## 'ELECTRIC AND TELEPHONE EASEMENT (05/07/1968; D3-201) 8' UTILITY & CONSTRUCTION EASEMENT VACATED PER THIS PLAT (05/07/1968;D3-201) VACATED PER THIS PLAT 410.92 41.09 41.09 <u>41.09</u> 89°46'01"E TRACT J UNIT 1 120.00' PER THIS PLAT LOT 47-A (0.1132 AC) LOT 46-B (0.1132 AC) LOT 46-A (0.1132 AC) LOT 47-B (0.1132 AC) 120.00 120.00 20 .00, 41.09 41.09 41.09 41.09 410.92 **∑**₹ BASIS OF BEARING N89°38'00"W 177.27 FND CENERLINE MONUMENT ENDEAVOU STAMPED "PLS 5978" BASIS OF BEARING N89°38'00"W 100"W 10 N86°57'03"W<sup>-</sup> ACS STATION "9-A11 2006" NEW MEXICO STATE PLAN COORDINATES CENTRAL ZONE 3002, NAD 83 N= 1533206.142 E= 1506571.019 GROUND TO GRID= 0.999670857 MAPPING ANGLE=-00"15"30.20" CENTRAL ZONE NAD 1983 ENDEAVOUR ROAD, N.W. $(46)^2 R/W$ FND CENERLINE MONUMENT BEING A REPLAT OF LOTS 43 THRU 47, BLOCK 4 PARADISE HEIGHTS UNIT 4 SITUATE WITHIN SECTION 3, T11N, R2E, NMPM TOWN OF ALAMEDA GRANT CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO SEPTEMBER, 2019 PARADISE HEIGHTS UNIT 4

OTS

43-A THRU 47-B,

BLOCK 4

SKETCH 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 (NMGCo) 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 dba Century Link QC (Qwest) for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.

D. Comcast for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

easement, 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 elecric 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 struct 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. Included is the right to build, rebuild, construct, reconstruct, locate, relocate within the or other structure

TRACT B BULK LAND PLAT OF

41.09

LOT 44-A (0.1132 AC)

41.09

BROOKLINE DRIVE, N.W. (50' R/W)

120.00

TRACTS A THRU D LANDS OF PARADISE HEIGHTS, LLC (06/24/2003; 2003C-189)

41.09

LOT 45-B (0.1132 AC)

41.09

120.00'

P.U.E GRANTED PER

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120.00

41.09

LOT 45-A (0.1132 AC)

41.09

120.00

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Easements for electric, transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

LOT 44-B (0.1132 AC)

41.09

Š00°13'59"

120.00

<u>41.09</u>

LOT 43-B (0.1132 AC)

41.09

89°46'01"E

120.00

LOT 49

80.34

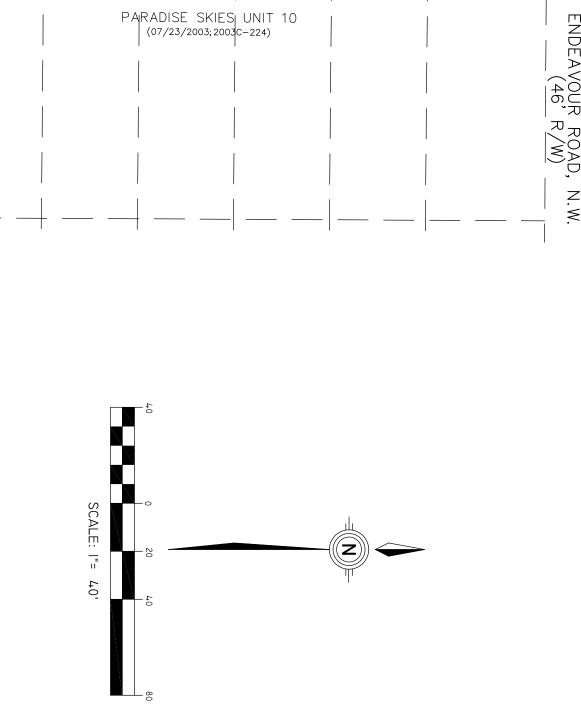
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<u>4</u>1.09

LOT 43-A (0.1132 AC)

41.09

120.00



## MONUMENT LEGEND

ACS STATION "2-A10 2003"

NEW MEXICO STATE PLAN COORDINATES
CENTRAL ZONE 3002, NAD 83

N= 1530345.636
E= 1499909.436
GROUND TO GRID= 0.999670028

MAPPING ANGLE-00'16'16.21"
CENTRAL ZONE NAD 1983

PARADISE SKIES UNIT 10 (07/23/2003; 2003C-224)

S00°13'59"W

/S89°46'01"E 10.01

O' REFERENCE POINT

 $\triangleright$ ACS CONTROL STATION

FOUND MONUMENT AS NOTED

YELLOW CAP STAMPED "PATRICK PS12651" UNLESS OTHERWISE NOTED

## SKETCH PLAT

LOTS 43-A THRU 47-B, BLOCK 4 PARADISE HEIGHTS UNIT 4

JOB NO.: N2019-115 Community Sciences Corporation LAND SURVEYING & LAND PLANNING
P.O.Box 1328, Corrales N.M., 87048 (505) 897.0000 N

REVISIONS

DESCRIPTION

DATE

DRAWN:

CFS

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