

ACS Monument "NM47_1A"
 NAD 1983 CENTRAL ZONE
 X= 1532315.653 *
 Y= 1526203.265 *
 Z= 5001.977* (NAVD 1988)
 G-G= 0.999677990
 Mapping Angle= -0°12'30.75"
 *U.S. Survey Feet

Plat for Ascension Subdivision Being Comprised of Tract 3B-3, Land of IHS Acquisition No. 120, Inc City of Albuquerque Bernalillo County, New Mexico May 2020

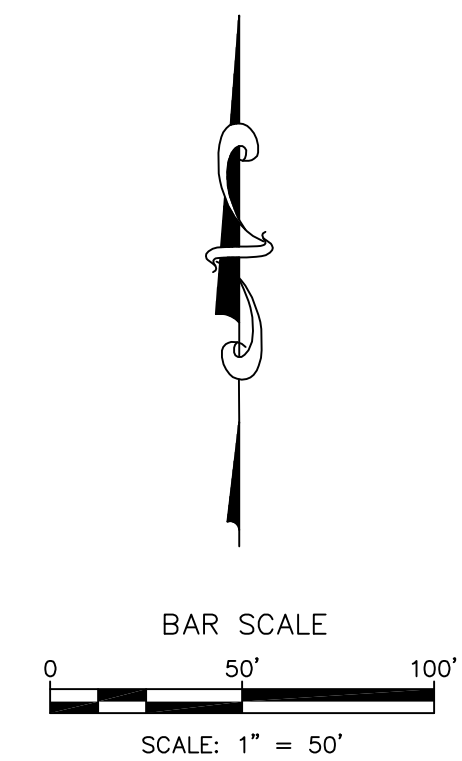
Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (4/15/2010, 2010C-46)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
▲	SET CENTERLINE MONUMENT "LS 14271" UNLESS OTHERWISE NOTED

Easement Notes

- 1 EXISTING PRIVATE ACCESS AND DRAINAGE EASEMENT AND P.U.E. BENEFITTING AND MAINTAINED BY THE OWNERS OF TRACTS 1-4, LANDS OF IHS ACQUISITION NO. 120 AS OUTLINED IN (12/31/1998, DOC. NO. 1998169125) (12/22/1998, 98C-358)
 - 1A ADDITIONAL PRIVATE ACCESS EASEMENT BENEFITTING THE OWNERS OF LOTS 1-34, TO BE MAINTAINED BY THE OWNERS OF TRACTS 1-4, LANDS OF IHS ACQUISITION NO. 120 AS REFLECTED ON THE CORRECTED ACCESS EASEMENT AND AGREEMENT (11/21/2019, DOC. NO. 2019099609)
 - 2 EXISTING 25' ABCWUA SAS EASEMENT (4/15/2010, 2010C-46)
 - 3 EXISTING 20' PRIVATE DRAINAGE EASEMENT (4/15/2010, 2010C-46) VACATED WITH THE FILING OF THIS PLAT PER _____
 - 4 EXISTING 10' P.U.E. (4/15/2010, 2010C-46)
 - 5 EXISTING 10' PNM EASEMENT (12/22/1998, 98C-358)
 - 6 EXISTING 10' MST&T EASEMENT (6/20/1983, BK. MISC. 24A, PG. 237, DOC. NO. 8340062) PORTION VACATED WITH THE FILING OF THIS PLAT PER _____ SHOWN HEREON AS _____
 - 7 EXISTING 25' ABCWUA WATER AND WATER REUSE EASEMENT (4/15/2010, 2010C-46)
 - 8 EXISTING CITY OF ALBUQUERQUE WATERLINE EASEMENT, WIDTH VARIES (11/25/92, BK. 92-28, PG. 3168-3170, DOC. NO. 92119336)
 - 9 EXISTING 10' PNM EASEMENT (12/22/1998, 98C-358) AND (4/15/2010, 2010C-46)
 - 12 EXISTING BLANKET EASEMENT FOR CABLE TELEVISION (6/7/93, BK. 96-31, PG. 8237)
 - 13 CROSS LOT DRAINAGE EASEMENT BENEFITING TRACTS 3B-3, 3B-1-A, 3B-2-B AND 3B-2-A (4/15/2010, 2010C-46)
 - 23 EXISTING 20' PUBLIC WATER AND SEWER EASEMENT TO ABCWUA (10/25/2019, DOC. NO. 2019091418)
 - 26 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
 - 27 20' PUBLIC WATERLINE EASEMENT GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT
 - 28 35' PRIVATE DRAINAGE EASEMENT, GRANTED WITH THE FILING OF THIS PLAT
 - 30 TRACT 'A' SHALL HAVE A BLANKET PRIVATE DRAINAGE EASEMENT, A BLANKET PUBLIC SANITARY SEWER AND WATER EASEMENT GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY, A BLANKET AMAFCA ACCESS EASEMENT, AND A PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT TO BE GRANTED BY THIS PLAT.
 - 31 TRACTS 'B', 'C', 'D', 'E' AND 'F' SHALL HAVE A PRIVATE BLANKET LANDSCAPE AND PRIVATE PEDESTRIAN ACCESS EASEMENT, GRANTED WITH THE FILING OF THIS PLAT
 - 32 TRACT 'G' SHALL HAVE A PRIVATE BLANKET LANDSCAPE EASEMENT, BLANKET PUBLIC SANITARY SEWER AND PUBLIC WATERLINE EASEMENT, GRANTED WITH THE FILING OF THIS PLAT
- EASEMENTS 10, 11, 14 THRU 22, 24, 25 AND 29 INTENTIONALLY OMITTED

ALL PRIVATE EASEMENTS BENEFIT THE OWNERS OF LOTS 1-34, AND ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, UNLESS OTHERWISE NOTED.



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ACS Monument "NDC_7"
 NAD 1983 CENTRAL ZONE
 X= 1534340.591 *
 Y= 1522698.249 *
 Z= N/A * (NAVD 1988)
 G-G= 0.999674466
 Mapping Angle= -0°12'16.43"