

SKETCH PLAT

LOTS 43-A THRU 47-B, BLOCK 4

PARADISE HEIGHTS UNIT 4

BEING A REPLAT OF LOTS 43 THRU 47, BLOCK 4

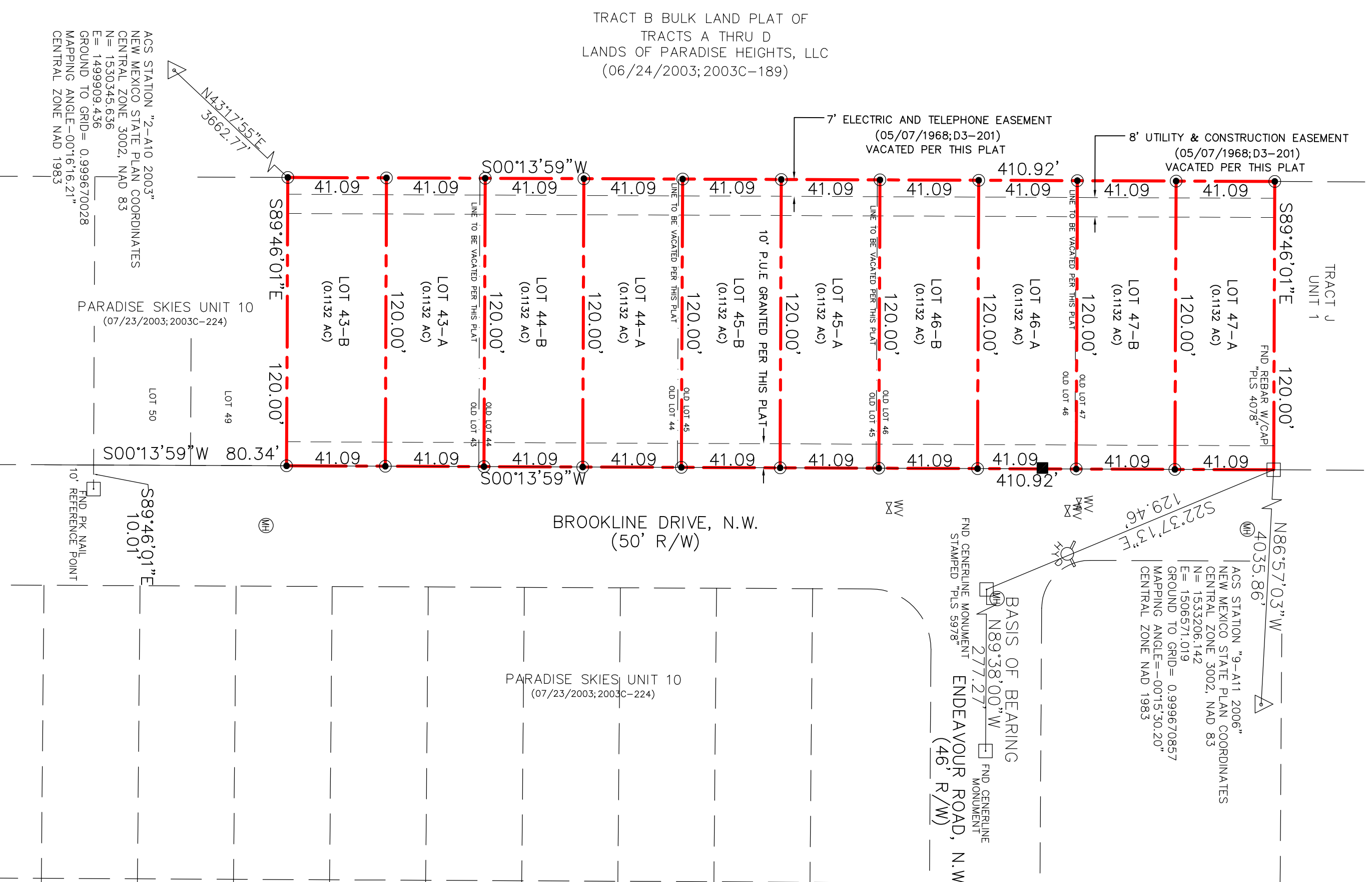
PARADISE HEIGHTS UNIT 4
 SITUATE WITHIN
 SECTION 3, T11N, R2E, NMPM
 TOWN OF ALAMEDA GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2019

PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat are granted for the common and joint use of :

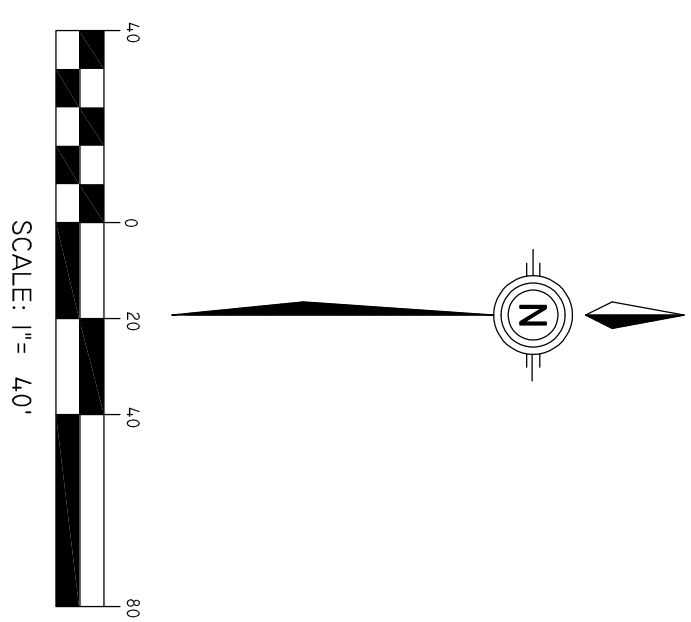
- A. Public Service Company of New Mexico (PNM), a New Mexico Corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico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

Included is the right to build, rebuild, construct, reconstruct, locate, relocate within the 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 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 poles, decking, or any structures adjacent to or near easements shown on this plat. 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.



MONUMENT LEGEND

- FOUND MONUMENT AS NOTED
- △ ACS CONTROL STATION
- SET 5/8" REBAR WITH YELLOW CAP STAMPED "PATRICK PS12651" UNLESS OTHERWISE NOTED



SKETCH PLAT

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

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

DWG PATH: C:\Users\cveerick\Desktop\VERPLAT LOTS 43-47 BLOCK 4\VERPLAT LOTS 43-47 BLOCK 4.dwg

DATE: 09/23/19

SCALE: 1"=40'

CREW: CFS

DRAWN: SLN

JOB NO.: N2019-115

Community Sciences Corporation

LAND SURVEYING & LAND PLANNING

P.O. Box 1328, Corrales N.M., 87048 (505) 897-0000

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