

Vicinity Map Zone Atlas J-14-Z

Free Consent & Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR 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 DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

Terrie Hertweck 8.19.13
 TERRIE HERTWECK, MANAGING MEMBER
 SLATE STREET PARTNERS, LLC
 DATE

Acknowledgment

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } SS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 19th day of August
 BY: TERRIE HERTWECK, MANAGING MEMBER, SLATE STREET PARTNERS, LLC

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Indexing Information

Section 17, Township 10 North, Range 3 East, N.M.P.M.
 as Projected into the Albuquerque Grant
 Subdivision: Homestead & Gardenspot Addition
 UPC# 101405826016842603 (Lots 25-28)
 UPC# 101405825717342619 (Lot 24 & Vacated alley north of Lot 24)

Subdivision Data

GROSS ACREAGE.....0.6171 ACRES
 ZONE ATLAS PAGE NO.....J-14-Z
 NUMBER OF EXISTING LOTS.....5
 NUMBER OF LOTS CREATED.....2
 MILES OF FULL WIDTH STREETS.....0.00
 MILES OF HALF WIDTH STREETS.....0.00
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....0.0044 ACRES
 DATE OF SURVEY.....JANUARY 2013

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # parcels listed above
 PROPERTY OWNER OF RECORD
 Slate Street Partners LLC
 BERNALILLO COUNTY TREASURER'S OFFICE
 Maria P. 9/24/13

Purpose of Plat

- VACATE ALLEY AS SHOWN HEREON.
- ELIMINATE THE EXISTING INTERIOR LOT LINES AND CREATE 2 NEW LOTS AS SHOWN HEREON.
- DEDICATE PUBLIC RIGHT OF WAY AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.
- VACATE EASEMENTS AS SHOWN HEREON.

Notes

- FIELD SURVEY PERFORMED IN JANUARY 2013.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).
- LOT LINES BEING ELIMINATED BY PLAT ARE SHOWN AS THUS.....

Documents

- MAP OF THE HOMESTEAD GARDEN SPOT ADDITION, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE, ON MAY 5, 1885 IN BOOK C, PAGE 144.
- REPLAT OF LOTS 22 TO 29, BLOCK 9, HOMESTEAD & GARDENSPOT ADDITION, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE, ON FEBRUARY 2, 1918 IN STATE ARCHIVES RACK 65.

Legal

LOTS NUMBERED TWENTY-FOUR (24), TWENTY-FIVE (25), TWENTY-SIX (26), TWENTY-SEVEN (27), TWENTY-EIGHT (28), BLOCK NINE (9), TOGETHER WITH A PORTION OF A VACATED ALLEY, OF HOMESTEAD & GARDENSPOT ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 5, 1918 IN THE STATE ARCHIVES RACK 65, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE NORTHWEST CORNER OF SAID LOT 24, LYING ON THE EASTERLY RIGHT-OF-WAY OF 3RD STREET, N.E., WHENCE, A TIE TO ACS MONUMENT "17_J14" BEARS S 82°19'33" W, AND A DISTANCE OF 1990.57 FEET;

THENCE, LEAVING SAID 3RD STREET, N.E. RIGHT OF WAY, S 80°43'25" E, A DISTANCE OF 109.30 FEET, TO AN ANGLE POINT OF THE HEREIN DESCRIBED PARCEL, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 09°16'35" W, A DISTANCE OF 18.00 FEET TO AN ANGLE POINT OF THE HEREIN DESCRIBED PARCEL, MARKED BY A BATHEY MARKER LS#14271;

THENCE, S 80°43'25" E, A DISTANCE OF 90.00 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A BATHEY MARKER LS#14271;

THENCE, S 09°16'35" W, A DISTANCE OF 125.00 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, LYING ON THE NORTHERLY RIGHT-OF-WAY OF SLATE AVENUE NE, MARKED BY A BATHEY MARKER LS#14271;

THENCE, COINCIDING SAID SLATE AVENUE NE RIGHT-OF-WAY, N 80°43'25" W, A DISTANCE OF 199.30 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A PK NAIL;

THENCE, COINCIDING SAID 3RD STREET NE RIGHT-OF-WAY, N 09°16'35" E, A DISTANCE OF 143.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.6171 ACRES (26,880 SQ. FT.) MORE OR LESS.

**Plat for
 Lot 24-A & 28-A, Block 9
 Homestead & Gardenspot Addition**

(Being a Replat of Lots 24-28, Block 9, Homestead & Gardenspot Addition, Together with A Portion of A Vacated Alley)

City of Albuquerque
 Bernalillo County, New Mexico
 August 2013

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number 1007131
 Application Number 13DRB-70660 & 70663

Plat approvals:

Fernando V. Vigil 8-23-13
 PNM Electric Services
 Date
De-je 8/26/2013
 New Mexico Gas Company
 Date
Rita Sarmiento 8-29-13
 Qwest Corporation d/b/a CenturyLink QC
 Date
[Signature] 8/26/13
 Comcast
 Date

City approvals:

Neil P. Acoster 8-23-13
 City Surveyor
 Date
[Signature] 09/04/13
 Traffic Engineer
 Date
Allan Peter 09/04/13
 ABCWA
 Date
Brandon 9/4/13
 Parks and Recreation Department
 Date
Curtis Chen 9-4-13
 AMAFCA
 Date
Curtis Chen 9-4-13
 City Engineer
 Date
[Signature] 9-26-13
 DBB Chairperson, Planning Department
 Date
[Signature] 9-4-13
 Real Property Division
 Date

Surveyor's Certificate

"I, WILL PLOTNER JR., 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, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES 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 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

Will Plotner Jr. 8/23/13
 WILL PLOTNER JR. DATE
 N.M.R.P.S. No. 14271

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



Easement Notes

- 1 EXISTING ALLEY VACATED BY CITY ORDINANCE #1850 & RETAINED AS A UTILITY EASEMENT
- 2 5.70' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 3 9.30' PUBLIC UTILITY EASEMENT RETAINED IN PLACE OF VACATED ALLEY
- 4 EXISTING PNM EASEMENT (12/14/06, BK. A128, PG. 6991) VACATED WITH THE FILING OF THIS PLAT
- 5 10' PRIVATE WATER & SEWER EASEMENT BENEFITING LOTS 24-A & 28-A. TO BE MAINTAINED BY THE INDIVIDUAL OWNERS OF LOT LOTS 24-A & 28-A.
- 6 EXISTING RECIPROCAL INGRESS/EGRESS EASEMENT (04/29/2010, DOC. NO. 2010036636)
- 7 EXISTING EASEMENT BENEFITING PNM (02/26/60, BK. D529, PG. 287) VACATED WITH THE FILING OF THIS PLAT
- 8 18.66' X 16.60' PNM EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 9 PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 10 10' PNM OVERHEAD EASEMENT GRANTED WITH THE FILING OF THIS PLAT

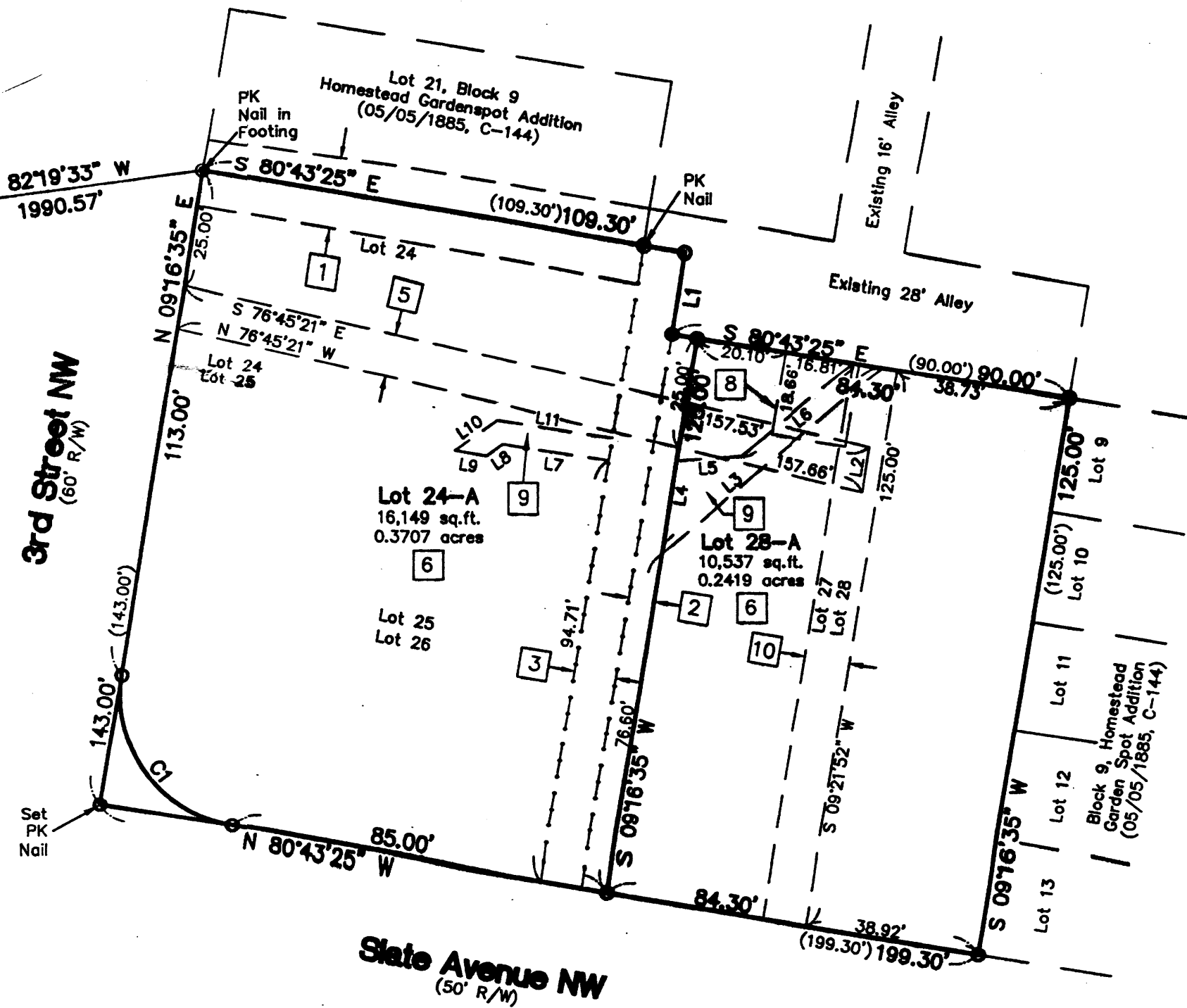
Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (02/05/1918, STATE ARCHIVES RACK #65)
N 90°00'00" E	MEASURED BEARING AND DISTANCES
●	FOUND AND USED MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271"
△	ACS MONUMENT AS SHOWN HEREON
▨	EASEMENTS VACATED WITH THE FILING OF THIS PLAT

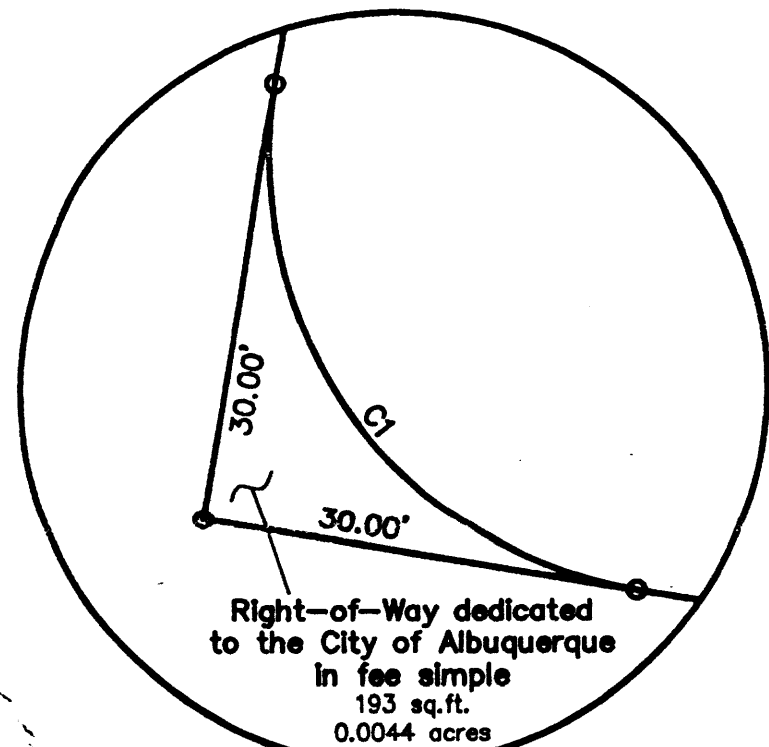
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(Being a Replat of Lots 24-28, Block 9, Homestead & Gardenspot Addition, Together with A Portion of A Vacated Alley)

City of Albuquerque
Bernalillo County, New Mexico
August 2013

ACS Monument "17_J14"
NAD 1983 CENTRAL ZONE
X=1519149.317
Y=1488866.762
Z=4957.484 (NAVD 1988)
G-G=0.999683611
Mapping Angle=-00°13'59.00"

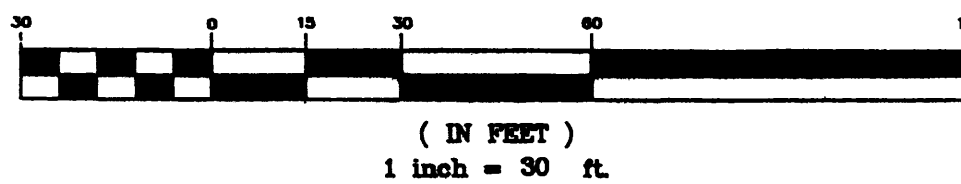


Detail "A"



Slate Avenue NW
(50' R/W)

GRAPHIC SCALE



LINE TABLE		
LINE	LENGTH	BEARING
L1	18.00'	S 09°16'35" W
L2	10.03'	N 08°33'03" E
L3	64.22'	N 50°21'54" E
L4	20.44'	N 09°16'35" E
L5	14.55'	N 85°47'10" E
L6	32.60'	N 50°21'54" E
L7	24.06'	N 81°51'19" W
L8	4.43'	S 55°08'09" W
L9	7.20'	N 80°50'35" W
L10	11.57'	N 55°08'09" E
L11	26.13'	S 81°51'19" E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	47.12'	30.00'	90°00'00"	42.43'	N 35°43'25" W

DOCH 2013107932
09/26/2013 03:54 PM Page: 2 of 3
PLAT R 825 00 8 20130 P: 0111 P Toulous Oliveira, Bernalillo Cour

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N 90°00'00" E MEASURED BEARING AND DISTANCES

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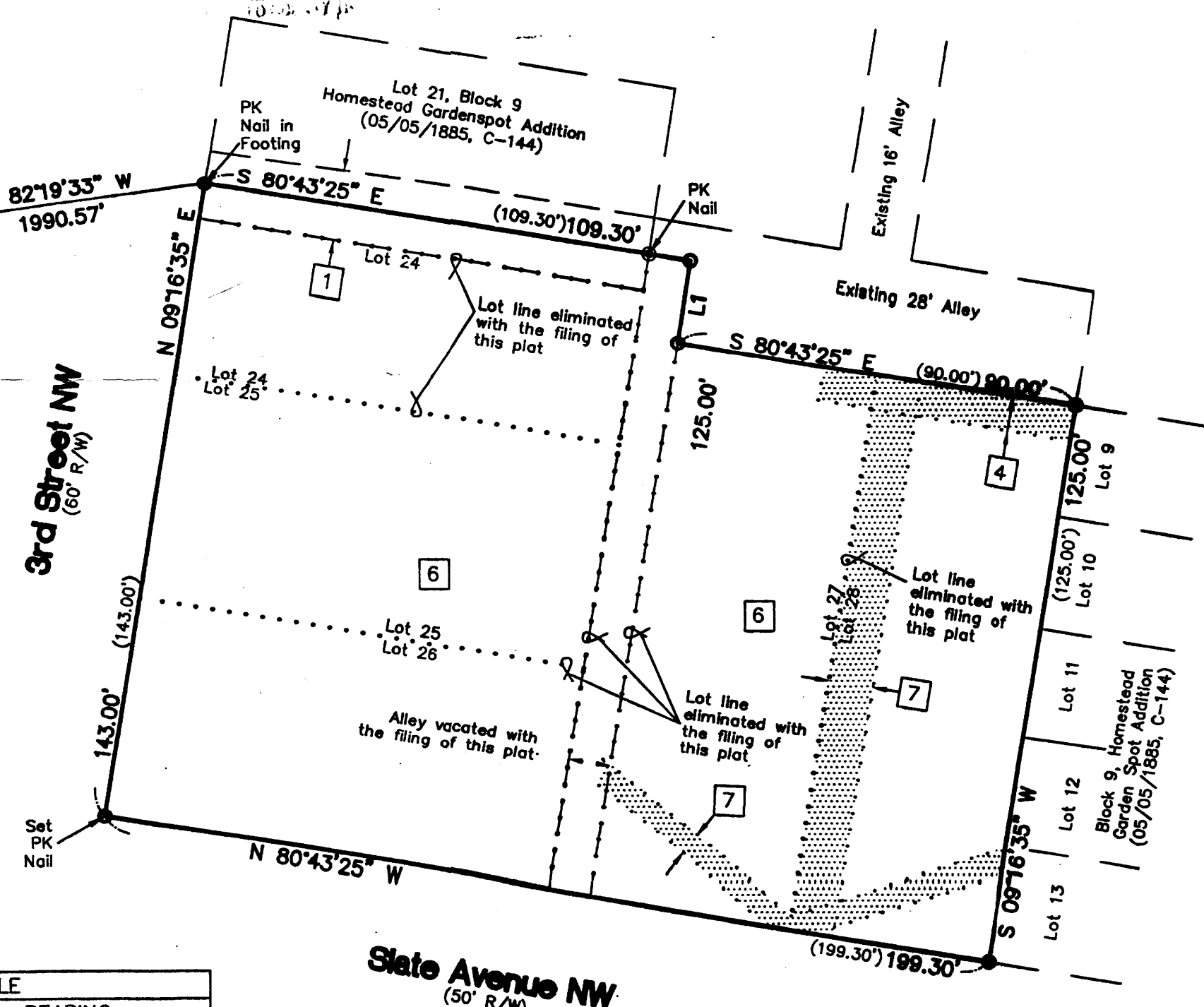
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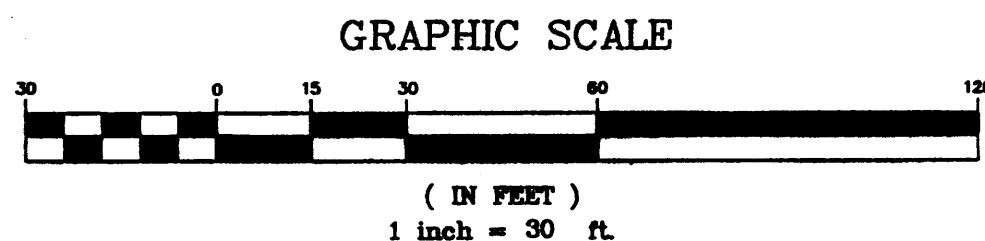
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Public Utility Easements:

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 Corp. d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV 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, 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 do 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 shown on this plat.

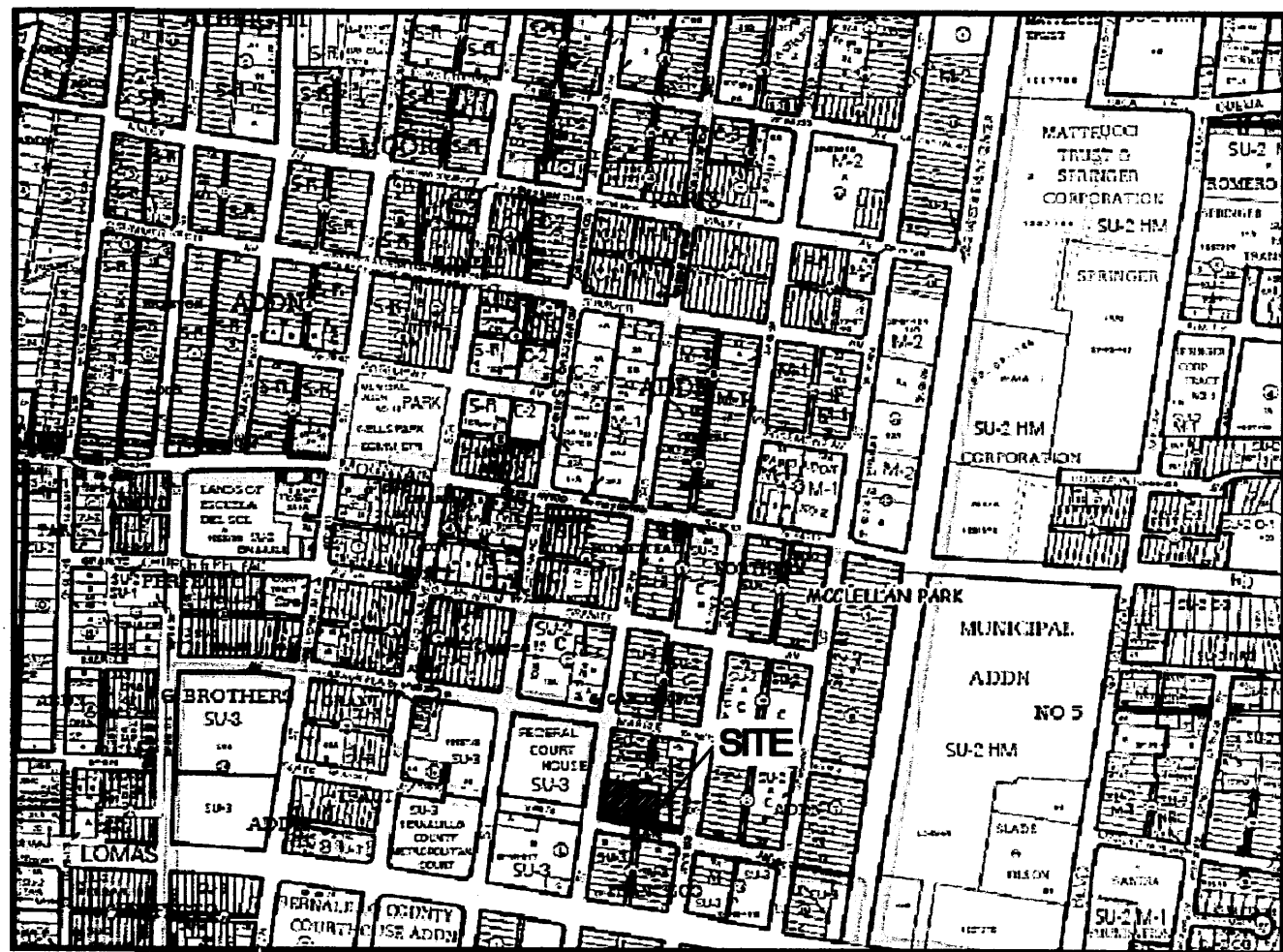
Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

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 WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

DOCN 2013107932

09/26/2013 03:54 PM Page 3 of 3
PLAT # 225 00 3 2013C P 0111 M Toulous Olivero, Bernalillo Cour



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PROJECT #: 1007131
 DATE: 9-4-13
 APP #: 13-70663
 (P14)

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[Signature] _____
 Qwest Corporation a/b/a CenturyLink QC Date
[Signature] 8/26/13
 Comcast Date

City approvals:

[Signature] 8-23-13
 City Surveyor Date

 Traffic Engineer Date

 ABCWUA Date

 Parks and Recreation Department Date

 AMAFCA Date

 City Engineer Date

 DRB Chairperson, Planning Department Date

 Real Property Division Date

Surveyor's Certificate

"I, WILL PLOTNER JR., 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, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES 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 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

Will Plotner Jr. 8/23/13
 WILL PLOTNER JR. DATE
 N.M.R.P.S. No. 14271

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



Easement Notes

- 1 EXISTING ALLEY VACATED BY CITY ORDINANCE #1850 & RETAINED AS A UTILITY EASEMENT
- 2 5.70' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 3 9.30' PUBLIC UTILITY EASEMENT RETAINED IN PLACE OF VACATED ALLEY
- 4 EXISTING PNM EASEMENT (12/14/06, BK. A128, PG. 6991) VACATED WITH THE FILING OF THIS PLAT
- 5 10' PRIVATE WATER & SEWER EASEMENT BENEFITING LOTS 24-A & 28-A. TO BE MAINTAINED BY THE INDIVIDUAL OWNERS OF LOT LOTS 24-A & 28-A.
- 6 EXISTING RECIPROCAL INGRESS/EGRESS EASEMENT (04/29/2010, DOC. NO. 2010036636)
- 7 EXISTING EASEMENT BENEFITTING PNM (02/26/60, BK. D529, PG. 287) VACATED WITH THE FILING OF THIS PLAT
- 8 18.66' X 16.60' PNM EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 9 PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 10 10' PNM OVERHEAD EASEMENT GRANTED WITH THE FILING OF THIS PLAT

Legend

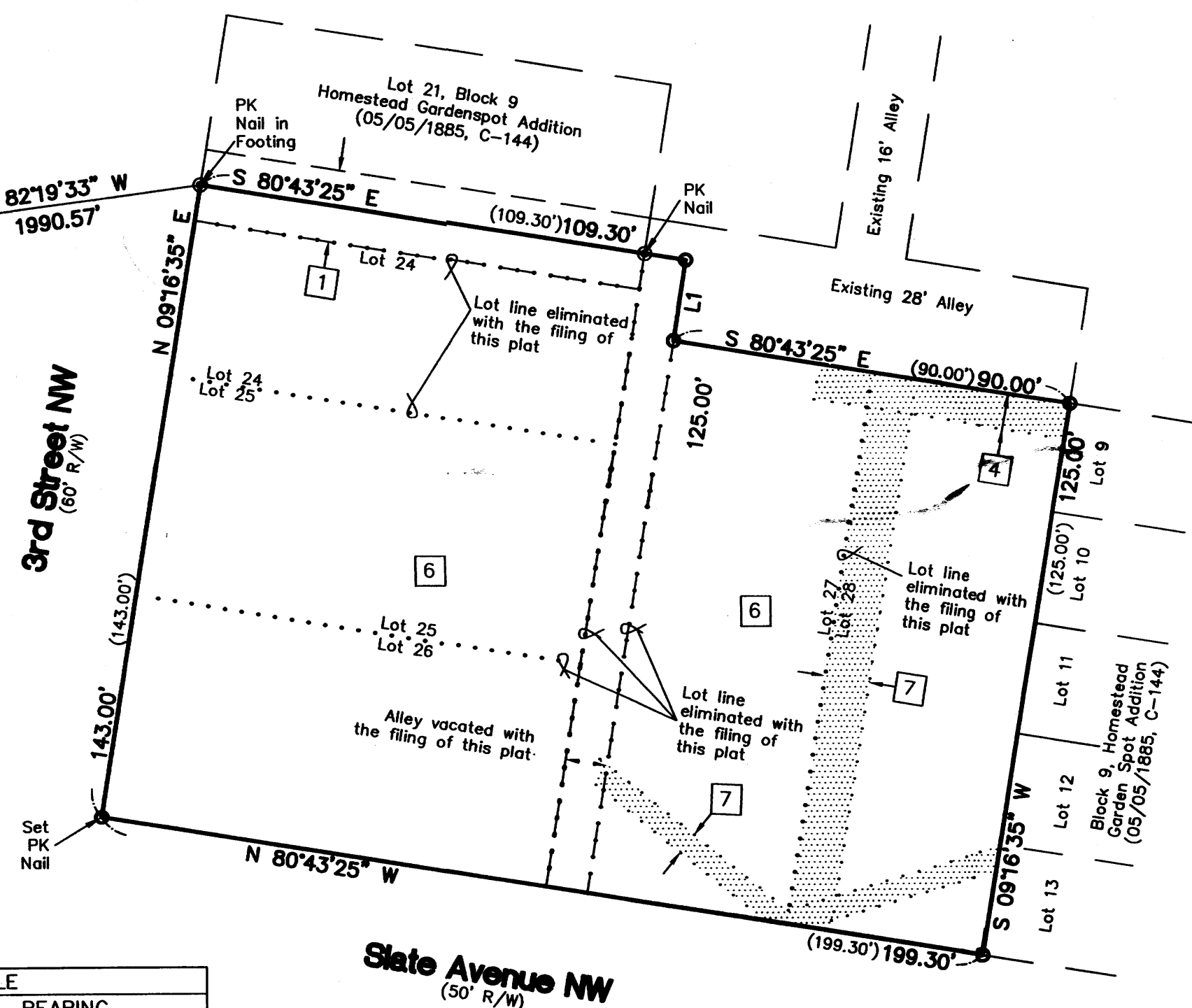
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (02/05/1918, STATE ARCHIVES RACK #65)
N 90°00'00" E	MEASURED BEARING AND DISTANCES
⊙	FOUND AND USED MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271"
△	ACS MONUMENT AS SHOWN HEREON
[Hatched Box]	EASEMENTS VACATED WITH THE FILING OF THIS PLAT

Plat for Lot 24-A & 28-A, Block 9 Homestead & Gardenspot Addition (Being a Replat of Lots 24-28, Block 9, Homestead & Gardenspot Addition, Together with A Portion of A Vacated Alley)

City of Albuquerque
Bernalillo County, New Mexico
August 2013

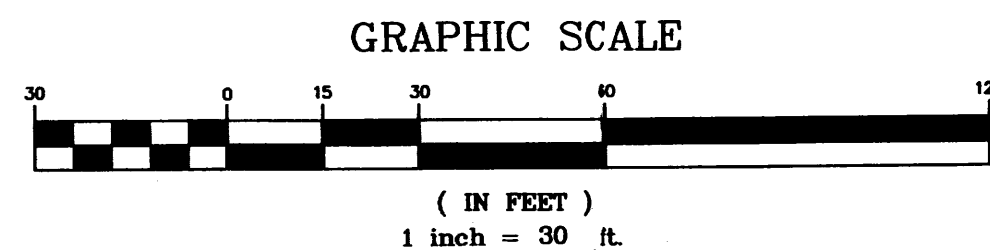
EXISTING CONDITIONS

ACS Monument "17_J14"
NAD 1983 CENTRAL ZONE
X=1519149.317
Y=1488866.762
Z=4957.484 (NAVD 1988)
G-G=0.999683611
Mapping Angle=-00°13'59.00"



LINE	LENGTH	BEARING
L1	18.00'	S 09°16'35" W
L2	10.03'	N 08°33'03" E
L3	64.22'	N 50°21'54" E
L4	20.44'	N 09°16'35" E
L5	14.55'	N 85°47'10" E
L6	32.60'	N 50°21'54" E
L7	24.06'	N 81°51'19" W
L8	4.43'	S 55°08'09" W
L9	7.20'	N 80°50'35" W
L10	11.57'	N 55°08'09" E
L11	26.13'	S 81°51'19" E

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	47.12'	30.00'	90°00'00"	42.43'	N 35°43'25" W



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 Corp. d/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV 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, 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 do 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 shown on this plat.

Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

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 WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Easement Notes

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Legend

(N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (02/05/1918, STATE ARCHIVES RACK #65)

N 90°00'00" E MEASURED BEARING AND DISTANCES

● FOUND AND USED MONUMENT AS INDICATED

○ SET BATHEY MARKER "LS 14271"

△ ACS MONUMENT AS SHOWN HEREON

▨ EASEMENTS VACATED WITH THE FILING OF THIS PLAT

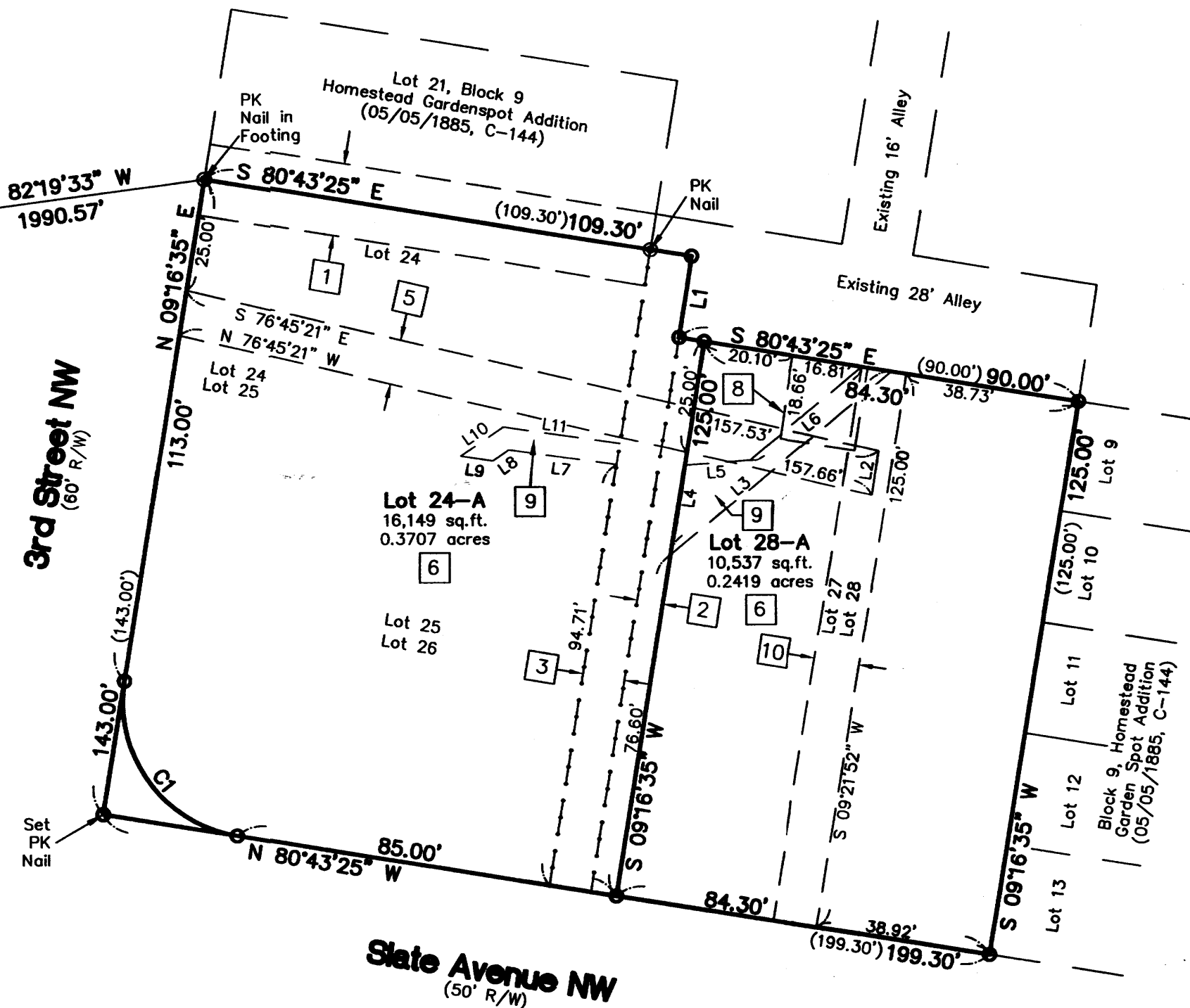
**Plat for
Lot 24-A & 28-A, Block 9
Homestead & Gardenspot Addition**

(Being a Replat of Lots 24-28, Block 9, Homestead & Gardenspot Addition, Together with A Portion of A Vacated Alley)

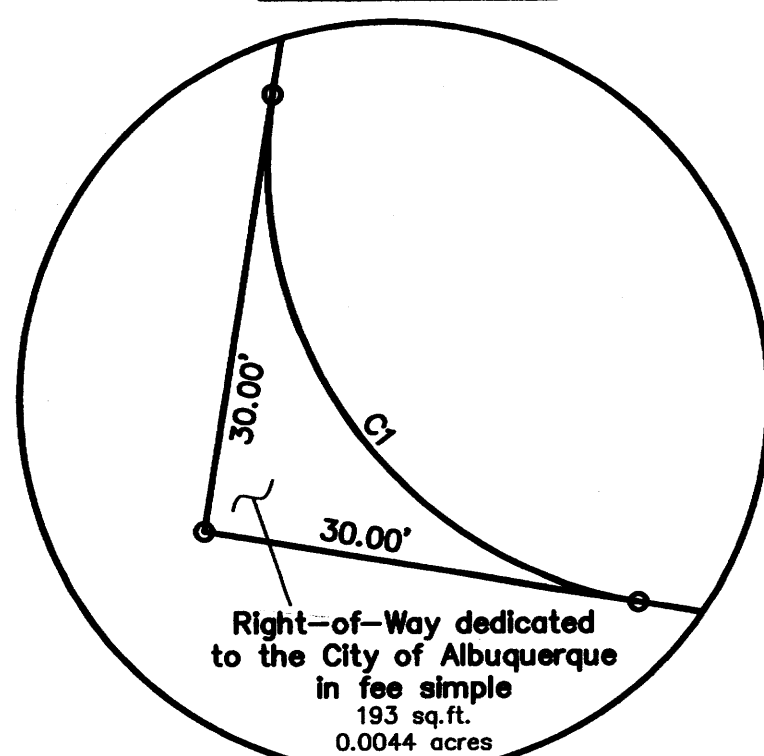
**City of Albuquerque
Bernalillo County, New Mexico**

August 2013

ACS Monument "17_J14"
NAD 1983 CENTRAL ZONE
X=1519149.317
Y=1488866.762
Z=4957.484 (NAVD 1988)
G-C=0.999683611
Mapping Angle=-00°13'59.00"



Detail "A"



Slate Avenue NW
(50' R/W)

GRAPHIC SCALE

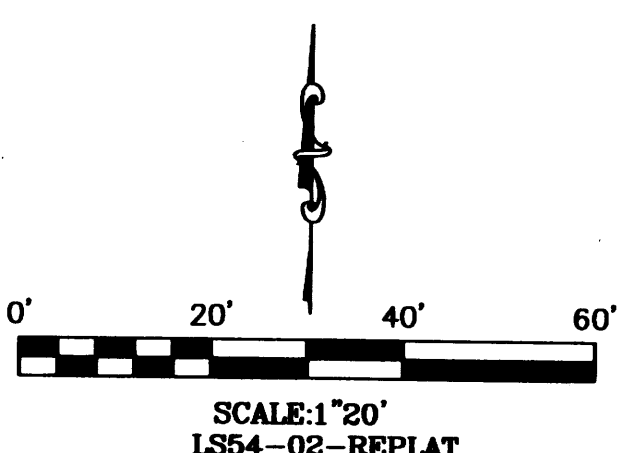
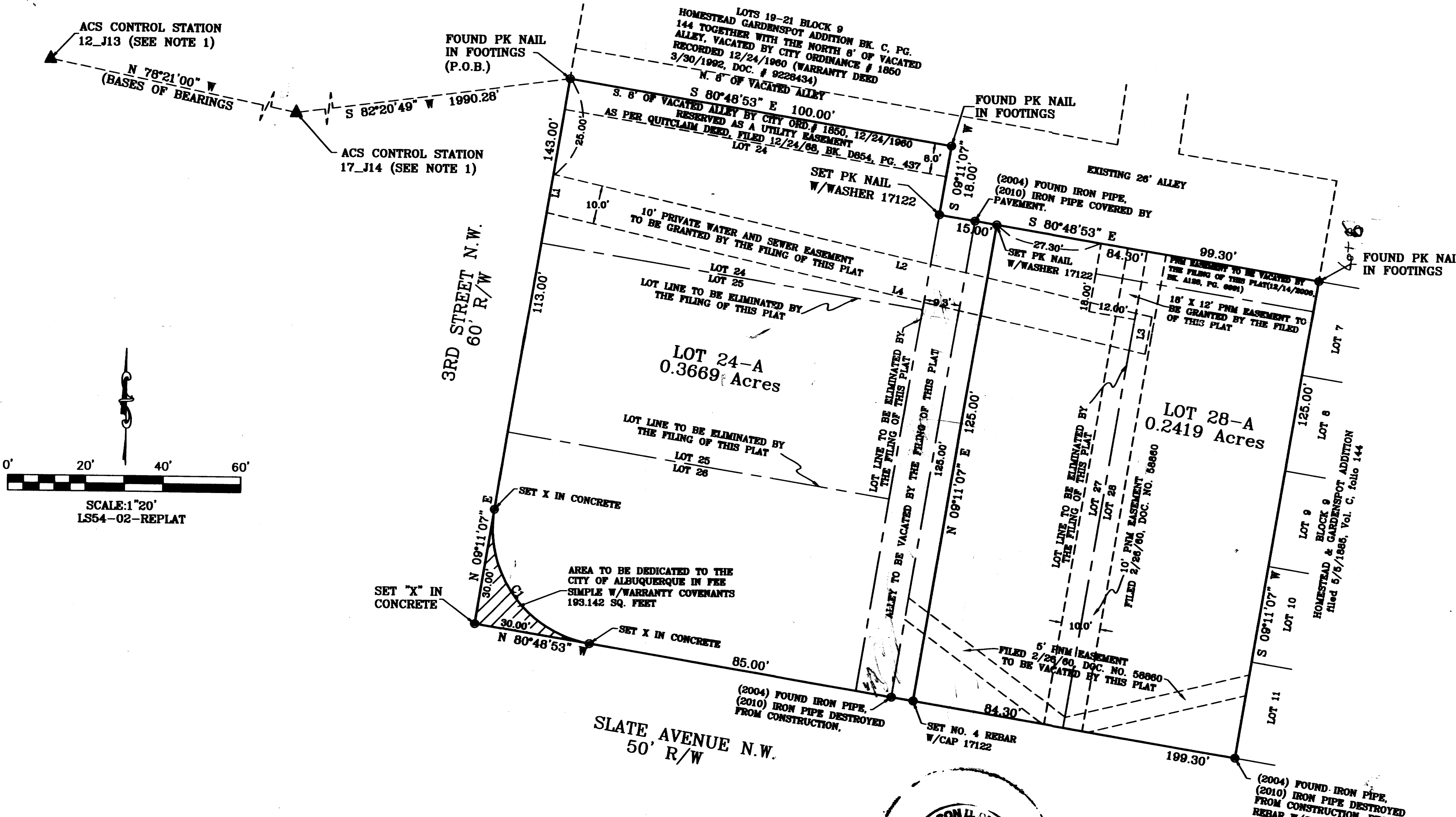


(IN FEET)
1 inch = 30 ft

LINE TABLE		
LINE	LENGTH	BEARING
L1	18.00'	S 09°16'35" W
L2	10.03'	N 08°33'03" E
L3	64.22'	N 50°21'54" E
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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	47.12'	30.00'	90°00'00"	42.43'	N 35°43'25" W

PLAT
 OF
LOTS 24-A AND 28-A
BLOCK 9
HOMESTEAD GARDENSPOT ADDITION
 PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MARCH 2010

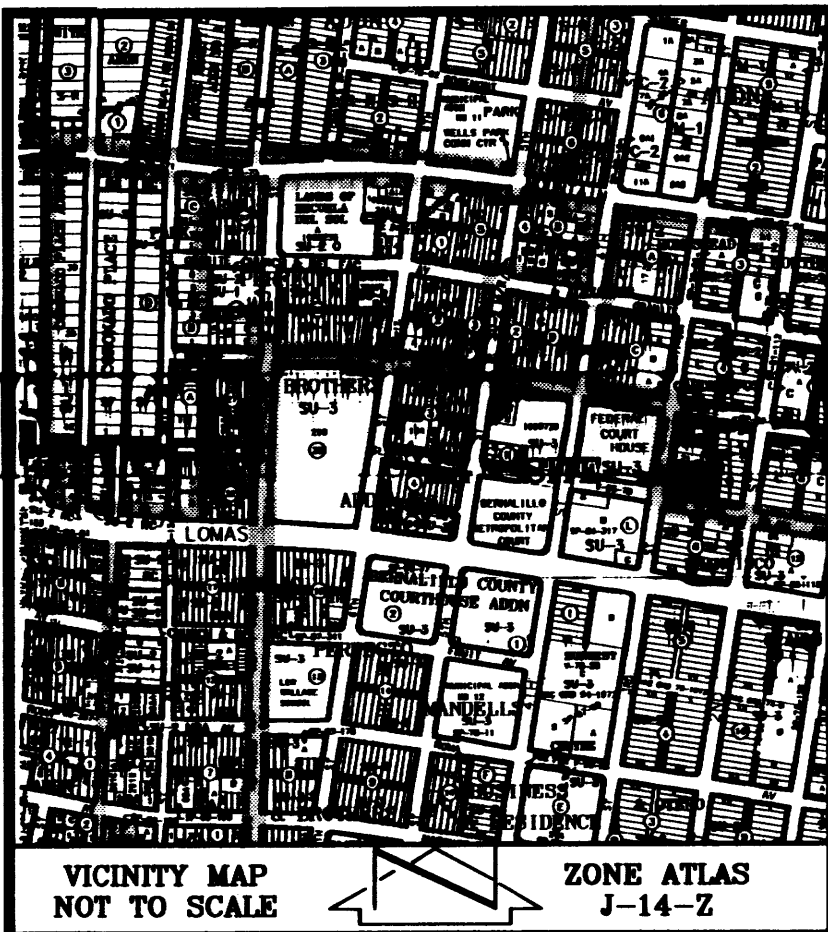


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00	47.12	42.43	N 35°48'53" W	90°00'00"

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 09°11'07" E	10.02
L2	S 77°20'54" E	158.79
L3	N 09°11'07" E	10.02
L4	N 77°20'54" W	158.79





VICINITY MAP
NOT TO SCALE

ZONE ATLAS
J-14-Z

SURVEYOR NOTES:


1. CONTROL STATIONS USED:

CITY OF ALBUQUERQUE CONTROL STATION "17_J14" DATA:
BRASS TABLET (FOUND IN PLACE)
NEW MEXICO STATE PLANE NAD 83 GRID
COORDINATES (CENTRAL ZONE)
N=1488866.762 FEET E=1519149.317 FEET
GROUND TO GRID FACTOR = 0.999683611
DELTA ALPHA = (-)00°13'59.00"

CITY OF ALBUQUERQUE CONTROL STATION "12_J13" DATA:
BRASS TABLET (FOUND IN PLACE)
NEW MEXICO STATE PLANE NAD 27 GRID
COORDINATES (CENTRAL ZONE)
N=1,489,275.084 FEET E=1,517,168.920 FEET
GROUND TO GRID FACTOR = 0.999684167
DELTA ALPHA = (-)00°14'12.73"

2. BASIS OF BEARING - NAD 83 STATE PLANE, NM CENTRAL ZONE GRID NORTH USING FOUND MONUMENTS REFERENCED ABOVE IN NOTE NO. 1. (BEARING = N 78°21'00" W)

4. ALL DISTANCES SHOWN ARE GROUND DISTANCES.

5. CORNERS IDENTIFIED AS "SET"; ARE 1/2" REBAR WITH CAP STAMPED "LS 17122", DEPICTED AS, , UNLESS OTHERWISE INDICATED.

6. BEARINGS AND GROUND DISTANCES SHOWN IN PARENTHESIS () ARE RECORD.

SUBDIVISION DATA:

Zone Atlas No. J-14-Z
Gross Acreage 0.6132 Acres
Number of existing Lots/Tracts FIVE (1)
Number of Lots/Tracts created Two (2)
Total Mileage of streets created 0-
Current Zoning SU-2
Talos Log No. 2010132301
Date of Survey MARCH 2010

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING 5 LOTS INTO 2, TO VACATE AN EXISTING ALLEY, 3 P.N.M. EASEMENTS, GRANT A NEW P.N.M. EASEMENT, AND TO GRANT A PRIVATE WATER AND SEWER EASEMENT FOR THE BENEFIT LOT 28-A, WITH THE MAINTENANCE RESPONSIBILITY TO BE SHARED EQUALLY BY LOTS 24-A AND 28-A AND TO DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE.

DOCUMENTS OF RECORD:

1. PLAT OF HOMESTEAD & GARDENSPOT ADDITION FILED 2/5/1918.
2. PNM EASEMENT FILED 2/26/60, DOC.# 588880.
3. QUITCLAIM DEED FILED 12/24/1968, BK. D854, PG. 437.
4. WARRANTY DEED FILED 3/30/1992, DOC. # 9228434)
5. ALTA SURVEY COMPLETED BY DOUG SMITH SURVEYING ON MARCH 2004.

LEGAL DESCRIPTION:

LOTS NUMBERED TWENTY-FOUR (24), TWENTY-FIVE (25), TWENTY-SIX (26), TWENTY-SEVEN (27) AND TWENTY-EIGHT (28) IN BLOCK NUMBERED NINE (9) OF HOMESTEAD & GARDENSPOT ADDITION, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FIELD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 5, 1918, IN STATE ARCHIVES RACK 85, TOGETHER WITH THAT PORTION OF THE EAST-WEST ALLEY ADJACENT TO, AN DIRECTLY NORTH OF, LOT NUMBERED TWENTY-FOUR (24), BLOCK NUMBERED NINE (9) OF HOMESTEAD & GARDENSPOT ADDITION, VACATED BY COMMISSION ORDINANCE NO. 1850, ADOPTED DECEMBER 13, 1990, AS RESERVED IN THE QUITCLAIM DEED RECORDED DECEMBER 24, 1988, IN BOOK D854, PAGE 854, RECORDS OF BERNALILLO COUNTY, NEW MEXICO AND A VACATED NORTH-SOUTH ALLEY ABUTTING THE EAST LINE OF LOTS 24 THRU 26 AND THE WEST LINE LOT 27, BEING MORE PARTICULARLY DESCRIBED NEW MEXICO STATE PLANE GRID (NAD 1983) BEARINGS AND GROUND DISTANCES: BEGINNING AT THE NORTHWEST CORNER OF PARCEL HEREIN DESCRIBED, BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF 3RD STREET N.W. WHENCE ACS CONTROL STATION "17_J14", BEARS S. 82 DEG. 20' 49" W., 1990.28, THENCE RUNNING FROM SAID BEGINNING POINT S. 80 DEG. 48' 53" E., 100.00 FEET DISTANCE TO A POINT; THENCE S. 09 DEG. 11' 07" W., 18.00 FEET DISTANCE TO A POINT; THENCE S. 80 DEG. 48' 53" E., 99.30 FEET DISTANCE TO A POINT; THENCE S. 09 DEG. 11' 07" W., 125.00 FEET TO A POINT, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SLATE AVENUE N.W.; THENCE N. 80 DEG. 48' 53" W., 199.30 FEET DISTANCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SLATE AVENUE N.W. TO A POINT, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF 3RD STREET N.W.; THENCE N. 09 DEG. 11' 07" E., 143.00 FEET DISTANCE ON THE EASTERLY RIGHT-OF-WAY LINE OF 3RD STREET N.W. TO THE POINT OF BEGINNING, AND CONTAINING 0.6132 ACRES, MORE OR LESS.

CONSENT:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES, SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, AND DO HEREBY DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS, VACATE AN EXISTING ALLEY, 3 P.N.M. EASEMENTS, GRANT A NEW P.N.M. EASEMENT AND TO GRANT A PRIVATE WATER AN SEWER EASEMENT.

Terrie M. Hertweck 3-30-10
Date
TERRIE HERTWECK
(MANAGING MEMBER, SLATE STREET PARTNERS, LLC)

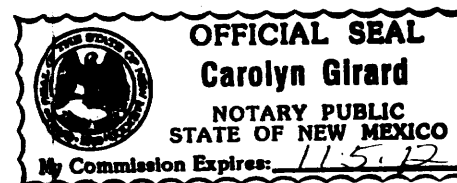
NOTARY:

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO)

On this 30 day of MARCH, 2010, this instrument was

acknowledged before me by Terrie Hertweck, Managing Member, Slate Street Partners, L.L.C.

Carolyn Girard 11-5-12
Notary Public My commission expires:



PLAT
OF
LOTS 24-A AND 28-A
BLOCK 9
HOMESTEAD GARDENSPOT ADDITION
PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MARCH 2010

PROJECT NUMBER: 1007191

APPLICATION NUMBER 10 DRB 70069

PLAT APPROVAL:

Utility Approvals:

PUBLIC SERVICE COMPANY OF NEW MEXICO Date

NEW MEXICO GAS COMPANY Date

QWEST TELECOMMUNICATIONS Date

COMCAST Date

NEW MEXICO UTILITIES Date

City Approvals: *J.D. Smith* 3-30-10
City Surveyor Date

Traffic Engineering, Transportation Division Date

ABCWUA Date

Parks and Recreation Department Date

AMAFCA Date

City Engineer Date

DRB Chairperson, Planning Department Date

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND

PAID ON UPC# 101405628016842803

PROPERTY OWNER ON RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE:


I, Jason D. Smith, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms with the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors as adopted May 1, 2007 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge.

Jason D. Smith 3/29/2010
Jason D. Smith, N.M.P.S. NO. 17122



SURVEYOR NOTES:

- CONTROL STATIONS USED:
 CITY OF ALBUQUERQUE CONTROL STATION "17_J14" DATA:
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 COORDINATES (CENTRAL ZONE)
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 DELTA ALPHA = (-)00°13'59.00"

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- BASIS OF BEARING - NAD 83 STATE PLANE, NM CENTRAL ZONE GRID NORTH USING FOUND MONUMENTS REFERENCED ABOVE IN NOTE NO. 1. (BEARING = N 78°21'00" W)
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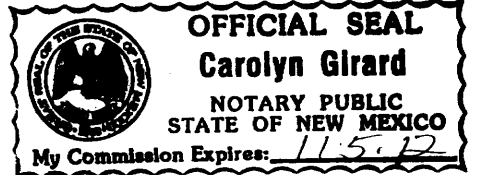
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Terrie M. Hertweck
 TERRIE HERTWECK
 (MANAGING MEMBER, SLATE STREET PARTNERS, LLC)
 Date 3.30.10

NOTARY:
 STATE OF NEW MEXICO } SS
 COUNTY OF BERNALILLO)
 On this 30 day of MARCH, 2010, this instrument was acknowledged before me by Terrie Hertweck, Managing Member, Slate Street Partners, L.L.C.
Carolyn Girard
 Notary Public My commission expires: 11.5.12



PLAT
 OF
 LOTS 24-A AND 28-A
 BLOCK 9
 HOMESTEAD GARDENSPOT ADDITION
 PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MARCH 2010

PROJECT NUMBER: 1007131

APPLICATION NUMBER 10 DRB 70069

PLAT APPROVAL:

Utility Approvals:

- _____
PUBLIC SERVICE COMPANY OF NEW MEXICO Date
- _____
NEW MEXICO GAS COMPANY Date
- _____
QWEST TELECOMMUNICATIONS Date
- _____
COMCAST Date
- _____
NEW MEXICO UTILITIES Date

City Approvals: *J.D. Smith*
 City Surveyor 3-30-10 Date

- _____
Traffic Engineering, Transportation Division Date
- _____
ABCWA Date
- _____
Parks and Recreation Department Date
- _____
AMAFCA Date
- _____
City Engineer Date
- _____
DRB Chairperson, Planning Department Date

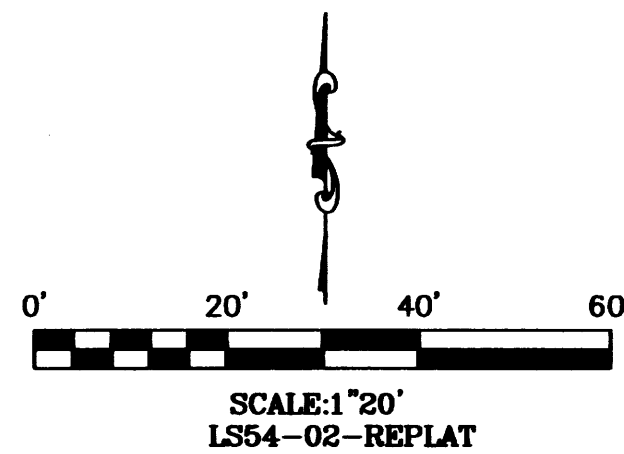
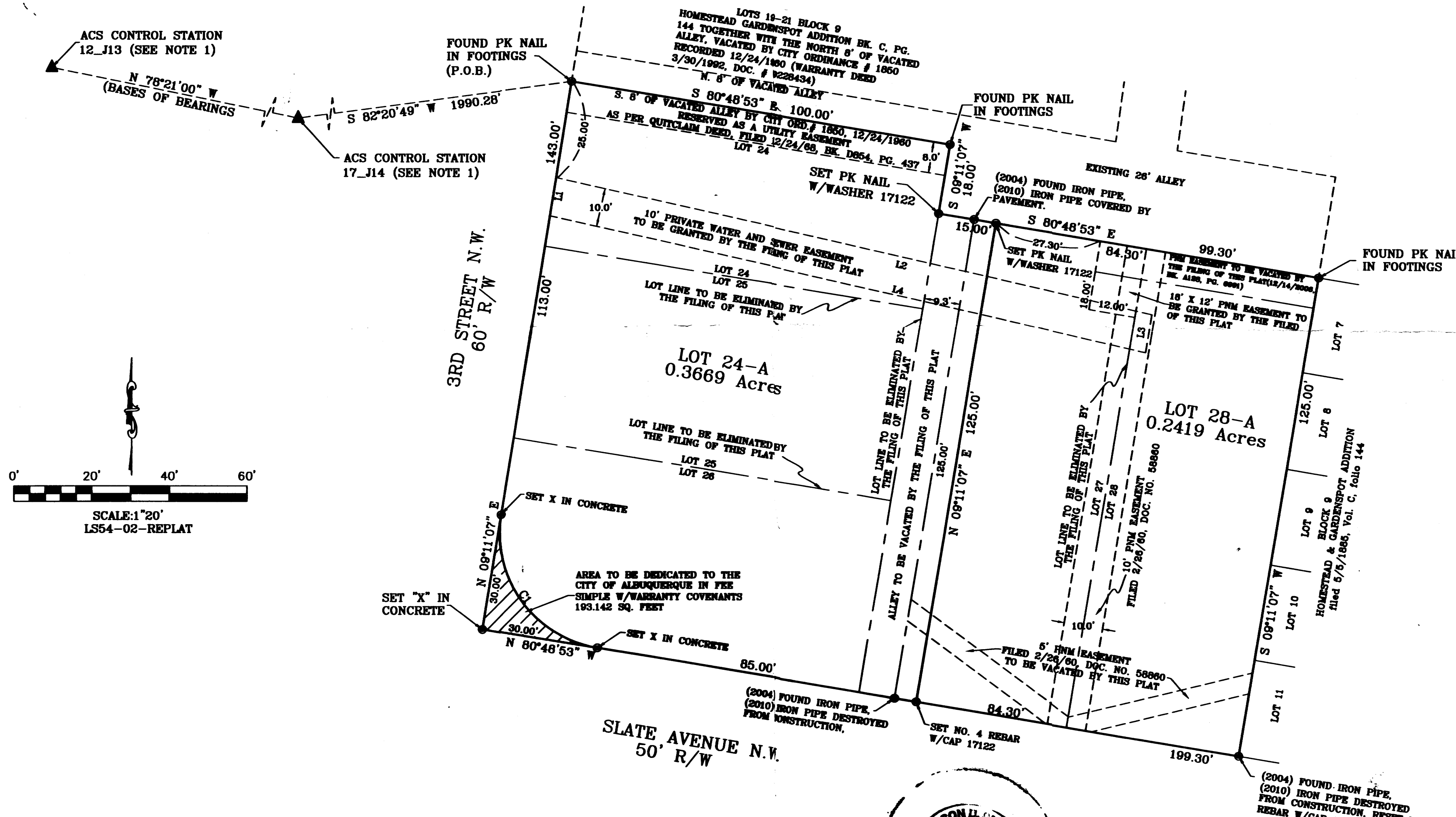
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 101405826016842603 PROPERTY OWNER ON RECORD:

 BERNALILLO COUNTY TREASURER'S OFFICE:

I, Jason D. Smith, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms with the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors as adopted May 1, 2007 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge.

Jason D. Smith 3/29/2010
 Jason D. Smith, N.M.P.S. NO. 17122

PLAT
 OF
LOTS 24-A AND 28-A
BLOCK 9
HOMESTEAD GARDENSPOT ADDITION
 PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 TOWN OF ALBUQUERQUE GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MARCH 2010



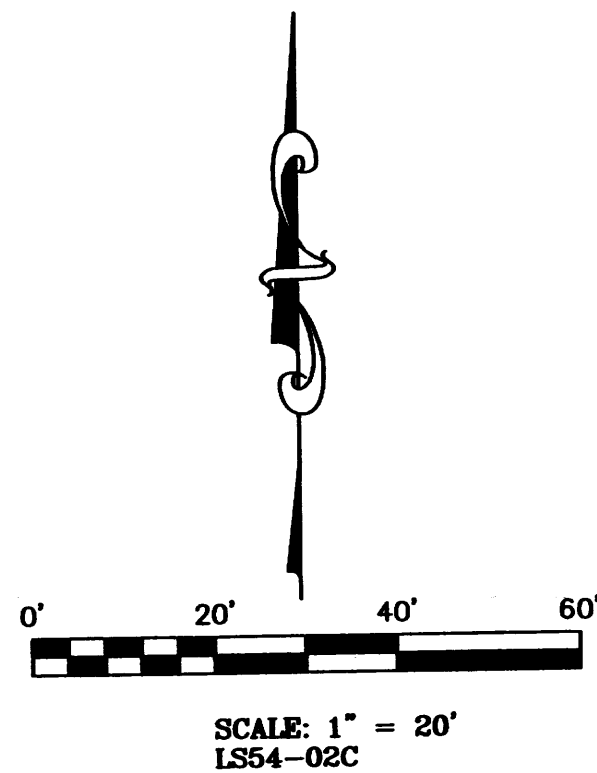
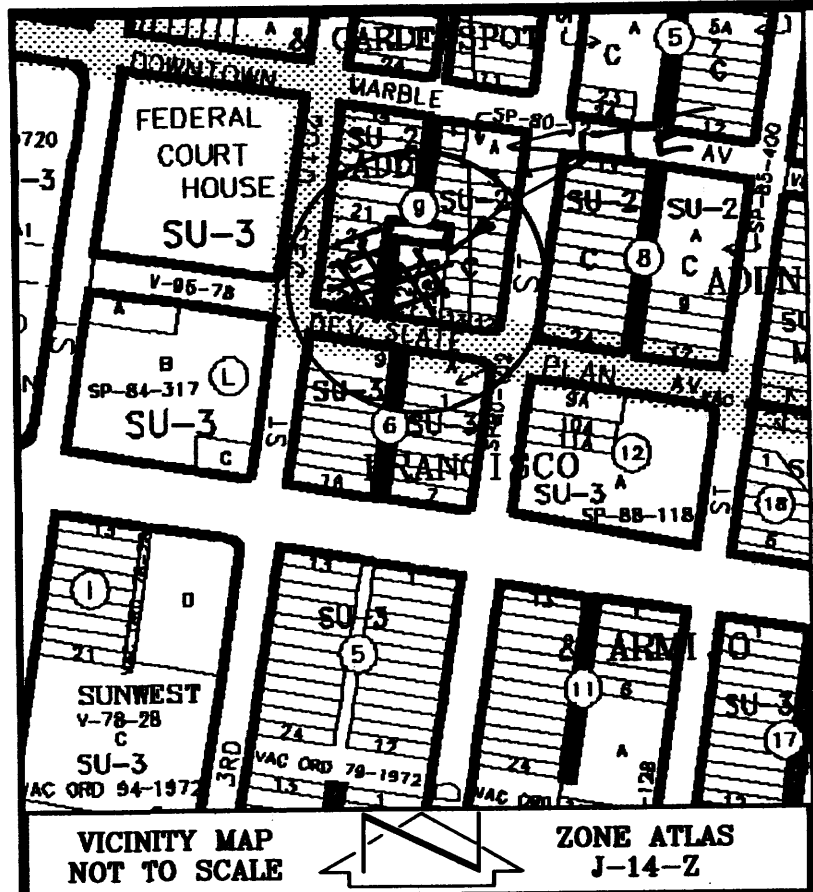
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	47.12'	42.43'	N 35°48'53" W	90°00'00"

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 09°11'07" E	10.02'
L2	S 77°20'54" E	158.79'
L3	N 09°11'07" E	10.02'
L4	N 77°20'54" W	158.79'



ALTA/ACSM LAND TITLE SURVEY
 OF
 LOTS 24, 25, 26, 27 AND 28
 BLOCK 9
 TOGETHER WITH
 THE SOUTHERLY 8' OF VACATED ALLEY
 HOMESTEAD GARDENSPOT ADDITION
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2004



STERLING CAPITAL DEVELOPMENT, LLC
 U.S. TITLE CO.
 GF#2004020098 KS

ALTA/ACSM SURVEY:
 To: Sterling Capital Development LLC, a New Mexico limited liability company, Automotive Electric service, a New Mexico corporation and U.S. Title Co.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Surveys," jointly established and adopted by ALTA, ACSM AND NSPS in 1999, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 10, and 11 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, the undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

DOCUMENTS USED IN THIS SURVEY

Plat of Homestead & Gardenspot Addition filed 2/5/18
U.S. Title Co. binder dated 2/23/04, GF#2004020098 KS
PNM Easement filed 2/28/60, Doc. No. 58860
Quitclaim Deed filed 12/24/68, Bk. D854, Pg. 437

LEGAL DESCRIPTION:

Lots numbered Twenty-four (24), Twenty-five (25), Twenty-six (26), Twenty-seven (27) and Twenty-eight (28) in Block numbered Nine (9) of Homestead & Gardenspot Addition, as the same are shown and designated on the Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 5, 1918, together with that portion of the east-west alley adjacent to, and directly north of, Lot numbered Twenty-four (24), Block numbered Nine (9) of Homestead & Gardenspot Addition, vacated by Commission Ordinance No. 1850, adopted December 13, 1960, as reserved in the Quitclaim Deed recorded December 24, 1968, in Book D854, page 854, records of Bernalillo County, New Mexico.

FLOOD ZONE DESIGNATION:

Zone "X" (Areas determined to be outside of the 0.2% annual chance flood plain), as shown on FIRM Flood Map No. 35001C 0334, effective date: November 19, 2003.

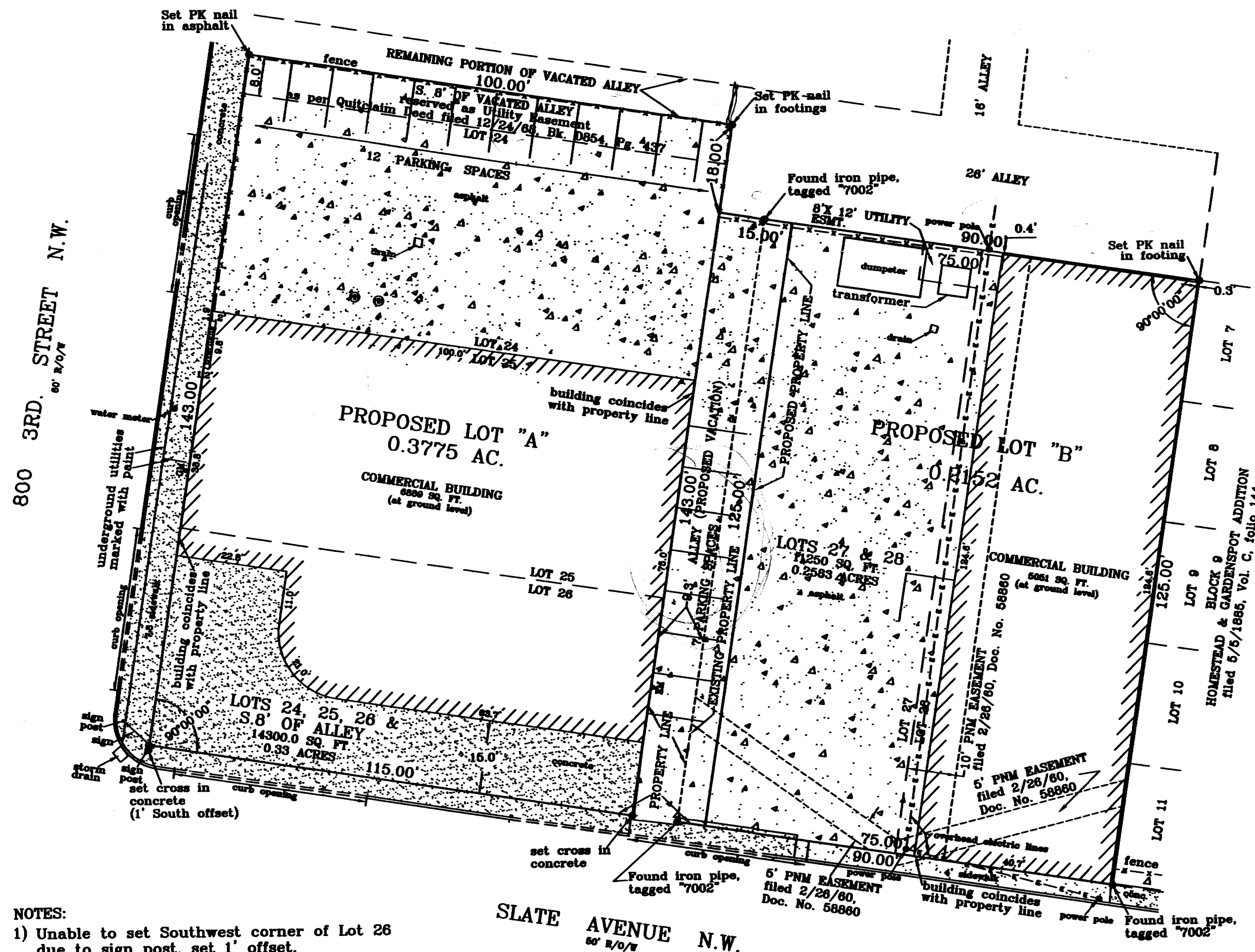
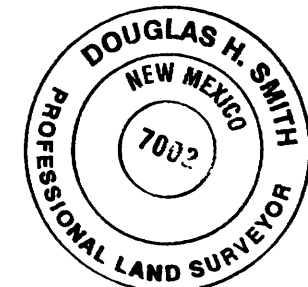
SURVEYOR'S CERTIFICATION:

I, Douglas H. Smith, a New Mexico Professional Surveyor (#7002) certify that I conducted and am responsible for this survey, that this survey is true and correct to the best of my knowledge and that this survey and plat meet the Minimum Standard for Surveying in the State of New Mexico.

I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a boundary survey plat of an existing tract or tracts.

March 18, 2004
 Date of Survey

Douglas H. Smith, N.M.P.S. No. 7002



- NOTES:
- 1) Unable to set Southwest corner of Lot 26 due to sign post, set 1' offset.
 - 2) 9.3' Alley (East of Lots 24, 25 & 26) appear to be used by subject property.
 - 3) Building on Lot 28 encroaches upon a 10' PNM Easement.