

**LEGAL DESCRIPTION**

Lot 1, Subdivision Plat of Lots 1-20, Silver Oak Subdivision as the same is shown and designated on the plat thereof recorded in the Office of the County Clerk of Bernalillo County, New Mexico, on August 25, 2016, in book 2016c, page 102.

Contains 0.1358 acres, more or less.

DOC# 2020097892  
 10/05/2020 11:44 AM Page 1 of 1  
 PLAT # 2020-003355  
 Linda Stever, Bernalillo County

**CONSENT STATEMENT**

The undersigned owners and proprietors of the properties represented herein do hereby certify and affirm that this easement is vacated with our free will and consent in accordance with our expressed wishes and desires.

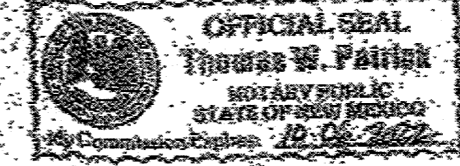
Laurence Parilla - Luxury Design Builders, 5/11/2020 Date

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 11th day of May, 2020, by Laurence Parilla

Notary Public



**EASEMENT VACATION PLAT LOT 1 SILVER OAK SUBDIVISION**  
 PROJECTED SECTION 13, T. 11 N., R. 3 E., N.M.P.M.  
 ELENA GALLEGOS GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2020

**SITE DATA:**

FEMA Map Number	35001C0137H
Zoning	MX-L
Miles of Full Width Streets Created	0 Miles
No. of Existing Lots	1
No. of Existing Tracts	0
No. of Lots Created	0
No. of Tracts Created	0
Total Area	0.1358 acres
Acresage of Dedicated Right-of-Way	0.000 acres

Project Number: PR-2020-003355  
 Subdivision Application Number: SD-2020-000

**PLAT APPROVAL**

**UTILITY APPROVALS**

PHM Electric Services	5/11/2020 date
New Mexico Gas Company	9/11/2020 date
Don Davalos	Digitally signed by Don Davalos Date: 2020.05.29 14:32:44 -0600
Quest Corporation dba Century Link QC	date
Comcast	6/1/20 date

**CITY APPROVALS**

James M. Rimbacher P.S.	5/11/2020 date
City Engineer	Jul 1, 2020 date
Public & Recreation Department	date
City Engineer	Jun 30, 2020 date
AMAFCA	6/9/2020 date
ABCWA	Jun 30, 2020 date
Jeanne Wolfenbarger	Jun 30, 2020 date
Traffic Engineer, Transportation Department	date
N/A - Jolene Wolfley	date
Environmental Health Department	date
Carl Garcia	Jun 30, 2020 date
Code Enforcement	date
DRB Chair, Planning Department	Jun 30, 2020 date

**VICINITY MAP** ZONE ATLAS PAGE C-18-2  
 NOT TO SCALE

**PURPOSE OF PLAT:**

The purpose of this plat is to vacate a private drainage easement located on Lot 1 for the benefit of lots 1-20 of the Silver Oak Subdivision.

**NOTES:**

- The basis of bearings is the southerly line of Lot 1 as measured with the Trimble V990 Now+ GNSS-RTK Virtual Reference System. Bearings are New Mexico State Plane, Central Zone, NAD83. Distances are ground distances. Elevation Datum is NAVD83.
- Bearings and distances shown in ( ) are per the plat of Lots 1-20, Silver Oak Subdivision 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 August 25, 2016, filed in book 2016c, page 102.
- Documents used (on file at Bernalillo County Clerk unless noted):
  - Plat of Lot 1-20, Silver Oak Subdivision filed August 25, 2016, in Plat Book 2016c, page 102.
  - Official Notification of Decision, DRB Project # DR-2019-003355, effective date 03/29/2020.
  - Warranty Deed, Doc. # 2014056501.
- These properties are located in Zone X, areas determined to be outside the 0.2% special change flood plain, per FEMA Flood Insurance Rate Map 35001C0137H, effective date August 18, 2012, as shown on this plat.
- All easements of record are shown hereon.
- Current zoning designation: MX-L.

**SOLAR NOTE:**

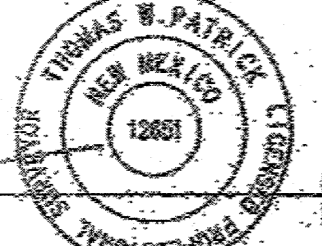
No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat for subdivision.

**DISCLAIMER:**

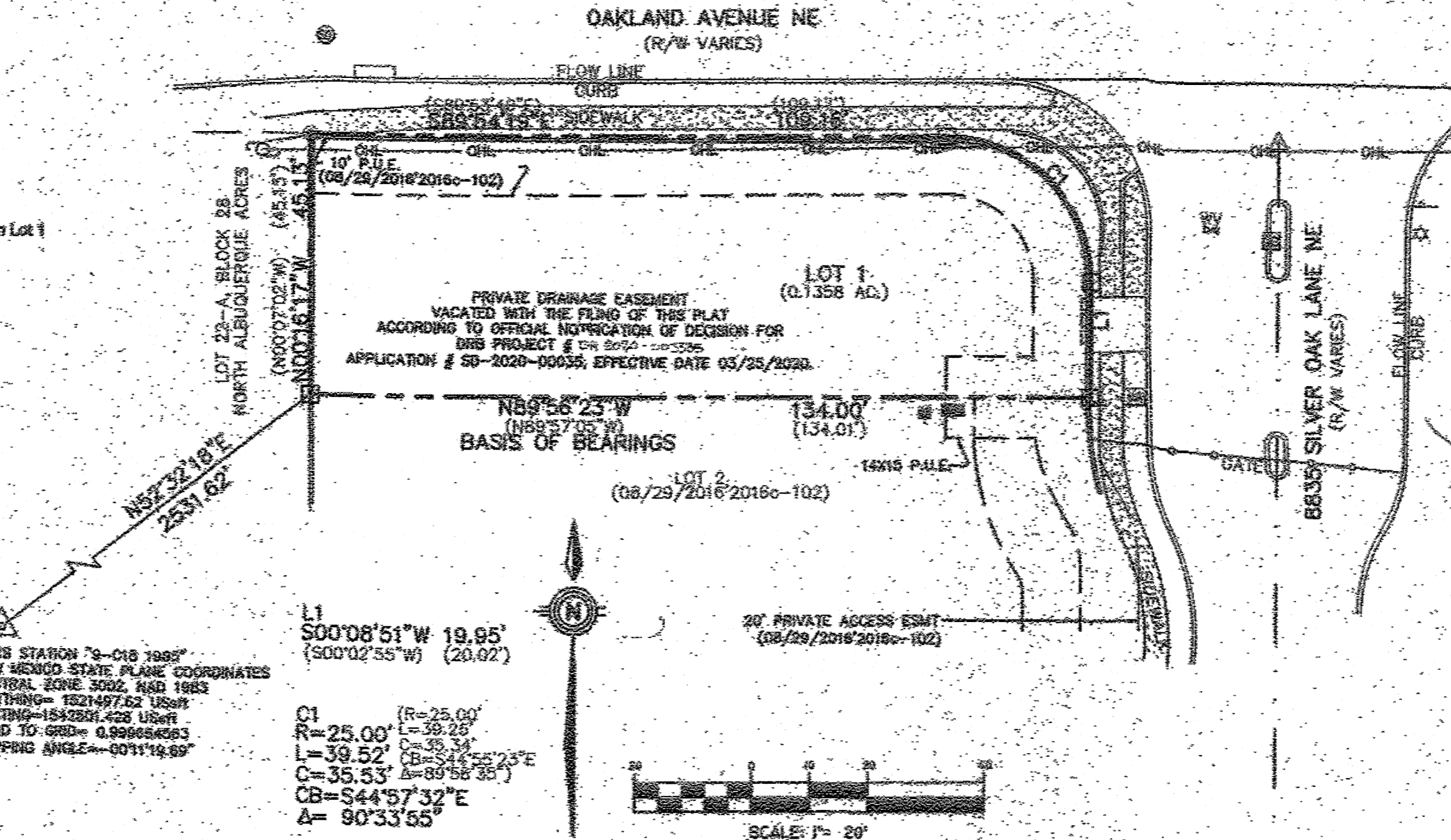
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGCo) did not conduct a title search of the properties shown hereon. Consequently, PNM and NMGCo DO NOT waive or release any easement or easement rights which may have been granted by prior plat, report or other document and which are not shown on this plat.

**SURVEYOR'S CERTIFICATION**

I, Thomas W. Patrick, New Mexico Professional Surveyor No. 12651, hereby certify that this plat was prepared from an actual ground survey performed by me or under my supervision, that I am responsible for this plat and that this plat is true and correct to the best of my knowledge and belief. This plat conforms to the minimum standards for surveying in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Surveyors and conforms to the City of Albuquerque Integrated Developers Ordinance.



Thomas W. Patrick  
 New Mexico Professional Surveyor No. 12651



**PUBLIC UTILITY EASEMENTS**

- Public Utility Easements shown on this plat are granted for the common and joint use of:
- 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.
  - 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.
  - Quest Corporation dba Century Link QC (Quest) for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
  - Comcast for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

**INFO FOR COUNTY CLERK:**

OWNER: LUXURY DESIGN BUILDERS  
 PROPERTY: LOT 1 SILVER OAK SUBDIVISION  
 8835 SILVER OAK LANE NE, ALBUQUERQUE, NEW MEXICO 87113  
 UPC #: 101806447141011801

**TREASURER'S CERTIFICATION:**

This is to certify that all taxes due and payable have been paid in full pursuant to New Mexico statute 73-22-44.1

Lot 1  
 UPC #: 101806447141011801  
 Bernalillo County Treasurer's Office: [Signature] Date: 5/11/20

**MONUMENT LEGEND**

FOUND P/NAIL W/TAG OR REBAR W/CAP STAMPED "PLS 21082"
SET 5/2" REBAR WITH YELLOW CAP STAMPED "PATRICK PS12651" UNLESS OTHERWISE NOTED.

**EASEMENT VACATION PLAT LOT 1 SILVER OAK SUBDIVISION**

DATE: 04/03/2020	Community Sciences Corporation	1 of 1
SCALE: 1"=20'		
USER: CFS/JAK		
BRAND: ESK		

LAND SURVEYING & LAND PLANNING  
 P.O. Box 1234, Corralitos, CA 95031 (951) 807-9550

2020C-97