



PURPOSE OF PLAT
This plat has been prepared for the purpose of adjusting the interior lot lines between 3 lots.

NOTES
1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. No property within the area of requested 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 proposed plat. The foregoing requirement shall be a condition to approval of this plat.
5. A blanket cross-lot drainage easement for the benefit of Lots 1-A, 2-A and 3-A is granted by this plat. Maintenance of this easement is the individual responsibility of the respective owners of Tracts 1-A, 2-A and 3-A.
6. A blanket cross-access and parking easement for the benefit of Lots 1-A, 2-A and 3-A is granted by this plat. Maintenance of this easement is the individual responsibility of the respective owners of Tracts 1-A, 2-A and 3-A.

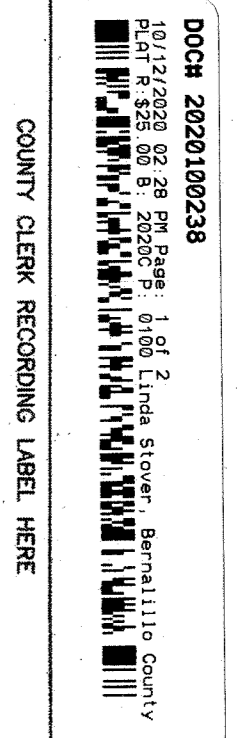
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
A. Public Service Company of New Mexico (PNM), a New Mexico corporation, (PNM Electric) for installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment and 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. Quest Corporation d/b/a CenturyLink QC 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 for the purposes 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 pools, decking, or any structures adjacent to or near easements shown on this plat.
Easements for electric transformer/switchgear, 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), New Mexico Gas Company (NMG) and Quest Corporation d/b/a CenturyLink (QUEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMG and QUEST 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.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UP# 1 017 057 109 246 34501

PROPERTY OWNER OF RECORD:
BOCA, MILTON S.
BERNALILLO COUNTY TREASURER'S OFFICE

George Stone 10-12-2020

2020 C-100



SURVEY LEGAL DESCRIPTION
Lots numbered One (1), Two (2), and Three (3), in Block numbered Four (4) of the COLLEGE VIEW BUSINESS ADDITION, as the same are shown and designated on the Plat hereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on March 26, 1926 in Volume C2, Folio 114.

FREE CONSENT
The platting of the property as described above is with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant(s) that they hold complete and indefeasible title in fee simple to the land subdivided.

Milton S. Boca
ACKNOWLEDGMENT
STATE OF NEW MEXICO
COUNTY OF BERNALILLO
On this 3rd day of August, 2020, the foregoing instrument was acknowledged by:
My Commission expires August 2, 2023
Notary Public

Robert Randolph
ACKNOWLEDGMENT
STATE OF NEW MEXICO
COUNTY OF BERNALILLO
On this 31st day of July, 2020, the foregoing instrument was acknowledged by:
My Commission expires August 2, 2023
Notary Public

Thomas D. Johnston
SURVEYOR'S CERTIFICATE
I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective July 24, 2016 and is true and correct to the best of my knowledge and belief.

PLAT OF
LOTS 1-A, 2-A & 3-A, BLOCK 4
COLLEGE VIEW BUSINESS ADDITION
A REPLAT OF LOTS 1, 2 AND 3
BLOCK 4, COLLEGE VIEW BUSINESS ADDITION
WITHIN SECTION 23, T. 10 N., R. 3 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JUNE 2020

PROJECT NUMBER: PR-2020-004077
Application Number: SA-2020-00146
Utility Company Approval: PNM, NMG, QUEST
City Approvals: Albuquerque, NM
Date: 8/17/2020
Date: 9/3/2020
Date: 09/10/2020
Date: 8/14/2020
Date: 8/4/2020

Real Property Division: N/A
Environmental Health Department: N/A
Traffic Engineering, Transportation Division: N/A
City Approvals: Thomas D. Johnston, Surveyor
Date: 8/4/2020

City Engineering/Hydrology: Carl Garcia, Date: Sep 16, 2020
Code Enforcement: [Signature], Date: Oct 6, 2020
DRB Chairperson, Planning Department: [Signature], Date: [Blank]
City and Recreation Department: [Signature], Date: 9/31/2020
Cheyenne: [Signature], Date: Sep 17, 2020
Sep 15, 2020
Sep 16, 2020
Sep 17, 2020

INDEXING INFORMATION FOR COUNTY CLERK
BOCA, MILTON S.
DRAWN: JTK
CHECKED: TDJ
SCALE: 1" = 10'
DRAWING NO: SP060120.DWG
DATE: 22 JULY 2020
FILE NO: SP-6-01-2020
SHEET 1 OF 2

1609 2nd STREET NW
ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2052 FAX: (505) 255-2887

WAYJOHN SURVEYING INC

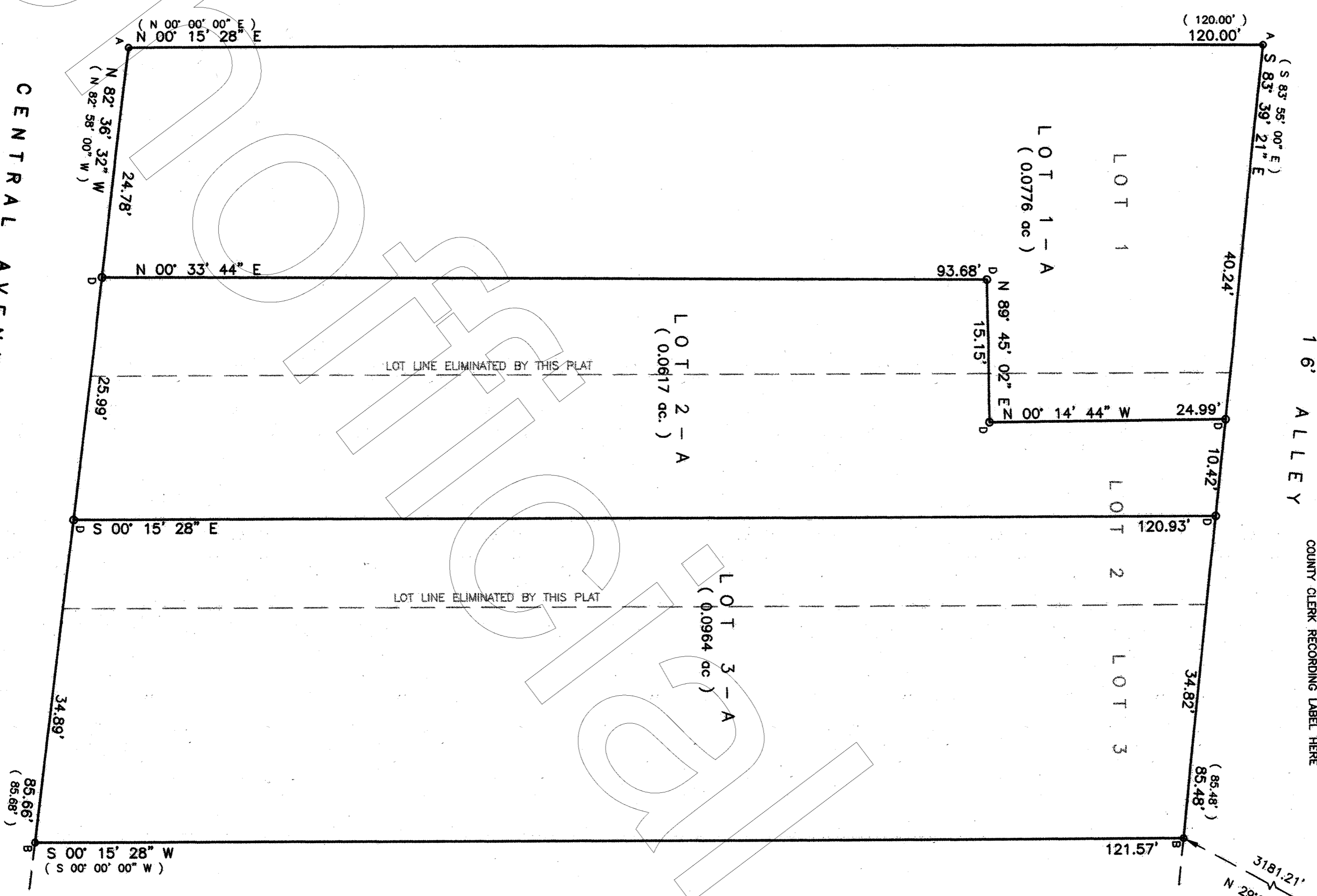
THOMAS D. JOHNSTON, N.M.P.S. No. 14269
Date: 7/29/2020

(1)

2020C-100

ALISO DRIVE, N. E.
(6 0' R. O. W.)

CENTRAL AVENUE, N. E.
(1 0 0' R. O. W.)



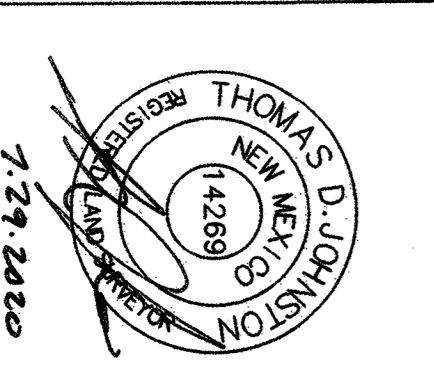
1 6' ALLEY
COUNTY CLERK RECORDING LABEL HERE

DOCH 2020100238
 10/12/2020 02:28 PM Page: 2 of 2 Linda Stover, Bernalillo County
 Plat R-325 00 B 2020C P. 0365
 COUNTY CLERK RECORDING LABEL HERE

LOT 4, BLOCK 4
COLLEGE VIEW BUSINESS ADDITION
(REC. 3/28/1928 IN VOL. C2, FOLIO 114)

ACS MONUMENT "9-117"
 x=1,537,076.105 US SURVEY FEET
 y=1,487,300.883 US SURVEY FEET
 Ground-to-grid: 0.999666869
 Mapping Angle: -00°11'54.85"
 NAD83
 NADSP CENTRAL ZONE MAD 83

PLAT OF
 LOTS 1-A, 2-A & 3-A, BLOCK 4
 COLLEGE VIEW BUSINESS ADDITION
 A REPLAT OF LOTS 1, 2 AND 3
 BLOCK 4, COLLEGE VIEW BUSINESS ADDITION
 WITHIN SECTION 23, T. 10 N., R. 3 E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 JULY 2020



WAYJOHN SURVEYING INC
 1609 2nd STREET NW
 ALBUQUERQUE, N.M. 87102
 PHONE: (505) 255-2082 FAX: (505) 255-2887

MONUMENT LEGEND:
 o = FOUND/SET MONUMENT AS NOTED:
 A: CHISELED (+) IN CONCRETE
 B: FOUND NAIL AND DISK (WAYJOHN 14269)
 C: FOUND #4 NAILS AND DISK (WAYJOHN 14269)
 D: SET NAIL AND DISK (WAYJOHN 14269)

SCALE: 1 INCH = 10 FEET

INDICATING INFORMATION FOR COUNTY CLERK: BLOCK, WILTON S.	DRAWN: J T K	SCALE: 1" = 10'	FILE NO.
LOCATION: SECTION 23, T10N, R3E COLLEGE VIEW BUSINESS ADDITION	CHECKED: T D J	DATE: 22 JULY 2020	SP-06-01-2020
	DRAWING NO. SP060120.DWG		SHEET 2 OF 2

(2)