

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 (NMGC) 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 dba Century Link QC (Qwest) for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. CableOne 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 within the easement, 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, over 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 National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric, transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

NOTES:

- The basis of bearings is as measured with the Trimble "VRS Now" GNSS RTK Virtual Reference System. Bearings are New Mexico State Plane bearings NAD83. Distances are ground distances.
- Bearings and distances shown in () are per record Warranty Deed for M.R.G.C.D. Map 38, Tract 242, recorded September 29, 2017, as Document No 2017094127.
- Documents used (on file at Bernalillo County Clerk unless noted):
 - Warranty Deed for M.R.G.C.D. Map 38, Tract 242, recorded September 29, 2017, as Document No 2017094127.
- This property is located in Zone "X Shaded", areas protected by levees from 1% annual chance flood per FEMA Flood Insurance Rate Map 35001C0331H, effective date 08/16/2012. (see accredited levee notes to user on said map)
- There is no sidewalk and the southerly right-of-way line of Mountain Road falls immediately behind the existing asphalt curb.

SKETCH PLAT OF TractS 242A, 242B, AND 242C

M.R.G.C.D. Map 38

BEING A REPLAT 242
MRGCD MAP 38
SITUATE WITHIN
PROJECTED SECTION 18, T.10 N., R.3 E., N.M.P.M.,
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2017

SITE DATA:

FEMA Map Number	35001C0331-H
Zoning	R-1
Miles of Full Width Streets Created	0 Miles
No. of Existing Lots	0
No. of Existing Tracts	1
No. of Lots Created	0
No. of Tracts Created	3
Total Area	0.5932 acres
Acres of Dedicated Right-of-Way	

Project Number: _____

Subdivision Application Number: _____

PLAT APPROVAL

UTILITY APPROVALS

PNM Electric Services _____ date

New Mexico Gas Company _____ date

Qwest Corporation dba Century Link QC _____ date

Comcast _____ date

CITY APPROVALS

City Surveyor _____ date

Parks & Recreation Department _____ date

City Engineer _____ date

AMAFCA _____ date

ABCWUA _____ date

Traffic Engineer, Transportation Department _____ date

Environmental Health Department _____ date

DRB Chair, Planning Department _____ date

VICINITY MAP not to scale

PURPOSE OF PLAT:

The purpose of this plat is to re-plat 1 existing tract into 3 new tracts and to add private water and sewer easements a private access easement and a public utility easement.

FREE CONSENT:

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned owners thereof. Said owners do hereby certify that this replat is of their free act and deed and warrant that they hold complete and indefeasible title in fee simple to the lands being replatted as shown hereon.

by _____ Date _____
Craig S. Tays

ACKNOWLEDGEMENT

State of New Mexico
County of Bernalillo) SS

Acknowledged before me this _____ day of _____, 2017 by:

Notary Public: _____

My commission expires: _____

by _____ Owner _____ Date _____

SOLAR NOTE:

No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat for subdivision.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a title search of the properties shown hereon. Consequently, PNM and NMGC 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.

INFO FOR COUNTY CLERK:

OWNER: Craig S. Tays
PROPERTY: Tract 242, MRGCD Map 38
2406 Mountain Road, N.W., Albuquerque NM 87104
UPC # 101305801341121744

LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE WITHIN THE CITY LIMITS OF THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING ALL OF TRACT NUMBERED 242, AS THE SAME IS SHOWN AN DESIGNATED ON MIDDLE RIO GRANDE CONSERVANCY DISTRICTS PROPERTY MAP NO. 38.

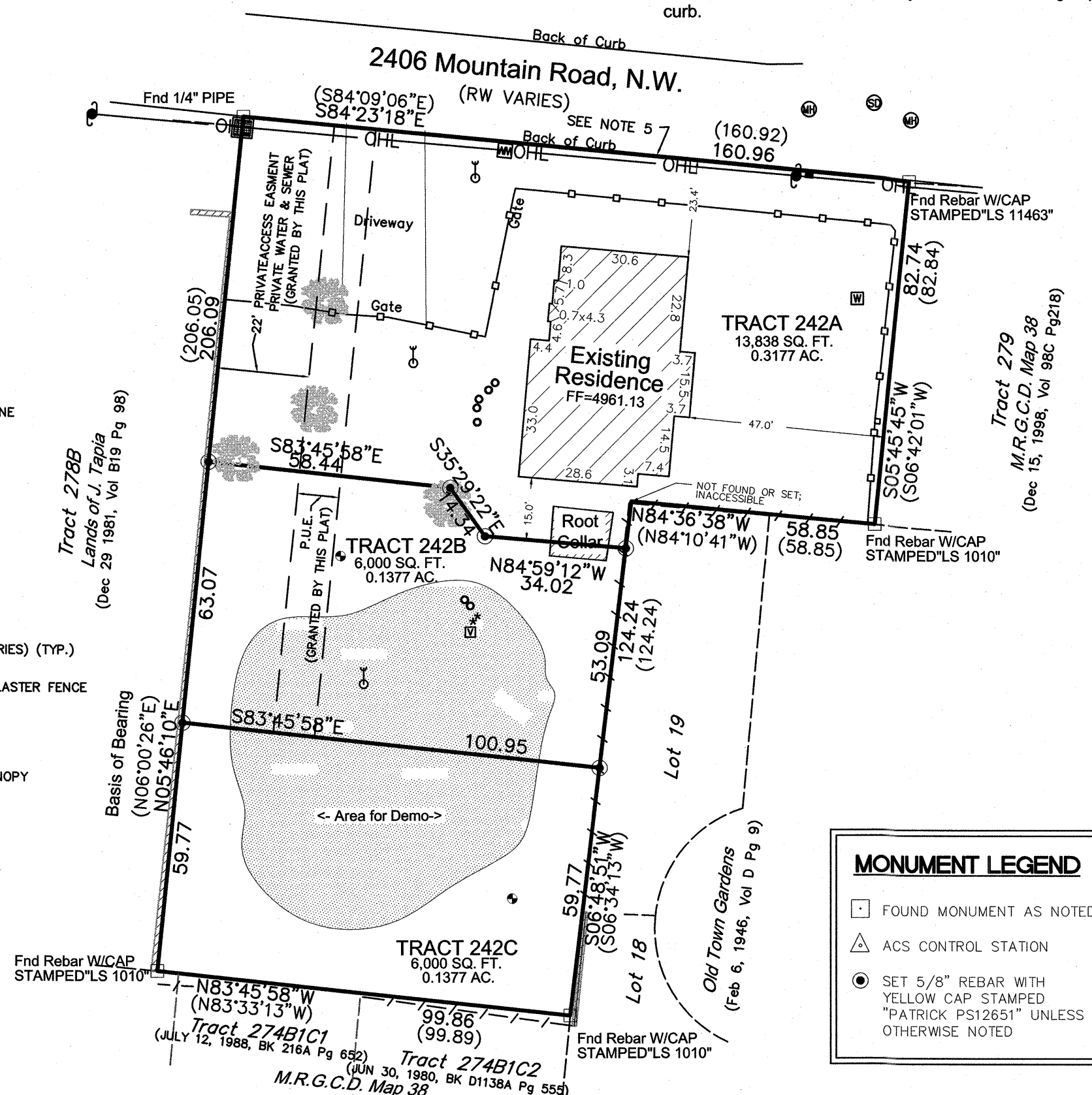
BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS SURVEY AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, SAID NORTHEAST CORNER BEING A POINT ON THE SOUTHERLY LINE OF MOUNTAIN ROAD, N.W.
THENCE, S05°45'45"W, 82.74 FEET DISTANCE ALONG THE WESTERLY LINE OF SAID TRACT 279 TO A POINT ON THE NORTHERLY LINE OF LOT 20 OF OLD TOWN GRADES ADDITION;
THENCE, N84°36'38"W, 58.85 FEET DISTANCE ALONG THE NORTHERLY LINE OF SAID LOT 20 AND ALONG THE NORTHERLY LINE OF LOT 19 OF OLD TOWN GRADES ADDITION 10 A POINT (SAID POINT BEING COMMON TO THE NORWEST CORNER OF SAID LOT 19);
THENCE, S06°48'51"W, 124.24 FEET DISTANCE ALONG THE WESTERLY LINE OF SAID LOT 19 AND ALONG THE WESTERLY LINE OF LOT 18 OF LOT TOWN GARDENS ADDITION TO A POINT, THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;
THENCE, N83°45'58"W, 99.86 FEET DISTANCE TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED;
THENCE, N05°46'10"E, 206.09 FEET DISTANCE ALONG THE EASTERLY LINE OF SAID TRACT 276-B TO A POINT ON THE SOUTHERLY LINE OF MOUNTAIN ROAD, N.W. THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
THENCE, S84°23'18"E, 160.96 FEET DISTANCE ALONG SAID SOUTHERLY LINE OF MOUNTAIN ROAD, N.W. TO THE NORTHEAST CORNER, THE POINT AND PLACE OF BEGINNING.

Contains 0.5932 acres, more or less.

LEGEND

- OVERHEAD UTILITY LINE
- UTILITY/POWER POLE
- UTILITY PEDESTAL
- SPIGOT
- FIRE HYDRANT
- WATER METER
- SAS MANHOLE
- SD MANHOLE
- WELL HEAD
- CLEANOUT
- CLEANOUT VENT
- PVC PIPE
- BLOCK WALL (HT VARIES) (TYP.)
- WOOD FENCE
- WROUGHT IRON / PILASTER FENCE
- STORM DRAIN GRATE
- COVERED AREA
- TREE W/LINE OF CANOPY
- 60d Nail



TREASURER'S CERTIFICATION:

This is to certify that all taxes due and payable have been paid in full for year 2017 pursuant to New Mexico statute 7-38-44.1

Tract 242, MRGCD Map 38, Bernalillo County, NM (2406 Mountain Rd, N.W., Albuquerque NM 87104)

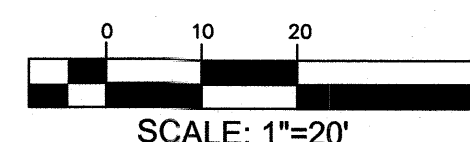
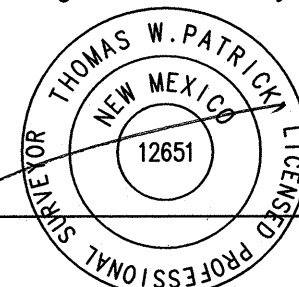
UPC # 101305801341121744

Bernalillo County Treasurer's Office: by: _____ date: _____

SURVEYOR'S CERTIFICATION

I, Thomas W. Patrick, New Mexico Professional Surveyor no. 12651, hereby certify that this plat was prepared from an actual ground survey performed by me or under my supervision, that I am responsible for this plat and that this plat is true and correct to the best of my knowledge and belief. This plat conforms to the minimum standards for surveying in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Surveyors and to the City of Albuquerque Subdivision Ordinance.

Thomas W. Patrick
New Mexico Professional Surveyor No. 12651



REVISIONS	
NO.	DATE
1	
2	
3	
4	

DATE: 11/14/17	
SCALE: 1"=20'	
CREW: LRC	
DRAWN: DKS	
JOB NO: N942-02	

SKETCH PLAT OF TractS 242A, 242B, AND 242C

M.R.G.C.D. Map No. 38

Community Sciences Corporation

LAND SURVEYING & LAND PLANNING

P.O. Box 1328, Corrales N.M., 87048 (505) 897.0000

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