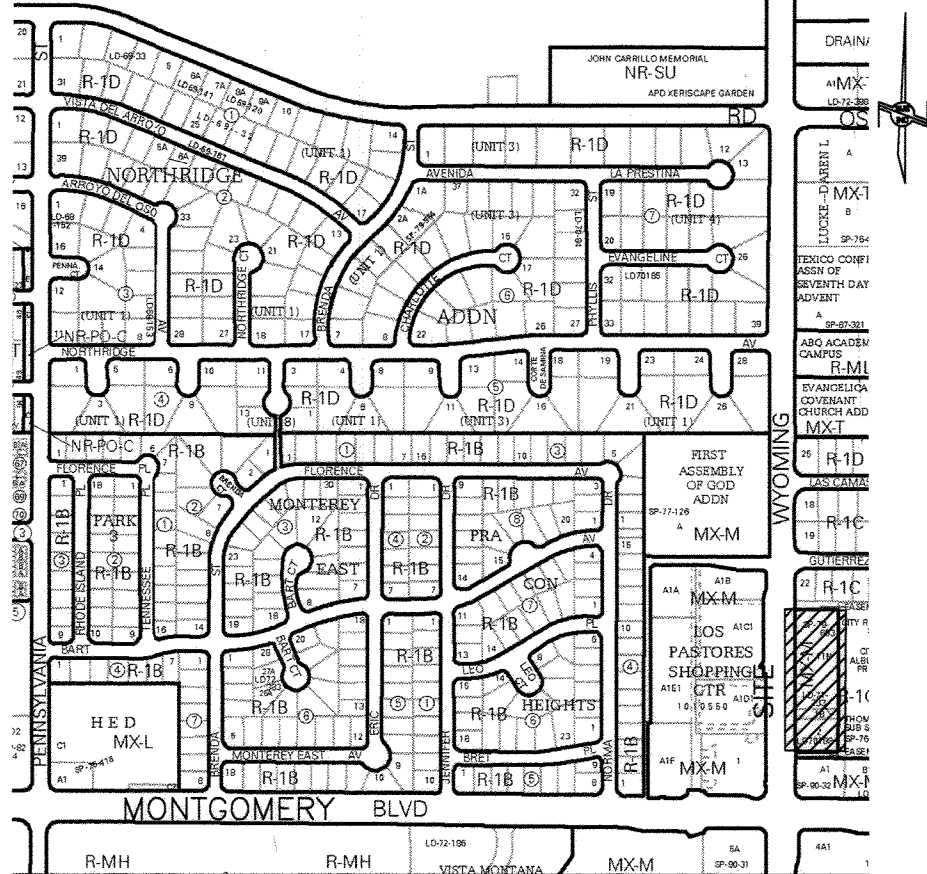


VICINITY MAP (F-19) NO SCALE



DOCH 2019084331
 10/02/2019 04:31 PM Page: 1 of 2
 PLAT R: \$25.00 B: 2019C P: 0091 Linda Stover, Bernalillo County

COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

Tract numbered Eleven-N (11-N) in Block numbered Eleven (11) of Ofimiano J. Gutierrez Lower Terrace, as the same is shown and designated on the plat entitled "Summary Plat, N. 360' Tract 11-A, Block 11 of Ofimiano J. Gutierrez Lower Terrace, Albuquerque, New Mexico," filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 27, 1979, in Plat Book A7, Page 197.

PLAT OF
**TRACTS 11-N-1 & 11-N-2, BLOCK 11
 OFIMIANO J. GUTIERREZ LOWER TERRACE**

WITHIN SECTION 32, T. 11 N., R. 4 E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 APRIL 2019

PROJECT NUMBER: 2019-001951

Application Number: SD-2019-00081

Utility Company Approvals:

	<u>5-8-19</u>
PNM Electric Services	Date
	<u>5/7/19</u>
New Mexico Gas Company	Date
	<u>5/7/19</u>
Qwest Corporation D/B/A Centurylink QC	Date
	<u>5/7/19</u>
Comcast	Date

City Approvals:

	<u>4/29/19</u>
City Surveyor	Date
<u>NA</u>	
Real Property Division	Date
<u>NA</u>	
Environmental Health Department	Date
	<u>08-14-19</u>
Traffic Engineering, Transportation Division	Date
	<u>08-14-19</u>
ABCWUA	Date
	<u>10-2-19</u>
Parks and Recreation Department	Date
	<u>5/9/19</u>
AMAFCA	Date
	<u>8/14/19</u>
City Engineering/Hydrology	Date
	<u>8/14/19</u>
Code Enforcement	Date
	<u>10-2-19</u>
DRB Chairperson, Planning Department	Date

PURPOSE OF PLAT

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

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.
- Existing Five foot Public Utility Easement, as shown and noted on the recorded plats, recorded in Plat Book D2, Page 91; recorded in Plat Book B5, Page 37; recorded in Plat Book B5, Page 152; and recorded in Plat Book A7, Page 197, records of Bernalillo County, New Mexico.
- Existing Easement for Water, Sewer and Public Utilities, and incidental purposes thereto, recorded April 23, 1980, in Book Misc. 767, Page 569, as Doc. No. 80-23997, records of Bernalillo County, New Mexico.
- Existing Twenty foot Access Easement for Ingress and Egress and Drainage and Utility Facilities, and incidental purposes thereto, recorded November 22, 1983, in Book Misc. 66-A, Page 510, as Doc. No. 83-80499, records of Bernalillo County, New Mexico.

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), 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# 1 020 061 014 056 30128

PROPERTY OWNER OF RECORD:
 Godori Investments, LLC
 BERNALILLO COUNTY TREASURER'S OFFICE

George Stone 10-2-19

SUBDIVISION DATA

- DRB Project No. 2019-001951
- Zone Atlas Index No. F-19
- Gross acreage 1.2392 Ac.
- Existing number of lots 1
 Replatted number of lots 2

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.

Kyuho Choi, Authorized Representative of Godori Investments, LLC Date 4/25/19

ACKNOWLEDGMENT
 STATE OF NEW MEXICO)

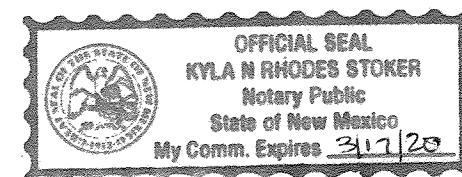
COUNTY OF BERNALILLO) ss

On this 25th day of April, 2019, the foregoing instrument was acknowledged by:

Kyuho Choi, Authorized Representative of Godori Investments, LLC

My Commission expires 3/17/2020

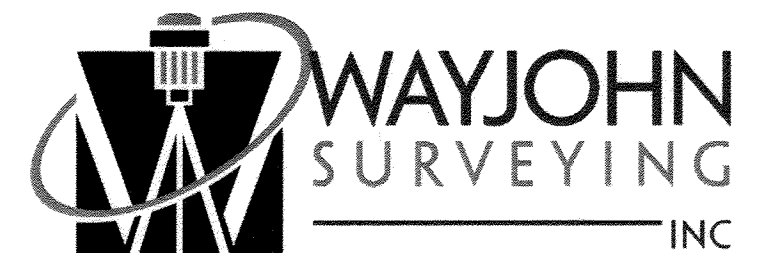
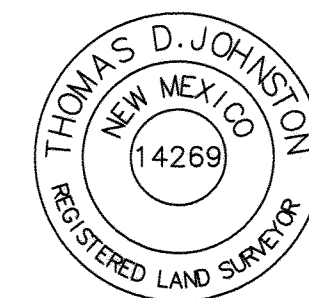
Notary Public



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 Date 4.24.19



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

INDEXING INFORMATION FOR COUNTY CLERK Godori Investments, LLC	DRAWN: J T K	SCALE: 1" = 30'	FILE NO. SP-12-01-2018
	CHECKED: T D J		
LOCATION: SECTION 32, T11N, R4E OFIMIANO J. GUTIERREZ LOWER TERRACE	DRAWING NO. SP120118.DWG	24 APR 2019	SHEET 1 OF 2

2019C-91

(1)

ACS MONUMENT "4_F19"
 X=1,549,000.065 US SURVEY FT
 Y=1,505,491.678 US SURVEY FT
 Ground-to-grid: 0.999654851
 Mapping Angle: -00°10'33.55"
 NMSZ CENTRAL ZONE NAD 83

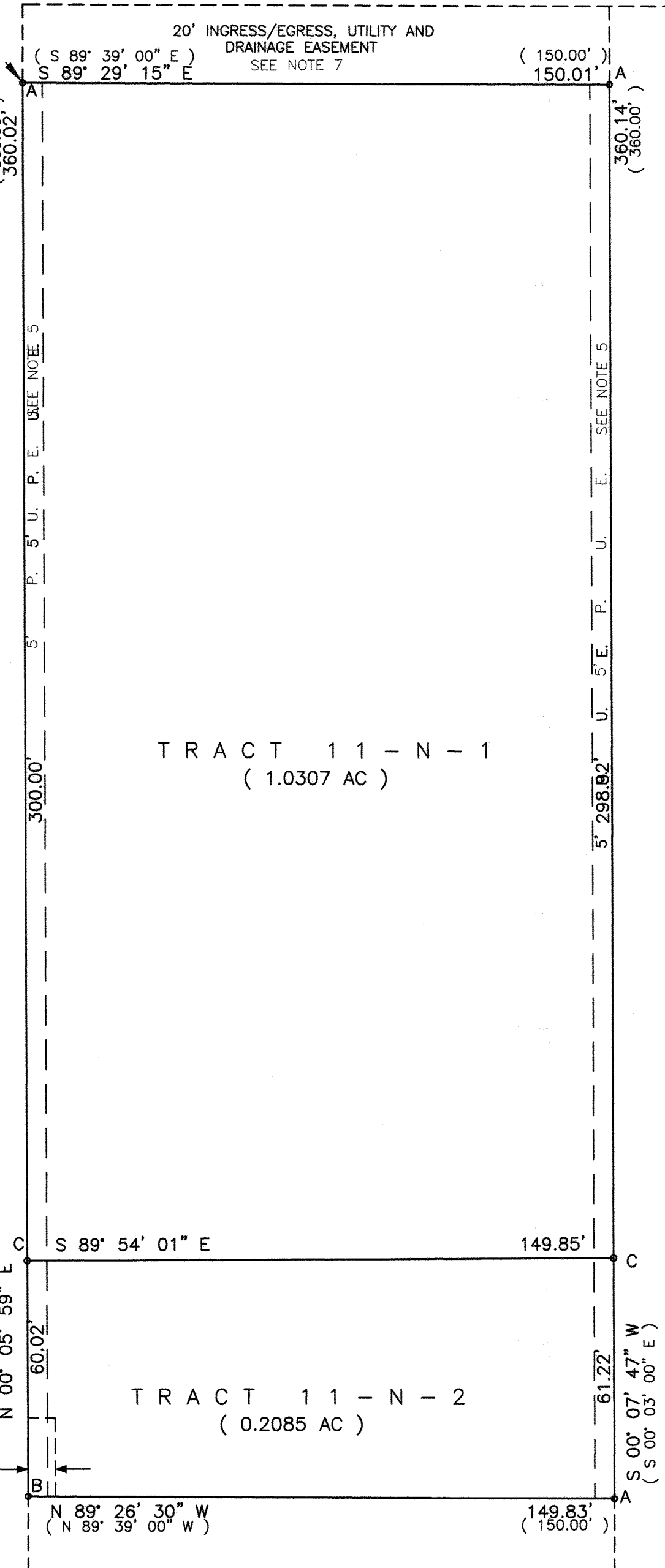
N 39° 47' 58" W
 2,294.70'

BLOCK 11
 OFIMIANO J. GUTIERREZ LOWER TERRACE
 (REC. 1/29/1960 IN VOL. D2, FOLIO 91)

DOCH 2019084331
 10/02/2019 04:31 PM Page: 2 of 2
 PLAT R: \$25.00 B: 2019C P: 0091 Linda Stover, Bernalillo County

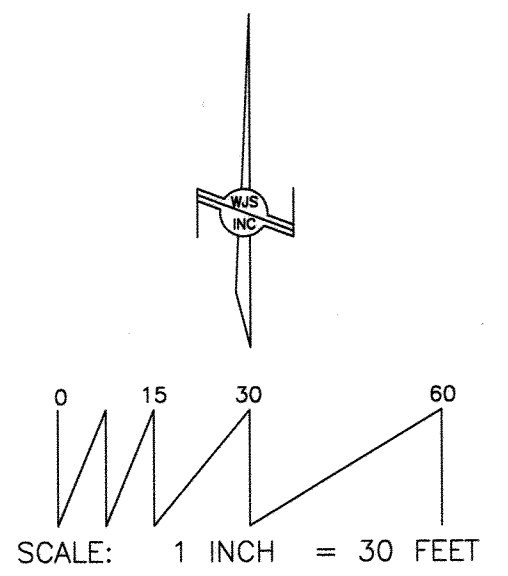
PLAT OF
 TRACTS 11-N-1 & 11-N-2, BLOCK 11
 OFIMIANO J. GUTIERREZ LOWER TERRACE
 WITHIN SECTION 32, T. 11 N., R. 4 E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 APRIL 2019

4516 WYOMING BOULEVARD, N. E.
 (R. O. W. VARIES)

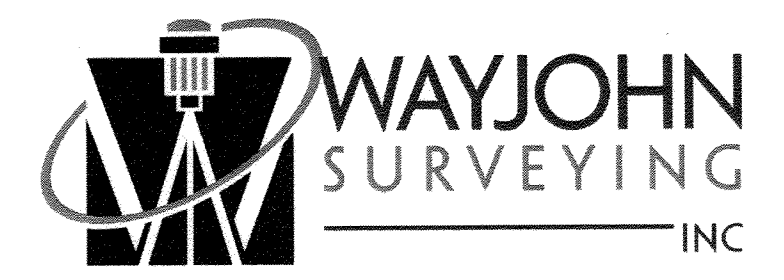
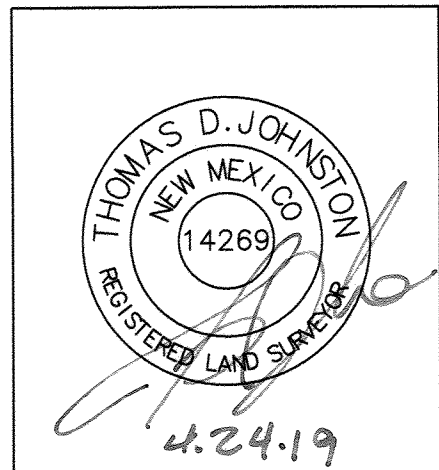


CITY OF ALBUQUERQUE PROPERTY
 UNPLATTED LAND

LOT 1B, BLOCK 11
 OFIMIANO J. GUTIERREZ LOWER TERRACE
 (REC. 4/27/1971 IN VOL. B5, FOLIO 152)



○ FOUND/SET MONUMENT LEGEND:
 A: FOUND CONC. NAIL W/METAL DISK
 B: FOUND 1/2" REBAR W/CAP "LS 10464"
 C: SET 1/2" REBAR W/CAP "WAYJOHN PLS 14269"



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

INDEXING INFORMATION FOR COUNTY CLERK Godori Investments, LLC	DRAWN: JTK	SCALE: 1" = 30'	FILE NO. SP-12-01-2018
	CHECKED: TDJ	DRAWING NO. SP120118.DWG	SHEET 2 OF 2
LOCATION: SECTION 32, T11N, R4E OFIMIANO J. GUTIERREZ LOWER TERRACE	DATE: 24 APR 2019		

2019c-91

(2)