

VICINITY MAP  
SCALE: 1" = 750'

K-15

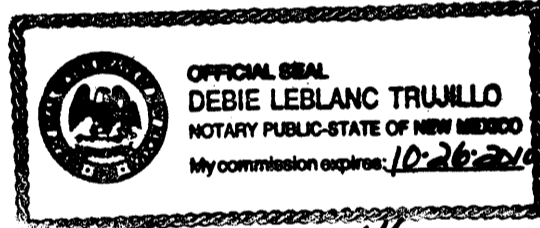
DEDICATION AND FREE CONSENT

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner and does hereby dedicate to the City of Albuquerque in fee simple with warranty covenants the public bike trail right-of-way and grant the easement as shown, including the rights of ingress and egress and the right to trim interfering trees. I hereby warrant that I hold complete and indefeasible title in fee simple to the land subdivided, hereon.

*David Oberstein* 09/29/09  
 David Oberstein, Manager  
 Memorial Ventures L.L.C. Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS



This instrument was acknowledged before me on this 29th day of September, 2009, by David Oberstein, Manager, Memorial Ventures L.L.C.  
*Debie Leblanc Trujillo*  
 Notary Public

PLAT OF

TRACT A, HOTEL PARQ CENTRAL

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2009

MEMORIAL VENTURES L.L.C.  
 OWNER  
 PROJECTED  
 SEC. 21, T 10 N, R 3 E, N.M.P.M.  
 LOCATION  
 HOTEL PARQ CENTRAL  
 SUBDIVISION

COUNTY CLERK FILING DATA

DRB PROJECT NUMBER 1006976

APPLICATION NUMBER 09DRB-70294, 09DRB-70295

APPROVALS:

DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

ABCWUA DATE

CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO DATE

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

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE

PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

*John B. Hart* 9-29-09  
 CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO DATE

N/A  
 REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE

PUBLIC SERVICE COMPANY OF NEW MEXICO DATE

QWEST TELECOMMUNICATIONS DATE

NEW MEXICO GAS COMPANY DATE

COMCAST CABLE VISION OF NEW MEXICO, INC. DATE

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

*Charles G. Cala, Jr.*  
 Charles G. Cala, Jr., NMP# 11184



9-29-2009  
 Date

HIGH MESA Consulting Group

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 JOB #2007.074.5 PLATBASE

PLAT OF  
**TRACT A, HOTEL PARQ CENTRAL**

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 2009

## Notes:

1. A boundary survey was performed in June, 2009. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within projected Section 21, Township 10 North, Range 3 East, N.M.P.M. (Town of Albuquerque Grant).
4. Bearings shown hereon are based upon the west property line of Tract A, Memorial Hospital Complex per the plat filed 05-22-1989, Book C39, Page 53. To achieve New Mexico State Plane Grid Bearings, rotate plat bearings clockwise 0°01'36".
5. Record bearings and distances are shown in parenthesis.
6. No street mileage was created by this plat.
7. The purpose of this plat is to:
  - a. Create Tract A, Hotel Parq Central from Tract A, Memorial Hospital Complex.
  - b. Vacate the PNM and MST&T easements as noted, affecting the property platted hereon (09DRB-70294).
  - c. Vacate the public pedestrian easement as noted, affecting the property platted hereon (09DRB-70294).
  - d. Dedicate in fee simple, with warranty covenants, the necessary public bike trail right-of-way.
  - e. Grant the PNM Electric easement as shown.
8. The following documents and instruments were used for the performance and preparation of this survey:
  - a. Plat of Memorial Hospital Complex, filed 05-22-1989, Book C39, Page 53, Records of Bernalillo County, New Mexico.
  - b. Special Warranty Deed filed 04-03-2003, Book A53, Page 4928, Doc. No. 2003055038, Records of Bernalillo County, New Mexico.
  - c. Title Insurance Policy No. J1806000 prepared by First American Title Insurance Company dated April 03, 2003.
  - d. ALTA/ACSM Land Title Survey of Tract A, Memorial Hospital Complex prepared by Surveys Southwest, Ltd. certified 04-01-2003.
  - e. Plat of The Terrace Addition, filed 11-15-1910, Book C2, Page 71, Records of Bernalillo County, New Mexico.
  - f. New Mexico State Highway Commission, Right Of Way Map, New Mexico Project No. I-025-4(1)218 dated 04-23-1968.
9. Gross subdivision acreage = 2.2710 acres.
10. Current Zoning on site is SU-2 R0, based upon review of the City of Albuquerque Zone Atlas.
11. No property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of the proposed plat.

## KEYED NOTES

## PREVIOUSLY VACATED PUBLIC RIGHT-OF-WAY EASEMENTS RETAINED

- ① PUBLIC UTILITY AND PUBLIC PEDESTRIAN EASEMENTS RETAINED IN PORTION OF VACATED LOCUST STREET BY VACATION ORDINANCE V-88-35 (DRB-88-0246)

## EXISTING EASEMENTS

- ② 7.5' GAS COMPANY OF NEW MEXICO EASEMENT GRANTED BY PLAT C39-53  
③ 5' PNM EASEMENT GRANTED BY PLAT C39-53

## EXISTING EASEMENTS VACATED BY 09DRB-70294

- ④ APPROXIMATE LOCATION OF 8' PNM AND MST&T EASEMENT GRANTED BY DOCUMENT FILED 03-27-1968, BOOK MISC. 98, PAGE 428 VACATED BY 09DRB-70294  
⑤ APPROXIMATE LOCATION OF 10' PNM EASEMENT GRANTED BY PLAT C39-53 VACATED BY 09DRB-70294  
⑥ APPROXIMATE LOCATION OF PNM TRANSFORMER AND WORKING SPACE EASEMENT GRANTED BY PLAT C39-53 VACATED BY 09DRB-70294  
⑦ PORTION OF PUBLIC UTILITY AND PUBLIC PEDESTRIAN EASEMENTS VACATED BY 09DRB-70294, PUBLIC UTILITY EASEMENTS TO REMAIN

## ACCESS CONTROL

- ⑧ EAST PROPERTY LINE OF TRACT A ACCESS CONTROLLED BY DOCUMENT FILED 10-11-1989, BOOK D371A, PAGE 135, DOCUMENT NO. 8987206  
⑨ INTERSTATE HIGHWAY 25 ACCESS CONTROL LINE DEPICTED ON NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP NEW MEXICO PROJECT NO. I-025-4(1)218 DATED 04-23-1968

## NEW EASEMENT

- ⑩ PNM ELECTRIC EASEMENT GRANTED BY THIS PLAT

## NEW RIGHT-OF-WAY

- ⑪ PUBLIC BIKE TRAIL RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS. SUBSEQUENT MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CITY OF ALBUQUERQUE. AREA = 0.0380 ACRES.

## MONUMENTS

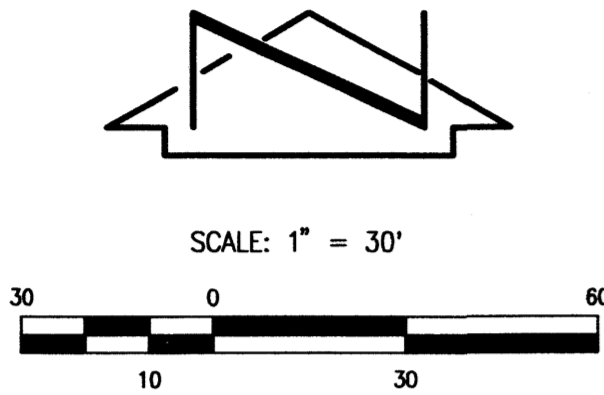
- Ⓐ FOUND #4 REBAR W/CAP STAMPED "G. GRITSKO PLS 8686", TAGGED W/WASHER STAMPED "NMPS 11184"  
Ⓑ FOUND P.K. NAIL W/WASHER STAMPED "PLS 8686"  
Ⓒ FOUND CHISELED "+" IN CONCRETE  
Ⓓ FOUND #5 REBAR W/CAP STAMPED "LS 7719"  
Ⓔ SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"  
Ⓕ SET CHISELED "+" IN CONCRETE  
Ⓖ SET MAG NAIL W/WASHER STAMPED "NMPS 11184"

**HIGH  
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 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2009

NEW MEXICO CENTRAL ZONE-NAD 83  
 A.G.R.S. STA. "5\_K15BR"  
 X=1,523,768.861  
 Y=1,485,713.773  
 COMBINED FACTOR=0.999679809  
 DELTA ALPHA=-00°13'26.78"  
 ELEVATION=5010.623' (NAVD 88)



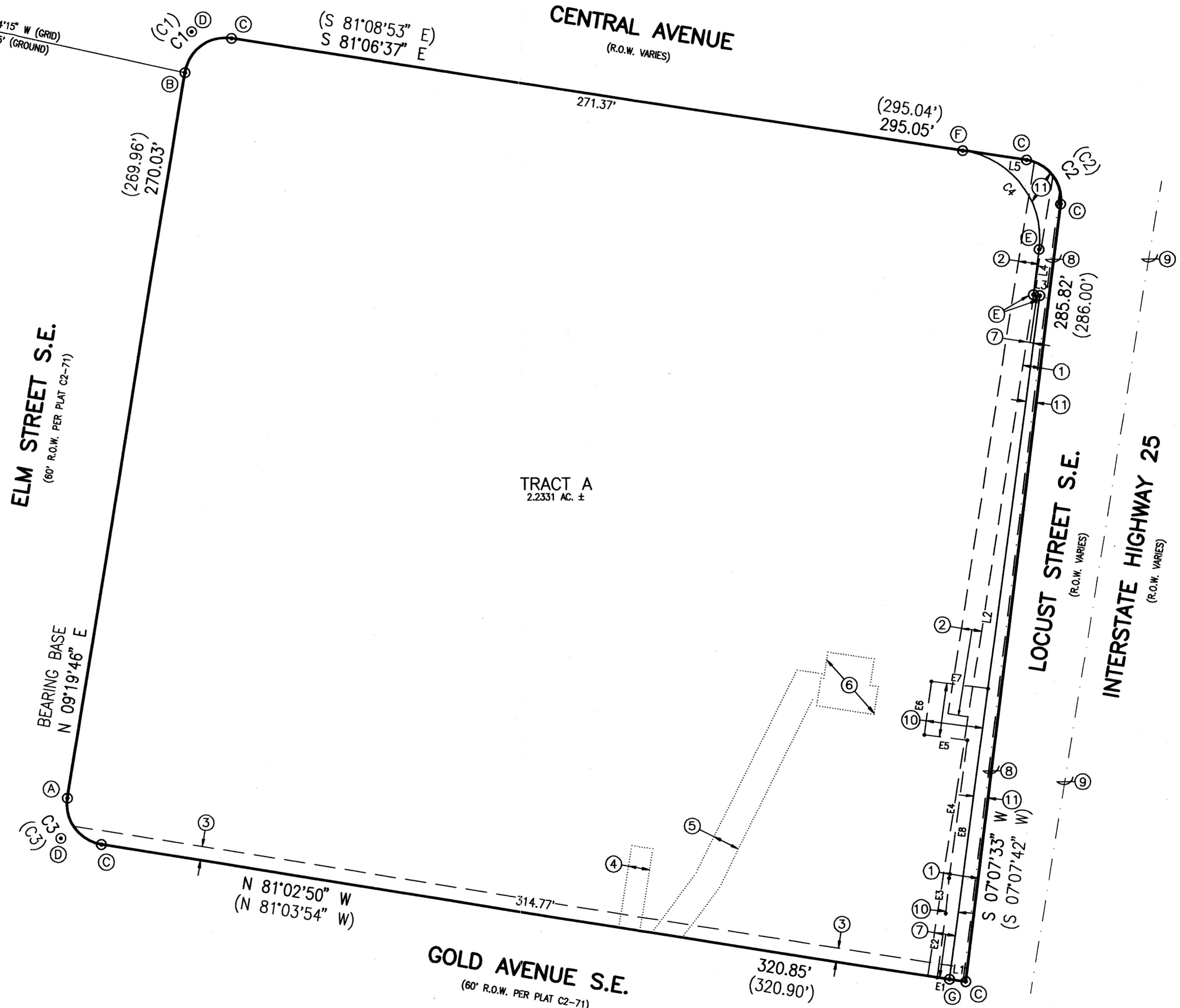
BOUNDARY TABLES

LINE	DIRECTION	DISTANCE
L1	N 81°02'50" W	6.08'
L2	S 07°44'05" W	251.03'
L3	S 82°15'55" E	2.36'
L4	S 07°10'31" W	16.97'
L5	S 81°06'37" E	23.69'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	15.00'	23.55'	N 53°48'34" E	21.20'	89°56'16"
(C1)	15.00'	23.44'	N 54°05'26" E	21.12'	89°31'21"
C2	15.00'	23.05'	S 36°40'04" E	20.85'	88°03'15"
(C2)	15.00'	23.11'	S 37°00'35" E	20.89'	88°16'35"
C3	15.00'	23.38'	N 36°10'10" W	21.09'	89°19'13"
(C3)	15.00'	23.67'	N 35°52'04" W	21.29'	90°23'40"
C4	33.38'	51.43'	S 36°58'03" E	46.49'	88°17'08"

EASEMENT TABLE

LINE	DIRECTION	DISTANCE
E1	N 81°43'12" W	4.51'
E2	N 07°44'51" E	23.54'
E3	N 05°29'13" E	12.68'
E4	N 07°44'51" E	50.66'
E5	N 82°11'23" W	15.90'
E6	N 07°44'51" E	19.67'
E7	S 82°11'23" E	20.89'
E8	S 07°44'05" W	106.57'



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