

Vicinity Map  
N.T.S.

**GENERAL NOTES**

- Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27).
- Distances are ground.
- Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ( ).
- All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- Albuquerque City Zone Atlas page K-10.
- U.C.L.S. Log Number 2005450940

**SUBDIVISION DATA**

- Total number of existing Tracts: 1
- Total number of Tracts created: 2
- Gross Subdivision acreage: 3.3694 acres
- This property is currently zoned "C-2" per the City of Albuquerque Zone Atlas Page K-10, Dated October 4, 2005.

**PURPOSE OF PLAT:**

The purpose of this Plat is to:

Divide existing Tract A-1A-3 into two (2) tracts as shown hereon.  
No new additional utility easements are granted by this plat.

**NOTE:**

Said Tract A-1A-3 is subject to an existing reciprocal access, utility, drainage and parking agreement for the entire Hubbell Plaza contained in the "Declaration of Easements with Covenants and Restrictions", filed in the office of the County Clerk of Bernalillo County, New Mexico on July 18, 1986 in Volume Misc. 373A, Pages 732-758. Said document subsequently Amended and re-recorded August 29, 1986 in Book Misc. 389-A, Page 506; October 23, 1991 in Book BCR 91-18, Page 7805; October 25, 1993 in Book BCR 93-29, Page 9337; February 4, 1994 in Book BCR 94-4, Page 9146; August 27, 1996 in Book BCR 96-23, Page 5132 and December 30, 1997 in Book BCR 97-36, Page 5914.

**NOTE:**

Prior to development, City of Albuquerque Water and Sanitary Sewer service to this property must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for water and sewer availability statement.

**TREASURERS CERTIFICATION**

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer \_\_\_\_\_ Date \_\_\_\_\_

**LEGAL DESCRIPTION**

That certain parcel of land situate within the Town of Atrisco Grant in Projected Section 22, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising all of Tract A-1A-3, Hubbell Plaza as the same is shown and designated on the plat entitled "TRACTS A-1A-1, A-1A-2 AND A-1A-3, HUBBELL PLAZA (BEING A REPLAT OF TRACT 1-A, HUBBELL PLAZA), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 4, 1992 in Volume 92C, Folio 107.

Said parcel contains 3.3694 acres, more or less.

**FREE CONSENT**

SURVEYED and REPLATTED and now comprising, "TRACTS A-1A-3-A AND A-1A-3-B, HUBBELL PLAZA (BEING A REPLAT OF TRACT A-1A-3, HUBBELL PLAZA), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

**OWNER**

South Coors Limited Partnership,  
a New Mexico limited partnership

By: Robert W. Eaton 11-2-05  
Robert W. Eaton, President Date

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 11-2-05 day of November, 2005, by Robert W. Eaton.

Sharf A. Craig 3-28-07  
Notary Public My commission expires

**PUBLIC UTILITY EASEMENTS**

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

- PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- PNM Gas Services 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 such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with 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 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 transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

**DISCLAIMER**

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.

**TRACTS A-1A-3-A AND A-1A-3-B  
HUBBELL PLAZA**  
( BEING A REPLAT OF TRACT A-1A-3 , HUBBELL PLAZA )  
**CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO**

OCTOBER , 2005

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

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

**PLAT APPROVAL**

Utility Approvals:

PNM Electric Services \_\_\_\_\_ Date \_\_\_\_\_

PNM Gas Services \_\_\_\_\_ Date \_\_\_\_\_

QWest Corporation \_\_\_\_\_ Date \_\_\_\_\_

Comcast \_\_\_\_\_ Date \_\_\_\_\_

City Approvals: \_\_\_\_\_

Mark B. Ford 11-8-05  
City Surveyor Date

Real Property Division \_\_\_\_\_ Date \_\_\_\_\_

Environmental Health Department \_\_\_\_\_ Date \_\_\_\_\_

Traffic Engineering, Transportation Division \_\_\_\_\_ Date \_\_\_\_\_

Utilities Development \_\_\_\_\_ Date \_\_\_\_\_

Parks and Recreation Department \_\_\_\_\_ Date \_\_\_\_\_

AMAFCA \_\_\_\_\_ Date \_\_\_\_\_

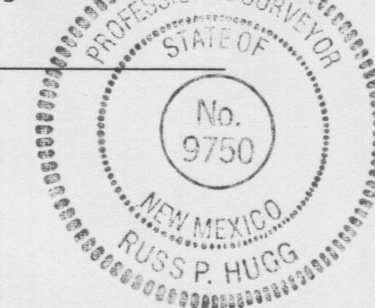
City Engineer \_\_\_\_\_ Date \_\_\_\_\_

DRB Chairperson, Planning Department \_\_\_\_\_ Date \_\_\_\_\_

**SURVEYORS CERTIFICATION**

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, 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 meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg  
Russ P. Hugg  
NMPS No. 9750  
October 12, 2005



**SURV+TEK, INC.**

Consulting Surveyors Phone: 505-897-3366  
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

TRACT A-1A-1  
HUBBELL PLAZA  
Filed June 4, 1992 in Volume 92C, Folio 107

TRACT A-1A-2A  
HUBBELL PLAZA  
Filed August 29, 1996 in Volume 96C, Folio 376

TRACT A-1A-3-B  
1.9031 Ac.

TRACT B-1A  
HUBBELL PLAZA  
Filed November 24, 1987 in Volume C35, Folio 47

TRACT B-1B  
HUBBELL PLAZA  
Filed November 24, 1987 in Volume C35, Folio 47

TRACT A-1A-3-A  
1.4663 Ac.

TRACTS A-1A-3-A AND A-1A-3-B  
HUBBELL PLAZA

( BEING A REPLAT OF TRACT A-1A-3 , HUBBELL PLAZA )

CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 2005

NOTE:

Said Tract A-1A-3 is subject to an existing reciprocal access, utility, drainage and parking agreement for the entire Hubbell Plaza contained in the "Declaration of Easements with Covenants and Restrictions", filed in the office of the County Clerk of Bernalillo County, New Mexico on July 18, 1986 in Volume Misc. 373A, Pages 732-758. Said document subsequently Amended and re-recorded August 29, 1986 in Book Misc. 389-A, Page 506; October 23, 1991 in Book BCR 91-18, Page 7805; October 25, 1993 in Book BCR 93-29, Page 9337; February 4, 1994 in Book BCR 94-4, Page 9146; August 27, 1996 in Book BCR 96-23, Page 5132 and December 30, 1997 in Book BCR 97-36, Page 5914.

LINE	LENGTH	BEARING
L1	45.00'	S14°58'08"E
L2	98.32'	S12°55'34"E
L3	17.92'	S12°55'35"E
L4	50.30'	S13°01'52"E
L5	41.49'	S13°01'47"E
L6	66.86'	S33°29'23"E
L7	152.35'	N74°37'38"E
L8	12.92'	S89°37'33"E
L9	8.51'	N83°12'52"E
L10	26.70'	S12°55'34"E

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	30.11'	25.04'	17.17'	28.33'	S47°27'48"E	68°53'24"

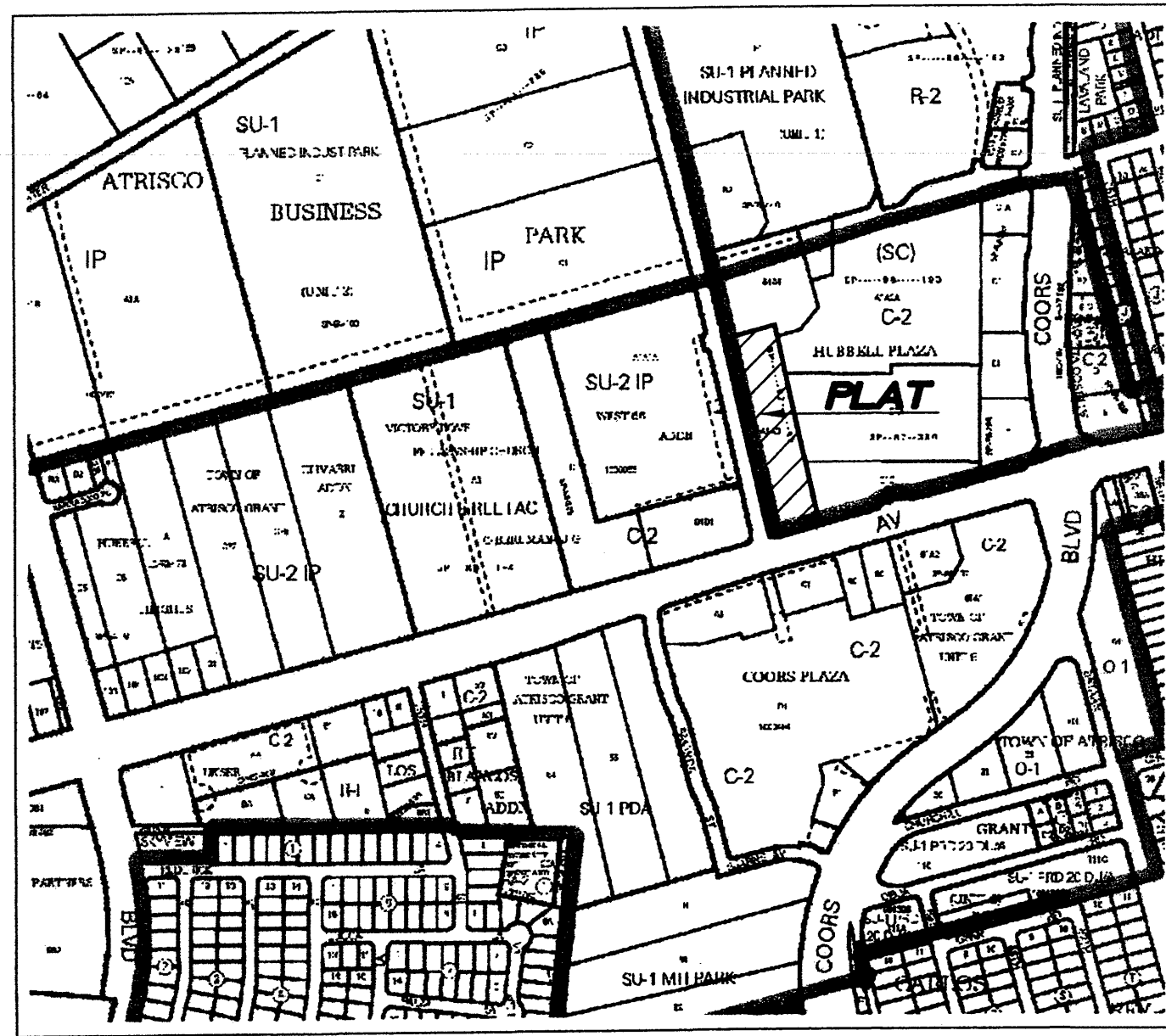
Albuquerque Control Survey Monument "6-K10"  
New Mexico State Plane Coordinates, Central Zone (NAD 27) as published:  
Y = 1484139.03 X = 360527.77  
Delta Alpha = -00'16"04"  
Combined ground to grid factor = 0.99967865  
Elevation = 5094.343 (SLD 1929)



( IN FEET )  
1 inch = 60 ft.

**SURVOTEK, INC.**

Consulting Surveyors  
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377



Vicinity Map  
N. T. S.

**GENERAL NOTES**

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- Distances are ground.
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- Albuquerque City Zone Atlas page K-10.
- U.C.L.S. Log Number 2005450940

**SUBDIVISION DATA**

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**PURPOSE OF PLAT:**

The purpose of this Plat is to:

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**NOTE:**

Prior to development, City of Albuquerque Water and Sanitary Sewer service to this property must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for water and sewer availability statement.

**TREASURERS CERTIFICATION**

This is to certify that taxes are current and paid on the following:  
10100573922760109/South Coors Limited Partnership  
Knowlton Trevis 11/6/06  
Bernalillo County Treasurer Date

**LEGAL DESCRIPTION**

That certain parcel of land situate within the Town of Atrisco Grant in Projected Section 22, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising all of Tract A-1A-3, Hubbell Plaza as the same is shown and designated on the plat entitled "TRACTS A-1A-1, A-1A-2 AND A-1A-3, HUBBELL PLAZA (BEING A REPLAT OF TRACT 1-A, HUBBELL PLAZA), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 4, 1992 in Volume 92C, Folio 107.

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**OWNER**

South Coors Limited Partnership,  
a New Mexico limited partnership



By: Robert W. Eaton 11-2-05  
Robert W. Eaton, President Date

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 11-2-05 day of November, 2005, by Robert W. Eaton.

Sheryl A. Craig 3-28-07  
Notary Public My commission expires

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**TRACTS A-1A-3-A AND A-1A-3-B  
HUBBELL PLAZA**

( BEING A REPLAT OF TRACT A-1A-3 , HUBBELL PLAZA )

CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 2005

PROJECT NUMBER: 100 4546

Application Number: 05 DRB - 01735

**PLAT APPROVAL**

**Utility Approvals:**

<u>Leonard D. Mark</u>	<u>11-14-05</u>
PNM Electric Services	Date
<u>Leon D. Mark</u>	<u>11-14-05</u>
PNM Gas Services	Date
<u>Tom Crabtree</u>	<u>12/12/05</u>
QWest Corporation	Date
<u>John Barber</u>	<u>11-14-05</u>
Comcast	Date

**City Approvals:**

<u>Mark B. Ford</u>	<u>11-8-05</u>
City Surveyor	Date
<u>NA</u>	<u>1-5-06</u>
Real Property Division	Date
<u>NA</u>	<u>1-5-06</u>
Environmental Health Department	Date
<u>John Cox</u>	<u>1-4-06</u>
Traffic Engineering, Transportation Division	Date
<u>William G. Palko</u>	<u>1-4-06</u>
Utilities Development	Date
<u>Christina Sandoval</u>	<u>1/4/06</u>
Parks and Recreation Department	Date
<u>Bradley J. Bingham</u>	<u>1/4/06</u>
AMA/FA	Date
<u>Bradley J. Bingham</u>	<u>1/4/06</u>
City Engineer	Date
<u>Andrea Garcia</u>	<u>1/5/06</u>
DRB Chairperson, Planning Department	Date

**SURVEYORS CERTIFICATION**

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, 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 meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg  
Russ P. Hugg  
NMPS No. 9750  
October 12, 2005

**SURVOTEK, INC.**

Consulting Surveyors Phone: 505-897-3366  
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

TRACT A-1A-1  
HUBBELL PLAZA  
Filed June 4, 1992 in Volume 92C, Folio 107

TRACTS A-1A-3-A AND A-1A-3-B  
HUBBELL PLAZA

( BEING A REPLAT OF TRACT A-1A-3 , HUBBELL PLAZA )

CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 2005



TRACT A-1A-2A  
HUBBELL PLAZA  
Filed August 29, 1996 in Volume 96C, Folio 376

TRACT A-1A-3-B  
1.9031 Ac.

TRACT B-1A  
HUBBELL PLAZA  
Filed November 24, 1987 in Volume C35, Folio 47

TRACT B-1B  
HUBBELL PLAZA  
Filed November 24, 1987 in Volume C35, Folio 47

TRACT A-1A-3-A  
1.4663 Ac.

TRACT C-1  
COORS PLAZA  
Filed Dec. 5, 2001 2001C-321

NORTHWESTERLY PORTION WARRANTY DEED Filed 12-20-84  
TRACT 60 TOWN OF ATRISCO GRANT UNIT 6  
NORTHEASTERLY PORTION WARRANTY DEED Filed 12-20-84

NOTE:

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CURVE TABLE						
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