

Vicinity Map - Zone Atlas H-8-Z

Legal Description

LOTS NUMBERED NINETY-NINE (99) AND ONE-HUNDRED (100), OF DEL WEBB @ MIREHAVEN, PHASE 2A, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 18, 2017, IN BOOK 2017C, PAGE 5.

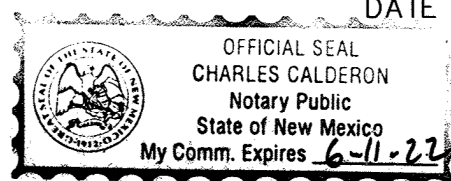
Documents

1. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 18, 2017 IN BOOK 2017C, PAGE 5.

Free Consent

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Georgia Hamilton 9-24-18
 GEORGIA HAMILTON OWNER OF LOT 99 DATE



STATE OF NEW MEXICO }
 COUNTY OF Sandoval } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 24th September 2018 BY: GEORGIA HAMILTON, OWNER OF LOT 99

By: Chris Carl
 NOTARY PUBLIC

MY COMMISSION EXPIRES 6-11-22

Indexing Information

Projected Section 8, Township 10 North, Range 2 East, N.M.P.M. within Town of Atrisco Grant
 Subdivision: Del Webb @ Mirehaven, Phase 2A
 Owner: Georgia Hamilton (Lot 99)
 Gary E. Bearly (Lot 100)
 UPC #: 100805949633210205 (Lot 99)
 100805939632610204 (Lot 100)

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE 0.4081 ACRES
 ZONE ATLAS PAGE NO. H-8-Z
 NUMBER OF EXISTING LOTS 2
 NUMBER OF LOTS CREATED 2
 MILES OF FULL-WIDTH STREETS 0.00 MILES
 MILES OF HALF-WIDTH STREETS 0.00 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE 0.00 ACRES
 DATE OF SURVEY AUGUST 2018

Notes

1. FIELD SURVEY PERFORMED IN AUGUST 2018.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID) CENTRAL ZONE.
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS
5. MEASURED BEARINGS AND DISTANCES MATCH RECORD BEARINGS AND DISTANCES AS SHOWN ON THE PLAT OF RECORD.
6. PNM, NM GAS COMPANY, CENTURYLINK (QWEST) AND COMCAST HAVE THE RIGHT TO CROSS PRIVATE STREETS (TRACT M-13) AT LOCATIONS AS MUTUALLY AGREED UPON BY THE OWNER AND SAID NAMED PUBLIC UTILITY COMPANY.

Free Consent

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Gary E. Bearly 9-24-18
 GARY E. BEARLY OWNER OF LOT 100 DATE

STATE OF NEW MEXICO }
 COUNTY OF Sandoval } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 24th September 2018 BY: GARY E. BEARLY, OWNER OF LOT 100

By: Chris Carl
 NOTARY PUBLIC

MY COMMISSION EXPIRES 6-11-22

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC

100805949633210205
 # 100805939632610204

PROPERTY OWNER OF RECORD

Bearly Gary E Hamilton Georgia

BERNALILLO COUNTY TREASURER'S OFFICE

Duty 12-18-18

Plat for
Lots 99-A and 100-A
Del Webb @ Mirehaven, Phase 2A
Being Comprised of
Lots 99 and 100
Del Webb @ Mirehaven, Phase 2A
City of Albuquerque
Bernalillo County, New Mexico
September 2018

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number: PR-2018-00156

Application Number: SD-2018-00086

Plat Approvals:

[Signature] 9-26-18
 PNM Electric Services
[Signature] 10-03-2018
 Qwest Corp. d/b/a CenturyLink QC
[Signature] 10-2-18
 New Mexico Gas Company
[Signature] 10/5/18
 Comcast

City Approvals:

Loren M. Risenhoover P.S. 9/7/18
 City Surveyor
Rogund M. Urrutia 10/3/18
 Traffic Engineer
Christi Cook 10-03-18
 ABCWUA
 N/A
 Parks and Recreation Department
[Signature] 10/3/18
 AMAFCA
[Signature] 10-3-2018
 City Engineer
[Signature] 12-18-2018
 DRP Chairperson, Planning Department
[Signature] 10/3/2018
 Code Enforcement

Surveyor's Certificate

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner Jr. 9/6/18
 Will Plotner Jr. Date
 N.M.R.P.S. No. 14271



CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244

Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERCTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Easement Notes

- 1 EXISTING 10' P.U.E. (1/18/2017, 2017C-5)
- 2 EXISTING PUBLIC SANITARY SEWER, WATER, SUBSURFACE STORM DRAIN EASEMENT AND PERMANENT PRIVATE ACCESS EASEMENT (1/18/2017, 2017C-5), SEE ALSO NOTE 6 ON SHEET 1

**Plat for
Lots 99-A and 100-A
Del Webb @ Mirehaven, Phase 2A
Being Comprised of
Lots 99 and 100
Del Webb @ Mirehaven, Phase 2A
City of Albuquerque
Bernalillo County, New Mexico
September 2018**

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 CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV 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, 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 transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

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.

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
●	FOUND BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
○	MONUMENTS TO BE SET BY ORIGINAL SURVEYOR, MONUMENTS HAVE NOT BEEN SET DUE TO CONSTRUCTION OF INFRASTRUCTURE
.....	LOT LINE ELIMINATED WITH THIS PLAT

ACS Monument "BHI-41"
NAD 1983 CENTRAL ZONE
X=1491701.376*
Y=1496608.828*
Z=N/A * (NAVD 1988)
G-G=0.99967093
Mapping Angle=-0°17'09.70"
*U.S. SURVEY FEET

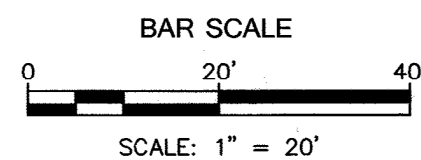
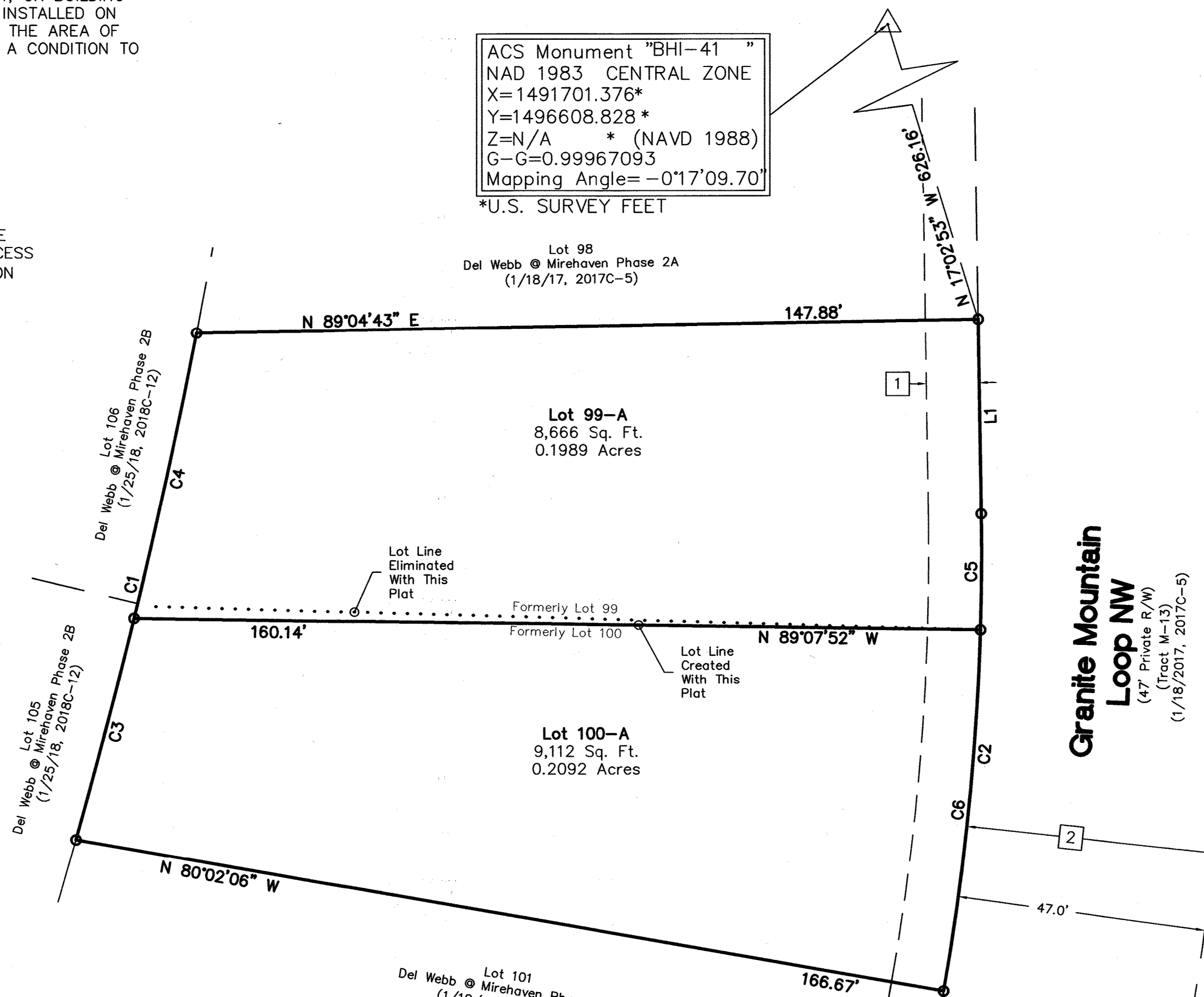
Lot 98
Del Webb @ Mirehaven Phase 2A
(1/18/17, 2017C-5)

Lot 99-A
8,666 Sq. Ft.
0.1989 Acres

Lot 100-A
9,112 Sq. Ft.
0.2092 Acres

Lot 101
Del Webb @ Mirehaven Phase 2A
(1/18/17, 2017C-5)

ACS Monument "REWARD"
NAD 1983 CENTRAL ZONE
X=1491190.819*
Y=1487364.063*
Z=5319.688 * (NAVD 1988)
G-G=0.999675005
Mapping Angle=-0°17'12.26"
*U.S. SURVEY FEET



Line Table		
Line #	Direction	Length (ft)
L1	S 00°55'17" E	36.79'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	98.40'	1189.50'	4°44'24"	98.38'	N 13°25'16" E
C2	90.54'	476.50'	10°53'11"	90.40'	S 04°31'18" W
C3	43.24'	1189.50'	2°04'58"	43.24'	N 14°44'58" E
C4	55.16'	1189.50'	2°39'26"	55.16'	N 12°22'47" E
C5	21.90'	476.50'	2°37'58"	21.89'	S 00°23'42" W
C6	68.64'	476.50'	8°15'13"	68.58'	S 05°50'17" W