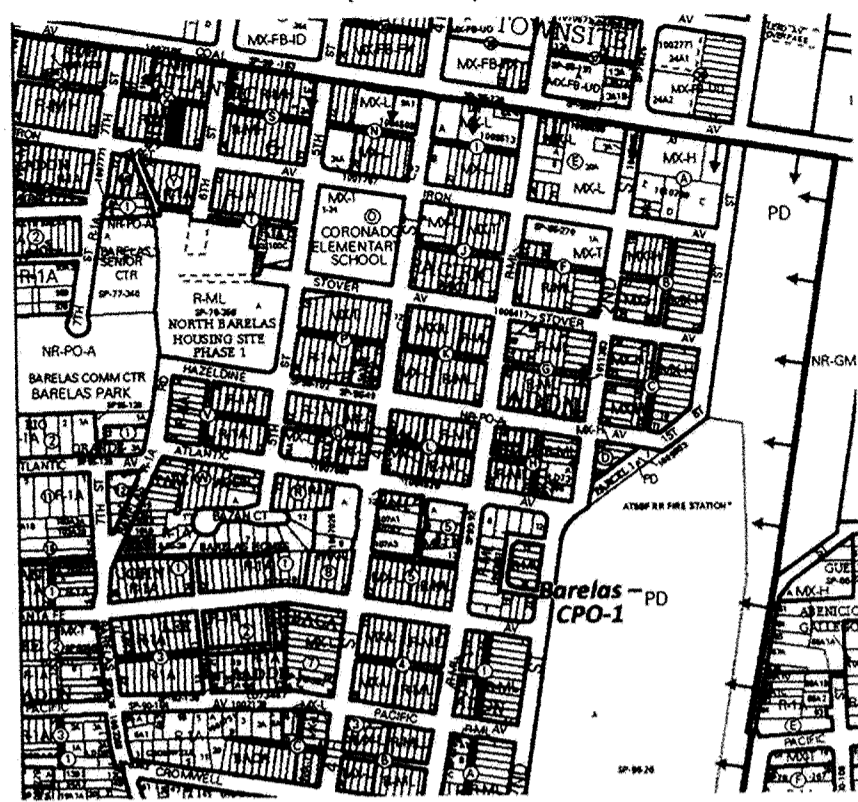


VICINITY MAP (K-14) NO SCALE



DOCH 2018110031  
 12/20/2018 02:26 PM Page: 1 of 2  
 PLAT R. \$25.00 B. 2018C P. 0166 Linda Stover, Bernalillo County

COUNTY CLERK RECORDING LABEL HERE

**SURVEY LEGAL DESCRIPTION**

Lots numbered Sixteen (16) and Seventeen (17) in Block Lettered "X" of Atlantic and Pacific Addition, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the Plat of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico on April 7, 1882.

PLAT OF  
**LOT 16-A, BLOCK X**  
**ATLANTIC AND PACIFIC ADDITION**  
 WITHIN THE TOWN OF ALBUQUERQUE GRANT  
 WITHIN PROJECTED SECTION 20, T. 10 N., R. 3 E., N.M.P.M.  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER 2018

PROJECT NUMBER: PR-2018-001595

Application Number: SD-2018-00088

Utility Company Approvals:

	<u>10-5-18</u>
PNM Electric Service	Date
	<u>10/15/18</u>
New Mexico Gas Company	Date
	<u>10/16/18</u>
Qwest Corporation d/b/a Centurylink QC	Date
	<u>10/15/18</u>
Comcast	Date

City Approvals:

	<u>10/5/18</u>
Loren M. Rincheres P.S.	Date
N/A	Date
N/A	Date
	<u>10/17/18</u>
Raymond M. M...	Date
	<u>10-17-18</u>
Michael Cadena	Date
N/A	Date
N/A	Date
	<u>10/17/18</u>
N/A	Date
	<u>10-17-2018</u>
N/A	Date

**PURPOSE OF PLAT**

This plat has been prepared for the purpose of creating one lot from two existing lots.

**NOTES**

- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
- Perimeter distances are field measurements made on the ground.
- Monuments recovered and accepted or reset are noted on inscribed plat.
- No property within the area of requested 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 proposed plat. The foregoing requirement shall be a condition to approval of this plat.

**FREE CONSENT**

The platting of the property as described above is with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant(s) that they hold complete and indefeasible title in fee simple to the land subdivided.

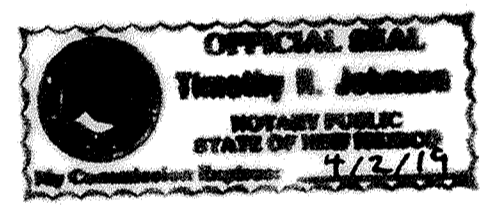
Authorized Representative of Wescott Properties, LLC 10-5-18 Date

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO )  
 ) ss  
 COUNTY OF BERNALILLO )  
 On this 3RD day of OCTOBER, 2018, the foregoing instrument was acknowledged by:

\_\_\_\_\_, Authorized Representative of Wescott Properties, LLC.  
 My Commission expires April 2, 2019

Notary Public



**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), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (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.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY  
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
 UPC# 1 014 057 058 274 20204

PROPERTY OWNER OF RECORD:  
 WESCOTT PROPERTIES, LLC  
 BERNALILLO COUNTY TREASURER'S OFFICE

12-12-18

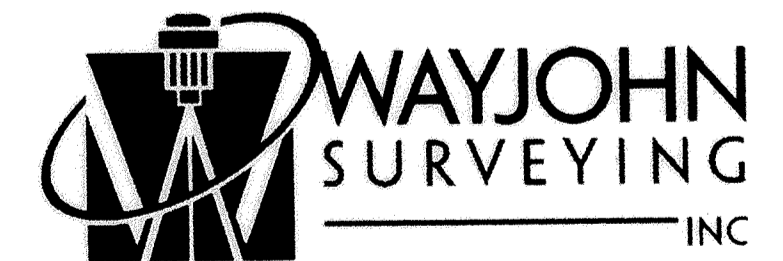
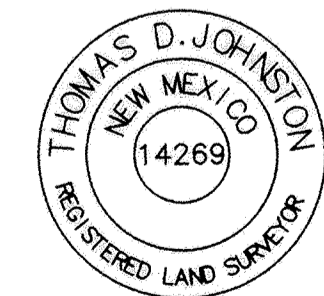
**SUBDIVISION DATA**

- DRB Project No. PR-2018-001595
- Zone Atlas Index No. K-14
- Gross acreage 0.1630 Ac.
- Existing number of lots 2  
 Replatted number of lots 1

**SURVEYOR'S CERTIFICATE**

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective July 24, 2016 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, N.M.P.S. No. 14269 9-28-18 Date

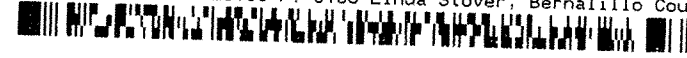


1609 2nd STREET NW  
 ALBUQUERQUE, N.M. 87102  
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK WESCOTT PROPERTIES, LLC	DRAWN: J T K	SCALE: 1" = 20'	FILE NO. SP-08-02-2018
	CHECKED: T D J		
LOCATION: SECTION 20, T10N, R3E ATLANTIC AND PACIFIC ADDITION	DRAWING NO. SP080218.DWG	17 SEP 2018	SHEET 1 OF 2

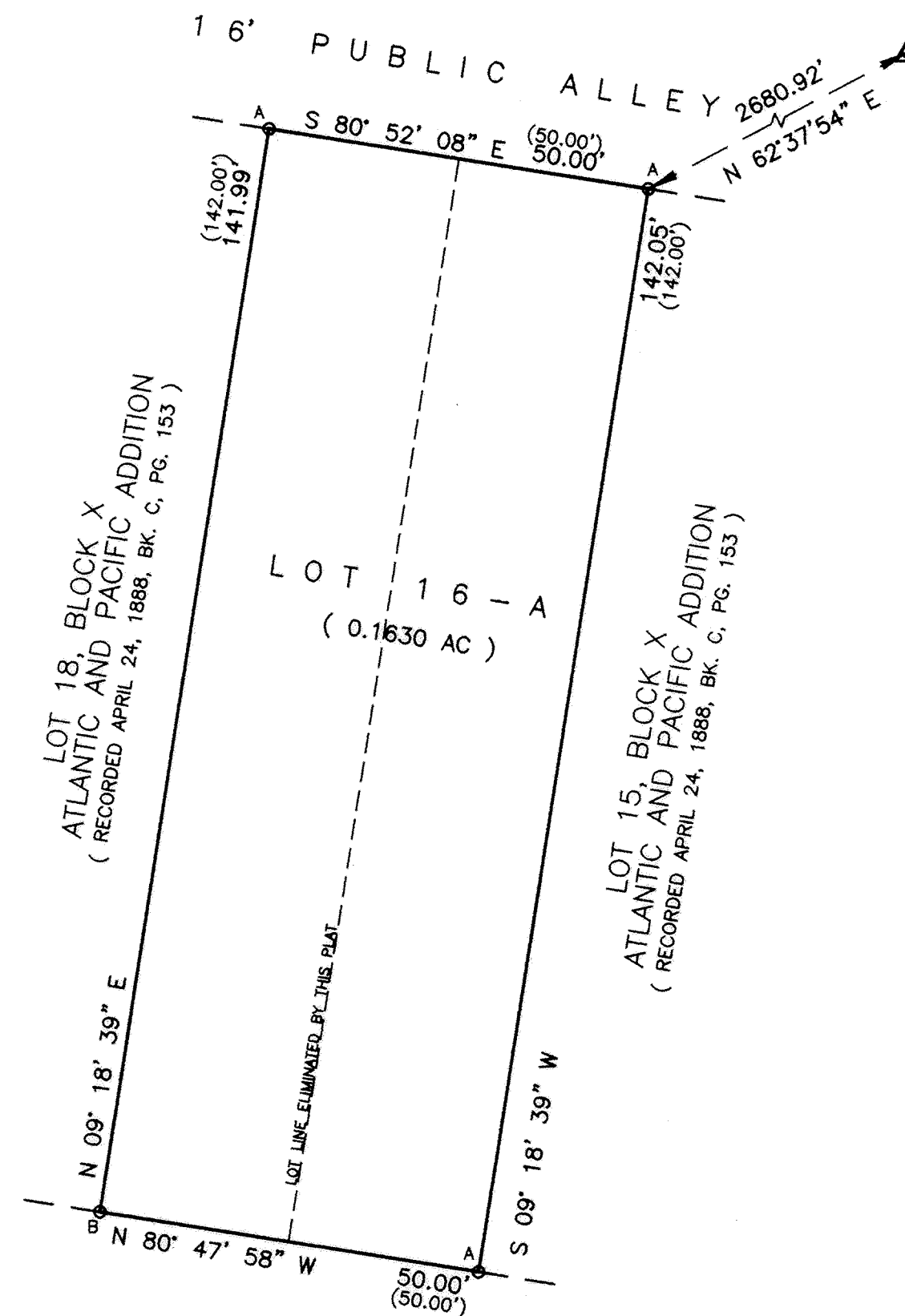
DOCH 2018110031

12/20/2018 02:25 PM Page: 2 of 2  
PLAT R: \$25.00 B: 2018C P: 0188 Linda Slover, Bernalillo County

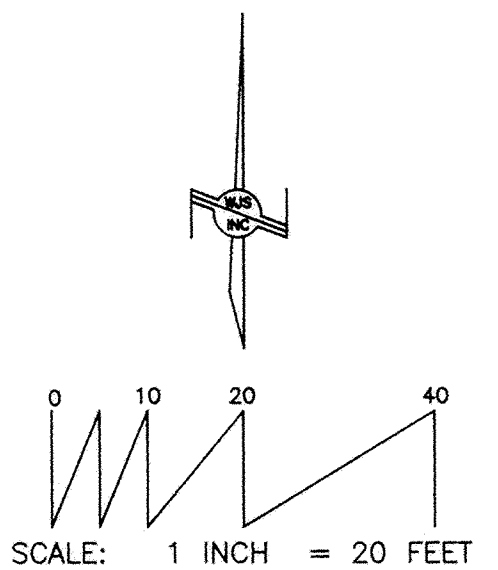


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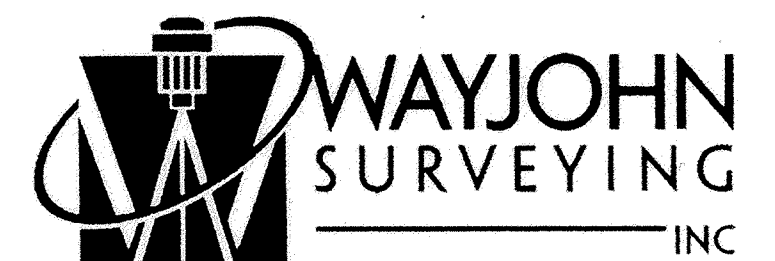
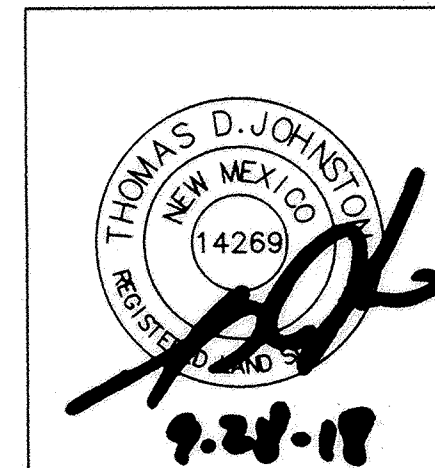


ACS MONUMENT "18\_K14"  
X=1,521,576.548 US SURVEY FOOT  
Y=1,486,053.605 US SURVEY FOOT  
Ground-to-grid: 0.99968266  
Mapping Angle: -00°13'41.97"  
NAD83 CENTRAL ZONE NAD 83  
ELEV.=4963.415 US SURVEY FOOT  
NAVD 88



○ FOUND/SET MONUMENT LEGEND:  
A: SET #4 REBAR WITH CAP "WAYJOHN PS 14269"  
B: SET PK NAIL AND DISK "PS 14269"

**IRON AVENUE, S.W.**  
(60' RIGHT-OF-WAY)



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	DRAWING NO. SP080218.DWG	17 SEP 2018	SHEET 2 OF 2