



VICINITY MAP Zone Atlas Page H-16-Z

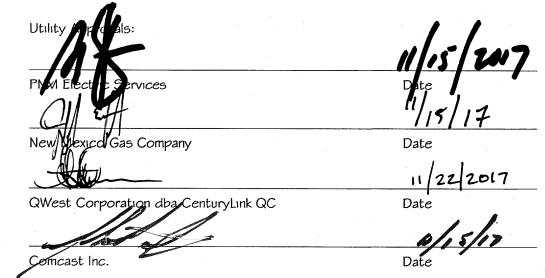
PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico (PNM), 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.



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

PURPOSE

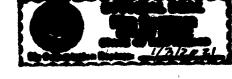
The purpose of this plat is to create 1 lot from 2 existing lots and to vacate easements as shown hereon.

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). Said owner(s) warrant that they hold complete and indefeasible title in fee simple to the land described hereon.

ACKNOWLEDGMENT

STATE OF NEW MEXICO) COUNTY OF BERNALILLO)



This instrument was acknowledged before me by Jennifer L. Wilson on the 2200 day of November , 2017.

ACKNOWLEDGMENT

STATE OF NEW MEXICO)

COUNTY OF BERNALILLO)

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

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 = 0.2542 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-ALO1. 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. The foregoing requirement shall be a condition to the approval of this plat.
- 9) ABCWUA Account No. 6094649560 is currently in place for this property.



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#1016	05918311831603	
	b	
Property owner(s) of record Jennifer L. Wilson \$ John M. Trujillo		
County Treasurer		
County IT casulet	Date	
PLAT APPROVAL		
City Approvals:		
	Ø	
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	
Nicdellitheat	11/16/17	
A.M.A.F.C.A.	Ďate	
Joren M. Risenhoover P.S.	11/15/17	
City Surveyor	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

DEHLER SURVEYING

3827 Palacio Del Rio Grande NW Albuquerque, NM 87107

Ph: 414-8223 dehlersurveying@q.com

Job No. 290417_P

Sheet 1 of 2