

Location Map
Zone Atlas L-14-Z

Subdivision Data

1. D.R.B. CASE NUMBER
2. ZONE ATLAS INDEX NO. C-10-Z L-14-Z
3. GROSS SUBDIVISION ACREAGE 2.1598 Acres
4. DATE OF SURVEY JANUARY 2004.
5. TALOS LOG NO. 2004321291
6. SUBDIVISION DATA
 - NUMBER OF LOTS REPLATTED: 2
 - NUMBER OF LOTS CREATED: 0
 - MILES OF ROAD CREATED: 0.000

Free Consent & Dedications:

THE REAL ESTATE SHOWN AND DESCRIBED ON THIS PLAT IS SURVEYED AND SUBDIVIDED WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED OWNERS THEREOF, SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFESIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, AND THE OWNERS OF SUCH REAL ESTATE DO HEREBY GRANT TO THE CITY OF ALBUQUERQUE A FOUR AND ONE HALF FOOT (4.5') ROADWAY EASEMENT ABUTTING THE EAST SIDE OF EIGHTH STREET, S.W. AND A FOUR FOOT (4') ROADWAY EASEMENT ABUTTING THE NORTH SIDE OF BRIDGE BOULEVARD, S.W. AS SHOWN HEREON.

Sheldon Bromberg

H & S INC

H & S, INC, A NEW MEXICO CORPORATION

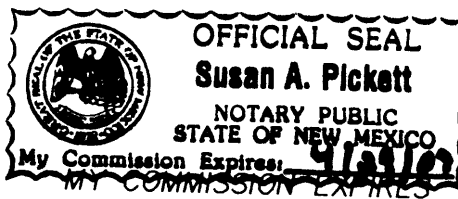
Sheldon Bromberg

H & S, INC, A NEW MEXICO CORPORATION

Acknowledgment:

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

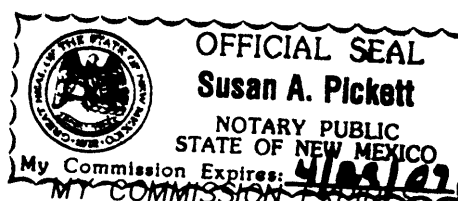
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Sept 14, 2004
BY Sheldon Bromberg OF H & S INC.,
A NEW MEXICO CORPORATION.



Susan A. Pickett
NOTARY PUBLIC

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

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BY Sheldon Bromberg OF H & S INC.,
A NEW MEXICO CORPORATION.



Susan A. Pickett
NOTARY PUBLIC



County Treasurer's Certificate

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 101405603643021001 & 101405604944021002 *MLL*

Bernalillo County Treasurer
One Civic Plaza, NW C2
Albuquerque, New Mexico 87102

H & S Inc
PROPERTY OWNERS OF RECORD
Conchita Lucero 10-7-04
BERNALILLO COUNTY TREASURER'S OFFICE

Legal Description

ALL OF TRACT LETTERED "A" OF EL CAMBIO PLAZA ADDITION AS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION AS FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON THE 16TH DAY OF OCTOBER, 1972, IN VOLUME B7, FOLIO 43 AND ALSO ALL OF TRACT LETTERED "B-1" AS SHOWN AND DESIGNATED ON THE PLAT OF EL CAMBIO PLAZA ADDITION TRACTS B-1 AND C AS FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON THE 14TH DAY OF JUNE, 1985, IN VOLUME C27, FOLIO 105.

Public Utility Easements

PUBLIC UTILITIES SHOWN HERE ON THIS PLAT VARY IN WIDTH AND ARE GRANTED FOR THE COMMON AND JOINT USE OF:

THE PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.

THE PNM GAS SERVICE FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.

QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES INCLUDING, BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.

COMCAST CABLE VISION OF NEW MEXICO, INC. FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS, OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE 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 THE NATIONAL ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

Documents

ALL RECORD DOCUMENTS USED IN THE PREPARATION OF THIS INSTRUMENT ARE REFERENCED HEREON.

Surveyor's Certificate

I, WILL W. PLOTNER JR., A NEW MEXICO LICENSED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT A BOUNDARY SURVEY OF THE REAL PROPERTY SHOWN HEREON HAS BEEN SURVEYED, MONUMENTED AND PLATTED IN ACCORDANCE WITH THE STANDARDS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO, AND MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION.

Will Plotner Jr 9/14/04
WILL W. PLOTNER JR.
N.M.P.S. No. 14271
DATE



Plat of TRACTS A-1 AND B-1-A

El Cambio Plaza Addition
Projected Section 29, T.10N., R.3E., N.M.P.M.
Town of Albuquerque Land Grant
City of Albuquerque
Bernalillo County, New Mexico
September 2004

PROJECT NO: 1003466
APPLICATION: 04DRB-01420

Approved and Accepted By:

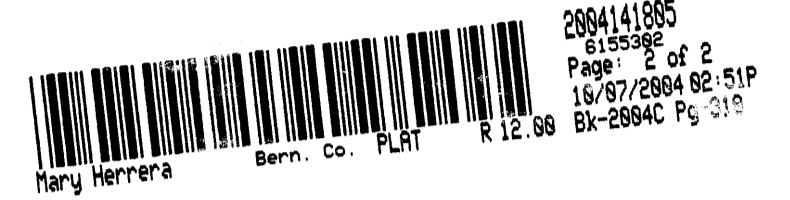
- for Planning Director*
PLANNING DIRECTOR
- Bradley h. Bingham* 9/22/04
CITY ENGINEER
- Bradley h. Bingham* 9/22/04
A.M.A.F.C.A.
- Jeffrey S. J...* 9-22-04
TRAFFIC ENGINEER
- CLB Ful* 9-14-04
CITY SURVEYOR
- NA* 10/7/04
WATER RESOURCES
- Christina Damboral* 9/22/04
PARKS AND GENERAL SERVICES
- Roger A. Green* 9-22-04
UTILITY DEVELOPMENT DIVISION
- Leah B. M...*
PNM GAS & ELECTRIC SERVICES
- Daniel R. Muller* 10-6-04
QWEST COMMUNICATIONS
- Rita Eickho* 9-23-04
COMCAST CABLE



CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505)891-0244

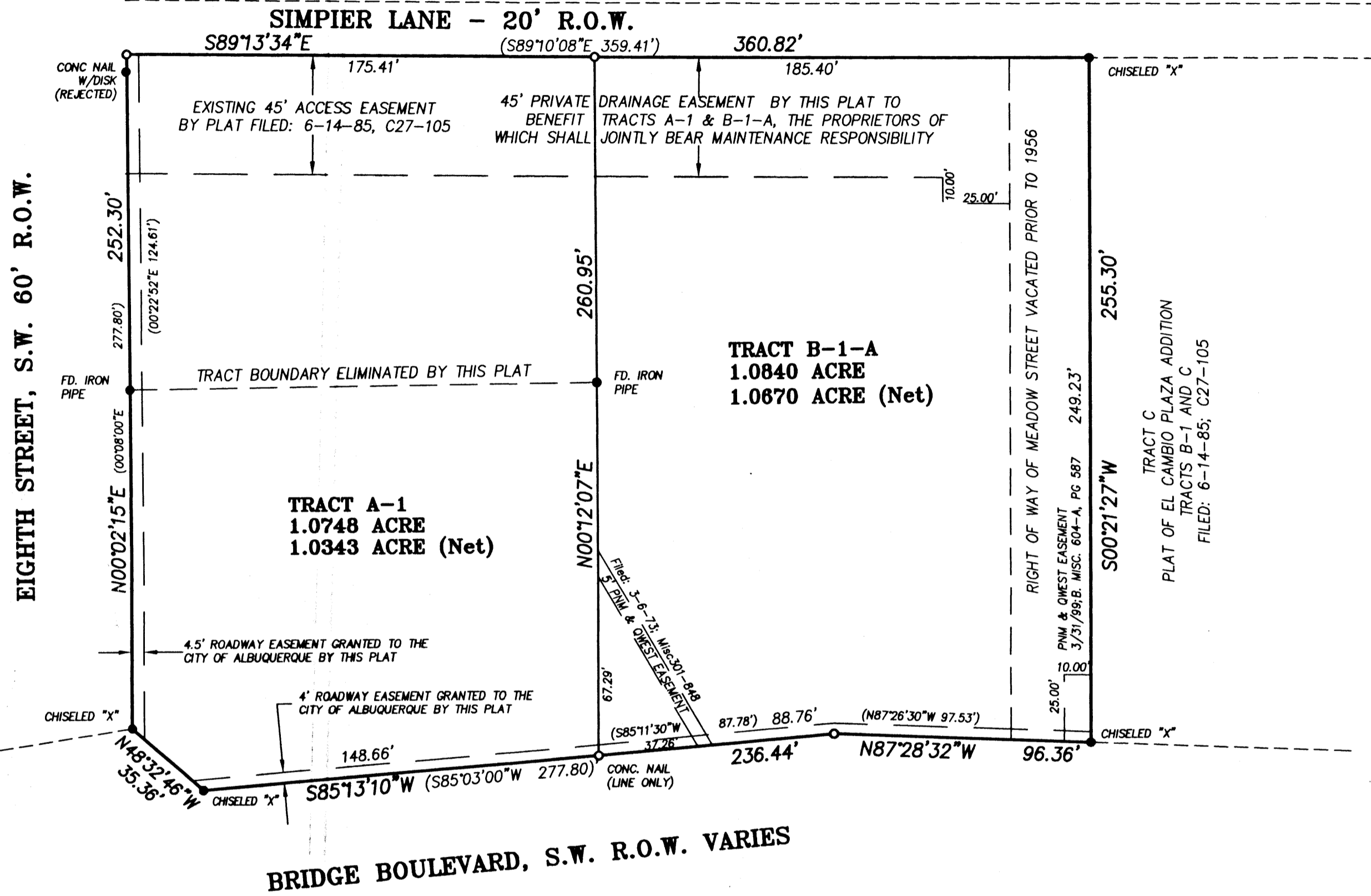
Plat of TRACTS A-1 AND B-1-A

El Cambio Plaza Addition
Projected Section 29, T.10N., R.3E., N.M.P.M.
Town of Albuquerque Land Grant
City of Albuquerque
Bernalillo County, New Mexico
September 2004



Legend

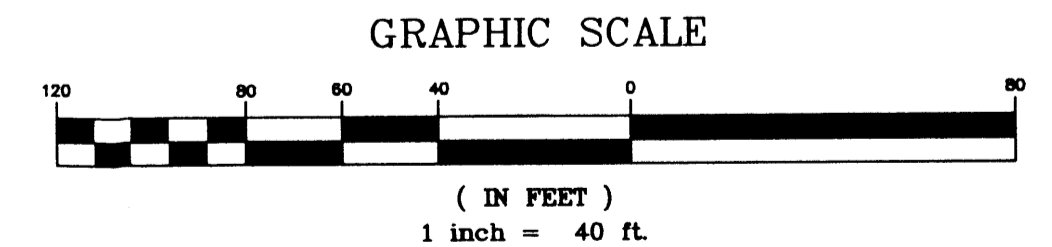
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (95C-126)
N90°00'00"E	MEASURED BEARING AND DISTANCES
●	FOUND AS INDICATED
○	SET BATHEY MARKER "LS 14271"
△	CENTERLINE MONUMENT
P.D.E.	PUBLIC DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT



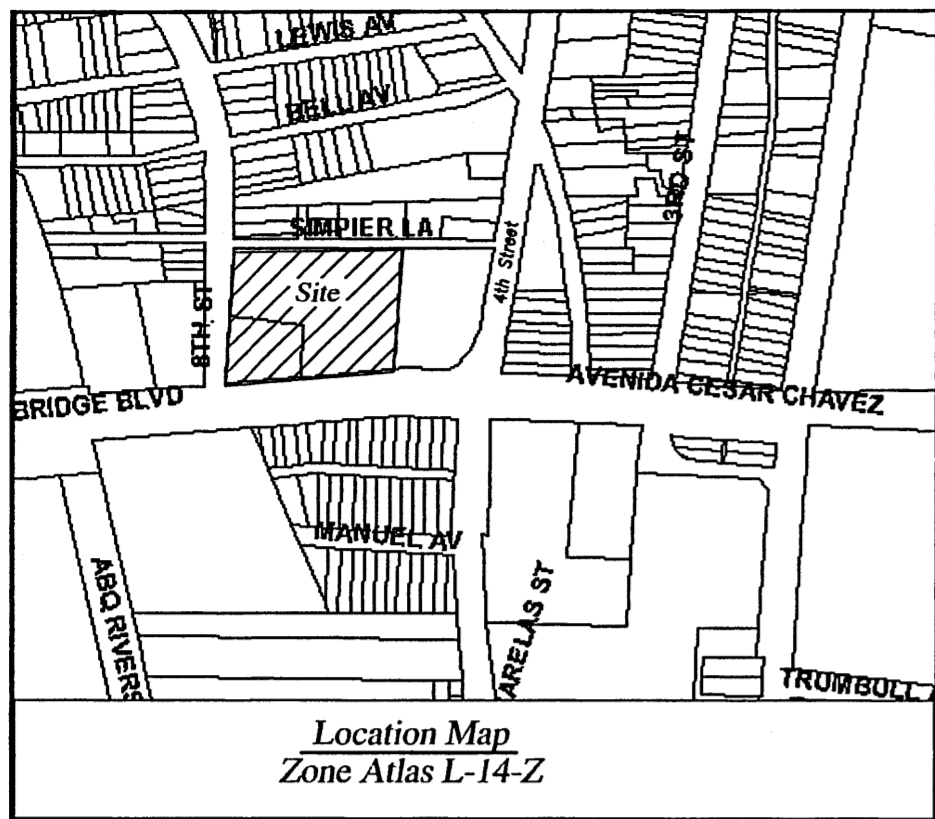
ACS Monument "8-L13"
NAD 1927 CENTRAL ZONE
X=378,262.52
Y=1,480,986.13
Z=4953,389 (NAVD 1929)
G-C=0.9996801
Delta Alpha=-00°14'00"

Notes

1. FIELD SURVEY PERFORMED IN MAY 2004.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. PLAT SHOWS ALL EASEMENTS OF RECORD.
4. THE TRACTS SHOWN HEREON ARE ZONED SU-2 SU-1 FOR C-3 AND SU-2 C-2.
5. BEARINGS SHOWN HEREON ARE NEW MEXICO COORDINATE SYSTEM STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD27, AND ARE REFERENCED TO THE ALBUQUERQUE CONTROL SURVEY SYSTEM.
6. THE PURPOSE OF THIS PLAT IS TO:
ADJUST THE COMMON LINE BETWEEN TRACTS A AND B-1 OF EL CAMBIO PLAZA ADDITION AND TO GRANT ADDITIONAL ROADWAY EASEMENTS TO THE CITY OF ALBUQUERQUE TO WIT:
FOUR AND ONE-HALF FEET (4.5') ABUTTING THE EAST SIDE OF EIGHTH STREET, S.W. AND
FOUR FEET (4') ABUTTING THE NORTH SIDE OF BRIDGE BOULEVARD S.W.
7. ALL PROPERTY CORNERS ARE MARKED BY A SET BATHEY MARKER WITH CAP "LS 14271" UNLESS INDICATED OTHERWISE.
8. CITY OF ALBUQUERQUE WATER AND SEWER SERVICE IS CURRENTLY AVAILABLE TO THE SUBJECT PROPERTY.



CARTESIAN SURVEYS
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244



Location Map
Zone Atlas L-14-Z

Subdivision Data

1. D.R.B. CASE NUMBER _____
2. ZONE ATLAS INDEX NO. C-18-Z
3. GROSS SUBDIVISION ACREAGE 2.1598 Acres
4. DATE OF SURVEY JANUARY 2004
5. TALOS LOG NO. 2004321291
6. SUBDIVISION DATA

NUMBER OF LOTS REPLATTED:	2
NUMBER OF LOTS CREATED:	0
MILES OF ROAD CREATED:	0.000

Free Consent & Dedications:

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H & S, INC, A NEW MEXICO CORPORATION

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Acknowledgment:

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } ss

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2004
BY _____ OF H & S INC.,
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NOTARY PUBLIC

MY COMMISSION EXPIRES / /

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } ss

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NOTARY PUBLIC

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THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC#
101405603643021001 & 101405604944021002

PROPERTY OWNERS OF RECORD _____

BERNALILLO COUNTY TREASURER'S OFFICE

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Will Plotner Jr. 9/14/04

WILL W. PLOTNER JR. DATE
N.M.P.S. No. 14271



**Plat of
TRACTS A-1 AND B-1-A**

El Cambio Plaza Addition
Projected Section 29, T.10N., R.3E., N.M.P.M.
Town of Albuquerque Land Grant
City of Albuquerque
Bernalillo County, New Mexico
September 2004

PROJECT NO: 1003466

APPLICATION: _____

Approved and Accepted By:

PLANNING DIRECTOR

CITY ENGINEER

A.M.A.F.C.A.

TRAFFIC ENGINEER

CITY SURVEYOR

WATER RESOURCES

PARKS AND GENERAL SERVICES

UTILITY DEVELOPMENT DIVISION

Utility Signatures

PNM GAS & ELECTRIC SERVICES

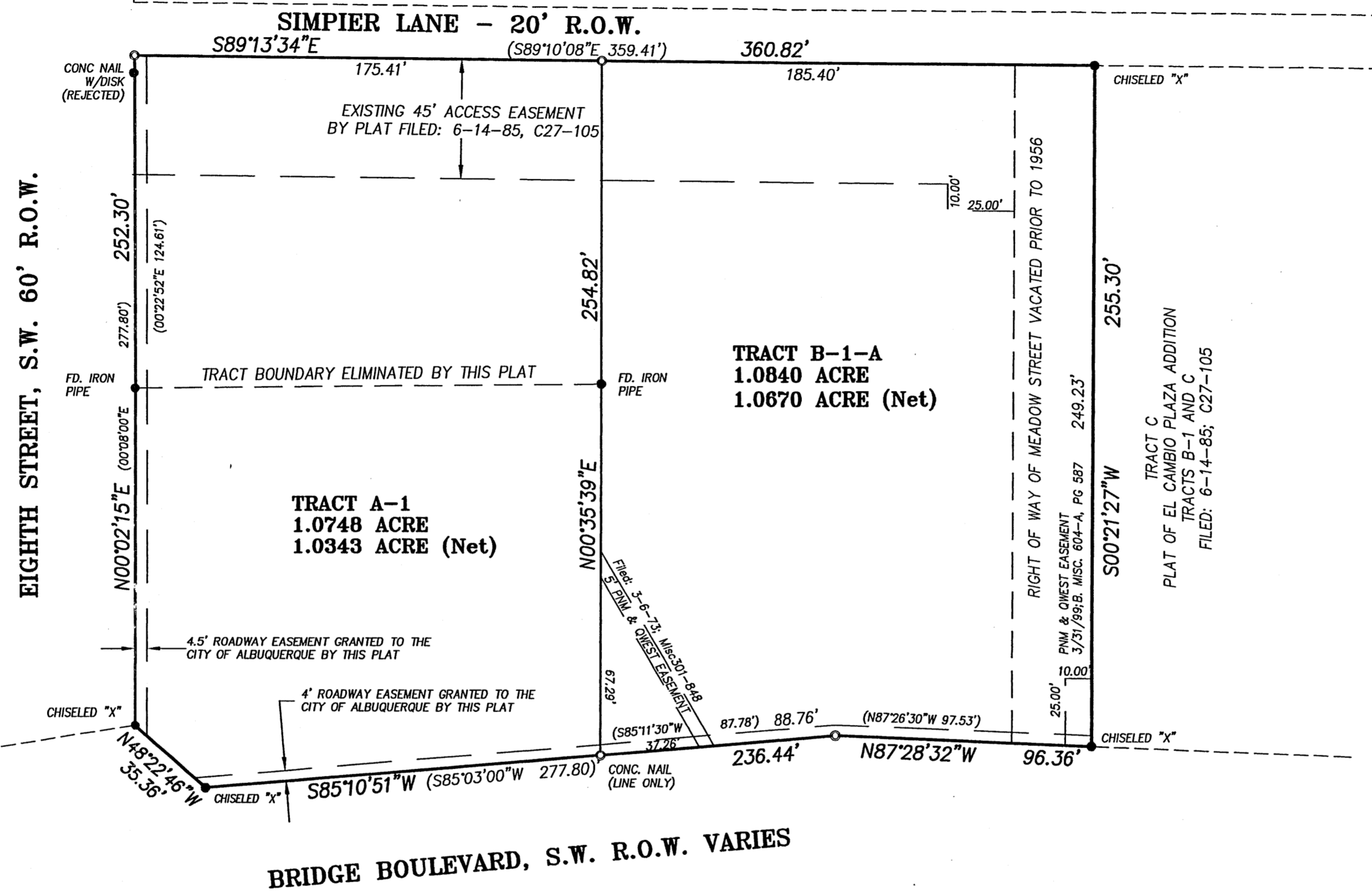
QWEST COMMUNICATIONS

COMCAST CABLE

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Plat of TRACTS A-1 AND B-1-A

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Bernalillo County, New Mexico
September 2004



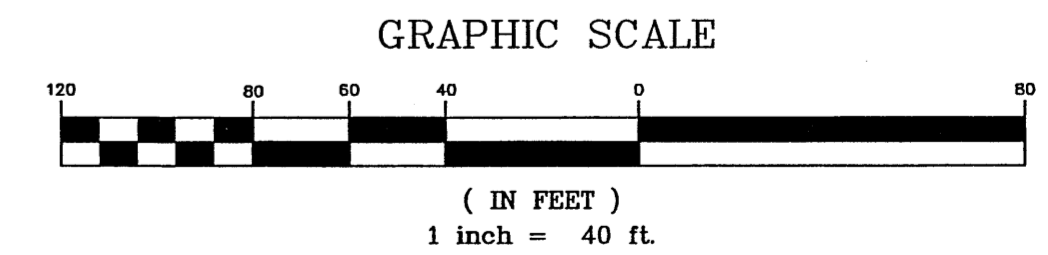
Legend

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●	FOUND AS INDICATED
○	SET BATHEY MARKER "LS 14271"
△	CENTERLINE MONUMENT
P.D.E.	PUBLIC DRAINAGE EASEMENT
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ACS Monument "8-L13"
NAD 1927 CENTRAL ZONE
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C-C=0.9996801
Delta Alpha=-00'14'00"

Notes

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