

LOCATION MAP
NOT TO SCALE

REFERENCE: COA ZONE ATLAS MAP K-15-Z

PLAT DATA

1. City of Albuquerque Zone Atlas Map: K-15-Z
2. Zoning: SU-2 MC
3. Gross Acreage: 1.1071 acres
4. Number of existing Tracts/Lots: 1 Lot
5. Public right-of-way dedicated to the City of Albuquerque: 0.0726 acres (3,162 sq. ft.)
6. Date of Survey: March 2015
7. Plat is located within projected Section 21, Township 10 North, Range 3 East, N.M.P.M., Town of Albuquerque Land Grant, City of Albuquerque, Bernalillo County, New Mexico.

PURPOSE OF PLAT

The purpose of this plat is to dedicate public right-of-way.

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983. Basis of Bearings is between City of Albuquerque Control Station "4-K15" and a found nail and shiner, as shown herein (see sheet 2 of 2). Bearing = S11°09'09"W
2. Distances are ground distances.
3. Horizontal Datum is NAD 1983. New Mexico State Plane Central Zone. Project Combined Factor is 0.999677738. For transformation of the horizontal coordinates scale about 0.0. Vertical Datum is NAVD 1988 (GEOID12A).
4. Deeds of record filed in the office of the County Clerk, Bernalillo County, New Mexico for property shown hereon: Special Warranty Deed recorded on April 18, 2008 as Document No. 2008044170 (TRACT 7-B).
5. Record bearings and distances are shown in parenthesis ().
6. SOLAR NOTE - Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "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 erected on the lots or tracts within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat".
7. This plat and the easements shown hereon was based on the title commitment issued by Stewart Title Guaranty Company, File No. 01147-19001, Effective dated March 21, 2016 @ 8:00 A.M.

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.
- 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, 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 (above ground 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

DESCRIPTION

A certain tract of land situated within projected Section 21, Township 10 North, Range 3 East, New Mexico Principal Meridian, Town of Albuquerque Land Grant, City of Albuquerque, Bernalillo County, New Mexico, said tract being and comprising all of Lot 24-A, Block 9, as shown and designated on the plat thereof entitled PLAT OF LOT 24-A, BLOCK 9, CROSSAN-KENNEDY ADDITION, recorded in the office of the Bernalillo County Clerk, on July 21, 2000 in book 2000C, page 191.

Tract contains 1.1071 acres, more or less.

REFERENCE DOCUMENTS

- Records of Bernalillo County, New Mexico
1. Plat of "LOT 24-A, BLOCK 9, CROSSAN-KENNEDY ADDITION" recorded on July 21, 2000 in book 2000C, page 191
 2. Public Service Company of New Mexico, Underground Easement and incidental purposes thereto, granted to Public Service Company of New Mexico, a New Mexico Corporation, and Qwest Corporation, recorded November 28, 2001, in Book A27, Page 8812, as Doc. No. 2001140608

FREE CONSENT AND DEDICATION

The plat shown hereon is made with free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico. Said owner(s) hereby grant all easements and dedicate public street right-of-way as may shown on this plat in Fee Simple with Warranty Covenants.

REGENTS OF THE UNIVERSITY OF NEW MEXICO, a body corporate of the State of New Mexico

BY: Thomas M. Neale
Thomas M. Neale
Real Estate Director, University of New Mexico, a body corporate of the State of New Mexico

State of New Mexico)
) SS
County of Bernalillo)

This instrument was acknowledged before me on 8th day of September, 2016, by
Thomas M. Neale
Notary Public
My Commission Expires: 3/30/2019
Julia Brasil
OFFICIAL SEAL
Julia Brasil
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 3/30/2019
Notary Public

PLAT OF
LOT 24-A-1, BLOCK 9
CROSSAN-KENNEDY ADDITION

(A REPLAT OF LOT 24-A, BLOCK 9, CROSSAN-KENNEDY ADDITION)
WITHIN PROJECTED SECTION 21, TOWNSHIP 10 NORTH,
RANGE 3 EAST, N.M.P.M., TOWN OF ALBUQUERQUE LAND GRANT,
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

APRIL 2016

PROJECT NUMBER: 1000272

APPLICATION NUMBER: 16-70344

PLAT APPROVAL

UTILITY APPROVALS:

<u>[Signature]</u> QWEST CORPORATION d/b/a CENTURYLINK QC	DATE	<u>10/24/2016</u>
<u>[Signature]</u> COMCAST CABLE	DATE	<u>10/28/16</u>
<u>[Signature]</u> PNM ELECTRIC SERVICES	DATE	<u>10-24-16</u>
<u>[Signature]</u> NEW MEXICO GAS COMPANY	DATE	<u>10/24/16</u>

CITY APPROVALS:

<u>[Signature]</u> CITY SURVEYOR	DATE	<u>9/13/16</u>
<u>[Signature]</u> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE	<u>10/12/16</u>
<u>[Signature]</u> ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	DATE	<u>10-12-16</u>
<u>[Signature]</u> PARKS & RECREATION DEPARTMENT	DATE	<u>10-26-16</u>
<u>[Signature]</u> ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY	DATE	<u>10-12-16</u>
<u>[Signature]</u> CITY ENGINEER	DATE	<u>10-31-16</u>
<u>[Signature]</u> DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE	<u>10-31-16</u>
<u>[Signature]</u> REAL PROPERTY DIVISION	DATE	<u>10-31-16</u>

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #:

101505715144123205

[Signature]
PROPERTY OWNER OF RECORD

[Signature]
BERNALILLO COUNTY TREASURER'S OFFICE

SURVEYOR'S CERTIFICATION

I, Alan R. Benham, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the requirements for monumentation and boundary surveys contained in the Minimum Standards for Surveying in New Mexico, and is true and accurate to the best of my knowledge and belief.

[Signature]
Alan R. Benham
New Mexico Professional Surveyor 15700



DOCH 2016108111

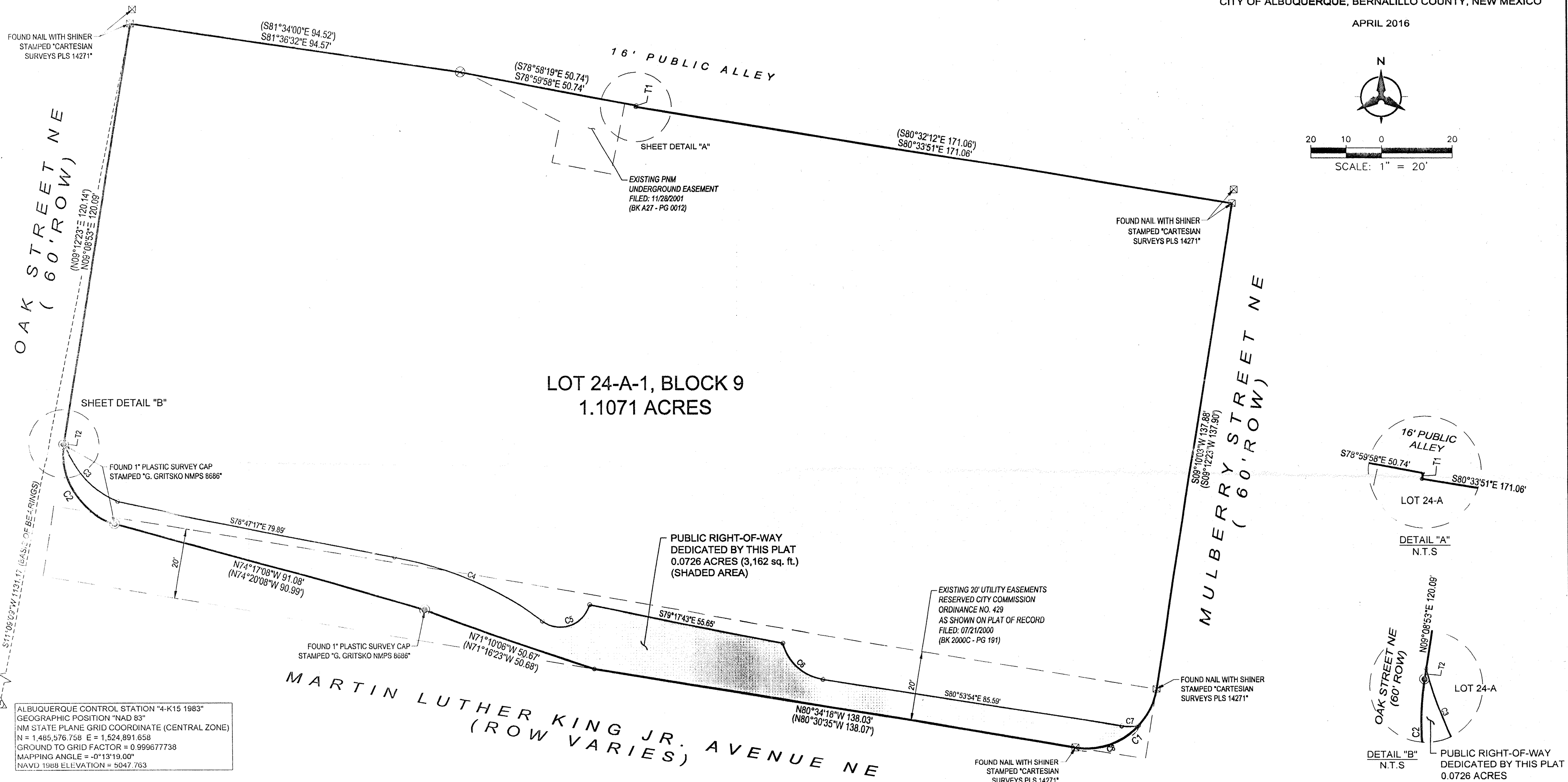
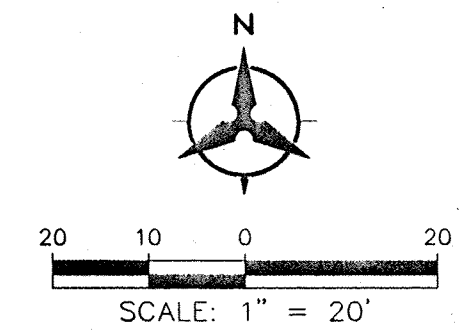
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SHEET 1 OF 2

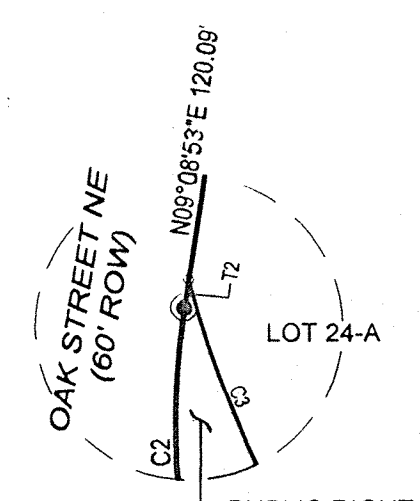
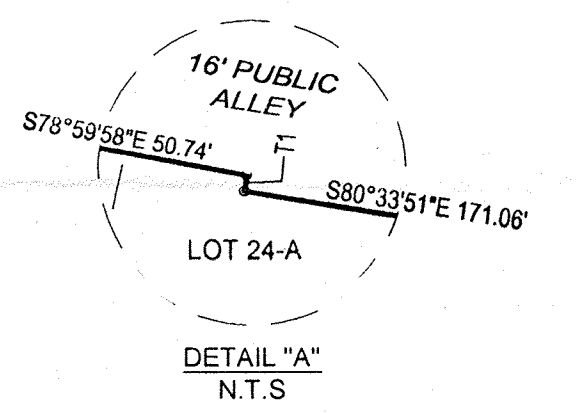
Bohannon & Huston
Court yard 1 7500 Johnson St. NE
Albuquerque, NM 87109 (505) 823-1000

PLAT OF
LOT 24-A-1, BLOCK 9
CROSSAN-KENNEDY ADDITION
 (A REPLAT OF LOT 24-A, BLOCK 9, CROSSAN-KENNEDY ADDITION)
 WITHIN PROJECTED SECTION 21, TOWNSHIP 10 NORTH,
 RANGE 3 EAST, N.M.P.M., TOWN OF ALBUQUERQUE LAND GRANT,
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

APRIL 2016



ALBUQUERQUE CONTROL STATION "4-K15 1983"
 GEOGRAPHIC POSITION "NAD 83"
 NM STATE PLANE GRID COORDINATE (CENTRAL ZONE)
 N = 1,485,576.758 E = 1,524,891.658
 GROUND TO GRID FACTOR = 0.999677738
 MAPPING ANGLE = -0°13'19.00"
 NAVD 1988 ELEVATION = 5047.763



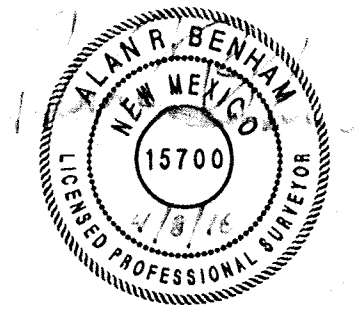
MARTIN LUTHER KING JR. AVENUE NE
 (ROW VARIES)

CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	90°15'39" RT (90°17'02" RT)	20.11'	31.53' (31.52')	20.02' (20.00')	28.37' (28.39')	S54°20'35"W (S54°20'34"W)
C2	83°26'01" RT (83°32'31" RT)	17.83'	29.12' (29.16)	20.00' (20.00')	26.62' (26.65')	N32°34'08"W (N32°33'53"W)
C3	53°52'29" LT	12.96'	23.98'	25.50'	23.10'	S40°51'04"E
C4	23°32'01" RT	23.15'	45.65'	111.13'	45.33'	S66°57'48"E
C5	104°36'21" LT	11.52'	16.25'	8.90'	14.08'	N72°34'03"E
C6	67°16'40" LT	9.25'	16.32'	13.90'	15.40'	S47°15'34"E
C7	19°33'09" LT	2.41'	4.78'	14.00'	4.75'	N89°19'31"E
C8	56°13'34" RT	10.69'	19.64'	20.02'	18.86'	S71°21'37"W

TANGENT DATA		
ID	BEARING	DISTANCE
T1	S08°14'29"W (S08°16'08"W)	0.45' (0.45')
T2	N09°08'53"E	0.77'

LEGEND	
	FOUND NAIL
	FOUND NAIL WITH SHINER
	FOUND REBAR WITH CAP
	SET REBAR WITH ORANGE PLASTIC CAP STAMPED "NM PS 15700"
	BOUNDARY LINE
	EXISTING EASEMENT
	ADJOINING PROPERTY LINE

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Bohannon & Huston
 Courtyard 1 7500 Jefferson St. NE
 Albuquerque, NM 87109 (505) 823-1000

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