

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer	Date
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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 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.

PURPOSE OF PLAT

The purpose of this plat is to:

- A. Show the Public Easement VACATED by 19DRB-----.
- B. Combine Six (6) existing lots into One (1) lot as shown hereon.
- C. Grant the new Public Access Easement as shown hereon.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
February 26, 2019

SKETCH PLAT OF
LOT 2-A, BLOCK 6
TRACTION PARK

(BEING A REPLAT OF PORTIONS OF LOTS 2 THRU 7,
BLOCK 6, TRACTION PARK AND CITY ELECTRIC ADDITION)

SITUATE WITHIN

THE TOWN OF ALBUQUERQUE GRANT

IN

PROJECTED SECTION 13

TOWNSHIP 10 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

FEBRUARY, 2019

PROJECT NUMBER: _____

PLAT APPROVAL

UTILITY APPROVALS:

Public Service Company of New Mexico	Date
New Mexico Gas Company	Date
Qwest Corporation d/b/a CenturyLink QC	Date
Comcast	Date

CITY APPROVALS:

City Surveyor Department of Municipal Development	Date
Real Property Division	Date
Environmental Health Department	Date
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date

DRB Chairperson, Planning Department	Date
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LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Albuquerque Grant in Projected Section 13, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising Lots 2, 3, 4, 5, 6, and 7, in Block 6, Traction Park and City Electric Addition as the same are shown and designated on the plat entitled "SUBDIVISION PLAT OF TRACTION PARK AND CITY ELECTRIC ADDITION, OLD ALBUQUERQUE, N.M.", filed in the office of the County Clerk of Bernalillo County, New Mexico on December 31, 1934 in Volume D1, Folio 65

Beginning at the Southwest corner of Lot 7, Block 6 of said City Electric Addition (a 1" iron pipe found in place) whence the Albuquerque Control Survey Monument "4-J12" bears S 37°02'52"W, 1948.15 feet distant; Thence,

N 05°07'54"E, 139.84 feet along the Westerly line of said Lot 7 to a non tangent point on curve on the Present Southerly right of way line of Central Avenue S.W. established by Right of Way Plat entitled "CITY OF ALBUQUERQUE RIGHT OF WAY MAP CENTRAL AVENUE WEST", filed in the office of the County Clerk of Bernalillo County, New Mexico on February 28, 1958 in Volume C3, Folio 113 (a 5/8" Rebar found in place); Thence,

N 05°07'54"E, 10.11 feet the Northwest corner of said Lot 7 and a non tangent point on curve on the original Southerly right of way line of Central Avenue S.W. as shown and designated the plat filed December 31, 1934 in Volume D1, Folio 65; Thence along said original Southerly right of way line of Central Avenue S.W. for the following two (2) courses:

Northeasterly, 203.59 feet on the arc of a curve to the right (said curve having a radius of 841.95 feet, a central angle of 15°51'17" and a chord which bears N 88°16'43"E, 203.09 feet) to a point of tangency; Thence,

S 84°47'27"E, 98.31 feet to Northeast corner of said Lot 2, Block 6 and the Northeast corner of the parcel herein described; Thence,

S 05°07'33"W, 160.19 feet along the Easterly line of said Lot 2 to said Present Southerly right of way line of Central Avenue S.W.; Thence,

S 05°07'33"W, 160.19 feet along said Easterly line of Lot 2, Block 6 to the Southeast corner of said Lot 2 and the Southeast corner of the parcel herein described; Thence,

N 85°38'27"W, 300.00 feet along the Southerly line of said Block 6 to the Southwest corner and point of beginning.

Said parcel contains 1.1483 acre, more or less.

LESS THAN AND EXCEPTING:

Those certain parcels of land situate within the Town of Albuquerque Grant in Projected Section 13, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising the the Northerly Ten (10) feet of Lots 2, 3, 4, 5, 6, and 7, in Block 6, Traction Park and City Electric Addition as described in those certain Warranty Deeds filed in the office of the County Clerk of Bernalillo County, New Mexico on February 28, 1958 in Volume C3, Folio 119-120 and

Said remaining parcel contains 1.0804 acre, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF LOT 2-A, BLOCK 6, TRACTION PARK (BEING A REPLAT OF PORTIONS OF LOTS 2 THRU 7, BLOCK 6, TRACTION PARK AND ELECTRIC CITY ADDITION) SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTION 13, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof, Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby grant the easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER

SUNDANCE VILLAGE LIMITED PARTNERSHIP
a Nevada limited partnership

By: Chad I. Rennaker, President, its General Partner

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Chad I. Rennaker.

Notary Public _____ My commission expires _____

190079. DWG

SKETCH PLAT OF
LOT 2-A, BLOCK 6
TRACTION PARK

(BEING A REPLAT OF PORTIONS OF LOTS 2 THRU 7, BLOCK 6, TRACTION PARK AND CITY ELECTRIC ADDITION)

SITUATE WITHIN
THE TOWN OF ALBUQUERQUE GRANT
IN
PROJECTED SECTION 13
TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

FEBRUARY, 2019

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

- A. Plat entitled "TRACTION PARK AND CITY ELECTRIC ADDITION", as the same is shown and designated on the plat of said subdivision, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 31, 1934 in Book 97C, Page 270.
- B. Plat entitled "LOTS 11-A & 12-A, BLOCK 6, TRACTION PARK AND CITY ELECTRIC ADDITION", as the same is shown and designated on the plat of said subdivision, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 11, 1997 in Book 97C, Page 270.
- C. Plat entitled "LOT 14-A, BLOCK 6, TRACTION PARK AND CITY ELECTRIC ADDITION", as the same is shown and designated on the plat of said subdivision, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 2, 1993 in Book 93C, Page 362.
- D. Plat entitled "LOTS 16-A, 16-B, 17-A AND 17-B BLOCK 6, TRACTION PARK AND CITY ELECTRIC ADDITION", as the same is shown and designated on the plat of said subdivision, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on July 26, 1999, in Book 99C, Page 208.
- E. Plat entitled "LOTS 8A-1, 8A-2, AND 8A-3 BLOCK 6, TRACTION PARK AND CITY ELECTRIC ADDITION", as the same is shown and designated on the plat of said subdivision, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 4, 1992, in Book 92C, Page 194.
- F. Plat entitled " BOUNDARY SURVEY PLAT OF LOTS 8A-1, 8A-2, AND 8A-3 BLOCK 6, TRACTION PARK AND CITY ELECTRIC ADDITION and A PORTION OF LOTS 24-39, INCLUSIVE, BLOCK 3, WESTPARK ADDITION", as the same is shown and designated on the plat of said subdivision, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on November 15, 2012, in Book 2012S, Page 76M.
- G. Plat entitled "LOTS 8A-14, 8A-24, BLOCK 6, TRACTION PARK AND CITY ELECTRIC ADDITION", as the same is shown and designated on the plat of said subdivision, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on October 18, 1993, in Book 93C, Page 297.
- H. Title Commitment prepared for the surveyed property by Fidelity National Title Insurance Company, Commitment for Title Insurance Policy No. O-sp000019127A and O-sp000019127B, dated March 31, 2017.

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) appears to lie within Zone "X" (areas determined to be outside 0.2% annual chance floodplain) in accordance with the National Flood Insurance Program Rate Map No. 35001C0331H, Effective Date 8-16-2012.

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS
ON THE INSTALLATION OF SOLAR COLLECTORS

"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 proposed plat. The foregoing requirement shall be a condition to approval of this plat."

