

Banner Square
Addition
8-2002
K-14

PLANS/PLATS ON FILE

FILE DESC:

ERC

1000184

PLANS/PLATS 1

TALDS LOG # 2002-3318-99

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Page: 1 of 1
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LEGAL DESCRIPTION:
Tracts lettered C-2A and C-3A plat of Tracts C-1A-1, C-2A and C-3A BANNER SQUARE ADDITION situate within Sec. 20, T10N, R3E, NMPM City of Albuquerque, as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on December 31, 2001, in Book 2001C, page 344.

PLAT OF
TRACTS C-2A-1 & C-3A-1
BANNER SQUARE ADDITION
SITUATE WITHIN SECTION 20,
T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2002

FREE CONSENT
THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT.

DISCLOSURE STATEMENT
THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) NEW TRACTS OF LAND BY ADDING VACATED CITY RIGHT-OF-WAY TO THE TRACTS.

OWNER(S) SIGNATURE: Robert H. Dickson, Jr. DATE: 8/16/02
OWNER(S) PRINT NAME: Robert H. Dickson, Jr. Agent for City of Albuquerque
ADDRESS: 202 Central St. SW. 2nd Floor Albuquerque, NM 87102 TRACT:
ACKNOWLEDGMENT
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS
OFFICIAL SEAL
Sarah Amato
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 10/21/05
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF AUGUST, 2002.
BY: ROBERT H. DICKSON, JR., AGENT FOR CITY OF ALBU.
MY COMMISSION EXPIRES: 10/21/05
Sarah Amato
NOTARY PUBLIC

APPLICATION NO. & PROJECT NO.: 1000184/02DNB-01271

CITY APPROVALS:

<u>Phil Galt</u>	8/16/02
CITY SURVEYOR	DATE
<u>Richard Dand</u>	12-11-02
TRAFFIC ENGINEERING	DATE
<u>Christina Sandoval</u>	12/11/02
PARKS RECREATION	DATE
<u>Roger A. Green</u>	12/11/02
UTILITY DEVELOPMENT DIVISION	DATE
<u>John H. Dand</u>	1-3-02
REAL PROPERTY DIVISION	DATE
<u>Phil Galt</u>	12-11-02
A.M.A.F.C.A.	DATE
<u>Brad D. Biglan</u>	12/11/02
CITY ENGINEER	DATE
<u>Sharon Matson</u>	12/11/02
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	DATE

SUBDIVISION DATA / NOTES Vicinity Map

- PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 5-K14(A) AND 6-K14(R) AS SHOWN HEREON.
- DISTANCES ARE GROUND DISTANCES.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- GROSS ACREAGE: 0.2660 ACRES.
- NUMBER OF EXISTING TRACTS: 2
- NUMBER OF TRACTS CREATED: 2
- THE SEVEN (7) FOOT PRIVATE SANITARY SEWER EASEMENT IS FOR THE BENEFIT AND USE, BY AND FOR THE OWNER(S) OF TRACT C-1A-1 AND IS TO BE MAINTAINED BY SAID OWNER(S).
- THE TRANSFORMER EASEMENT IS FOR THE BENEFIT AND USE, BY AND FOR THE OWNER(S) OF TRACT C-1A-1 AND IS TO BE MAINTAINED BY SAID OWNER(S).
- PROPERTY IS ZONED C-1.

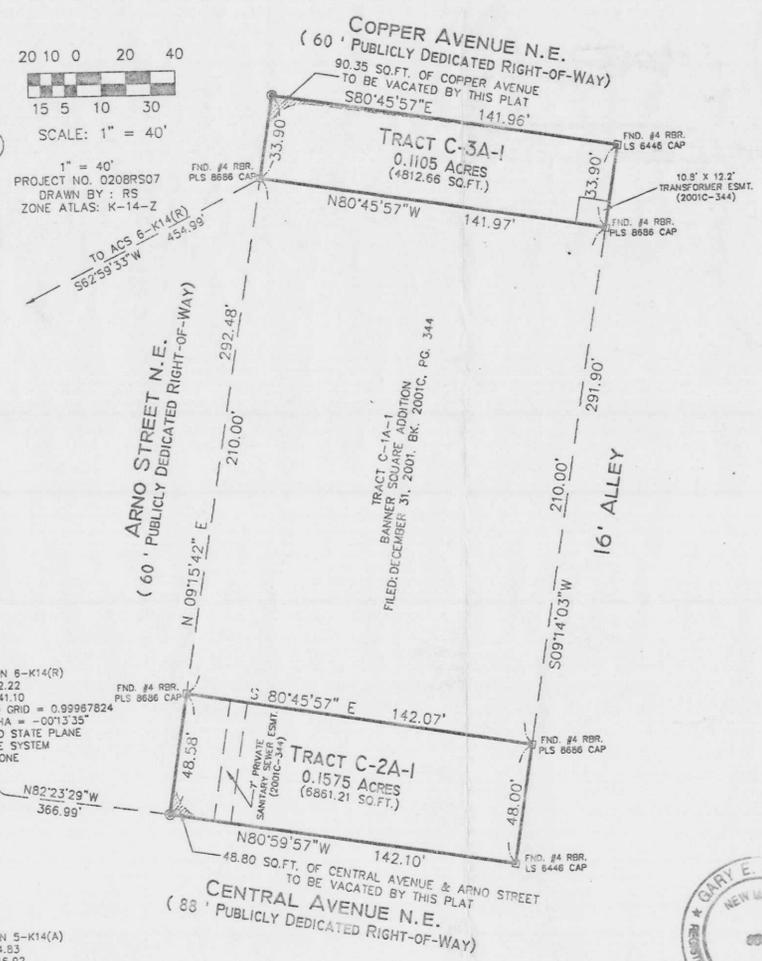
PUBLIC UTILITY EASEMENTS
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- THE PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- THE PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
- U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH 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 SUBFACED), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURES SHALL NOT 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 CAUSED BY CONSTRUCTION OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO, WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

IN APPROVING THIS PLAT, P.N.M. ELECTRIC SERVICES AND GAS SERVICES (P.N.M.) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, P.N.M. DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCH LOCARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMERS/SWITCH LOCARS AND FIVE FEET (5') ON EACH SIDE.



UTILITY APPROVALS

<u>Phil Galt</u>	8-26-02
P.N.M. GAS SERVICES/P.N.M. ELECTRIC SERVICES	DATE
<u>David R. Muller</u>	8-30-02
QUEST COMMUNICATIONS	DATE
<u>Rita Eubank</u>	12-20-02
COMCAST CABLE	DATE

SURVEYOR'S CERTIFICATION
I, Gary E. Gritsko, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.
Gary E. Gritsko Aug. 13, 2002
Gary E. Gritsko
New Mexico Professional Surveyor, 8686

MONUMENT LEGEND
△ - FOUND CONTROL STATION AS NOTED
□ - FOUND MONUMENT AS NOTED
○ - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
UPC#: 1-014-057-431416-12110+1-014-057-424350-12102
PROPERTY OWNER OF RECORD:
City of Albuquerque
BERNALILLO COUNTY TREASURER'S OFFICE

SURVEYS SOUTHWEST LTD.
333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102
PHONE: (505) 998-0303
FAX: (505) 998-0306
T10N R3E SEC. 20