

FREE CONSENT:
The subdivision shown herein is with the free consent and in accordance with the desires of the undersigned owners thereof. Said owners do hereby certify that this plat is of their free act and deed, and warrant that they hold complete and indefeasible title in fee simple to the lands being replatted as shown herein.

by *Thomas W. Patrick* 12/17/2020 Date
Links CoGS, Managing member Our Land LLC

by *Jeff Estvanko* 12/17/2020 Date
Jeff Estvanko, Contract Holder

ACKNOWLEDGEMENT
State of New Mexico
County of Bernalillo SS
Acknowledged before me this 17th day of October 2020 by
Thomas W. Patrick
Notary Public
My Commission Expires: 10 Oct 22

ACKNOWLEDGEMENT
State of New Mexico
County of Bernalillo SS
Acknowledged before me this 17th day of October 2020 by
Jeff Estvanko
Notary Public
My Commission Expires: 10 Oct 22

FINAL PLAT
LOTS A-4-A, A-4-B and A-4-C
LANDS OF MICHAEL J. SNOW and ELIZABETH T. SNOW
BEING A REPLAT OF
LOT A-4
LANDS OF MICHAEL J. SNOW and ELIZABETH T. SNOW
SITUATE WITHIN
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 1, T-10N, R2E, N.M.P.M.,
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
RECEIVED AUGUST 2020

SITE DATA:

FEMA Map Number	35001C01186
Zone	R-A
Miles of Full Width Streets Created	0 Miles
No. of Existing Lots	1
No. of Existing Tracts	0
No. of Lots Created	3
No. of Tracts Created	0
Total Area	0.8301 acres
Acres of Dedicated Right-of-Way	0.00 acres

Project Number: PR-2019-00228
Subdivision Application Number: SD-2020-0110

PLAT APPROVAL

UTILITY APPROVALS

P.W. 12/17/2020
PNM Electric Services
Jeff Estvanko
New Mexico Gas Company
Natalya Antonia 12/8/2020
Quest Corporation (aka Century Link QC)
P.W. Stuart 12/17/2020
MRCQ

CITY APPROVALS

James R. B... PS 12/17/2020
City Engineer
Carl Garcia 12/13/2020
James Wolfenbarger 12/11/2021
Traffic Engineer, Transportation Department
Code Enforcement
DRB Chair, Planning Department

VICINITY MAP ZONE ATLAS MAP
NOT TO SCALE G-12-Z

LEGAL DESCRIPTION
Lot A-4 of the Lands of Michael J. Snow and Elizabeth T. Snow, as the same is shown and designated on the plat hereof recorded in the office of the County Clerk, Bernalillo County, New Mexico on September 7, 1977 in Volume B13, Page 108.

PURPOSE:
The purpose of this plat is to divide one existing lot into three new lots, to resolve an existing Access Easement and to grant a Private Access Easement and Public Utility Easement.

- NOTES:**
- The basis of bearings is the line between the southeast corner of Lot A-4 and AGR3 X as measured with the "Trimble VRS New" GNSS RTK Virtual Reference System. Bearings are New Mexico State Plane, Central Zone, NAD83. Distances are ground distances.
 - Documents used (on file at Bernalillo County Clerk unless noted):
2.1 Replat of Tract A of Plat of Lands of Michael J. Snow and Elizabeth T. Snow, recorded 9/07/1977 in Volume B13, Page 108.
2.2 Warranty Deed.
 - These properties are located in Zone X, areas with reduced flood risk due to levees, per FEMA Flood Insurance Rate Map 3501C01185, effective date 09/29/2006.
 - All easements of record are shown herein.
 - East 20' access easement to Trellis Dr. NW per Replat of Tract "X" also (see 2.1 above); easements to be shown between owners of Lots A-2, A-3, A-4-A, A-4-B and A-4-C. The beneficiaries of this existing easement are A-2, A-3, Lots A-4-A, A-4-B and A-4-C. The 20' private access easement granted by this plat benefits Lots A-4-A, A-4-B and A-4-C and furthermore access is granted across the 20' easement to City of Albuquerque and Water Authority vehicles for the maintenance of the Public Sewer Line located in Lot A-4.
 - A cross-lot drainage easement benefiting Lots A-4-A, A-4-B and A-4-C is hereby granted by this plat with maintenance to be shared equally among the lot owners.

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 service.
B. New Mexico Gas Company (NMGC) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
C. Quest Corporation (aka Century Link QC) (Quest) for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
D. CableOne 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 within the easement, 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.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) do not conduct a title search of the properties shown herein. 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.

SOLAR NOTE:

No property within the area of this 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 the proposed plat. The foregoing requirement shall be a condition to approval of this plat for subdivision.
(See Sheet 2 for standard PUE language.)

MIDDLE RIO GRANDE CONSERVANCY DISTRICT:
Approved on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights-of-way, assessments and liens are fully reserved to said District and that if provided for by the subdivision for the subdivision, addition or plat, said district is relieved of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts.

TREASURER'S CERTIFICATION:
This is to certify that all taxes due and payable have been paid in full pursuant to New Mexico statute 78-36-44.1

LOT A-4
Lands of Michael J. Snow and Elizabeth T. Snow
LPC #: 101200208349620112
Bernalillo County Treasurer's Office: by *Gregory Hope* Date 2-22-21

INFO FOR COUNTY CLERK:
OWNER: OUR LAND LLC
PROPERTY: Lot A-4, Lands of Snow
ADDRESS: 2495 Trellis Drive NW
UPC #: 101200208349620112
PROJ. SEC. 5, T.10N., R.3E., N.M.P.M.



FINAL PLAT
LOTS A-4-A, A-4-B and A-4-C
LANDS OF SNOW

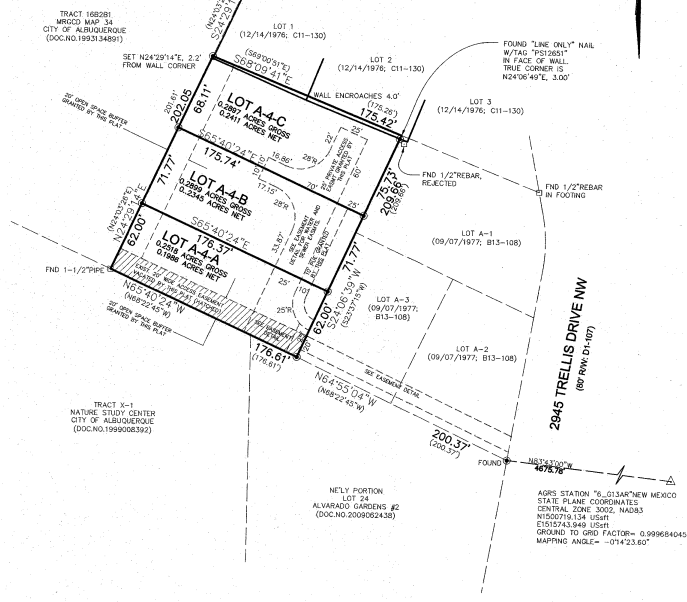
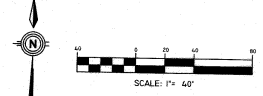
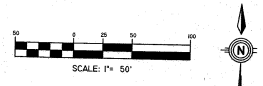
Community Sciences Corporation
LAND SURVEYING & LAND PLANNING
P.O. Box 1918, Corrales Valley, 87049 (505) 897-2000

1 of 2

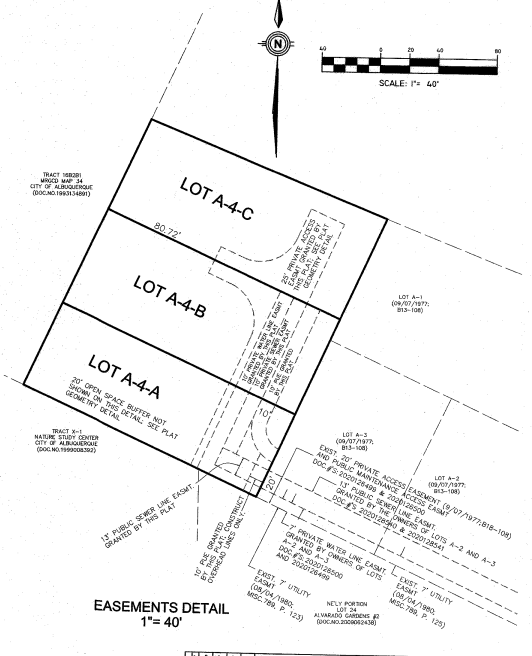
2021C-7

(1)

FINAL PLAT
LOTS A-4-A, A-4-B and A-4-C
LANDS OF MICHAEL J. SNOW and ELIZABETH T. SNOW
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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2020



PLAT GEOMETRY DETAIL
1" = 50'



EASEMENTS DETAIL
1" = 40'

DOC# 2021021866
 PREPARED BY: J. P. BISHOP, R.S.P. 2
 MICHAEL J. SNOW and ELIZABETH T. SNOW, Bernalillo County

MONUMENT LEGEND

- FOUND MONUMENT AS NOTED
- △ AGRS CONTROL STATION
- FOUND OR SET 5/8" REBAR
- W/ YELLOW PLASTIC CAP
- STAMPED "PATRICK"
- STAMPED "OR AS NOTED"

FINAL PLAT		LOTS A-4-A, A-4-B and A-4-C		LANDS OF SNOW	
DATE	12/21/2020	DATE	12/21/2020	DATE	12/21/2020
BY	J. P. BISHOP	BY	J. P. BISHOP	BY	J. P. BISHOP
SCALE	1"=50'	SCALE	1"=50'	SCALE	1"=50'
BOOK	2021, 802	BOOK	2021, 802	BOOK	2021, 802
PAGE	101	PAGE	101	PAGE	101

<p>Community Sciences Corporation LAND SURVEYING & LAND PLANNING P.O. Box 1038, Corrales N.M., 87004 (505) 887-2000</p>	<p>2 of 2</p>
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2021C-7

(2)