

Vicinity Map - Zone Atlas G-19-Z

N.T.S.

**Notes**

1. FIELD SURVEY PERFORMED IN DECEMBER 2018 THRU AUGUST 2019.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE)
4. THE EASEMENTS INDICATED AS "VACATED BY PR-2019-\_\_\_\_\_" ON SHEET 2 OF 4 ARE BEING VACATED BY THIS PLAT. WHERE OTHER EASEMENTS CROSS OR OVERLAP THE EASEMENTS VACATED HEREIN, SUCH OTHER EASEMENTS SHALL REMAIN AND ARE EASEMENTS BEING RETAINED BY THIS PLAT AND ARE SHOWN ON SHEET 3 OF 4. ALL EASEMENTS APPEARING ON PREVIOUS PLATS OF LOT 1-A AND/OR LOT 5-A THAT ARE NOT EXPRESSLY RETAINED OR GRANTED WITH THIS PLAT AND SHOWN ON SHEET 3 OF 4 ARE HEREBY EXPRESSLY VACATED BY THIS PLAT.

**Free Consent and Dedication**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF WHO DO HEREBY GRANT TO THE PUBLIC UTILITIES THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES ON ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

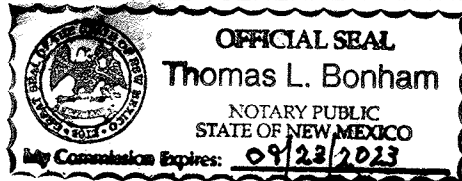
M-M Co., A NEW MEXICO GENERAL PARTNERSHIP

*Marc Mauney* 12/20/2019  
 MARC MAUNEY, MANAGER  
 MAUNEY INVESTMENTS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, PARTNER

*Paula L. Matteucci* 12/20/2019  
 PAULA L. MATTEUCCI, MEMBER  
 TOWER 22 LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, PARTNER

STATE OF NEW MEXICO }  
 COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON December 20, 2019  
 BY: MARC MAUNEY, MANAGER OF MAUNEY INVESTMENTS, LLC, A NEW MEXICO LIABILITY COMPANY, PARTNER OF M-M CO., A NEW MEXICO GENERAL PARTNERSHIP, AND BY PAULA L. MATTEUCCI, MEMBER OF TOWER 22, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, PARTNER OF M-M CO., ALL ON BEHALF OF SAID GENERAL PARTNERSHIP (OWNER OF LOT 1-A)



By: *Thomas L. Bonham*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 09/27/2023

**Indexing Information**

Section 6, Township 10 North, Range 4 East, N.M.P.M.  
 Subdivision: La Mirada Subdivision  
 Owner: M & M Co. (Lot 1-A)  
 G & L Investments (Lot 5-A)  
 UPC # 101906047846711204L1 (Lot 1-A)  
 101906051150711208 (Lot 5-A)

**Purpose of Plat**

1. VACATE EASEMENTS AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

**Subdivision Data**

GROSS ACREAGE.....16.0374 ACRES  
 ZONE ATLAS PAGE NO.....G-19-Z  
 NUMBER OF EXISTING LOTS.....2  
 NUMBER OF LOTS CREATED.....2  
 MILES OF FULL-WIDTH STREETS.....0.0000 MILES  
 MILES OF HALF-WIDTH STREETS.....0.0000 MILES  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....0.0000 ACRES  
 DATE OF SURVEY.....FEBRUARY 2019

**Solar Collection Note**

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

**Legal Description**

LOT NUMBERED ONE-A (1-A) OF LA MIRADA SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "REDIVISION OF LOT 1 & TRACT B (NOW COMPRISING LOTS 1-A & 1-B), LA MIRADA SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 6, 1990, IN PLAT BOOK 90C, PAGE 274;

AND

LOT NUMBERED FIVE-A (5-A) OF LA MIRADA SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "CORRECTED REDIVISION OF LOT 5 (NOW COMPRISING LOTS 5-A, 5-B & 5-C), LA MIRADA SUBDIVISION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO," FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 28, 1991, IN PLAT BOOK 91C, PAGE 185.

DOCH 2019109244

12/23/2019 11:17 AM Page: 1 of 4  
 PLAT # 326 00 B 2019C P: 0137 Linda Stover, Bernalillo County

**Free Consent and Dedication**

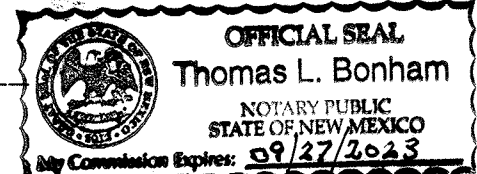
THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF WHO DO HEREBY GRANT TO THE PUBLIC UTILITIES THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES ON ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

*Brian Matteucci* 12/20/2019  
 BRIAN MATTEUCCI, PRESIDENT  
 G & L INVESTMENTS CO., INC, A NEW MEXICO CORPORATION

STATE OF NEW MEXICO }  
 COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON December 20, 2019  
 BY: BRIAN MATTEUCCI, PRESIDENT, G & L INVESTMENT CO., INC., A NEW MEXICO CORPORATION, ON BEHALF OF SAID CORPORATION (OWNER OF LOT 5-A)

By: *Thomas L. Bonham*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 09/27/2023



**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: 101906047846711204L1

101906051150711208

Parcel Above

PROPERTY OWNER OF RECORD

*G&L Investments CO INC*

BERNALILLO COUNTY TREASURER'S OFFICE

*George Stone 12-23-19*

**Plat for**  
**Lots 1-A-1 and 5-A-1**  
**La Mirada Subdivision**  
**Being Comprised of**  
**Lots 1-A and 5-A**  
**La Mirada Subdivision**  
**City of Albuquerque**  
**Bernalillo County, New Mexico**  
**December 2019**

**Approved and Accepted by:**

**Project Number:** PR-2019-002309

**Application Number:** SD-2018-00221

**Plat Approvals:**

*R. J. ...* 12/17/19  
 PNM Electric Services  
*Las F. ...* 12/19/19  
 Qwest Corp. d/b/a CenturyLink QC  
*W. ...* 12/17/19  
 New Mexico Gas Company  
*...* 12/17/19  
 Comcast

**City Approvals:**

*John N. Rinnebover P.S.* 12/6/19  
 City Surveyor  
*Joe W...* 12/20/19  
 Traffic Engineer  
*Christy Cadena* 12-18-19  
 ABC/UA  
*W. ...* 12-18-19  
 Code Enforcement  
*W. ...* 12/13/19  
 AMAF  
*...* 12/18/19  
 City Engineer  
*Julene W...* 12-18-19  
 DRB Chairperson, Planning Department  
*C. ...* 12/18/19  
 Parks + Recreation

**Surveyor's Certificate**

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Will Plotner Jr.* 12/5/19  
 Will Plotner Jr.  
 N.M.R.P.S. No. 14271



**CSI-CARTESIAN SURVEYS INC.**

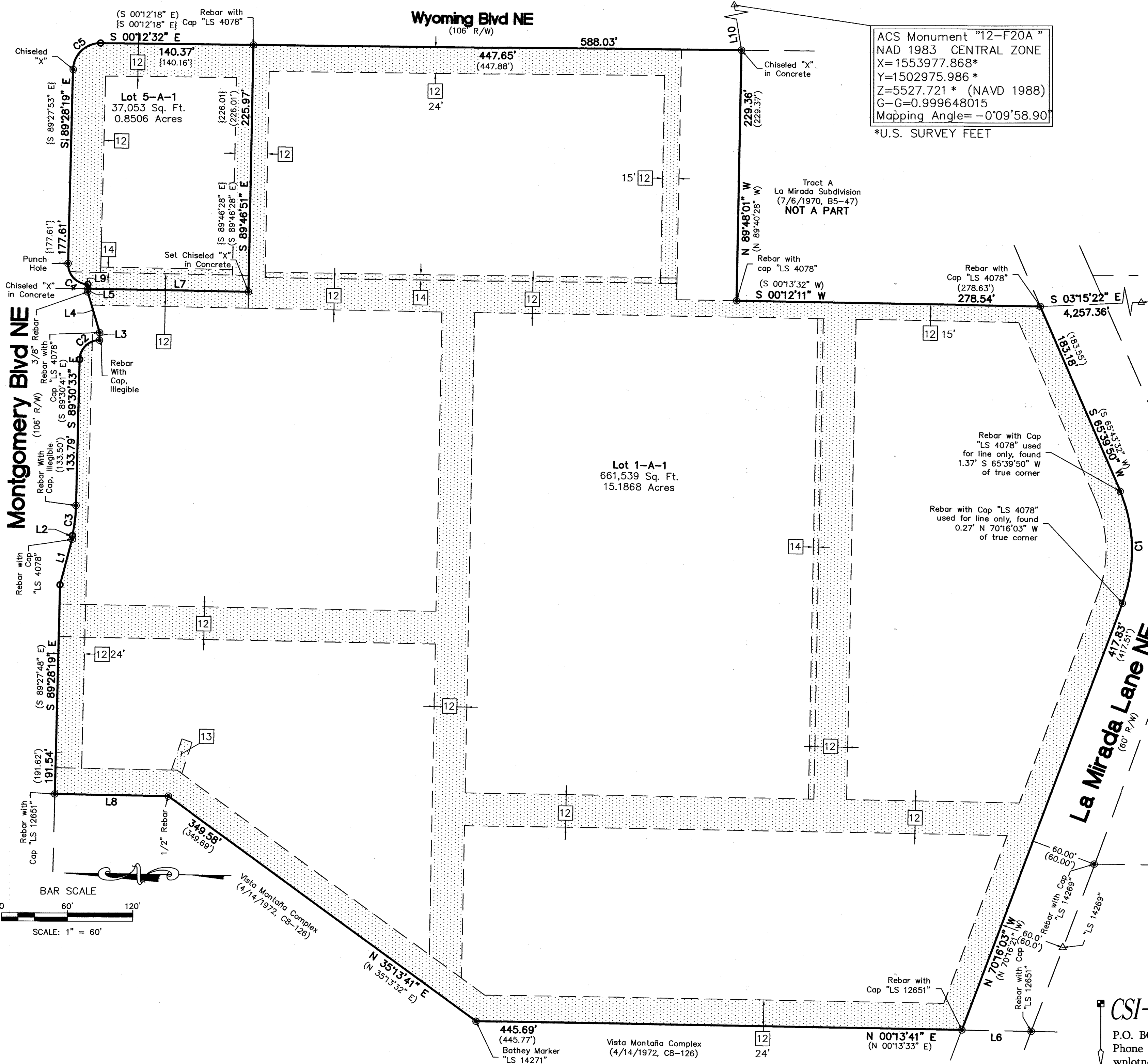
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244  
 wplotnerjr@gmail.com

Plat for  
**Lots 1-A-1 and 5-A-1**  
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 Bernalillo County, New Mexico  
 December 2019

DOCH 2019109244  
 12/29/2019 11:17 AM Page: 2 of 4  
 PLAT R 526 08 B 2019 P. 0137 Linda Stover, Bernalillo County

ACS Monument "12-G19"  
 NAD 1983 CENTRAL ZONE  
 X=1550374.701\*  
 Y=1497804.45\*  
 Z=5406.575\* (NAVD 1988)  
 G-G=0.999654538  
 Mapping Angle=-0°10'23.53"  
 \*U.S. SURVEY FEET

ACS Monument "12-F20A"  
 NAD 1983 CENTRAL ZONE  
 X=1553977.868\*  
 Y=1502975.986\*  
 Z=5527.721\* (NAVD 1988)  
 G-G=0.999648015  
 Mapping Angle=-0°09'58.90"  
 \*U.S. SURVEY FEET



**Easement Notes**

- 12 EXISTING 30' (UNLESS OTHERWISE NOTED) UTILITY AND PRIVATE ACCESS EASEMENT (1/19/1961, C5-43) VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS [Symbol] ON SHEET 2 (SEE NOTE 4 ON PAGE 1).
- 13 EXISTING 30' ANCHOR EASEMENT (1/19/1961, C5-43) VACATED WITH THE FILING OF THIS PLAT. SHOWN HEREON AS [Symbol] ON SHEET 2.
- 14 EXISTING PRIVATE 5' UTILITY EASEMENT (1/19/61, C5-43) VACATED WITH THE FILING OF THIS PLAT [Symbol] (SEE NOTE 4 ON PAGE 1) ON SHEET 2

SEE SHEET 3 OF 4 FOR LINE AND CURVE TABLE

**Note:**  
 THIS SHEET SHOWS EASEMENTS BEING VACATED WITH THE FILING OF THIS PLAT.

**CSI-CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244  
 wplotnerjr@gmail.com

2019C-137

(2)

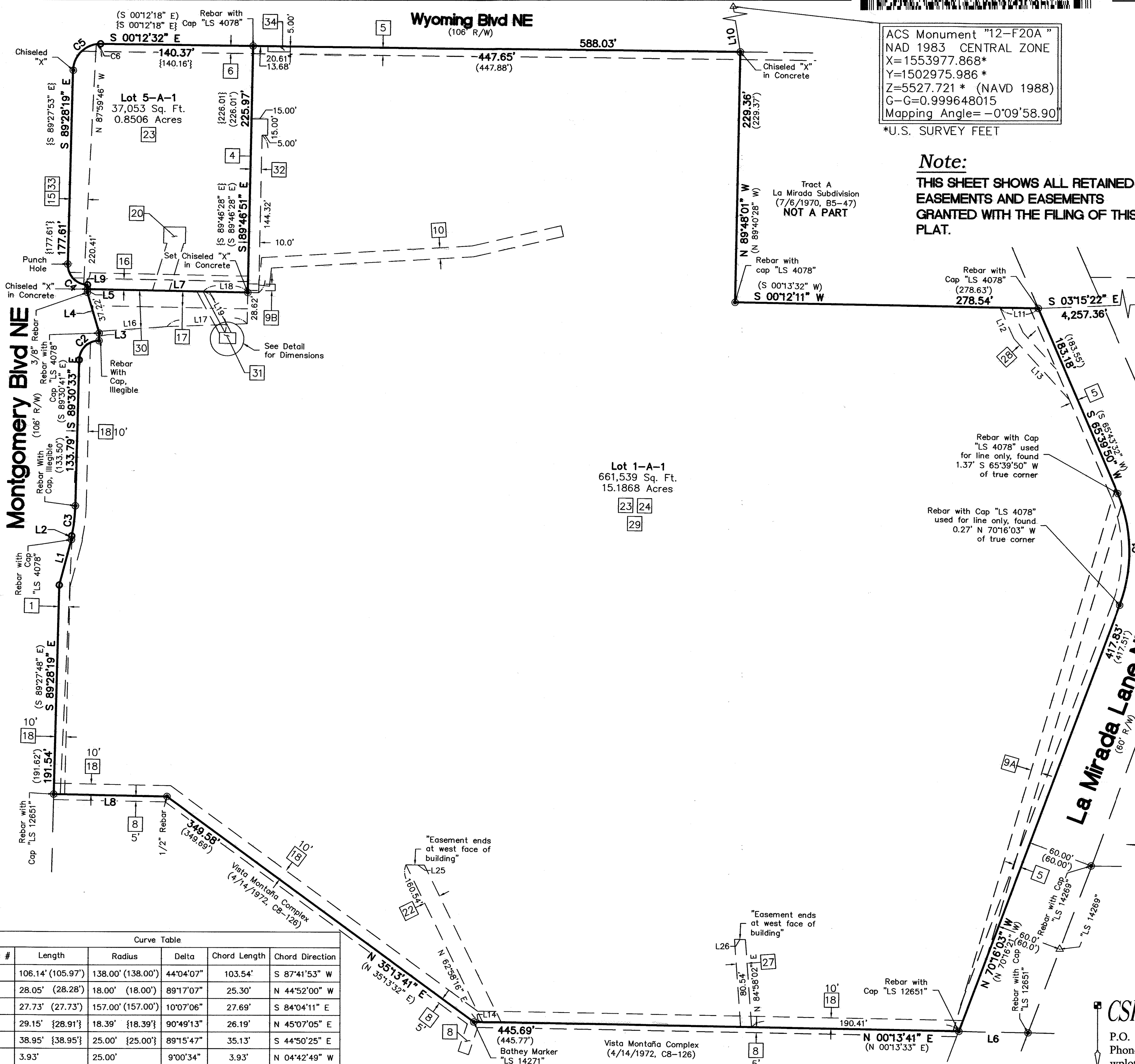


**Plat for**  
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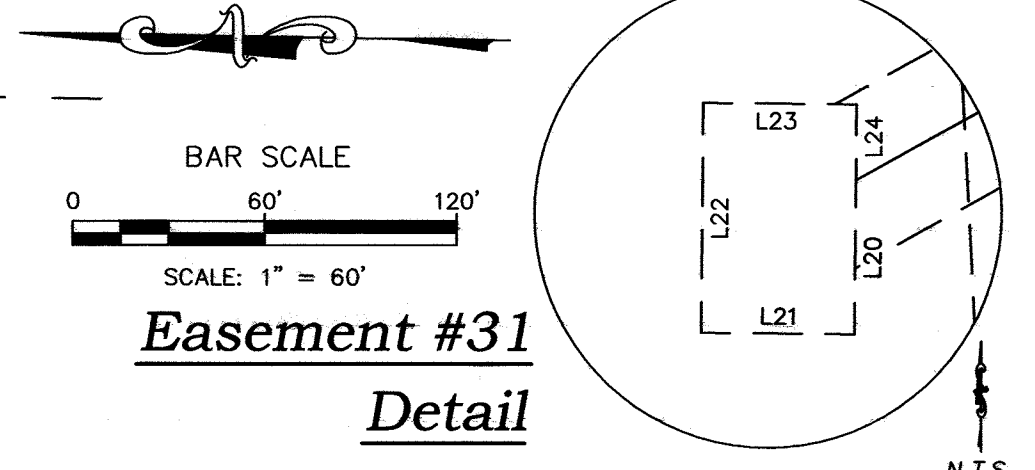
**Note:**  
 THIS SHEET SHOWS ALL RETAINED  
 EASEMENTS AND EASEMENTS  
 GRANTED WITH THE FILING OF THIS  
 PLAT.

ACS Monument "12-G19"  
 NAD 1983 CENTRAL ZONE  
 X=1550374.701\*  
 Y=1497804.45\*  
 Z=5406.575\* (NAVD 1988)  
 G-G=0.999654538  
 Mapping Angle=-0°10'23.53"  
 \*U.S. SURVEY FEET



Line Table		
Line #	Direction	Length (ft)
L1	S 76°03'13" E (S 76°04'15" E)	43.17' (43.17')
L2	S 85°43'01" E (S 89°27'48" E)	3.42' (3.70')
L3	S 89°19'08" E (S 89°31'43" E)	6.99' (7.00')
L4	N 72°42'55" E (N 72°30'20" E)	38.82' (38.90')
L5	S 89°41'44" E	3.01'
L6	S 00°13'41" W [S 00°00'00" W]	63.51' [63.65']
L7	S 00°13'09" W (S 00°13'32" W)	147.60' (147.63')
L8	N 00°15'28" E (N 00°13'32" E)	104.11' (104.10')
L9	S 89°31'35" E [S 89°31'43" E]	3.96' {4.00'}
L10	N 79°53'04" E	3673.00'
L11	N 00°12'11" E	35.31'
L12	S 64°37'22" W	31.04'
L13	S 46°50'15" W	76.10'
L14	S 00°13'41" W	8.18'
L16	S 05°00'40" E	62.79'
L17	S 03°00'27" E	74.00'
L18	N 00°13'09" E	41.08'
L19	S 60°53'36" W	42.43'
L20	S 00°26'19" W	10.05'
L21	N 89°33'41" W	10.00'
L22	N 00°26'19" E	15.00'
L23	S 89°33'41" E	10.00'
L24	S 00°26'19" W	4.95'
L25	S 00°09'43" W	16.86'
L26	N 00°15'06" E	10.04'

\* L15 INTENTIONALLY OMITTED



**Easement #31**  
**Detail**

**CSI-CARTESIAN SURVEYS INC.**  
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Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	106.14' (105.97')	138.00' (138.00')	44°04'07"	103.54'	S 87°41'53" W
C2	28.05' (28.28')	18.00' (18.00')	89°17'07"	25.30'	N 44°52'00" W
C3	27.73' (27.73')	157.00' (157.00')	10°07'06"	27.69'	S 84°04'11" E
C4	29.15' {28.91'}	18.39' {18.39'}	90°49'13"	26.19'	N 45°07'05" E
C5	38.95' {38.95'}	25.00' {25.00'}	89°15'47"	35.13'	S 44°50'25" E
C6	3.93'	25.00'	9°00'34"	3.93'	N 04°42'49" W

2019C-137

(3)

**Plat for  
Lots 1-A-1 and 5-A-1  
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Bernalillo County, New Mexico  
December 2019**

DOCH 2019109244  
12/29/2019 11:17 AM Page: 4 of 4  
PLAT R: \$25.00 B: 2019C P: 0137 Linda Stover, Bernalillo County

**Easement Notes**

- 1 EXISTING PNM LINE EASEMENT (4/24/1973, BK. MISC. 309, FOL. 334, DOC. NO. 47734)
- 2 INTENTIONALLY OMITTED
- 3 INTENTIONALLY OMITTED
- 4 CENTERLINE OF 32.5 FOOT OPENING AT THE PROPERTY LINE BEING A PRIVATE RECIPROCAL DRIVEWAY OPENING EASEMENT BENEFITING LOT 1-A-1 AND 5-A-1 FOR ACCESS TO AND FROM LOT 1-A-1 AND LOT 5-A-1 INTO THE DRIVE AISLES FOR USE WITHIN LOT 1-A-1 AND 5-A-1 AS SUCH DRIVE AISLES ARE ESTABLISHED AND/OR RELOCATED FROM TIME TO TIME BY THE RESPECTIVE OWNERS OF LOT 1-A-1 AND LOT 5-A-1. EACH OWNER IS TO BE RESPONSIBLE TO MAINTAIN THAT PORTION OF THE RECIPROCAL DRIVEWAY OPENING AND THE DRIVE AISLES THAT ARE SITUATE UPON THAT OWNER'S LOT
- 5 EXISTING 7' UTILITY EASEMENT (3/19/1974, C9-165), AMENDED BY PLAT (3/20/1981, C18-32) ACROSS THE EASTERLY 7' OF LOT 1-A-1
- 6 EXISTING 7' EASEMENT FOR POWER TRANSMISSION LINES 53' ABOVE GROUND LEVEL (9/24/1968, BK. 116. PG. 158, DOC. NO. 8889) ACROSS THE EASTERLY 7' OF LOT 1-A-1 AND 5-A-1
- 7 INTENTIONALLY OMITTED
- 8 EXISTING UTILITY EASEMENT (4/14/1972, C8-126)
- 9A EXISTING 10' PNM EASEMENT (6/21/1977, BK. MISC. 542, PG. 844, DOC. NO. 77-36542)
- 9B EXISTING 6' ANCHOR EASEMENT (6/21/1977, BK. MISC. 542, PG. 844, DOC. NO. 77-36542)
- 10 EXISTING 10' UNDERGROUND PNM & MST&T EASEMENT (10/28/1986, BK. MISC. 412A, PG. 15, DOC. NO. 86105149)
- 11 INTENTIONALLY OMITTED
- 12 EXISTING 30' (UNLESS OTHERWISE NOTED) UTILITY AND PRIVATE ACCESS EASEMENT (1/19/1961, C5-43) VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS [diagonal lines] ON SHEET 2 (SEE NOTE 4 ON PAGE 1).
- 13 EXISTING 30' ANCHOR EASEMENT (1/19/1961, C5-43) VACATED WITH THE FILING OF THIS PLAT. SHOWN HEREON AS [diagonal lines] ON SHEET 2.
- 14 EXISTING PRIVATE 5' UTILITY EASEMENT (1/19/61, C5-43) VACATED WITH THE FILING OF THIS PLAT [diagonal lines] ON SHEET 2 (SEE NOTE 4 ON PAGE 1)
- 15 EXISTING PNM EASEMENT (4/24/1973, BK. MISC. 309, PG. 333, DOC. NO. 47733)
- 16 EXISTING 10' PNM EASEMENT (6/21/1977, BK. MISC. 542, PG. 845, DOC. 7736543)
- 17 15' GAS EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- 18 10' PUE GRANTED WITH THE FILING OF THIS PLAT.
- 19 INTENTIONALLY OMITTED
- 20 EXISTING PNM & US WEST EASEMENT (1/22/1996, BK. 96-2, PG. 6187-6188, DOC. NO. 96007364)
- 21 INTENTIONALLY OMITTED
- 22 15' PNM & CENTURYLINK EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 23 PRIVATE CROSS LOT ACCESS EASEMENT BENEFITING LOTS 5-A-1 AND 1-A-1 OVER THE DRIVE AISLES WITHIN LOTS 5-A-1 AND 1-A-1 AS MAY BE STRIPED AND MODIFIED OVER TIME AND MAINTAINED BY THE RESPECTIVE UNDERLYING OWNERS OF LOT 5-A-1 AND LOT 1-A-1, EXCLUDING BUILDING ENVELOPES FOR BOTH FUTURE AND EXISTING BUILDINGS, IS GRANTED WITH THE FILING OF THIS PLAT.
- 24 A PRIVATE CROSS LOT DRAINAGE EASEMENT, BENEFITING LOT 5-A-1, OVER LOT 1-A-1 EXCLUDING BUILDING ENVELOPES FOR BOTH EXISTING AND FUTURE BUILDINGS, IS GRANTED WITH THE FILING OF THIS PLAT, TO BE MAINTAINED BY THE UNDERLYING OWNER OF LOT 1-A-1.
- 25 INTENTIONALLY OMITTED
- 26 INTENTIONALLY OMITTED
- 27 10' PNM EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 28 10' PNM EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 29 PRIVATE CROSS LOT PARKING EASEMENTS WITHIN THE PARKING AREAS AS REGULATED, STRIPED AND MODIFIED OVER TIME BY THE OWNER OF LOT 1-A-1, WITHIN LOT 1-A-1, BENEFITING LOT 5-A-1 AND LOT 1-A-1, EXCLUDING BUILDING ENVELOPES FOR BOTH EXISTING AND FUTURE BUILDINGS, IS GRANTED WITH THE FILING OF THIS PLAT, TO BE MAINTAINED BY THE UNDERLYING OWNER OF SAID LOT 1-A-1.
- 30 PRIVATE DRIVEWAY EASEMENT BENEFITING LOTS 5-A-1 AND 1-A-1 TO BE MAINTAINED BY THE OWNER OF LOT 1-A-1 FOR ACCESS TO AND FROM MONTGOMERY BOULEVARD FOR LOTS 5-A-1 AND 1-A-1 AND FOR ACCESS BETWEEN LOTS 5-A-1 AND 1-A-1.

**Easement Notes (Cont'd)**

- 31 10' PNM EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 32 10' PNM EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 33 CENTURYLINK EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 34 PUBLIC SIDEWALK AND BUS STOP SHELTER EASEMENT GRANTED WITH THE FILING OF THIS PLAT

**Legend**

N 90°00'00" E (N 90°00'00" E)	MEASURED BEARINGS AND DISTANCES RECORD BEARINGS AND DISTANCE PER PLAT OF RECORD (11/06/1990, 90C-274)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCE PER PLAT (8/28/1991, 91C-185)
●	FOUND REBAR WITH CAP "LS 4078" UNLESS OTHERWISE INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
△	FOUND CENTERLINE MONUMENT AS INDICATED

**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) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. 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.

**Documents**

- 1. TITLE COMMITMENT PROVIDED BY STEWART TITLE FOR LOT 1-A.
- 2. PLAT OF RECORD FOR LA MIRADA, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 6, 1990 IN BOOK 90C, PAGE 274.
- 3. PLAT FOR LA MIRADA SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 19, 1974 IN BOOK C9, PAGE 165 AND CORRECTION PLAT, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 20, 1981 IN BOOK C18, PAGE 32.
- 4. PLAT FOR VISTA MONTAÑA COMPLEX, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 14, 1972 IN BOOK C8, PAGE 126.
- 5. PLAT FOR LA MIRADA SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 19, 1961 IN BOOK C5, PAGE 43.
- 6. TITLE SEARCH PROVIDED BY STEWART BY STEWART TITLE, DATED MARCH 22, 2019, AND HAVING FILE NO. 01147-52951 FOR LOT 5-A.

**CSI-CARTESIAN SURVEYS INC.**

P.O. BOX 44414 RIO RANCHO, N.M. 87174  
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2019C-137

(4)