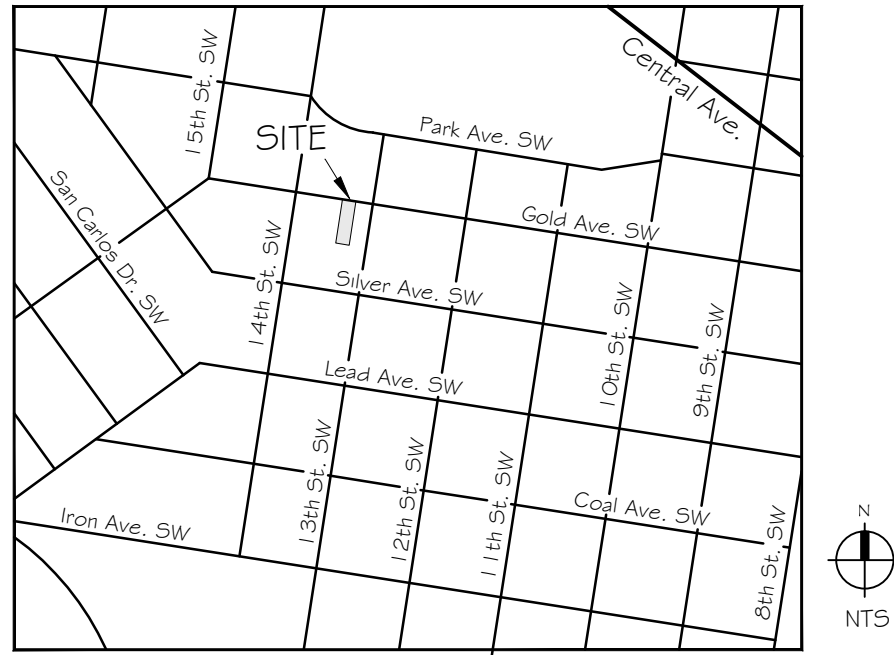


SKETCH  
PLAT OF

LOT 4A, BLOCK 12  
RAYNOLDS ADDITION

( A REPLAT OF LOTS 3 & 4, BLOCK 12 )  
WITHIN PROJECTED SECTION 19, TOWNSHIP 10 NORTH, RANGE 3 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
TOWN OF ALBUQUERQUE GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

APRIL 2018



VICINITY MAP Zone Atlas Page K-13-Z

PURPOSE

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

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 Approvals:

PNM Electric Services \_\_\_\_\_ Date \_\_\_\_\_

New Mexico Gas Company \_\_\_\_\_ Date \_\_\_\_\_

QWest Corporation dba CenturyLink QC \_\_\_\_\_ Date \_\_\_\_\_

Comcast Inc. \_\_\_\_\_ Date \_\_\_\_\_

TREASURER'S CERTIFICATION

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

Property owner(s) of record \_\_\_\_\_

County Treasurer \_\_\_\_\_ Date \_\_\_\_\_

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.

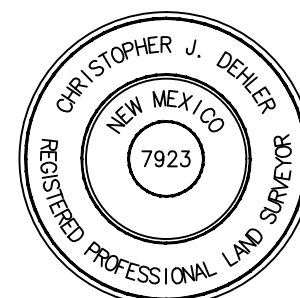
\_\_\_\_\_ Date \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
  ) SS  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me by \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Notary Public



Project Number \_\_\_\_\_  
Application Number \_\_\_\_\_

LEGAL DESCRIPTION

Lots numbered Three (3) and Four (4), Block numbered Twelve (12), RAYNOLDS ADDITION, as the same are shown and designated on the Map of said Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico on November 24, 1924, in Volume D1, Folio 33.

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 \_\_\_\_\_

A.M.A.F.C.A. \_\_\_\_\_ Date \_\_\_\_\_

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.

dated: \_\_\_\_\_  
New Mexico Registered Land Surveyor No. 7923  
Job No. 308118

DEHLER SURVEYING



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