

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

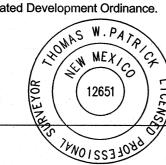
Thomas W. Patrick

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a title search of the properties shown hereon. Consequently, PNM and NMGC 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.

SURVEYOR'S CERTIFICATION

New Mexico Professional Surveyor No. 12651

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 Development Ordinance.



Date

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.

SCALE: I"= 20'

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 Lot 1 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 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 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, transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

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

> **FEMA Map Number** 35001C0137H MX-L Miles of Full Width Streets Created 0 Miles No. of Existing Lots No. of Existing Tracts No. of Lots Created No. of Tracts Created 0.1358 acres Acreage of Dedicated Right-of-Way 0.000 acres

> > PR-2020-003335 Project Number: SD-2020-00035

PLAT APPROVAL

Qwest Corporation dba Century Link QC date

date

date date

AMAFCA date

ABCWUA date

PROPERTY: LOT 1 SILVER OAK SUBDIVISION 8835 SILVER OAK LANE NE, ALBUQUERQUE, NEW MEXICO 87113 Traffic Engineer, Transportation Department 101806447141011801

TREASURER'S CERTIFICATION:

INFO FOR COUNTY CLERK:

UPC#: 101806447141011801

Bernalillo County Treasurer's Office: by:

UPC#:

OWNER: LUXURY DESIGN BUILDERS

This is to certify that all taxes due and payable have been paid in full pursuant to New Mexico statute 78-38-44.1

Code Enforcement date

DRB Chair, Planning Department date

MONUMENT LEGEND

FOUND PK NAIL W/TAG OR REBAR W/CAP STAMPED "PLS 21082"

SET 5/8" REBAR WITH YELLOW CAP STAMPED "PATRICK PS12651" UNLESS OTHERWISE NOTED

EASEMENT VACATION PLAT LOT 1 SILVER OAK SUBDIVISION

Environmental Health Department

F:\CERTS\SUBD\SILVEROAK\LOT 1 REPLAT\LOT 01 (LUX).dwg Community DATE: 04/03/2020 Sciences SCALE: |"=20" Corporation CFS/JAK LAND SURVEYING & LAND PLANNING ESK S - 2 10 4 JOB NO:: P.O.Box 1328, Corrales N.M., 87048 (505) 897.0000

date

date