



SURVEY LEGAL DESCRIPTION
 Lots numbered Eight (8) through Eleven (11), inclusive, in Block numbered Two (2) of the APACHE TRAIL ADDITION to the City of Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the Plat thereon, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on April 18, 1923, in Volume 82, Page 48.

PURPOSE OF PLAT
 This plat has been prepared for the purpose of creating two lots from four existing lots.

NOTES

- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83.
- Bearings and distances in parentheses are from existing plat.
- Point-to-point distances on field measurements made on the ground.
- Monuments recovered and accepted or reset are noted on inscribed plat.
- No property within the area of requested plat shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting water collection from being retained 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.
- The subject properties (as shown hereon) appear to lie within "Zone 1" of the National Flood Hazard Program Flood Insurance Rate Map Number 35011002200 Revised September 25, 2008.

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

FREE CONSENT
 The platting of the property as described above is in 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.

Eric Ortiz 3/15/22
 Eric Ortiz, authorized representative of DR Investments LLC, a New Mexico Limited Liability Company
 STATE OF NEW MEXICO)
 NOTARY PUBLIC)
 My Commission No. 1088083)
 Commission Expires February 11, 2025)
 COUNTY OF BERNALILLO)
 On this 15th day of March, 2022, the foregoing instrument was acknowledged by:
 Eric Ortiz, authorized representative of DR Investments LLC, a New Mexico Limited Liability Company
 My Commission expires February 11, 2025

PLAT OF
**LOTS 9-A AND 11-A, BLOCK 2
 APACHE TRAIL ADDITION**
 A REPLAT OF LOTS 8-11, BLOCK 2, APACHE TRAIL ADDITION
 WITHIN PROJECTED SECTION 8, T. 10 N., R. 3 E., N.M.P.M.
 WITHIN THE TOWN OF ALBUQUERQUE GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2022

PROJECT NUMBER: **PR-2022-006535**
 Application Number: **SP-2022-00075**

Utility Company Approval:
 PNM Electric Services
 Digitally signed by Jeff Estvanko
 Date: 2022.04.27 12:52:27 -0600
 Date: 4/5/2022

New Mexico Gas Company
 Digitally signed by Abdul R. Chuiyan
 Date: 4/28/2022
 Digitally signed by Quest Corporation
 Date: 4/16/2022

City Surveyor:
 Loree N. Resendover, P.S.
 Date: 3/14/2022

Real Property Division:
 Date: _____

Environmental Health Department:
 Date: Jun 9, 2022

Public Works Department:
 Date: Jun 13, 2022

Parks and Recreation Department:
 Date: Jun 9, 2022

City Engineering/Hydrology:
 Date: 4/11/2022

City Planning Department:
 Date: Jun 9, 2022

City Development Department:
 Date: Jun 14, 2022

City Clerk:
 Date: 4/6/2022

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. 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 in the right to build, repair, 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 install and maintain facilities for such purposes, 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 in-ground), 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/substations, as installed, shall extend ten (10) feet in front of transformer/substation doors and five (5) feet on each side.

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGCO) and Quest Corporation d/b/a CenturyLink (QUEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGCO and QUEST do not solve 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.

NOTE: THE PROPERTY OWNER'S REQUEST FOR A DEVELOPMENT REVIEW BOARD (DRB) DETERMINATION TO ALLOW THE EXISTING 40' WIDE SLIGHT-OF-FIELD WIDTH FROM THE WEST SIDE OF THE PROPERTY TO BE USED AS A DRIVEWAY TO THE PROPERTY IS SUBJECT TO THE DRB'S DETERMINATION TO ALLOW THE EXISTING 40' WIDE SLIGHT-OF-FIELD WIDTH FROM THE WEST SIDE OF THE PROPERTY TO BE USED AS A DRIVEWAY TO THE PROPERTY.

FOR BERNALILLO COUNTY REQUIREMENTS OFFICE USE ONLY
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 LOTS 1 + 04 028 203 20251, 1 074 028 202 20252

PROPERTY OWNER OF RECORD:
 PEREZ FRANK HILL TRUSTEE PEREZ TRUST
 BERNALILLO COUNTY TREASURER'S OFFICE
 Date: 6-21-22

SUBDIVISION DATA

- DRB Project No. _____
- Zone Atlas Index No. H-14
- Gross acreage 0.2130 Ac.
- Existing number of lots 4
- Replotted number of lots 2

Thomas D. Johnson, N.M.P.S. No. 14269
 Date: 3/14/2022

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

RECEIVED INFORMATION FOR COUNTY CLERK:
 PEREZ FRANK HILL TRUSTEE PEREZ TRUST

DRAWN: T R J
 CHECKED: T D J
 DATE: 16 FEB 2022

SCALE: 1" = 20'
 FILE NO.: SP-2-01-2022
 SHEET 1 OF 1

2022C-62