

VICINITY MAP No. J-17-Z

LEGAL DESCRIPTION
LOTS NUMBERED ONE (1) THRU FIVE (5) INCLUSIVE OF WH. RICHARDSON'S SUBDIVISION OF TRACT 4, PUEBLO ALTO, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 28, 1949 IN VOLUME B, FOLD 145



PLAT OF LOT 1-A WH RICHARDSON'S SUBDIVISION OF TRACT 4, PUEBLO ALTO WITHIN SECTION 14, T. 10 N., R. 3 E., N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO FEBRUARY 2023

Table with utility approvals: PUBLIC SERVICE COMPANY OF NEW MEXICO, NEW MEXICO GAS COMPANY, WEST CORPORATION D/B/A CENTURYLINK, COMCAST.

Table with city approvals: CITY SURVEYOR, HYDROLOGY, ENVIRONMENTAL HEALTH DEPARTMENT, TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, ABCWA, PARKS AND RECREATION DEPARTMENT, AMAPCA, CITY ENGINEER, PLANNING DEPARTMENT, CODE ENFORCEMENT.

PURPOSE OF PLAT: THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS ONE (1) THRU FIVE (5) INTO ONE (1) LOT, DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE AND GRANT ANY EASEMENTS AS SHOWN.

- GENERAL NOTES: 1) UNLESS NOTED, NO. 4 REBAR WITH CAP STAMPED P.S.#11483 WERE SET AT ALL PROPERTY CORNERS. 2) THIS PLAT SHOWS ALL EASEMENTS OF RECORD. 3) TOTAL AREA OF PROPERTY: 0.3095 ACRES. 4) BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983. 5) DISTANCES ARE GROUND, BEARINGS ARE GRID. 6) BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD. 7) DATE OF FIELD WORK: NOVEMBER 2022. 8) 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 ERRECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. 9) PLATS USED TO ESTABLISH BOUNDARY. A: PLAT OF PUEBLO ALTO FILED: MAY 28, 1949 IN VOLUME B, FOLD 145 10) THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X, WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN FIRM PANEL No. 55001C0354H DATED 8-16-2012

PUBLIC UTILITY EASEMENTS: Public Utility Easements shown on this plat are granted by the common and joint use of A. Public Service Company of New Mexico (P.S.C.), a New Mexico corporation, (P.M. Electric) for installation, maintenance, and service of overhead and underground electric transmission, and other equipment and related facilities reasonably necessary to provide electrical service. 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 service. C. WEST CORPORATION D/B/A CENTURYLINK for the installation, maintenance, and service of such traps, cable, and other related equipment and facilities reasonably necessary to provide communication services. D. COMCAST for the installation, maintenance, and service of such traps, cable, and other related equipment and facilities reasonably necessary to provide cable service. E. The right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, remove, modify, replace, operate and maintain facilities for purposes described above, together with the right to, from, over and under 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 and service to customers of Grantor, including jurisdiction, working area space for electric transmission, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes and intent herein. No building, sign, post, advertisement or other structure, mobile home, trailer, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated directly on or adjacent to said easements, nor shall any other structure be erected or constructed on said easements, nor shall any other structure be erected or constructed on or near easements shown on this plat. Easements for electric transmission facilities, as required, shall extend ten (10) feet in front of transmission/substation doors and five (5) feet on each side. F. Grantor warrants that the easements shown on this plat are in full compliance with applicable laws and regulations. G. Grantor warrants that the easements shown on this plat are in full compliance with applicable laws and regulations. H. Grantor warrants that the easements shown on this plat are in full compliance with applicable laws and regulations. I. Grantor warrants that the easements shown on this plat are in full compliance with applicable laws and regulations. J. Grantor warrants that the easements shown on this plat are in full compliance with applicable laws and regulations. K. Grantor warrants that the easements shown on this plat are in full compliance with applicable laws and regulations. L. Grantor warrants that the easements shown on this plat are in full compliance with applicable laws and regulations. M. Grantor warrants that the easements shown on this plat are in full compliance with applicable laws and regulations. N. Grantor warrants that the easements shown on this plat are in full compliance with applicable laws and regulations. O. Grantor warrants that the easements shown on this plat are in full compliance with applicable laws and regulations. P. Grantor warrants that the easements shown on this plat are in full compliance with applicable laws and regulations. Q. Grantor warrants that the easements shown on this plat are in full compliance with applicable laws and regulations. R. Grantor warrants that the easements shown on this plat are in full compliance with applicable laws and regulations. S. Grantor warrants that the easements shown on this plat are in full compliance with applicable laws and regulations. T. Grantor warrants that the easements shown on this plat are in full compliance with applicable laws and regulations. U. Grantor warrants that the easements shown on this plat are in full compliance with applicable laws and regulations. V. Grantor warrants that the easements shown on this plat are in full compliance with applicable laws and regulations. W. Grantor warrants that the easements shown on this plat are in full compliance with applicable laws and regulations. X. Grantor warrants that the easements shown on this plat are in full compliance with applicable laws and regulations. Y. Grantor warrants that the easements shown on this plat are in full compliance with applicable laws and regulations. Z. Grantor warrants that the easements shown on this plat are in full compliance with applicable laws and regulations.

FREE CONSENT AND DEDICATION: THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE HEREBY DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEES SIMPLE WITH WARRANTY COVENANTS.

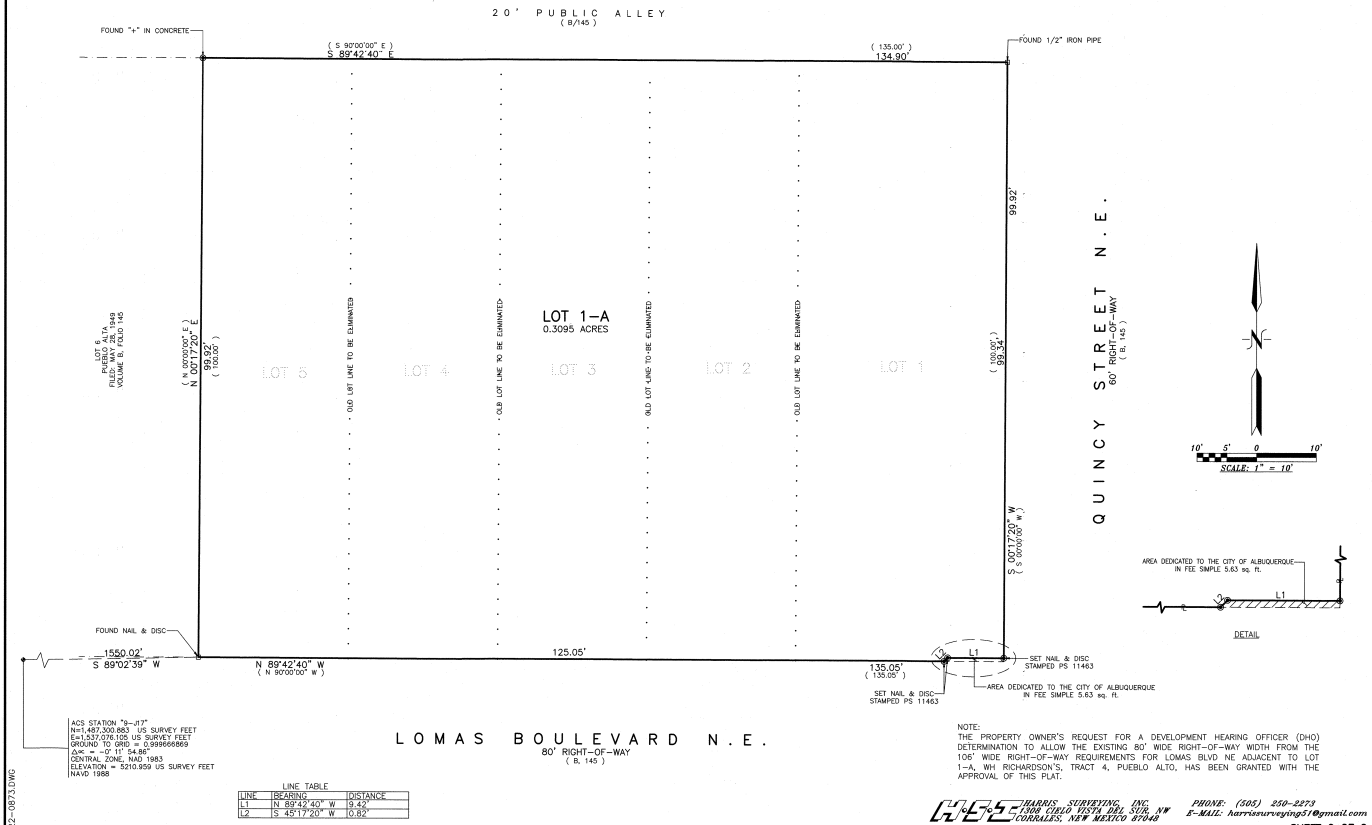
SURVEYORS CERTIFICATE: STATE OF NEW MEXICO (S.S. COUNTY OF BERNALILLO) I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO. GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 17th DAY OF FEBRUARY, 2022.

Notary Public: George C. Daskalos, State of New Mexico, Commission Expires April 3, 2024. Handwritten signatures and dates.

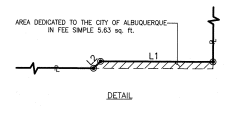
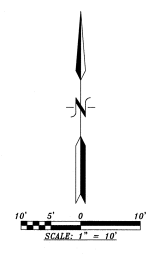
Acknowledgment: STATE OF NEW MEXICO (S.S. COUNTY OF BERNALILLO) THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC ON THIS 17th DAY OF FEBRUARY, 2022 BY: George C. Daskalos, Anthony L. Harris, My Commission Expires: 4/3/2024

Professional seal of Anthony L. Harris, Surveyor, State of New Mexico, #11483. Includes contact information for Harris Surveying, Inc.

PLAT OF
LOT 1-A
 WH RICHARDSON'S SUBDIVISION OF
 TRACT 4, PUEBLO ALTO
 WITHIN
 SECTION 14, T. 10 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2023



QUINCY STREET N.E.
 60' RIGHT-OF-WAY (R/W)



ACS STATION "8-117"
 N=1497300.883 US SURVEY FEET
 E=1527076.105 US SURVEY FEET
 GROUND TO GRID = 0.999566665
 ΔK = 0' 11" 54.86"
 CENTRAL ANGLE = 5410.959 US SURVEY FEET
 NAVD 1988

LINE	BEARING	DISTANCE
L1	N 89°42'40" W	0.82
L2	S 45°17'20" W	0.82