

VICINITY MAP ZONE ATLAS MAP
NOT TO SCALE K-22-Z

LEGAL DESCRIPTION
Lot 28-A, Block 11, of the plat of Grandview Heights, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, file in the office of the county clerk of Bernalillo county, New Mexico on December 14 in Plat Book 2018C, Page 157.

Contains 0.3904 acres, more or less.

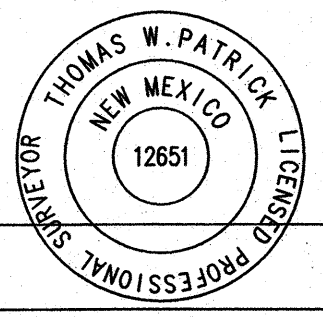
- NOTES:**
- The purpose of this plat is to vacate a portion of a Public Utility Easement being utilized for a guy anchor now relocated out of this portion of the easement, and to dedicate public right-of-way.
 - The basis of bearings is the southerly line of Lot 28-A as measured with the "Trimble VRS Now" GNSS RTK Virtual Reference System. Bearings are New Mexico State Plane, Central Zone, NAD83. Distances are ground distances. Elevation Datum is NAVD88.
 - Bearings and distances shown in () are per the plat of Grandview Heights, City of Albuquerque, 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 December 14, 2018, book 2018C, page 157.
 - Documents used (on file at Bernalillo County Clerk unless noted): plat of lot 1-A and 28-A, Block 11, Grandview Heights filed 12/14/2018, book 2018C, page 157.
 - These properties are located in Zone X, areas determined to be outside the 0.2% annual chance flood plain, per FEMA Flood Insurance Rate Map 35001c0359 G, effective date 09/26/2008, as shown on this plat.
 - All easements of record are shown hereon.

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
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
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 Subdivision Ordinance.

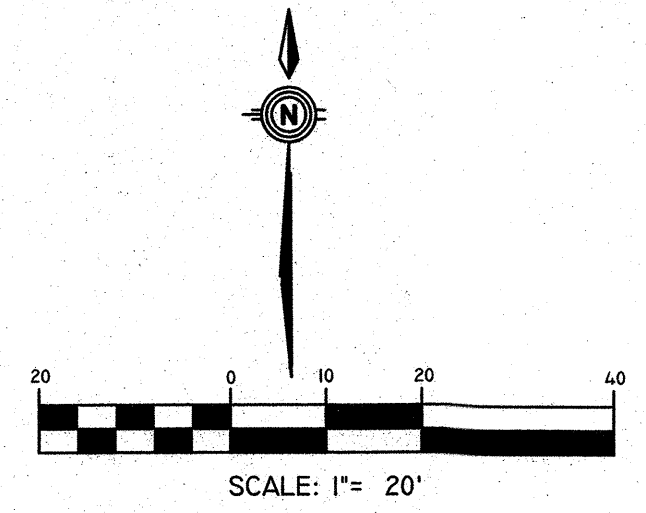
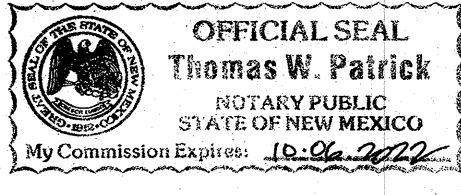
Thomas W. Patrick
New Mexico Professional Surveyor No. 12651



FREE CONSENT:
The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned owners thereof. Said owners do hereby certify that this replat is of their free act and deed, and do hereby vacate a portion of a public utility easement and dedicate public right of way in fee simple with warranty covenants.
8/17/20
Rob McKinney, Managing Member, Worque LLC

Date
ACKNOWLEDGEMENT
State of New Mexico
County of Sandoval SS

Acknowledged before me this 17th day of August, 2020
by Rob McKinney
Rob McKinney (Managing Member, Worque LLC)



EASEMENT VACATION PLAT
LOT 28-A, BLOCK 11
GRANDVIEW HEIGHTS
SITUATE WITHIN
PROJECTED SECTION 15, T.10N., R.4E., N.M.P.M.,
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2020

SITE DATA:

| | |
|-------------------------------------|--------------|
| FEMA Map Number | 35001C0359 G |
| Zoning | MX-L |
| Miles of Full Width Streets Created | 0 Miles |
| No. of Existing Lots | 1 |
| No. of Existing Tracts | 0 |
| No. of Lots Created | 1 |
| No. of Tracts Created | 0 |
| Total Area | 0.3904 acres |
| Acres of Dedicated Right-of-Way | 0.0016 acres |

Project Number: PR-2020-004360
Subdivision Application Number: SD-2020-00156, SD-2020-00154

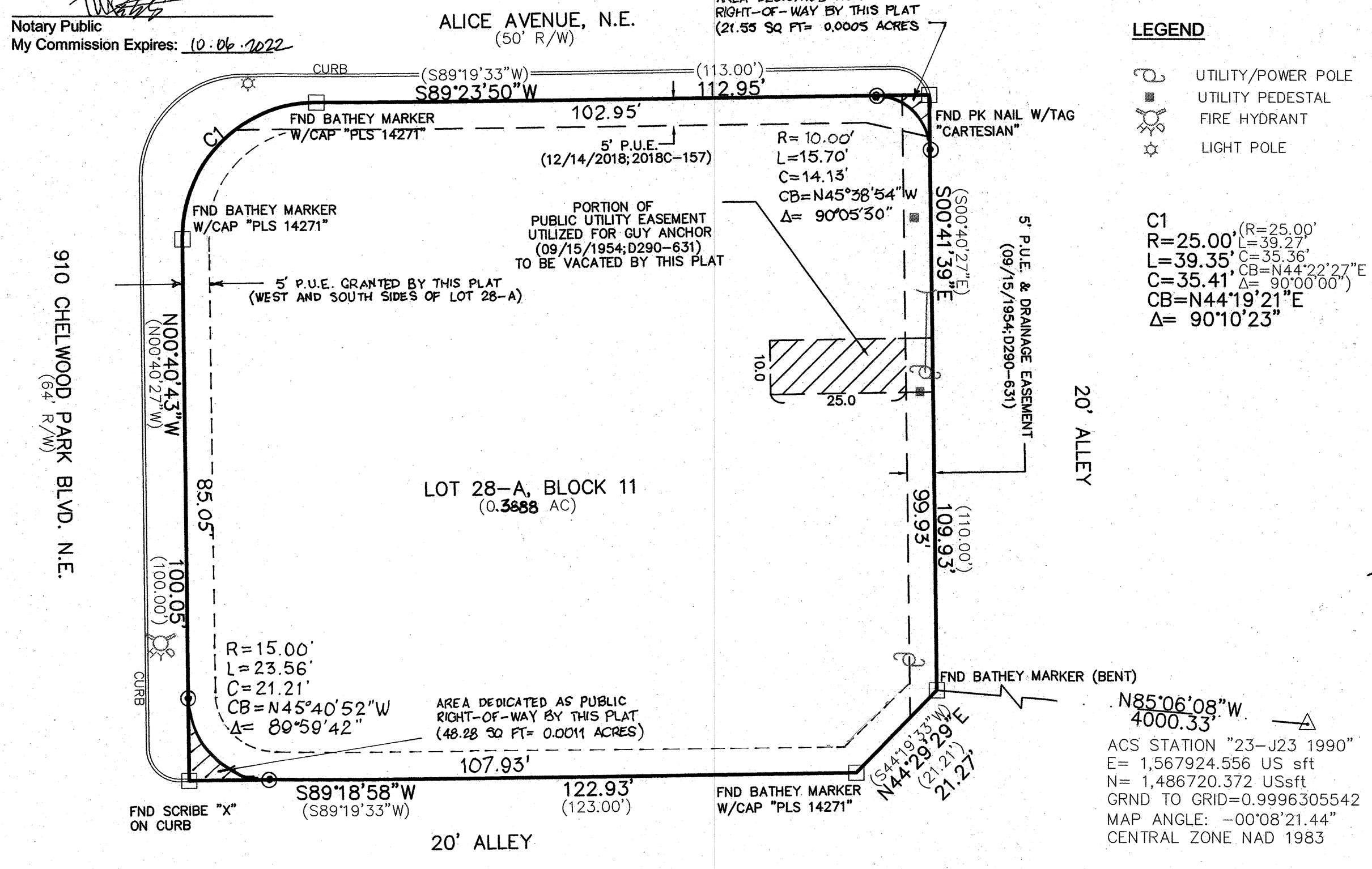
PLAT APPROVAL

UTILITY APPROVALS

| | |
|---------------------------------------|-----------|
| PNM Electric Services | date |
| <i>[Signature]</i> | 8/17/2020 |
| New Mexico Gas Company | date |
| Qwest Corporation dba Century Link QC | date |
| <i>[Signature]</i> | 8/17/20 |
| Comcast | date |

CITY APPROVALS

| | |
|---|-----------|
| City Surveyor | date |
| <i>[Signature]</i> | 8/12/2020 |
| Parks & Recreation Department | date |
| City Engineer | date |
| AMAFCA | date |
| ABCWUA | date |
| Traffic Engineer, Transportation Department | date |
| Environmental Health Department | date |
| Code Enforcement | date |
| DRB Chair, Planning Department | date |



LEGEND

| | |
|--|--------------------|
| | UTILITY/POWER POLE |
| | UTILITY PEDESTAL |
| | FIRE HYDRANT |
| | LIGHT POLE |

C1
R=25.00', L=25.00'
L=39.35', C=35.36'
C=35.41', CB=N44°22'27"E
CB=N44°19'21"E
Δ=90°10'23"

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

INFO FOR COUNTY CLERK:
OWNER: WORQUE, LLC
PROPERTY: LOT 28-A, BLOCK 11, GRANDVIEW HEIGHTS
UPC # 102205827303540128

TREASURER'S CERTIFICATION:
This is to certify that all taxes due and payable have been paid in full pursuant to New Mexico statute 78-38-44.1
LOT 28-A
UPC #: 102205827303540128
Bernalillo County Treasurer's Office: by: _____ Date: _____

MONUMENT LEGEND

| | |
|--|---|
| | FOUND MONUMENT AS NOTED |
| | ACS CONTROL STATION |
| | SET 5/8" REBAR WITH YELLOW CAP STAMPED "PATRICK PS12651" UNLESS OTHERWISE NOTED |

EASEMENT VACATION PLAT
LOT 28-A, BLOCK 11
GRANDVIEW HEIGHTS

DWG PATH: F:\N2020 - Misc Clients\028- Rob McKinley Lot 28-A Replat\GRANDVIEW HEIGHTS\LOT 28-A, BLOCK 11 (ESMT PLAT).dwg
DATE: 02/17/20
SCALE: 1"=20'
CREW: LRC/CFS
DRAWN: SLN
JOB NO: N

Community Sciences Corporation
LAND SURVEYING & LAND PLANNING
P.O. Box 1328, Corrales N.M., 87048 (505) 897.0000

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