

Vicinity Map - Zone Atlas J-14-Z

N.T.S.

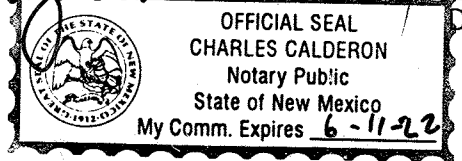
Documents

- TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000052863 AND AN EFFECTIVE DATE OF MAY 24, 2019.
- PLAT OF RECORD FOR THE MAP OF ALBUQUERQUE, NEW MEXICO ORIGINAL TOWNSITE FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 29, 1882 IN BOOK D, PAGE 140.
- WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 17, 2013, AS DOCUMENT NO. 2013054632.

Free Consent

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 DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND 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.

Michael A. Gonzales 11/18/19
 MICHAEL A. GONZALES, OWNER



STATE OF NEW MEXICO }
 COUNTY OF Sandoval }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 18th of November 2019
 BY: MICHAEL A. GONZALES, OWNER

By: *ceca*
 NOTARY PUBLIC

MY COMMISSION EXPIRES June 11, 2022

Indexing Information

Projected Section 17, Township 10 North, Range 3 East,
 N.M.P.M. Town of Albuquerque Grant
 Subdivision: Original Townsite of Albuquerque
 Owner: Michael A. Gonzales
 UPC #: 101405707152725206

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- GRANT EASEMENT(S) AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE.....0.1013 ACRES
 ZONE ATLAS PAGE NO.....J-14-Z
 NUMBER OF EXISTING LOTS.....2
 NUMBER OF LOTS CREATED.....3
 MILES OF FULL-WIDTH STREETS.....0 MILES
 MILES OF HALF-WIDTH STREETS.....0 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....0.0000 ACRES
 DATE OF SURVEY.....SEPTEMBER 2019

Notes

- FIELD SURVEY PERFORMED IN MARCH 2019.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- LOT LINES TO BE ELIMINATED SHOWN HEREON AS.....

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.

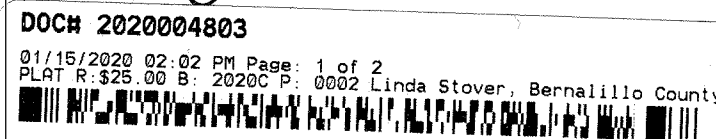
Legal Description

LOTS NUMBERED ONE (1) AND TWO (2) IN BLOCK NUMBERED FIFTY-TWO (52) OF NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE, OF THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDED OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 29, 1882, IN PLAT BOOK D, FOLIO 140.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC # 101405707152725206

PROPERTY OWNER OF RECORD
Gilligan Sean
 BERNALILLO COUNTY TREASURER'S OFFICE
guel



Plat for
Lot 1-A, 1-B, & 1-C, Block 52
Original Townsite of Albuquerque
 Being Comprised of
Lots 1 and 2, Block 52
Original Townsite of Albuquerque
 City of Albuquerque
 Bernalillo County, New Mexico
 November 2019

Project Number: PR-2019-002379

Application Number: SD-2019-00214

Plat Approvals:

Rjt 12/9/19
 PNM Electric Services
Don Danks 12/4/19
 Qwest Corp. d/b/a CenturyLink QC
WJG 12/4/19
 New Mexico Gas Company
[Signature] 12/6/19
 Comcast

City Approvals:

Lynn H. Rosenbauer P.S. 11/15/19
 City Surveyor
[Signature] 01-08-20
 Traffic Engineer
[Signature] 01-08-20
 ABCUA
[Signature] 1-8-20
 Code Enforcement
[Signature] 11/18/19
 AMAFCA
[Signature] 1-8-20
 City Engineer
[Signature] 1-15-20
 DRB Chairperson, Planning Department
[Signature] 01-08-20
 PARKS AND 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. 11/15/19
 Will Plotner Jr. Date
 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

2020C-2

(1)

Easement Notes

- 1 3' LAND USE EASEMENT BENEFITING LOT 1-A TO BE MAINTAINED BY THE SAME GRANTED BY THE FILING OF THIS PLAT
- 2 PRIVATE CROSS LOT DRAINAGE EASEMENT EXCLUDING BUILDING AREAS, FUTURE AND EXISTING, BENEFITING LOTS 1-A, 1-B, 1-C, BLOCK 52 TO BE MAINTAINED BY THE OWNER OF EACH LOT GRANTED WITH FILING OF THIS PLAT
- 3 5' PRIVATE DRAINAGE EASEMENT BENEFITING LOTS 1-A AND 1-B AND MAINTAINED BY THE SAME. GRANTED WITH THE FILING OF THIS PLAT

Plat Drainage Easement Note 3

Areas designated on the accompanying plat as "drainage easement" key note 3 is hereby dedicated by the owner as a perpetual easement for the common use and benefit of the various lots within the subdivision for the purpose of permitting the conveyance of storm water runoff and the constructing and maintaining of drainage facilities in accordance with standards prescribed by the City of Albuquerque. No fence, wall, planting, building or other obstruction may be placed or maintained in easement area without approval of the City Engineer of the City of Albuquerque. There also shall be no alteration of the grades or contours in said easement area without a city approved grading and drainage plan. It shall be the duty of the lot owners of this subdivision to maintain said drainage easement and facilities at their cost in accordance with standards prescribed by the City of Albuquerque. The City shall have the right to enter periodically to inspect the facilities. In the event said lot owners fail to adequately and properly maintain drainage easement and facilities, at any time following fifteen (15) days written notice to said lot owners, the City may enter upon said area, perform said maintenance, and the cost of performing said maintenance shall be paid by applicable lot owners proportionately on the basis of lot ownership. In the event lot owners fail to pay the cost of maintenance within thirty (30) days after demand for payment made by the City, the City may file a lien against all lots in the subdivision for which proportionate payment has not been made. The obligations imposed herein shall be binding upon the owner, his heirs, and assigns and shall run with all lots within this subdivision.

The Grantor agrees to defend, indemnify, and hold harmless, the City, its officials, agents and employees from and against any and all claims, actions, suits, or proceedings of any kind brought against said parties for or on account of any matter arising from the drainage facility provided for herein or the Grantor's failure to construct, maintain, or modify said drainage facility.

DOC# 2020004803
 01/15/2020 02:02 PM Page: 2 of 2
 PLAT # 325 00 8: 2020C-2 0002 Linda Stover, Bernalillo County

**Plat for
 Lots 1-A, 1-B, & 1-C, Block 52
 Original Townsite of Albuquerque
 Being Comprised of
 Lots 1 and 2, Block 52
 Original Townsite of Albuquerque
 City of Albuquerque
 Bernalillo County, New Mexico
 November 2019**

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (12/29/1882, BK. D, FOL. 140)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED

Public Utility Easements

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

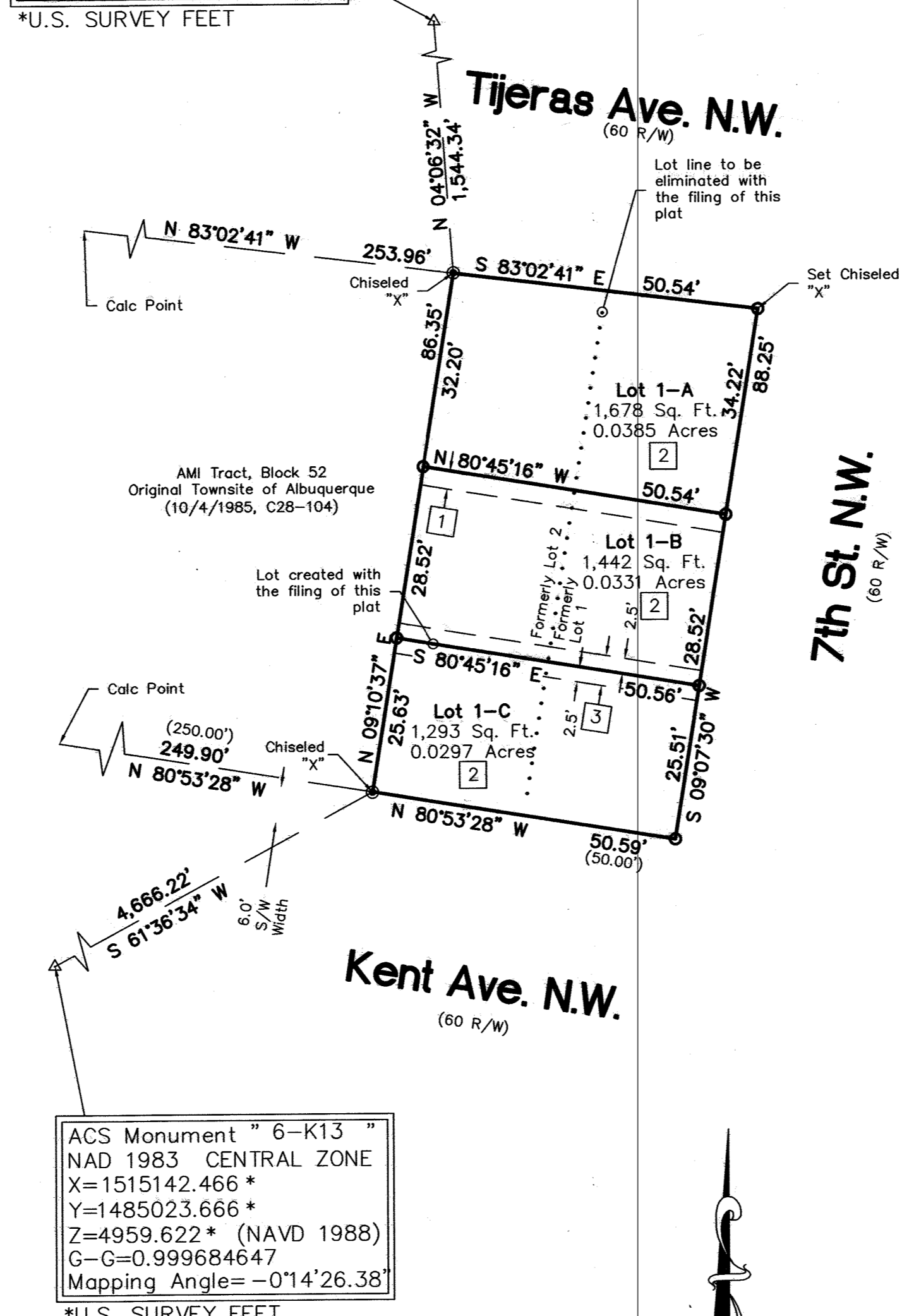
- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico 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.

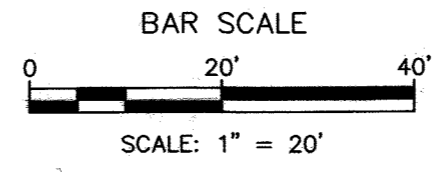
Disclaimer

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.

ACS Monument " 17-J14 "
 NAD 1983 CENTRAL ZONE
 X=1519149.317 *
 Y=1488866.762 *
 Z=4957.484 * (NAVD 1988)
 G-G=0.999683611
 Mapping Angle=-0°13'59.00"
 *U.S. SURVEY FEET



ACS Monument " 6-K13 "
 NAD 1983 CENTRAL ZONE
 X=1515142.466 *
 Y=1485023.666 *
 Z=4959.622 * (NAVD 1988)
 G-G=0.999684647
 Mapping Angle=-0°14'26.38"
 *U.S. SURVEY FEET



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