

DOCH 2016080563

08/25/2016 02:37 PM Page: 1 of 3  
City of Albuquerque, New Mexico  
City of Albuquerque, New MexicoLEGAL DESCRIPTION:

LOTS NUMBERED 13, 14 19 AND TWENTY IN BLOCK 28, TRACT A, UNIT B OF THE NORTH ALBUQUERQUE ACRES SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE FILED PLAT IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO IN PLAT BOOK VOLUME D, FOLIO 130.

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 THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

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.

QWEST CORPORATION D.B.A. CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

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

INCLUDED, IS THE RIGHT TO 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 EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR 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 SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN 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 DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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 PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

FREE CONSENT, VACATION AND DEDICATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS LETTERED A AND B OF THE CORRECTED GLENDALE ESTATES UNIT 1, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND HEREBY GRANT ALL EASEMENTS, VACATE ALL RIGHT OF WAY AND DEDICATE IN FEE SIMPLE TITLE TO THE CITY OF ALBUQUERQUE RIGHT OF WAY SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY:

OWNER/DATE

ACKNOWLEDGMENTSTATE OF New MexicoCOUNTY OF BernalilloTHIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 21 DAY OF Oct, 2015, BY Tim Melnick

NOTARY PUBLIC:

MY COMMISSION EXPIRES: 8-25-18THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ONUNIFORM PROPERTY CODE #: 1-018-06446938310313 parcel ABOVEBERNALILLO COUNTY TREASURE'S OFFICE: George Stone 8-25-16SHEET INDEXPAGE 1. COVER  
PAGE 2. SUBDIVISION PLATSUBDIVISION PLAT OF  
LOT 1-20

**SILVER OAK SUBDIVISION**  
BEING A RE-PLAT OF LOTS 13, 14, 19 AND 20  
NORTH ALBUQUERQUE ACRES  
TRACT A, UNIT B, BLOCK 28  
PROJECTED SECTION 13, T 11 N, R 3 E, N.M.P.M.  
ELENA GALLEGOS GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER 2015

PROJECT NUMBER: 1010644

## CITY APPROVALS:

CITY SURVEYOR

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

UTILITIES DEVELOPMENT

PARKS AND RECREATION DEPARTMENT

A.M.A.F.C.A.

ABCWUA

CITY ENGINEER

DRB CHAIRPERSON, PLANNING DEPARTMENT

REAL PROPERTY DIVISION

## UTILITY APPROVALS:

PNM ELECTRIC SERVICES

NEW MEXICO GAS

QWEST CORPORATION D.B.A. CENTURY LINK QC

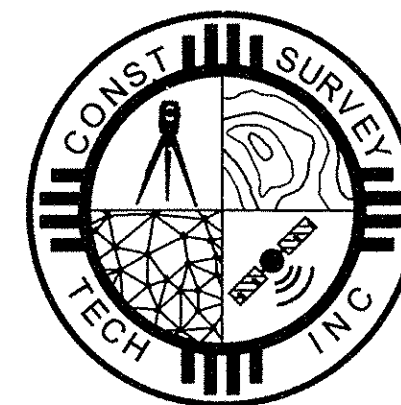
COMCAST

## SURVEYOR'S CERTIFICATE:

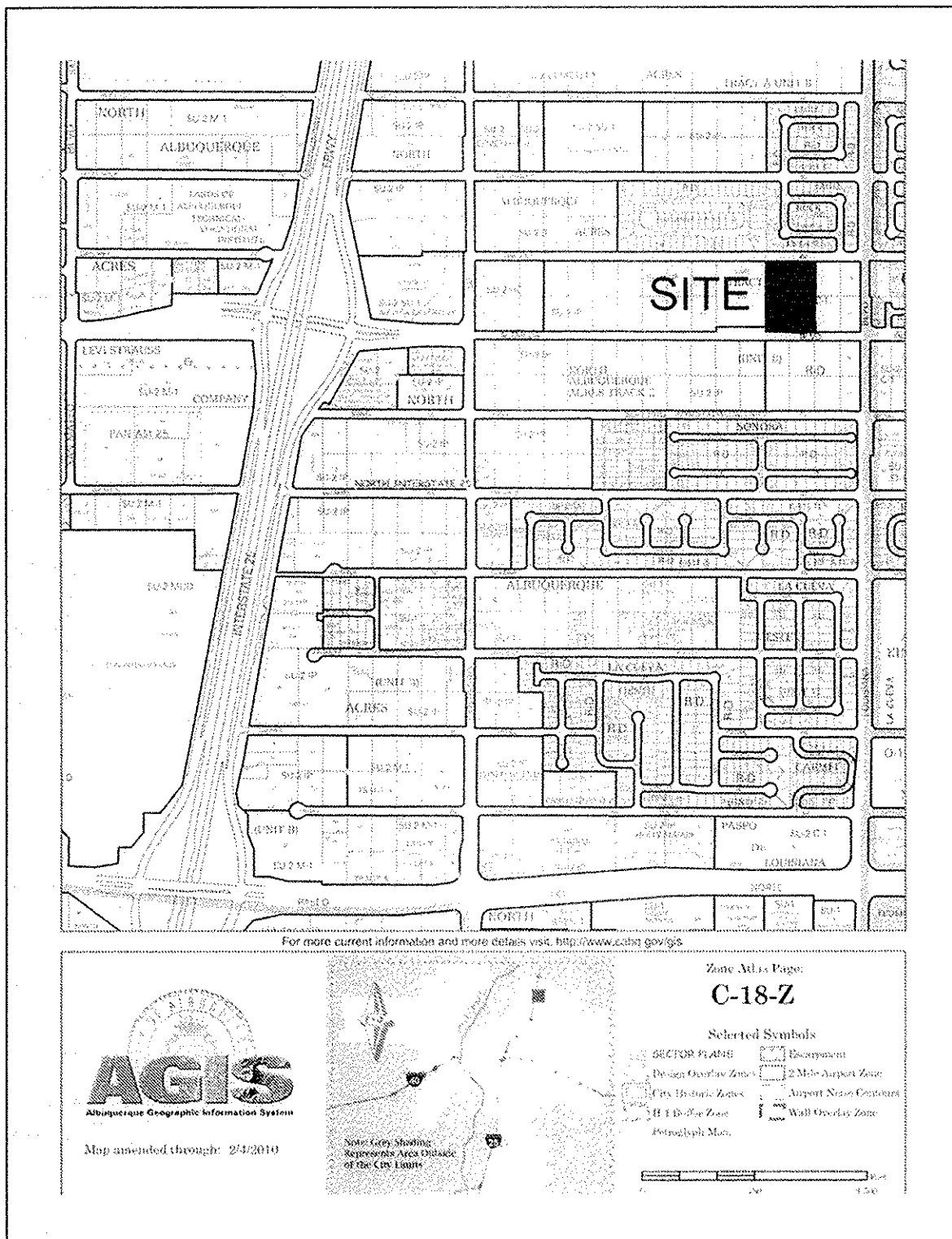
I, DAVID P ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007 AND THE INSTRUMENT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, NMPLS NO. 21082

DATE



CONSTRUCTION SURVEY TECHNOLOGIES, INC.

MAILING: PO BOX 65395, ALBUQUERQUE, NM 87193 505-917-8921  
OFFICE: 1606 CENTRAL AVE SE, SUITE 101, ALBUQUERQUE, NM 87106  
NMSURVEYOR@GMAIL.COMPURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CREATE 20 LOTS FROM 4 LOTS, GRANT PRIVATE ACCESS EASEMENTS, PRIVATE DRAINAGE EASEMENTS, PUBLIC WATER AND SANITARY EASEMENTS, VACATE EXISTING RIGHT OF WAY AND GRANT, DEDICATE RIGHT OF WAY IN FEE SIMPLE TITLE TO THE CITY OF ALBUQUERQUE AND GRANT PUBLIC UTILITY EASEMENTS.

NOTES:

1. BEARINGS ARE GRID BASED---NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 1983)
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. ALL BOUNDARY CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 21082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.
4. BEARINGS AND DISTANCES IN ( ) ARE RECORD

SUBDIVISION DATA:

DRB#  
ZONE ATLAS INDEX NO. C-18-Z  
DATE OF FIELD SURVEY: SEPTEMBER 2015  
TOTAL NO. OF TRACTS EXISTING 4  
TOTAL NO. OF LOTS CREATED 20  
GROSS SUBDIVISION ACREAGE 3.66754 (159758 SQ FT)

DOCUMENTS USED:

NORTH ALBUQUERQUE ACRES VOL D FOLIO 130  
RIGHT OF WAY MAP CITY OF ALBUQUERQUE PROJECT #7663.91  
PLAT OF LOT 22-A NORTH ALBUQUERQUE ACRES VOL 2005, FOLIO 383

SOLAR COLLECTION NOTE:

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

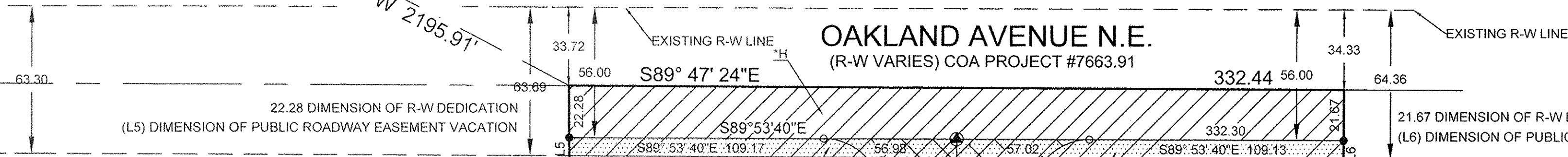
NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.



ACS CONTROL STATION "10-C18 1985"  
Projection: New Mexico State Plane  
Zone: Central-NAD 1983  
Latitude: 35 - 11 - 19.24965  
Longitude: 106 - 34 - 39.00037  
Ellipsoidal Height (meters): 1570.768  
Ground to Grid Factor: 0.999665042  
Mapping Angle: -0.11.19.43  
Northing (US survey feet): 1524123.885  
Easting (US survey feet): 1542565.263  
NAVD 1988 Elevation  
Orthometric Height (US survey feet): 5222.090

DOC# 2016080563  
08/25/2016 02:37 PM Page 2 of 3  
City: PLS 11599 0.425-00-8 2016C-102 P. 0102 M Toulouse Oliver, Bernalillo Co.

SUBDIVISION PLAT OF  
LOT 1-20  
SILVEROAK SUBDIVISION  
BEING A RE-PLAT OF LOTS 13, 14, 19 AND 20  
NORTH ALBUQUERQUE ACRES  
TRACT A, UNIT B, BLOCK 28  
PROJECTED SECTION 13, T 11 N, R 3 E, N.M.P.M.  
ELENA GALLEGOS GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
DECEMBER 2015



LOT 1 NOTE:  
LOT 1 SHALL CONTAIN A PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT FOR THE BENEFIT OF LOTS 1-20, SILVEROAKS SUBDIVISION AND TO BE MAINTAINED BY SILVEROAKS HOMEOWNERS ASSOCIATION

LOT 1 AND 20 PRIVATE ACCESS EASEMENT NOTE:  
LOTS 2 AND 19 SHALL CONTAIN A ADDITIONAL 20' PRIVATE ACCESS EASEMENT OVER AND ACROSS THE EASEMENT PREMISES FOR THE BENEFIT OF LOTS 1 AND 20 GRANTED BY THIS PLAT. THIS EASEMENT SHALL BE MAINTAINED BY LOTS 1 AND 20.

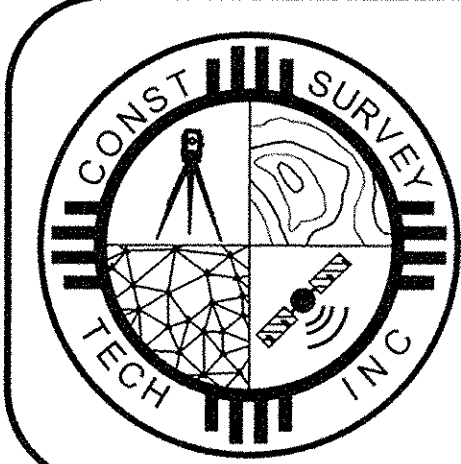
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.25	25.00	89°56'35"	S44° 55' 23"E	35.34
C2	14.79	25.00	33°54'05"	N16° 54' 07"W	14.58
C3	14.79	25.00	33°54'05"	N16° 54' 07"W	14.58
C4	14.79	25.00	33°54'05"	N16° 59' 57"E	14.58
C5	14.79	25.00	33°54'05"	N16° 59' 57"E	14.58
C6	39.29	25.00	90°03'25"	N45° 04' 37"E	35.37
C7	21.10	25.00	48°21'54"	N24° 13' 52"E	20.48
C8	21.10	25.00	48°21'54"	S24° 08' 02"E	20.48
C9	231.83	48.00	276°43'48"	S89° 57' 05"E	63.78

Parcel Line Table		
Line #	Length	Direction
L1	21.35	S0° 02' 55"W
L2	22.40	S0° 02' 55"W
L3	23.51	N88° 32' 00"W
L4	23.51	S88° 32' 00"E
L5	7.72	N0° 07' 02"W
L6	8.33	N0° 14' 30"E

LOT AREAS THIS SHEET (GROSS)  
SEE SHEET 3 OF 3 FOR NET AREAS

R-W DEDICATED TO THE CITY OF ALBUQUERQUE  
IN FEE SIMPLE TITLE BY THIS PLAT  
5262 SQ FT, 0.12080 ACRES (CROSS HATCHED AREA)  
ALAMEDA BLVD NE

ALAMEDA BOULEVARD N.E.  
(R-W VARIES) COA PROJECT #7663.91



CONSTRUCTION SURVEY TECHNOLOGIES, INC  
MAILING: PO BOX 65395, ALBUQUERQUE, NM 87193 505-917-8921  
OFFICE: 1606 CENTRAL AVE SE, SUITE 101, ALBUQUERQUE, NM 87106  
NMSURVEYOR@GMAIL.COM

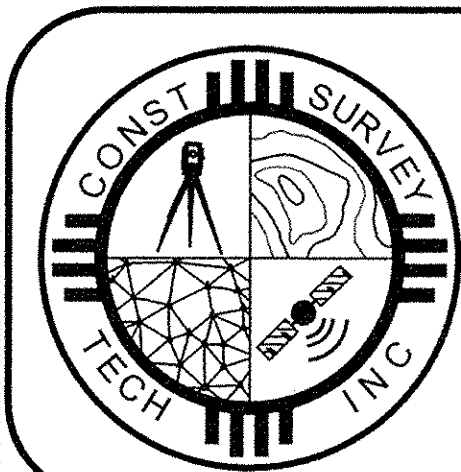


DOC# 2016080563  
08/25/2016 02:37 PM Page 3 of 3  
PLAT R 525 00 B 2016C F 0102 M Toulouse Oliver, Bernalillo Co.  
[Barcode]

SUBDIVISION PLAT OF  
LOT 1-20  
**SILVEROAK SUBDIVISION**  
BEING A RE-PLAT OF LOTS 13, 14, 19 AND 20  
NORTH ALBUQUERQUE ACRES  
TRACT A, UNIT B, BLOCK 28  
PROJECTED SECTION 13, T 11 N, R 3 E, N.M.P.M.  
ELENA GALLEGOS GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
DECEMBER 2015

Parcel Area Table		
Parcel #	Area	Acres
NET LOT 1	5908.72	0.1356
NET LOT 2	6280.46	0.1442
NET LOT 3	6404.38	0.1470
NET LOT 4	6398.53	0.1469
NET LOT 5	5682.66	0.1305
NET LOT 6	6387.47	0.1466
NET LOT 7	6319.36	0.1451
NET LOT 8	6349.92	0.1458
NET LOT 9	5585.15	0.1282
NET LOT 10	6273.81	0.1440
NET LOT 11	6271.71	0.1440
NET LOT 12	5574.19	0.1280
NET LOT 13	6342.36	0.1456
NET LOT 14	5656.92	0.1299
NET LOT 15	6382.04	0.1465
NET LOT 16	6388.87	0.1467
NET LOT 17	6395.70	0.1468
NET LOT 18	6402.52	0.1470
NET LOT 19	6271.35	0.1440
NET LOT 20	5908.17	0.1356

LOT AREAS (NET)



CONSTRUCTION SURVEY TECHNOLOGIES, INC  
MAILING: PO BOX 65395, ALBUQUERQUE, NM 87193 505-917-8921  
OFFICE: 1606 CENTRAL AVE SE, SUITE 101, ALBUQUERQUE, NM 87106  
NMSURVEYOR@GMAIL.COM