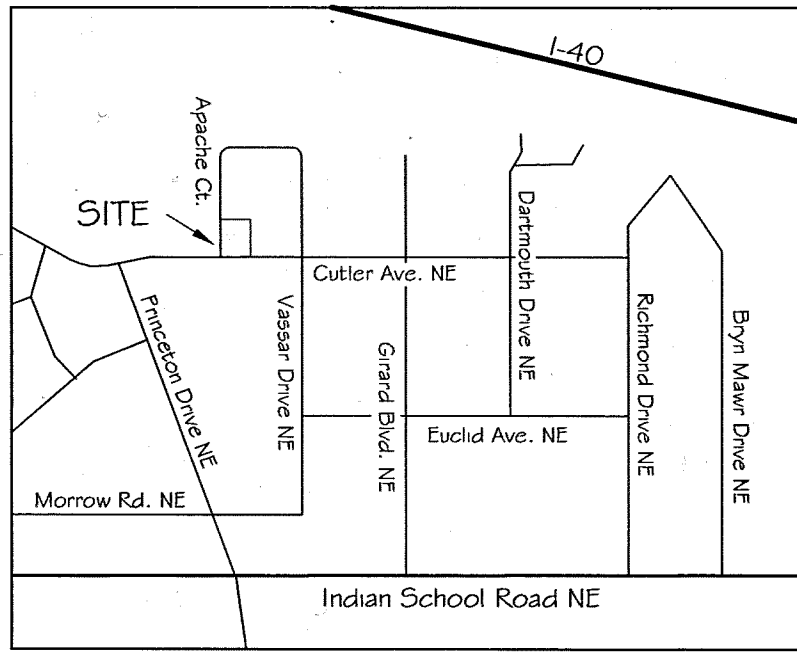
SECTION 10, TOWNSHIP 10 NORTH, RANGE 3 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

NOVEMBER 2017



VICINITY MAP Zone Atlas Page H-16-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)...
B. New Mexico Gas Company...
C. Qwest Corporation db/a Century Link QC...
D. Comcast for the installation, maintenance, and service of such lines, cable, and other related equipment...

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above...

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation db/a Century Link (QWEST) did not conduct a Title Search of the properties shown hereon...

Table with utility names and dates: PNM Electric Services (11/15/2017), New Mexico Gas Company (11/15/17), QWest Corporation db/a CenturyLink QC (11/22/2017), Comcast Inc. (11/15/17)

PURPOSE

The purpose of this plat is to create 1 lot from 2 existing lots and to vacate easements as shown hereon.

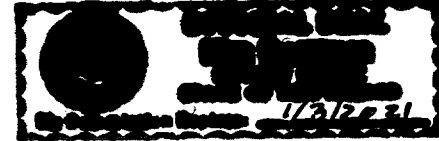
FREE CONSENT

This property is re-platted as shown hereon with the free consent and in accordance with the desires of the undersigned owner(s).

Signature of Jennifer L. Wilson, Date 11-22-17

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)



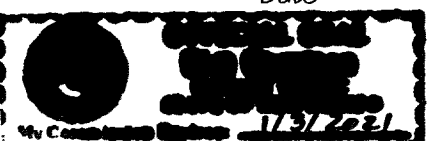
This instrument was acknowledged before me by Jennifer L. Wilson on the 22nd day of November, 2017.

Signature of Kim Gammon, Notary Public

Signature of John M. Trujillo, Date 11-22-17

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

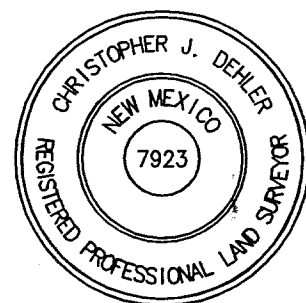


This instrument was acknowledged before me by John M. Trujillo on the 22nd day of November, 2017.

Signature of Kim Gammon, Notary Public

GENERAL NOTES

- 1) Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone, NAD 1983.
2) Unless otherwise indicated, all property corners are monumented by a set No. 5 rebar with cap stamped NMRLS 7923.
3) Total gross acreage = 0.2542 acre.
4) Existing Lots = 2. 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) Title Binder prepared for this property by Fidelity Title. Effective date September 6, 2017. Commitment No. 5011635-2272187-AL01. No Title Search was performed by Surveyor.
8) 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.
9) ABCWUA Account No. 6094649560 is currently in place for this property.



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...

Signature of Christopher J. Dehler, dated 11/16/2017, New Mexico Registered Land Surveyor No. 7923

Job No. 290417_P

Project Number _____

Application Number _____

LEGAL DESCRIPTION

Lot lettered "C" and the West Twenty feet (20') of Lot lettered "B" of NETHERWOOD PARK ADDITION, as the same are shown and designated on the Plat of said Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 24, 1970 in Plat Book C7, Folio 105.

TREASURER'S CERTIFICATION

This is to certify that taxes are current and paid on UPC# 101605918311831603

Property owner(s) of record Jennifer L. Wilson & John M. Trujillo

County Treasurer _____

Date

PLAT APPROVAL

City Approvals:

DRB Chairperson, Planning Department _____ Date

Real Property Division _____ Date

Environmental Health _____ Date

Traffic Engineering, Transportation Division _____ Date

ABCWUA _____ Date

Parks and Recreation Department _____ Date

City Engineer _____ Date

Signature of Dianna Griedt, A.M.A.F.C.A., Date 11/16/17

Signature of Loren M. Risenhoover P.S., City Surveyor, Date 11/15/17

DEHLER SURVEYING

3827 Palacio Del Rio Grande NW Albuquerque, NM 87107



Ph: 414-8223 dehlersurveying@q.com