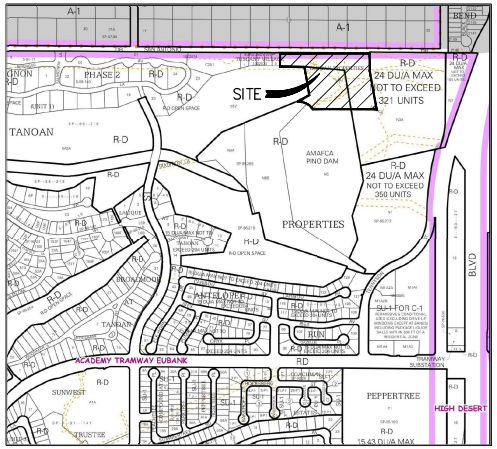
PLAT OF
TUSCANY VILLAGE, UNIT II
LOCATED WITHIN THE ELENA GALLEGOS GRANT
PROJECTED SECTION 27, TOWNSHIP 11 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY 2023



VICINITY MAP
FROM ZONE ATLAS PAGE E-22-Z

NTS

SUBDIVISION DATA

1. ZONE ATLAS MAP NO. E-22; ZONING: R1-D.
2. GROSS SUBDIVISION ACREAGE: 6.653 ACRES.
3. TOTAL NUMBER OF EXISTING LOTS/TRACTS: ONE (1) LOT.
4. TOTAL NUMBER OF LOTS/TRACTS CREATED: NINE (9) LOTS AND ONE (1) REMAINDER TRACT.
5. DATE OF SURVEY: OCTOBER 2019
6. PLAT IS LOCATED WITHIN CITY OF ALBUQUERQUE, NEW MEXICO.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE ONE EXISTING TRACT (TRACT N-7-A-1) AS DESCRIBED IN THAT CERTAIN PLAT FILED IN THE RECORDS OF BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 02, 2012 UNDER DOCUMENT NUMBER 2012078341 INTO NINE NEW LOTS, ONE REMAINDER TRACT AND TO VACATE PUBLIC AND PRIVATE EASEMENTS WITH DEDICATIONS OF RIGHT-OF-WAY.

NOTES

1. BEARINGS SHOWN ON THIS PLAT ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983.
2. DISTANCES ARE GROUND DISTANCES (U.S. FOOT).
3. GRID TO GROUND SCALE FACTOR USED IS 0.999627580 AS PUBLISHED BY ACS MONUMENT "5-D22".
4. THIS PLAT SHOWS ALL EASEMENTS OF RECORD OR MADE KNOWN TO ME BY THE OWNER'S AND/OR PROPERTIES OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES.

LEGEND

◉	FOUND MONUMENT AS NOTED
△	FOUND ACS MONUMENT AS NOTED
○	SET 1/2" REBAR WITH BLUE PLASTIC CAP MARKED "F&C PS 22909"
(N90°00'00"E, 100.00')	RECORD BEARING & DISTANCE
N00°00'00"E, 00.00'	MEASURED BEARING & DISTANCE
— — — — — —	EXISTING EASEMENT LINE
— — — — — —	NEW EASEMENT LINE
— — — — — —	ELIMINATED EASEMENT LINE
—— —— ——	ELIMINATED LOT LINE
▨	VACATED EASEMENT

UTILITY NOTES:

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, 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 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.

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 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 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 SPECIFICALLY DESCRIBED AND SHOWN ON THIS PLAT.

FLOOD ZONE(S):

THE SUBJECT PROPERTY LIES PARTIALLY WITHIN THE FOLLOWING THREE ZONES AS DEPICTED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NO. 35001C0142H, MAP REVISED AUGUST 16, 2012:

1) SPECIAL FLOOD HAZARD ZONE AE, BASE FLOOD ELEVATION 5973'.

2) SPECIAL FLOOD HAZARD ZONE AO. FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN); AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED.

A.B.C.W.U.A. NOTES:

1. THE INSTALLATION OF PUBLIC WATERLINE AND/OR PUBLIC SANITARY SEWER MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL, ONCE THE WATER SERVICE, FIRE PROTECTION AND SANITARY SEWER SERVICE REQUIREMENTS OF ANY FUTURE DEVELOPMENT IS KNOWN.

2. ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) IS GRANTED EASEMENT(S) IN DIMENSIONS NOTED ON THIS PLAT FOR CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT AND OPERATION OF PUBLIC WATER AND SANITARY SERVICE LINES, EQUIPMENT AND FACILITIES REASONABILITY NECESSARY TO PROVIDE SERVICE TOGETHER WITH FREE ACCESS ON AND OVER THE EASEMENT AND THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH AND ANY OTHER OBSTACLES, MODIFICATIONS, OR STRUCTURES WHICH INTERFERE WITH THE USE OF THE EASEMENT."

SOLAR NOTE:

PURSUANT TO SECTION 14-14-4-7 OF THE CITY OF ALBUQUERQUE CODE OF ORDINANCE, "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 TRACTS WITHIN THE AREA OF PROPOSED PLAT.

DESCRIPTION

TRACT N-7-A-1, OF THE BULK LAND PLAT OF TANOAN PROPERTIES SITUATE WITHIN SECTION 27, T. 11 N., R. 4 E., N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, 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 02, 2012 IN PLAT BOOK 2012C, PAGE 87.

THIS TRACT CONTAINS 6.653 ACRES (289,800 SQ. FT.) MORE OR LESS.

FREE CONSENT

SURVEYED AND SUB-DIVIDED AND NOW COMPRISING,

"PLAT OF TUSCANY VILLAGE, UNIT II, WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S), THE EXECUTION OF THIS PLAT IS THEIR FREE ACT AND DEED.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND/OR INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUB-DIVIDED.

SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FORGOING AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

OWNER: WILLIAM E GALBRETH LAND AND DEVELOPMENT CO, LLC.
BY: WILLIAM E GALBRETH
TITLE: MANAGING MEMBER

_____
WILLIAM E. GALBRETH

ACKNOWLEDGEMENT:

STATE OF _____)
)SS.
COUNTY OF_____)

ON THIS ____ DAY OF _____, 2023, BEFORE ME

PERSONALLY APPEARED _____
KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION
EXPIRES: _____

_____
NOTARY PUBLIC

TREASURER'S OFFICE CERTIFICATION

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: _____

PROPERTY OWNER OF RECORD _____

_____

BERNALILLO COUNTY
TREASURER'S OFFICE _____
DATE

DRB NO. : _____

APPLICATION NO. : _____

UTILITY APPROVALS:

PNM ELECTRIC SERVICES DATE

NEW MEXICO GAS COMPANY DATE

CENTURY LINK DATE

COMCAST DATE

CITY APPROVALS:

CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

ABCWUA DATE

PARKS & RECREATION DEPARTMENT DATE

AMAFCA DATE

HYDROLOGY DATE

PLANNING DEPARTMENT DATE

SURVEYOR'S CERTIFICATION

I, ROBERT J. FIERRO, NEW MEXICO PROFESSIONAL SURVEYOR NO. 22909, DO HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION; THAT IT ACCURATELY MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTS AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ROBERT J. FIERRO, NEW MEXICO PROFESSIONAL SURVEYOR 22909

_____ _____
ROBERT J. FIERRO, N.M.P.S. No. 22909 Date

PROJECT NO. 19048

Fierro&Company
ENGINEERING | SURVEYING
3201 4th. STREET NW, SUITE C, ALBUQUERQUE, NM 87107
PH 505.352.8930 www.fierrocompany.com

SHEET 1 OF 3

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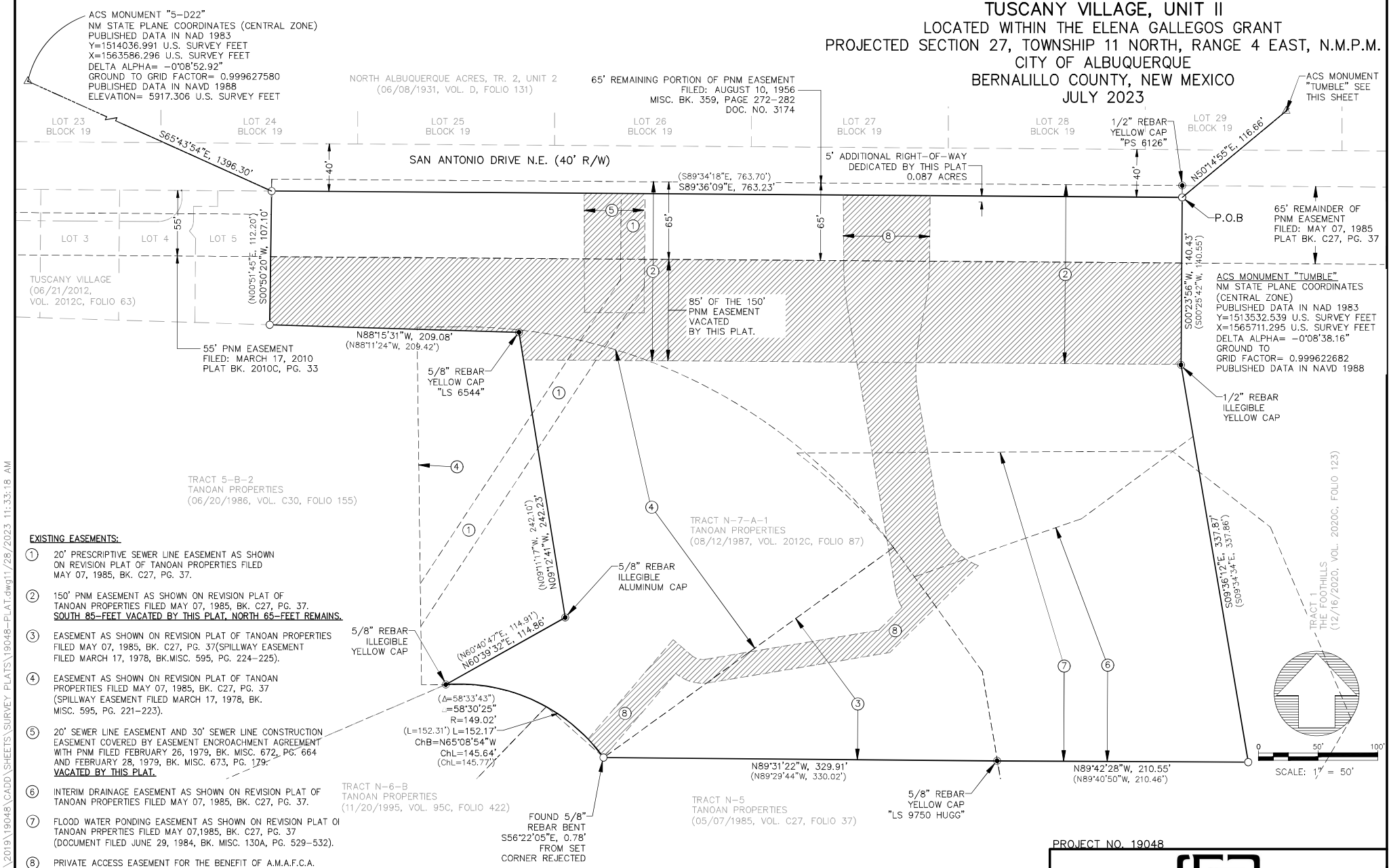

EXISTING EASEMENTS:

1. 20' PRESCRIPTIVE SEWER LINE EASEMENT AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 07, 1985, BK. C27, PG. 37.
2. 150' PNM EASEMENT AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 07, 1985, BK. C27, PG. 37. **SOUTH 85-FEET VACATED BY THIS PLAT. NORTH 65-FEET REMAINS.**
3. EASEMENT AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 07, 1985, BK. C27, PG. 37(SPILLWAY EASEMENT FILED MARCH 17, 1978, BK.MISC. 595, PG. 224-225).
4. EASEMENT AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 07, 1985, BK. C27, PG. 37 (SPILLWAY EASEMENT FILED MARCH 17, 1978, BK. MISC. 595, PG. 221-223).
5. 20' SEWER LINE EASEMENT AND 30' SEWER LINE CONSTRUCTION EASEMENT COVERED BY EASEMENT ENCROACHMENT AGREEMENT WITH PNM FILED FEBRUARY 26, 1979, BK. MISC. 672, PG. 664 AND FEBRUARY 28, 1979, BK. MISC. 673, PG. 179. **VACATED BY THIS PLAT.**
6. INTERIM DRAINAGE EASEMENT AS SHOWN ON REVISION PLAT OF TANOAN PROPERTIES FILED MAY 07, 1985, BK. C27, PG. 37.
7. FLOOD WATER PONDING EASEMENT AS SHOWN ON REVISION PLAT OI TANOAN PRPERTIES FILED MAY 07,1985, BK. C27, PG. 37 (DOCUMENT FILED JUNE 29, 1984, BK. MISC. 130A, PG. 529-532).
8. PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF A.M.A.F.C.A. MAINTENANCE IS THE RESPONSIBILITYOF TRACT N-7-A FILED APRIL 05, 2011, BK. 2011C, PG. 31. **VACATED BY THIS PLAT.**
9. 19.5 WATER AND SANITARY SEWER EASEMENT FILED OCTOBER 14, 2010, DOCUMENT NO. 201004051.

EXISTING EASEMENTS

PROJECT NO. 19048

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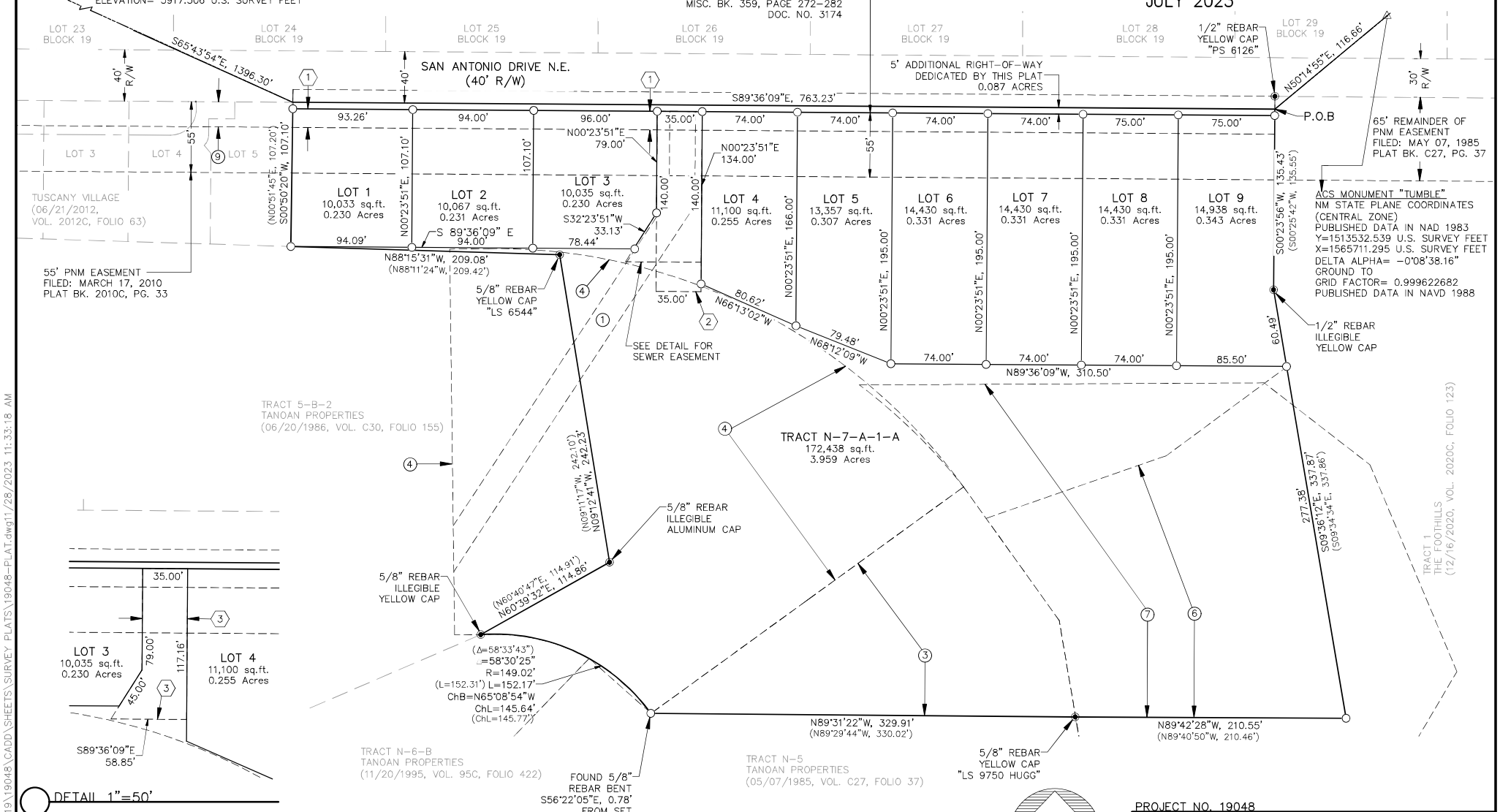

DETAIL 1"=50'

NEW EASEMENTS:

1. 14.5' PUBLIC WATER & SEWER EASEMENT GRANTED BY THIS PLAT.
2. 35' A.M.A.F.C.A. ACCESS EASEMENT GRANTED BY THIS PLAT. TO BE MAINTAINED BY THE OWNERS OF TRACT N-7-A-1-A.
3. PUBLIC SEWER EASEMENT GRANTED BY THIS PLAT.

TUSCANY VILLAGE, UNIT II

SHEET 3 OF 3

PROJECT NO. 19048

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