



DOC# 2010130696  
 12/21/2010 03:06 PM Page: 1 of 2  
 PLAT R: \$12.00 B: 2010C P: 0138 M. Tulous Olivera, Bernalillo Co.  
 [Barcode]

**PLAT  
 FOR  
 LOT 1-A-1  
 AND LOT 1-A-2  
 WALGREEN ADDITION  
 BEING A REPLAT OF  
 LOT ONE-A  
 WALGREEN ADDITION  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO**

SEPTEMBER 2010

**LEGAL DESCRIPTION**

A tract of land situate within Town of Albuquerque Grant, projected Section 8, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOT ONE-A herein after referred to as LOT 1-A, WALGREEN ADDITION as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on August 21, 1995 in Book 95C, Page 316 and containing containing (466,207.83 s.f.) 10.7427 acres more or less.

**DISCLOSURE STATEMENT**

The intent of this plat is to subdivide the subject tract into 2 commercial lots, to grant those easements necessary to serve the commercial development.

**FREE CONSENT AND DEDICATION**

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all public streets and rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided, and do hereby certify that this subdivision is their free act and deed.

**APPROVALS**

DRB PROJECT NO. 1002934  
 APPLICATION NO. 10DRB-70338  
 Utility Approvals

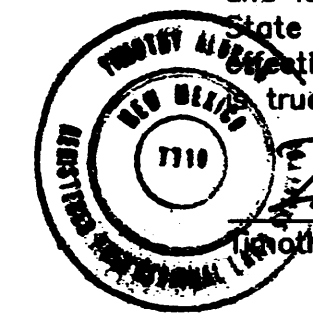
<u>Francisco Vigil</u> NM (ELECTRIC)	12-8-2010 DATE
<u>M-JS</u> NM GAS COMPANY (GAS)	12-07-2010 DATE
<u>Adriana Ramirez</u> QUEST	12-06-10 DATE
<u>Robert Martinez</u> COMCAST	12-8-10 DATE

**City Approvals**

<u>[Signature]</u> CITY SURVEYOR	9-30-10 DATE
NA REAL PROPERTY DIVISION	DATE
NA ENVIRONMENTAL HEALTH DEPARTMENT	DATE
<u>[Signature]</u> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	12-14-10 DATE
<u>Allen Porter</u> ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	12/08/10 DATE
<u>Dorval</u> PARKS AND RECREATION DEPARTMENT	12/8/10 DATE
<u>Bradley L. Bingham</u> AMAFA	12/8/10 DATE
<u>Bradley L. Bingham</u> CITY ENGINEER	12/8/10 DATE
<u>Jack Cloud</u> DRB CHAIRPERSON, PLANNING DEPARTMENT	12-18-10 DATE

**SURVEYOR'S CERTIFICATION**

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991, February 2, 1994 and October 2000), and true and correct to the best of my knowledge and belief."



Timothy Aldrich  
 Timothy Aldrich, P.S. No. 7719  
 Date 09-28-10

**SUBMISSION DATA / NOTES**

- Total Number of Existing Lots: 1
- Total Number of Lots created: 2
- Gross Subdivision Acreage: 10.7427 Ac.
- Total Mileage of Full Width Streets Created: 0
- Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 83.
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats of record entitled:  
 "WALGREEN ADDITION", (06-11-1992, 92C-115)  
 "WALGREEN ADDITION", (12-30-1971, D4-179)  
 "FRANCISCAN ADDITION", (01-16-1974, C9-142)  
 "FRANCISCAN ADDITION", (12-17-1934, D-13)  
 "KOURY-DOCTOR PARCEL", (07-22-1987, C34-48)  
 "LANDS OF COMFORT AIR SYSTEMS INC.", (02-19-1985, C26-86)  
 "BECKER TRACT", (06-08-1955, C3-14)  
 records of Bernalillo County, New Mexico.
- Field Survey performed on May, 2010
- Title Report: Fidelity National Title Insurance Company Policy No. 27-041-06-226723 dated September 30, 2008.
- Address of Property: 300 Menaul Boulevard NW, Albuquerque, NM 87107.
- This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the above mentioned Title Report.
- Standard Utility Note II:  
 "Albuquerque Bernalillo County Water Utility Authority Water and Sanitary Sewer Service to must be verified and coordinated with the UTILITY DEVELOPMENT DIVISION P.W.D., CITY OF ALBUQUERQUE
- Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS #7719" if applicable.
- No property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels with the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision.
- City of Albuquerque, New Mexico Zone: C-2

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1014 054 525 260 43424  
 PROPERTY OWNER OF RECORD:  
 Fourth Street & Menaul Inc.  
 BERNALILLO COUNTY TREASURER'S OFFICE  
 Dan Sells 12/24/10

**OWNER**  
 FOURTH STREET & MENAUL INC.

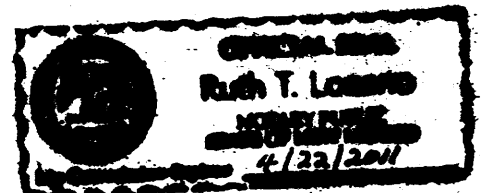
[Signature]  
 ROBERT POWERS  
 PRESIDENT

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO }  
 COUNTY OF BERNALILLO } SS

This instrument was acknowledged before me on September 27 2010, by Robert Powers, President of FOURTH STREET & MENAUL INC., a New Mexico Corporation, on behalf of said coporation.

My Commission Expires: 4/22/2011  
Ruth J. Lozano  
 Notary Public



**ALDRICH LAND SURVEYING**  
 P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

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SEPTEMBER 2010

- PROPERTY CORNERS**
- FOUND 5/8" REBAR W/CAP "LS 4078"
  - FOUND 1/2" REBAR W/CAP "LS 4078"
  - FOUND CROSS ON CONCRETE
  - △ SET CROSS ON CONCRETE
  - SET 1/2" REBAR W/CAP "LS 7719"

- EXISTING EASEMENTS**
- ① EXISTING 2' COA RIGHT-OF-WAY AND UTILITY EASEMENT (12-08-1953, BK. D262, PG. 443-444)
  - ② EXISTING 5' PUE (02-20-1959, BK. D465, PG. 148)
  - ③ EXISTING 5' PUE (02-20-1959, BK. D465, PG. 150)
  - ④ EXISTING 2' PUE (07-02-1959, BK. D489, PG. 120)
  - ⑤ EXISTING 7' PUE (03-02-1972, BK. MS250, PG. 463)
  - ⑥ EXISTING 10' PUE (11-21-1972, BK. MS287, PG. 102)
  - ⑦ EXISTING 10' X 45' ANCHOR EASEMENT (11-21-1972, PG. MS287, PG. 102)
  - ⑧ EXISTING 10' PUE (07-07-1976, MS485, PG. 618, DOC. NO. 7635917)
  - ⑨ EXISTING 10' COA WATERLINE EASEMENT (07-07-1972, BK. MS267, PG. 662-663)
  - ⑩ EXISTING COA LANDSCAPE EASEMENT (06-22-2004, DOC. NO. 2004086653)
  - ⑪ EXISTING UG PUE (04-19-2005, DOC. NO. 2005053719 & 04-19-2005, DOC. NO. 2005053721)
  - ⑫ EXISTING NMGC EASEMENT (04-19-2005, DOC. NO. 2005053723)
  - ⑬ EXISTING OH PUE (06-08-1955, C3-14)

- PROPOSED EASEMENTS**
- ① CROSS LOT DRAINAGE EASEMENT IS GRANTED ACROSS THE PROPERTY LINE OF LOT ONE-A-ONE & LOT ONE-A-TWO FOR THE BENEFIT OF EACH LOT AND EACH LOT OWNER SHALL BE RESPONSIBLE FOR THE SURFACE MAINTENANCE OF THEIR RESPECTIVE LOTS.
  - ② CROSS LOT ACCESS AND PARKING EASEMENT IS GRANTED ACROSS THE PROPERTY LINE OF LOT ONE-A-ONE & LOT ONE-A-TWO FOR THE BENEFIT OF BOTH LOTS AND EACH LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE LOTS.
  - ③ 10' PUE IS GRANTED TO THE BENEFIT OF THOSE COMPANIES LISTED AS A THROUGH D IN THE "PUBLIC UTILITY EASEMENTS" AS FOUND IN THE NOTE BELOW BY THIS PLAT.
  - ④ 1.5'x87.25' PUBLIC SIDEWALK EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT.

**PUBLIC UTILITY EASEMENTS**

**PUBLIC UTILITY EASEMENTS** shown on this plat are granted for the common and joint use of:

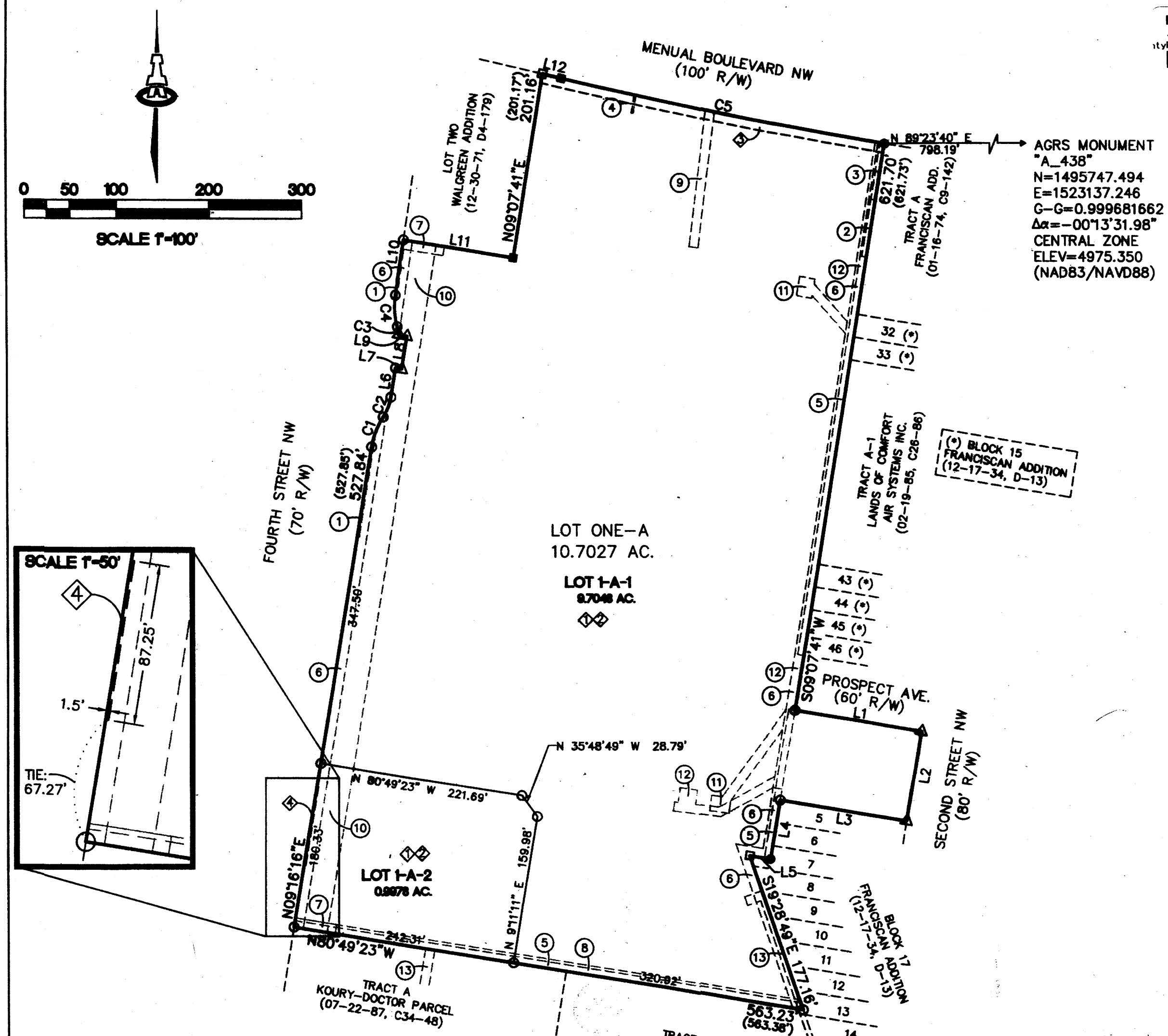
- A. **Public Service Company of New Mexico ("PNM")**, a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. **New Mexico Gas Company** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. **Qwest** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. **Comcast** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, swimming sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**Disclaimer**

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC does not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not specifically described and shown on this plat.



LINE	BEARING	DISTANCE
L1	S 80°52'19" E	140.00'
L2	S 09°07'41" W	100.00'
L3	N 80°52'19" W	140.00'
L4	S 09°07'41" W	64.50'
L5	N 80°52'19" W	23.11'
L6	N 09°16'16" E	32.00'
L7	S 80°43'44" E	7.00'
L8	N 09°16'16" E	36.00'
L9	N 80°43'44" W	9.02'
L10	N 08°29'31" E	60.19'
L11	S 80°52'19" E	120.94'
		(121.00')
L12	S 77°01'19" E	21.21'

CURVE	RADIUS	ARC	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	84.75'	35.17'	34.92'	N 21°09'35" E (N 21°09'36" E)	23°46'38"
C2	56.63'	23.50'	23.33'	N 21°09'35" E (N 21°09'36" E)	23°46'38"
C3	56.62'	8.85' (8.86')	8.85'	N 10°34'12" W	08°57'37"
C4	83.24'	34.20'	33.96'	N 03°16'45" W	23°32'32"
C5	5779.58'	359.04' (359.13')	358.99' (359.08')	S 78°48'06" E (S 78°48'07" E)	03°33'34" (03°33'37")



P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

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