

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (9/15/54, D1-129)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
.....	LOT LINE ELIMINATED WITH THIS PLAT

**Plat for
Lots 1-A and 28-A, Block 11
Grandview Heights
Being Comprised of
Lots 1-5, 28-32, Block 11 and
An 18 Foot Portion of Vacated
Chelwood Park Right of Way,
Grandview Heights
City of Albuquerque
Bernalillo County, New Mexico
October 2018**

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 ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Public Utility Easements

- PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
- 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.
 - 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.
 - 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.
 - 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

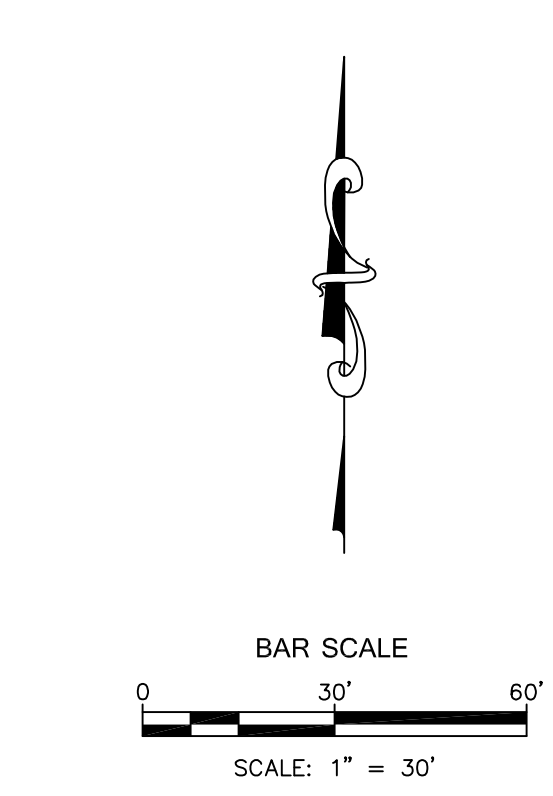
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

Easement Notes

- EXISTING 5' P.U.E. (9/15/54, D1-129)
- VACATED 18' OF CHELWOOD PARK RESERVED AS AN EASEMENT PER VACATION DOCUMENT (V-72-4) RECORDED (3/10/72, BK. MISC. 251, PG. 606)
- EXISTING 5' P.U.E. & D.E. (9/15/54, D 290-631)

CSI-CARTESIAN SURVEYS INC.

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

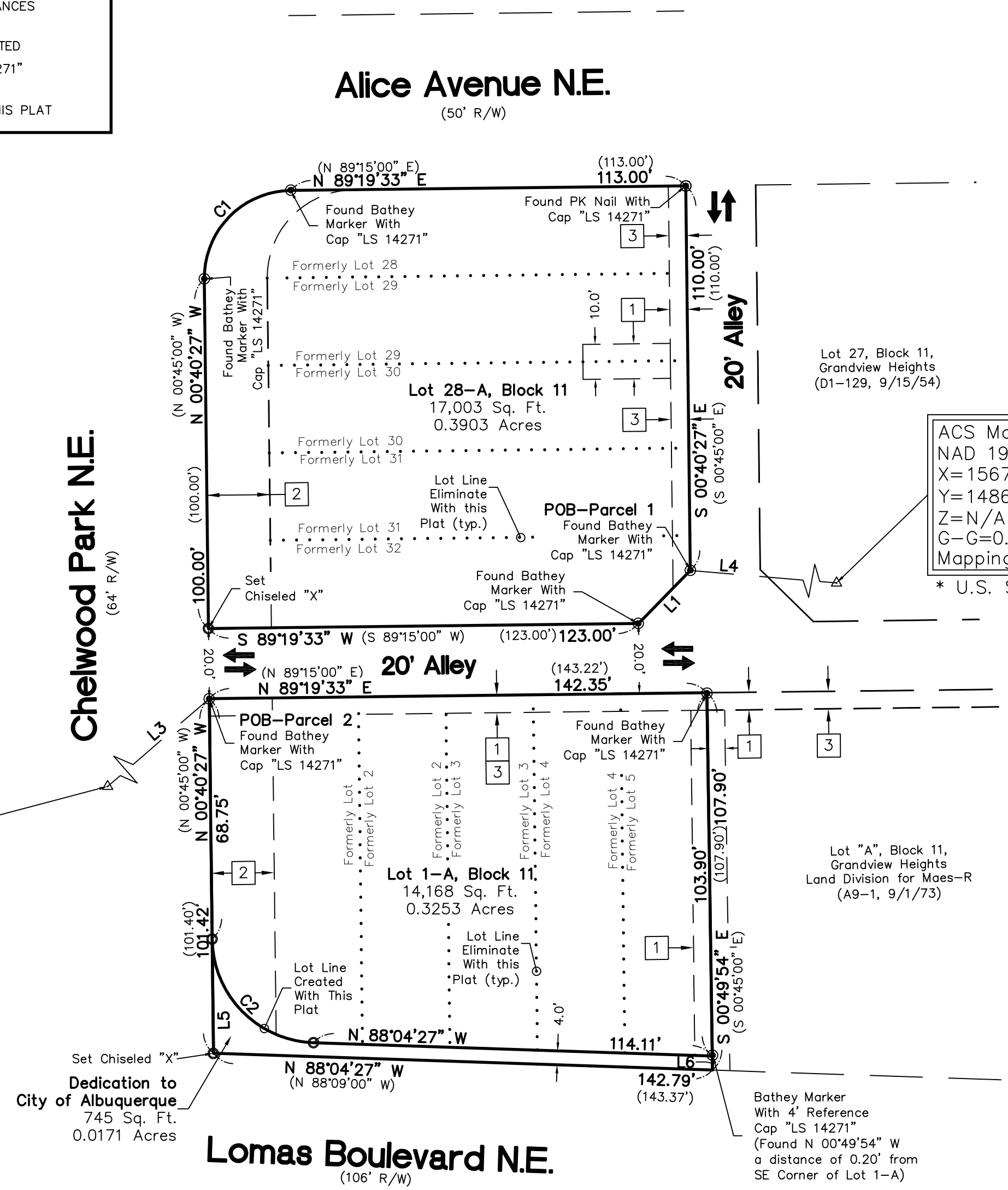


ACS Monument " 10-K21 "
NAD 1983 CENTRAL ZONE
X=1561095.888 *
Y=1485161.269 *
Z=5557.514 * (NAVD 1988)
G-G=0.999645218
Mapping Angle=-0°09'08.58"
* U.S. SURVEY FEET

* U.S. SURVEY FEET

Line #	Direction	Length (ft)
L1	S 44°19'33" W	21.21' (21.21')
L2	S 81°42'04" E	18.03'
L3	S 55°26'58" W	3287.46'
L4	S 85°06'08" E	4000.18'
L5	N 00°40'27" W	32.67'
L6	S 00°49'54" E	4.00'

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	39.27' (39.27')	25.00' (25.00')	90°00'00"	35.36'	N 44°19'33" E
C2	45.76'	30.00'	87°24'00"	41.45'	N 44°22'27" W



ACS Monument " 23-J23 "
NAD 1983 CENTRAL ZONE
X=1567924.556 *
Y=1486720.372 *
Z=N/A * (NAVD 1988)
G-G=0.999630554
Mapping Angle=-0°08'21.44"
* U.S. SURVEY FEET

