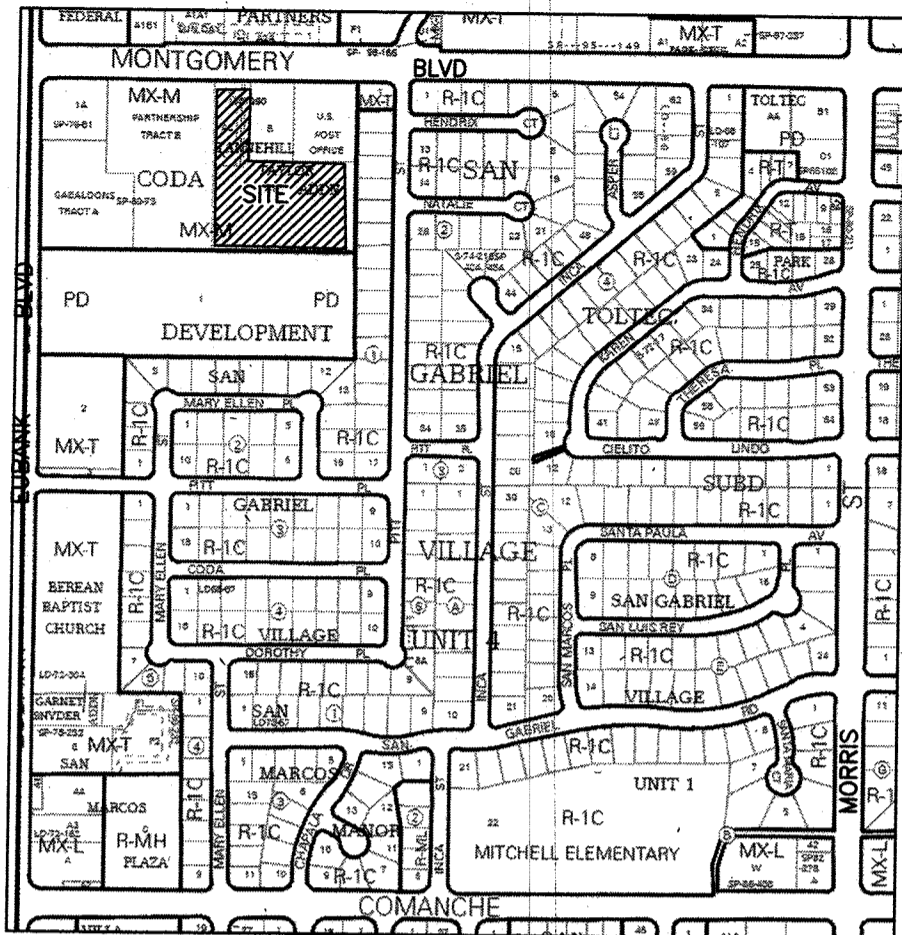


VICINITY MAP (G-21) NO SCALE



SUBDIVISION DATA

1. DRB Project No. 1001990
2. Zone Atlas Index No. G-21
3. Gross acreage 3.5602 Ac.
4. Existing number of lots 2
Replatted number of lots 2

PURPOSE OF PLAT

This plat has been prepared for the purpose of adjusting the interior lot line between two lots and granting easements.

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. 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.
5. (a) Existing easement for utilities seven (7) feet in width affecting the northerly and (b) easterly seven (7) feet of the premises as set forth on the plat recorded in Map Book B6, folio 77; (c) Existing access easement affecting a northwesterly portion of the premises, and maintenance provisions therefore; (d) Existing cross tract drainage easement, and maintenance provisions therefore and for utilities ten (10) feet in width affecting a mid-portion of the premises, and maintenance provisions therefore, as set forth on the plat recorded in Map Book 2002C, folio 236; (e) Existing private cross-access easement twelve (12) feet in width, and maintenance provisions therefore, affecting a northwesterly portion of the premises; for cross-lot drainage, and maintenance provisions therefore, and for mutual parking, and maintenance provisions therefore, across the premises as set forth on the plat recorded in Map Book 2005C, folio 175, records of Bernalillo County, New Mexico.
6. Existing Reciprocal Access and Parking Easements and Use Covenant filed September 30, 2002 in Book A42, page 5451 as Document No. 2002125800, Records of Bernalillo County, New Mexico. Item affects subject property.
7. Existing Access Easement and Parking Agreement recorded October 21, 2015 as document number 2015092465, records of Bernalillo County, New Mexico.
8. Declaration of Access Easement and Parking Agreement recorded October 21, 2015 as document number 2015092465, records of Bernalillo County, New Mexico. Item is a parking lease that benefits portion of Lot 1, Coda Development subdivision and encumbers subject property.
9. A cross access easement for the benefit of Tract A-1-A is granted by this plat. **MAINTENANCE OF THIS EASEMENT IS THE RESPONSIBILITY OF THE OWNER OF TRACT A-1-A.**
10. Private water line and sewer line easement for the benefit of Tract A-1-A is granted by this plat. **MAINTENANCE OF THIS EASEMENT IS THE RESPONSIBILITY OF THE OWNER OF TRACT A-1-A.**
11. A blanket cross lot drainage easement, excluding all structures, on Tract A-2-A for the benefit of Tracts A-1-A & A-2-A is granted by this plat. Maintenance of this easement is the responsibility of the owners of Tracts A-1-A & A-2-A. **EASEMENT IS PRIVATE.**

DOCH 2019039477

05/14/2019 02:20 PM Page: 1 of 2
PLAT R: \$25.00 B: 2019C P: 0044 Linda Stover, Bernalillo County



COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

Tracts lettered A-One (A-1) and A-Two (A-2) of Tannehill-Taylor Addition, Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on May 27, 2005, in Book 2005C, Page 175.

FREE CONSENT

The platting of the property as described above and granting of easements 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.

[Signature] 4-8-19
Authorized Representative of Harden Enterprises, LLC Date

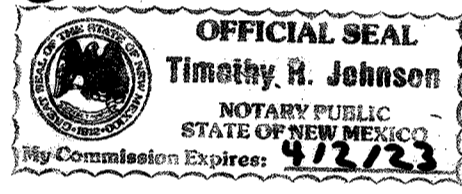
ACKNOWLEDGMENT
STATE OF NEW MEXICO)

COUNTY OF BERNALILLO) ss
On this 8th day of APRIL, 2019, the foregoing instrument was acknowledged by:

MARK A. HARDEN, Authorized Representative of Harden Enterprises, LLC

My Commission expires APRIL 2, 2023

[Signature]
Notary Public



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.

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.

[Signature] 4-8-19
Thomas D. Johnston, N.M.P.S. No. 14269 Date

PLAT OF
TRACTS A-1-A AND A-2-A
TANNEHILL-TAYLOR ADDITION

A REPLAT OF TRACTS A-1 & A-2
TANNEHILL-TAYLOR ADDITION
WITHIN SECTION 4, T. 10 N., R. 4 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 2019

PROJECT NUMBER: PR-2019-002195	
Application Number: <u>SD-2019-00075</u>	
Utility Company Approvals:	
<i>[Signature]</i> PNM Electric Services	<u>4-16-19</u> Date
<i>[Signature]</i> New Mexico Gas Company	<u>4/16/19</u> Date
<i>[Signature]</i> Qwest Corporation D/B/A Centurylink QC	<u>4/16/19</u> Date
<i>[Signature]</i> Comcast	<u>4/16/19</u> Date
City Approvals:	
<i>[Signature]</i> Steve N. Richardson P.S. City Surveyor	<u>4/8/19</u> Date
<i>[Signature]</i> Real Property Division	<u>4/17/19</u> Date
<i>[Signature]</i> Environmental Health Department	<u>4/17/19</u> Date
<i>[Signature]</i> Traffic Engineering, Transportation Division	<u>04-17-19</u> Date
<i>[Signature]</i> ABCWUA	<u>4/17/19</u> Date
<i>[Signature]</i> Parks and Recreation Department	<u>4/17/19</u> Date
<i>[Signature]</i> AMAFCA	<u>4/17/19</u> Date
<i>[Signature]</i> City Engineering/Hydrology	<u>4/17/19</u> Date
<i>[Signature]</i> Code Enforcement	<u>4.24.19</u> Date
<i>[Signature]</i> DRE/Chairperson, Planning Department	<u>4.24.19</u> Date

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1 021 060 056 505 21362, 1 021 060 075 479 21360

PROPERTY OWNER OF RECORD:
HARDEN ENTERPRISES LLC C/O STARKWEATHER LAW FIRM
BERNALILLO COUNTY TREASURER'S OFFICE

WAYJOHN SURVEYING INC

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

INDEXING INFORMATION FOR COUNTY CLERK: HARDEN ENTERPRISES LLC C/O STARKWEATHER LAW FIRM	DRAWN: JTK	SCALE: 1" = 40'	FILE NO. SP-2-02-2018
LOCATION: SECTION 4, T10N, R4E TANNEHILL-TAYLOR ADDITION	CHECKED: TDJ	DRAWING NO. SP20218.DWG	SHEET 1 OF 2

ACS MONUMENT "12-F20A"
 X=1,553,977.868 US SURVEY FEET
 Y=1,502,975.986 US SURVEY FEET
 Ground-to-grid: 0.999648015
 Mapping Angle: -00°09'58.90"
 NMSP CENTRAL ZONE NAD 83

MONTGOMERY BOULEVARD, N.E.
 (106' PUBLIC R. O. W.)

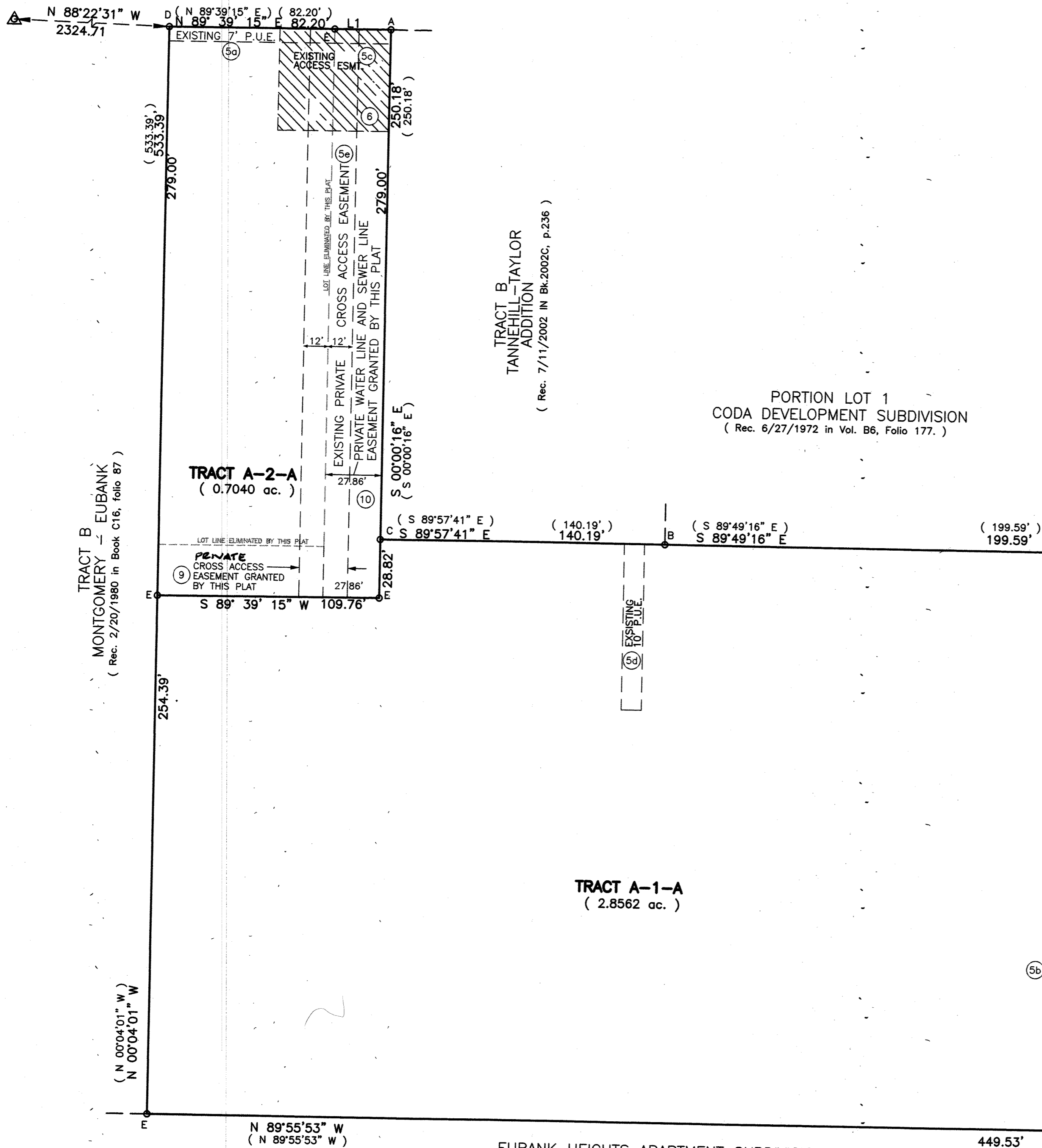
DOC# 2019039477

05/14/2019 02:20 PM Page: 2 of 2
 PLAT P-325 00 S: 2019C P: 0044 Linda Stover, Bernalillo County

COUNTY CLERK RECORDING LABEL HERE

PLAT OF
TRACTS A-1-A AND A-2-A
TANNEHILL-TAYLOR ADDITION

A REPLAT OF TRACTS A-1 & A-2
 TANNEHILL-TAYLOR ADDITION
 WITHIN SECTION 4, T. 10 N., R. 4 E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MARCH 2019



PORTION LOT 1
 CODA DEVELOPMENT SUBDIVISION
 (Rec. 6/27/1972 in Vol. B6, Folio 177.)

TRACT B
 TANNEHILL-TAYLOR
 ADDITION
 (Rec. 7/11/2002 IN BK.2002C, p.236)

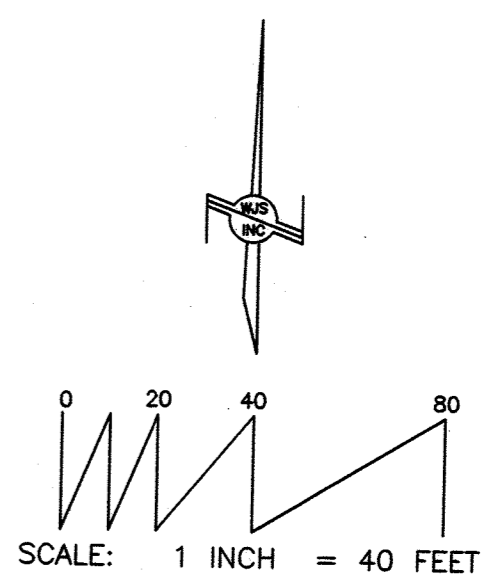
TRACT B
 MONTGOMERY - EUBANK
 (Rec. 2/20/1980 in Book C16, folio 87)

TRACT A-2-A
 (0.7040 ac.)

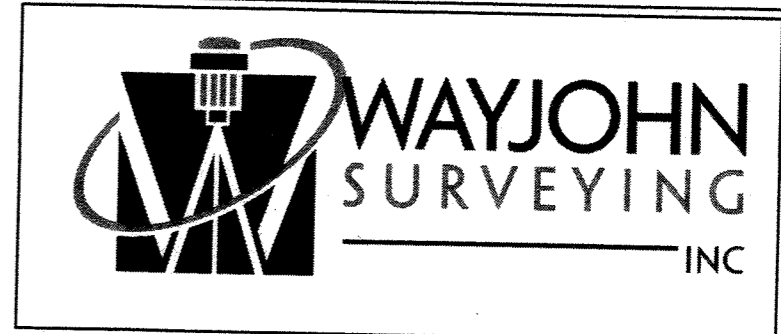
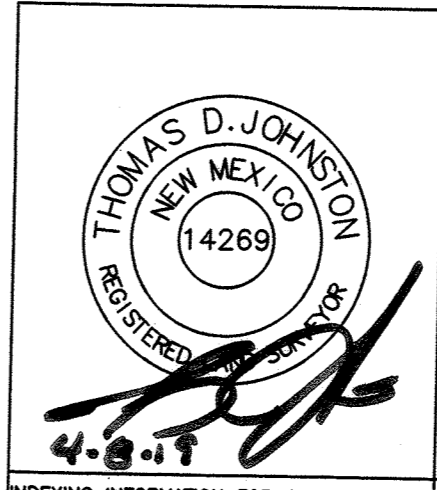
TRACT A-1-A
 (2.8562 ac.)

EUBANK HEIGHTS APARTMENT SUBDIVISION
 (Rec. 7/28/1972 in Book D5, folio 40)

LOT 3
 LOT 4
 LOT 5
 LOT 6
 LOT 7
 LOT 8
 BLOCK 1, SAN GABRIEL VILLAGE
 UNIT 4
 Book D3, folio 109



FOUND/SET MONUMENT LEGEND:
 A: FOUND #5 REBAR - NO CAP
 B: FOUND PK NAIL IN WALL
 C: FOUND PK NAIL AND DISK - ILLEGIBLE
 D: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
 E: SET PK NAIL AND DISK "PS 14269"



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

INDEXING INFORMATION FOR COUNTY CLERK HARDEN ENTERPRISES LLC C/O STARKWEATHER LAW FIRM LOCATION: SECTION 4, T10N, R4E TANNEHILL-TAYLOR ADDITION	DRAWN: JTK	SCALE: 1" = 40'	FILE NO. SP-2-02-2018
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