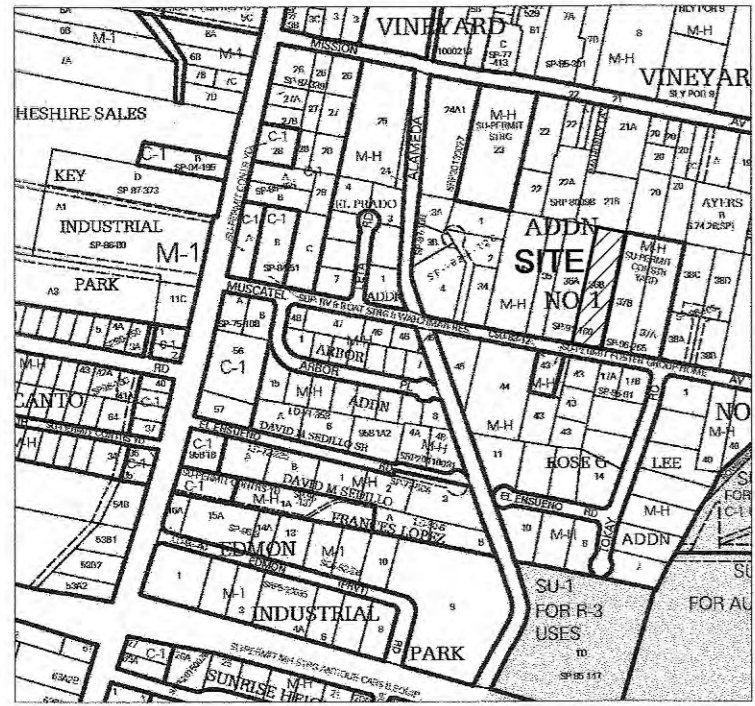


SKETCH PLAT  
**LOTS 36-B1 AND 36-B2**  
**VINEYARD ADDITION NO. 1**  
 BERNALILLO COUNTY, NEW MEXICO  
 ELENA GALLEGOS GRANT  
 PROJECTED SECTION 33, T11N, R3E, N.M.P.M.  
 JANUARY 2020  
 SHEET 1 OF 1



LOCATION MAP  
 ZONE ATLAS MAP NO. F-15-Z

**GRADING & DRAINAGE NOTES**

1. This property is subject to Bernalillo County Code Chapter 38 FLOODS. A grading and drainage plan prepared by a New Mexico Registered Engineer may be required with future development of this lot.
2. Cross lot drainage must not be increased or impacted by development of these lots.
3. Lots must accept historical stormwater runoff from adjacent roadways and properties.
4. No mass site grading, clearing, or grubbing is allowed without an approved grading and drainage plan.

**LEGAL DESCRIPTION**

Lot 36-B, Vineyard Addition No. 1, as said lot is shown and designated on the Plat of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 9, 1991 in Volume 91C, Folio 225.

**PURPOSE OF PLAT**

The purpose of this plat is to subdivide one lot into two lots, and to grant access and utility easements.

**SUBDIVISION DATA**

1. CASE NO.: SRP-
2. ZONE ATLAS INDEX NO.: F-15
3. GROSS SUBDIVISION ACREAGE: 1.0014 ACRE
4. TOTAL NUMBER OF EXISTING LOTS: 1 LOT
5. TOTAL NUMBER OF PROPOSED LOTS: 2 LOTS
6. DATE OF SURVEY: JANUARY 2020
7. CURRENT ZONING: COUNTY M-H

**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. Century Link** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Comcast** 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 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 Quest 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.

**FREE CONSENT STATEMENT**

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS THEREOF. THE OWNERS GRANT EASEMENTS SHOWN FOR THE PURPOSES NOTED. OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE TITLE IN FEE SIMPLE TO THE LANDS BEING SUBDIVIDED.

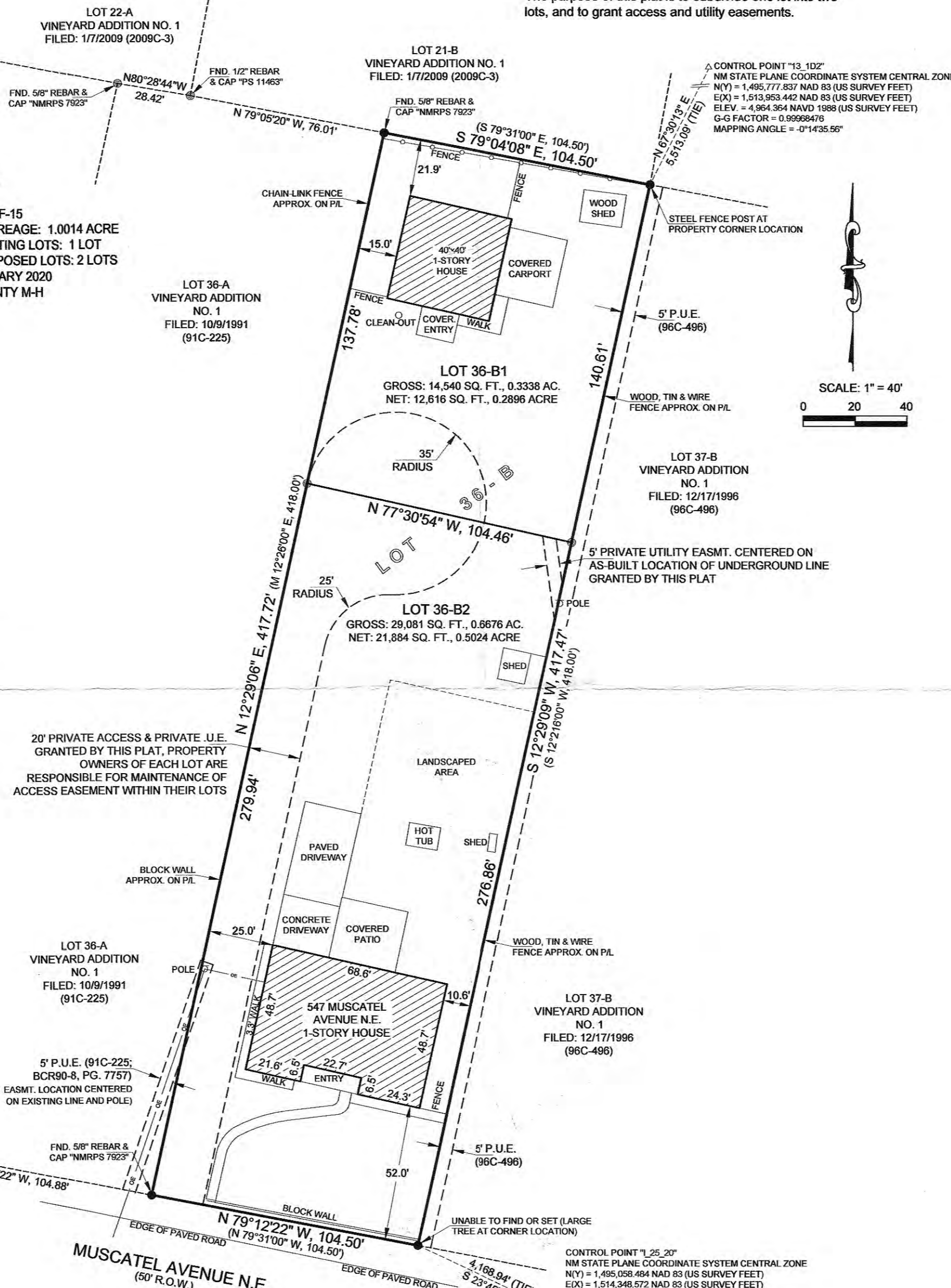
CHELSAE NICHOLE HALL

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC THIS \_\_\_\_\_

DAY OF \_\_\_\_\_, 2020 BY \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_ BY: \_\_\_\_\_, NOTARY PUBLIC



**NOTES**

1. Bearings are geodetic (true north) based on GPS observations. Rotate bearings shown 00°12'52" clockwise to obtain grid bearings (NM State Plane Coordinate System, Central Zone, NAD83 datum). Distances are ground. Bearings and distances shown in parentheses are record data from the plat.
2. Unless shown otherwise all property corners are marked with 1/2" rebar and cap stamped "NMPS 10464".
3. The data shown hereon is from an actual survey on the ground.
4. The subject property lies within Zones "X" (Other Areas, Areas determined to be outside the 0.2 percent annual chance floodplain) as shown on FEMA flood insurance rate map no. 35001C0138H dated 8/16/2012 and is not located in a flood hazard area.
5. This plat shows all easements made known to the surveyor by the owners, and as shown on the recorded plat of the subdivision.

**APPROVED AND ACCEPTED BY:**

C.D.R.A. CASE NO.	DATE
BERNALILLO COUNTY CDRA, CHAIR	DATE
BERNALILLO COUNTY ZONING	DATE
BERNALILLO CO. FIRE MARSHAL'S OFFICE	DATE
BERNALILLO CO. NATURAL RESOURCES SERVICES	DATE
BERNALILLO COUNTY PUBLIC WORKS	DATE
A.B.C.W.U.A.	DATE
CITY SURVEYOR	DATE
A.M.A.F.C.A.	DATE
PUBLIC SERVICE COMPANY OF NM	DATE
COMCAST CABLE	DATE
NEW MEXICO GAS COMPANY	DATE
CENTURY LINK	DATE

**MIDDLE RIO GRANDE CONSERVANCY DISTRICT APPROVAL**

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS-OF-WAY, ASSESSMENTS AND LIENS ARE FULLY RESERVED TO SAID DISTRICT AND THAT IF PROVISION FOR IRRIGATION SOURCES AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, 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.

APPROVED: \_\_\_\_\_

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:  
 LOT 36-B, VINEYARD ADDITION NO. 1  
 UPC #101506149732810725, PROPERTY OWNER OF RECORD: CHELSAE NICHOLE HALL

BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

I, VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE BERNALILLO COUNTY SUBDIVISION ORDINANCE AND MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



*Vladimir Jirik*  
 VLADIMIR JIRIK, NMPS NO. 10464  
 PROFESSIONAL SURVEYING LLC  
 1102 MARIGOLD DRIVE N.E., ALBUQUERQUE, NM 87199  
 P.O. BOX 94595, ALBUQUERQUE, NM 87199  
 505.892.4597, professional.surveying@comcast.net

1/20/2020  
 DATE