

LEGAL DESCRIPTION:

LOT NUMBERED ONE-A (1-A) IN BLOCK NUMBERED TWO (2) OF THE PLAT OF LOT 1-A, BLOCK 2, CITY REALTY CO'S ADDITION NO. 1, 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 APRIL 25, 2016 IN MAP BOOK 2016C, PAGE 44. TOGETHER WITH:

LOTS NUMBERED SIX (6), SEVEN (7) EIGHT (8), NINE (9), AND TEN (10) IN THE BLOCK NUMBERED TWO (2) OF THE CITY REALTY COMPANY'S ADDITION NO. 1, TO THE CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE AMENDED PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON THE 19TH DAY OF MAY, 1926 IN VOLUME C2, FOLIO 5, TOGETHR WITH:

LOTS NUMBERED FOUR (4), FIVE (5), AND LOT SIX (6) IN BLOCK NUMBERED NINE (9), OF THE MANDELL ADDITION NO. 2 TO THE CITY OF ALBUQUERQUE, IN THE STATE OF NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE AMENDED MAP OF SAME ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, SEPTEMBER 9, 1931 IN VOLUME D, FOLIO 139. CONTAINING 1.2690 ACRE (55,277.64 SF) MORE OR LESS.

FREE CONSENT AND DEDICATION

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE PUBLIC RIGHT-OF-WAY SHOWN HEREON PHOENIX AVE., N.W. (1,254.23 SF, 0.0288 AC.) AND LA POBLANA RD., N.W. (540.00 SF, 0124 AC.) TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT.

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO COMBINE NINE (9) PARCELS OF LAND INTO ONE (1) LOT, DEDICATE RIGHT-OF-WAY, VACATE PUBLIC SANITARY SEWER EASEMENT AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- THIS PROPERTY IS LOCATED IN PROJECTED SECTION 28, TOWNSHIP 10 NORTH, RANGE 3 EAST, WITHIN TOWN OF ALBUQUERQUE GRANT.
- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON ALBUQUERQUE CONTROL MONUMENT A-438.
- BEARINGS ARE GRID, DISTANCES ARE GROUND.
- SITE DATA: ZONING IS MX-M.
- NUMBER OF EXISTING TRACTS/LOTS.....9 LOTS
- NUMBER OF TRACTS/LOTS CREATED.....1 LOT
- THE TOTAL GROSS AREA OF THE PROPERTY IS 1.2690 ACRES.
- NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO 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 PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

APPROVED on the condition that all rights of the Middle Rio grand Conservancy District in easements, right of way, assessments and liens, are fully reserved to said District, and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition, or plat, said District is absolved of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # Parcels Above

PROPERTY OWNER OF RECORD: Dreskin Michael
 BERNALILLO CO. TREASURER'S OFFICE: Mohabib Abdul Wahab 11-23-21

DOCH 2021138239
 11/23/2021 04:29 PM Page: 1 of 2
 PLAT R: \$25.00 B: 2021C P: 0132 Linda Stover, Bernalillo County

**PLAT OF
 LOTS 6-A
 BLOCK 2
 CITY REALTY Co. ADDITION NO. 1
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2020**

PROJECT NO. 2020-003887
 APPLICATION NO. SD-2021-00039

UTILITY APPROVALS:

[Signature] 10/8/2021
 PNM ELECTRIC SERVICES DATE
[Signature] 9/20/2021
 NEW MEXICO GAS COMPANY DATE
Natalia Antonin 10/4/21
 QUEST CORPORATION D/B/A CENTURYLINK QC DATE
[Signature] 9/15/21
 COMCAST CABLE COMMUNICATION, INC. DATE

APPROVALS:

Soren A. Risenhaver P.S. 12/28/2020
 CITY SURVEYOR DATE
Joanne Wolfenbarger Oct 25, 2021
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE
Blaine Carter Oct 27, 2021
 ABCWJA DATE
[Signature] Oct 25, 2021
 PARKS AND RECREATION DEPARTMENT DATE
[Signature] 11/22/2021
 ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY DATE
Charles Maestas Oct 25, 2021
 CODE ENFORCEMENT DATE
Ernest Armijo Oct 26, 2021
 CITY ENGINEER DATE
[Signature] Nov 16, 2021
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE
[Signature] 10/22/2021
 DATE

SURVEYORS CERTIFICATE:

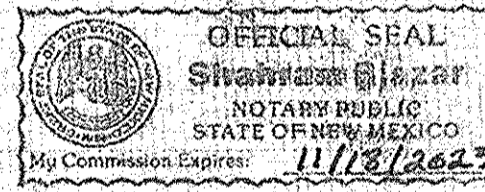
I, LEONARD MARTINEZ, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

OWNER(S) SIGNATURE: Michael Dreskin DATE: 12-22-2020
 OWNER(S) PRINT NAME: MICHAEL DRESKIN
MICHAEL DRESKIN

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) s.s.
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22ND DAY OF DECEMBER,
 2020, BY MICHAEL DRESKIN, OWNER

[Signature] MY COMMISSION EXPIRES: 11/13/2023
 NOTARY



Leonard Martinez
 LEONARD MARTINEZ P.S. # 9801
 REGISTERED LAND SURVEYOR
 STATE OF NEW MEXICO
 9801
 EDWARD G. MARTINEZ
 12-22-2020
 DATE

**SBS CONSTRUCTION
 AND ENGINEERING, LLC**

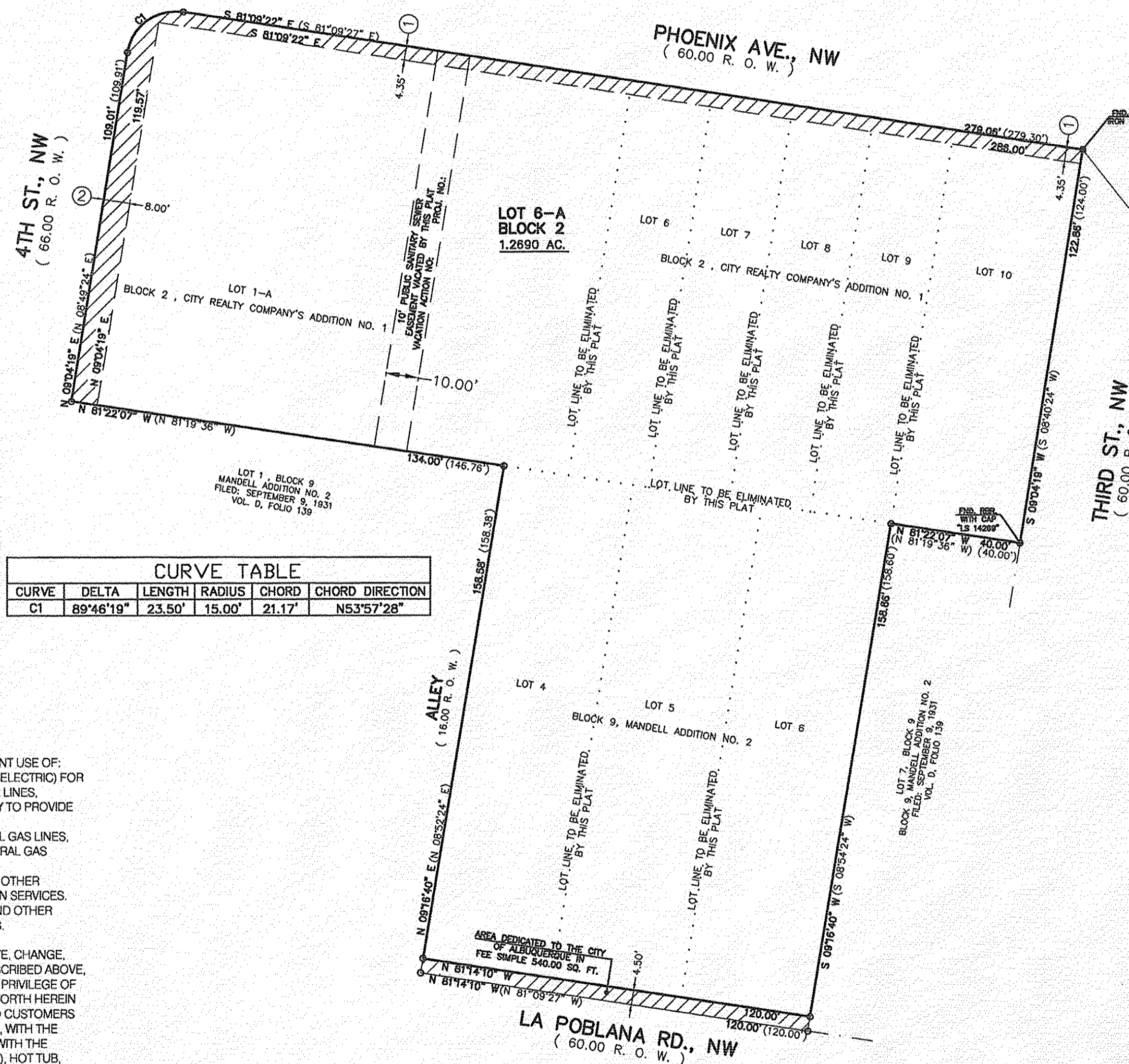
10209 SNOWFLAKE CT., NW
 ALBUQUERQUE, NEW MEXICO 87114
 (505)804-5013

**PLAT OF
LOTS 6-A
BLOCK 2
CITY REALTY Co. ADDITION NO. 1
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2020**

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11/23/2021 04:28 PM Page: 2 of 2
PLAT R: \$26.00 B: 2021C P: 0132 Linda Stover, Bernalillo County

EASEMENT NOTES:

- ① 4.35' SIDEWALK EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT. THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENT.
- ② 8.00' SIDEWALK EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT. THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE EASEMENT.



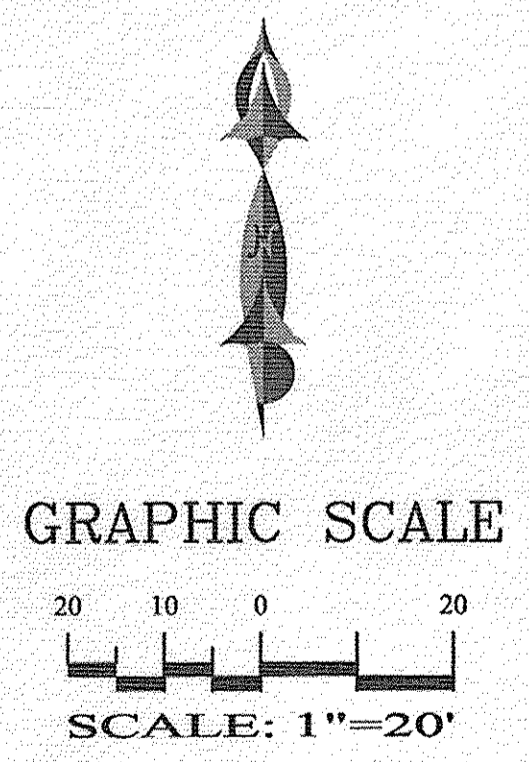
ACS MONUMENT "A-438"
NM STATE PLANE COORDINATES
CENTRAL ZONE
X = 1,523,137.246 (US SURVEY FEET)
Y = 1,495,747.494 (US SURVEY FEET)-NAD 1983
E.L. = 4975.35(US SURVEY FEET)-NAVD 1988
G-G = 0.999681662
DELTA ALPHA = -00° 13' 31.98"

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD DIRECTION
C1	89°46'19"	23.50'	15.00'	21.17'	N53°57'28"

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, FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
C. QWEST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
D. CABLE TV 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, 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 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 THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.
DISCLAIMER
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.



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