

VICINITY MAP N.T.S. K-13-Z



NORTH

# PLAT OF SOUTHERN UNION GAS LOFTS II

ORIGINALLY NEW MEXICO TOWN COMPANY'S ORIGINAL TOWN SITE OF ALBUQUERQUE T. 10 N., R. 3 E., SEC 20., N.M.P.M. ALBUQUERQUE, NEW MEXICO JUNE 2005

**PRELIMINARY PLAT**  
**APPROVED BY DRB**  
ON 2/22/06

### Approvals

PROJECT NUMBER:

Application Number:

### PLAT APPROVAL

Utility Approvals:

PNM Electric Services Date

PNM Gas Services Date

QWEST Telecommunications Date

Comcast Date

New Mexico Utilities Date

### CITY APPROVALS:

City Surveyor Date 2-13-06

Real Property Division (conditional) Date

Environmental Health Department (conditional) Date

Traffic Engineering, Transportation Division Date

Water Utilities Department Date

Parks and Recreation Department Date

AMAFCA Date

City Engineer Date

DRB Chairperson, Planning Department Date

### Treasurers Certification

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1013-067-818-387-133-02, 1013-057-523-395-133-04 PROPERTY OWNER(S) OF RECORD.

COUNTY TREASURER DATE

### Legal Description

LOTS SEVENTEEN (17) THROUGH TWENTY-FOUR (24), BLOCK 46, NEW MEXICO TOWN COMPANY'S ORIGINAL TOWN SITE OF ALBUQUERQUE SECTION 20, TOWNSHIP 10 NORTH, RANGE 3 EAST, BERNALILLO COUNTY, NEW MEXICO AS THE SAME AS IS FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY FILED DECEMBER 29, 1982, IN BOOK D FOLIO 140, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" REBAR WITH CAP STAMPED LS 7002 BEING THE SOUTHWEST CORNER OF LOT 17, AND BEING A POINT ALONG THE NORTH RIGHT-OF-WAY OF SILVER AVENUE, WHENCE THE FOUND ACS BRASS CAP STAMPED "1-K13" BEARS S 05°09'57" W, A DISTANCE OF 1,696.46 FEET, THENCE, N 08°57'30" E, A DISTANCE OF 142.00 FEET, TO THE NORTHEAST CORNER OF SAID LOT 17, ALSO BEING A POINT ALONG THE SOUTH RIGHT-OF-WAY OF AN ALLEY, BEING A FOUND 5/8" REBAR WITH CAP STAMPED "LS 8911", THENCE, N 81°02'30" W, A DISTANCE OF 200.17 FEET, ALONG SAID RIGHT-OF-WAY OF THE ALLEY, TO THE NORTHWEST CORNER OF SAID LOT 24, ALSO BEING A POINT ALONG THE EAST RIGHT-OF-WAY OF NINTH STREET, BEING A FOUND CHISELED "X" WITHIN CONCRETE, THENCE, S 08°54'40" W, A DISTANCE OF 142.00 FEET, ALONG SAID RIGHT-OF-WAY OF NINTH STREET, TO A POINT BEING THE SOUTHWEST CORNER OF SAID LOT 24, ALSO BEING A POINT ALONG THE NORTH RIGHT-OF-WAY OF SILVER AVENUE, BEING A FOUND 5/8" REBAR WITH CAP STAMPED "LS 7002", THENCE, S 81°02'30" E, A DISTANCE OF 200.06 FEET, ALONG SAID RIGHT-OF-WAY OF SILVER AVENUE, TO A POINT BEING A FOUND 5/8" REBAR WITH CAP STAMPED "LS 7002", BEING THE SOUTHWEST CORNER OF SAID LOT 17, AND BEING THE POINT AND PLACE OF BEGINNING CONTAINING 28,417.228 SQUARE FEET 0.6523 ACRES MORE OR LESS.

### Disclosure Statement

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE 8 EXISTING LOTS INTO 29 LOTS, GRANT EASEMENTS AND GRANT ADDITIONAL PUBLIC ACCESS EASEMENTS AS SHOWN HEREON.

### Free Consent and Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S). GRANT ALL UTILITY EASEMENTS SHOWN HEREON TO THE PUBLIC TO USE FOREVER INCLUDING THE RIGHTS TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN SURFACE AND SUBSURFACE. THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) ALSO GRANT THE ALBUQUERQUE/BERNALILLO COUNTY WATER AUTHORITY IN PERPETUITY ALL SANITARY SEWER, AND WATER LINE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN SANITARY SEWERS, AND WATER LINES THEREIN, UNLESS SPECIFICALLY LIMITED ELSEWHERE ON THIS PLAT. THE OWNERS ALSO GRANT AN ADDITIONAL 20' PUBLIC ACCESS EASEMENT FOR THE ALLEY AS SHOWN HEREIN. SAID OWNER WARRANTS THAT HE HOLDS COMPLETE & INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

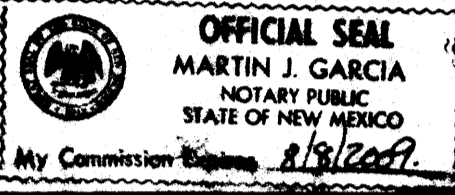
JAY REMEDI PARTNER  
INFILL SOLUTIONS DEVELOPMENT, LLC

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

ON THIS 10th DAY OF FEBRUARY 2006 THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JAY REMEDI OWNER

NOTARY PUBLIC DATE

MY COMMISSION EXPIRES August 3, 2005



### General Notes

- A. THE BEARING BASE FOR THIS PLAT IS MONUMENT 1-K13 ALL DISTANCES ARE GROUND DISTANCES UNLESS NOTED OTHERWISE. BEARINGS ARE GRID BASED UPON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 1927).
- B. RECORDED PLAT FILED ON AUGUST 19, 2004 IN BOOK 2004C PAGE 248, FILED IN THE OFFICE OF THE COUNTY OF BERNALILLO COUNTY, NEW MEXICO.
- C. GROSS ACREAGE: 0.6523 AC
- D. NUMBER OF EXISTING LOTS: 8
- E. NUMBER OF LOTS CREATED: 29
- F. PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE FOR THE COMMON AND JOINT USE OF UTILITIES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
  - 1. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
  - 2. PNM GAS SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTAL ENCLOSURES.
  - 3. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND GAS LINES, VALVES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.
  - 4. QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTAL ENCLOSURES.
- G. TALOS LOG NUMBER: 2005264286
- H. CITY OF ALBUQUERQUE WATER AND SEWER SERVICES ARE AVAILABLE TO THIS SITE
- I. MILEAGE OF STREET: 0.020 MILES (0.066 ACRES)
- J. ZONE CLASSIFICATION: CITY SU-2RD
- K. IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.
- L. ALL PRIVATE EASEMENTS ARE FOR THE BENEFIT OF ALL LOTS AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, 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 PURPOSE 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 WITHIN OR NEAR EASEMENTS SHOWN ON THE PLAT.

### Surveyor's Certification

I, DAVID R. VIGIL, A NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 8911, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT IT MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS; THAT IT COMPLIES WITH THE SURVEY REQUIREMENTS CONTAINED IN THE ALBUQUERQUE SUBDIVISION ORDINANCE; THAT IT SHOWS ALL EASEMENTS OF RECORD MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING INTEREST; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



David R. Vigil  
DAVID R. VIGIL, N.M.P.S. 8911

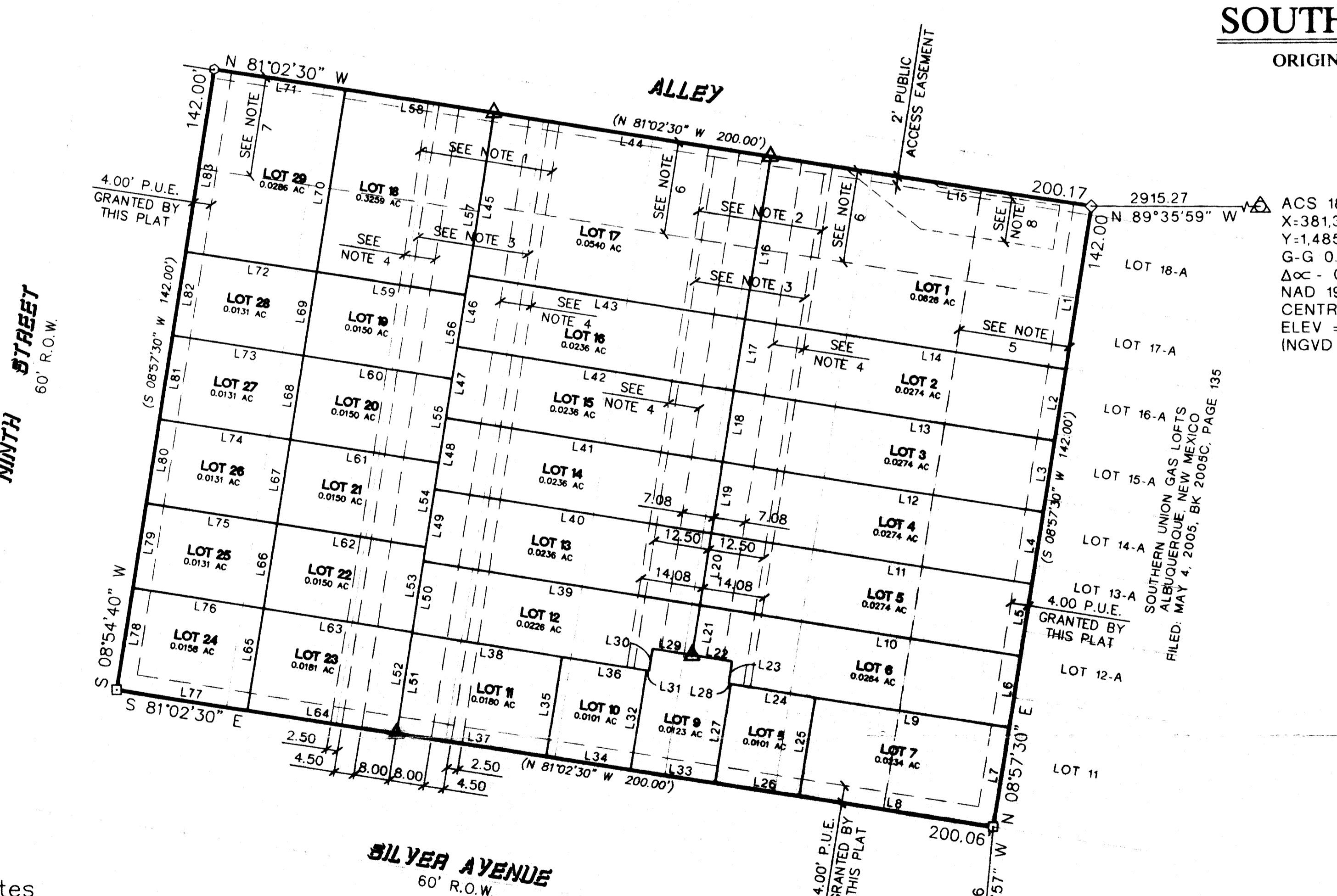
DATE 02/10/06

**NORTH STAR SURVEYING**  
1240 Sunset Rd. S.W., Albuquerque, N.M. 87105  
Office: 505.877.5490  
Mobile: 505.980.0485

### PLAT OF

# SOUTHERN UNION GAS LOFTS II

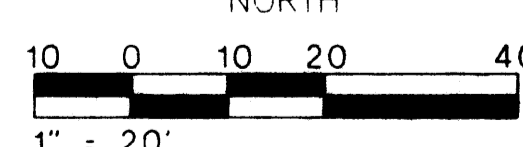
ORIGINALLY NEW MEXICO TOWN COMPANY'S ORIGINAL TOWN SITE OF ALBUQUERQUE T. 10 N., R. 3 E., SEC 20., N.M.P.M. ALBUQUERQUE, NEW MEXICO JUNE 2005



### Notes

- 1. NEW 30.00' PRIVATE ACCESS, PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
- 2. NEW 28.17' PRIVATE ACCESS, PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
- 3. NEW 25.00' PUBLIC WATER AND SEWER EASEMENT, GRANTED BY THIS PLAT, THE ALBUQUERQUE/BERNALILLO COUNTY WATER AUTHORITY'S RIGHT TO ENTER UPON AUTHORITY'S EASEMENT AT ANY TIME AND PERFORM WHATEVER INSPECTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, OR REMOVAL OF THE WATER AND/OR SANITARY SEWER LINES IF DEEMED NECESSARY WITHOUT LIABILITY TO THE OTHER OWNER/OWNERS. IF THE WORK AFFECTS THE UTILITIES, THE AUTHORITY WILL NOT BE FINANCIALLY OR OTHERWISE RESPONSIBLE FOR REBUILDING OR REPAIRING THE UTILITIES.
- 4. NEW 7.00' PUBLIC UTILITY EASEMENT, GRANTED BY THIS PLAT.
- 5. NEW 25.00' PRIVATE ACCESS AND PRIVATE DRAINAGE EASEMENT, GRANTED BY THIS PLAT.
- 6. NEW 21.00' PRIVATE ACCESS AND PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT.
- 7. NEW 22.50' PRIVATE ACCESS, PRIVATE DRAINAGE AND PRIVATE UTILITY EASEMENT GRANTED BY THIS PLAT.
- 8. EXISTING PNM EASEMENT PER DOCUMENT DATED 08/08/2005 IN BOOK A101 PAGE 4211

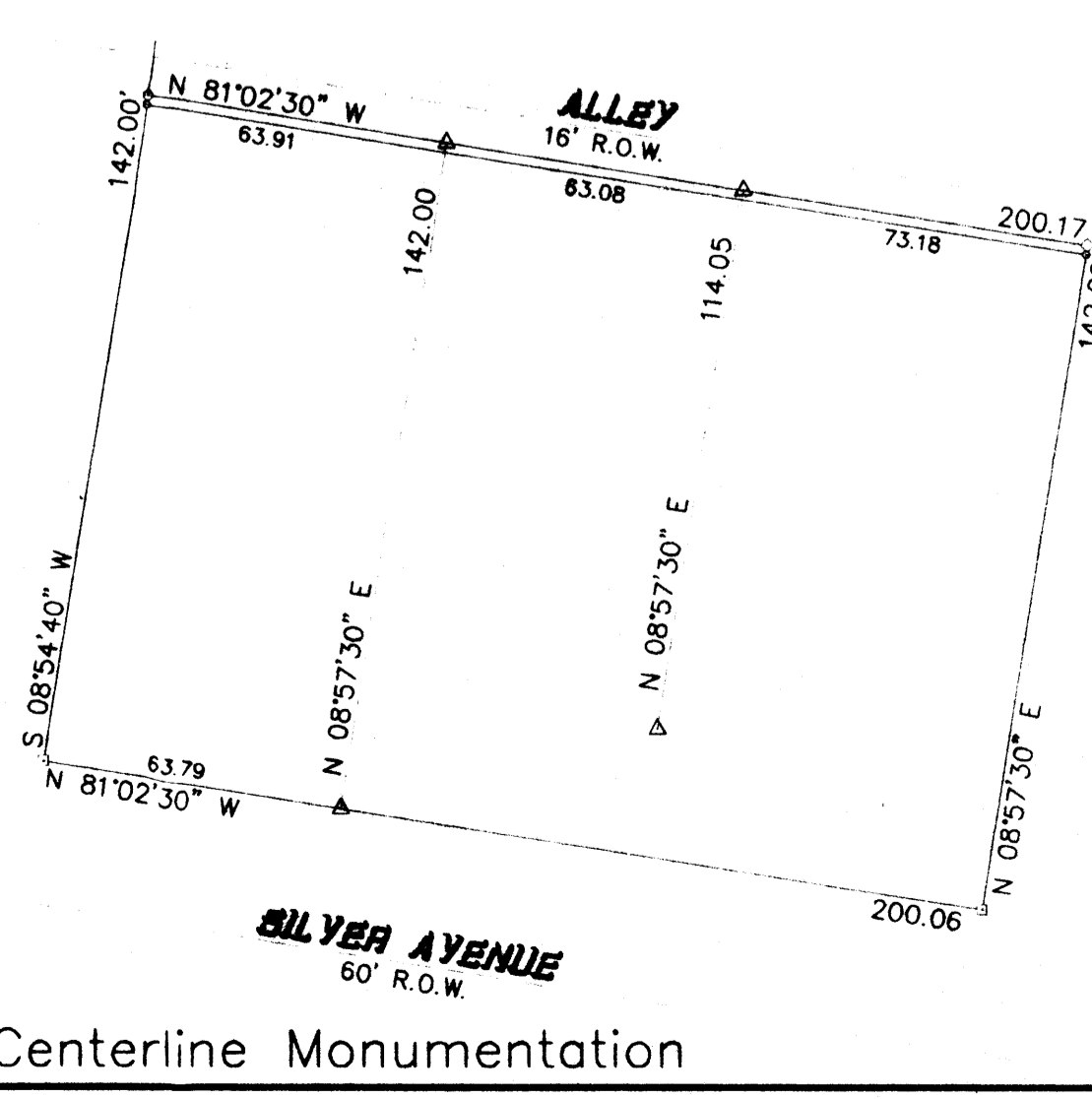
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Y=1,484,181.41  
G-G 0.999968050  
Δα = 00°14'02"  
NAD 1927  
CENTRAL ZONE  
ELEV = 4944.03  
(NGVD 1929)



### Legend

- FOUND 5/8" REBAR WITH CAP STAMPED "7002"
- FOUND CHISELED "X" IN CONCRETE
- ◇ FOUND 5/8" REBAR WITH CAP STAMPED "LS 8911"
- △ CENTERLINE MONUMENTATION
- SET 5/8" REBAR WITH CAP STAMPED "LS 8911"
- PROPERTY BOUNDARY
- - - - EASEMENT GRANTED BY THIS PLAT
- - - - EXISTING PROPERTY LINE TO BE ELIMINATED BY THIS PLAT
- - - - EXISTING PNM EASEMENT

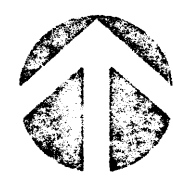
LINE DATA			
LENGTH	BEARING	LENGTH	BEARING
L1 37.30	N 08°57'30" E	L43 63.08	S 81°01'30" E
L2 16.33	N 08°57'30" E	L44 63.08	S 81°01'30" E
L3 16.33	N 08°57'30" E	L45 37.30	N 08°57'30" E
L4 16.33	N 08°57'30" E	L46 16.33	N 08°57'30" E
L5 16.33	N 08°57'30" E	L47 16.33	N 08°57'30" E
L6 16.33	N 08°57'30" E	L48 16.33	N 08°57'30" E
L7 23.03	N 08°57'30" E	L49 16.33	N 08°57'30" E
L8 44.31	S 81°02'30" E	L50 16.33	N 08°57'30" E
L9 14.31	S 81°02'30" E	L51 23.03	N 08°57'30" E
L10 73.19	S 81°02'30" E	L52 23.21	N 08°57'30" E
L11 73.19	S 81°02'30" E	L53 19.25	N 08°57'30" E
L12 19.25	S 81°02'30" E	L54 19.25	N 08°57'30" E
L13 73.19	S 81°02'30" E	L55 19.25	N 08°57'30" E
L14 73.19	S 81°02'30" E	L56 19.25	N 08°57'30" E
L15 73.19	S 81°02'30" E	L57 19.25	N 08°57'30" E
L16 16.33	N 08°57'30" E	L58 34.00	S 81°02'30" E
L17 16.33	N 08°57'30" E	L59 34.00	S 81°02'30" E
L18 16.33	N 08°57'30" E	L60 34.00	S 81°02'30" E
L19 16.33	N 08°57'30" E	L61 34.00	S 81°02'30" E
L20 16.33	N 08°57'30" E	L62 34.00	S 81°02'30" E
L21 11.42	N 08°57'30" E	L63 34.00	S 81°02'30" E
L22 9.08	S 81°02'30" E	L64 34.00	S 81°02'30" E
L23 9.08	S 81°02'30" E	L65 23.11	N 08°57'30" E
L24 19.25	S 81°02'30" E	L66 19.25	N 08°57'30" E
L25 23.03	N 08°57'30" E	L67 19.25	N 08°57'30" E
L26 19.25	S 81°02'30" E	L68 19.25	N 08°57'30" E
L27 23.03	N 08°57'30" E	L69 19.25	N 08°57'30" E
L28 0.54	S 81°02'30" E	L70 41.75	N 08°57'30" E
L29 9.08	S 81°02'30" E	L71 29.90	S 81°02'30" E
L30 5.10	N 08°57'30" E	L72 28.87	S 81°02'30" E
L31 0.54	S 81°02'30" E	L73 28.85	S 81°02'30" E
L32 23.03	N 08°57'30" E	L74 28.84	S 81°02'30" E
L33 19.25	S 81°02'30" E	L75 29.92	S 81°02'30" E
L34 19.25	S 81°02'30" E	L76 29.90	S 81°02'30" E
L35 23.03	N 08°57'30" E	L77 28.79	N 08°57'30" E
L36 19.25	S 81°02'30" E	L78 23.25	N 08°54'40" E
L37 34.21	S 81°02'30" E	L79 19.25	N 08°54'40" E
L38 34.21	S 81°02'30" E	L80 19.25	N 08°54'40" E
L39 63.08	S 81°01'30" E	L81 19.25	N 08°54'40" E
L40 63.08	S 81°01'30" E	L82 19.25	N 08°54'40" E
L41 63.08	S 81°01'30" E	L83 41.75	N 08°54'40" E
L42 63.08	S 81°01'30" E		



**NORTH STAR SURVEYING**  
1240 Sunset Rd. S.W., Albuquerque, N.M. 87105  
Office: 505.877.5490  
Mobile: 505.980.0485



VICINITY MAP N.T.S. K-13-Z



NORTH

# PLAT OF SOUTHERN UNION GAS LOFTS II

ORIGINALLY NEW MEXICO TOWN COMPANY'S ORIGINAL TOWN SITE OF ALBUQUERQUE T. 10 N., R. 3 E., SEC. 20., N.M.P.M. ALBUQUERQUE, NEW MEXICO JUNE 2005

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542847  
Page: 1 of 2  
03/30/2006 08:59P  
Bk-2886C Pg-183  
Mary Herrera Bern. Co. PLAT R 12, 09

## Treasurers Certification

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1013-057-518-397-133-02, 1013-057-523-395-133-04  
PROPERTY OWNER(S) OF RECORD: Craig & Patricia Williams  
COUNTY TREASURER: [Signature] DATE: \_\_\_\_\_

## Legal Description

LOTS SEVENTEEN (17) THROUGH TWENTY-FOUR (24), BLOCK 46, NEW MEXICO TOWN COMPANY'S ORIGINAL TOWN SITE OF ALBUQUERQUE SECTION 20, TOWNSHIP 10 NORTH, RANGE 3 EAST, BERNALILLO COUNTY, NEW MEXICO AS THE SAME AS IS FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY FILED DECEMBER 29, 1882, IN BOOK D FOLIO 140, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A FOUND 5/8" REBAR WITH CAP STAMPED LS 7002 BEING THE SOUTHEAST CORNER OF LOT 17, AND BEING A POINT ALONG THE NORTH RIGHT-OF-WAY OF SILVER AVENUE, WHENCE THE FOUND ACS BRASS CAP STAMPED "1-K13" BEARS S 63°09'57" W, A DISTANCE OF 1,096.46 FEET; THENCE, N 08°57'30" E, A DISTANCE OF 142.00 FEET, TO THE NORTHEAST CORNER OF SAID LOT 17, ALSO BEING A POINT ALONG THE SOUTH RIGHT-OF-WAY OF AN ALLEY, BEING A FOUND 5/8" REBAR WITH CAP STAMPED "LS 8911"; THENCE, N 81°02'30" W, A DISTANCE OF 200.17 FEET, ALONG SAID RIGHT-OF-WAY OF THE ALLEY, TO THE NORTHWEST CORNER OF SAID LOT 24, ALSO BEING A POINT ALONG THE EAST RIGHT-OF-WAY OF NINTH STREET, BEING A FOUND CHISELED "X" WITHIN CONCRETE; THENCE, S 08°54'40" W, A DISTANCE OF 142.00 FEET, ALONG SAID RIGHT-OF-WAY OF NINTH STREET, TO A POINT BEING THE SOUTHWEST CORNER OF SAID LOT 24, ALSO BEING A POINT ALONG THE NORTH RIGHT-OF-WAY OF SILVER AVENUE, BEING A FOUND 5/8" REBAR WITH CAP STAMPED "LS 7002"; THENCE, S 81°02'30" E, A DISTANCE OF 200.05 FEET, ALONG SAID RIGHT-OF-WAY OF SILVER AVENUE, TO A POINT BEING A FOUND 5/8" REBAR WITH CAP STAMPED "LS 7002", BEING THE SOUTHEAST CORNER OF SAID LOT 17, AND BEING A POINT ALONG THE NORTH RIGHT-OF-WAY OF SILVER AVENUE AND BEING THE POINT AND PLACE OF BEGINNING CONTAINING 28,417.228 SQUARE FEET 0.6523 ACRES MORE OR LESS.

## Approvals

PROJECT NUMBER: 1002861  
Application Number: CG28-00213  
PLAT APPROVAL  
\*\*\* Utility Approvals:  
Sean D. Mads 2-16-06  
PNM Electric Services Date  
Sean D. Mads 2-16-06  
PNM Gas Services Date  
David Crabb 2-16-06  
QWEST Telecommunications Date  
Kevin Ryan 2-16-06  
Comcast Date  
N/A  
New Mexico Utilities Date

## CITY APPROVALS:

[Signature] 2-13-06  
City Surveyor Date  
W/A Sam 2/22/06  
Real Property Division (conditional) Date  
W/A Sam 2/22/06  
Environmental Health Department (conditional) Date  
[Signature] 2-22-06  
Traffic Engineering, Transportation Division Date  
[Signature] 2/22/06  
Water Utilities Department Date  
[Signature] 2/22/06  
Parks and Recreation Department Date  
Bradley S. Bingham 2/22/06  
AMAFCA Date  
Bradley S. Bingham 2/22/06  
City Engineer Date  
Andrew Garcia 2-22-06  
DRB Chairperson, Planning Department Date

## Surveyor's Certification

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David R. Vigil 02/10/06  
DAVID R. VIGIL, N.M.P.S. 8911 DATE



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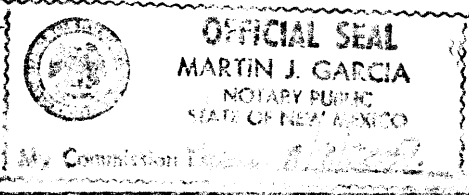
[Signature]  
JAY REMBE, PARTNER  
INFILL SOLUTIONS DEVELOPMENT, LLC

STATE OF NEW MEXICO } ss  
COUNTY OF BERNALILLO }

ON THIS 10th DAY OF February 2006 THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY [Signature] OWNER

[Signature]  
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: August 2007



## General Notes

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- J. ZONE CLASSIFICATION: CITY SU-2RD
- K. IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON, CONSEQUENTLY, PNM DOES NOT WARRANT NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.
- L. ALL PRIVATE EASEMENTS ARE FOR THE BENEFIT OF ALL LOTS AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER.

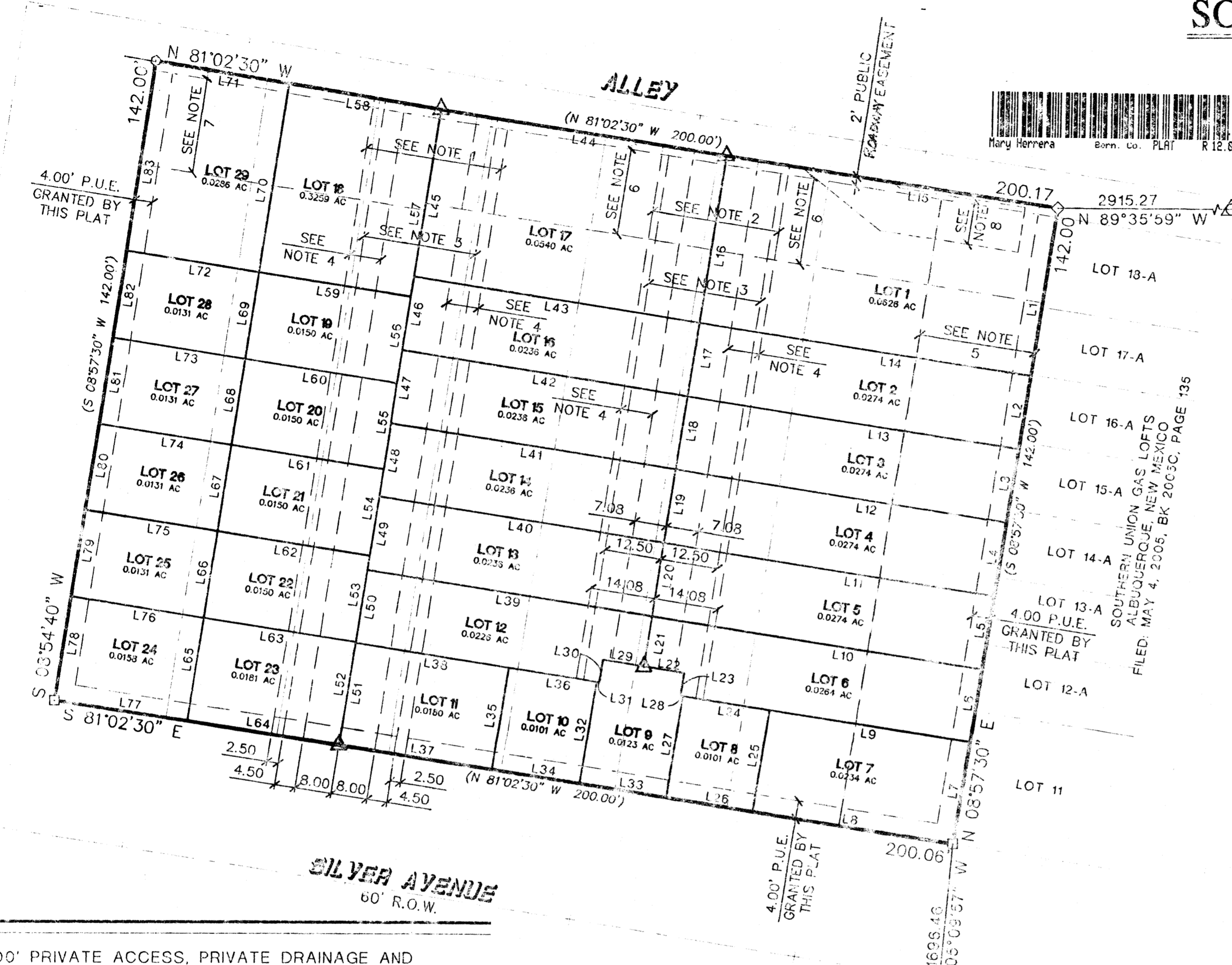
# PLAT OF SOUTHERN UNION GAS LOFTS II

ORIGINALLY NEW MEXICO TOWN COMPANY'S ORIGINAL TOWN SITE OF ALBUQUERQUE T. 10 N., R. 3 E., SEC 20., N.M.P.M. ALBUQUERQUE, NEW MEXICO JUNE 2005

2686844486  
8432647  
Page: 2 of 2  
83/30/2005 88:59A  
EX-2896C Pg-183

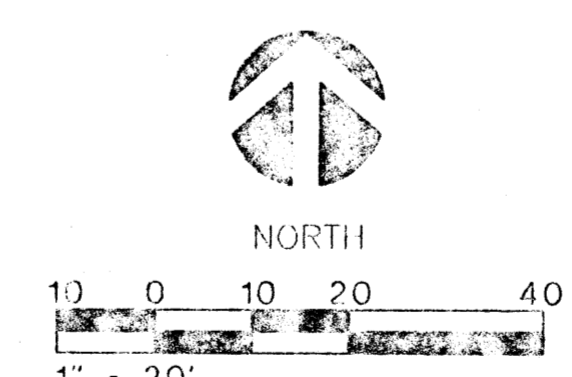
ACS 18-K14  
X=381,330.57  
Y=1,485,990.88  
Δα - 00°13'41"  
NAD 1927  
CENTRAL ZONE  
ELEV = 4960.72  
(NGVD 1929)

LINE DATA					
LINE	LENGTH	BEARING	BEARING		
L1	37.50	N 08°57'30" E	L43	63.08	S 81°01'30" E
L2	16.33	N 08°57'30" E	L44	63.08	S 81°01'30" E
L3	16.33	N 08°57'30" E	L45	37.30	N 08°57'30" E
L4	16.33	N 08°57'30" E	L46	16.33	N 08°57'30" E
L5	16.33	N 08°57'30" E	L47	16.33	N 08°57'30" E
L6	16.33	N 08°57'30" E	L48	16.33	N 08°57'30" E
L7	23.07	N 08°57'30" E	L49	16.33	N 08°57'30" E
L8	44.31	S 81°02'30" E	L50	16.33	N 08°57'30" E
L9	44.31	S 81°02'30" E	L51	25.33	N 08°57'30" E
L10	73.19	S 81°02'30" E	L52	25.33	N 08°57'30" E
L11	73.19	S 81°02'30" E	L53	19.25	N 08°57'30" E
L12	73.19	S 81°02'30" E	L54	19.25	N 08°57'30" E
L13	73.19	S 81°02'30" E	L55	19.25	N 08°57'30" E
L14	73.19	S 81°02'30" E	L56	19.25	N 08°57'30" E
L15	73.19	S 81°02'30" E	L57	41.75	N 08°57'30" E
L16	37.30	N 08°57'30" E	L58	34.00	S 81°02'30" E
L17	16.33	N 08°57'30" E	L59	34.00	S 81°02'30" E
L18	16.33	N 08°57'30" E	L60	34.00	S 81°02'30" E
L19	16.33	N 08°57'30" E	L61	34.00	S 81°02'30" E
L20	16.33	N 08°57'30" E	L62	34.00	S 81°02'30" E
L21	11.43	N 08°57'30" E	L63	34.00	S 81°02'30" E
L22	9.09	S 81°02'30" E	L64	34.00	S 81°02'30" E
L23	7.10	N 08°57'30" E	L65	34.00	S 81°02'30" E
L24	19.25	S 81°02'30" E	L66	34.00	S 81°02'30" E
L25	23.07	N 08°57'30" E	L67	19.25	N 08°57'30" E
L26	19.25	S 81°02'30" E	L68	19.25	N 08°57'30" E
L27	23.07	N 08°57'30" E	L69	19.25	N 08°57'30" E
L28	9.57	S 81°02'30" E	L70	19.25	N 08°57'30" E
L29	3.60	S 81°02'30" E	L71	25.33	N 08°57'30" E
L30	3.60	S 81°02'30" E	L72	25.33	N 08°57'30" E
L31	23.07	N 08°57'30" E	L73	25.33	N 08°57'30" E
L32	19.25	S 81°02'30" E	L74	25.33	N 08°57'30" E
L33	19.25	S 81°02'30" E	L75	25.33	N 08°57'30" E
L34	19.25	S 81°02'30" E	L76	25.33	N 08°57'30" E
L35	23.07	N 08°57'30" E	L77	25.33	N 08°57'30" E
L36	19.25	S 81°02'30" E	L78	25.33	N 08°57'30" E
L37	34.21	S 81°02'30" E	L79	25.33	N 08°57'30" E
L38	34.21	S 81°02'30" E	L80	25.33	N 08°57'30" E
L39	63.08	S 81°01'30" E	L81	25.33	N 08°57'30" E
L40	63.08	S 81°01'30" E	L82	3.25	N 08°54'40" E
L41	63.08	S 81°01'30" E	L83	41.75	N 08°54'40" E
L42	63.08	S 81°01'30" E			

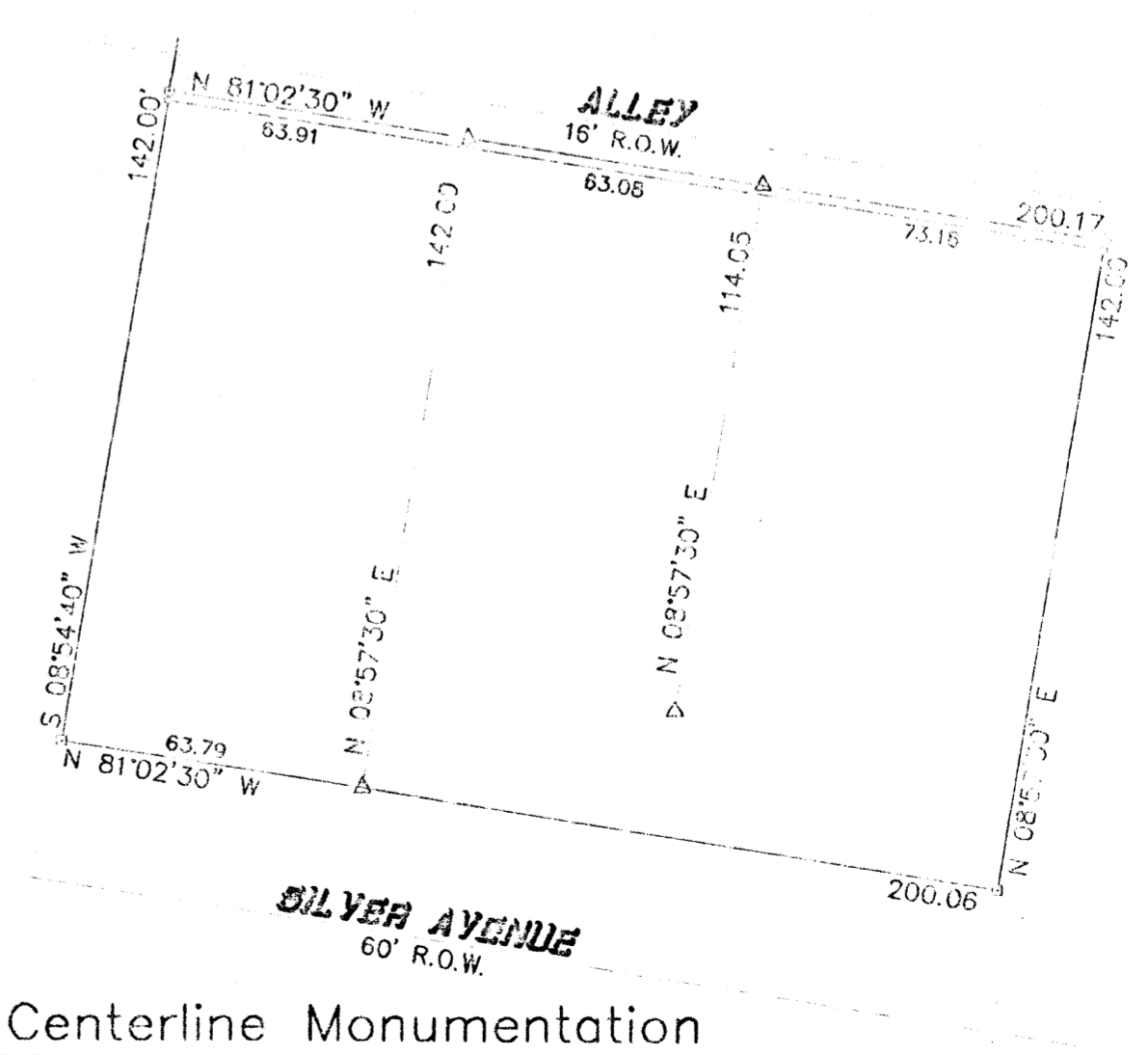


- Notes
- NEW 30.00' PRIVATE ACCESS, PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
  - NEW 28.17' PRIVATE ACCESS, PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
  - NEW 25.00' PUBLIC WATER AND SEWER EASEMENT, GRANTED BY THIS PLAT. THE ALBUQUERQUE/BERNALILLO COUNTY WATER AUTHORITY'S RIGHT TO ENTER UPON AUTHORITY'S EASEMENT AT ANY TIME AND PERFORM WHATEVER INSPECTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, OR REMOVAL OF THE WATER AND/OR SANITARY SEWER LINES IF DEEMED NECESSARY WITHOUT LIABILITY TO THE OTHER PRIVATE UTILITIES. IF THE WORK AFFECTS THE UTILITIES, THE AUTHORITY WILL NOT BE FINANCIALLY OR OTHERWISE RESPONSIBLE FOR REBUILDING OR REPAIRING THE UTILITIES.
  - NEW 7.00' PUBLIC UTILITY EASEMENT, GRANTED BY THIS PLAT.
  - NEW 25.00' PRIVATE ACCESS AND PRIVATE DRAINAGE EASEMENT, GRANTED BY THIS PLAT.
  - NEW 14.00' PRIVATE ACCESS AND PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT.
  - NEW 20.50' PRIVATE ACCESS, PRIVATE DRAINAGE AND PRIVATE UTILITY EASEMENT GRANTED BY THIS PLAT.
  - EXISTING PNM EASEMENT PER DOCUMENT DATED 08/08/2005 IN BOOK A101, PAGE 4211.

ACS 1-K13  
X=378,240.51  
Y=1,484,181.41  
G-G 0.99968050  
Δα - 00°14'02"  
NAD 1927  
CENTRAL ZONE  
ELEV = 4944.03  
(NGVD 1929)

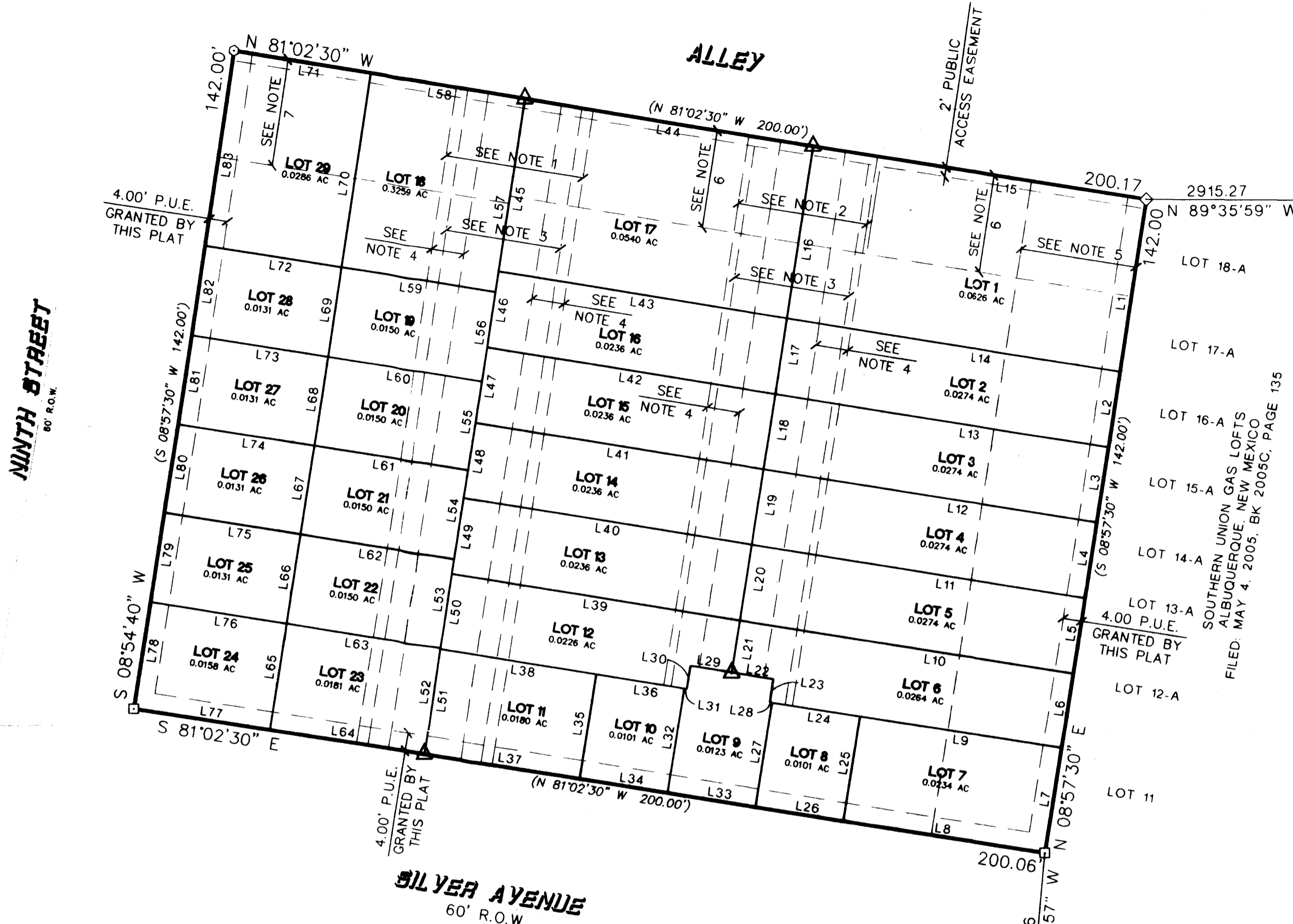


- Legend
- FOUND 5/8" REBAR WITH CAP STAMPED "700"
  - FOUND CHISELED "X" IN CONCRETE
  - ◇ FOUND 5/8" REBAR WITH CAP STAMPED "LS 8911"
  - △ CENTERLINE MONUMENTATION
  - SET 5/8" REBAR WITH CAP STAMPED "LS 8911"
  - PROPERTY BOUNDARY
  - - - EASEMENT GRANTED BY THIS PLAT
  - - - EXISTING PROPERTY LINE TO BE ELIMINATED BY THIS PLAT
  - - - EXISTING PNM EASEMENT



PLAT OF  
**SOUTHERN UNION GAS LOFTS II**

ORIGINALLY NEW MEXICO TOWN COMPANY'S ORIGINAL  
TOWN SITE OF ALBUQUERQUE  
T. 10 N., R. 3 E., SEC 20., N.M.P.M.  
ALBUQUERQUE, NEW MEXICO  
JUNE 2005



ACS 18-K14  
X=381,330.57  
Y=1,485,990.88  
G-G 0.99967846  
Δα - 00°13'41"  
NAD 1927  
CENTRAL ZONE  
ELEV = 4960.72  
(NGVD 1929)

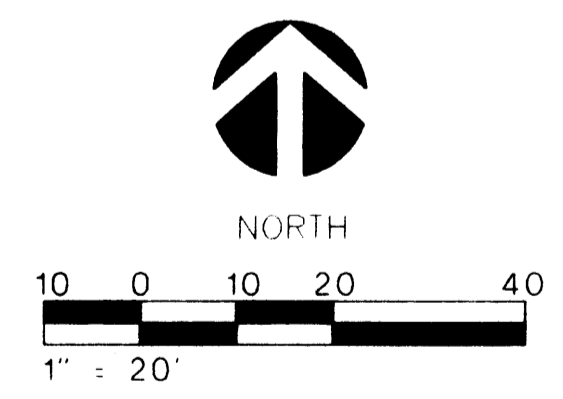
LINE DATA					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	37.30	N 08°57'30" E	L43	63.08	S 81°01'30" E
L2	16.33	N 08°57'30" E	L44	63.08	S 81°01'30" E
L3	16.33	N 08°57'30" E	L45	37.30	N 08°57'30" E
L4	16.33	N 08°57'30" E	L46	16.33	N 08°57'30" E
L5	16.33	N 08°57'30" E	L47	16.33	N 08°57'30" E
L6	16.35	N 08°57'30" E	L48	16.33	N 08°57'30" E
L7	23.03	N 08°57'30" E	L49	16.38	N 08°57'30" E
L8	44.31	S 81°02'30" E	L50	16.33	N 08°57'30" E
L9	44.31	S 81°02'30" E	L51	23.03	N 08°57'30" E
L10	73.19	S 81°02'30" E	L52	23.21	N 08°57'30" E
L11	73.19	S 81°02'30" E	L53	19.25	N 08°57'30" E
L12	73.19	S 81°02'30" E	L54	19.25	N 08°57'30" E
L13	73.19	S 81°02'30" E	L55	19.25	N 08°57'30" E
L14	73.19	S 81°02'30" E	L56	19.25	N 08°57'30" E
L15	73.19	S 81°02'30" E	L57	41.75	N 08°57'30" E
L16	37.30	N 08°57'30" E	L58	34.00	S 81°02'30" E
L17	16.33	N 08°57'30" E	L59	34.00	S 81°02'30" E
L18	16.33	N 08°57'30" E	L60	34.00	S 81°02'30" E
L19	16.33	N 08°57'30" E	L61	34.00	S 81°02'30" E
L20	16.33	N 08°57'30" E	L62	34.00	S 81°02'30" E
L21	11.42	N 08°57'30" E	L63	34.00	S 81°02'30" E
L22	9.08	S 81°02'30" E	L64	34.00	S 81°02'30" E
L23	5.10	N 08°57'30" E	L65	23.11	N 08°57'30" E
L24	19.25	S 81°02'30" E	L66	19.25	N 08°57'30" E
L25	23.03	N 08°57'30" E	L67	19.25	N 08°57'30" E
L26	19.25	S 81°02'30" E	L68	19.25	N 08°57'30" E
L27	23.03	N 08°57'30" E	L69	19.25	N 08°57'30" E
L28	0.54	S 81°02'30" E	L70	41.75	N 08°57'30" E
L29	9.08	S 81°02'30" E	L71	29.90	S 81°02'30" E
L30	5.10	N 08°57'30" E	L72	29.87	S 81°02'30" E
L31	0.54	S 81°02'30" E	L73	29.85	S 81°02'30" E
L32	23.03	N 08°57'30" E	L74	29.84	S 81°02'30" E
L33	19.25	S 81°02'30" E	L75	29.82	S 81°02'30" E
L34	19.25	S 81°02'30" E	L76	29.80	S 81°02'30" E
L35	23.03	N 08°57'30" E	L77	29.79	S 81°02'30" E
L36	19.25	S 81°02'30" E	L78	23.25	N 08°54'40" E
L37	34.21	S 81°02'30" E	L79	19.25	N 08°54'40" E
L38	34.21	S 81°02'30" E	L80	19.25	N 08°54'40" E
L39	63.08	S 81°01'30" E	L81	19.25	N 08°54'40" E
L40	63.08	S 81°01'30" E	L82	19.25	N 08°54'40" E
L41	63.08	S 81°01'30" E	L83	41.75	N 08°54'40" E
L42	63.08	S 81°01'30" E			

SOUTHERN UNION GAS LOFTS  
ALBUQUERQUE, NEW MEXICO  
FILED MAY 4, 2005, BK 2005C, PAGE 135

**Notes**

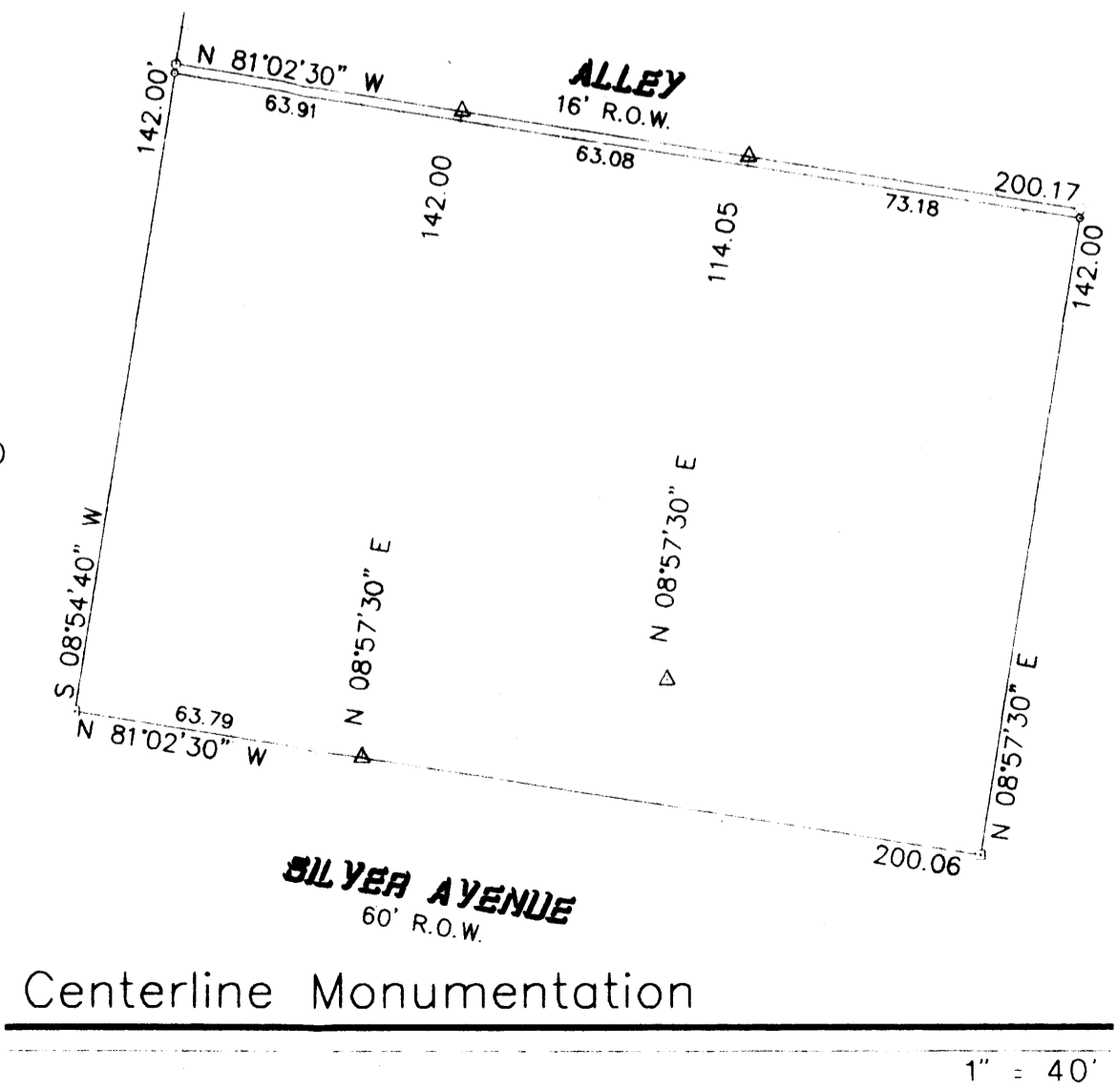
- NEW 30.00' PRIVATE ACCESS, PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
- NEW 28.17' PRIVATE ACCESS, PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.  
*Water & Sanitary Sewer*
- NEW 25.00' PUBLIC UTILITY EASEMENT, GRANTED BY THIS PLAT, THE ALBUQUERQUE/BERNALILLO COUNTY WATER AUTHORITY'S RIGHT TO ENTER UPON AUTHORITY'S EASEMENT AT ANY TIME AND PERFORM WHATEVER INSPECTION, INSTALLATION, MAINTANENCE, REPAIR, MODIFICATION, OR REMOVAL OF THE WATER AND/OR SANITARY SEWER LINES IF DEEMED NECESSARY WITHOUT LIABILITY TO THE OTHER UTILITIES. IF THE WORK AFFECTS THE UTILITIES, THE AUTHORITY WILL NOT BE FINANCIALLY OR OTHERWISE RESPONSIBLE FOR REBUILDING OR REPAIRING THE UTILITIES.
- NEW 7.00' PUBLIC UTILITY EASEMENT, GRANTED BY THS PLAT.
- NEW 25.00' PRIVATE ACCESS AND PRIVATE DRAINAGE EASEMENT, GRANTED BY THIS PLAT.
- NEW 21.00' PRIVATE ACCESS AND PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT.
- NEW 22.50' PRIVATE ACCESS, PRIVATE DRAINAGE AND PRIVATE UTILITY EASEMENT GRANTED BY THIS PLAT.

ACS 1-K13  
X=378,240.51  
Y=1,484,181.41  
G-G 0.99968050  
Δα - 00°14'02"  
NAD 1927  
CENTRAL ZONE  
ELEV = 4944.03  
(NGVD 1929)



**Legend**

- FOUND 5/8" REBAR WITH CAP STAMPED "7002"
- ⊙ FOUND CHISELED "X" IN CONCRETE
- ◇ FOUND 5/8" REBAR WITH CAP STAMPED "LS 8911"
- △ CENTERLINE MONUMENTATION
- SET 5/8" REBAR WITH CAP STAMPED "LS 8911"
- PROPERTY BOUNDARY
- - - - - UTILITY EASEMENT GRANTED BY THIS PLAT
- - - - - EXISTING PROPERTY LINE TO BE ELIMINATED BY THIS PLAT

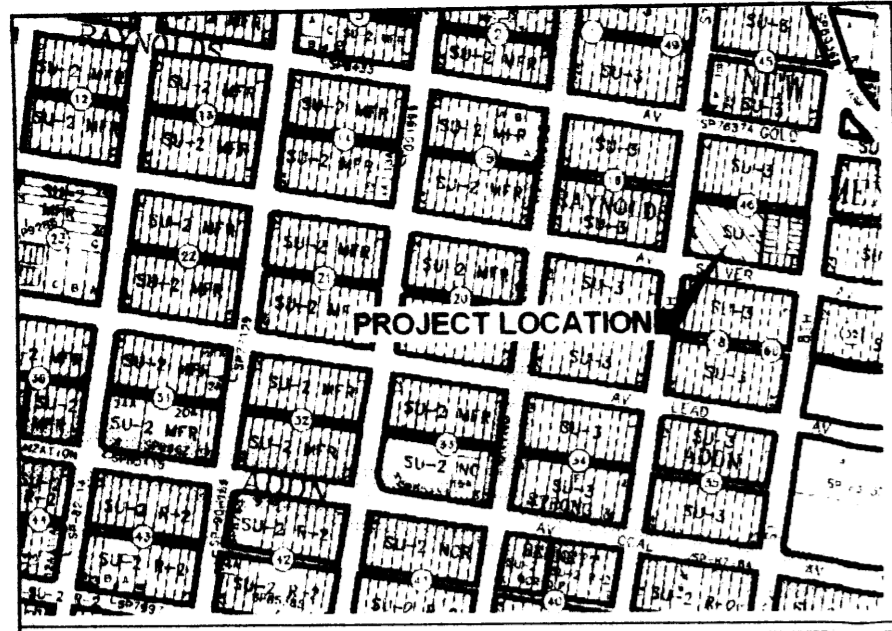


**NORTH STAR SURVEYING**  
1240 Sunset Rd. S.W., Albuquerque, N.M. 87105  
Office: 505.877.5469  
Mobile: 505.980.0465

PRELIMINARY PLAT OF  
**SOUTHERN UNION GAS LOFTS II**

ORIGINALLY NEW MEXICO TOWN COMPANY'S ORIGINAL  
 TOWN SITE OF ALBUQUERQUE  
 T. 10 N., R. 3 E., SEC 20., N.M.  
 ALBUQUERQUE, NEW MEXICO  
 JUNE 2005

MEMORANDUM  
 APPROVED BY  
 ONE 8/24/05



VICINITY MAP N.T.S. K-13-Z



NORTH

Treasurers Certification

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND  
 PAID ON UPC # 1013-057-518-397-133-02, 1013-057-523-395-133-04  
 PROPERTY OWNER(S) OF RECORD: \_\_\_\_\_

COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

Legal Description

LOTS SEVENTEEN (17) THROUGH TWENTY-FOUR (24), BLOCK 46, NEW MEXICO TOWN COMPANY'S ORIGINAL TOWN SITE OF ALBUQUERQUE SECTION 20, TOWNSHIP 10 NORTH, RANGE 3 EAST, BERNALILLO COUNTY, NEW MEXICO AS THE SAME AS IS FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY FILED DECEMBER 29, 1882, IN BOOK D FOLIO 140, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT A FOUND 5/8" REBAR WITH CAP STAMPED LS 7002 BEING THE SOUTHEAST CORNER OF LOT 17, AND BEING A POINT ALONG THE NORTH RIGHT-OF-WAY OF SILVER AVENUE, WHENCE THE FOUND ACS BRASS CAP STAMPED "1-K13" BEARS S 05°09'57" W, A DISTANCE OF 1,696.46 FEET; THENCE,  
 N 08°57'30" E, A DISTANCE OF 142.00 FEET, TO THE NORTHEAST CORNER OF SAID LOT 17, ALSO BEING A POINT ALONG THE SOUTH RIGHT-OF-WAY OF AN ALLEY, BEING A FOUND 5/8" REBAR WITH CAP STAMPED "LS 8911"; THENCE,  
 N 81°02'30" W, A DISTANCE OF 200.17 FEET, ALONG SAID RIGHT-OF-WAY OF THE ALLEY, TO THE NORTHWEST CORNER OF SAID LOT 24, ALSO BEING A POINT ALONG THE EAST RIGHT-OF-WAY OF NINTH STREET, BEING A FOUND CHISELED "X" WITHIN CONCRETE; THENCE,  
 S 08°54'40" W, A DISTANCE OF 142.00 FEET, ALONG SAID RIGHT-OF-WAY OF NINTH STREET, TO A POINT BEING THE SOUTHWEST CORNER OF SAID LOT 24, ALSO BEING A POINT ALONG THE NORTH RIGHT-OF-WAY OF SILVER AVENUE, BEING A FOUND 5/8" REBAR WITH CAP STAMPED "LS 7002"; THENCE,  
 S 81°02'30" E, A DISTANCE OF 200.06 FEET, ALONG SAID RIGHT-OF-WAY OF SILVER AVENUE, TO A POINT BEING A FOUND 5/8" REBAR WITH CAP STAMPED "LS 7002"; BEING THE SOUTHEAST CORNER OF SAID LOT 17, AND BEING A POINT ALONG THE NORTH RIGHT-OF-WAY OF SILVER AVENUE AND BEING THE POINT AND PLACE OF BEGINNING CONTAINING 28,417.228 SQUARE FEET 0.6523 ACRES MORE OR LESS.

Approvals

PROJECT NUMBER: \_\_\_\_\_

Application Number: \_\_\_\_\_

PLAT APPROVAL

\*\*\* Utility Approvals

PNM Electric Services	_____	Date
PNM Gas Services	_____	Date
QWEST Telecommunications	_____	Date
Comcast	_____	Date
New Mexico Utilities	N/A	Date

CITY APPROVALS:

City Surveyor		7-20-05
Real Property Division (conditional)	_____	Date
Environmental Health Department (conditional)	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Water Utilities Department	_____	Date
Parks and Recreation Department	_____	Date
AMA/CA	_____	Date
City Engineer	_____	Date
DRB Chairperson, Planning Department	_____	Date

Surveyor's Certification

I, DAVID R. VIGIL, A NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 8911, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT IT MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS, THAT IT COMPLIES WITH THE SURVEY REQUIREMENTS CONTAINED IN THE ALBUQUERQUE SUBDIVISION ORDINANCE; THAT IT SHOWS ALL EASEMENTS OF RECORD MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING INTEREST; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



DAVID R. VIGIL, N.M.P.S. 8911  
 DATE 07/15/05

Disclosure Statement

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE 8 EXISTING LOTS INTO 29 LOTS, GRANT EASEMENTS AND DEDICATE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON.

Free Consent and Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S), GRANT ALL UTILITY EASEMENTS SHOWN HEREON TO THE PUBLIC TO USE FOREVER INCLUDING THE RIGHTS TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN SURFACE AND SUBSURFACE). THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) ALSO GRANT THE ALBUQUERQUE/BERNALILLO COUNTY WATER AUTHORITY IN PERPETUITY ALL SANITARY SEWER, AND WATER LINE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN SANITARY SEWERS, AND WATER LINES THEREIN, UNLESS SPECIFICALLY LIMITED ELSEWHERE ON THIS PLAT THE OWNERS ALSO DEDICATE ADDITIONAL RIGHT-OF-WAY FOR THE ALLEY AS SHOWN HEREON. **IN FEE SIMPLE WITH WARRANTY COVENANTS** SAID OWNER WARRANTS THAT HE HOLDS COMPLETE & INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

JAY REMBE, PARTNER  
 INFILL SOLUTIONS DEVELOPMENT, LLC

STATE OF NEW MEXICO } ss  
 COUNTY OF BERNALILLO }

ON THIS 19<sup>th</sup> DAY OF July, 2005, THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Jay Rembe

Melissa Phillips OWNER  
 NOTARY PUBLIC DATE 7/19/05

MY COMMISSION EXPIRES: 5/10/2007

General Notes

- A. THE BEARING BASE FOR THIS PLAT IS MONUMENT 1-K13. ALL DISTANCES ARE GROUND DISTANCES UNLESS NOTED OTHERWISE BEARINGS ARE GRID BASED UPON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 1927).
- B. RECORDED PLAT FILED ON AUGUST 19, 2004 IN BOOK 2004C PAGE 248, FILED IN THE OFFICE OF THE COUNTY OF BERNALILLO COUNTY, NEW MEXICO.
- C. GROSS ACREAGE: 0.6523 AC
- D. NUMBER OF EXISTING LOTS: 8
- E. NUMBER OF LOTS CREATED: 29
- F. PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE FOR THE COMMON AND JOINT USE OF UTILITIES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING
  - 1. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE
  - 2. PNM GAS SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTAL ENCLOSURES
  - 3. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES
  - 4. QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTAL ENCLOSURES
- G. INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, 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 PURPOSE SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE) HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL 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 BY CONSTRUCTION OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THE PLAT
- H. TALOS LOG NUMBER: 2005264286
- I. CITY OF ALBUQUERQUE WATER AND SEWER SERVICES ARE AVAILABLE TO THIS SITE
- J. MILEAGE OF STREET: 0.020 MILES (0.066 ACRES)
- K. ZONE CLASSIFICATION: CITY SU-2RD
- L. IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON, CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED
- M. ALL PRIVATE EASEMENTS ARE FOR THE BENEFIT OF ALL LOTS AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER.

**NORTH STAR SURVEYING**  
 1240 Sunset Rd. S.W., Albuquerque, N.M. 87105  
 Office: 505.877.5489  
 Mobile: 505.980.0485

**Design Narrative**

The Southern Union Gas Lofts II Subdivision is located at the Northeast corner of Silver Avenue and Ninth Street in Downtown Albuquerque, NM. The site is currently vacant. The property will be developed into twenty-nine three-story loft apartments. The site is bounded on the North by an alley, on the West by Ninth Street, on the South by Silver Avenue and on the East by an existing development. The natural slope of the site is from South to North.

The grading and drainage plan provides for free discharge of all developed flows onto the alley and then to Ninth Street which has been the historic drainage pattern. The runoff will be conveyed as surface drainage through a 32 ft. and 26 ft. access and drainage easement proposed with the subdivision. The computed runoff for the developed condition is 2.76 cfs whereas the existing runoff is 1.01fs.

The property is not located within a 100-yr floodplain. There are no off site flows entering the property. Silver Avenue and Ninth Street are both fully developed City streets with Curb and gutter, and the alley adjacent to the north side of the property is currently paved with an inverted crown to convey the flows to Ninth street.

**Drainage Calculations**

Southern Union Gas Lofts II  
25012

Hydrology Calculations  
DPM - Section 22.2  
Volume 2, January 1993

Precipitation Zone 2  
100 Year Storm Depth, P (360) 2.36

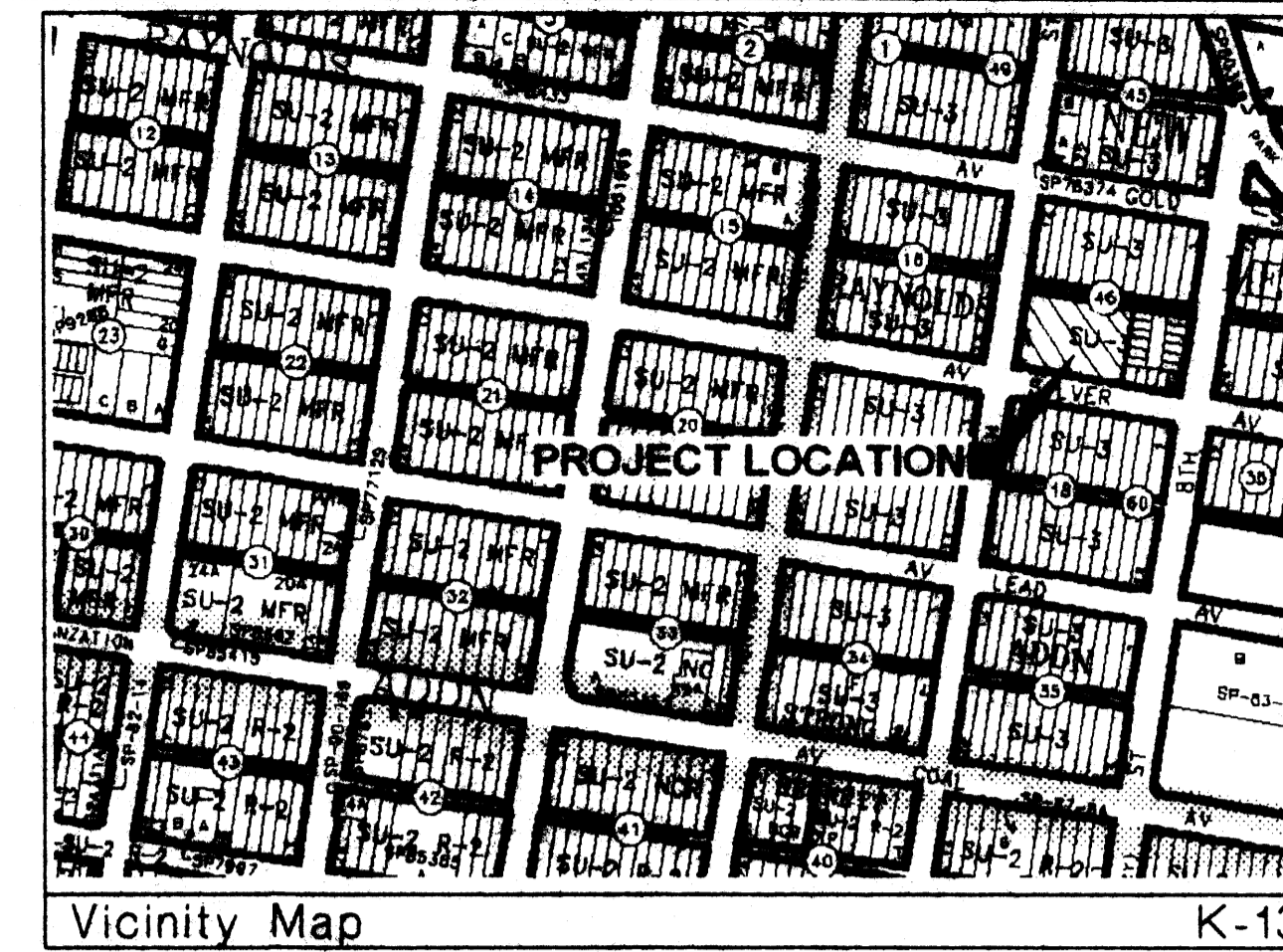
Treatment Area	A	B	C	D
Excess Precipitation Factors	0.53	0.78	1.13	2.12
Peak Discharge Factors	1.56	2.28	3.14	4.70

Land Treatment Area	Acres	Existing	Proposed
Type "D" (Roof)		0.00	0.53
Type "C" (Unpaved Roadway)		0.00	0.00
Type "B" (Irrigated Lawns)		0.00	0.12
Type "A" (Undeveloped)		0.65	0.00

Total (Acres) 0.65 0.65

Excess Precipitation(in) 0.53 1.87

Volume (100), cf	1250.54	4418.44
Volume (10),cf	837.86	2960.35
Q (100), cfs	1.01	2.76
Q (10), cfs	0.68	1.85



Vicinity Map

K-13

**Legend**

- EXISTING CONTOUR
- SWALE
- 48.50 PROPOSED SPOT ELEVATION
- 48.50 EXISTING SPOT ELEVATION

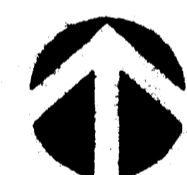
**Project Benchmark**

PROJECT BENCHMARK IS THE SOUTHEAST PROPERTY CORNER BEING A 5/8" REBAR WITH CAP STAMPED LS 7002.

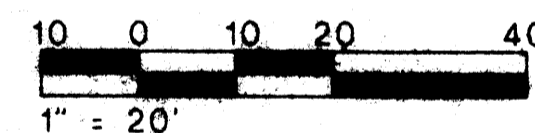
ELEV = 4949.50

**GRADING PLAN**

SCALE: 1" = 20'-0"



NORTH

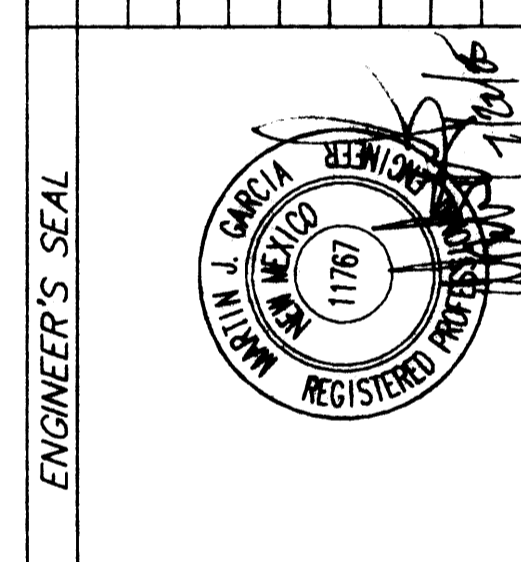


1" = 20'

AS BUILT INFORMATION	
CONTRACTOR	DATE
STAMPED BY	DATE
APPROVED BY	DATE
FIELD CHECKED BY	DATE
DESIGNED BY	DATE
CHECKED BY	DATE
RECORDED BY	DATE
NO.	

BENCH MARKS	
STATION MARK IS A STANDARD ACS BRASS TABLET	
STAMPED "1-K13", SET IN TOP OF A CONCRETE POST, APPROXIMATELY 0.2 FT BELOW THE SURFACE	
X = 378240.51 Y = 1484181.41	
Z = 4944.03 (NOVD 1929)	

SURVEY INFORMATION	
FIELD NOTES	DATE
BY	BY
NO.	NO.

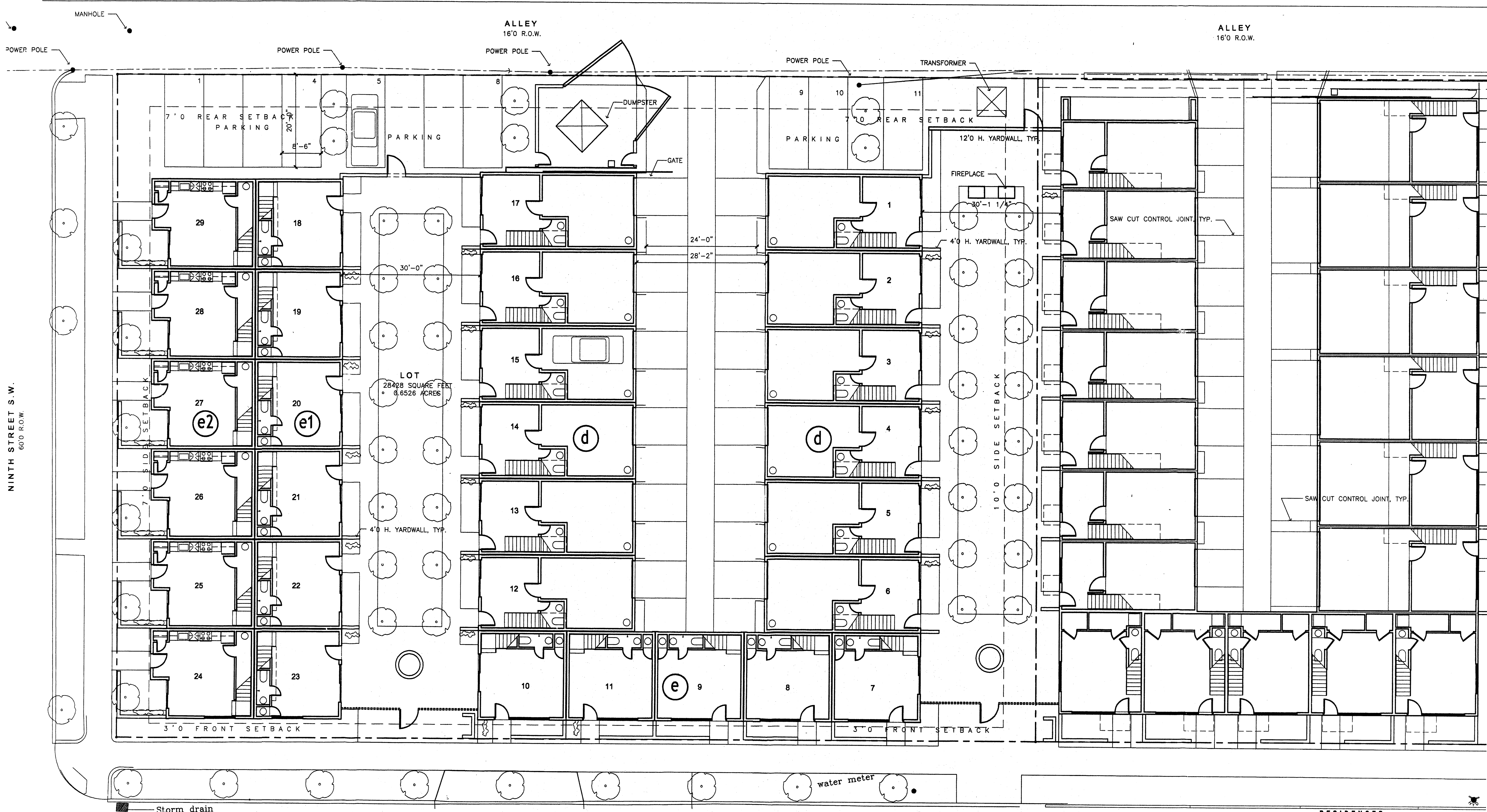


ENGINEER'S SEAL	REVISIONS
	NO. DATE
	BY
	DESIGN
	DATE 07/21/2005
	DRAWN BY F. PHILLIPS
	DATE 07/21/2005
	CHECKED BY M. GARCIA
	DATE 07/21/2005

**ABQ Engineering, Inc.**  
 Engineers - Planners  
 Construction Services  
 6739 Academy Rd NE, Suite 130  
 Albuquerque, NM 87110  
 505-255-7962 FAX 505-255-7962  
 ABQ NO. 86012

CITY OF ALBUQUERQUE  
 PUBLIC WORKS DEPARTMENT  
 ENGINEERING DEVELOPMENT GROUP  
 TITLE: SOUTHERN UNION GAS COMPANY LOFTS SUBDIVISION II GRADING PLAN

Design Review Committee	City Engineer Approval	Last Design Update	Mo./Day/Yr.	Mo./Day/Yr.



NINTH STREET S.W.  
60' R.O.W.

ALLEY  
16' R.O.W.

ALLEY  
16' R.O.W.

SILVER AVENUE S.W.  
60' R.O.W.

LOT  
28,428 SQUARE FEET  
0.6526 ACRES

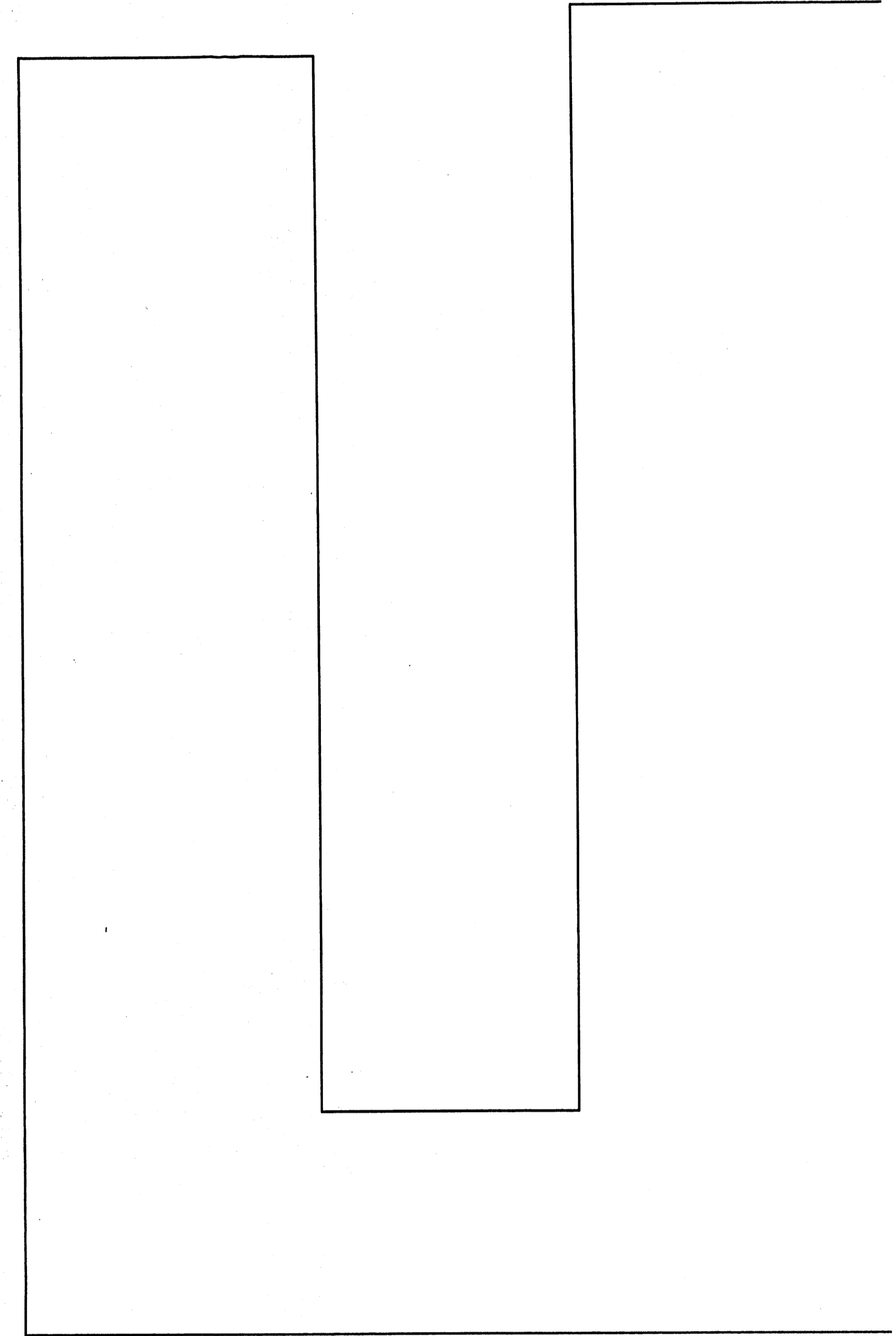
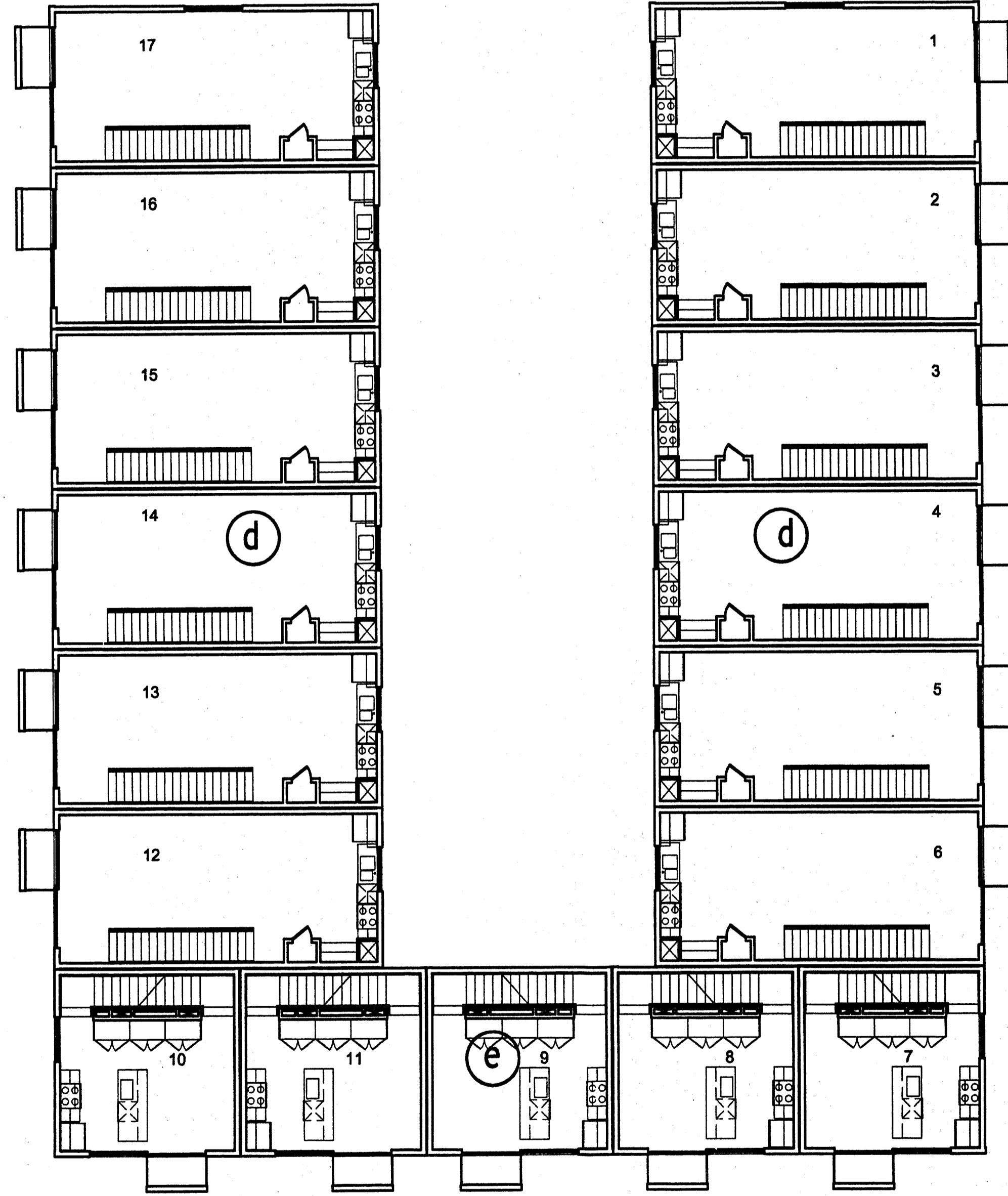
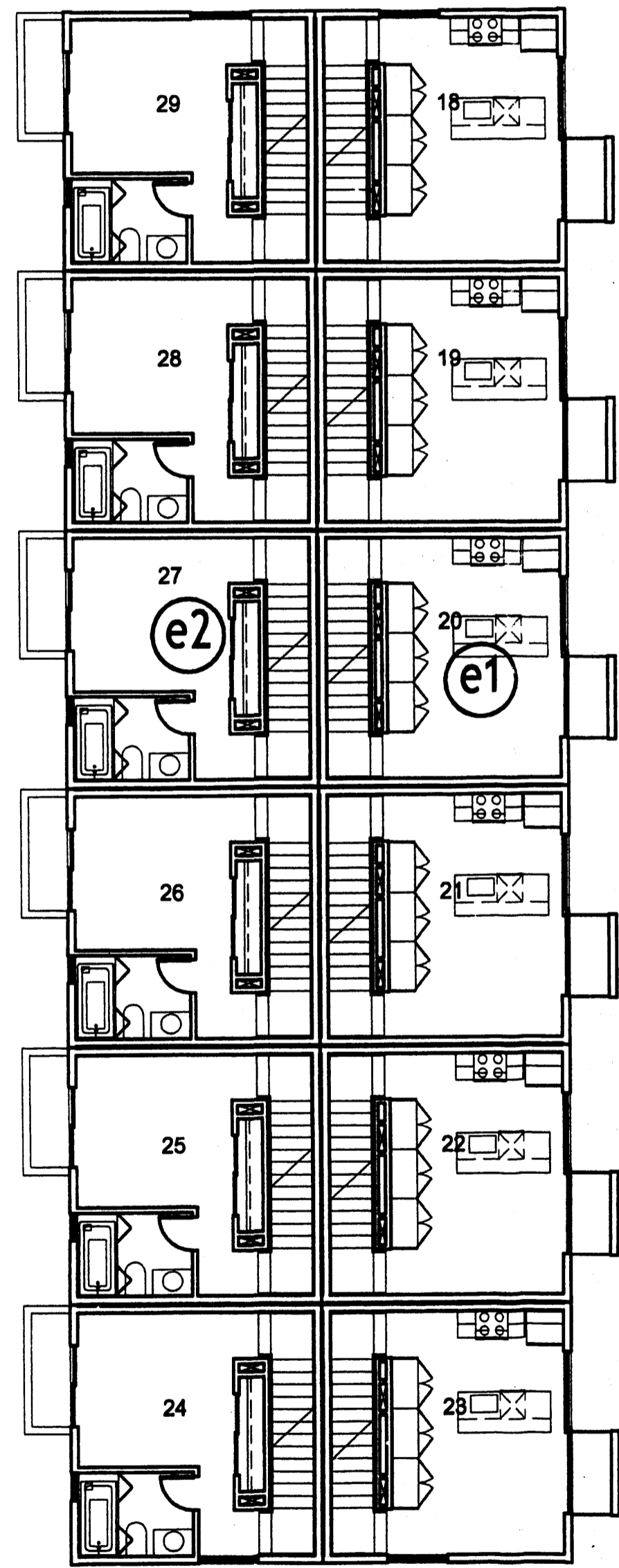
SITE  
DEVELOPMENT PLAN  
APPROVAL  
SU-3 DOWNTOWN URBAN CENTER  
FILE NO: PA 05-071  
see notes:  
*Kuland fuhler 7-21-05*

RESIDENCES		
12 ●	1182 SQ. FT. TOTAL	
1 ST	218 SQ. FT.	
2 ND	500 SQ. FT.	
3 RD	470 SQ. FT.	
11 ●	910 SQ. FT. TOTAL	
1 ST	368 SQ. FT.	
2 ND	272 SQ. FT.	
3 RD	272 SQ. FT.	
6 ●	897 SQ. FT. TOTAL	
1 ST	397 SQ. FT.	
2 ND	281 SQ. FT.	
3 RD	219 SQ. FT.	
0	10'0	30'0

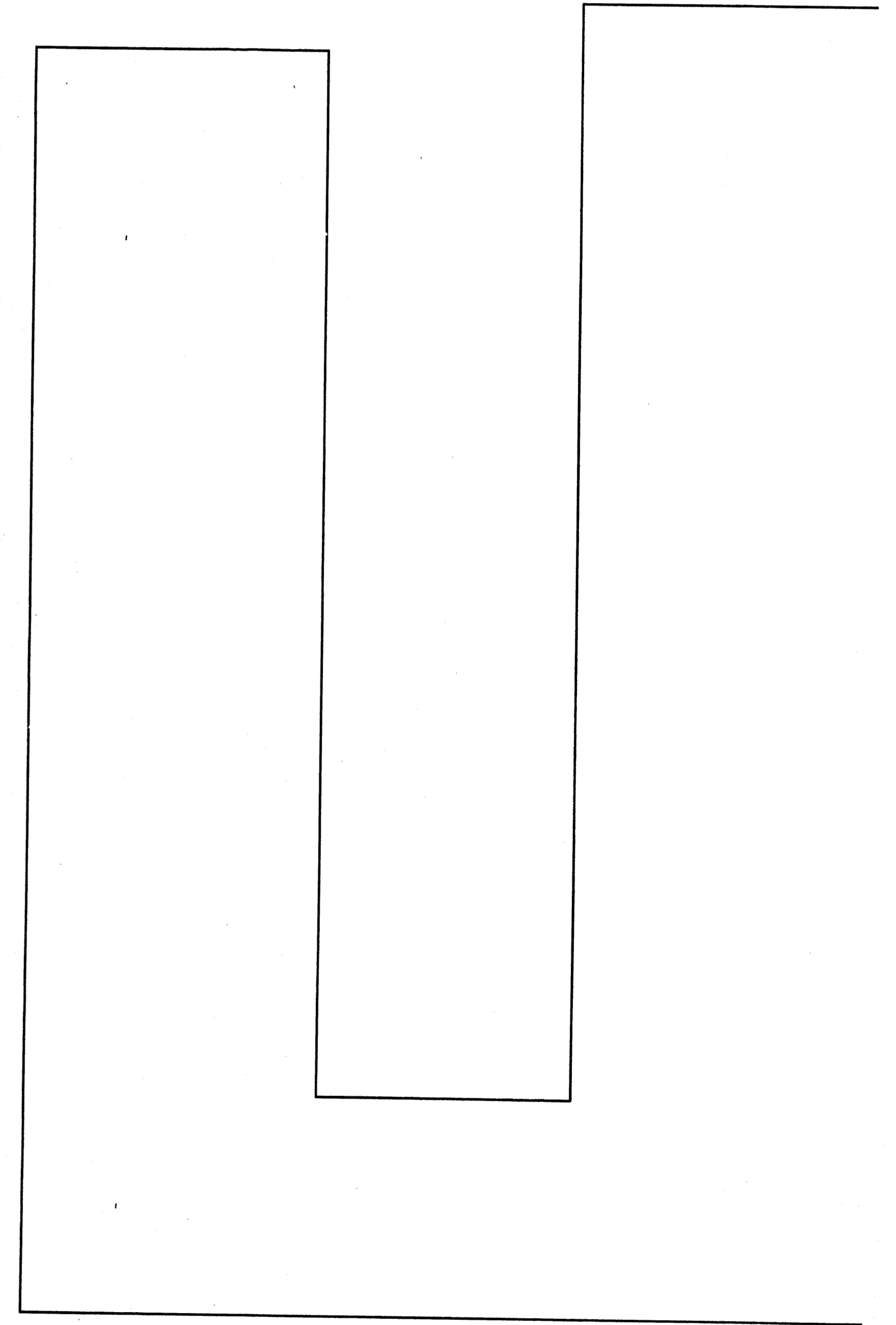
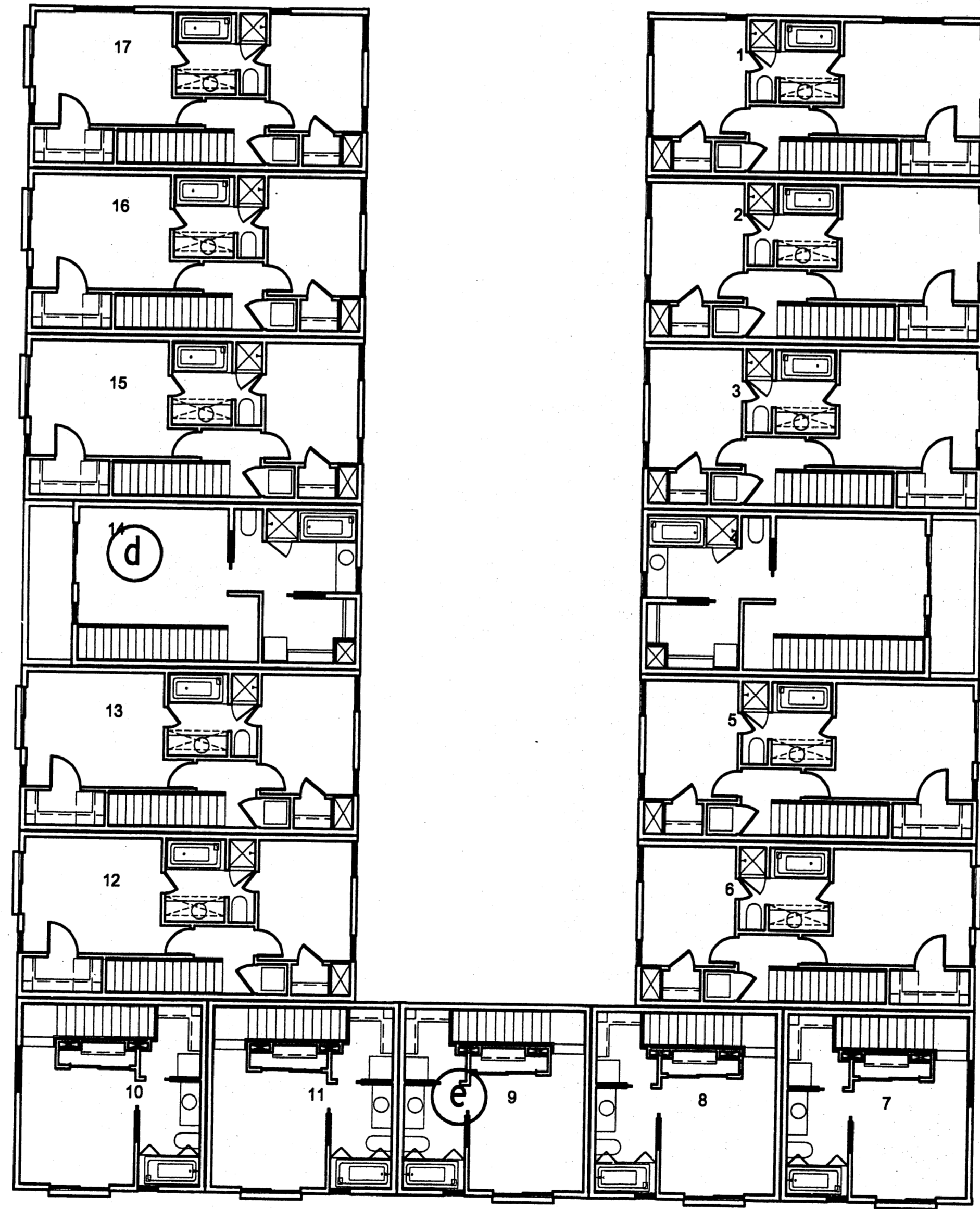
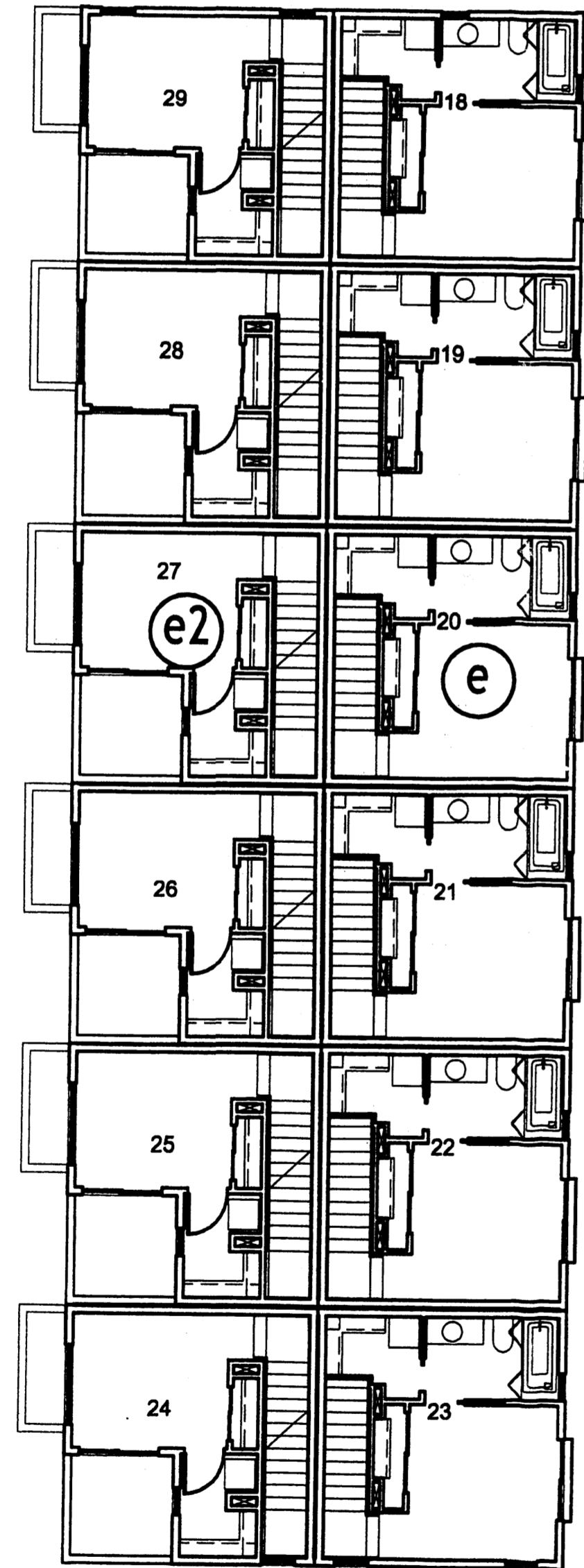
1 silver block site and first floor plan

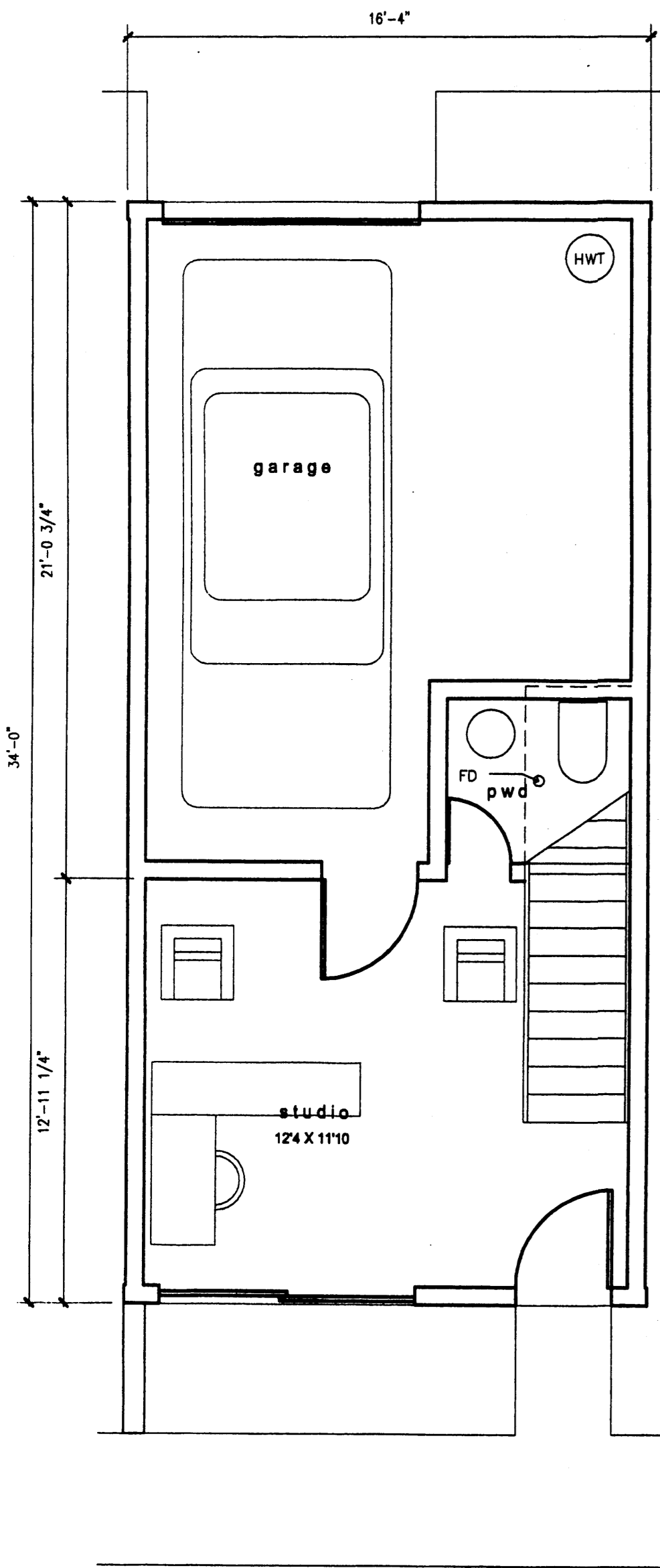
DATE: 5/23/05  
REVISION:

CALOTT + GIFFORD 723 SILVER AVENUE NW SUITE B ALBUQUERQUE, NEW MEXICO 87102 P 505.242.1871 F 505.242.1872 CALOTT@AOL.COM  
CALOTT + GIFFORD PO BOX 31934 SANTA FE, NEW MEXICO 87594 P 505.982.7878 F 505.984.0990 JUNIPER@CYBERMESA.COM  
SILVER LOFTS 2  
INFILL SOLUTIONS  
SILVER & 8TH



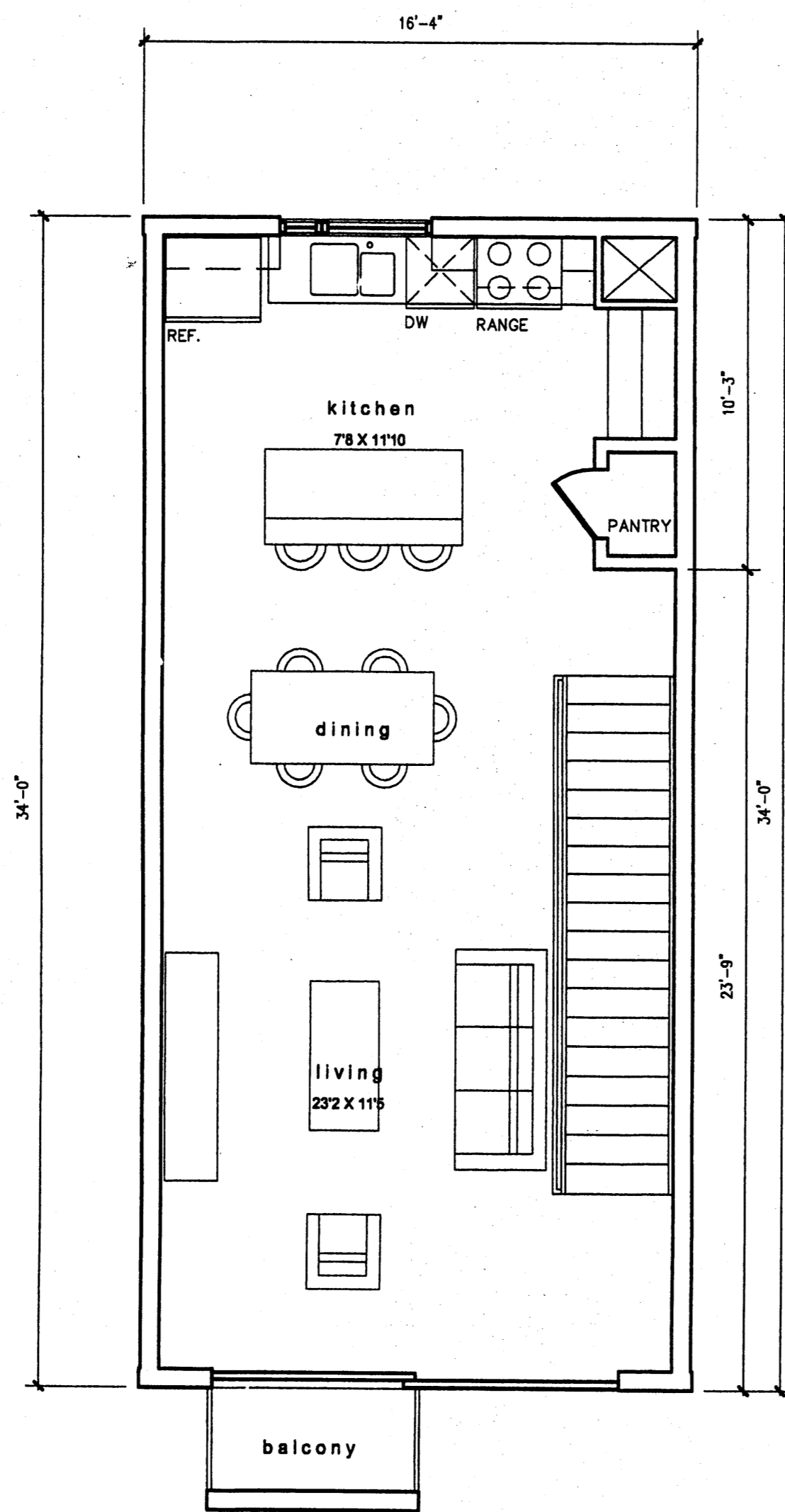






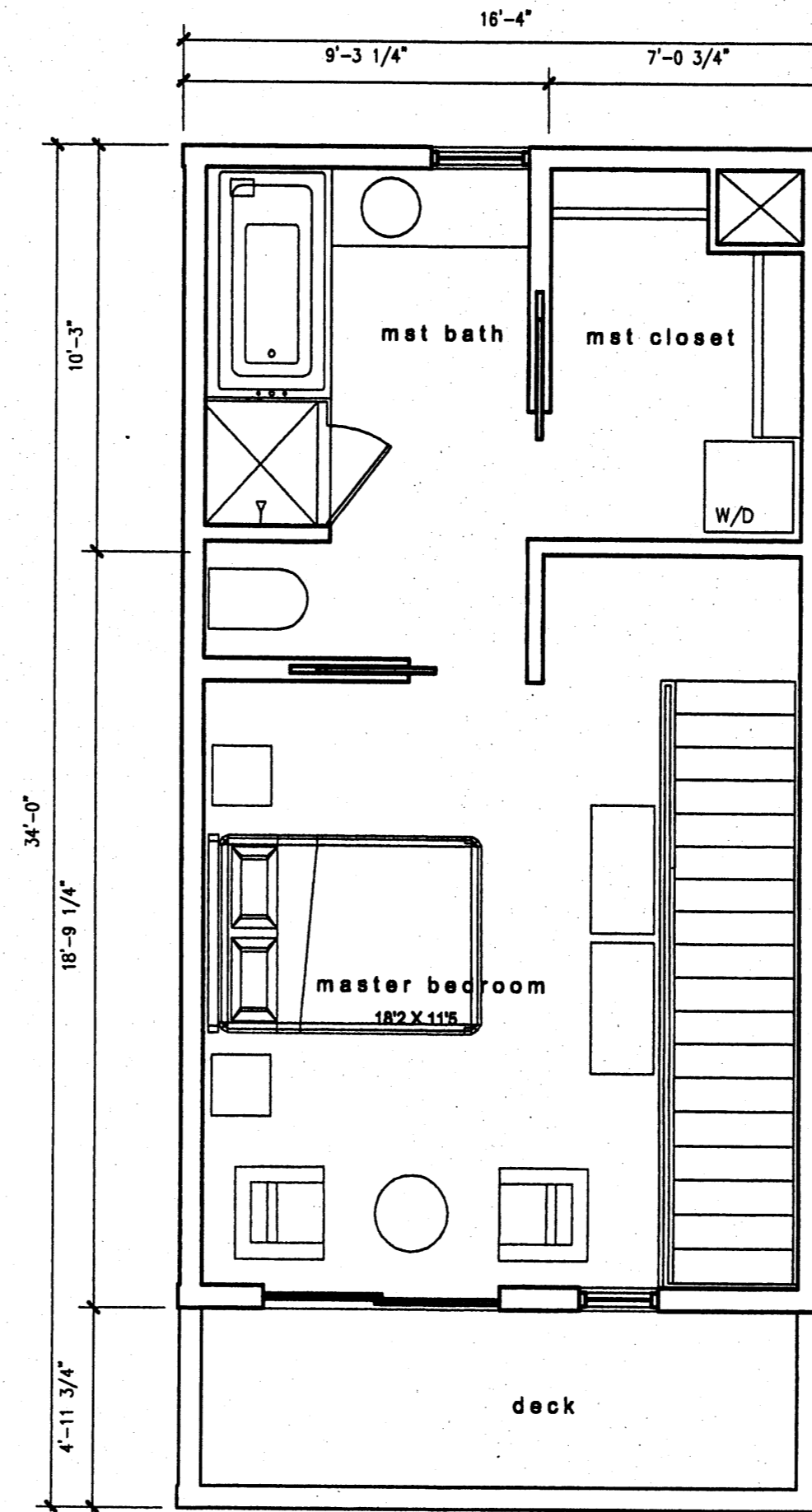
1 first floor plan

a.4 SCALE: 1/4"=1'0"



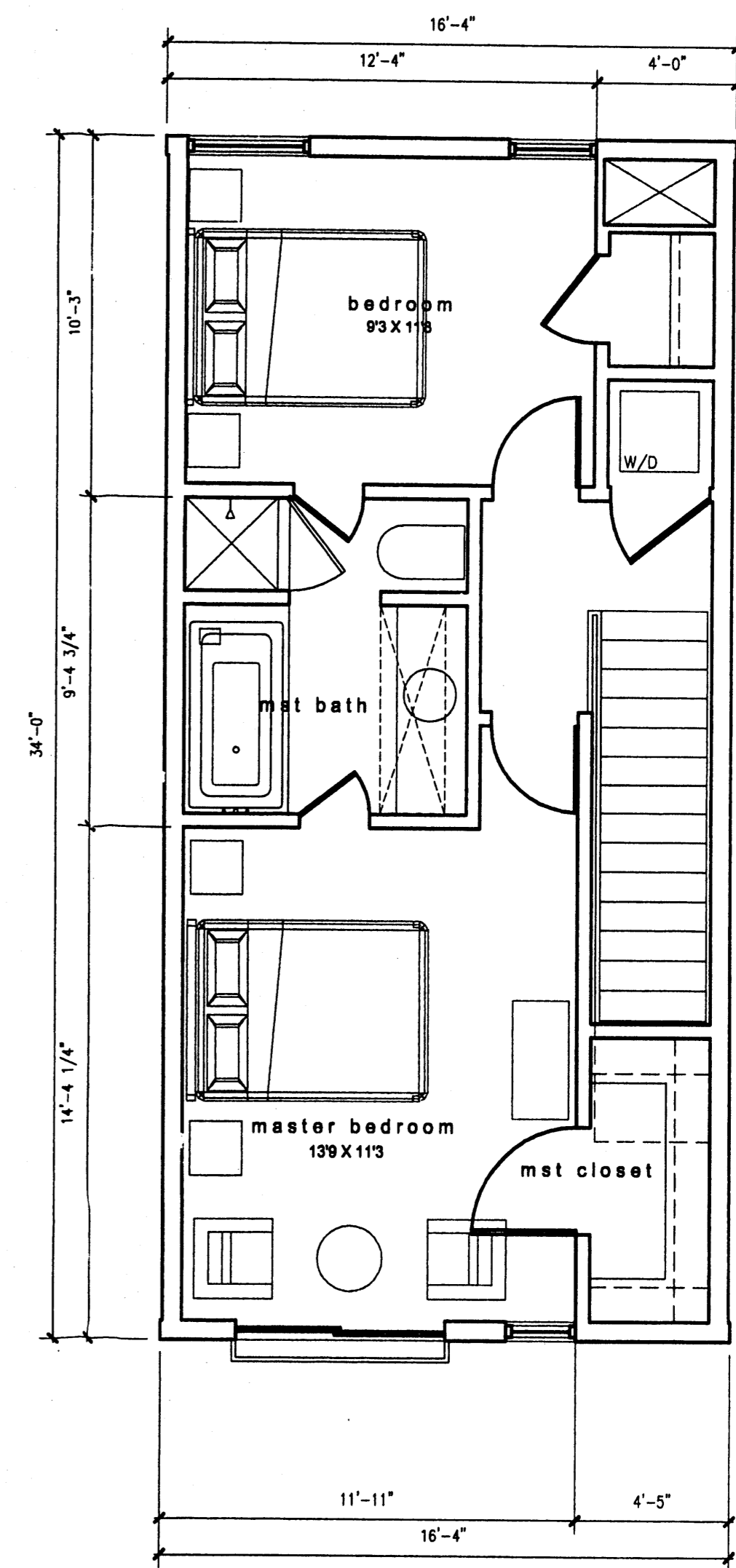
2 second floor plan

a.4 SCALE: 1/4"=1'0"



3 third floor plan

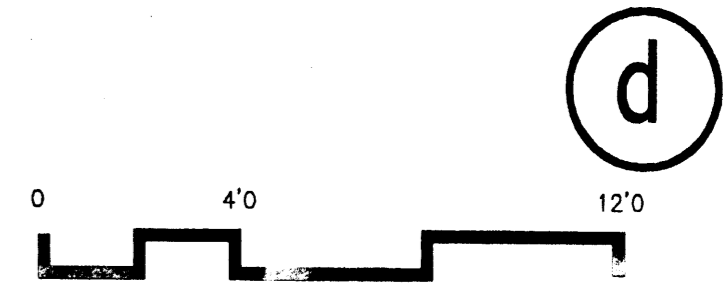
a.4 SCALE: 1/4"=1'0"



3 alt third floor plan

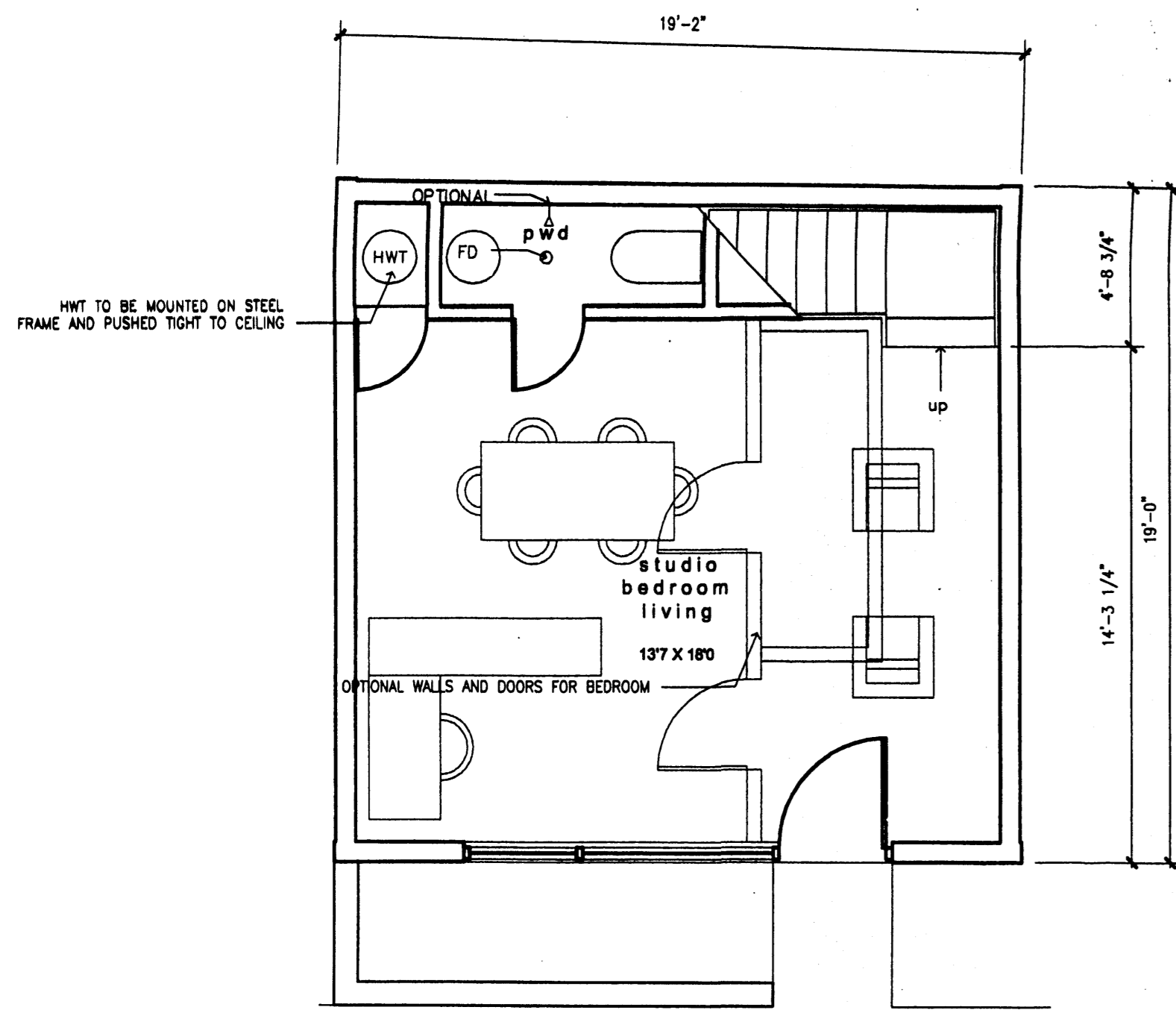
a.4 SCALE: 1/4"=1'0"

12	•	1182 SQ. FT. TOTAL
1	ST	218 SQ. FT.
2	ND	500 SQ. FT.
3	RD	470 SQ. FT.



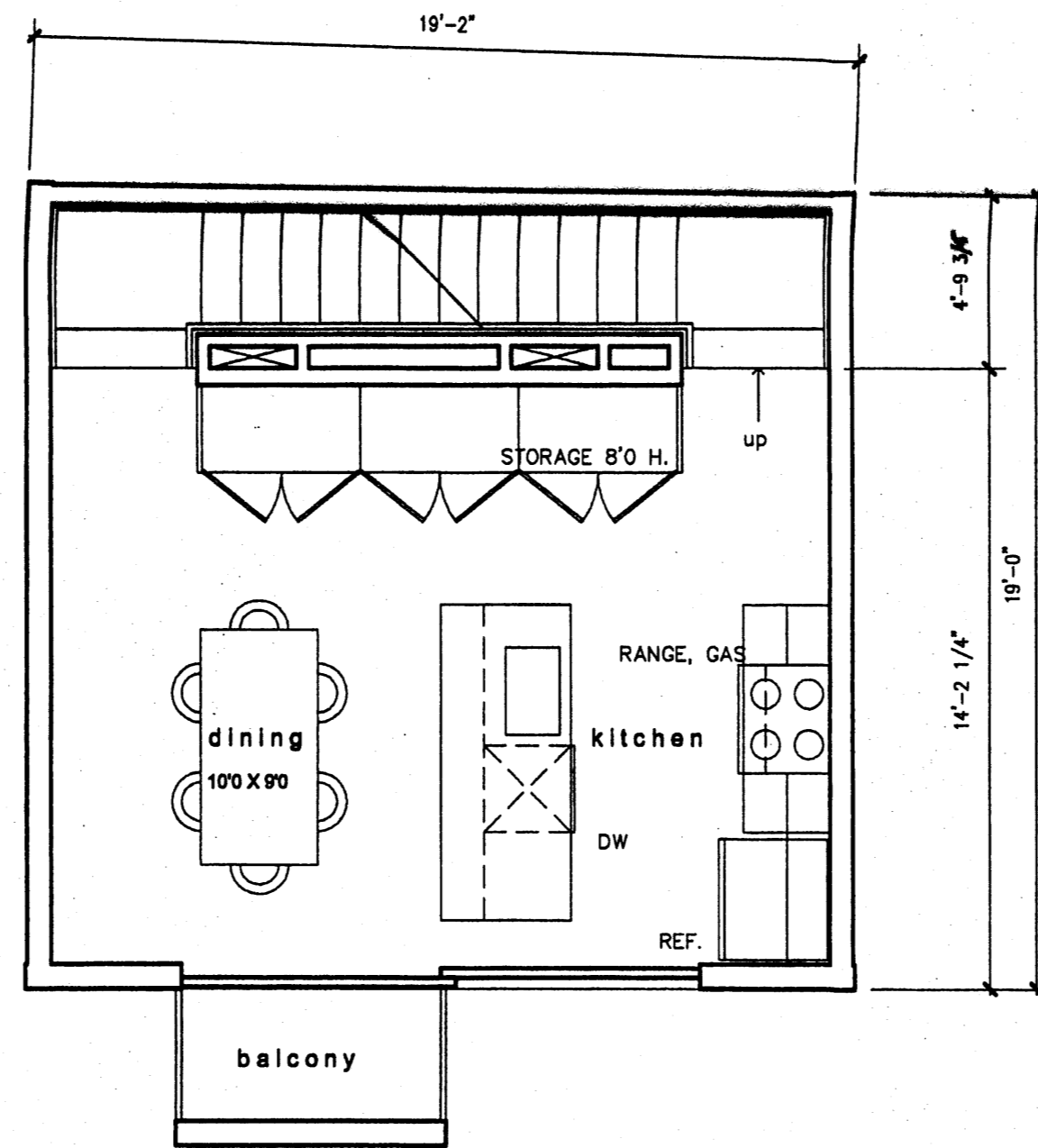
DATE: 5/23/05  
REVISION:

CALOTT + GIFFORD 723 SILVER AVENUE NW SUITE B ALBUQUERQUE, NEW MEXICO 87102 P 505.242.1871 F 505.242.1872 CALOTT@AOL.COM  
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SILVER LOFTS 2  
INFILL SOLUTIONS  
SILVER & 8TH



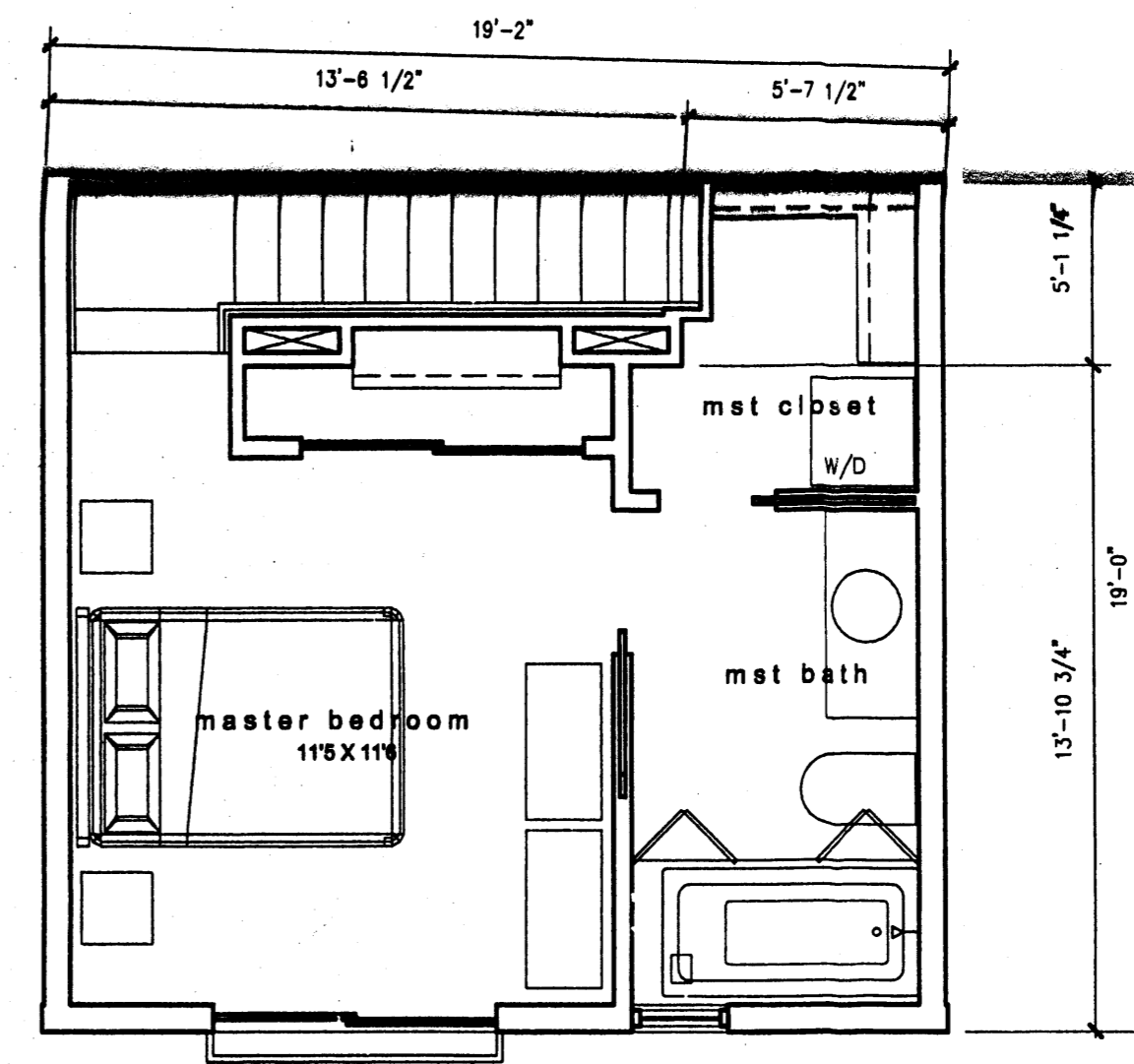
1 silver first floor plan

a.5 SCALE: 1/4"=1'0



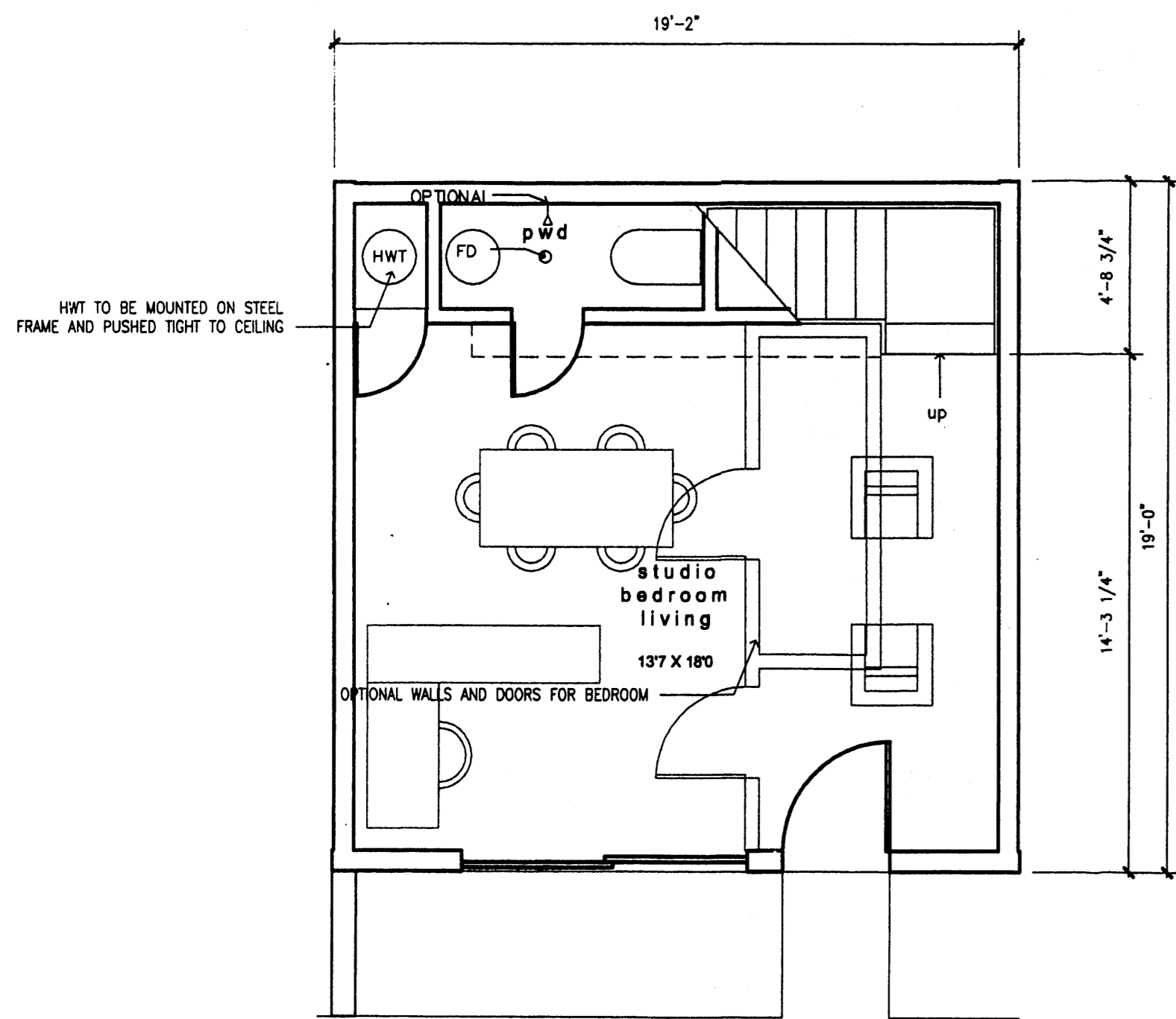
2 second floor plan

a.5 SCALE: 1/4"=1'0



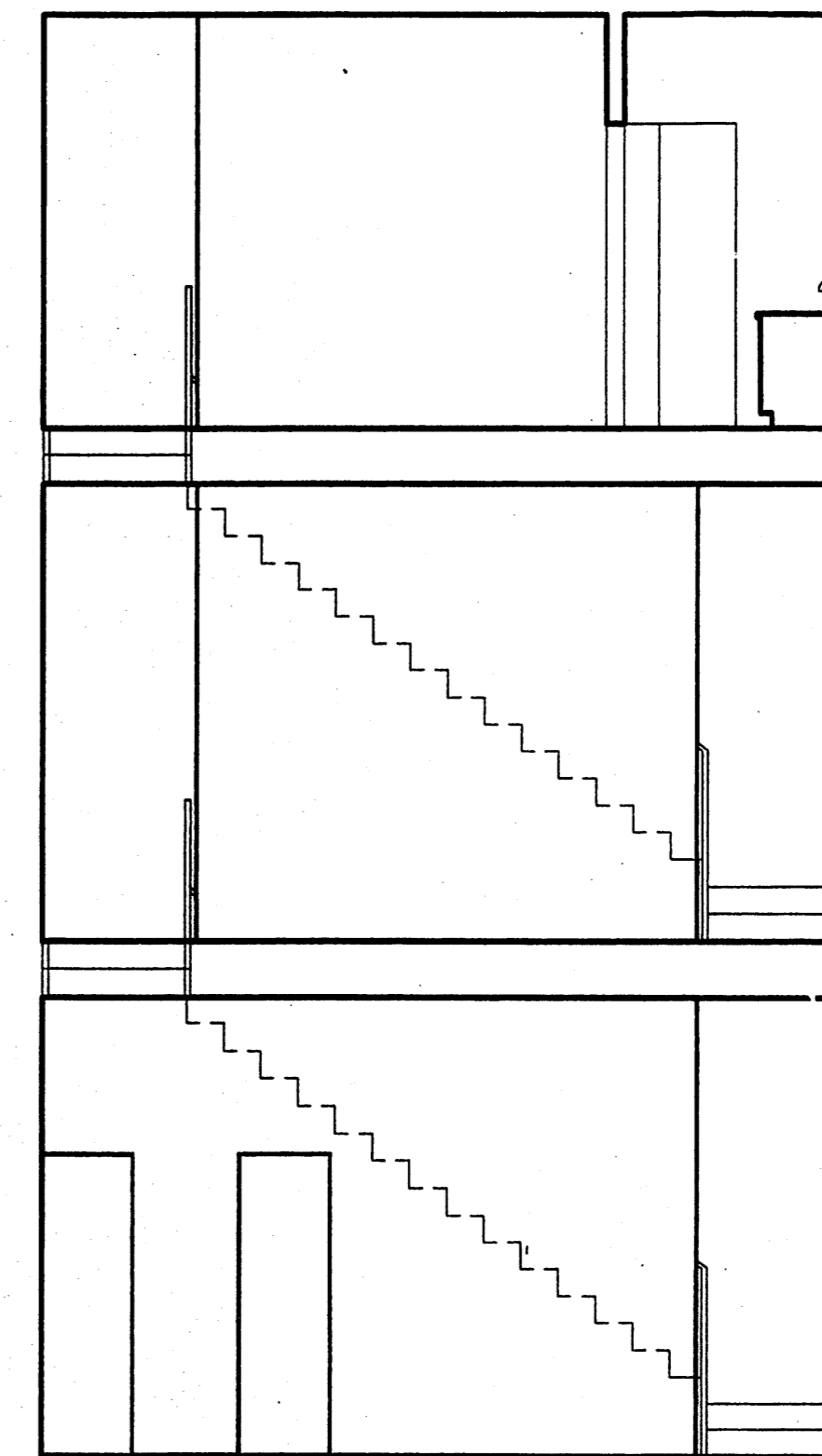
3 third floor plan

a.5 SCALE: 1/4"=1'0



4 garden first floor plan

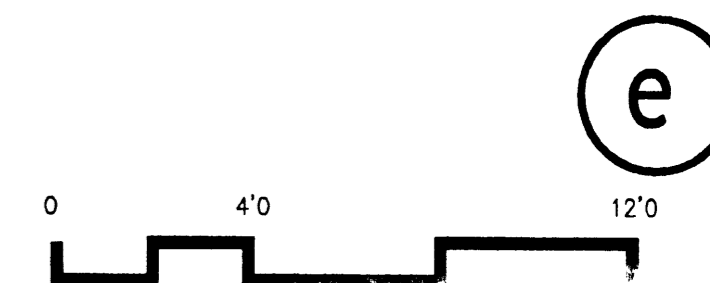
a.5 SCALE: 1/4"=1'0



6 interior elevation

a.5 SCALE: 1/4"=1'0

11 e	910 SQ. FT. TOTAL
1 ST	368 SQ. FT.
2 ND	272 SQ. FT.
3 RD	270 SQ. FT.



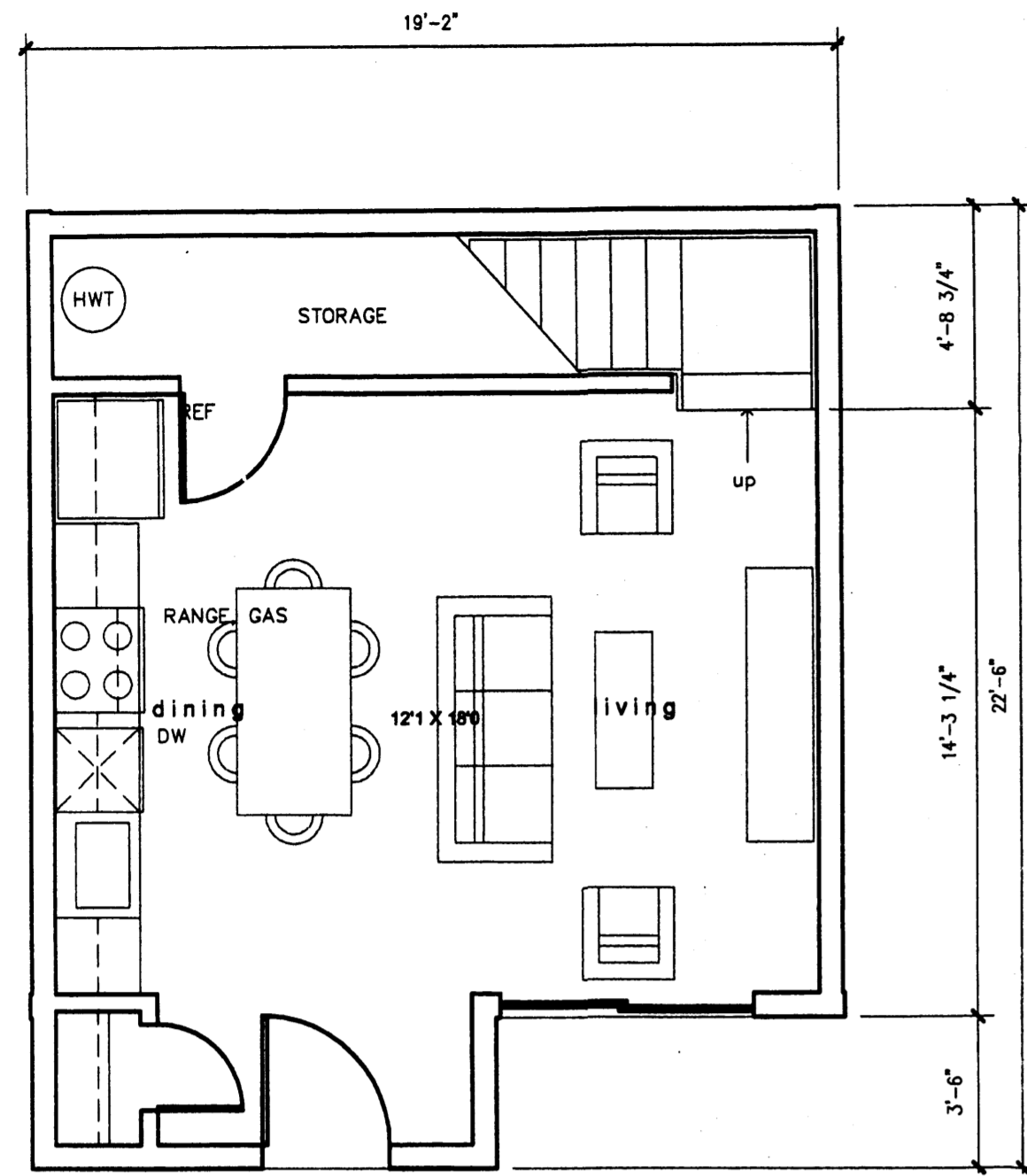
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DATE: 5/20/04  
REVISION:

CALOTT + GIFFORD 723 SILVER AVENUE NW SUITE B ALBUQUERQUE, NEW MEXICO 87102 P 505.242.1871 F 505.242.1872 CALOTT@AOL.COM  
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SILVER LOFTS 2  
INFILL SOLUTIONS  
SILVER & 8TH

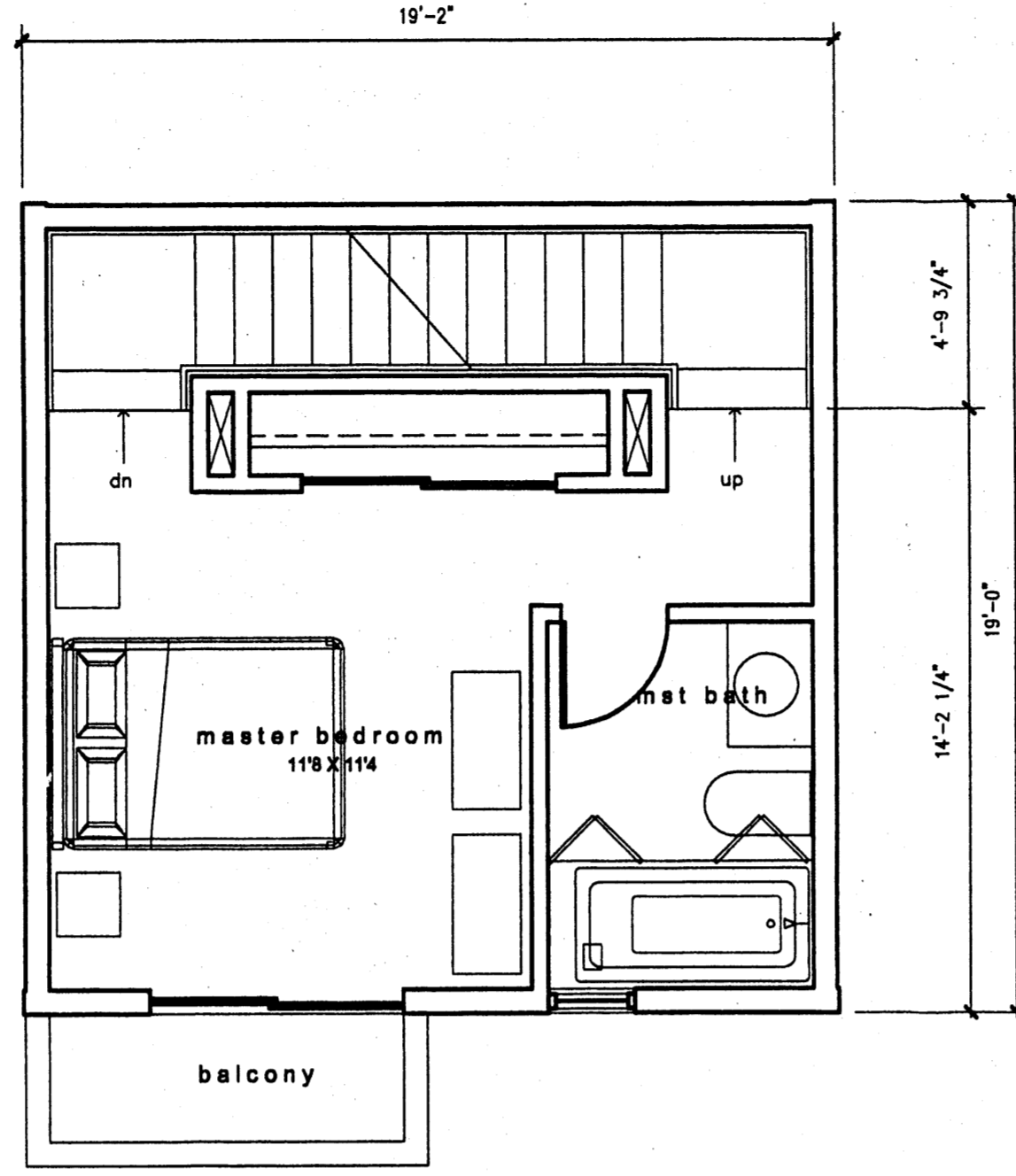
a.5

7



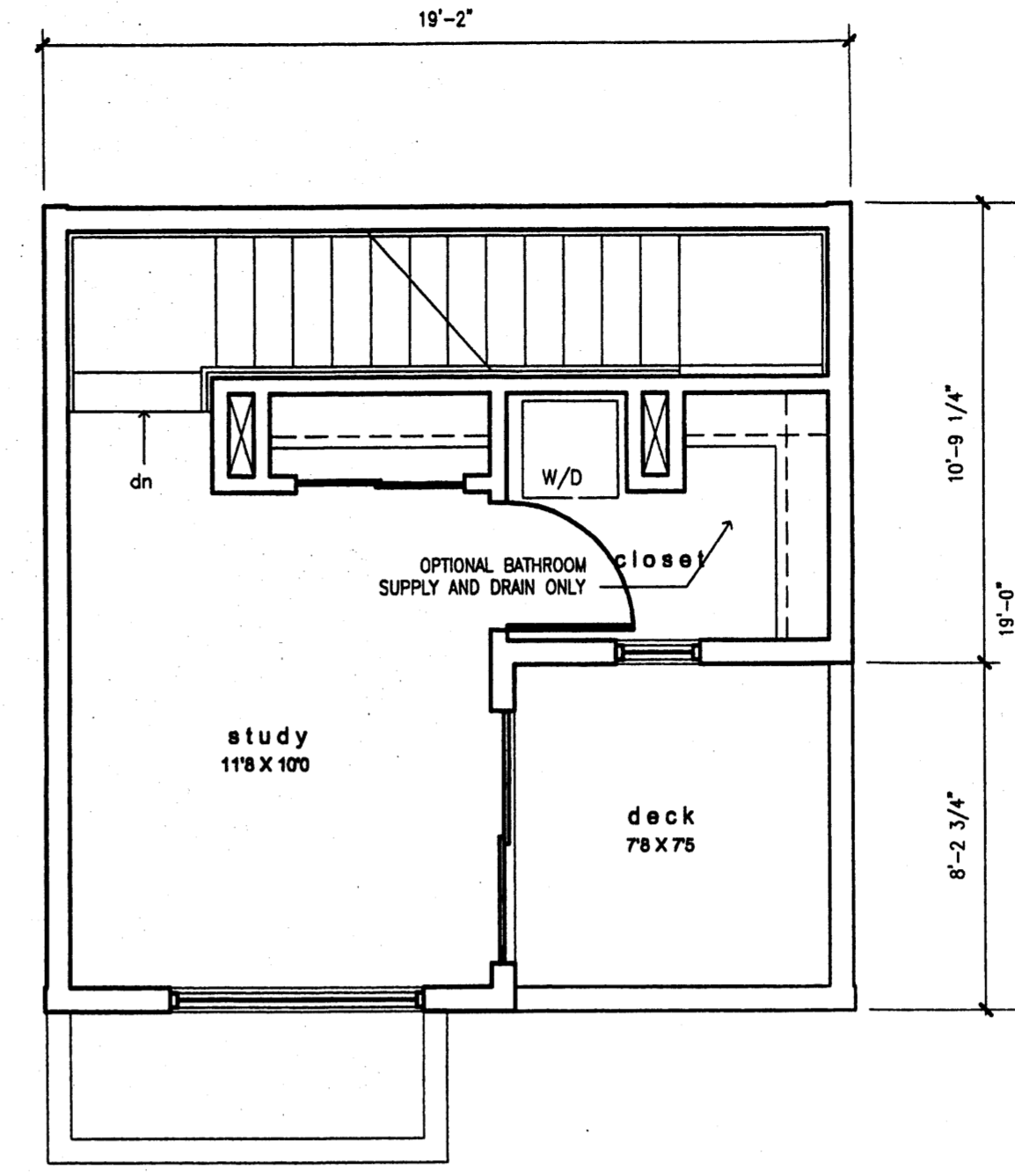
1 first floor plan

a.6 SCALE: 1/4"=1'0"



2 second floor plan

a.6 SCALE: 1/4"=1'0"



3 third floor plan

a.6 SCALE: 1/4"=1'0"

6 ●	897 SQ. FT. TOTAL
1 ST	397 SQ. FT.
2 ND	281 SQ. FT.
3 RD	219 SQ. FT.



e2

CALOTT + GIFFORD 723 SILVER AVENUE NW SUITE B ALBUQUERQUE, NEW MEXICO 87102 P 505.242.1871 F 505.242.1872 CALOTT@AOL.COM  
 CALOTT + GIFFORD PO BOX 31934 SANTA FE, NEW MEXICO 87594 P 505.982.7878 F 505.984.0990 JUNIPER@CYBERMESA.COM  
 SILVER LOFTS 2  
 INFILL SOLUTIONS  
 SILVER & 8TH

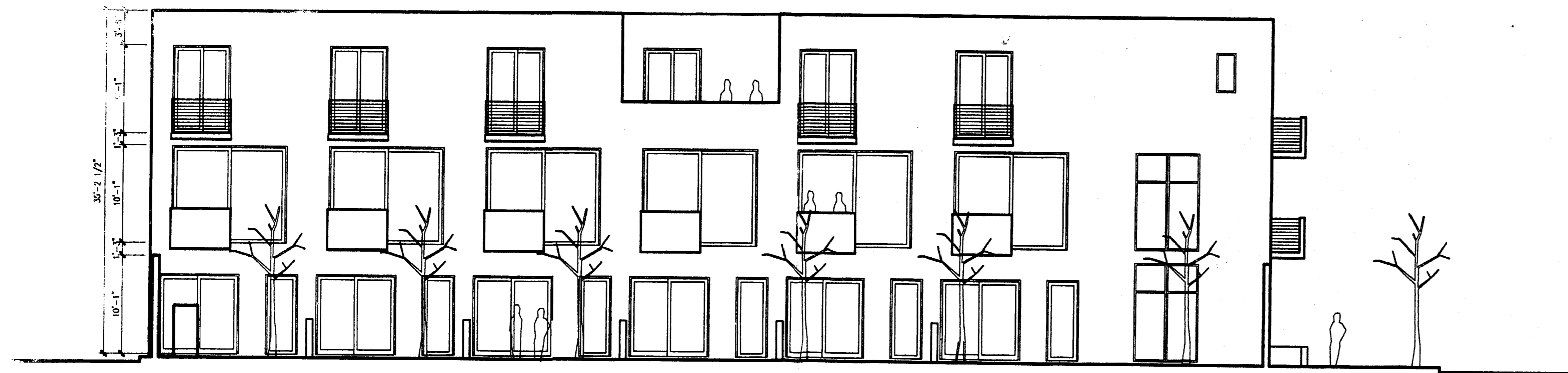
a.6

7



1 silver avenue elevation

a.7 SCALE: 1"=10'0"



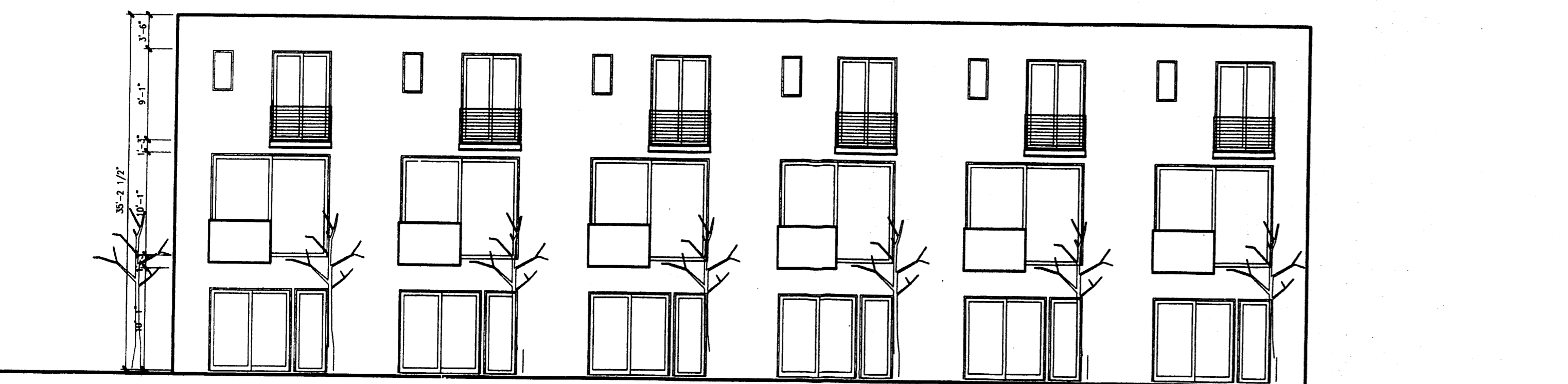
2 courtyard elevation

a.7 SCALE: 1"=10'0"



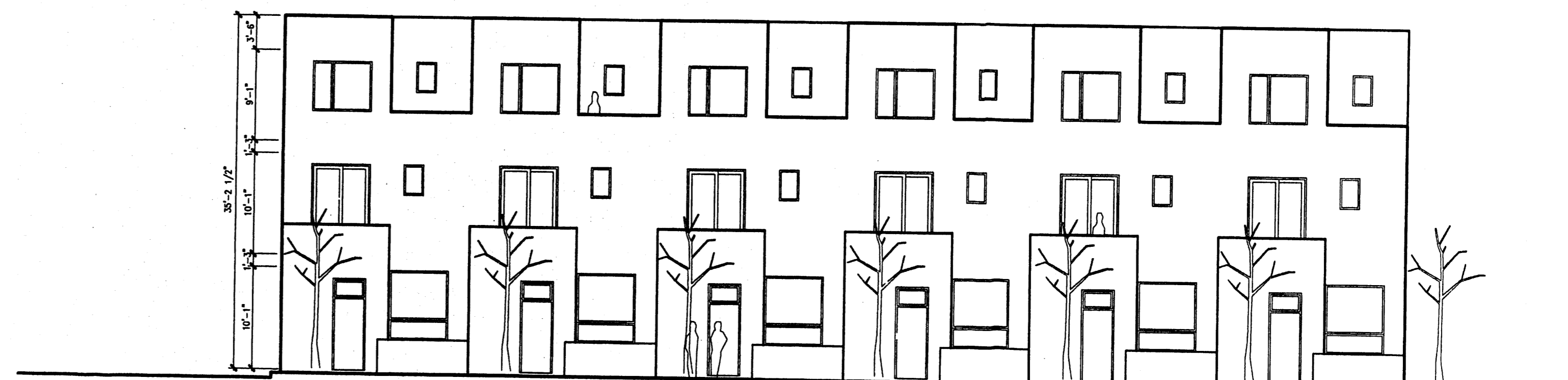
3 courtyard elevation

a.7 SCALE: 1"=10'0"



4 courtyard elevation

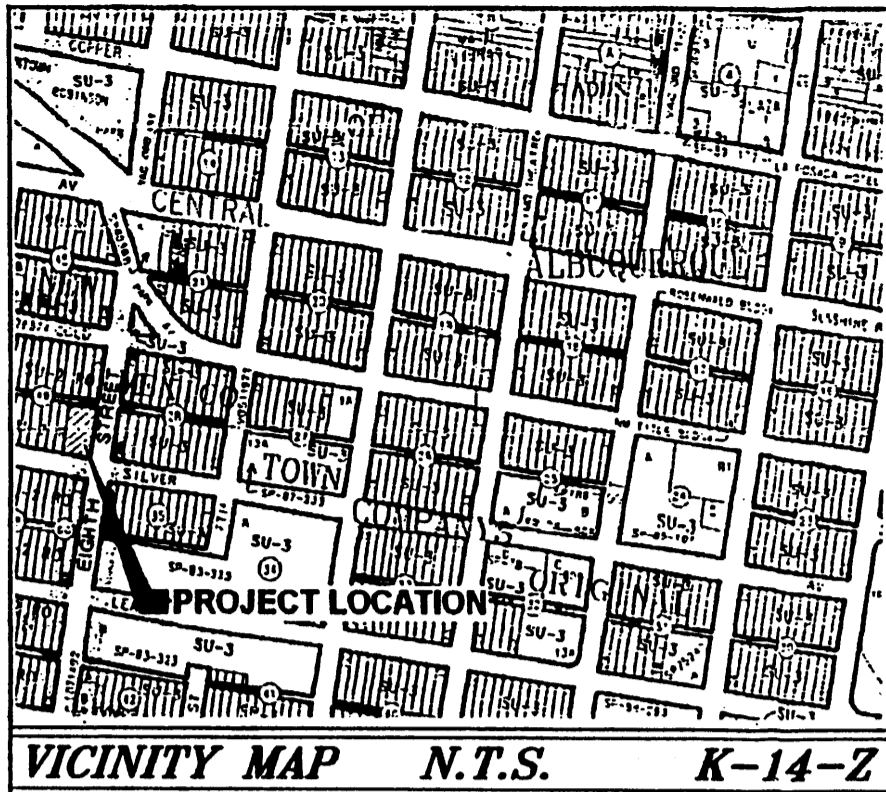
a.7 SCALE: 1"=10'0"



5 ninth street elevation

a.7 SCALE: 1"=10'0"

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 CALOTT + GIFFORD PO BOX 31934 SANTA FE, NEW MEXICO 87594 P 505.982.7878 F 505.984.0990 JUNIPER@CYBERMESA.COM  
 SILVER BLOCK  
 INFILL SOLUTIONS  
 SILVER & 8TH  
 ALBUQUERQUE, NEW MEXICO  
 DATE: 5/20/05  
 REVISION:



VICINITY MAP N.T.S. K-14-Z

2005062891  
6259138  
Page: 1 of 2  
85/84/2885 18-35R  
Bk-2885C Pg-135

AMENDED PLAT OF  
**LOTS 1-A THROUGH 6-A  
AND 12-A THROUGH 18-A**

SOUTHERN UNION GAS LOFTS  
T. 10 N, R 3 E., SEC 20. N.M.P.M.  
ALBUQUERQUE, NM  
APRIL 2005

THE PURPOSE OF THIS AMENDED PLAT IS TO INCREASE THE SIZE OF THE PUBLIC UTILITY EASEMENTS AS SHOWN ON PAGE 2 OF 2

Treasurers Certification

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1014-057-012-391-220-07, 1014-057-005-389-220-06  
PROPERTY OWNER(S) OF RECORD: Infill Solutions Development LLC  
County Clerk 05-04-05  
COUNTY TREASURER: \_\_\_\_\_ DATE: \_\_\_\_\_

Legal Description

LOTS ONE (1) THROUGH EIGHTEEN (18) SOUTHERN UNION GAS LOFTS AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID SITE FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 19, 2004 IN BOOK 2004C, PAGE 248, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
  
BEGINNING AT THE SOUTHEAST CORNER WHENCE THE ACS BRASS CAP STAMPED "1-K13" BEARS S 07°52'50" W, A DISTANCE OF 1,622.13 FEET TO THE SOUTHEAST CORNER, A FOUND PK NAIL; THENCE, N 81°02'30" E, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER, A FOUND 5/8" REBAR STAMPED "7022"; THENCE, N 08°57'30" E, A DISTANCE OF 140.00 FEET, TO THE NORTHWEST CORNER, A SET 5/8" REBAR WITH CAP STAMPED "8911"; THENCE, S 81°02'30" E, A DISTANCE OF 100.00 FEET, TO THE NORTHEAST CORNER, A SET 5/8" REBAR WITH CAP STAMPED "LS 8911"; THENCE, S 08°57'30" W, A DISTANCE OF 140.00 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 14,200 SQ FT, 0.3214 ACRES MORE OR LESS.

Approvals

PROJECT NUMBER: 1002861  
Application Number: 04DRB-01137

PLAT APPROVAL

\*\*\* Utility Approvals:  
Lead D. M. M. 4-26-05  
PNM Electric Services Date  
Lead D. M. M. 4-26-05  
PNM Gas Services Date  
Lead D. M. M. 4-26-05  
QWEST Telecommunications Date  
Thomas D. D. 4-26-05  
Comcast Date

CITY APPROVALS:

Lead D. M. M. 4-26-05  
City Surveyor Date  
N/A 5/3/05  
Real Property Division (conditional) Date  
N/A 5/3/05  
Environmental Health Department (conditional) Date  
Lead D. M. M. 5-8-05  
Traffic Engineering, Transportation Division Date  
Robert D. D. 5-8-05  
Utilities Department Date  
Christina S. S. 5/3/05  
Parks and Recreation Department Date  
Bradley D. D. 4/29/05  
AMAFA Date  
Bradley D. D. 4/29/05  
City Engineer Date  
Sharon H. H. 5/3/05  
DRB Chairperson, Planning Department Date

Disclosure Statement

THE PURPOSE OF THIS AMENDED PLAT IS TO INCREASE WIDTH OF PUBLIC UTILITY EASEMENTS FROM 3 FEET TO 7 FEET FOR LOTS 1 THROUGH 6 AND 12 THROUGH 18

Free Consent and Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S), GRANT ALL UTILITY EASEMENTS SHOWN HEREON TO THE PUBLIC TO USE FOREVER INCLUDING THE RIGHTS TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN SURFACE AND SUBSURFACE. THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) ALSO GRANT THE ALBUQUERQUE/BERNALILLO COUNTY WATER AUTHORITY IN PERPETUITY ALL SANITARY SEWER, AND WATER LINE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN SANITARY SEWERS, AND WATER LINES THEREIN, UNLESS SPECIFICALLY LIMITED ELSEWHERE ON THIS PLAT. SAID OWNER WARRANTS THAT HE HOLDS COMPLETE & INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Jay Rembe  
JAY REMBE PARTNER  
INFILL SOLUTIONS DEVELOPMENT, LLC

STATE OF NEW MEXICO } SS  
COUNTY OF BERNALILLO }

ON THIS 26 DAY OF April, 2005, THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Jay Rembe OWNER

Melissa Phillips 4/26/05  
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: 5/10/2007

General Notes

- A. THE BEARING BASE FOR THIS PLAT IS MONUMENT 1-K13. ALL DISTANCES ARE GROUND DISTANCES UNLESS NOTED OTHERWISE. BEARINGS ARE GRID BASED UPON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 1927).
- B. RECORDED PLAT FILED ON AUGUST 19, 2004 IN BOOK 2004C PAGE 248, FILED IN THE OFFICE OF THE COUNTY OF BERNALILLO COUNTY, NEW MEXICO.
- C. GROSS ACREAGE: 0.3214
- D. NUMBER OF EXISTING LOTS: 18
- E. NUMBER OF LOTS CREATED: 18
- F. PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE FOR THE COMMON AND JOINT USE OF UTILITIES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
  - 1. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
  - 2. PNM GAS SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTAL ENCLOSURES.
  - 3. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.
  - 4. QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTAL ENCLOSURES.
- G. INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, 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 PURPOSE SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE) HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL 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 BY CONSTRUCTION OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THE PLAT.
- H. TALOS LOG NUMBER: 2005174247
- I. CITY OF ALBUQUERQUE WATER AND SEWER SERVICES ARE AVAILABLE TO THIS SITE.
- J. MILEAGE OF STREET: 0.020 MILES (0.066 ACRES)
- K. ZONE CLASSIFICATION: CITY SU-2RD
- L. IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.
- M. ALL PRIVATE EASEMENTS ARE FOR THE BENEFIT OF ALL LOTS AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER



Surveyor's Certification

I, DAVID R. VIGIL, A NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 8911, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT IT MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS; THAT IT COMPLIES WITH THE SURVEY REQUIREMENTS CONTAINED IN THE ALBUQUERQUE SUBDIVISION ORDINANCE; THAT IT SHOWS ALL EASEMENTS OF RECORD MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING INTEREST; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

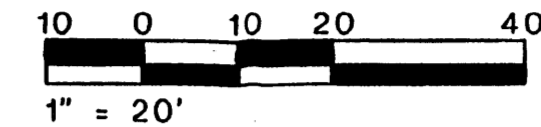
David R. Vigil 04/25/05  
DAVID R. VIGIL, N.M.P.S. #8911 DATE

NORTH STAR SURVEYING  
1240 Sunset Rd. S.W., Albuquerque, N.M. 87105  
(505) 877-5488



AMENDED PLAT OF  
**LOTS 1-A THROUGH 6-A  
 AND 12-A THROUGH 18-A**

SOUTHERN UNION GAS LOFTS  
 T. 10 N, R 3 E., SEC 20. N.M.P.M.  
 ALBUQUERQUE, NM  
 APRIL 2005

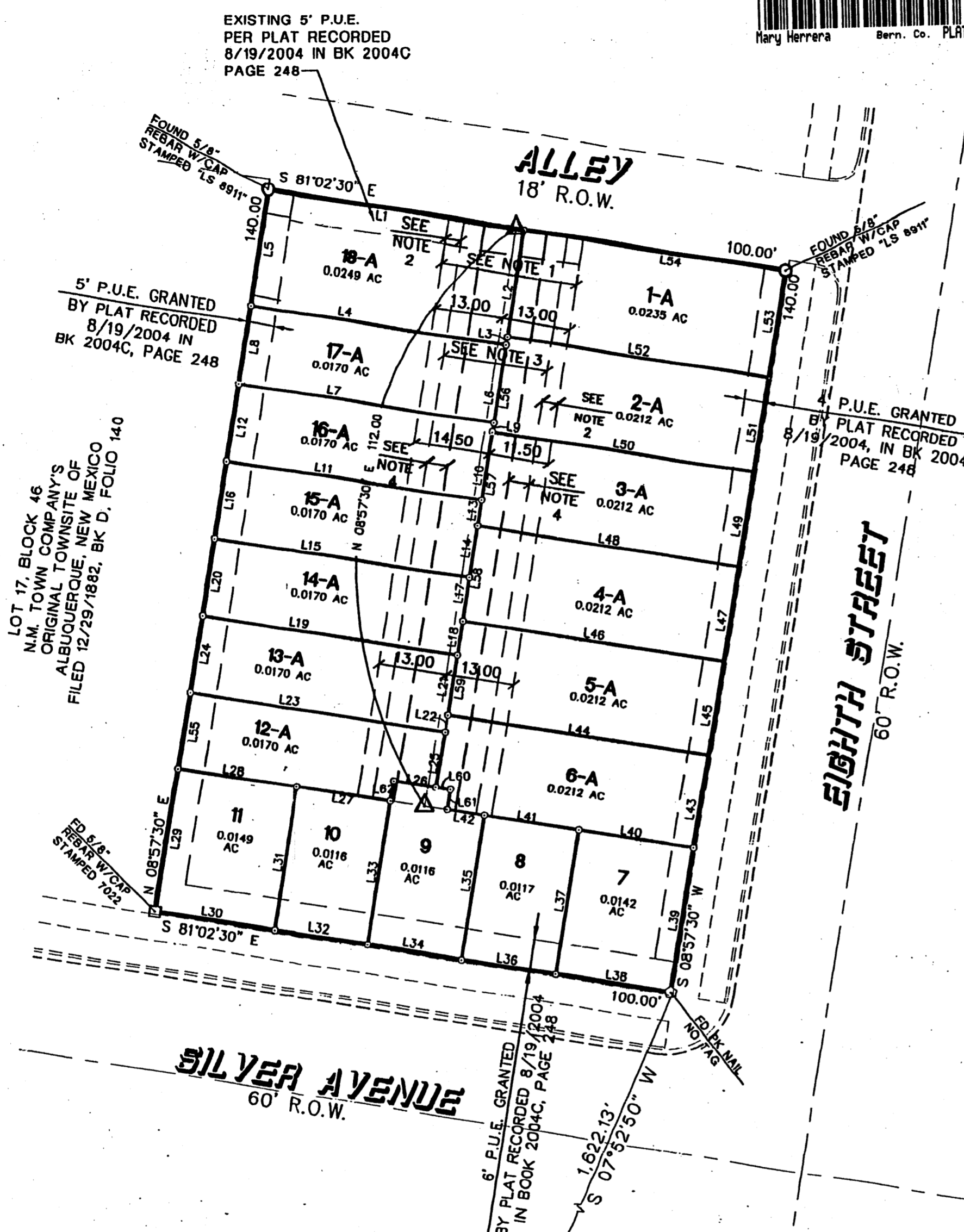


LINE DATA

	LENGTH	BEARING		LENGTH	BEARING
L1	49.50	S 81°02'30" E	L32	18.22	S 81°02'30" E
L2	20.35	S 08°57'30" W	L33	28.07	S 08°57'30" W
L3	1.48	S 08°57'30" W	L34	18.22	S 81°02'30" E
L4	49.50	N 81°08'52" W	L35	27.99	S 08°57'30" W
L5	21.92	N 08°57'30" E	L36	18.24	S 81°02'30" E
L6	14.98	S 08°57'30" W	L37	28.03	S 08°57'30" W
L7	49.50	N 81°09'56" W	L38	22.27	S 81°02'30" E
L8	15.00	S 08°57'30" W	L39	28.07	S 08°57'30" W
L9	1.86	S 08°57'30" W	L40	22.27	N 81°09'48" W
L10	13.13	S 08°57'30" W	L41	18.24	N 81°09'48" W
L11	49.50	N 81°08'52" W	L42	7.22	N 81°09'48" W
L12	14.98	N 08°57'30" E	L43	18.33	S 08°57'30" W
L13	5.19	S 08°57'30" W	L44	50.50	S 81°08'45" E
L14	9.82	S 08°57'30" W	L45	18.34	S 08°57'30" W
L15	49.50	N 81°05'41" W	L46	50.50	S 81°08'45" E
L16	14.97	N 08°57'30" E	L47	18.32	S 08°57'30" W
L17	8.49	S 08°57'30" W	L48	50.50	S 81°08'45" E
L18	6.47	S 08°57'30" W	L49	18.32	S 08°57'30" W
L19	49.50	N 81°09'56" W	L50	50.50	S 81°07'43" E
L20	15.03	N 08°57'30" E	L51	18.35	S 08°57'30" W
L21	11.86	S 08°57'30" W	L52	50.50	S 81°08'45" E
L22	3.12	S 08°57'30" W	L53	20.26	S 08°57'30" W
L23	49.50	N 81°09'56" W	L54	50.50	S 81°02'30" E
L24	14.99	N 08°57'30" E	L55	15.01	N 08°57'30" E
L25	11.11	S 08°57'30" W	L56	18.33	S 08°57'30" W
L26	8.23	N 81°02'30" W	L57	18.33	S 08°57'30" W
L27	18.22	N 81°02'30" W	L58	18.32	S 08°57'30" W
L28	23.05	N 81°02'30" W	L59	18.34	S 08°57'30" W
L29	28.07	N 08°57'30" E	L60	2.77	N 81°02'30" W
L30	23.05	S 81°02'30" E	L61	4.09	S 08°57'30" W
L31	28.07	S 08°57'30" W	L62	4.00	S 08°57'30" W

Legend

- FOUND 5/8" REBAR WITH CAP STAMPED "7002"
- FOUND CROSS CHISELED IN CONCRETE
- ⊙ FOUND PK NAIL
- △ CENTERLINE MONUMENTATION
- ⊙ SET 5/8" REBAR WITH CAP STAMPED "LS 8911"
- — — PROPERTY BOUNDARY
- - - UTILITY EASEMENT GRANTED BY THIS PLAT



LOT 17, BLOCK 46  
 N.M. TOWN COMPANY'S  
 ORIGINAL TOWNSITE OF  
 ALBUQUERQUE, NEW MEXICO  
 FILED 12/29/1882, BK D, FOLIO 140

FD 5/8" REBAR W/ CAP STAMPED 702

EXISTING 5' P.U.E.  
 PER PLAT RECORDED  
 8/19/2004 IN BK 2004C  
 PAGE 248

5' P.U.E. GRANTED  
 BY PLAT RECORDED  
 8/19/2004 IN  
 BK 2004C, PAGE 248

P.U.E. GRANTED  
 BY PLAT RECORDED  
 8/19/2004, IN BK 2004C  
 PAGE 248

6' P.U.E. GRANTED  
 BY PLAT RECORDED 8/19/2004  
 IN BOOK 2004C, PAGE 248


ACS 1-K13  
 X=378,240.51  
 Y=1,484,181.41  
 G-G 0.99968050  
 Δα - 00°14'02"  
 NAD 1927  
 CENTRAL ZONE  
 ELEV = 4944.03  
 (NGVD 1929)

Notes

- EXISTING 26' PRIVATE ACCESS AND PUBLIC DRAINAGE EASEMENT. GRANTED BY PLAT RECORDED 8/19/2004 IN BK 2004C, PAGE 248.
- EXISTING 3' PUBLIC UTILITY EASEMENT, GRANTED BY PLAT RECORDED 8/19/2004, IN BK 2004C, PAGE 248.
- EXISTING 20' PUBLIC WATER LINE AND PUBLIC SEWER LINE EASEMENT. GRANTED BY PLAT RECORDED 8/19/2004, IN BOOK 2004C, PAGE 248.
- NEW 4' PUBLIC UTILITY EASEMENT, GRANTED BY THIS PLAT. (SEE ADDITION TO NOTE 1)

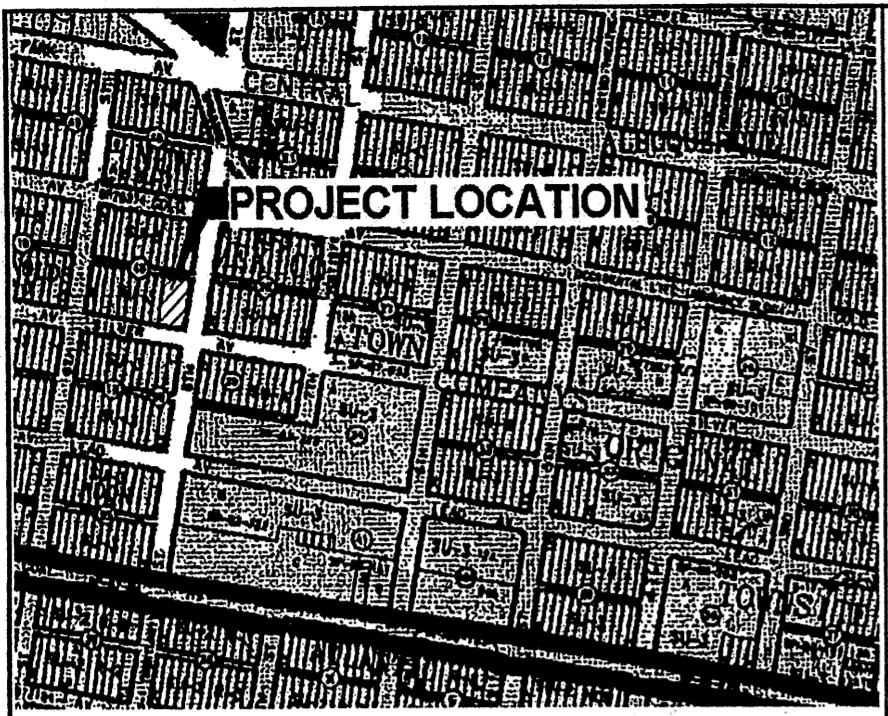
ADDITION TO NOTE 4:

THE ALBUQUERQUE/BERNALILLO COUNTY WATER AUTHORITY'S RIGHT TO ENTER UPON EASEMENT AT ANY TIME AND PERFORM WHATEVER INSPECTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, OR REMOVAL OF THE WATER AND/OR SANITARY SEWER LINES IF DEEMS NECESSARY WITHOUT LIABILITY TO THE OTHER PRIVATE UTILITIES. IF THE WORK AFFECTS THE UTILITIES, THE AUTHORITY WILL NOT BE FINANCIALLY OR OTHERWISE RESPONSIBLE FOR REBUILDING OR REPAIRING THE UTILITIES.

 NORTH STAR SURVEYING  
 1240 Sunset Rd. S.W., Albuquerque, N.M. 87105  
 (505) 877-5489

PLAT OF  
**SOUTHERN UNION GAS LOFTS**

ORIGINALLY NEW MEXICO TOWN COMPANY'S ORIGINAL  
TOWN SITE OF ALBUQUERQUE  
T. 10 N, R 3 E., SEC 20. N.M.P.M.  
ALBUQUERQUE, NM  
OCTOBER 2003



VICINITY MAP N.T.S. K-14-Z

**Disclosure Statement**

THE PURPOSE OF THIS PLAT IS TO CREATE SOUTHERN UNION GAS LOFTS CONSISTING OF 18 LOTS, GRANT AN ACCESS EASEMENT, ADDITIONAL FOUR FOOT R.O.W., GRANT A FIVE FOOT PUBLIC UTILITY EASEMENT AND FOUR FOOT PUBLIC UTILITY EASEMENT AS SHOWN.

**Free Consent and Dedication**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S), GRANT ALL UTILITY EASEMENTS SHOWN HEREON TO THE PUBLIC TO USE FOREVER INCLUDING THE RIGHTS TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN SURFACE AND SUBSURFACE). THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) ALSO GRANT THE CITY OF ALBUQUERQUE IN PERPETUITY ALL SANITARY SEWER, AND WATER LINE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN SANITARY SEWERS, AND WATER LINES THEREIN, UNLESS SPECIFICALLY LIMITED ELSEWHERE ON THIS PLAT. THE UNDERSIGNED OWNERS ALSO DEDICATE THE ADDITIONAL USE OF RIGHT-OF-WAY AS SHOWN HEREON TO THE CITY OF ALBUQUERQUE, IN FEE SIMPLE INTEREST WITH WARRANTY COVENANTS. SAID OWNER WARRANTS THAT HE HOLDS COMPLETE AND UNDEFERRABLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

NOTARY PUBLIC  
STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } SS  
ON THIS 22 DAY OF December, 2003, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Jay Rembe OWNER  
Dani Chhabil 12/22/03  
NOTARY PUBLIC DATE  
MY COMMISSION EXPIRES: 11/04/06

**General Notes**

- A. THE BEARING BASE FOR THIS PLAT IS MONUMENT 1-K13. ALL DISTANCES ARE GROUND DISTANCES UNLESS NOTED OTHERWISE. BEARINGS ARE GRID BASED UPON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 1927).
- B. RECORDED PLAT FILED ON DECEMBER 29, 1882, IN MAP BOOK D FOLIO 140, FILED IN THE OFFICE OF THE COUNTY OF BERNALILLO COUNTY, NEW MEXICO.
- C. GROSS ACREAGE: 0.3168
- D. NUMBER OF EXISTING LOTS: 4
- E. NUMBER OF LOTS CREATED: 18
- F. PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE FOR THE COMMON AND JOINT USE OF UTILITIES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
  - 1. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
  - 2. PNM GAS SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTAL ENCLOSURES.
  - 3. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.
  - 4. QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTAL ENCLOSURES.
- G. INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, 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 PURPOSE SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE) HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL 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 BY CONSTRUCTION OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THE PLAT.
- H. TALOS LOG NUMBER: 2003471179
- I. CITY OF ALBUQUERQUE WATER AND SEWER SERVICES ARE AVAILABLE TO THIS SITE.
- J. MILEAGE OF STREET: 0.020 MILES (0.066 ACRES)
- K. ZONE CLASSIFICATION: CITY SU-2RD
- L. IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.
- M. ALL PRIVATE EASEMENTS ARE FOR THE BENEFIT OF ALL LOTS AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER

**Legal Description**

LOTS NUMBERED THIRTEEN (13), FOURTEEN (14), FIFTEEN (15) AND SIXTEEN (16) IN BLOCK NUMBERED FORTY-SIX (46) OF THE NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE OF ALBUQUERQUE, NEW MEXICO AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID TOWNSITE FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 29, 1882 IN MAP BOOK D, FOLIO 140, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER WHENCE THE ACS BRASS CAP STAMPED "1-K13" BEARS S 38°15'56" W, A DISTANCE OF 1,607.64 FEET TO THE SOUTHEAST CORNER, A FOUND PK NAIL; THENCE, N 81°02'30" E, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER, A FOUND 5/8" REBAR STAMPED "7022"; THENCE, N 08°57'30" E, A DISTANCE OF 142.00 FEET, TO THE NORTHWEST CORNER, A FOUND 5/8" REBAR WITH CAP STAMPED "7022"; THENCE, S 81°02'30" E, A DISTANCE OF 100.00 FEET, TO THE NORTHEAST CORNER, A FOUND CROSS IN CONCRETE; THENCE, S 08°57'30" W, A DISTANCE OF 142.00 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 14,200 SQ FT, 0.3259 ACRES MORE OR LESS.

**Treasurers Certification**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1014-057-012-391-220-07, 1014-057-005-389-220-06 PROPERTY OWNER(S) OF RECORD: 2003

Arthur Kavanaugh 8/18/2004  
COUNTY TREASURER DATE

**Approvals**

SRP N/A  
PROJECT NUMBER: 1002861

DRB APPLICATION NUMBER: OADRB-01137  
Sharan Matson 8/18/04  
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

Christina Dandora 7/28/04  
PARKS AND RECREATION DEPARTMENT DATE

John J. ... 7-28-04  
TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE

Bradley S. Bingham 7/28/04  
CITY ENGINEER DATE

Bradley S. Bingham 7/28/04  
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY DATE

Roger A. ... 7-28-04  
UTILITY DEVELOPMENT DATE

W. B. ... 12-24-03  
CITY SURVEYOR, ENGINEERING DIVISION DATE

N/A  
PROPERTY MANAGEMENT DATE

... 4-27-04  
PNM GAS SERVICES DATE

Daniel R. Muller 6-22-04  
QWEST COMMUNICATIONS DATE

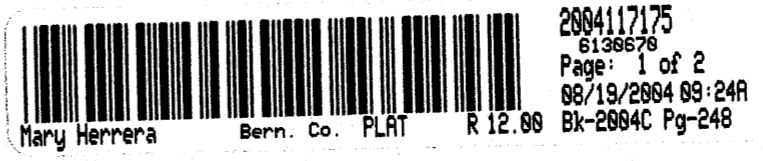
... 4-27-04  
PNM ELECTRIC SERVICES DATE

Rita ... 7-27-04  
COMCAST DATE

**Surveyor's Certification**

I, DAVID R. VIGIL, A NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 8911, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT IT MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS; THAT IT COMPLIES WITH THE SURVEY REQUIREMENTS CONTAINED IN THE ALBUQUERQUE SUBDIVISION ORDINANCE; THAT IT SHOWS ALL EASEMENTS OF RECORD MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS SHOWN HEREON, UTILITY COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING INTEREST; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

David R. Vigil 12/23/03  
DAVID R. VIGIL, N.M.P.S. 8911 DATE

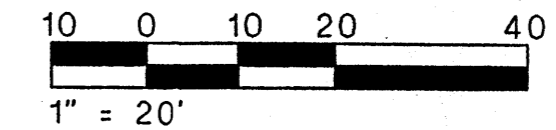


**NORTH STAR SURVEYING**  
1240 Sunset Rd. S.W., Albuquerque, N.M. 87105  
(505) 877-5489



# PLAT OF SOUTHERN UNION GAS LOFTS

ORIGINALLY NEW MEXICO TOWN COMPANY'S ORIGINAL  
TOWN SITE OF ALBUQUERQUE  
T. 10 N, R 3 E., SEC 20. N.M.P.M.  
ALBUQUERQUE, NM  
OCTOBER 2003



## LINE DATA

LENGTH	BEARING	LENGTH	BEARING
L1	49.50 S 81°02'30" E	L34	18.20 S 81°02'30" E
L2	22.33 S 08°57'30" W	L35	28.00 S 08°57'30" W
L3	1.66 S 08°57'30" W	L36	18.21 S 81°02'30" E
L4	49.50 S 81°02'30" E	L37	28.00 S 08°57'30" W
L5	24.00 N 08°57'30" E	L38	22.18 S 81°02'30" E
L6	15.00 S 08°57'30" W	L39	28.00 S 08°57'30" W
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L8	15.00 S 08°57'30" W	L41	18.21 N 81°02'30" W
L9	1.67 S 08°57'30" W	L42	7.20 N 81°02'30" W
L10	13.33 S 08°57'30" W	L43	18.33 S 08°57'30" W
L11	49.50 S 81°02'30" E	L44	50.50 S 81°02'30" E
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L14	10.00 S 08°57'30" W	L47	18.33 S 08°57'30" W
L15	49.50 S 81°02'30" E	L48	50.50 S 81°02'30" E
L16	15.00 N 08°57'30" E	L49	18.33 S 08°57'30" W
L17	8.33 S 08°57'30" W	L50	50.50 S 81°02'30" E
L18	6.67 S 08°57'30" W	L51	18.33 S 08°57'30" W
L19	49.50 S 81°02'30" E	L52	50.50 S 81°02'30" E
L20	15.00 N 08°57'30" E	L53	22.33 S 08°57'30" W
L21	11.67 S 08°57'30" W	L54	50.50 S 81°02'30" E
L22	3.33 S 08°57'30" W	L55	15.00 N 08°57'30" E
L23	49.50 S 81°02'30" E	L56	18.33 S 08°57'30" W
L24	15.00 N 08°57'30" E	L57	18.33 S 08°57'30" W
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L26	8.10 N 81°02'30" W	L59	18.33 S 08°57'30" W
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L28	23.20 N 81°02'30" W	L61	4.00 S 08°57'30" W
L29	28.00 N 08°57'30" E	L62	4.00 S 08°57'30" W
L30	23.20 S 81°02'30" E	L63	2.90 N 81°02'30" W
L31	28.00 S 08°57'30" W		
L32	18.20 S 81°02'30" E		
L33	28.00 S 08°57'30" W		

## Legend

- ◻ FOUND 5/8" REBAR WITH CAP STAMPED "7002"
- ⊙ FOUND CROSS CHISELED IN CONCRETE
- ⊙ FOUND PK NAIL
- △ CENTERLINE MONUMENTATION
- PROPERTY BOUNDARY
- - - UTILITY EASEMENT GRANTED BY THIS PLAT
- ▬ EXISTING CONCRETE SIDEWALK

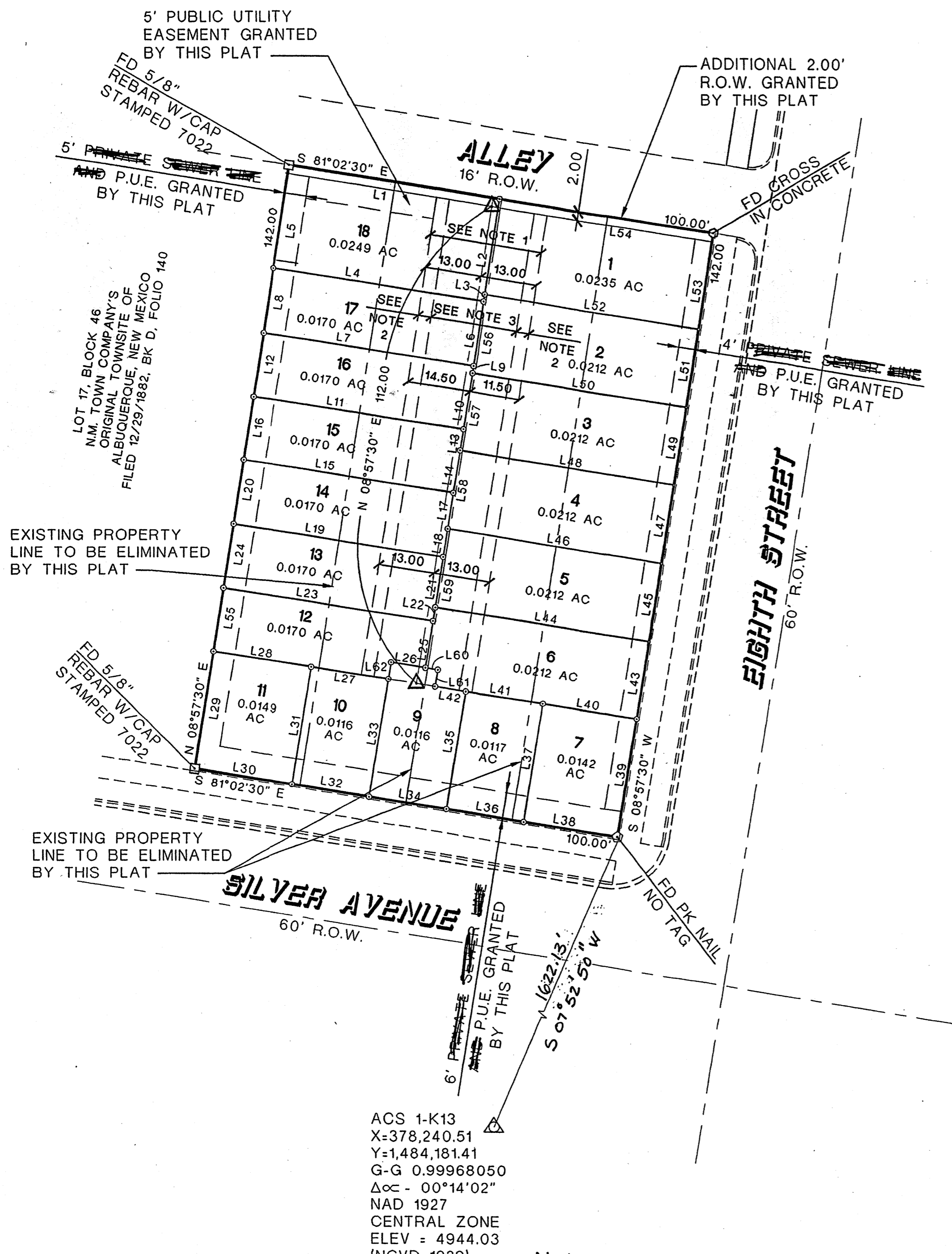
## Notes

- 26' PRIVATE ACCESS AND PUBLIC DRAINAGE EASEMENT. GRANTED BY THIS PLAT.
- 3' PUBLIC UTILITY EASEMENT, GRANTED BY THIS PLAT.
- 20' PUBLIC WATER LINE AND PUBLIC SEWER LINE EASEMENT. GRANTED BY THIS PLAT.



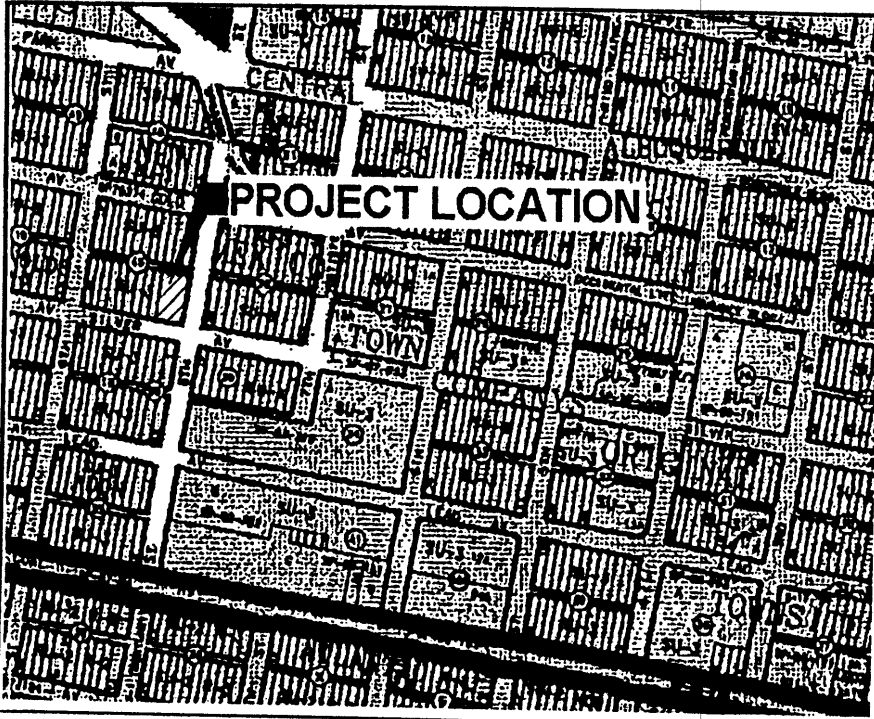
**NORTH STAR SURVEYING**  
1240 Sunset Rd. S.W., Albuquerque, N.M. 87105  
(505) 877-5469

PLAT  
SHEET 3 OF

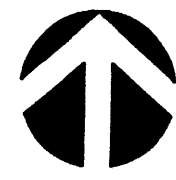


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NAD 1927  
CENTRAL ZONE  
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(NGVD 1929)

AGTSV



PROJECT LOCATION



NORTH

VICINITY MAP N.T.S. K-14-Z

# PLAT OF SOUTHERN UNION GAS LOFTS

ORIGINALLY NEW MEXICO TOWN COMPANY'S ORIGINAL TOWN SITE OF ALBUQUERQUE T. 10 N, R 3 E., SEC 20. N.M.P.M. ALBUQUERQUE, NM OCTOBER 2003

### Treasurers Certification

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Arthur Kavanaugh 8/18/2004  
COUNTY TREASURER DATE

### Approvals

SRP N/A

PROJECT NUMBER: 1002861

DRB APPLICATION NUMBER: ADR3-01137

Duran Matson 8/18/04  
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

Christina Dandora 7/28/04  
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John J. ... 7-28-04  
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Roger A. ... 7-28-04  
UTILITY DEVELOPMENT DATE

... 12-24-03  
CITY SURVEYOR, ENGINEERING DIVISION DATE

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Jay Rembe PARTNER  
INFILL SOLUTIONS DEVELOPMENT LLC

STATE OF NEW MEXICO } SS  
COUNTY OF BERNALILLO }

ON THIS 22 DAY OF December, 2003, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Jay Rembe OWNER

Debi Chabril 12/22/03  
NOTARY PUBLIC DATE

MY COMMISSION EXPIRES: 11/04/06

### General Notes

- A. THE BEARING BASE FOR THIS PLAT IS MONUMENT 1-K13. ALL DISTANCES ARE GROUND DISTANCES UNLESS NOTED OTHERWISE. BEARINGS ARE GRID BASED UPON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 1927).
- B. RECORDED PLAT FILED ON DECEMBER 29, 1882, IN MAP BOOK D FOLIO 140, FILED IN THE OFFICE OF THE COUNTY OF BERNALILLO COUNTY, NEW MEXICO.
- C. GROSS ACREAGE: 0.3168
- D. NUMBER OF EXISTING LOTS: 4
- E. NUMBER OF LOTS CREATED: 18
- F. PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE FOR THE COMMON AND JOINT USE OF UTILITIES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
  - 1. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
  - 2. PNM GAS SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTAL ENCLOSURES.
  - 3. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.
  - 4. QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTAL ENCLOSURES.
- G. INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, 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 PURPOSE SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE) HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL 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 BY CONSTRUCTION OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THE PLAT.
- H. TALOS LOG NUMBER: 2003471179
- I. CITY OF ALBUQUERQUE WATER AND SEWER SERVICES ARE AVAILABLE TO THIS SITE.
- J. MILEAGE OF STREET: 0.020 MILES (0.066 ACRES)
- K. ZONE CLASSIFICATION; CITY SU-2RD
- L. IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.
- M. ALL PRIVATE EASEMENTS ARE FOR THE BENEFIT OF ALL LOTS AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER



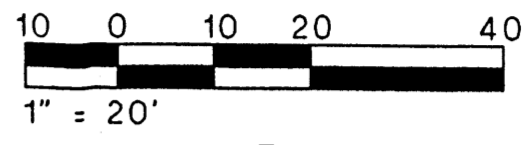
### Surveyor's Certification

I, DAVID R. VIGIL, A NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 8911, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT IT MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS; THAT IT COMPLIES WITH THE SURVEY REQUIREMENTS CONTAINED IN THE ALBUQUERQUE SUBDIVISION ORDINANCE; THAT IT SHOWS ALL EASEMENTS OF RECORD MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING INTEREST; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

David R. Vigil 12/23/03  
DAVID R. VIGIL, N.M.P.S. 8911 DATE

PLAT OF  
**SOUTHERN UNION GAS LOFTS**

ORIGINALLY NEW MEXICO TOWN COMPANY'S ORIGINAL  
 TOWN SITE OF ALBUQUERQUE  
 T. 10 N, R 3 E., SEC 20. N.M.P.M.  
 ALBUQUERQUE, NM  
 OCTOBER 2003



LINE DATA

LENGTH	BEARING	LENGTH	BEARING
L1	49.50 S 81°02'30" E	L34	18.20 S 81°02'30" E
L2	22.33 S 08°57'30" W	L35	28.00 S 08°57'30" W
L3	1.66 S 08°57'30" W	L36	18.21 S 81°02'30" E
L4	49.50 S 81°02'30" E	L37	28.00 S 08°57'30" W
L5	24.00 N 08°57'30" E	L38	22.18 S 81°02'30" E
L6	15.00 S 08°57'30" W	L39	28.00 S 08°57'30" W
L7	49.50 S 81°02'30" E	L40	22.18 N 81°02'30" W
L8	15.00 S 08°57'30" W	L41	18.21 N 81°02'30" W
L9	1.67 S 08°57'30" W	L42	7.20 N 81°02'30" W
L10	13.33 S 08°57'30" W	L43	18.33 S 08°57'30" W
L11	49.50 S 81°02'30" E	L44	50.50 S 81°02'30" E
L12	15.00 N 08°57'30" E	L45	18.33 S 08°57'30" W
L13	5.00 S 08°57'30" W	L46	50.50 S 81°02'30" E
L14	10.00 S 08°57'30" W	L47	18.33 S 08°57'30" W
L15	49.50 S 81°02'30" E	L48	50.50 S 81°02'30" E
L16	15.00 N 08°57'30" E	L49	18.33 S 08°57'30" W
L17	8.33 S 08°57'30" W	L50	50.50 S 81°02'30" E
L18	6.67 S 08°57'30" W	L51	18.33 S 08°57'30" W
L19	49.50 S 81°02'30" E	L52	50.50 S 81°02'30" E
L20	15.00 N 08°57'30" E	L53	22.33 S 08°57'30" W
L21	11.67 S 08°57'30" W	L54	50.50 S 81°02'30" E
L22	3.33 S 08°57'30" W	L55	15.00 N 08°57'30" E
L23	49.50 S 81°02'30" E	L56	18.33 S 08°57'30" W
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L27	18.20 N 81°02'30" W	L60	2.90 N 81°02'30" W
L28	23.20 N 81°02'30" W	L61	4.00 S 08°57'30" W
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L30	23.20 S 81°02'30" E	L63	2.90 N 81°02'30" W
L31	28.00 S 08°57'30" W		
L32	18.20 S 81°02'30" E		
L33	28.00 S 08°57'30" W		

Legend

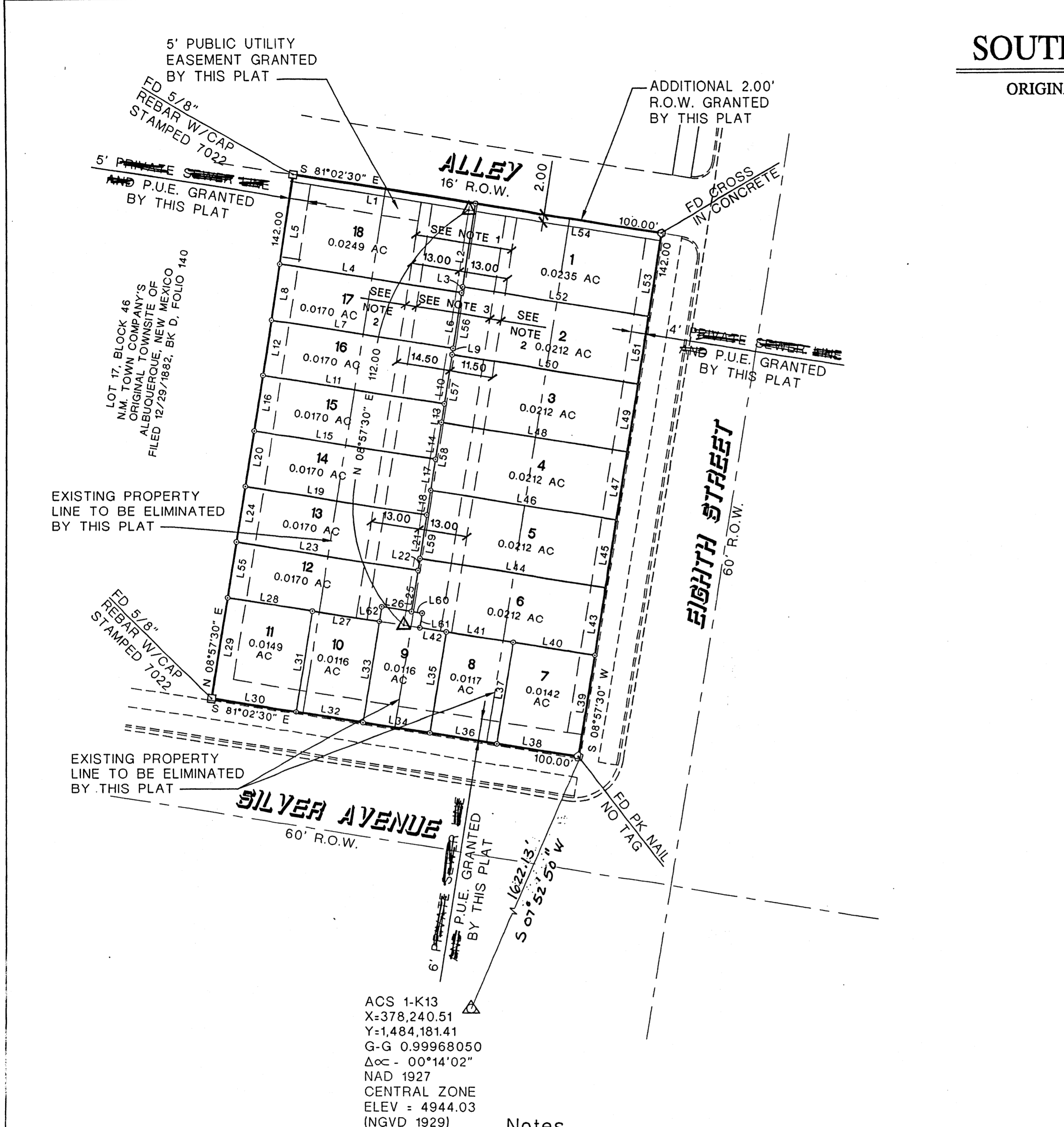
- ◻ FOUND 5/8" REBAR WITH CAP STAMPED "7002"
- ⊙ FOUND CROSS CHISELED IN CONCRETE
- ⊙ FOUND PK NAIL
- △ CENTERLINE MONUMENTATION
- PROPERTY BOUNDARY
- - - UTILITY EASEMENT GRANTED BY THIS PLAT
- ▬ EXISTING CONCRETE SIDEWALK

Notes

1. 26' PRIVATE ACCESS AND PUBLIC DRAINAGE EASEMENT. GRANTED BY THIS PLAT.
2. 3' PUBLIC UTILITY EASEMENT, GRANTED BY THIS PLAT.
3. 20' PUBLIC WATER LINE AND PUBLIC SEWER LINE EASEMENT. GRANTED BY THIS PLAT.

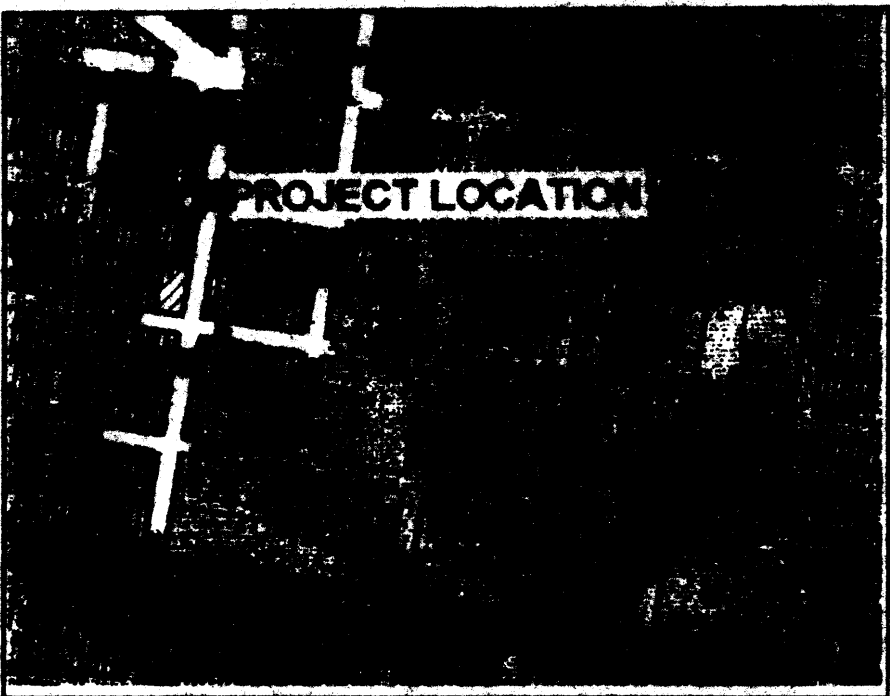
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 Page 2 of 2  
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 Bk-2004C Pg-248

**NORTH STAR SURVEYING**  
 1240 Sunset Rd. S.W., Albuquerque, N.M. 87105  
 (505) 877-5469



ACS 1-K13  
 X=378,240.51  
 Y=1,484,181.41  
 G-G 0.99968050  
 Δ∞ - 00°14'02"  
 NAD 1927  
 CENTRAL ZONE  
 ELEV = 4944.03  
 (NGVD 1929)

PLAT  
 SHEET 3 OF



# FLAT OF SOUTHERN UNION GAS LOFTS

ORIGINALLY NEW MEXICO TOWN COMPANY'S ORIGINAL  
TOWN SITE OF ALBUQUERQUE  
T. 10 N, R 3 E., SEC 20, N.M.P.M.  
ALBUQUERQUE, NM  
OCTOBER 2003

### Treasurers Certification

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND  
PAID ON UPC # 1014-057-012-391-220-07, 1014-057-005-388-220-06  
PROPERTY OWNER(S) OF RECORD:

COUNTY TREASURER: \_\_\_\_\_ DATE: \_\_\_\_\_

### Approvals

SRP: \_\_\_\_\_

PROJECT NUMBER: \_\_\_\_\_

DRB APPLICATION NUMBER: \_\_\_\_\_

**DRB CHAIRPERSON, PLANNING DEPARTMENT** DATE: \_\_\_\_\_

**PLANNING AND RECREATION DEPARTMENT** DATE: \_\_\_\_\_

**TRAFFIC ENGINEER, TRANSPORTATION** DATE: \_\_\_\_\_

**CITY ENGINEER** DATE: \_\_\_\_\_

**ALBUQUERQUE METROPOLITAN ARROYO  
FLOOD CONTROL AUTHORITY** DATE: \_\_\_\_\_

**UTILITY DEVELOPMENT** DATE: \_\_\_\_\_

**CITY SURVEYOR, ENGINEERING DIVISION** DATE: **12-24-03**

**N/A** DATE: \_\_\_\_\_

**PROPERTY MANAGEMENT** DATE: \_\_\_\_\_

**PNM GAS SERVICES** DATE: \_\_\_\_\_

**QWEST COMMUNICATIONS** DATE: **12-22-04**

**PNM ELECTRIC SERVICES** DATE: \_\_\_\_\_

**COMCAST** DATE: \_\_\_\_\_

### Surveyor's Certification

I, DAVID R. VIGIL, A NEW MEXICO PROFESSIONAL SURVEYOR NUMBER  
8911, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED  
FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY  
ME OR UNDER MY SUPERVISION, THAT IT MEETS THE STANDARDS  
FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW  
MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL  
ENGINEERS AND PROFESSIONAL SURVEYORS, THAT IT COMPLIES WITH  
THE SURVEY REQUIREMENTS CONTAINED IN THE ALBUQUERQUE  
SUBDIVISION ORDINANCE, THAT IT SHOWS ALL EASEMENTS OF  
RECORD MADE KNOWN TO ME BY THE OWNERS AND/OR  
PROPRIETORS SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES  
OR OTHER PARTIES EXPRESSING INTEREST, AND THAT IT IS TRUE  
AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

**David R. Vigil** DATE: **12/23/03**  
DAVID R. VIGIL, N.M.P.S. 8911

**NORTH STAR SURVEYING**  
1240 Sunset Rd. S.W., Albuquerque, N.M. 87105  
(505) 877-5468

### Disclosure Statement

THE PURPOSE OF THIS PLAT IS TO CREATE SOUTHERN UNION GAS LOFTS  
CONSISTING OF 18 LOTS, GRANT AN ACCESS EASEMENT, ADDITIONAL FOUR FOOT  
R.O.W., GRANT A FIVE FOOT PUBLIC UTILITY EASEMENT AND FOUR FOOT PUBLIC  
UTILITY EASEMENT AS SHOWN.

### Free Consent and Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH  
THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S), GRANT ALL UTILITY EASEMENTS SHOWN  
HEREON TO THE PUBLIC TO USE FOREVER INCLUDING THE RIGHTS TO CONSTRUCT, OPERATE, INSPECT  
AND MAINTAIN SURFACE AND SUBSURFACE. THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S)  
ALSO GRANT THE CITY OF ALBUQUERQUE IN PERPETUITY ALL SANITARY SEWER, AND WATER LINE  
EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND  
MAINTAIN SANITARY SEWERS, AND WATER LINES THEREIN, UNLESS SPECIFICALLY LIMITED  
ELSEWHERE ON THIS PLAT. THE UNDERSIGNED OWNERS ALSO DEDICATE THE ADDITIONAL USE  
OF RIGHT-OF-WAY AS SHOWN HEREON TO THE CITY OF ALBUQUERQUE, IN FEE SIMPLE INTEREST  
WITH WARRANTY COVENANTS.

JAY REBER PARTNER  
INFILL SOLUTIONS LLC

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) SS

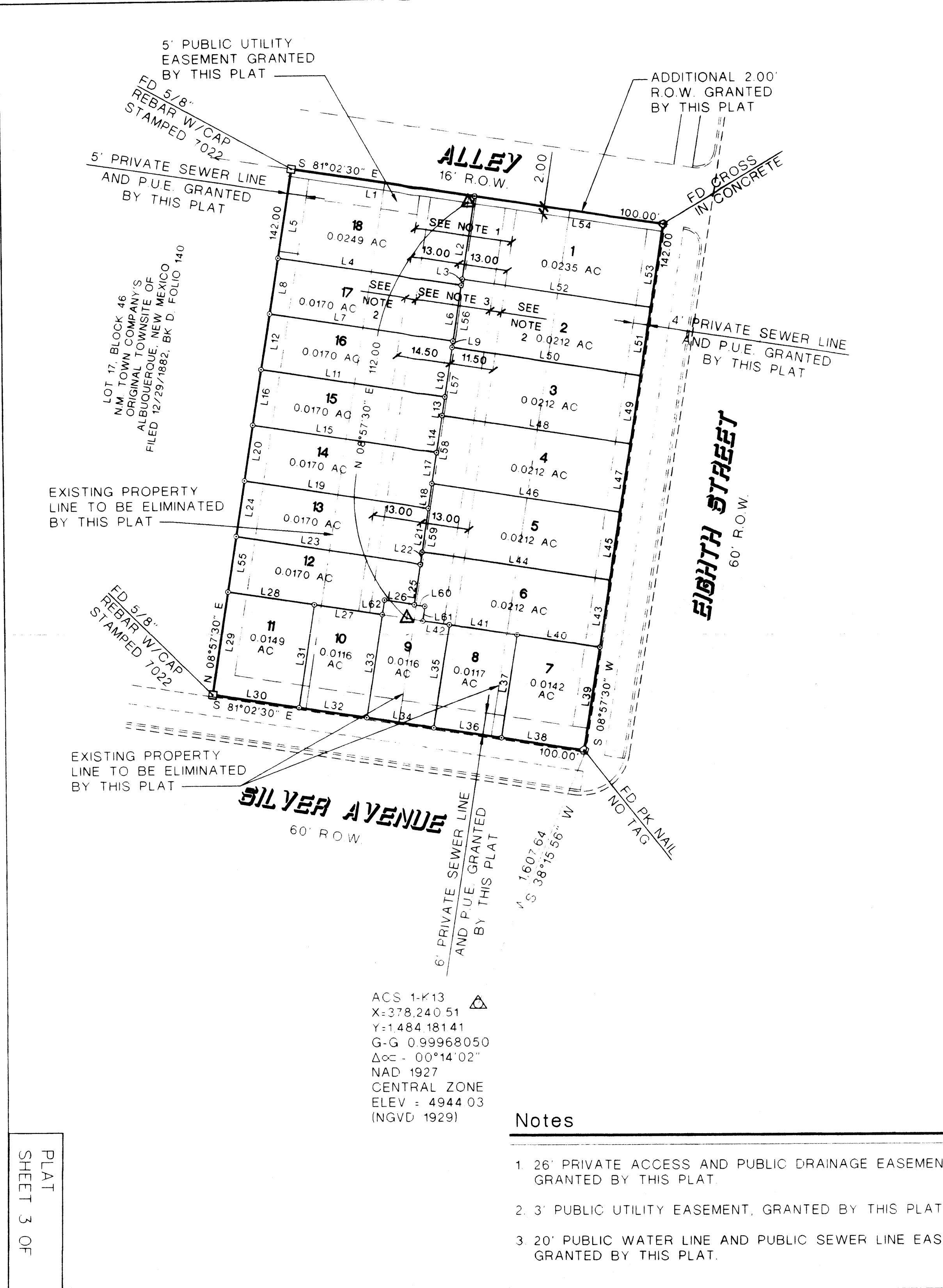
ON THIS 22 DAY OF December 2003, THE FORGOING INSTRUMENT  
WAS ACKNOWLEDGED BEFORE ME BY Jay Reber OWNER

David Chmelik NOTARY PUBLIC DATE: 12/22/03

MY COMMISSION EXPIRES: 11/04/06

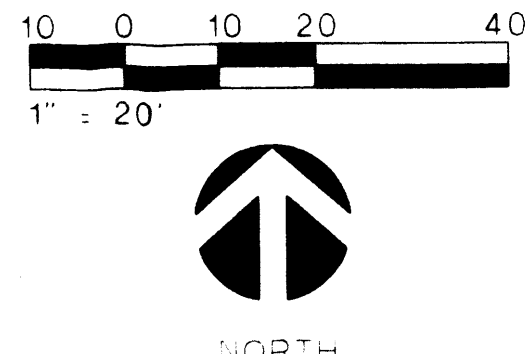
### General Notes

- A. THE BEARING BASE FOR THIS PLAT IS MONUMENT 1-K13. ALL  
DISTANCES ARE GROUND DISTANCES UNLESS NOTED OTHERWISE.  
BEARINGS ARE GRID BASED UPON THE NEW MEXICO STATE PLANE  
COORDINATE SYSTEM, CENTRAL ZONE (NAD 1927).
- B. RECORDED PLAT FILED ON DECEMBER 29, 1882, IN MAP BOOK D  
FOLIO 140, FILED IN THE OFFICE OF THE COUNTY OF BERNALILLO  
COUNTY, NEW MEXICO.
- C. GROSS ACREAGE: 0.3168
- D. NUMBER OF EXISTING LOTS: 4
- E. NUMBER OF LOTS CREATED: 18
- F. PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE  
FOR THE COMMON AND JOINT USE OF UTILITIES, INCLUDING BUT  
NOT LIMITED TO THE FOLLOWING:  
1. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE  
AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANS-  
FORMERS, POLES AND OTHER RELATED EQUIPMENT AND  
FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL  
SERVICE.
- 2. PNM GAS SERVICES FOR THE INSTALLATION, MAINTENANCE  
AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER  
RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY  
TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT  
LIMITED TO ABOVE GROUND PEDESTAL ENCLOSURES.
- 3. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND  
SERVICE OF UNDERGROUND LINES, CABLES AND OTHER  
RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY  
TO PROVIDE CABLE TV SERVICES.
- 4. QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE  
AND SERVICE OF SUCH LINES, CABLES AND OTHER RELATED  
EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE  
COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO  
ABOVE GROUND PEDESTAL ENCLOSURES.
- G. INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT,  
RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY,  
RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE  
DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM  
AND OVER SAID EASEMENTS, 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 PURPOSE 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 WITHIN OR NEAR  
EASEMENTS SHOWN ON THE PLAT.
- H. TALOS LOG NUMBER: 2003471179
- I. CITY OF ALBUQUERQUE WATER AND SEWER SERVICES ARE  
AVAILABLE TO THIS SITE.
- J. MILEAGE OF STREET: 0.020 MILES (0.066 ACRES)
- K. ZONE CLASSIFICATION: CITY SU-2RD
- L. IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES  
AND GAS SERVICES (PNM) DID NOT CONDUCT A  
TITLE SEARCH OF THE PROPERTY SHOWN  
HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE  
NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS  
TO WHICH IT MAY BE ENTITLED.
- M. ALL PRIVATE EASEMENTS ARE FOR THE BENEFIT OF  
ALL LOTS AND WILL BE MAINTAINED BY THE INDIVIDUAL  
LOT OWNER



# PLAT OF SOUTHERN UNION GAS LOFTS

ORIGINALLY NEW MEXICO TOWN COMPANY'S ORIGINAL  
TOWN SITE OF ALBUQUERQUE  
T. 10 N, R 3 E., SEC 20, N.M.P.M.  
ALBUQUERQUE, NM  
OCTOBER 2003



LINE DATA					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	49.50	S 81°02'30" E	L34	18.20	S 81°02'30" E
L2	22.33	S 08°57'30" W	L35	28.00	S 08°57'30" W
L3	166	S 08°57'30" W	L36	18.21	S 81°02'30" E
L4	49.50	S 81°02'30" E	L37	28.00	S 08°57'30" W
L5	24.00	N 08°57'30" E	L38	22.18	S 81°02'30" E
L6	15.00	S 08°57'30" W	L39	28.00	S 08°57'30" W
L7	49.50	S 81°02'30" E	L40	22.18	N 81°02'30" W
L8	15.00	S 08°57'30" W	L41	18.21	N 81°02'30" W
L9	167	S 08°57'30" W	L42	7.20	N 81°02'30" W
L10	13.33	S 08°57'30" W	L43	18.33	S 08°57'30" W
L11	49.50	S 81°02'30" E	L44	50.50	S 81°02'30" E
L12	15.00	N 08°57'30" E	L45	18.33	S 08°57'30" W
L13	5.00	S 08°57'30" W	L46	50.50	S 81°02'30" E
L14	10.00	S 08°57'30" W	L47	18.33	S 08°57'30" W
L15	49.50	S 81°02'30" E	L48	50.50	S 81°02'30" E
L16	15.00	N 08°57'30" E	L49	18.33	S 08°57'30" W
L17	8.33	S 08°57'30" W	L50	50.50	S 81°02'30" E
L18	6.67	S 08°57'30" W	L51	18.33	S 08°57'30" W
L19	49.50	S 81°02'30" E	L52	50.50	S 81°02'30" E
L20	15.00	N 08°57'30" E	L53	22.33	S 08°57'30" W
L21	11.67	S 08°57'30" W	L54	50.50	S 81°02'30" E
L22	3.33	S 08°57'30" W	L55	15.00	N 08°57'30" E
L23	49.50	S 81°02'30" E	L56	18.33	S 08°57'30" W
L24	15.00	N 08°57'30" E	L57	18.33	S 08°57'30" W
L25	15.00	S 08°57'30" W	L58	18.33	S 08°57'30" W
L26	8.10	N 81°02'30" W	L59	18.33	S 08°57'30" W
L27	18.20	N 81°02'30" W	L60	2.90	N 81°02'30" W
L28	23.20	N 81°02'30" W	L61	4.00	S 08°57'30" W
L29	28.00	N 08°57'30" E	L62	4.00	S 08°57'30" W
L30	23.20	S 81°02'30" E	L63	2.90	N 81°02'30" W
L31	28.00	S 08°57'30" W			
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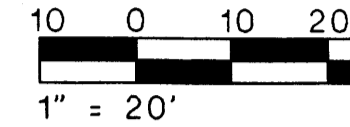
- Legend
- Found 5/8" rebar with cap stamped "7002"
- Found cross chiseled in concrete
- Found PK nail
- Centerline monumentation
- Property boundary
- Utility easement granted by this plat
- Existing concrete sidewalk

- Notes
- 1. 26' PRIVATE ACCESS AND PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT
- 2. 3' PUBLIC UTILITY EASEMENT, GRANTED BY THIS PLAT
- 3. 20' PUBLIC WATER LINE AND PUBLIC SEWER LINE EASEMENT, GRANTED BY THIS PLAT.

**NORTH STAR SURVEYING**  
1240 Sunset Rd. S.W., Albuquerque, N.M. 87105  
(505) 877-5468

# PLAT OF SOUTHERN UNION GAS LOFTS

ORIGINALLY NEW MEXICO TOWN COMPANY'S ORIGINAL  
TOWN SITE OF ALBUQUERQUE  
T. 10 N, R 3 E., SEC 20. N.M.P.M.  
ALBUQUERQUE, NM  
OCTOBER 2003



PRELIMINARY PLAT  
APPROVED BY DRB  
ON 3/4/04

## LINE DATA

	LENGTH	BEARING		LENGTH	BEARING
L1	49.50	S 81°02'30" E	L34	18.20	S 81°02'30" E
L2	22.33	S 08°57'30" W	L35	28.00	S 08°57'30" W
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L15	49.50	S 81°02'30" E	L48	50.50	S 81°02'30" E
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L24	15.00	N 08°57'30" E	L57	18.33	S 08°57'30" W
L25	15.00	S 08°57'30" W	L58	18.33	S 08°57'30" W
L26	8.10	N 81°02'30" W	L59	18.33	S 08°57'30" W
L27	18.20	N 81°02'30" W	L60	2.90	N 81°02'30" W
L28	23.20	N 81°02'30" W	L61	4.00	S 08°57'30" W
L29	28.00	N 08°57'30" E	L62	4.00	S 08°57'30" W
L30	23.20	S 81°02'30" E	L63	2.90	N 81°02'30" W
L31	28.00	S 08°57'30" W			
L32	18.20	S 81°02'30" E			
L33	28.00	S 08°57'30" W			

## Legend

- ◻ FOUND 5/8" REBAR WITH CAP STAMPED "7002"
- ⊙ FOUND CROSS CHISELED IN CONCRETE
- ⊙ FOUND PK NAIL
- △ CENTERLINE MONUMENTATION
- PROPERTY BOUNDARY
- - - UTILITY EASEMENT GRANTED BY THIS PLAT
- ▨ EXISTING CONCRETE SIDEWALK

## Notes

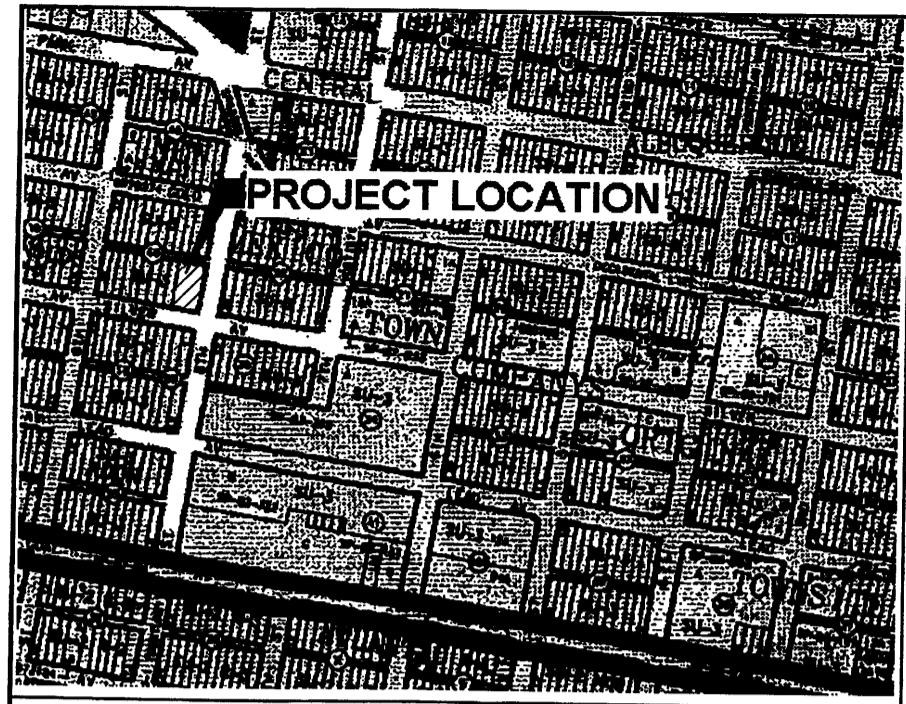
1. 26' PRIVATE ACCESS AND PUBLIC DRAINAGE EASEMENT. GRANTED BY THIS PLAT.
2. 3' PUBLIC UTILITY EASEMENT, GRANTED BY THIS PLAT.
3. 20' PUBLIC WATER LINE AND PUBLIC SEWER LINE EASEMENT. GRANTED BY THIS PLAT.

ACS 1-K13  
X=378,240.51  
Y=1,484,181.41  
G-G 0.99968050  
Δ∞ - 00°14'02"  
NAD 1927  
CENTRAL ZONE  
ELEV = 4944.03  
(NGVD 1929)

PLAT  
SHEET 3 OF



NORTH STAR SURVEYING  
1240 Sunset Rd. S.W., Albuquerque, N.M. 87105  
(505) 877-5469



VICINITY MAP N.T.S. K-14-Z

# PLAT OF SOUTHERN UNION GAS LOFTS

ORIGINALLY NEW MEXICO TOWN COMPANY'S ORIGINAL TOWN SITE OF ALBUQUERQUE T. 10 N, R 3 E., SEC 20. N.M.P.M. ALBUQUERQUE, NM OCTOBER 2003

### Treasurers Certification

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1014-057-012-391-220-07, 1014-057-005-389-220-06 PROPERTY OWNER(S) OF RECORD: \_\_\_\_\_

COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

### Approvals

SRP \_\_\_\_\_

PROJECT NUMBER: \_\_\_\_\_

DRB APPLICATION NUMBER: \_\_\_\_\_

CITY PLANNER/ALBUQUERQUE PLANNING DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

PARKS AND GENERAL SERVICES DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER, ENGINEERING DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY \_\_\_\_\_ DATE \_\_\_\_\_

UTILITY DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

CITY SURVEYOR, ENGINEERING DIVISION \_\_\_\_\_ DATE 12-24-03

N/A PROPERTY MANAGEMENT \_\_\_\_\_ DATE \_\_\_\_\_

PNM GAS SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

QWEST COMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_

PNM ELECTRIC SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST \_\_\_\_\_ DATE \_\_\_\_\_

### Surveyor's Certification

I, DAVID R. VIGIL, A NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 8911, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT IT MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS; THAT IT COMPLIES WITH THE SURVEY REQUIREMENTS CONTAINED IN THE ALBUQUERQUE SUBDIVISION ORDINANCE; THAT IT SHOWS ALL EASEMENTS OF RECORD MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING INTEREST; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

David R. Vigil 12/23/03  
DAVID R. VIGIL, N.M.P.S. 8911 DATE



### Legal Description

LOTS NUMBERED THIRTEEN (13), FOURTEEN (14), FIFTEEN (15) AND SIXTEEN (16) IN BLOCK NUMBERED FORTY-SIX (46) OF THE NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE OF ALBUQUERQUE, NEW MEXICO AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID TOWNSITE FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 29, 1882 IN MAP BOOK D, FOLIO 140, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER WHENCE THE ACS BRASS CAP STAMPED "1-K13" BEARS S 38°15'56" W, A DISTANCE OF 1,607.64 FEET TO THE SOUTHEAST CORNER, A FOUND PK NAIL; THENCE, N 81°02'30" E, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER, A FOUND 5/8" REBAR STAMPED "7022"; THENCE, N 08°57'30" E, A DISTANCE OF 142.00 FEET TO THE NORTHWEST CORNER, A FOUND 5/8" REBAR WITH CAP STAMPED "7022"; THENCE, S 81°02'30" E, A DISTANCE OF 100.00 FEET, TO THE NORTHEAST CORNER, A FOUND CROSS IN CONCRETE; THENCE, S 08°57'30" W, A DISTANCE OF 142.00 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 14,200 SQ FT, 0.3259 ACRES MORE OR LESS.

### Disclosure Statement

THE PURPOSE OF THIS PLAT IS TO CREATE SOUTHERN UNION GAS LOFTS CONSISTING OF 18 LOTS, GRANT AN ACCESS EASEMENT, ADDITIONAL FOUR FOOT R.O.W., GRANT A FIVE FOOT PUBLIC UTILITY EASEMENT AND FOUR FOOT PUBLIC UTILITY EASEMENT AS SHOWN.

### Free Consent and Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S), GRANT ALL UTILITY EASEMENTS SHOWN HEREON TO THE PUBLIC TO USE FOREVER INCLUDING THE RIGHTS TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN SURFACE AND SUBSURFACE). THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) ALSO GRANT THE CITY OF ALBUQUERQUE IN PERPETUITY ALL SANITARY SEWER, AND WATER LINE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN SANITARY SEWERS, AND WATER LINES THEREIN, UNLESS SPECIFICALLY LIMITED ELSEWHERE ON THIS PLAT. THE UNDERSIGNED OWNERS ALSO DEDICATE THE ADDITIONAL USE OF RIGHT-OF-WAY AS SHOWN HEREON TO THE CITY OF ALBUQUERQUE, IN FEE SIMPLE INTEREST WITH WARRANTY COVENANTS.

NOTARY PUBLIC STATE OF NEW MEXICO } COUNTY OF BERNALILLO } SS  
ON THIS 22 DAY OF December 2003, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Jay Rembe OWNER  
Debi Chabril 12/22/03  
NOTARY PUBLIC DATE  
MY COMMISSION EXPIRES: 11/04/06

### General Notes

- A. THE BEARING BASE FOR THIS PLAT IS MONUMENT 1-K13. ALL DISTANCES ARE GROUND DISTANCES UNLESS NOTED OTHERWISE. BEARINGS ARE GRID BASED UPON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 1927).
- B. RECORDED PLAT FILED ON DECEMBER 29, 1882, IN MAP BOOK D, FOLIO 140, FILED IN THE OFFICE OF THE COUNTY OF BERNALILLO COUNTY, NEW MEXICO.
- C. GROSS ACREAGE: 0.3168
- D. NUMBER OF EXISTING LOTS: 4
- E. NUMBER OF LOTS CREATED: 18
- F. PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE FOR THE COMMON AND JOINT USE OF UTILITIES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
  - 1. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
  - 2. PNM GAS SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTAL ENCLOSURES.
  - 3. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.
  - 4. QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTAL ENCLOSURES.
- G. INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, 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 PURPOSE 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 WITHIN OR NEAR EASEMENTS SHOWN ON THE PLAT.
- H. TALOS LOG NUMBER: 2003471179
- I. CITY OF ALBUQUERQUE WATER AND SEWER SERVICES ARE AVAILABLE TO THIS SITE.
- J. MILEAGE OF STREET: 0.020 MILES (0.066 ACRES)
- K. ZONE CLASSIFICATION: CITY SU-2RD
- L. IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.
- M. ALL PRIVATE EASEMENTS ARE FOR THE BENEFIT OF ALL LOTS AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER

NORTH STAR SURVEYING  
1240 Sunset Rd. S.W., Albuquerque, N.M. 87105  
(505) 877-5489

# SOUTHERN UNION GAS COMPANY LOFTS

## PROJECT SYMBOLS

SYMBOLS	
SYMBOL	DESCRIPTION
	WALL SECTION / DETAIL NOTE
	DETAIL NOTE
	BUILDING SECTION
	ELEVATION NOTE- FINISH FLOOR
	ELEVATION NOTE- FINISH GRADE
	ELEVATION NOTE- TOP OF WALL
	ELEVATION NOTE- TOP OF PARAPET
	DOOR NUMBER
	WINDOW NUMBER
	INTERIOR ELEVATIONS
ABBREVIATIONS	
CONT.	CONTINUOUS
O.C.E.W.	ON CENTER EACH WAY
SIM.	SIMILAR
TYP.	TYPICAL
6S	6 SHELVES
1RIS	1 ROD AND 1 SHELF

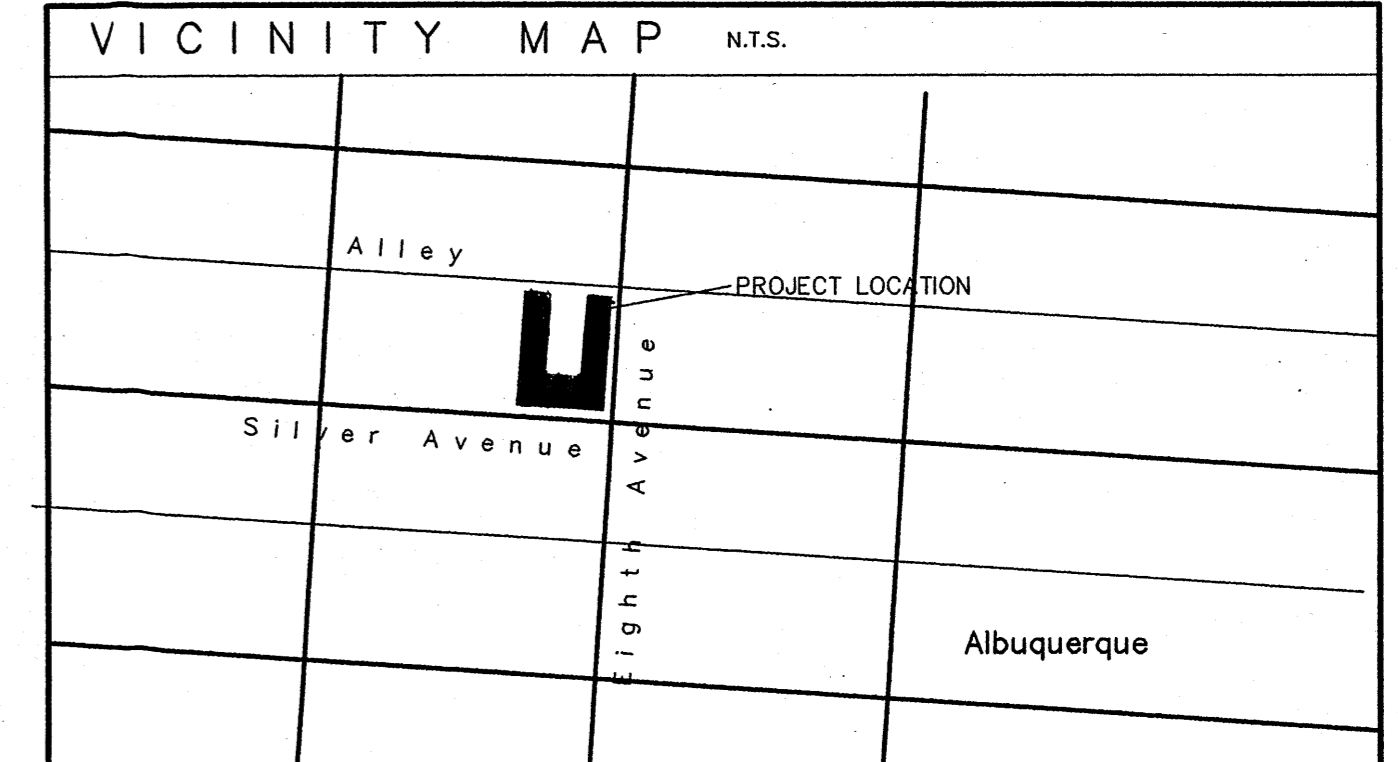
## PROJECT DATA

UNIT DATA	
18 residences	
<b>UNIT TYPE A - 6 UNITS</b>	
(a) FIRST FLOOR HEATED	237 SQ. FT.
GARAGE	368 SQ. FT.
SECOND FLOOR HEATED	642 SQ. FT.
LOFT HEATED	263 SQ. FT.
THIRD FLOOR HEATED	532 SQ. FT.
DECK	60 SQ. FT.
TOTAL HEATED	1672 SQ. FT.
<b>UNIT TYPE B - 5 UNITS</b>	
(b) FIRST FLOOR HEATED	378 SQ. FT.
SECOND FLOOR HEATED	405 SQ. FT.
THIRD FLOOR HEATED	275 SQ. FT.
DECK	62 SQ. FT.
TOTAL HEATED	1058 SQ. FT.
<b>UNIT TYPE C - 6 UNITS</b>	
(c) FIRST FLOOR HEATED	134 SQ. FT.
GARAGE	307 SQ. FT.
SECOND FLOOR HEATED	450 SQ. FT.
LOFT HEATED	166 SQ. FT.
THIRD FLOOR HEATED	338 SQ. FT.
DECK	65 SQ. FT.
TOTAL HEATED	1088 SQ. FT.
<b>UNIT TYPE C - 1 UNIT</b>	
(c2) FIRST FLOOR HEATED	165 SQ. FT.
GARAGE	309 SQ. FT.
SECOND FLOOR HEATED	600 SQ. FT.
LOFT HEATED	299 SQ. FT.
THIRD FLOOR HEATED	472 SQ. FT.
DECK	84 SQ. FT.
TOTAL HEATED	1536 SQ. FT.

## BUILDING DATA

18 residences	
<b>FIRST FLOOR</b>	
HEATED	4281 SQ. FT.
GARAGE	4359 SQ. FT.
TOTAL	8640 SQ. FT.
<b>SECOND FLOOR</b>	
HEATED	9177 SQ. FT.
BALCONY	0 SQ. FT.
TOTAL	9177 SQ. FT.
<b>LOFT</b>	
HEATED	2873 SQ. FT.
TOTAL	2873 SQ. FT.
<b>THIRD FLOOR</b>	
HEATED	7067 SQ. FT.
DECK	790 SQ. FT.
TOTAL- HEATED	23,398 SQ. FT.
TOTAL- GARAGE	4259 SQ. FT.
TOTAL- DECK	790 SQ. FT.

## PROJECT DATA



## SHEET INDEX

T.1	TITLE SHEET
A.1	SITE AND ROOF PLANS
A.2	FIRST AND SECOND FLOOR PLANS
A.3	MEZZANINE AND THIRD FLOOR PLANS
A.4	UNIT A - ENLARGED PLAN AND DETAILS
A.5	UNIT B AND B2- ENLARGED PLAN AND DETAILS
A.6	UNIT C- ENLARGED PLAN AND DETAILS
A.7	UNIT C2- ENLARGED PLAN AND DETAILS
A.8	BUILDING SECTIONS
A.9	BUILDING SECTIONS
A.10	EXTERIOR ELEVATIONS
A.11	EXTERIOR ELEVATIONS

no. date issue

date: 9/10/03

file name: gas co

**Infill Solutions**  
SOUTHERN UNION GAS COMPANY LOFTS  
Silver Avenue and Eighth Street  
Albuquerque, New Mexico

**CALOTT + GIFFORD**  
Architecture, Planning, Urban Design

Albuquerque telephone 505.842.8647  
Santa Fe telephone: 505.962.7878

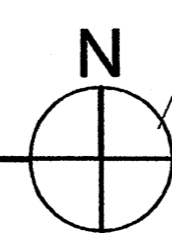
SITE DEVELOPMENT PLAN APPROVAL  
SU-3 DOWNTOWN URBAN CENTER  
FILE NO: \_\_\_\_\_  
*Richard Gifford* 1.22.03  
PLANNING DIRECTOR DATE

t.1

sheet: 11  
a.1



1 site plan  
 a.1 SCALE: 1" = 10'-0"



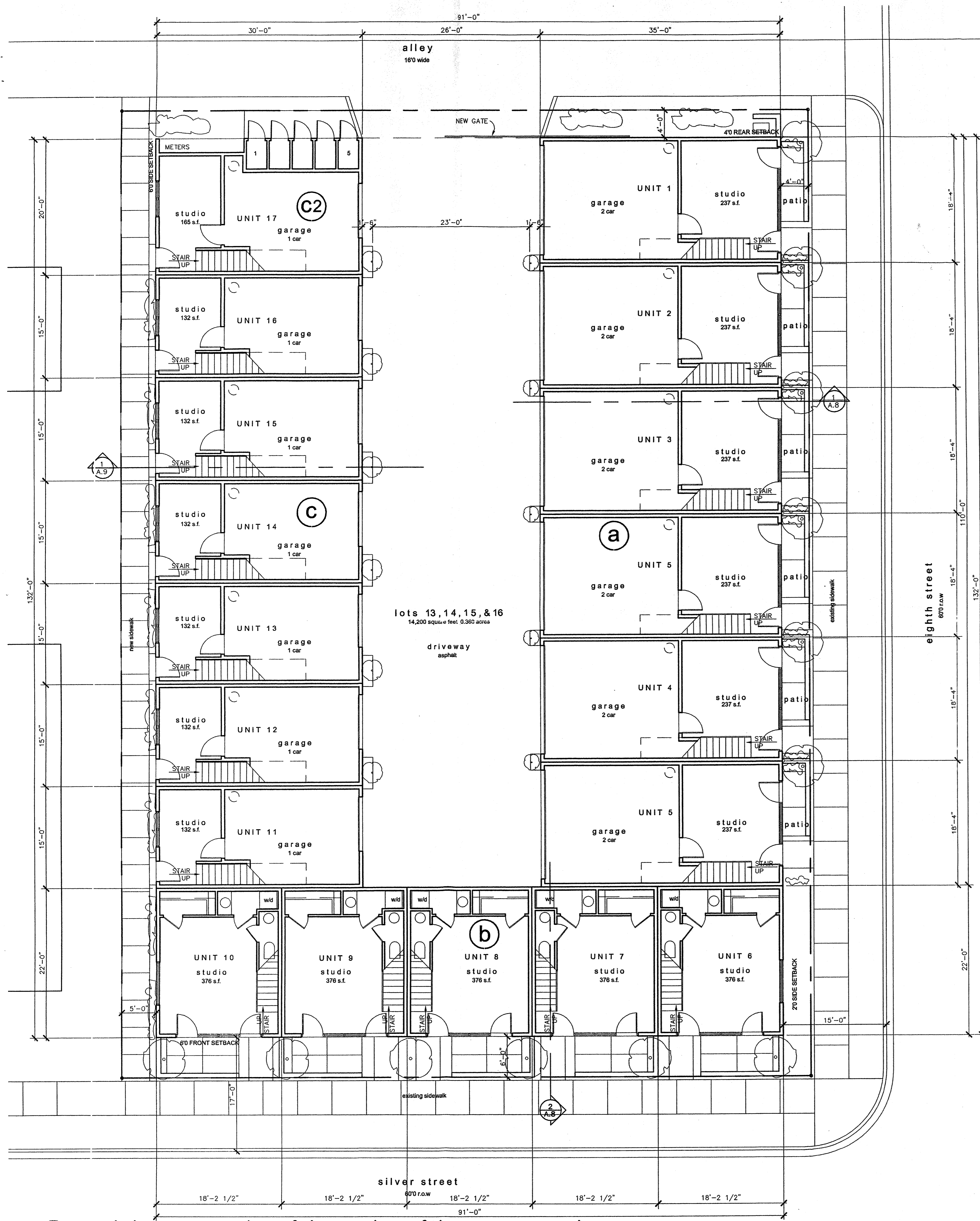
date: 9.10.03  
 no. date issue  
 file name: gas co

**Infill Solutions**  
**SOUTHERN UNION GAS COMPANY LOFTS**  
 Silver Avenue and Eighth Street  
 Albuquerque, New Mexico

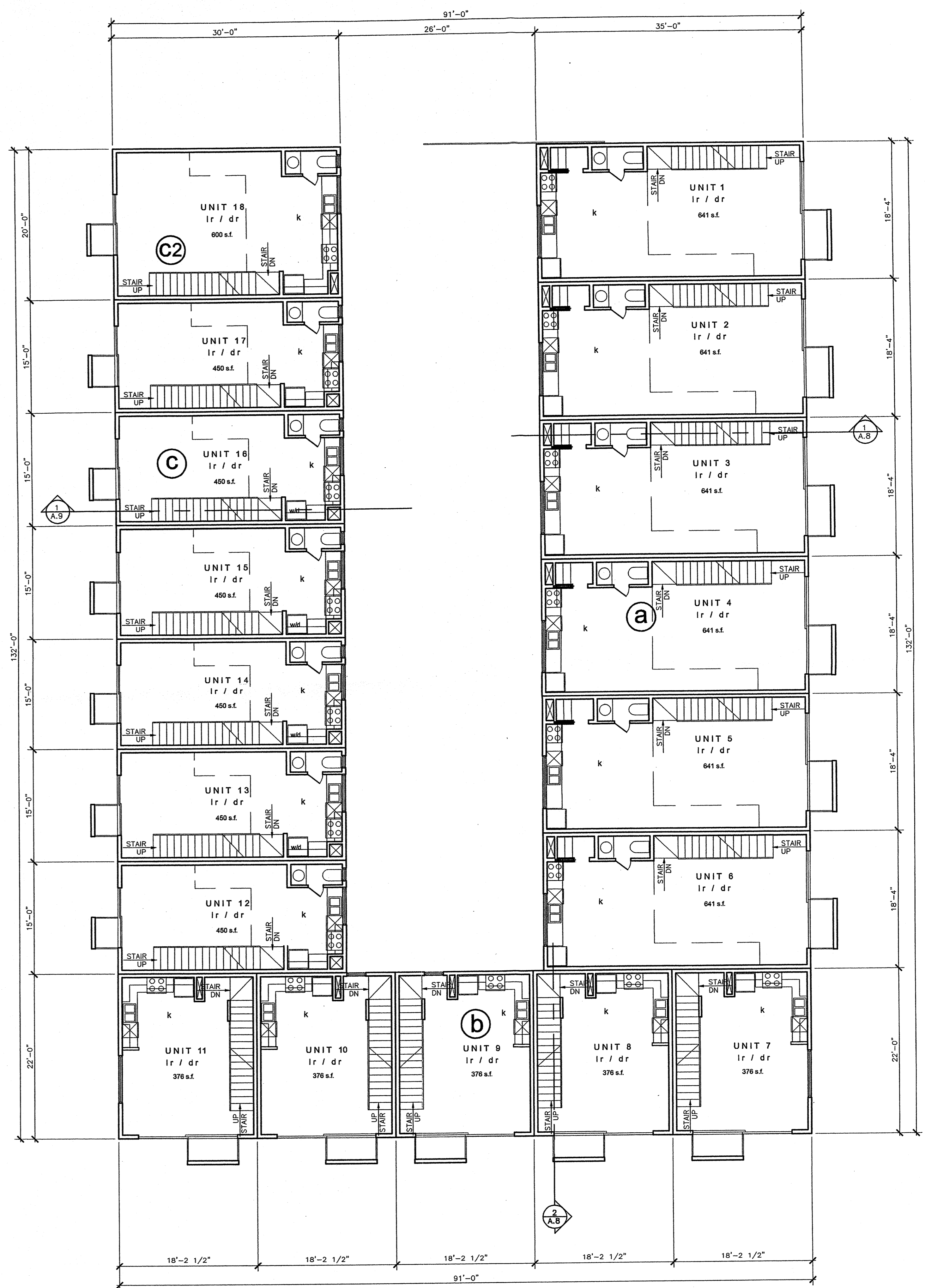
**CALOTT + GIFFORD**  
 Architecture Planning Urban Design  
 Albuquerque telephone 505.842.8647  
 Santa Fe telephone: 505.952.7878

sheet: 11  
 a.1





1 site and first floor plans  
a.2 SCALE: 1/8" = 1'-0"



2 second floor plan  
a.2 SCALE: 1/8" = 1'-0"

no. date issue  
date: 9.10.03  
file name: gas.co

**Infill Solutions**  
**SOUTHERN UNION GAS COMPANY LOFTS**  
Silver Avenue and Eighth Street  
Albuquerque, New Mexico

**CALOTT + GIFFORD**  
Architecture Planning Urban Design  
Albuquerque telephone 505.842.8647  
Santa Fe telephone: 505.982.7878



1 silver avenue elevation  
 a.10 SCALE: 1/8" = 1'-0"



2 eighth street elevation  
 a.10 SCALE: 1/8" = 1'-0"

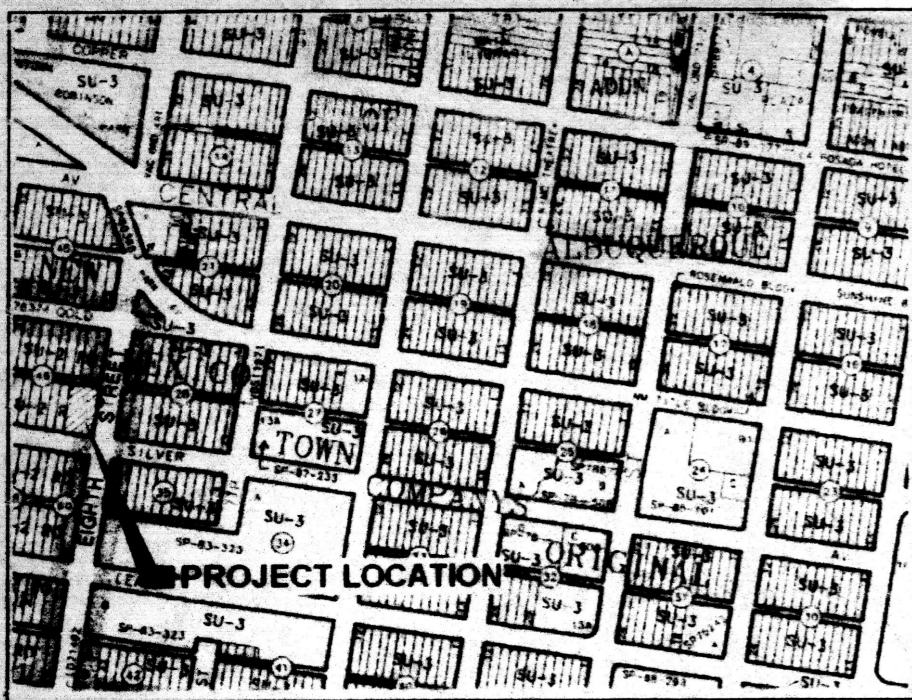


3 west elevation  
 a.10 SCALE: 1/8" = 1'-0"

no. date issue  
 no. date issue  
 date: 9.10.03  
 file name: gas co

**Infill Solutions**  
 SOUTHERN UNION GAS COMPANY LOFTS  
 Silver Avenue and Eighth Street  
 Albuquerque, New Mexico

**CALOTT + GIFFORD**  
 Architecture Planning Urban Design  
 Albuquerque telephone 505.842.8647  
 Santa Fe telephone: 505.952.7878



VICINITY MAP N.T.S. K-14-Z



NORTH

THE PURPOSE OF THIS AMENDED PLAT IS TO INCREASE THE SIZE OF THE PUBLIC UTILITY EASEMENTS AS SHOWN ON PAGE 2 OF 2

AMENDED PLAT OF LOTS 1-A THROUGH 6-A AND 12-A THROUGH 18-A

SOUTHERN UNION GAS LOFTS T. 10 N. R 3 E., SEC 20. N.M.P.M. ALBUQUERQUE, NM APRIL 2005

Disclosure Statement

THE PURPOSE OF THIS AMENDED PLAT IS TO INCREASE WIDTH OF PUBLIC UTILITY EASEMENTS FROM 3 FEET TO 7 FEET FOR LOTS 1 THROUGH 6 AND 12 THROUGH 18

Free Consent and Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S), GRANT ALL UTILITY EASEMENTS SHOWN HEREON TO THE PUBLIC TO USE FOREVER INCLUDING THE RIGHTS TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN SURFACE AND SUBSURFACE. THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) ALSO GRANT THE ALBUQUERQUE/BERNALILLO COUNTY WATER AUTHORITY IN PERPETUITY ALL SANITARY SEWER, AND WATER LINE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN SANITARY SEWERS, AND WATER LINES THEREIN, UNLESS SPECIFICALLY LIMITED ELSEWHERE ON THIS PLAT.

JAY MEMBE PARTNER INFILTRATION SOLUTIONS DEVELOPMENT, LLC

STATE OF NEW MEXICO } ss COUNTY OF BERNALILLO }

ON THIS 20 DAY OF April, 2005, THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Jay Membre

NOTARY PUBLIC: Melissa Phillips DATE: 4/20/05

MY COMMISSION EXPIRES: 6/16/2007

General Notes

- A THE BEARING BASE FOR THIS PLAT IS MONUMENT 1-K13. ALL DISTANCES ARE GROUND DISTANCES UNLESS NOTED OTHERWISE BEARINGS ARE GRID BASED UPON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 1927). B RECORDED PLAT FILED ON AUGUST 19, 2004 IN BOOK 2004C PAGE 248, FILED IN THE OFFICE OF THE COUNTY OF BERNALILLO COUNTY, NEW MEXICO. C GROSS ACREAGE: 0.3214 D NUMBER OF EXISTING LOTS: 18 E NUMBER OF LOTS CREATED: 18 F PUBLIC UTILITY EASEMENTS (P.U.E) SHOWN ON THIS PLAT ARE FOR THE COMMON AND JOINT USE OF UTILITIES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: 1 PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE 2 PNM GAS SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTAL ENCLOSURES. 3 COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES 4 QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTAL ENCLOSURES.

- G INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, 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 PURPOSE SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE) HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL 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 BY CONSTRUCTION OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THE PLAT. H TALOS LOG NUMBER: 2005174247 I CITY OF ALBUQUERQUE WATER AND SEWER SERVICES ARE AVAILABLE TO THIS SITE. J MILEAGE OF STREET: 0.020 MILES (0.066 ACRES) K ZONE CLASSIFICATION: CITY SU-2RD L IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED M ALL PRIVATE EASEMENTS ARE FOR THE BENEFIT OF ALL LOTS AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNER

Treasurers Certification

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1014-057-012-391-220-07, 1014-057-005-389-220-06 PROPERTY OWNER(S) OF RECORD:

COUNTY TREASURER DATE

Legal Description

LOTS ONE (1) THROUGH EIGHTEEN (18) SOUTHERN UNION GAS LOFTS AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID SITE FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 19, 2004 IN BOOK 2004C, PAGE 248, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER WHENCE THE ACS BRASS CAP STAMPED "1-K13" BEARS S 07°52'50" W, A DISTANCE OF 1,622.13 FEET TO THE SOUTHEAST CORNER, A FOUND PK NAIL THENCE N 81°02'30" E, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER, A FOUND 5/8" REBAR STAMPED "7022"; THENCE N 08°57'30" E, A DISTANCE OF 140.00 FEET, TO THE NORTHWEST CORNER, A SET 5/8" REBAR WITH CAP STAMPED "8911"; THENCE S 81°02'30" E, A DISTANCE OF 100.00 FEET, TO THE NORTHEAST CORNER, A SET 5/8" REBAR WITH CAP STAMPED "LS 8911"; THENCE S 08°57'30" W, A DISTANCE OF 140.00 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 14,200 SQ. FT., 0.3214 ACRES MORE OR LESS

Approvals

PROJECT NUMBER: 1002861

Application Number: 04DRB-01137

PLAT APPROVAL

Utility Approvals: Lead G. M... 4-26-05 PNM Electric Services Lead G. M... 4-26-05 PNM Gas Services Lead G. M... 4-26-05 QWEST Telecommunications Kristine Borbon 4-26-05 Comcast

CITY APPROVALS:

City Surveyor: [Signature] 4-26-05 Real Property Division (conditional) Environmental Health Department (conditional) Traffic Engineering, Transportation Division Utilities Development Parks and Recreation Department AMAFCA City Engineer DRB Chairperson, Planning Department

Surveyor's Certification

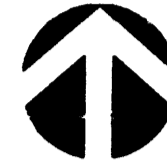
I, DAVID R. VIGIL, A NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 8911, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION, THAT IT MEETS THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS, THAT IT COMPLIES WITH THE SURVEY REQUIREMENTS CONTAINED IN THE ALBUQUERQUE SUBDIVISION ORDINANCE, THAT IT SHOWS ALL EASEMENTS OF RECORD MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING INTEREST AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



DAVID R. VIGIL, N.M.P.S. 8911 DATE: 04/25/05

AMENDED PLAT OF  
**LOTS 1-A THROUGH 6-A  
 AND 12-A THROUGH 18-A**

SOUTHERN UNION GAS LOFTS  
 T. 10 N. R 3 E., SEC 20. N.M.P.M.  
 ALBUQUERQUE, NM  
 APRIL 2005



LINE DATA

	LENGTH	BEARING		LENGTH	BEARING
L1	49.50	S 81°02'30" E	L32	18.22	S 81°02'30" E
L2	20.35	S 08°57'30" W	L33	28.07	S 08°57'30" W
L3	1.48	S 08°57'30" W	L34	18.22	S 81°02'30" E
L4	49.50	N 81°08'52" W	L35	27.99	S 08°57'30" W
L5	21.92	N 08°57'30" E	L36	18.24	S 81°02'30" E
L6	14.98	S 08°57'30" W	L37	28.03	S 08°57'30" W
L7	49.50	N 81°09'56" W	L38	22.27	S 81°02'30" E
L8	15.00	S 08°57'30" W	L39	28.07	S 08°57'30" W
L9	1.86	S 08°57'30" W	L40	22.27	N 81°09'48" W
L10	13.13	S 08°57'30" W	L41	18.24	N 81°09'48" W
L11	49.50	N 81°08'52" W	L42	7.22	N 81°09'48" W
L12	14.98	N 08°57'30" E	L43	18.33	S 08°57'30" W
L13	5.19	S 08°57'30" W	L44	50.50	S 81°08'45" E
L14	9.82	S 08°57'30" W	L45	18.34	S 08°57'30" W
L15	49.50	N 81°05'41" W	L46	50.50	S 81°08'45" E
L16	14.97	N 08°57'30" E	L47	18.32	S 08°57'30" W
L17	8.49	S 08°57'30" W	L48	50.50	S 81°08'45" E
L18	6.47	S 08°57'30" W	L49	18.32	S 08°57'30" W
L19	49.50	N 81°09'56" W	L50	50.50	S 81°07'43" E
L20	15.03	N 08°57'30" E	L51	18.35	S 08°57'30" W
L21	11.86	S 08°57'30" W	L52	50.50	S 81°08'45" E
L22	3.12	S 08°57'30" W	L53	20.26	S 08°57'30" W
L23	49.50	N 81°09'56" W	L54	50.50	S 81°02'30" E
L24	14.99	N 08°57'30" E	L55	15.01	N 08°57'30" E
L25	11.11	S 08°57'30" W	L56	18.33	S 08°57'30" W
L26	8.23	N 81°02'30" W	L57	18.33	S 08°57'30" W
L27	18.22	N 81°02'30" W	L58	18.32	S 08°57'30" W
L28	23.05	N 81°02'30" W	L59	18.34	S 08°57'30" W
L29	28.07	N 08°57'30" E	L60	2.77	N 81°02'30" W
L30	23.05	S 81°02'30" E	L61	4.09	S 08°57'30" W
L31	28.07	S 08°57'30" W	L62	4.00	S 08°57'30" W

Legend

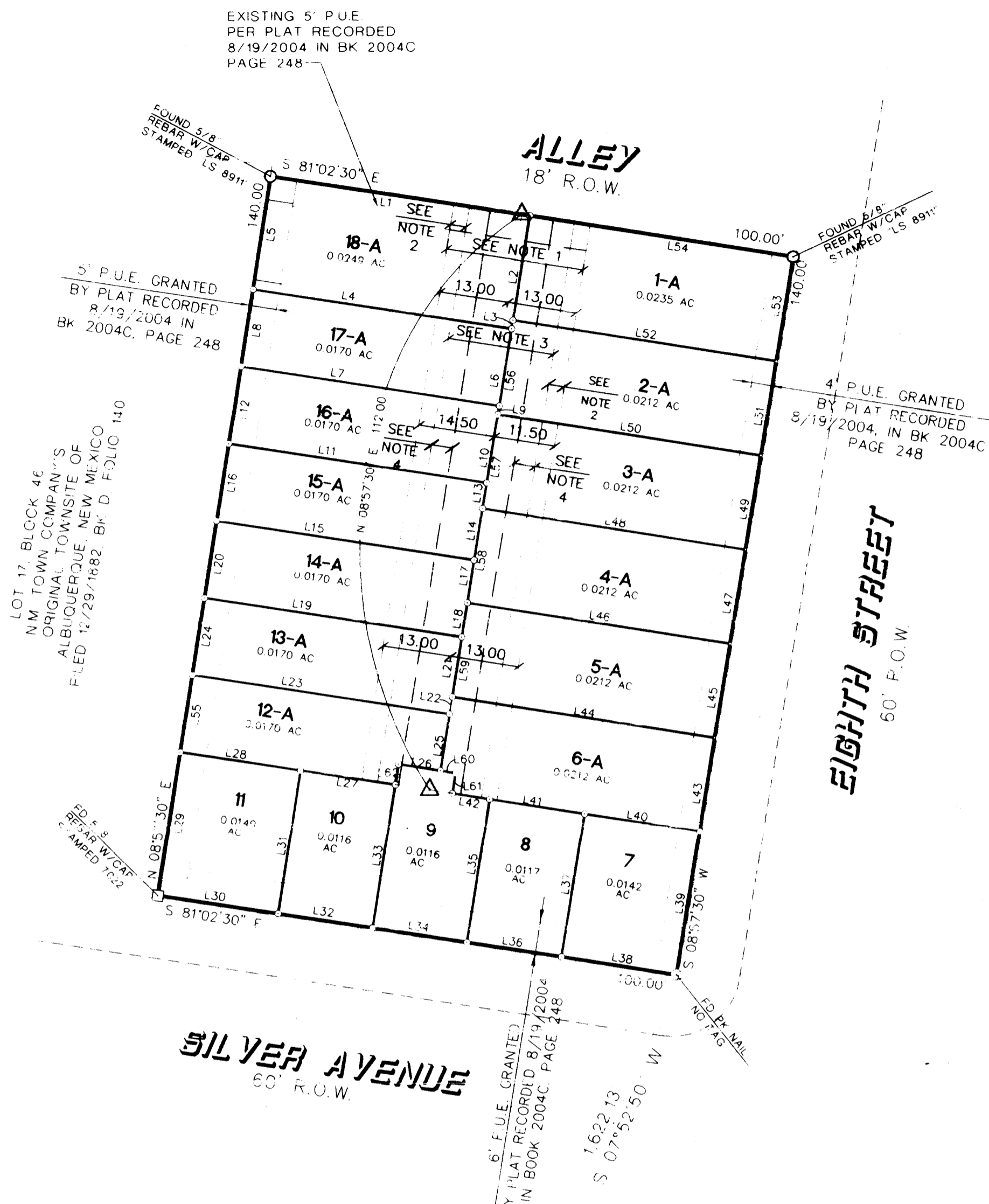
- FOUND 5/8" REBAR WITH CAP STAMPED "7002"
- FOUND CROSS CHISELED IN CONCRETE
- FOUND PK NAIL
- CENTRINE MONUMENTATION
- SET 5/8" REBAR WITH CAP STAMPED "LS 8911"
- PROPERTY BOUNDARY
- UTILITY EASEMENT GRANTED BY THIS PLAT

ACS 1-K13  
 X 378,240.51  
 Y -1,484,181.41  
 G-G 099968050  
 Δα = 00°14'02"  
 NAD 1927  
 CENTRAL ZONE  
 ELEV : 4944.03  
 (NGVD 1929)

Notes

- 1 EXISTING 26' PRIVATE ACCESS AND PUBLIC DRAINAGE EASEMENT GRANTED BY PLAT RECORDED 8/19/2004 IN BK 2004C, PAGE 248.
- 2 EXISTING 3' PUBLIC UTILITY EASEMENT GRANTED BY PLAT RECORDED 8/19/2004, IN BK 2004C, PAGE 248.
- 3 EXISTING 20' PUBLIC WATER LINE AND PUBLIC SEWER LINE EASEMENT GRANTED BY PLAT RECORDED 8/19/2004, IN BOOK 2004C, PAGE 248.
- 4 NEW 4' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.

1240 Sunset Rd S.W., Albuquerque, N.M. 87105  
 (505) 877-5469



LOT 17, BLOCK 4E  
 N.M. TOWN COMPANY'S  
 ORIGINAL TOWNSITE OF  
 ALBUQUERQUE, NEW MEXICO  
 FILED 12/29/1882, BK D, FOLIO 140

5' P.U.E. GRANTED  
 BY PLAT RECORDED  
 8/19/2004 IN  
 BK 2004C, PAGE 248

4' P.U.E. GRANTED  
 BY PLAT RECORDED  
 8/19/2004, IN BK 2004C  
 PAGE 248

6' F.U.E. (GRANTED)  
 BY PLAT RECORDED 8/19/2004  
 IN BOOK 2004C, PAGE 248

**SILVER AVENUE**  
 60' R.O.W.

**ALLEY**  
 18' R.O.W.

**EIGHTH STREET**  
 50' F.O.W.