

LEGAL DESCRIPTION

BEING A REPLAT OF PORTION OF TRACTS 107-B, 107-C, TOGETHER WITH TRACT 106-A FOUND IN M.R.G.C.D. MAP # 38, WITHIN PROJECTED SECTION 18, T 10 N, R 3 E, N.M.P.M. TOWN OF ALBUQUERQUE GRANT CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO.

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 THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES. EASEMENTS FOR ELECTRIC TRANSFORMER SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/ SWITCHGEAR DOORS AND (5) FEET ON EACH SIDE.

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 RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO 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 EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTEES" FOR PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF "GRANTEES" INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN 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 DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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, DECKINGS, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

FREE CONSENT AND VACATION

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACTS SHOWN HEREON AND HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEIR COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND HEREBY GRANT ALL EASEMENTS AND DEDICATE ALL PUBLIC EASEMENTS SHOWN HEREON AND VACATED AS EASEMENTS SHOWN, SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY:

OWNER: *[Signature]* 2/10/2023

ACKNOWLEDGMENT

STATE OF New Mexico
NOTARY PUBLIC
COUNTY OF Bernalillo

THIS INSTRUMENT WAS KNOWN AND SIGNED BEFORE ME ON THIS 10th DAY OF February, 2023, BY [Signature]

NOTARY PUBLIC: [Signature]
MY COMMISSION EXPIRES: 12/07/2025

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE # 103058281493109 1013058281423110

BERNALILLO COUNTY TREASURER'S OFFICE

SURVEYOR'S CERTIFICATE

I, DAVID P. ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE. SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature] 02/07/2023
DAVID P. ACOSTA, NMPS No. 21082

PLAT OF TRACT A
THE PEARL ADDITION
BEING A REPLAT OF TRACTS 107-B, 107-C TOGETHER WITH TRACT 106-A WITHIN PROJECTED SECTION 18, T 10 N, R 3 E, N.M.P.M. TOWN OF ALBUQUERQUE GRANT CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO FEBRUARY 2023

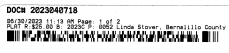
PROJECT NUMBER: PR-2022-006844 APPLICATION NUMBER: SD-2023-00060

CITY APPROVALS	DATE
<i>[Signature]</i> Loran N. Barendseover, P.S.	2/7/2023
CITY SURVEYOR	DATE
<i>[Signature]</i> Ernest Arango	Jun 9, 2023
TRAFFIC ENGINEER, TRANSPORTATION DIVISION	DATE
<i>[Signature]</i> Ray Street	2/17/2023
M.R.G.C.D.	DATE
<i>[Signature]</i> Mike Miller	Hydrology Jun 8, 2023
PARKS AND RECREATION DEPARTMENT	DATE
<i>[Signature]</i> A.M. Garcia	2/17/2023
A.M. Garcia	DATE
<i>[Signature]</i> Mike Miller	Jun 15, 2023
ABEWA	DATE
<i>[Signature]</i> Mike Miller	Jun 22, 2023
ABEWA	DATE
<i>[Signature]</i> Mike Miller	Jun 8, 2023
HYDROLOGY	DATE
<i>[Signature]</i> Mike Miller	Jun 8, 2023
PLANNING DEPARTMENT	DATE
<i>[Signature]</i> Mike Miller	Jun 9, 2023
CODE ENFORCEMENT	DATE

UTILITY APPROVALS	DATE
<i>[Signature]</i> PNM ELECTRIC SERVICES	Jan 20 2023
PNM ELECTRIC SERVICES	DATE
<i>[Signature]</i> NEW MEXICO GAS	1/20/2023
NEW MEXICO GAS	DATE
<i>[Signature]</i> Natalia Antonis	2/9/2023
QWEST CORPORATION D.B.A. CENTURY LINK QC	DATE
<i>[Signature]</i> Mike Miller	19/Jan/2023
COMCAST	DATE
M.R.G.C.D.	DATE

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENT, RIGHT OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER, ADDITION OR PLAT SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

[Signature] Ray Street 2/17/2023
APPROVED DATE



PR-2022-006844-SD-2023-00060

