

UTILITY APPROVALS:

EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES.  
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 AAND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, OTHER EQUIPMENT AND RELATED FACILITYIS 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 FACILITYIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

C. QWEST COMMUNICATIONS FOR THE INSTRALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

D.COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSE 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 STUCTURES SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS NOR SHALL ANY WELL BE DRILLED OR OPERATED THERON PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOL, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITHGears,AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITHGEAR 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 CONDUCTA TITLE SERCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM ANDNMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHT WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

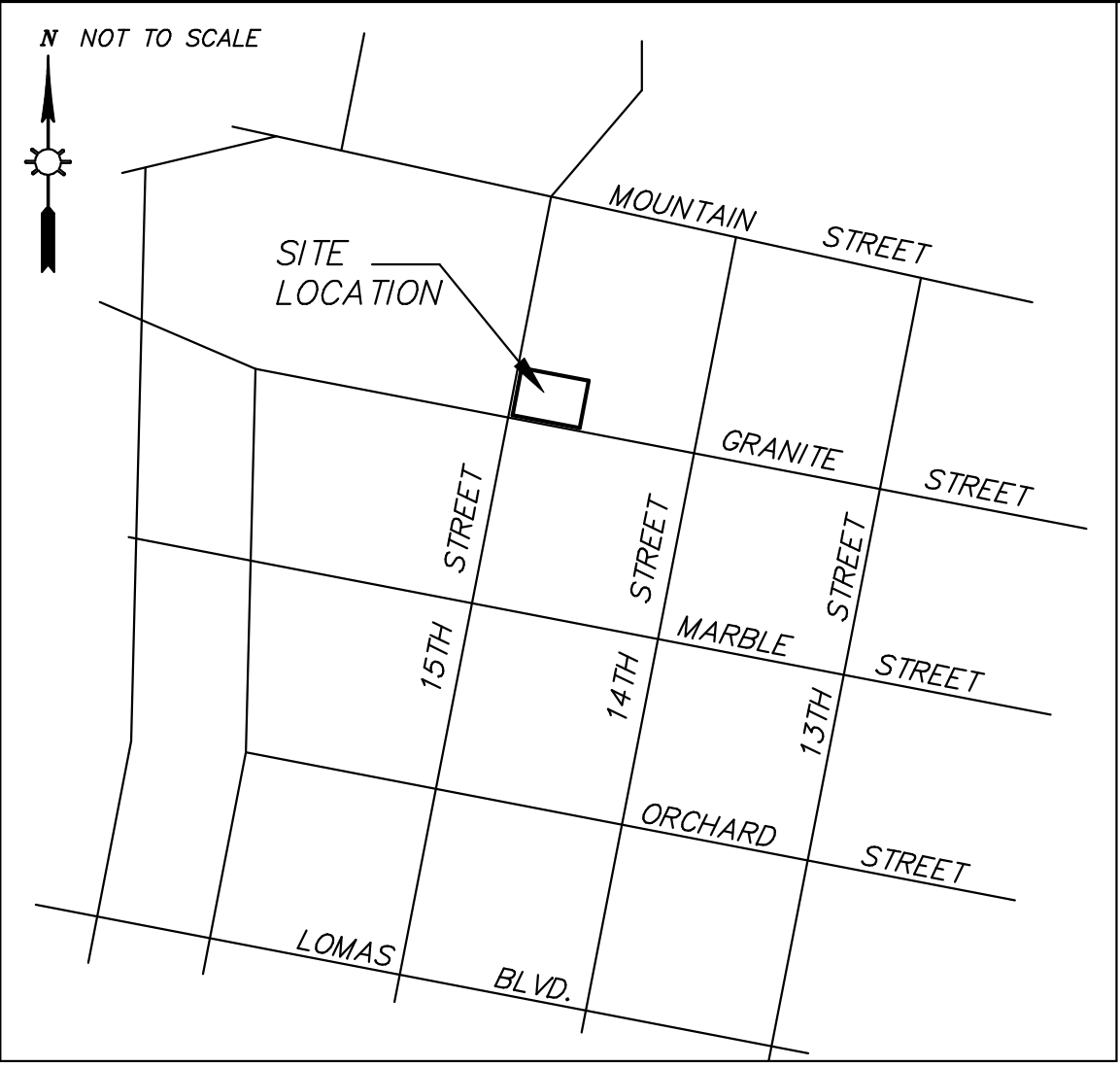
PUBLIC SERVICE CO. OF NEW MEXICO	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST COMMUNICATIONS	DATE
COMCAST CABLE	DATE

SEWER SERVICE LINES ARE SUBJECT TO A MAINTENCE AGREEMENT WHICH WILL BE FILED AT THE COUNTY CLERK'S OFFICE, BERNALILLO COUNTY, NEW MEXICO, ONCE APPROVED.

BLANKET UTILITY EASEMENT FOR ON-SITE EXISTING UTILITIES.  
PROPERTY OWNERS FOR LOT 7-A AND 10-A WILL ALLOW ACCESS TO WATER, SEWER AND ELECTRICAL UTILITIES FOR ANY REPAIRS, RELOCATION OR REMOVAL. INDIVIDUAL PROPERTY OWENERS WILL BE RESPONSIBLE FOR ANY COST INCURRED FOR REPAIRS, RELOCATION OR REMOVAL OF SAID UTILITIES.

NOTES:

DATE OF FIELD SURVEY – JUL 16, 2019  
ALL DISTANCES ARE GROUND DISTANCES (U.S. SURVEY FEET)  
RECORD PLAT BEARINGS AND DISTANCES, WHERE THEY DIFFER FROM THOSE ESTABLISHED BY THIS FIELD SURVEY, ARE SHOWN IN PARENTHESIS.  
BEARINGS SHOWN ARE BASED UPON NEW MEXICO STATE PLANE BEARINGS.  
(CENTRAL ZONE, NAD 1983)  
GROSS PLATTED AREA = 0.335 Ac.±



VICINITY MAP  
ZONE ATLAS PAGE J-13

LEGAL DESCRIPTION  
LOTS NUMBERED SEVEN (7), EIGHT (8), NINE (9) AND TEN (10) IN BLOCK NUMBERED FORTY-FOUR (44) OF PEREA ADDITION, AN ADDITION TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 1, 1891 IN BOOK C2, PAGE 43, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF FIFTEENTH STREET N.W. WHICH IS IDENTICAL TO THE NORTHWEST CORNER OF SAID LOT 7, WHENCE THE A.G.R.S. STATION "F-J13A" BEARS N 60°18'00" W, 1697.59 FEET;  
THENCE S79°06'49" E, 141.94 FEET TO THE NORTHEAST CORNER OF SAID TRACT;  
THENCE S 10°38'29" W, 100.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT;  
THENCE N 79°06'53" W, 142.13 FEET TO THE SOUTHWEST CORNER OF SAID TRACT;  
THENCE N 10°45'07" E, 100.00 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 0.335 ACRE, MORE OR LESS.

FREE CONSENT

KNOW ALL PERSONS BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER HAVE CAUSED TO BE ADJUSTED, THE LANDS SHOWN HEREON. THIS LOT LOT LINE ADJUSTMENT, LOT CONSOLIDATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF SAID OWNER. AND PLATTING JURISDICTION OF THE COUNTY OF BERNALILLO, NEW MEXICO. EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES.

RICHARD CHAVEZ

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO }SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED AND SUBSCRIBED BEFORE ME BY RICHARD CHAVEZ  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2019.

MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC

CITY DRB APPROVALS:

PROJECT NO. \_\_\_\_\_ APPLICATION NO. \_\_\_\_\_

CITY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

TRAFFIC ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

PARKS & RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

A.B.C.W.U.A. \_\_\_\_\_ DATE \_\_\_\_\_

A.M.A.F.C.A. \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

CODE ENFORCEMENT \_\_\_\_\_ DATE \_\_\_\_\_

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON  
UPC # \_\_\_\_\_

PROPERTY OWNER OF RECORD: \_\_\_\_\_

BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO ELIMINATE THE LOT LINES BETWEEN FOUR EXISTING LOTS, CREATING TWO NEW LOTS.

INDEXING INFORMATION FOR COUNTY CLERK

SHEET 1 OF 2

ASSOCIATED SURVEYS MICHAEL V. TRUJILLO NMPS No.12130  1120 CAMINO CONSUELO SANTA FE, NEW MEXICO 87507 PH. 424-1395	SECTION 18	LOT LINE ADJUSTMENT, LOT CONSOLIDATION FOR  RICHARD CHAVEZ  LOTS 7-A & 10-A, BLOCK 44 TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 18, T.10N., R.3E., N.M.P.M., CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO	SCALE 1" = 20'
	TOWNSHIP T. 10 N.		DATE JUNE 22, 2019
	RANGE R. 3 E.		DRAWN-BY
	GRANT TOWN OF ALBUQUERQUE		CHECKED-BY M.V.T.
	N.M.P.M.		PROJECT No. M19-41 S-489

COUNTY OF BERNALILLO }  
STATE OF NEW MEXICO }SS

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK\_\_\_\_ M., AND WAS DULY RECORDED IN BOOK\_\_\_\_, PAGE\_\_\_\_ OF THE RECORDS OF BERNALILLO COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE

COUNTY CLERK, BERNALILLO COUNTY, NM

DEPUTY