

PLAT OF

LOT C-1

NETHERWOOD PARK ADDITION

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

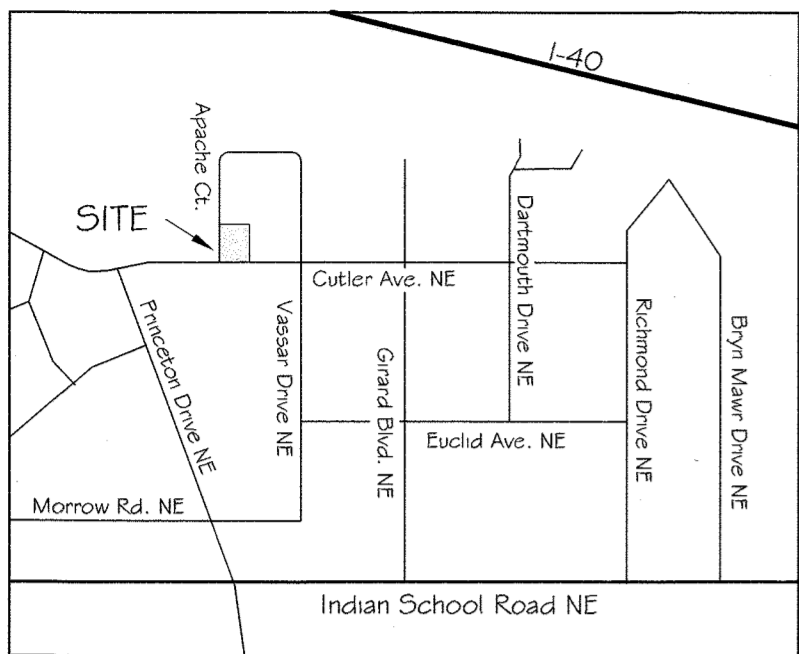
SECTION 10, TOWNSHIP 10 NORTH, RANGE 3 EAST

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), 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 Easements:

PNM Electric Services

11/15/2017

New Mexico Gas Company

11/15/17

QWest Corporation dba CenturyLink QC

11/22/2017

Comcast Inc.

11/15/17

DOCN 2018070073

08/10/2018 09:56 AM Page: 1 of 2
PLAT R: \$25.00 B: 2018C P: 0109 Linda Stover, Bernalillo County



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.

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 Notary Public Kim Gammon

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 Notary Public Kim Gammon

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.



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

Job No. 290417_P

Project Number 101451
Application Number 17DPB-70330

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 [Signature] Date 8.10.18

PLAT APPROVAL

City Approvals: [Signature] Date 2.8.2018
DRB Chairperson, Planning Department [Signature] Date

Real Property Division [Signature] Date

Environmental Health [Signature] Date 1/24/18

Traffic Engineering, Transportation Division [Signature] Date 1/24/18

ABCWUA [Signature] Date 1/24/18

Parks and Recreation Department [Signature] Date 1/24/18

City Engineer [Signature] Date 11/16/17

A.M.A.F.C.A. [Signature] Date 11/15/17

Forensic M. Risenhoover P.S. [Signature] Date 11/15/17

DEHLER SURVEYING



3827 Palacio Del Rio Grande NW Albuquerque, NM 87107 Ph: 414-8223 dehlersurveying@a.com

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

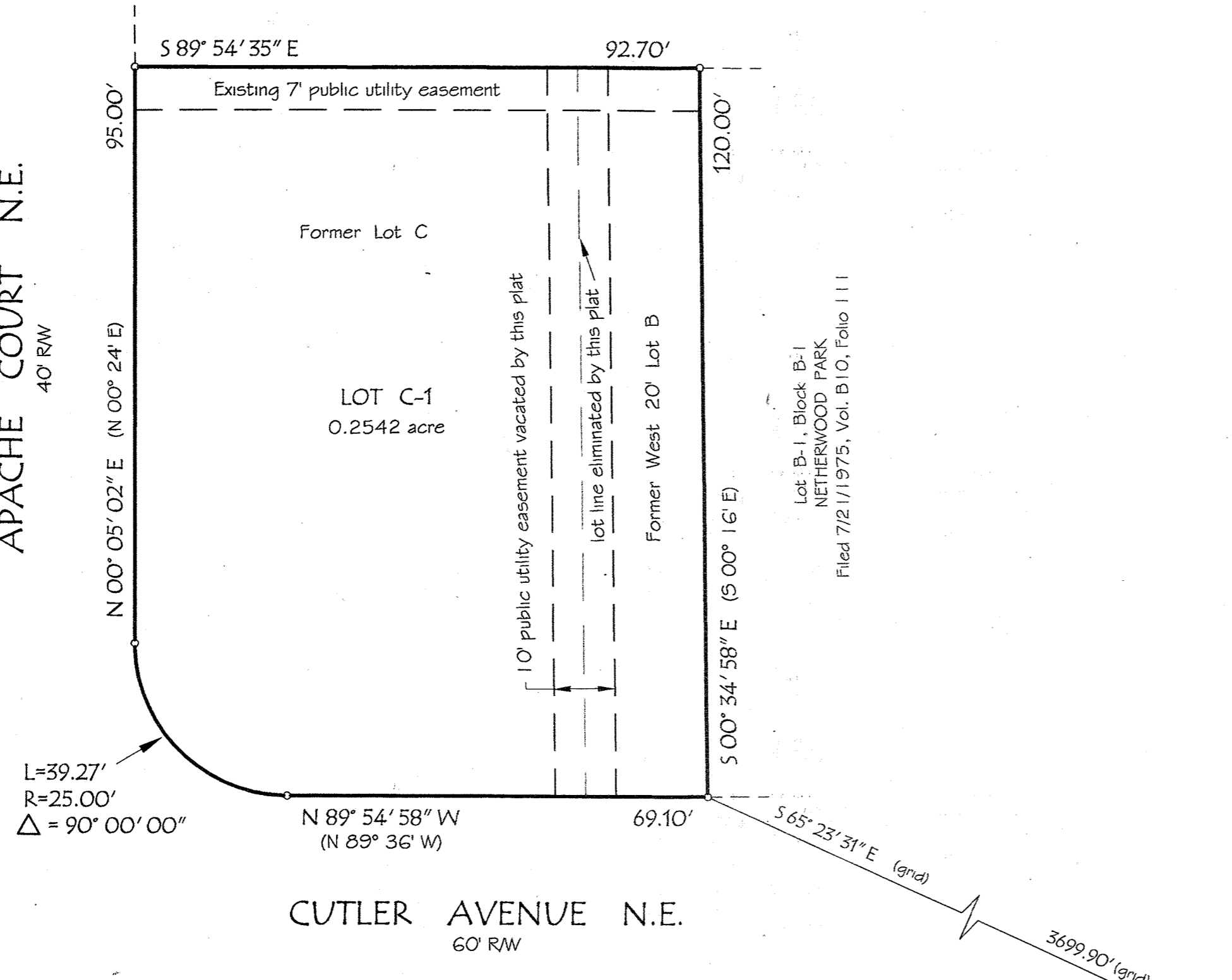
NOVEMBER 2017

Project Number: 1011451

Application Number: 17DRB-70330

Lot D, Block 19
 NETHERWOOD PARK
 Filed 11/4/1975, Vol. C10, Folio 185

APACHE COURT N.E.
 40' RW



Lot: B-1, Block B-1
 NETHERWOOD PARK
 Filed 7/21/1975, Vol. B10, Folio 111

PURPOSE

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

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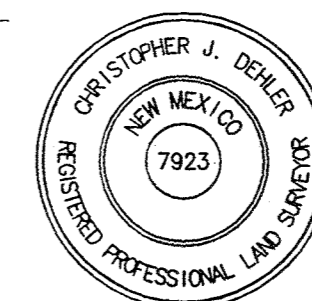
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[Signature]

dated: 11/14/2017

New Mexico Registered Land Surveyor No. 7923

Job No. 290417_P



DEHLER SURVEYING



3827 Palacio Del Rio Grande NW
 Albuquerque, NM 87107

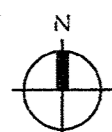
Ph: 414-8223
 dehlersurveying@a.com

CUTLER AVENUE N.E.
 60' RW

City of Albuquerque
 Control Monument 12_J16

New Mexico State Plane
 Central Zone

N 1,492,190.324 (US Survey Feet)
 E 1,534,440.644 (US Survey Feet)
 mapping angle = -00° 12' 13.45"
 ground to gnd factor = 0.999669892
 NAD1983
 Elev. = 5160.901 (US Survey Feet)
 NAVD1988



1" = 20'

