

**Plat for
Lot 58-A
Rossiter Addition
Being Comprised of
Lots 58 and 59
Rossiter Addition
City of Albuquerque
Bernalillo County, New Mexico
April 2021**

Easement Notes

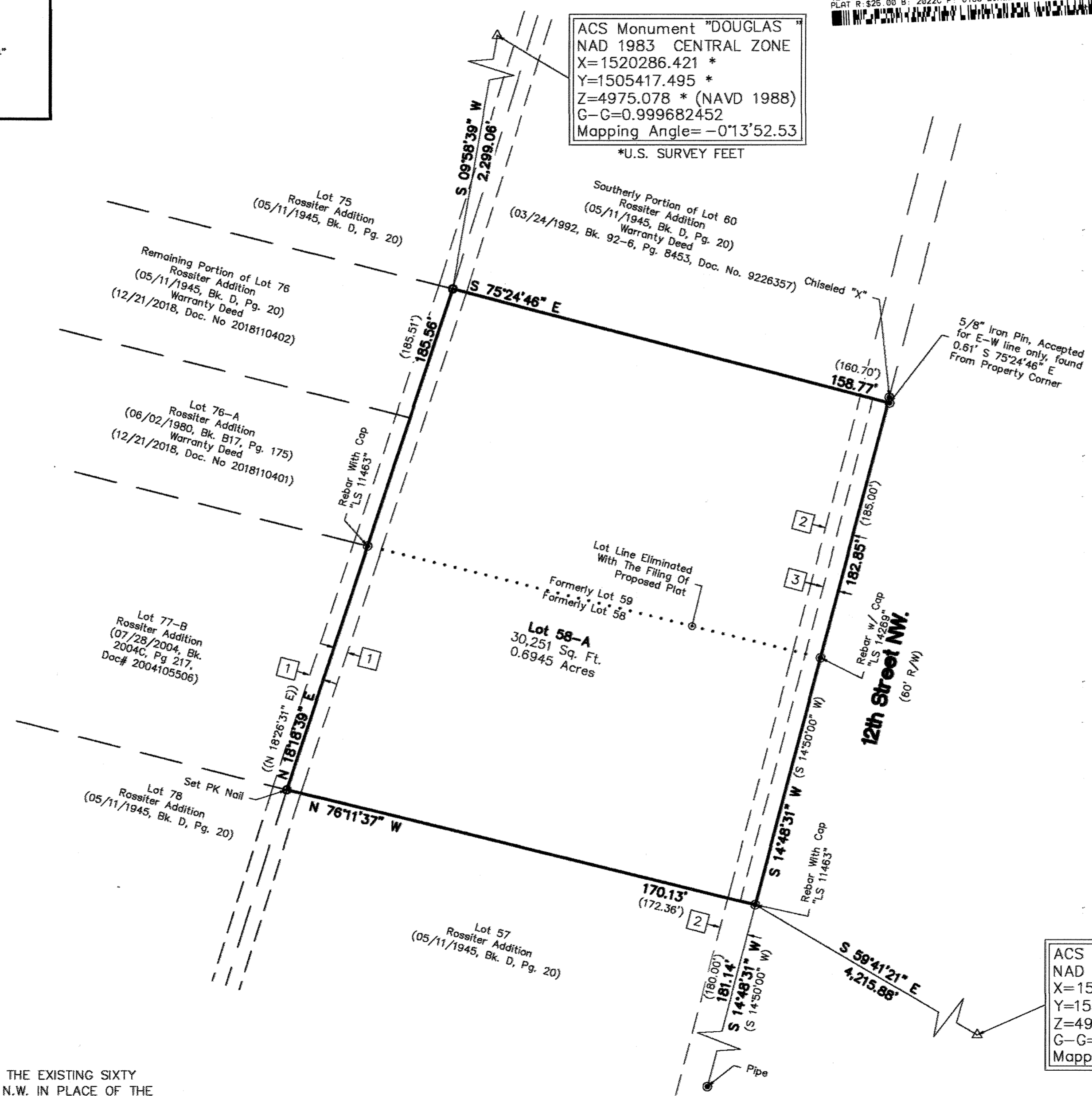
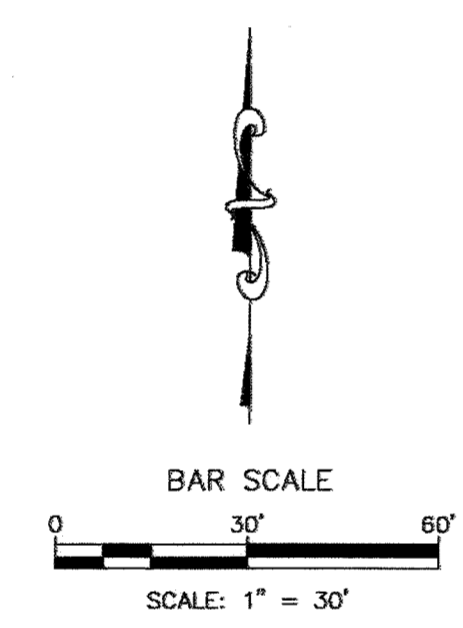
- 1 EXISTING 5' UTILITY & IRRIGATION DITCH EASEMENT (05/11/1945, BK. D, PG. 20)
- 2 EXISTING 10' WATERLINE EASEMENT (03/03/2015, DOC# 2015017766)
- 3 5.5' PUBLIC SIDEWALK EASEMENT AND PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (05/11/1945, BK. D, PG. 20)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (07/28/2004, BK. 2004C, PG. 217)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
△	ACS MONUMENT

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PLAT R 326 00 B: 2022C P: 0138 Linda Stover, Bernalillo County

ACS Monument "DOUGLAS"
NAD 1983 CENTRAL ZONE
X=1520286.421 *
Y=1505417.495 *
Z=4975.078 * (NAVD 1988)
G-G=0.999682452
Mapping Angle=-0°13'52.53
*U.S. SURVEY FEET



ACS Monument "NM_47_10"
NAD 1983 CENTRAL ZONE
X=1523633.488 *
Y=1500810.208 *
Z=4970.252 * (NAVD 1988)
G-G=0.999681770
Mapping Angle=-0°13'28.96
*U.S. SURVEY FEET

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 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 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/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.

IDO and DPM Waiver Notes

AN ADMINISTRATIVE DETERMINATION ALLOWING FOR THE EXISTING SIXTY (60) FOOT WIDE RIGHT OF WAY FOR 12TH STREET N.W. IN PLACE OF THE REQUIRED DPM STANDARD 62 FEET RIGHT-OF-WAY WIDTH OF A MAJOR COLLECTOR STREET WAS APPROVED FOR THE PLATTED PROPERTY BY THE CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD AT A PUBLIC HEARING ON MAY 11, 2022.

CSI-CARTESIAN SURVEYS INC.
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