

**TREASURERS CERTIFICATION**

This is to certify that taxes are current and paid on the following:

_____	_____
_____	_____
_____	_____
Bernalillo County Treasurer	Date

**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 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.

**PURPOSE OF PLAT**

The purpose of this plat is to:

- A. Combine two (2) existing lots into one (1) lot as shown hereon.

**SURVEYORS CERTIFICATION**

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg  
NMPs No. 9750  
October 3, 2018

PLAT OF  
**LOT 13-A, BLOCK 1**  
**UNSER CLIFFS SUBDIVISION**  
 (BEING A REPLAT OF LOTS 13 AND 14, BLOCK 1,  
 UNSER CLIFFS SUBDIVISION)  
 WITHIN

SECTION 22 TOWNSHIP 11 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER, 2018

PROJECT NUMBER: \_\_\_\_\_

**PLAT APPROVAL**

**UTILITY APPROVALS:**

Public Service Company of New Mexico	Date
New Mexico Gas Company	Date
Qwest Corporation d/b/a CenturyLink QC	Date
Comcast	Date

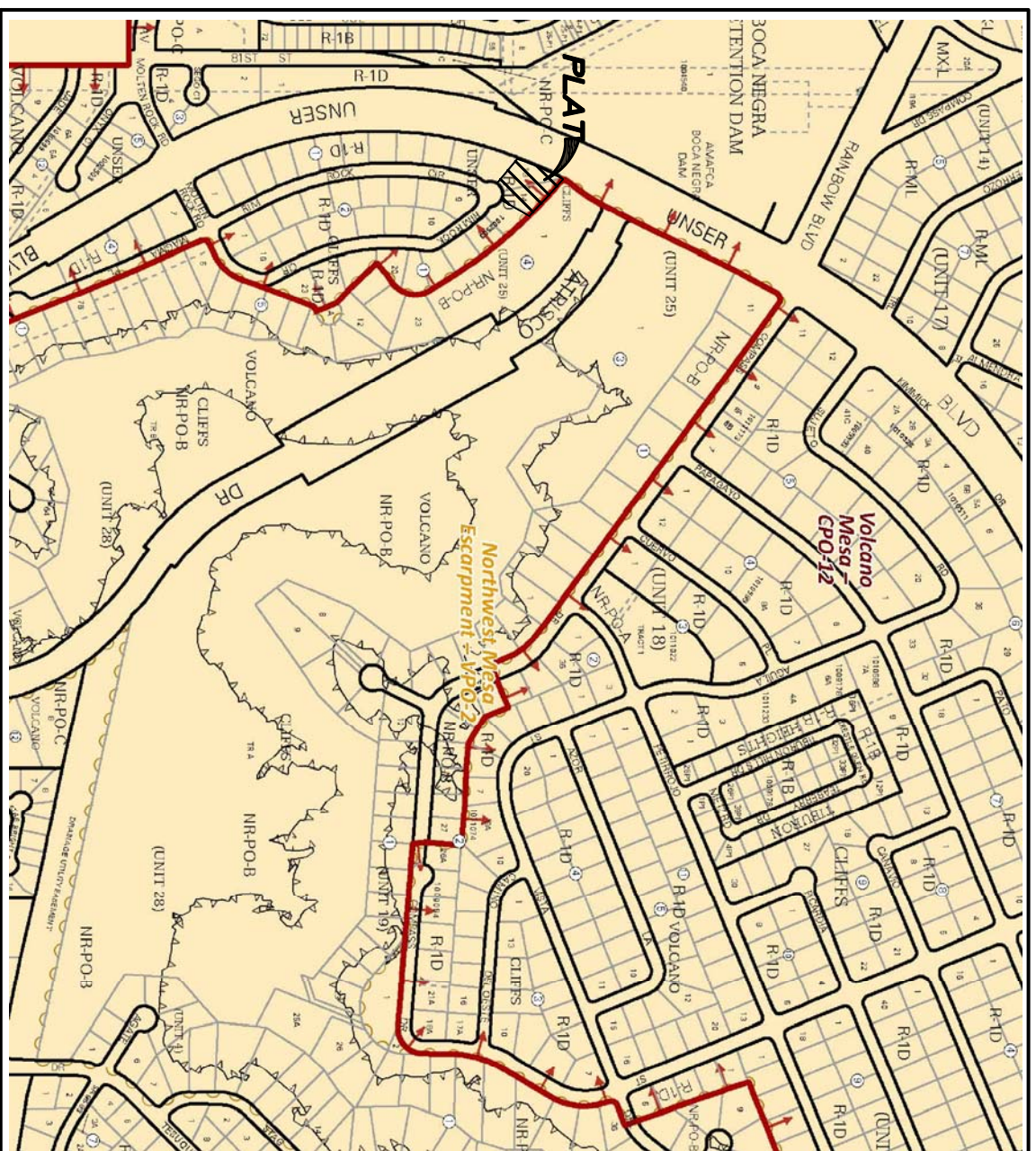
**CITY APPROVALS:**

City Surveyor Department of Municipal Development	Date
Real Property Division	Date
Environmental Health Department	Date
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

SHEET 1 OF 3

**SURV TEK, INC.**

Consulting Surveyors  
9984 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3366  
Fax: 505-897-3377



**VICINITY MAP**  
Not to Scale

**GENERAL NOTES**

- 1. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- 2. Distances are ground.
- 3. Distances along curved lines are arc lengths.
- 4. Plat bearings and distances do not differ from those established by the plat of record.
- 5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- 6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- 9. City of Albuquerque Zone Atlas Page D-10.

**SUBDIVISION DATA**

- 1. Total number of existing Lots: 2
- 2. Total number of Lots created: 1
- 3. No Public Street right of way dedicated by this plat
- 4. Gross Subdivision acreage: 0.7617 acres.

PLAT OF  
**LOT 13-A, BLOCK 1**  
**UNSER CLIFFS SUBDIVISION**

(BEING A REPLAT OF LOTS 13 AND 14, BLOCK 1,  
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WITHIN

SECTION 22, TOWNSHIP 11 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALLILLO COUNTY, NEW MEXICO  
OCTOBER, 2018

**LEGAL DESCRIPTION**

Lots numbered Thirteen (13) and Fourteen (14), in Block numbered One (1), Unser Cliffs Subdivision, as the same are shown and designated on the plat entitled "PLAT OF UNSER CLIFFS SUBDIVISION, WITHIN SECTIONS 22 & 27, TOWNSHIP 11 NORTH, RANGE 2, EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALLILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County on August 12, 2004, in Plat Book 2004C, Page 238.  
Said Lots contain 0.7617 acres, more or less.

**FREE CONSENT**

SURVEYED AND REPLATTED and now comprising "PLAT OF LOT 13-A, BLOCK 1, UNSER CLIFFS SUBDIVISION (BEING A REPLAT OF LOTS 13 AND 14, BLOCK 1, UNSER CLIFFS SUBDIVISION) WITHIN SECTION 22, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALLILLO COUNTY, NEW MEXICO", is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s); Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

**OWNER(S)**

LOTS 13 AND 14, BLOCK 1  
UNSER CLIFFS, LLC

By: \_\_\_\_\_

Kyle Falls, Manager

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALLILLO SS

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by Kyle Falls as manager of Unser Cliffs, LLC.

\_\_\_\_\_  
Notary Public My commission expires \_\_\_\_\_

**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:**

- a. Plat entitled "PLAT OF UNSER CLIFFS SUBDIVISION, WITHIN SECTIONS 22 & 27, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALLILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County on August 12, 2004, in Plat Book 2004C, Page 238.

**SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS**

"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 proposed plat. The foregoing requirement shall be a condition to approval of this plat."

SHEET 1 OF 3

**SURV**  **TEK, INC.**

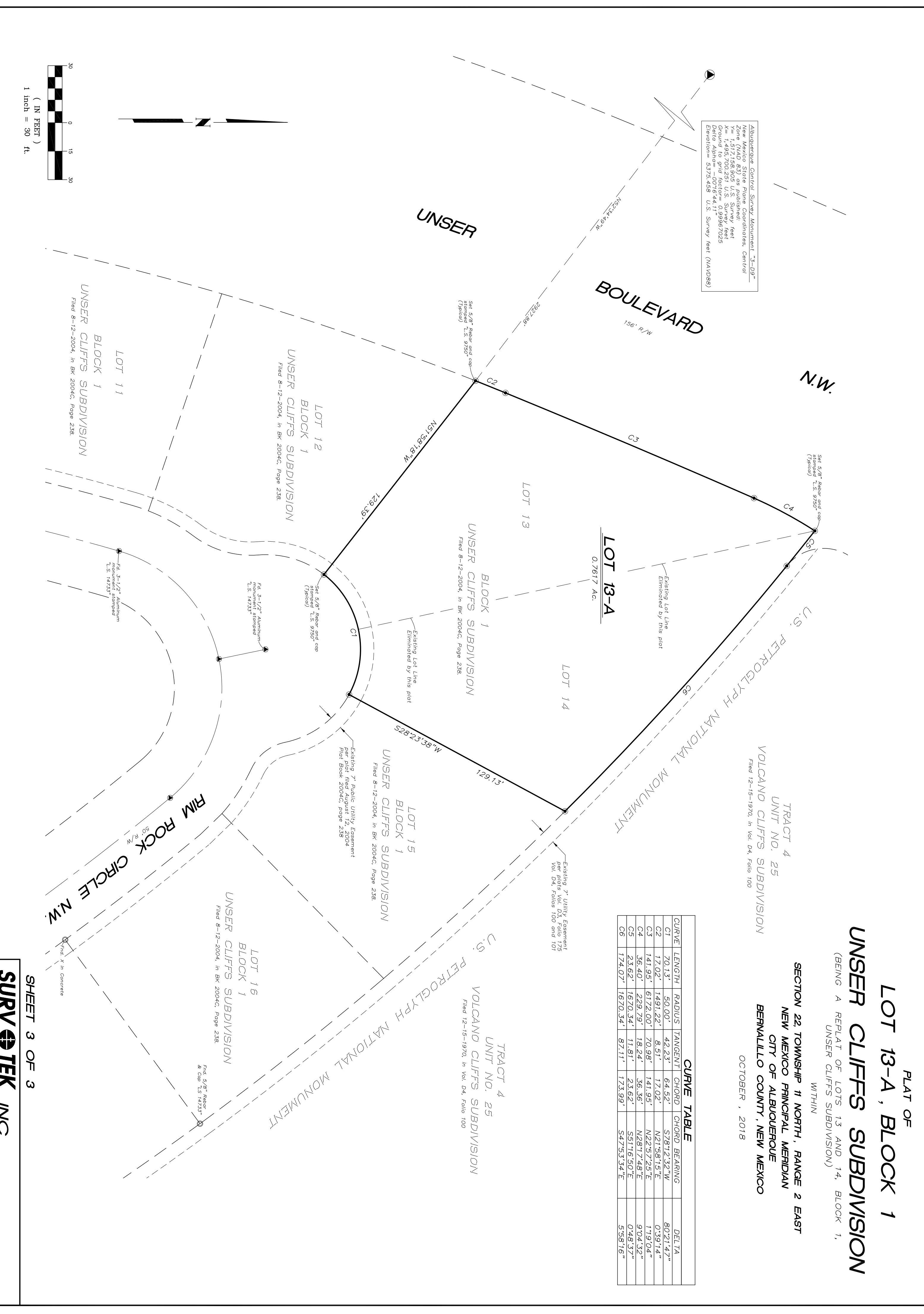
Consulting Surveyors  
9984 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3366  
Fax: 505-897-3377

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Albuquerque Control Survey Monument "3-09"  
 New Mexico State Plane Coordinates, Central  
 Zone (NAD 83) as published:  
 Y= 1,517,158.905 U.S. Survey feet  
 X= 1,495,700.291 U.S. Survey feet  
 Azimuth of line to monument = 339.967025  
 Delta Azimuth = 0016.44.11"  
 Elevation = 5375.458 U.S. Survey feet (NAVD88)

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	70.13'	50.00'	42.23'	64.52'	S78°12'32"W	80°21'47"
C2	17.02'	1491.22'	8.51'	17.02'	N21°58'15"E	0°39'14"
C3	141.95'	6172.00'	70.98'	141.95'	N22°57'25"E	1°19'04"
C4	36.40'	229.79'	18.24'	36.36'	N28°17'48"E	9°04'32"
C5	23.62'	1670.34'	11.81'	23.62'	S51°16'50"E	0°48'37"
C6	174.07'	1670.34'	87.11'	173.99'	S47°53'34"E	5°58'16"



180464 . DWG

SHEET 3 OF 3

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