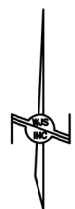
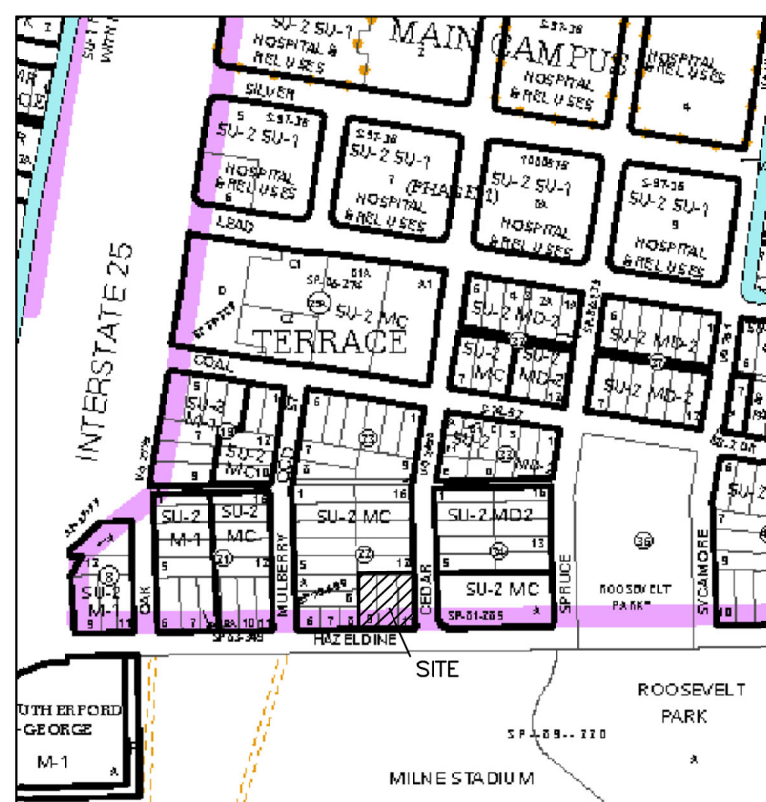


VICINITY MAP (K-15) NO SCALE



COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

Lots numbered Nine (9), Ten (10) and Eleven (11) in Block numbered Twenty-two (22) of the Terrace Addition to the City of Albuquerque, New Mexico, as the same are shown and designated on the map of said addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 24, 1928 in Map Book D1, folio 25.

PLAT OF
**LOT 9-A, BLOCK 22
 TERRACE ADDITION**
 BEING A REPLAT OF LOTS 9, 10 & 11
 BLOCK 22, TERRACE ADDITION
 WITHIN PROJECTED SECTION 21, T. 10 N., R. 3 E., N.M.P.M.
 WITHIN THE ALBUQUERQUE GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2019

PURPOSE OF PLAT

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

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.
- An existing Five foot (5') Public Utility Easement recorded in Book D461, Page 633, 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:
 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 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.
 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), 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.

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 infeasible title in fee simple to the land subdivided.

 Susan Fisher Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) ss
 COUNTY OF BERNALILLO)
 On this ____ day of _____, 2019, the foregoing instrument was acknowledged by:
 _____, Susan Fisher

My Commission expires _____

 Notary Public

 Barry J. Bitzer Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) ss
 COUNTY OF BERNALILLO)
 On this ____ day of _____, 2019, the foregoing instrument was acknowledged by:
 _____, Barry J. Bitzer

My Commission expires _____

 Notary Public

PROJECT NUMBER: XXXXX
 Application Number: _____
 Utility Company Approvals:

PNM Electric Services	_____	Date
New Mexico Gas Company	_____	Date
Qwest Corporation D/B/A Centurylink QC	_____	Date
Comcast	_____	Date
City Approvals:		
City Surveyor	_____	Date
Real Property Division	_____	Date
Environmental Health Department	_____	Date
Traffic Engineering, Transportation Division	_____	Date
ABCWUA	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineering/Hydrology	_____	Date
Code Enforcement	_____	Date
DRB Chairperson, Planning Department	_____	Date

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# 1 015 057 140 149 30803
 1 015 057 141 133 30802
 PROPERTY OWNER OF RECORD:
 BITZER J BARRY & FISHER SUSAN
 BERNALILLO COUNTY TREASURER'S OFFICE

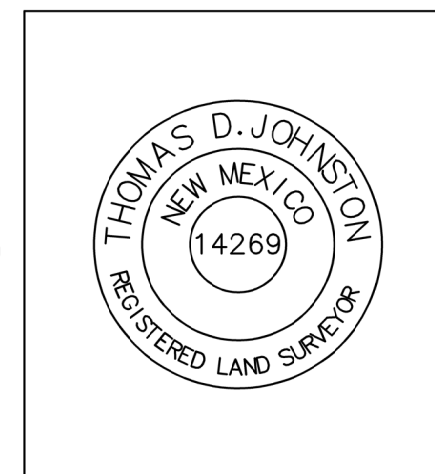
SUBDIVISION DATA

- DRB Project No. XXX
- Zone Atlas Index No. K-15
- Gross acreage 0.4553 Ac.
- Existing number of lots 3
 Replatted number of lots 1

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



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

INDEXING INFORMATION FOR COUNTY CLERK BITZER J BARRY & FISHER SUSAN LOCATION: SECTION 21, T10N, R3E TERRACE ADDITION	DRAWN: J T K	SCALE: 1" = 20'	FILE NO.
	CHECKED: T D J		SP-11-01-2018
	DRAWING NO. SP110118.DWG	01 FEB 2019	SHEET 1 OF 2

PLAT OF
LOT 9-A, BLOCK 22
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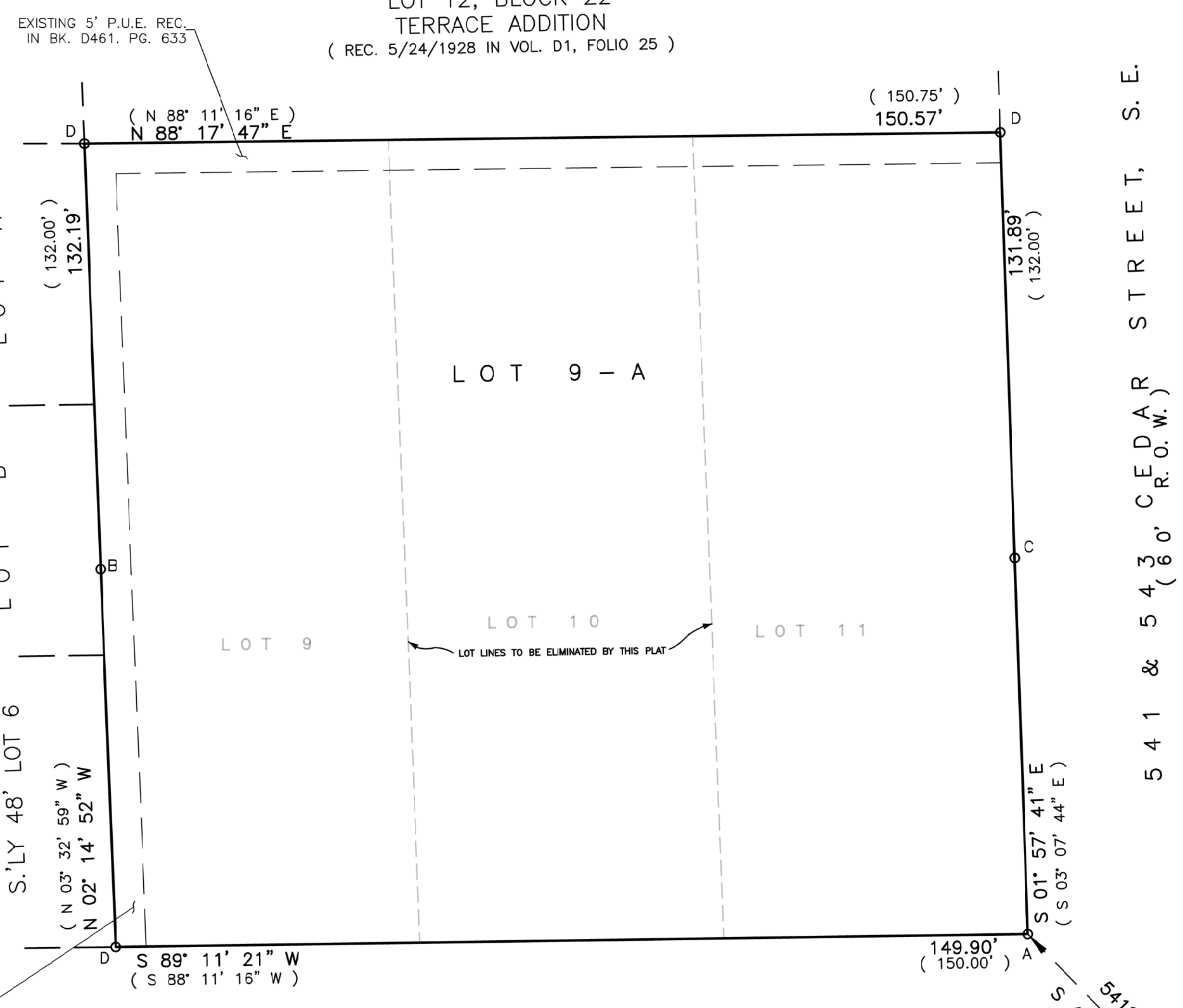
COUNTY CLERK RECORDING LABEL HERE

LOT 12, BLOCK 22
 TERRACE ADDITION
 (REC. 5/24/1928 IN VOL. D1, FOLIO 25)

LANDS OF AGNES PERLICHEK
 (REC. 8/16/1978 IN VOL. A6, FOLIO 243)

BLOCK 22
 TERRACE ADDITION
 (REC. 5/24/1928 IN VOL. D1, FOLIO 25)

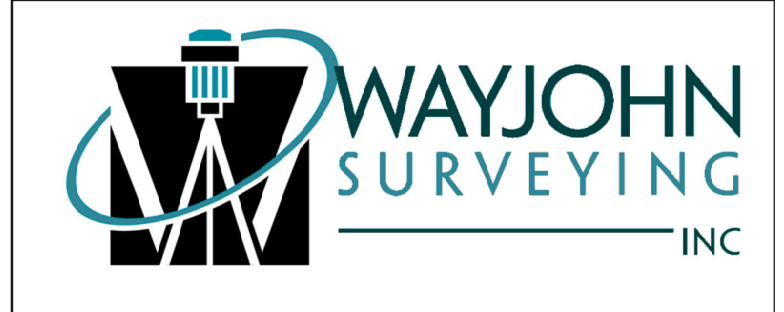
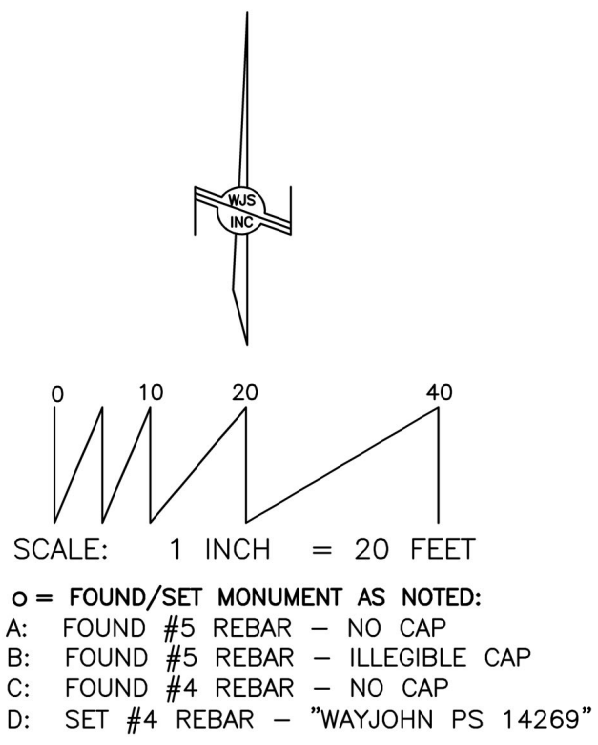
EXISTING 5' P.U.E. REC.
 IN BK. D461. PG. 633



HAZELDINE AVENUE, S. E.
 (60' R.O.W.)

541 & 543 CEDAR STREET, S. E.
 (60' R.O.W.)

ACS MONUMENT "7_L15"
 X=1,529,067.366 US SURVEY FOOT
 Y=1,479,550.205 US SURVEY FOOT
 Ground-to-grid: 0.999671093
 Mapping Angle: -00°12'49.65"
 NMSP CENTRAL ZONE NAD 83
 ELEV.=5164.135 US SURVEY FOOT
 NAVD 88



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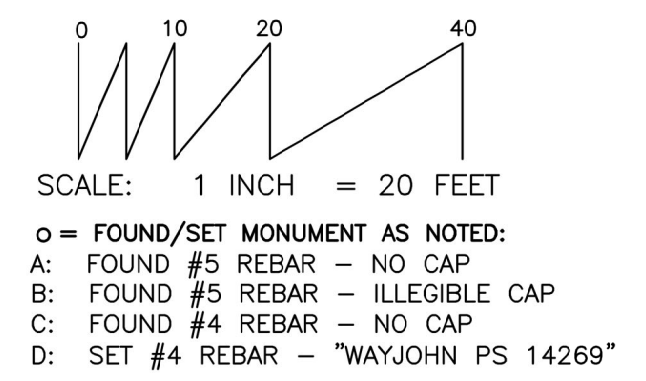
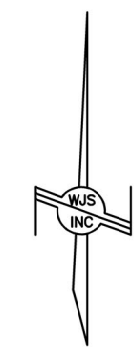
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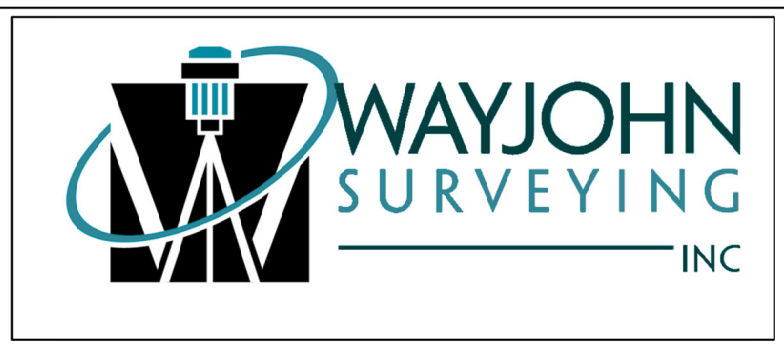
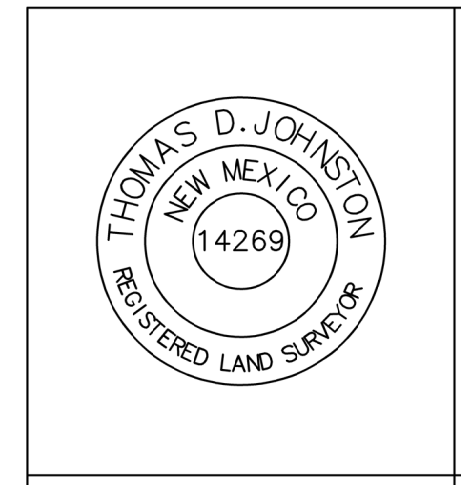
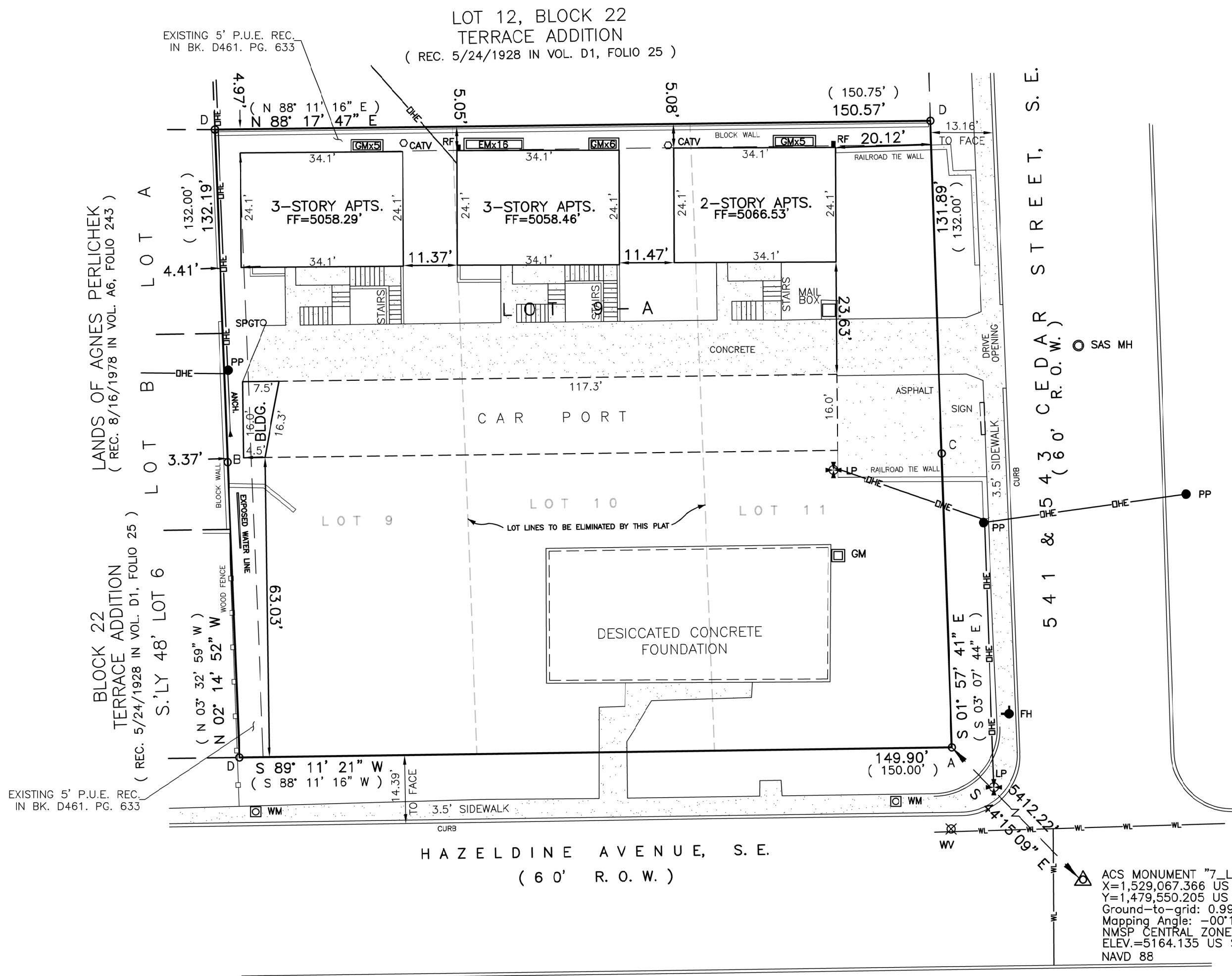
EXISTING CONDITIONS

LEGEND

- PP POWER POLE
- ⊕ LP LIGHT POLE
- EM ELECTRIC METER
- GM GAS METER
- MH MANHOLE (TYPE)
- WM WATER METER
- SPGT WATER SPIGOT
- ⊗ WV WATER VALVE
- FH FIRE HYDRANT
- ⋈ ANCH GUY ANCHOR
- CONCRETE/ ASPHALT
- ▬ BLOCK WALL
- ▬ WOOD FENCE
- DHE OVERHEAD ELECTRIC LINES
- WL UNDERGROUND WATER LINE
- CATV CABLE TV PEDESTAL



ACS MONUMENT "7_L15"
 X=1,529,067.366 US SURVEY FOOT
 Y=1,479,550.205 US SURVEY FOOT
 Ground-to-grid: 0.999671093
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