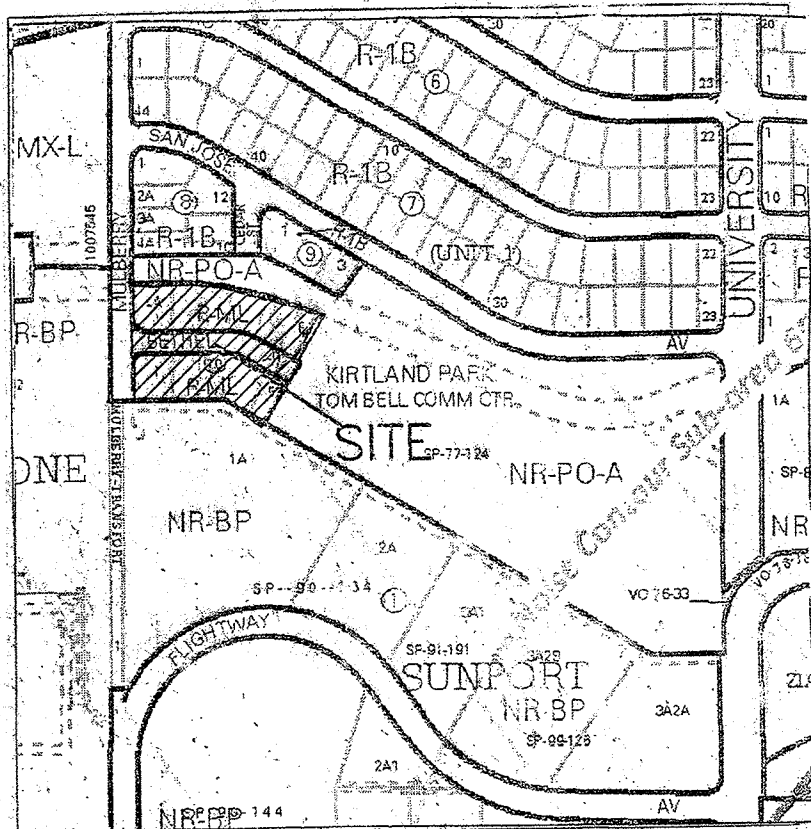


VICINITY MAP (M-15) NO SCALE



PURPOSE OF PLAT

This plat has been prepared for the purpose of creating 2 lots from 11 existing lots and vacated right-of-way.

NOTES

- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
- Perimeter distances are 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 solar collectors from being installed 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.
- Existing Five foot (5') Public Utility Easements and Five foot (5') by Twenty-five foot (25') Anchor Easement as shown on plat recorded November 1, 1960 in Volume C5, Folio 35.

PUBLIC UTILITY EASEMENTS

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 installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
 - 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 CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
 - 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), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC# 101505512936020401, 101505513736020402, 101505514335920403,
101505514935920404, 101505515435720405, 101505516135420406,
101505515334020305, 101505514834420304, 101505514134520303,
101505513534520302, 101505512834520301

PROPERTY OWNER OF RECORD:

ANDRE LEGER

BERNALILLO COUNTY TREASURER'S OFFICE

SUBDIVISION DATA

- DRB Project No. PR-2018-001459
- Zone Atlas Index No. M-15
- Gross acreage 1.9821 Ac.
- Existing number of lots 11
Replatted number of lots 2

DOCH 2020038004

04/29/2020 01:38 PM Page: 1 of 2
PLAT R: \$25.00 B: 2020C P: 0048 Linda Stover, Bernalillo County

COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

Lots numbered One (1), Two (2), Three (3), Four (4) and Five (5), in Block numbered Ten (10) of Unit No. Three (3) of the KIRTLAND ADDITION to the City of Albuquerque, New Mexico as the same is shown and designated on the Plat of said Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on November 1, 1960; and Lots lettered "A", "B", "C", "D", "E" and "F", of Unit No. Three (3) of the KIRTLAND ADDITION to the City of Albuquerque, New Mexico as the same is shown and designated on the Plat of said Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on November 1, 1960.

FREE CONSENT

The platting of the property as described above is with 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.

Andre Leger
ACKNOWLEDGMENT
STATE OF NEW MEXICO

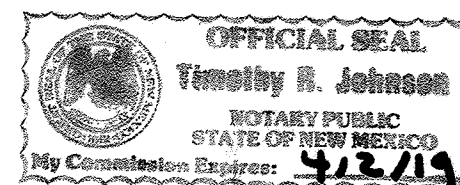
COUNTY OF BERNALILLO

On this 4th day of MARCH, 2019, the foregoing instrument was acknowledged by:

Andre Leger

My Commission expires

Notary Public



PLAT OF
LOTS A-1 AND 1-A
BLOCK 10, UNIT 3, KIRTLAND ADDITION

A REPLAT OF LOTS 1, 2, 3, 4, AND 5, BLOCK 10, AND LOTS
A, B, C, D, E, AND F, UNIT 3, KIRTLAND ADDITION
WITHIN SECTION 33, T. 10 N., R. 3 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2019

PROJECT NUMBER: PR-2018-001459

Application Number: SD-2019-00057

Utility Company Approvals:

PNM Electric Services

New Mexico Gas Company

Qwest Corporation d/b/a CenturyLink QC

Comcast

City Approvals:

City Surveyor

Real Property Division

Environmental Health Department

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

AMAFCA

City Engineering/Hydrology

Code Enforcement

DRB Chairperson, Planning Department

5-8-19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

5/7/19

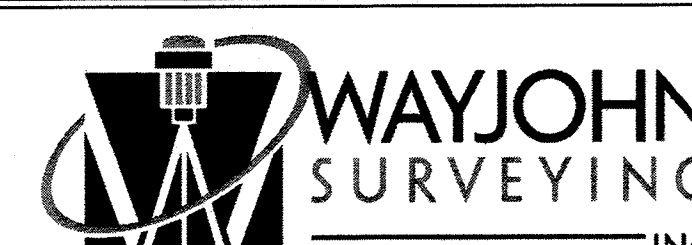
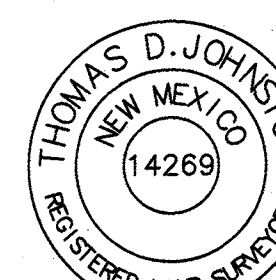
5/7/19

5/7/19

5/7/19

5/7/19

5/7/19



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

INDEXING INFORMATION FOR COUNTY CLERK

ANDRE LEGER

DRAWN: T R J

CHECKED: T D J

DRAWING NO. SP80118.DWG

SCALE: 1" = 30'

FILE NO. SP-7-01-2018

DATE: 28 AUG 2018

SHEET 1 OF 2

LOCATION: SECTION 33, T10N, R3E

UNIT 3, KIRTLAND ADDITION

Thomas D. Johnston, N.M.S. No. 14269

2-24-19

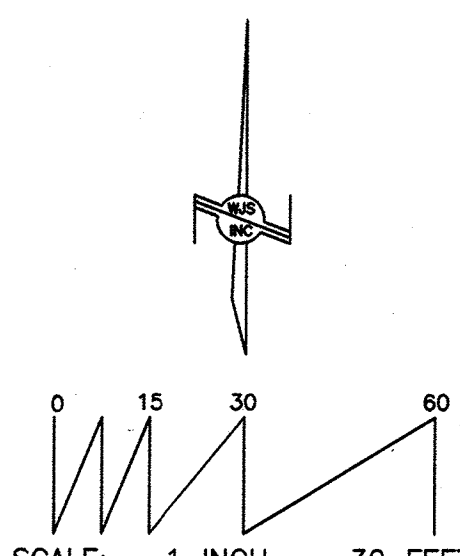
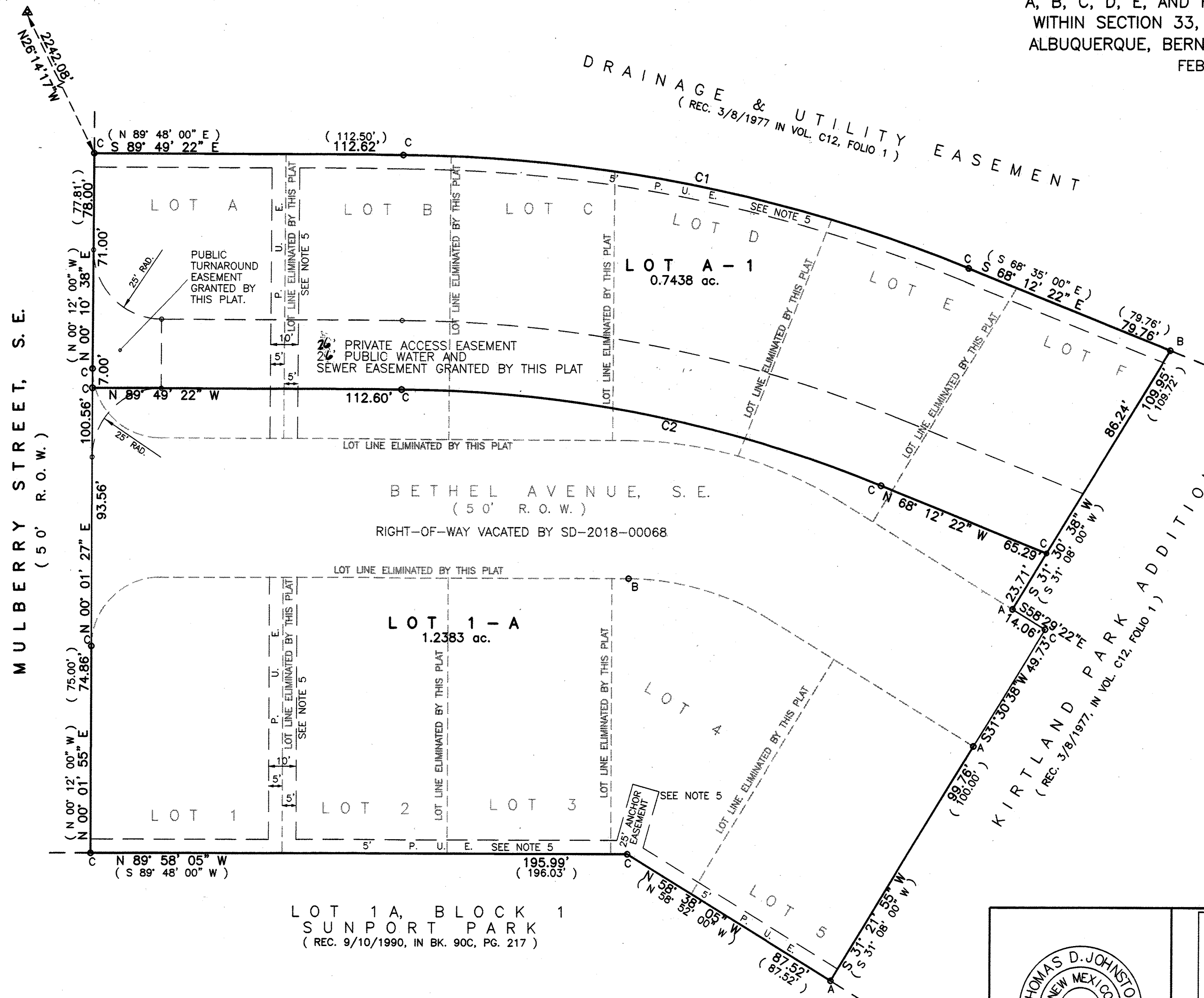
ACS MONUMENT "1-25-30"
 X=1,477,335.008 US FT
 Y=1,524,161.952 US FT
 Ground-to-grid: 0.999678244
 Mapping Angle: -00°13'23.37"
 NMSP CENTRAL ZONE NAD 83
 MSL Elev.=5041.3 US FT
 NAVD 88

DOCH 2020038004
 04/29/2020 01:38 PM Page: 2 of 2
 PLAT R-525.00 B, 2020C P. 0048 Linda Stover, Bernalillo County

COUNTY CLERK RECORDING LABEL HERE

PLAT OF LOTS A-1 AND 1-A BLOCK 10, UNIT 3, KIRTLAND ADDITION

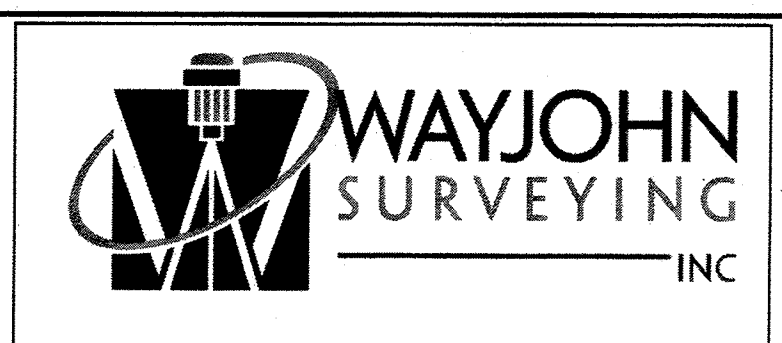
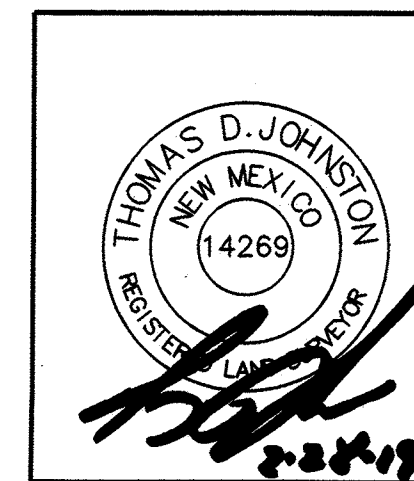
A REPLAT OF LOTS 1, 2, 3, 4, AND 5, BLOCK 10, AND LOTS
 A, B, C, D, E, AND F, UNIT 3, KIRTLAND ADDITION
 WITHIN SECTION 33, T. 10 N., R. 3 E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2019



FOUND/SET MONUMENT LEGEND:
 A: FOUND 1-1/2" STEEL PIPE
 B: FOUND PK NAIL AND DISK ON ROCK
 C: SET #4 REBAR WITH CAP "WAYJOHN PS 14269"

LOT 1A, BLOCK 1
 SUNPORT PARK
 (REC. 9/10/1990, IN BK. 90C, PG. 217)

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	562.95'	212.28'	21° 36' 20"	S 78° 56' 52" E	211.03'
(C1)	562.95'	212.39'	--	--	--
C2	474.25'	180.10'	21° 45' 50"	N 78° 56' 27" W	179.07'



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

INDEXING INFORMATION FOR COUNTY CLERK ANDRE LEGER	DRAWN: T R J	SCALE: 1" = 30'	FILE NO.
LOCATION: SECTION 33, T10N, R3E UNIT 3, KIRTLAND ADDITION	CHECKED: T D J	DRAWING NO. SP80118.DWG	SP-7-01-2018
		20 MAR 2019	SHEET 2 OF 2