



Location Map  
Zone Atlas Map No. J-13-Z

**Subdivision Data:**  
ZONING: J-13-Z  
GROSS SUBDIVISION ACREAGE: 0.3409 ACRES  
ZONE ATLAS INDEX NO: J-13-Z  
NO. OF TRACTS CREATED: 4  
NO. OF LOTS CREATED: 4  
MILES OF FULL-WIDTH STREETS CREATED: 0  
DATE OF SURVEY: JUNE 27, 2018

**Purpose of Plat**  
THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING FOUR LOTS AND VACATED RIGHT OF WAY INTO FOUR NEW LOTS

**Notes:**  
1. THE PROPERTY ON THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS RECORDED AT 1/2018.  
2. PLAT SHOWS ALL EASEMENTS OF RECORD.

**Public Utility Easements**  
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON 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 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 ORATOR 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 ANY STRUCTURES SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS NOR SHALL 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 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), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

**Legal Description**

LOTS LETTERED "B" AND "C" OF THE DOLORES OTERO DE BURG'S AMENDED PLAT OF LOTS 11-12-13 AND 14 IN BLOCK FORTY-FOUR (44) OF THE PEREA ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE SAID AMENDED AND SUPPLEMENTAL PLAT FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO, OCTOBER 31ST, 1912, IN PLAT BOOK A1, FOLIO 81; ALSO ALL THAT PORTION OR TRACT OF LAND IN THE CITY OF ALBUQUERQUE, NEW MEXICO, WHICH LIES NORTH OF THE NORTH LINE OF LOTS LETTERED "B" AND "C" OF DOLORES OTERO DE BURG'S AMENDED AND SUPPLEMENTAL PLAT OF LOTS 11-12-13 AND 14 IN BLOCK (44) OF THE PEREA ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE SAID AMENDED AND SUPPLEMENTAL PLAT FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO, OCTOBER 31ST, 1912, AND SAID TRACT LIES SOUTH OF THE SOUTH LINE OF MOUNTAIN ROAD, AND BEING BOUNDED AS FOLLOWS, TO-WIT: ON THE NORTH BY MOUNTAIN ROAD; ON THE EAST BY LANDS OF ALBUQUERQUE GAS & ELECTRIC COMPANY; ON THE SOUTH BY SAID LOT LETTERED "B" AND "C" ABOVE; ON THE WEST BY LOT LETTERED "D" OF THE DOLORES OTERO DE BURG'S AMENDED & SUPPLEMENTAL PLAT OF LOTS 11-12-13 AND 14 IN DESCRIBED; ON THE WEST BY LOT LETTERED "D" OF THE DOLORES OTERO DE BURG'S AMENDED & SUPPLEMENTAL PLAT OF LOTS 11-12-13 AND 14 IN DESCRIBED; BEGINNING AT THE NORTHEAST CORNER OF LOT "D" IN BLOCK 44 OF THE PEREA ADDITION TO THE CITY OF ALBUQUERQUE, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF DOLORES OTERO DE BURG'S AMENDED AND SUPPLEMENTAL PLAT OF LOTS 11 TO 14 IN SAID BLOCK 44 SHOWN AND DESIGNATED ON THE MAP OF DOLORES OTERO DE BURG'S AMENDED AND SUPPLEMENTAL PLAT OF LOTS 11 TO 14 IN SAID BLOCK 44 FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 31ST, 1912 AND FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 31ST, 1912, IN PLAT BOOK A1, FOLIO 81. ALSO ALL THAT PORTION OF THE TRACT OF LAND WHICH WAS FORMERLY A PART OF MOUNTAIN ROAD IN THE CITY OF ALBUQUERQUE, AND WHICH WAS VACATED BY RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ALBUQUERQUE ADOPTED AT ITS MEETING OF AUGUST 18TH, 1931, WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT "D" IN BLOCK 44 OF THE PEREA ADDITION TO THE CITY OF ALBUQUERQUE, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF DOLORES OTERO DE BURG'S AMENDED AND SUPPLEMENTAL PLAT OF LOTS 11 TO 14 IN SAID BLOCK 44 SHOWN AND DESIGNATED ON THE MAP OF DOLORES OTERO DE BURG'S AMENDED AND SUPPLEMENTAL PLAT OF LOTS 11 TO 14 IN SAID BLOCK 44 FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 31ST, 1912 AND FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 31ST, 1912, IN PLAT BOOK A1, FOLIO 81. THENCE IN A NORTHERLY DIRECTION ALONG THE NORTH LINE OF SAID LOT "D" AND LOT "E" IN SAID BLOCK 44, TO THE NORTHWEST CORNER OF SAID LOT "E"; THENCE IN A NORTHERLY DIRECTION ALONG AN EXTENSION OF THE EAST LINE OF THE ALLEY RUNNING NORTH AND SOUTH IN SAID BLOCK 44 TO THE SOUTH LINE OF SAID MOUNTAIN ROAD TO A POINT WHICH IS THE INTERSECTION OF THE EASTERLY LINE OF SAID MOUNTAIN ROAD TO A POINT WHICH IS THE INTERSECTION OF THE EASTERLY LINE OF SAID LOT "D" BLOCK 44, OF THE PEREA ADDITION EXTENDED NORTHERLY WITH THE SAID SOUTH LINE OF MOUNTAIN ROAD; THENCE IN A SOUTHERLY DIRECTION ALONG THE SAID EXTENSION OF THE EAST LINE OF SAID LOT "D" IN BLOCK 44, TO THE NORTHEAST CORNER OF SAID LOT "D"; THE PLACE OF BEGINNING, SAID LOTS BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (NAD 83, CENTRAL ZONE) AND GROUND DISTANCE (US SURVEY FOOT) AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING ON THE EAST LINE OF A 16 FOOT ALLEY, MARKED BY A FOUND NO. 4 REBAR WITH RED PLASTIC CAP "PS 14269 WAYJOHN", FROM WHENCE A TIE TO A.R.G.S. MONUMENT "12" J13" BEARS S 04°19'12" W, A DISTANCE OF 1,156.18;  
THENCE FROM SAID POINT OF BEGINNING, ALONG SAID EAST LINE, N 11°16'01" E, A DISTANCE OF 157.43 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT, LYING ON THE INTERSECTION OF SAID EAST LINE AND THE SOUTH RIGHT OF WAY LINE OF MOUNTAIN ROAD, N.W. MARKED BY A FOUND NO. 4 REBAR WITH ALUMINUM TAG "PS 14269";  
THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, S 68°58'16" E, A DISTANCE OF 101.12 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT, MARKED BY A FOUND CHISELED "X";  
THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, S 11°08'06" W, A DISTANCE OF 140.09 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT, MARKED BY A FOUND PK NAIL WITH BRASS TAG "PS 14269";  
THENCE N 78°50'45" W, A DISTANCE OF 99.98 FEET TO THE POINT OF BEGINNING, CONTAINING 0.3409 ACRES (14,848 SQUARE FEET), MORE OR LESS, NOW COMPRISING OF LOTS B-1, C-1, D-1 AND E-1, BLOCK 44, PEREA ADDITION.

**Solar Note:**

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION 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 OF PARCELS WITHIN THE AREA OF THIS PLAT.

**Free Consent**

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

*Ann N. Liem* 7/30/2018  
ANN N. LIEM  
MANAGER  
PLL ENTERPRISES, LLC

**Acknowledgment**

STATE OF NEW MEXICO ) SS  
COUNTY OF BERNALILLO )  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30<sup>TH</sup> DAY OF JULY, 2018 BY  
ANN N. LIEM, MANAGER, PLL ENTERPRISES, LLC  
BY *[Signature]* MY COMMISSION EXPIRES: 11/13/2020  
NOTARY PUBLIC

DOC# 2019023885  
03/28/2019 11:43 AM Page 1 of 2  
PLAT # 255-00 8 201902 0024 Linda Stover, Bernalillo County

Plat of  
Lots B-1, C-1, D-1 and E-1, Block 44  
**Perea Addition**  
Town of Albuquerque Grant, Projected  
Section 18, Township 10 N., Range 3 E., N.M.P.M.  
Albuquerque, Bernalillo County, New Mexico  
July 2018

Project No. 2018-001403  
Application No. 18DRB-PS 2018-00012

**Utility Approvals**

*[Signature]* DATE 12-1-18  
PNM DATE 12/12/18  
NEW MEXICO GAS COMPANY DATE 12/12/2018  
QWEST CORPORATION D/B/A CENTURYLINK QC DATE 12/12/18  
COMCAST

**City Approvals**

*John N. Reinboer* P.S. 7/31/18  
CITY SURVEYOR DATE 3/20/19  
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT DATE 03-20-19  
A.B.C.W.U.A. DATE  
N/A  
PARKS AND RECREATION DEPARTMENT DATE 12/13/18  
AMAFCA DATE 3/20/19  
CITY ENGINEER DATE 3/20/19  
CODE ENFORCEMENT DATE 3-28-2019  
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND  
PAID ON UPC # 101305839331810906 101305839331910907  
PROPERTY OWNER OF RECORD:  
*[Signature]* PHILIP HANSEN, Ann N. Liem & Liem

**Surveyor's Certificate**

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

*[Signature]* 7/30/18  
LARRY W. MEDRANO  
N.M.P.S. No. 11993



2018-11-19 09:45 AM, B.C.D. Albuquerque, NM CAD Plat 18 1008P JMC, 1/20/2018 7:50:00 AM, BERNALILLO

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK			
STATE PLANE ZONE: NM-C	GRID	STANDARD		LAND GRANT	TOWN OF ALBUQUERQUE GRANT	PROPERTY OWNER	PLL ENTERPRISES, LLC				
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES	SECTION	18	TOWNSHIP	10 NORTH	RANGE	3 EAST	MERIDIAN	NMPPM
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM		BASE POINT FOR SCALING AND/OR ROTATION: N = 0, E = 0		CITY	ALBUQUERQUE	COUNTY	BERNALILLO	STATE	NM	UPC	101305839331810906
CONVERSION SCALE FACTOR: GRID TO GROUND: 1.00031928		DISTANCE ANNOTATION: GROUND									
GROUND TO GRID: 0.99966807739		BEARING ANNOTATION: GRID									
		ELEVATION TRANSLATION: ±0.00'									
		ELEVATION VALUE: NO									

PROJECT INFORMATION	
CREW/TECH: MC	DATE OF SURVEY: 06/27/2018
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO. 18-1098P	SHEET NUMBER 1 OF 2

**PRECISION SURVEYS, INC.**  
OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113  
505.856.5700 PHONE  
505.856.7900 FAX

## Easement Notes:

A DRAINAGE FACILITIES AND/OR DETENTION AREAS MAINTAINED BY LOT OWNER AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ["DETENTION AREAS"] ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING\* AND MAINTAINING OF DRAINAGE FACILITIES [STORM WATER DETENTION FACILITIES] IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. \*\* NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT [DETENTION AREA] AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT [DETENTION AREA] AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION.

THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OR MODIFY SAID DRAINAGE FACILITY.

RECORDING STAMP  
DOC# 2018023885  
03/29/2019 11:43 AM Page 2 of 2  
PLAT # 205 00 8 201905 2024 Linda Stever, Bernalillo County

Re-Plat of  
Lots B-1, C-1, D-1 and E-1, Block 44  
**Perea Addition**  
Town of Albuquerque Grant, Projected  
Section 18, Township 10 N., Range 3 E., N.M.P.M.  
Albuquerque, Bernalillo County, New Mexico  
December 2018

RECEIVED  
JUL 29 2019  
LAND DEVELOPMENT

Point of Beginning

A.G.R.S. MONUMENT "12-113"  
STANDARD A.C.S. BRASS DISC  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE-N.A.D. 1983)  
N=1,469,275.084 US SURVEY FEET  
E=1,517,168.92 US SURVEY FEET  
PUBLISHED EL=4957.502 US SURVEY FT (NAVD 1988)  
GROUND TO GRID FACTOR=0.9996684187  
DELTA ALPHA ANGLE=-07412.73"

A SHARED CROSS LOT DRAINAGE EASEMENT GRANTED UPON LOTS B-1, C-1, D-1 AND E-1 FOR THE BENEFIT OF LOTS B-1, C-1, D-1 AND E-1, TO BE MAINTAINED BY THE OWNERS OF EACH LOT GRANTED BY THIS PLAT (SEE EASEMENT NOTE "A")

A.G.R.S. MONUMENT "17-114"  
STANDARD A.C.S. ALUMINUM DISC  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE-N.A.D. 1983)  
N=1,468,866.762 US SURVEY FEET  
E=1,518,149.317 US SURVEY FEET  
PUBLISHED EL=4957.484 US SURVEY FT (NAVD 1988)  
GROUND TO GRID FACTOR=0.999663611  
DELTA ALPHA ANGLE=-07329.00"

## Legend

N 90°00'00" E MEASURED BEARINGS AND DISTANCES  
(N 90°00'00" E)  
RECORD BEARINGS AND DISTANCES  
FOUND AND USED MONUMENT  
AS DESIGNATED  
DENOTES NO. 4 REBAR WITH YELLOW  
PLASTIC CAP "PS 11983" SET THIS SURVEY  
FOUND ALUMINUM AGRS MONUMENT  
AS DESIGNATED

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK				PROJECT INFORMATION	
STATE PLANE ZONE:	GRID (GROUND COORDINATES):	TYPE:		LAND GRANT:				PROPERTY OWNER:				CREW/TECH:	DATE OF SURVEY
NM-C	GRID	STANDARD		TOWN OF ALBUQUERQUE GRANT				MICHAEL P. TAPIA				MC	06/27/2018
HORIZONTAL DATUM:	VERTICAL DATUM:	ROTATION ANGLE:	MATCHES DRAWING UNITS:	SECTION	TOWNSHIP	RANGE	MERIDIAN	SUBDIVISION NAME				DRAWN BY:	CHECKED BY:
NAD83	NAVD88	0° 00' 00.00"	YES	18	10 NORTH	3 EAST	NMMP	PEREA ADDITION				JK	LM
CONTROL: USE!!				CITY	COUNTY	STATE	UPC					PSI JOB NO.	SHEET NUMBER
ALBUQUERQUE GEODETIC REFERENCE SYSTEM				ALBUQUERQUE	BERNALILLO	NM	101305839331810906					18-1098P	2 OF 2
COMBINED SCALE FACTOR:				ELEVATION TRANSLATION:				ELEVATIONS VALID:					
GRID TO GROUND: 1.00031928				GROUND TO GRID: 0.99966807739									
DISTANCE ANNOTATION:				BEARING ANNOTATION:									
GROUND				GRID									
				ELEVATION TRANSLATION:				ELEVATIONS VALID:					
				±0.00'				NO					

PRECISION  
SURVEYS, INC.

OFFICE LOCATION:  
9200 San Mateo Boulevard, NE  
Albuquerque, NM 87113  
505.856.5700 PHONE  
505.856.7900 FAX