

LEGAL DESCRIPTION:

THAT PARCEL OF LAND SITUATE WITHIN PROJECTED SECTION 25, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, ELENA GALLEGOS GRANT, BEING LOT 59 OF MOUNTAIN HIGHLANDS AT HIGH DESERT UNIT 2, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, 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 OCTOBER 2, 2003 IN VOLUME 2003C, FOLIO 298.

PLAT
OF
LOT 59
BUILDING ENVELOPE
MOUNTAIN HIGHLANDS AT HIGH DESERT
UNIT 2
WITHIN
PROJECTED SECTION 25, TOWNSHIP 11 NORTH, RANGE 4 EAST,
NEW MEXICO PRINCIPAL MERIDIAN
ELENA GALLEGOS GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER 2018

PROJECT NUMBER PR-2018-001884

APPLICATION NUMBER: 90-2018-00121

APPROVALS:

[Signature] 1-23-19
CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD, CHAIR
DATE
[Signature] 12/19/18
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION
DATE
Nicole M. Nigredt 1/15/19
AMAFCA
DATE
Renee Bruneau 12/19/18
CITY ENGINEER
DATE
[Signature] 12/19/18
CODE ENFORCEMENT
DATE
N/A
CITY OF ALBUQUERQUE PARKS/MUNICIPAL DEVELOPMENT
DATE
[Signature] 12-19-18
ABQWA
DATE
Torin J. Rios 1/14/19
CITY SURVEYOR, CITY OF ALBUQUERQUE
DATE

UTILITIES:

[Signature] 1/15/19
CENTURY LINK
DATE
[Signature] 1-14-19
PNM ELECTRIC SERVICES
DATE
[Signature] 1/14/19
NEW MEXICO GAS COMPANY
DATE
[Signature] 1/14/19
COMCAST
DATE

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO RECONFIGURE THE BUILDING ENVELOPE OF LOT 59.

TREASURER'S CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 102406205044020329

PROPERTY OWNER(S) OF RECORD: KENNETH C. AND SUZANNE J. SERSUN

[Signature] 1/25/19
BERNALILLO COUNTY TREASURER
DATE

SURVEYOR'S CERTIFICATION:

I, ANDREW S. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 12649, 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 MONUMENTATION OF THE BERNALILLO COUNTY SUBDIVISION ORDINANCE, THAT IT SHOWS ALL EASEMENTS OF RECORD MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING INTEREST, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
ANDREW S. MEDINA N.M.P.S. #12649
DATE 01-02-2019

REVISED: 01-02-2019



SHEET 1 OF 2

SANDIA LAND
SURVEYING LLC

15 CASA TERRENOS PLACITAS, N.M. 87043 (505) 887-1241
JOB NO: 344-18 DATE: 12-9-2018
SCALE: 1"=30' DRAWN: A.S.M.

NOTES:

- UNLESS OTHERWISE NOTED ALL CORNERS ARE SET #4 REBAR WITH CAP STAMPED "SLS 12649".
- THE BEARING BASE FOR THIS PLAT ARE ACS MONUMENT "1_D246R" AND ACS MONUMENT "1_E23". ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED. BEARINGS ARE GRID BASED UPON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. (NAD 83).
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD PER DOCUMENT FILED OCTOBER 2, 2003 IN BOOK 2003C, PAGE 298.
- DISTANCES ARE GROUND DISTANCES
- GROSS ACREAGE: 0.2755
- NUMBER OF EXISTING LOTS: 1
- NUMBER OF LOTS CREATED: 1
- PROPERTIES ARE ZONED RP.
- DATE OF SURVEY DECEMBER 2018.
- 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, FOR INSTALLATION, MAINTENANCE, AND SERVICE OF 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 AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.
 - CENTURY LINK FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES
 - COMCAST CABLE 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 (ABOVE GROUND OR SUBSURFACE) HOT TUB, CONCRETE OR WOOD POOL DECKING OR OTHER STRUCTURE SHALL BE ERRECTED 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.

- IT IS HEREBY CERTIFIED THAT THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD HAZARD BOUNDARY IN ACCORDANCE WITH HUD FEDERAL ADMINISTRATION FLOOD HAZARD BOUNDARY MAP DATED SEPTEMBER 26, 2008. ZONE "X", COMMUNITY PANEL NO. 350002 0161 G.

SOLAR COLLECTOR NOTE:

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

FREE CONSENT:

SURVEYED AND REPLATTED AND NOW COMPRISING LOT 59 BUILDING ENVELOPE, MOUNTAIN HIGHLANDS AT HIGH DESERT UNIT 2, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, IS WITH FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) THEREOF. SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY CONSENT TO RECONFIGURE THE BUILDING ENVELOPE AS SHOWN HEREON. 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.

Kenneth C. Sersun 23 JAN 19
KENNETH C. SERSUN
DATE

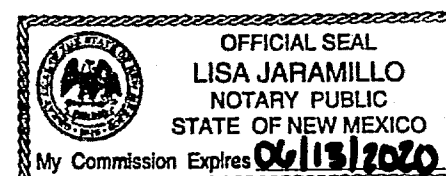
Suzanne J. Sersun 23 Jan 19
SUZANNE J. SERSUN
DATE

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

ON THIS 23 DAY OF Jan
2019, THE FOREGOING INSTRUMENT
WAS ACKNOWLEDGED BEFORE ME BY

[Signature]
NOTARY PUBLIC

Kenneth C. Sersun + Suzanne J. Sersun



DOCH 2019006202

01/25/2019 11:49 AM Page: 1 of 2
PLAT R: \$25.00 B: 2019C P: 0005 Linda Stover, Bernalillo County