

VICINITY MAP  
Not to Scale

**GENERAL NOTES**

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Plat bearings and distances do not differ from those established by the original plat of record.
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page J-12.

**SUBDIVISION DATA**

- Total number of existing Lots: 6
- Total number of Lots created: 1
- No Public Street right of way dedicated by this plat
- Gross Subdivision acreage: 1.1483 acres.

**TREASURERS CERTIFICATION**

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

1-012-058529282-10226 parcel Above  
Sundance Village Limited

George Stone 1-23-2020  
Bernalillo County Treasurer Date

DOC# 2020007482

01/24/2020 02:56 PM Page: 1 of 3  
PLAT # 525 05 B 20200 P 0009 Linda Stover, Bernalillo County

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- 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.
- 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.
- Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- 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**

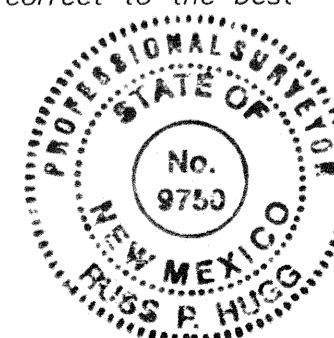
The purpose of this plat is to:

- Show the Public Easement VACATED by 19DRB-\_\_\_\_\_.
- Combine Six (6) existing lots into One (1) lot as shown hereon.
- 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



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**

MAY, 2019

PROJECT NUMBER: PR 2019-002331  
APPLICATION NUMBER: SD 2019-00108

**PLAT APPROVAL**

**UTILITY APPROVALS:**

	<u>7-17-19</u>
Public Service Company of New Mexico	Date
	<u>6/11/19</u>
New Mexico Gas Company	Date
	<u>06/26/2019</u>
QWest Corporation d/b/a CenturyLink QC	Date
	<u>6/11/19</u>
Comcast	Date

**CITY APPROVALS:**

	<u>5/23/19</u>
John N. Rinhard P.S.	Date
City Surveyor	
Department of Municipal Development	
<u>N/A</u>	<u>1-07-20</u>
Real Property Division	Date
	<u>7/24/19</u>
Environmental Health Department	Date
	<u>7/24/19</u>
Traffic Engineering, Transportation Division	Date
	<u>07-24-19</u>
ABCWUA	Date
	<u>1-07-20</u>
Parks and Recreation Department	Date
	<u>6/11/19</u>
AMAFCA	Date
	<u>7/24/2019</u>
City Engineer	Date
	<u>1-07-20</u>
DRB Chairperson, Planning Department	Date

SHEET 1 OF 3  
**SURV TEK, INC.**  
Consulting Surveyors  
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3366  
Fax: 505-897-3377