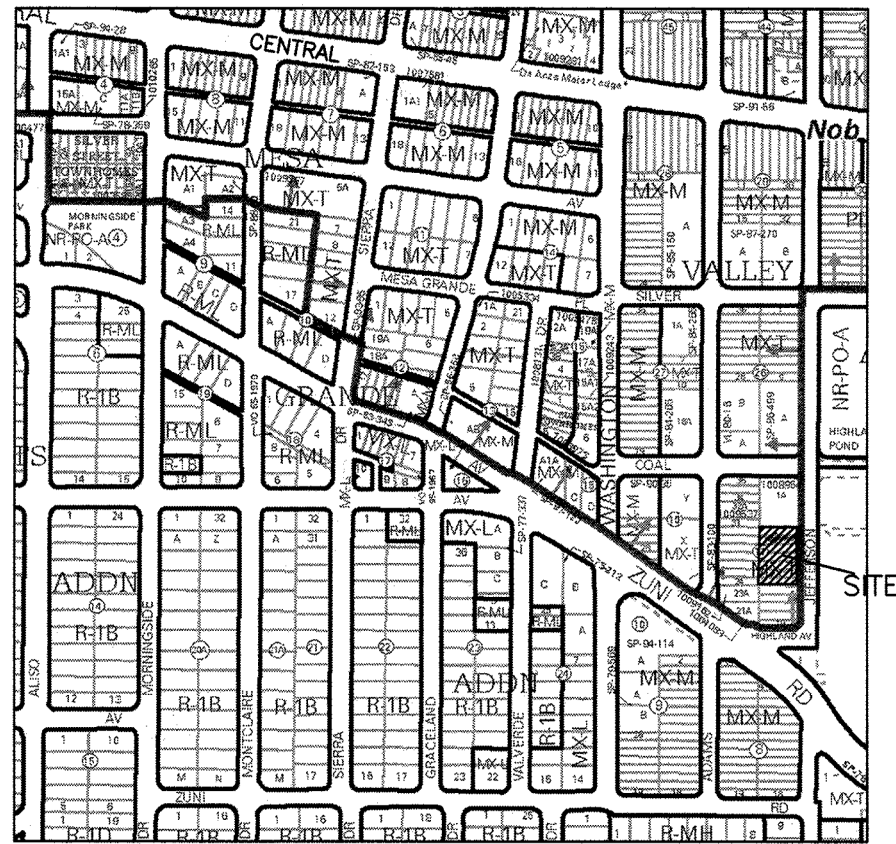


VICINITY MAP (K-17) NO SCALE



PURPOSE OF PLAT

This plat has been prepared for the purpose of creating one lot from eight existing lots.

NOTES

- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
- Perimeter distances are field measurements made on the ground.
- Monuments recovered and accepted or reset are noted on inscribed plat.
- No property within the area of requested 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.
- 10' public utility easement granted by this plat.

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), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# 1 017 057 321 076 40911

PROPERTY OWNER OF RECORD:
 321 JEFFERSON, LLC

BERNALILLO COUNTY TREASURER'S OFFICE
George Stone 10-31-19

- SUBDIVISION DATA
- DRB Project No. PR-2019-002841
 - Zone Atlas Index No. K-17
 - Gross acreage 0.4735 Ac.
 - Existing number of lots 7
 Replatted number of lots 1

DOCH 2019093612
 10/31/2019 04:16 PM Page: 1 of 2
 PLAT R \$25.00 B: 2019C P: 0101 Linda Stover, Bernalillo County

COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

Lots numbered Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), Twelve (12), and the North fifteen feet (N. 15') of Lot numbered Thirteen (13), in Block numbered Eleven (11) of Valley View Addition, Albuquerque, New Mexico, as the same is shown and designated on the Plat of said addition, filed in the office of the County Clerk of Bernalillo County, New Mexico September 2, 1911, in Plat Book D1, Page 32.

PLAT OF
 LOT 12-A, BLOCK 11, VALLEY VIEW ADDITION
 BEING A REPLAT OF LOTS 7, 8, 9, 10, 11, 12
 AND THE NORTHERLY 15 FEET OF LOT 13
 WITHIN SECTION 23, T. 10 N., R. 3 E., NMPM
 ALBUQUERQUE, BERNALILLO COUNTY, NM
 SEPTEMBER 2019

FREE CONSENT

The platting of the property as described above is with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant(s) that they hold complete and indefeasible title in fee simple to the land subdivided.

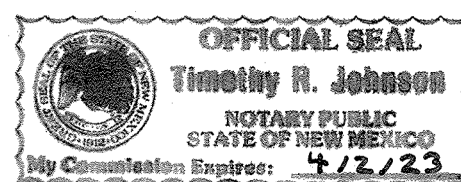
J.W. Reed 9-18-19
 Frederick W. Reed, Authorized Representative of 321 Jefferson, LLC. Date

ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) ss

COUNTY OF BERNALILLO)
 On this 19th day of SEPTEMBER, 2019, the foregoing instrument was acknowledged by:

Frederick W. Reed, Authorized Representative of 321 Jefferson, LLC.

My Commission expires APRIL 2, 2023
Timothy R. Johnson
 Notary Public



SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective July 24, 2016 and is true and correct to the best of my knowledge and belief.

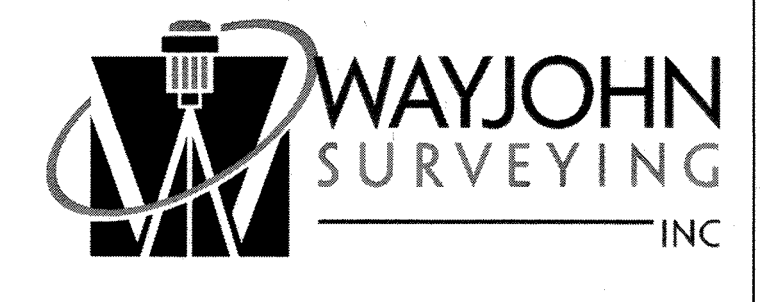
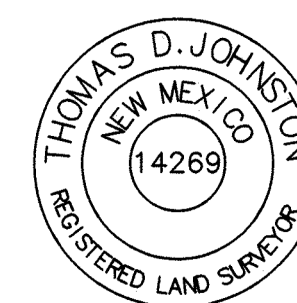
Thomas D. Johnston 09-18-19
 Thomas D. Johnston, N.M.P.S. No. 14269 Date

PROJECT NUMBER: PR-2019-002841

Application Number: PS-2019-00082

Utility Company Approvals:

| | |
|--|-------------------------|
| <u>RJA</u> PNM Electric Services | <u>10/18/19</u> Date |
| <u>Offst</u> New Mexico Gas Company | <u>10/15/19</u> Date |
| <u>Don Denales</u> Qwest Corporation D/B/A Centurylink QC | <u>10/15/19</u> Date |
| <u>[Signature]</u> Comcast | <u>9/23/19</u> Date |
| <u>Tom N. Rinkovics P.S.</u> City Surveyor | <u>9/20/19</u> Date |
| <u>NA</u> Real Property Division | Date |
| <u>NA</u> Environmental Health Department | Date |
| <u>Jim Whitt</u> Traffic Engineering, Transportation Division | <u>10-16-19</u> Date |
| <u>Christy Cadron</u> ABCWUA | <u>10-16-19</u> Date |
| <u>Chop</u> Parks and Recreation Department | <u>10-16-19</u> Date |
| <u>Nicole Griffl</u> AMAFA | <u>10/15/19</u> Date |
| <u>[Signature]</u> City Engineering/Hydrology | <u>10/16/19</u> Date |
| <u>[Signature]</u> Code Enforcement | <u>10-15-19</u> Date |
| <u>[Signature]</u> DRB Chairperson, Planning Department | <u>10-21-19</u> Date |



1609 2nd STREET NW
 ALBUQUERQUE, N.M. 87102
 PHONE: (505) 255-2052 FAX: (505) 255-2887

| | | | |
|---|----------------|---------------------------|-----------------------|
| INDEXING INFORMATION FOR COUNTY CLERK 321 JEFFERSON, LLC | DRAWN: J T K | SCALE: 1" = 20' | FILE NO. SP-8-01-2019 |
| LOCATION: SECTION 23, T10N, R3E VALLEY VIEW ADDITION | CHECKED: T D J | DRAWING NO. SP8012019.DWG | SHEET 1 OF 2 |
| | | 15 AUG 2019 | |

2019C-101

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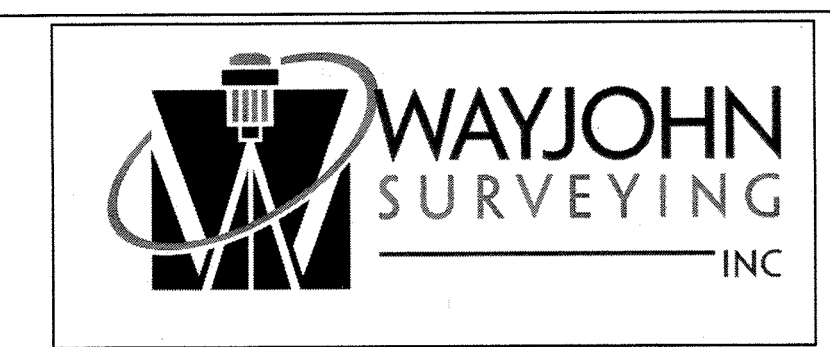
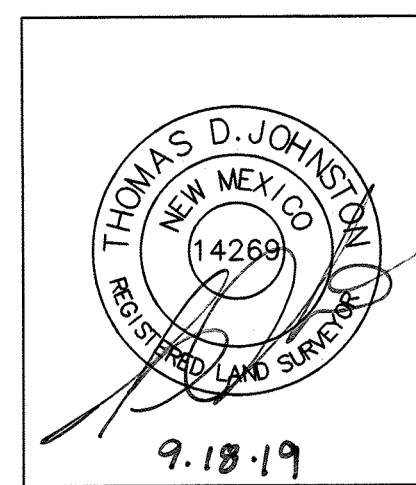
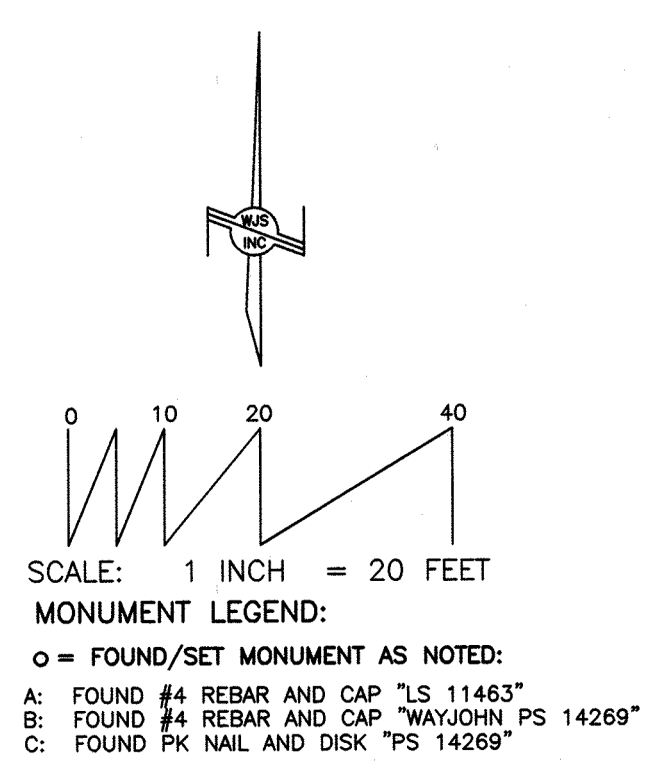
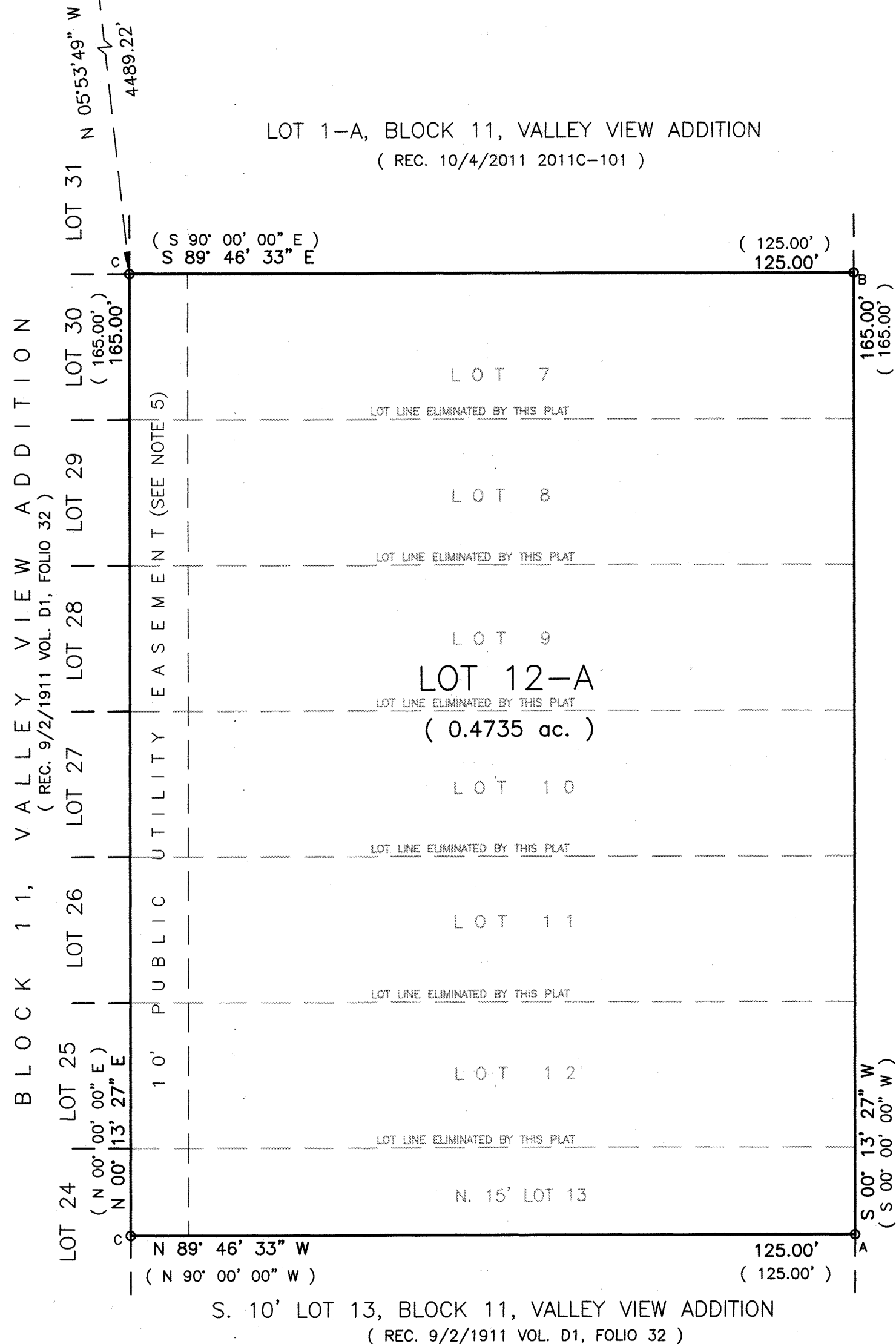
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10/31/2019 04:16 PM Page: 2 of 2
PLAT R: \$25.00 B: 2019C P: 0101 Linda Stover, Bernalillo County

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PLAT OF
LOT 12-A, BLOCK 11, VALLEY VIEW ADDITION
BEING A REPLAT OF LOTS 7, 8, 9, 10, 11, 12
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ALBUQUERQUE, BERNALILLO COUNTY, NM
SEPTEMBER 2019

ACS MONUMENT "9_L17"
X=1,537,076.105 US SURVEY FEET
Y=1,487,300.883 US SURVEY FEET
Ground-to-grid: 0.999666869
Mapping Angle: -00°11'54.86"
NMSZ CENTRAL ZONE NAD 83



1609 2nd STREET NW
ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2052 FAX: (505) 255-2887

| | | | |
|---|------------------------------|-----------------|--------------|
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2019C-101

(2)