

# PLAT OF TRACT 1 SECOND STREET STUDIOS

WITHIN SECTIONS 31 AND 32, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JULY, 2008

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

APPLICATION NUMBER: \_\_\_\_\_

UTILITY APPROVALS:

PNM ELECTRIC SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

PNM GAS SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

QWEST TELECOMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST \_\_\_\_\_ DATE \_\_\_\_\_

NEW MEXICO UTILITIES \_\_\_\_\_ DATE \_\_\_\_\_

CITY APPROVALS:

*[Signature]* 10-10-08  
CITY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

\*REAL PROPERTY DIVISION (CONDITIONAL) \_\_\_\_\_ DATE \_\_\_\_\_

\*\*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) \_\_\_\_\_ DATE \_\_\_\_\_

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

ABCWUA \_\_\_\_\_ DATE \_\_\_\_\_

PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

AMAFCA \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

CURVE TABLE						
NUMBER	DELTA ANGLE	CHORD	DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	08°27'27"	N 13°03'54" E		1106.28	163.30	163.15
C2	12°12'27"	S 10°28'36" E		1303.24	127.67	127.15

### SURVEYORS CERTIFICATE:

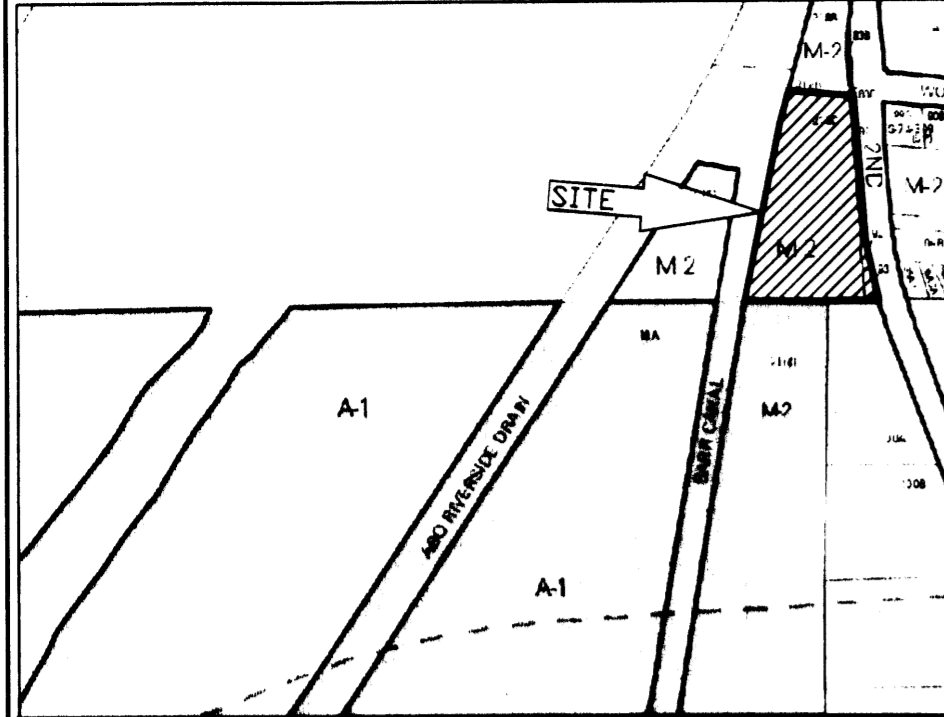
STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

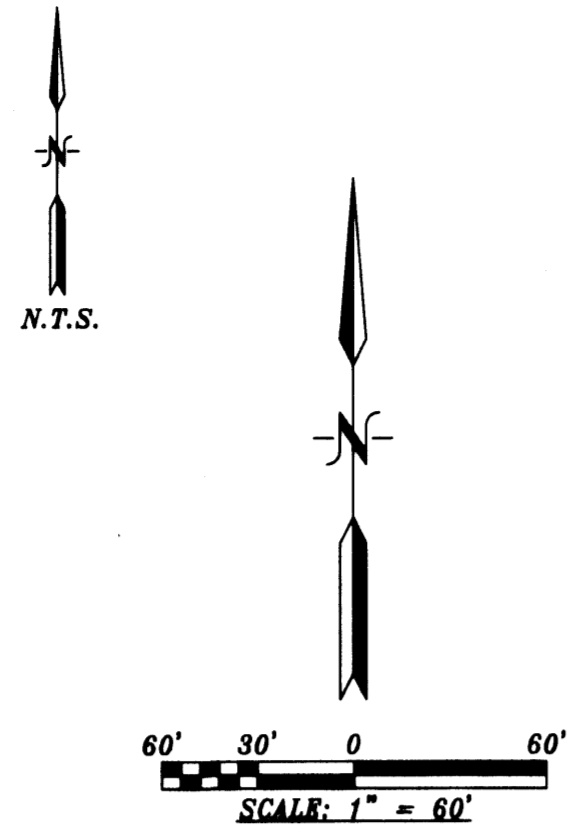
GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 25th DAY OF July, 2008.

*[Signature]*  
ANTHONY L. HARRIS, P.S. # 11463

HARRIS SURVEYING, INC. PHONE: (505) 889-8056  
4112 S MONROE STREET, N.E. ALBUQUERQUE, NEW MEXICO 87110 FAX: (505) 889-8646



VICINITY MAP No. M-13



### LEGAL DESCRIPTION

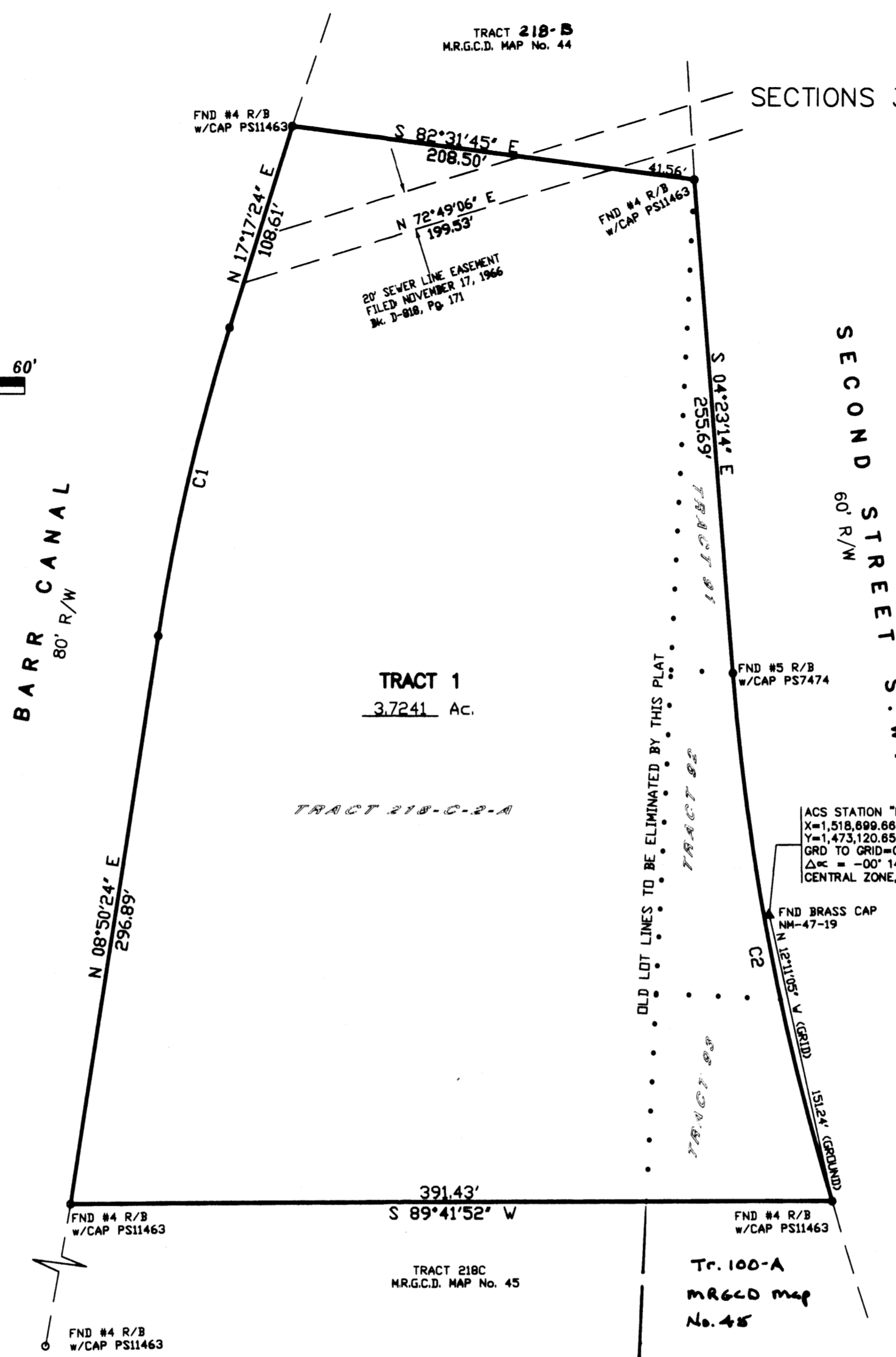
A CERTAIN TRACT OF LAND SITUATE WITHIN PROJECTED SECTIONS 31 AND 32, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING IDENTIFIED AS TRACTS 91, 92, 93 AND 218-C-2-A AS SHOWN ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP No. 44 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE WESTERLY LINE OF SECOND STREET, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT "NM47-18" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, MAD 1927) X=378,491.48 AND Y=1,474,136.85 BEARS N 03° 00' 47" W, A DISTANCE OF 486.98 FEET, RUNNING  
THENCE S 04° 23' 14" E, ALONG THE WESTERLY LINE OF SECOND STREET, A DISTANCE OF 255.69 FEET TO A POINT  
THENCE CONTINUING ALONG THE WESTERLY LINE OF SECOND STREET, 277.67 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1303.24 FEET AND A CHORD BEARING AND DISTANCE OF S 10° 28' 36" E, 277.15 FEET TO THE SOUTHEAST CORNER  
THENCE S 89° 41' 52" W, A DISTANCE OF 391.43 FEET TO THE SOUTHWEST CORNER BEING A POINT ON THE EASTERLY LINE OF THE BARR CANAL  
THENCE N 08° 50' 24" E, ALONG THE EASTERLY LINE OF THE BARR CANAL, A DISTANCE OF 296.89 FEET TO A POINT  
THENCE CONTINUING ALONG THE EASTERLY LINE OF THE BARR CANAL, 163.30 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1106.28 FEET AND A CHORD BEARING AND DISTANCE OF N 13° 03' 54" E, 163.15 FEET TO A POINT  
THENCE CONTINUING ALONG THE EASTERLY LINE OF THE BARR CANAL, N 17° 17' 24" E, A DISTANCE OF 108.61 FEET TO POINT OF TANGENCY  
THENCE S 82° 31' 45" E, A DISTANCE OF 208.50 FEET TO THE NORTHEAST CORNER AND PLACE OF BEGINNING CONTAINING 3.7241 ACRES MORE OR LESS

### PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO COMBINE FOUR (4) TRACTS INTO 1 TRACT AND GRANT ANY EASEMENTS AS SHOWN.

### GENERAL NOTES:

- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 3.7241 ACRES.
- TALOS LOG NO. 2007168753
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- DATE OF FIELD WORK: NOVEMBER, 2007
- NO PROPERTY WITHIN THE AREA OF THIS PLAT 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 LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- THE SUBJECT PROPERTY IS LOCATED NEAR A FORMER LANDFILL. DUE TO THE SUBJECT PROPERTY BEING NEAR A FORMER LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY THE MOST CURRENT VERSION OF THE INTERIM GUIDELINES FOR THE DEVELOPMENT WITHIN CITY DESIGNATED LANDFILL BUFFER ZONES) SHALL BE CONSULTED PRIOR TO THE DEVELOPMENT OF THE SITE.
- Property is described in Warranty Deed filed on Nov. 17, 1966 in WBK. D 918, pg. 173



### FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

*[Signature]* 3-8-08  
Sean Gilligan \_\_\_\_\_ DATE \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC

THIS 8th DAY OF August, 2008

BY: *[Signature]*  
Sean Gilligan  
OWNERS NAME

MY COMMISSION EXPIRES: 2/12/2011 BY: *[Signature]*  
NOTARY PUBLIC

RE07-1359.DWG(NOVEMBER, 2007)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

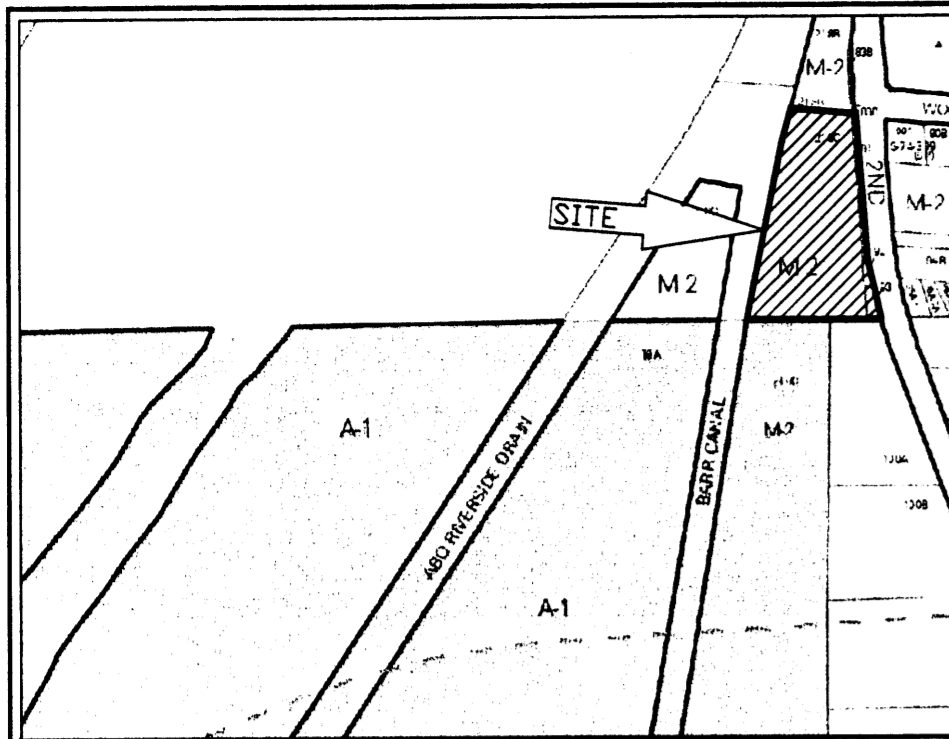
UPC# \_\_\_\_\_

PROPERTY OWNER OF RECORD: \_\_\_\_\_

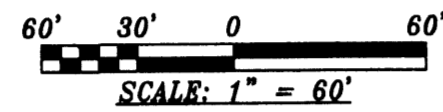
BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_

# PLAT OF TRACT 1 SECOND STREET STUDIOS

WITHIN  
SECTIONS 31 AND 32, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MAY, 2008



VICINITY MAP No. M-13



### LEGAL DESCRIPTION

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DATE \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_

OWNERS NAME

MY COMMISSION EXPIRES: \_\_\_\_\_ BY: \_\_\_\_\_  
NOTARY PUBLIC

BARR CANAL  
80' R/W

N 08°50'24" E  
296.89'

N 17°17'24" E  
108.61'

S 82°31'45" E  
208.50'

S 89°41'52" W  
391.43'

S 04°23'14" E  
255.69'

TRACT 1  
3.7241 Ac.

TRACT 218-C-2-A

TRACT 218C-B  
M.R.G.C.D. MAP No. 45

TRACT 83A  
M.R.G.C.D. MAP No. 44

SECOND STREET S.W.  
60' R/W

ACS STATION "NM 47-19"  
X=1,518,699.666  
Y=1,473,120.656  
GRID TO GRID=-0.999884634  
ΔK = -0° 14' 00.76"  
CENTRAL ZONE, NAD 1983

FND BRASS CAP  
NM-47-19

FND #4 R/B  
w/CAP PS11463

FND #4 R/B  
w/CAP PS11463

FND #4 R/B  
w/CAP PS11463

FND #4 R/B  
w/CAP PS11463

PROJECT NUMBER: \_\_\_\_\_  
APPLICATION NUMBER: \_\_\_\_\_  
UTILITY APPROVALS:  
PNM ELECTRIC SERVICES \_\_\_\_\_ DATE \_\_\_\_\_  
PNM GAS SERVICES \_\_\_\_\_ DATE \_\_\_\_\_  
QWEST TELECOMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_  
COMCAST \_\_\_\_\_ DATE \_\_\_\_\_  
NEW MEXICO UTILITIES \_\_\_\_\_ DATE \_\_\_\_\_  
CITY APPROVALS:  
CITY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_  
\*REAL PROPERTY DIVISION (CONDITIONAL) \_\_\_\_\_ DATE \_\_\_\_\_  
\*\*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) \_\_\_\_\_ DATE \_\_\_\_\_  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_  
ABCWUA \_\_\_\_\_ DATE \_\_\_\_\_  
PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_  
AMAFCA \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

### CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	08°27'27"	N 13°03'54" E	1106.28	163.30	163.15
C2	12°12'27"	S 10°28'36" E	1303.24	277.67	277.15

### SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008.

ANTHONY L. HARRIS, P.S. # 11463

**HARRIS SURVEYING, INC.**  
2412-D MONROE STREET N.E.  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE: (505) 889-8056  
FAX: (505) 889-8645

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# \_\_\_\_\_

PROPERTY OWNER OF RECORD: \_\_\_\_\_

BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_