

PLAT OF  
**TRACT 1, BLOCK 4, UNITY ADDITION**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 JULY, 2008

UNIVERSITY OF NEW MEXICO  
 OWNER  
 SEC. 19, T 10 N, R 4 E, N.M.P.M.  
 LOCATION  
 UNITY ADDITION  
 SUBDIVISION

COUNTY CLERK FILING DATA

DRB PROJECT NUMBER \_\_\_\_\_

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

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 \_\_\_\_\_

*[Signature]*  
 CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO \_\_\_\_\_ DATE 7-9-08

DESCRIPTION

Lots 1 through 9, inclusive, Block 4, Unity Addition, Albuquerque, New Mexico, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 28, 1926, Book B, Page 36.

VICINITY MAP

K-19

SCALE: 1" = 750'

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 the public street rights-of-way as shown.

*[Signature]*

July 9, 2008  
 Date

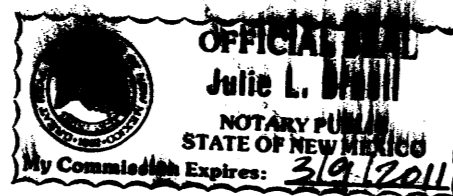
Kim D. Murphy, Director of Real Estate,  
 University of New Mexico

ACKNOWLEDGEMENT

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS

This instrument was acknowledged before me on this 9th day of July, 2008, by Kim D. Murphy, Director of Real Estate, University of New Mexico.

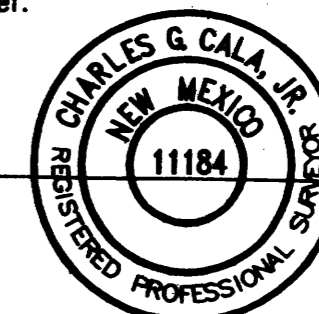
*[Signature]*  
 Notary Public



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.

*[Signature]*  
 Charles G. Cala, Jr., NMPS 11184

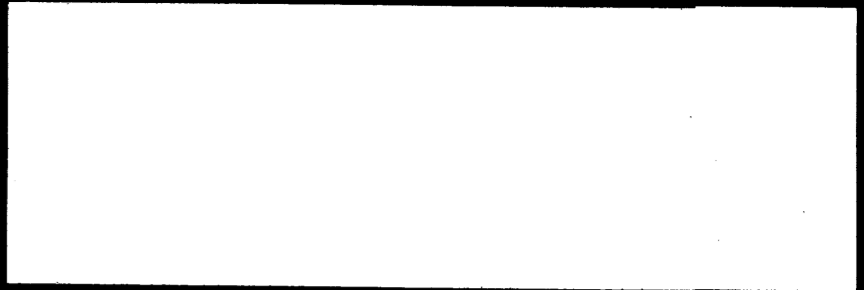


07-08-2009  
 Date

**HIGH MESA Consulting Group**

FORMERLY JEFF MORTEMEN AND ASSOCIATES, INC.  
 4010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109  
 PHONE: 806.346.4280 • FAX: 806.346.4254 • www.highmesacg.com  
 JOB #2007.172.1 PLAT

PLAT OF  
**TRACT 1, BLOCK 4, UNITY ADDITION**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 JULY, 2008



COUNTY CLERK FILING DATA

Notes:

1. A boundary survey was performed in May, 2008. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within Section 19, Township 10 North, Range 4 East, N.M.P.M.
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. These bearings are positioned from A.C.S. Control Station "6\_K20R".
5. Record bearings and distances are shown in parenthesis.
6. No Public or Private street mileage was created by this plat.
7. The purpose of this plat is to:
  - a. Create 1 (one) tract from Lots 1-9, inclusive, Block 4, Unity Addition.
  - b. Eliminate the interior property lines between former Lots 1-9, inclusive.
  - c. Dedicate in fee simple the necessary additional public street rights-of-way for Central Avenue, Texas Street and Zuni Road as shown.
8. The following documents and instruments were used for the performance and preparation of this survey:
  - a. Plat of Utility Addition, filed 04-28-1926, Book B, Page 36, Records of Bernalillo County, New Mexico.
  - b. Plat of Utility Addition, filed 09-19-1973, Book B8, Page 161, Records of Bernalillo County, New Mexico.
  - c. Plat of Utility Addition, filed 06-14-1995, Book 95C, Page 210, Records of Bernalillo County, New Mexico.
  - d. Warranty Deed filed 12-27-2007, Doc. No. 2007172071, Records of Bernalillo County, New Mexico.
  - e. Policy of Title Insurance, Policy No. 0-6212001253 prepared by Land America Albuquerque Title dated 12-27-2007.
  - f. ALTA Land Title Survey, certified 09-21-2007, prepared by Surveys Southwest, Ltd. (unrecorded).
9. A portion of this subdivision has a Zone A0 (Depth 1) designation based upon review of the National Flood Insurance Program, Flood Insurance Rate Maps, Panel 358 of 825, dated November 19, 2003.
10. Gross subdivision acreage = 1.6538 acres.
11. Current Zoning on site is C-2, based upon review of the City of Albuquerque Zone Atlas.

BOUNDARY TABLES

LINE	DIRECTION	DISTANCE
L1	S 00°27'26" W	524.75'
(L1)	SOUTH	524.85'
L2	N 89°32'34" W	135.01'
(L2)	WEST	135.00'
L3	N 00°26'41" E	542.00'
(L3)	NORTH	541.88'
L4	S 82°16'10" E	136.23'
(L4)	S 82°47'30" E	136.07'
L5	S 00°27'26" W	514.72'
L6	N 89°32'34" W	107.02'
L7	N 00°26'41" E	478.19'
L8	S 82°16'10" E	104.80'
L9	S 00°27'26" W	4.03'
L10	S 00°27'26" W	6.00'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	25.00'	39.26'	N 44°32'56" W	35.35'	89°59'14"
C2	25.00'	42.45'	N 49°05'16" E	37.53'	97°17'10"

KEYED NOTES

MONUMENTS

- (A) FOUND #4 REBAR W/CAP STAMPED "PLS 7002", TAGGED W/WASHER STAMPED "NMPS 11184"
- (B) FOUND #5 REBAR AND TAG SCRIBED "PLS 7002", ON LINE
- (C) FOUND CHISELED "+" ON CONCRETE
- (D) FOUND #4 REBAR, NO I.D., TAGGED W/WASHER STAMPED "NMPS 11184"
- (E) FOUND #4 REBAR AND 1" IRON PIPE, BENT (NOT HONORED S 78°12'14" W 0.54')
- (F) FOUND #5 REBAR, NO I.D.
- (G) FOUND #4 REBAR W/CAP STAMPED "MEDRANO PS 11993"
- (H) FOUND #5 REBAR W/CAP STAMPED "LS 6408", BENT
- (J) FOUND #5 REBAR, DISTURBED
- (K) CALCULATED POSITION, POINT NOT SET
- (L) SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"

**HIGH MESA Consulting Group**

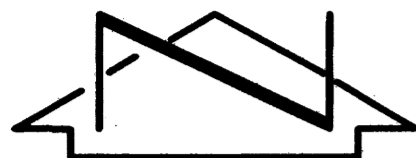
FORMERLY JEFF MORTEMEN AND ASSOCIATES, INC.  
 4010-S MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109  
 PHONE: 806.346.4290 • FAX: 806.346.4284 • www.highmesacg.com  
 JOB #2007.172.1 PLAT

# PLAT OF TRACT 1, BLOCK 4, UNITY ADDITION

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JULY, 2008

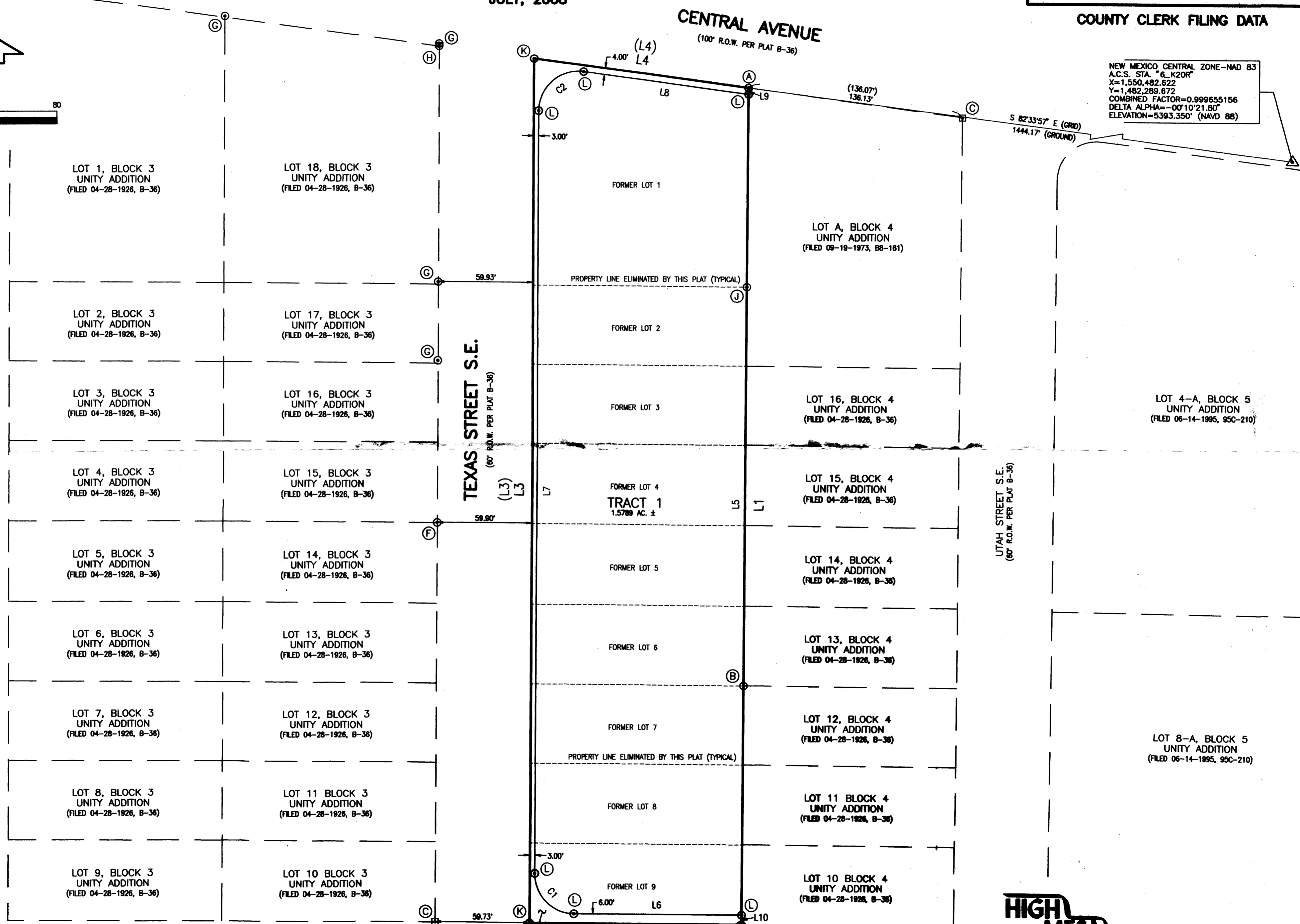
COUNTY CLERK FILING DATA



SCALE: 1" = 40'



NEW MEXICO CENTRAL ZONE-NAD 83  
 A.C.S. STA. "6\_K20R"  
 X=1,550,482.622  
 Y=1,482,289.672  
 COMBINED FACTOR=0.999655156  
 DELTA ALPHA=-00°10'21.80"  
 ELEVATION=5393.350' (NAVD 88)

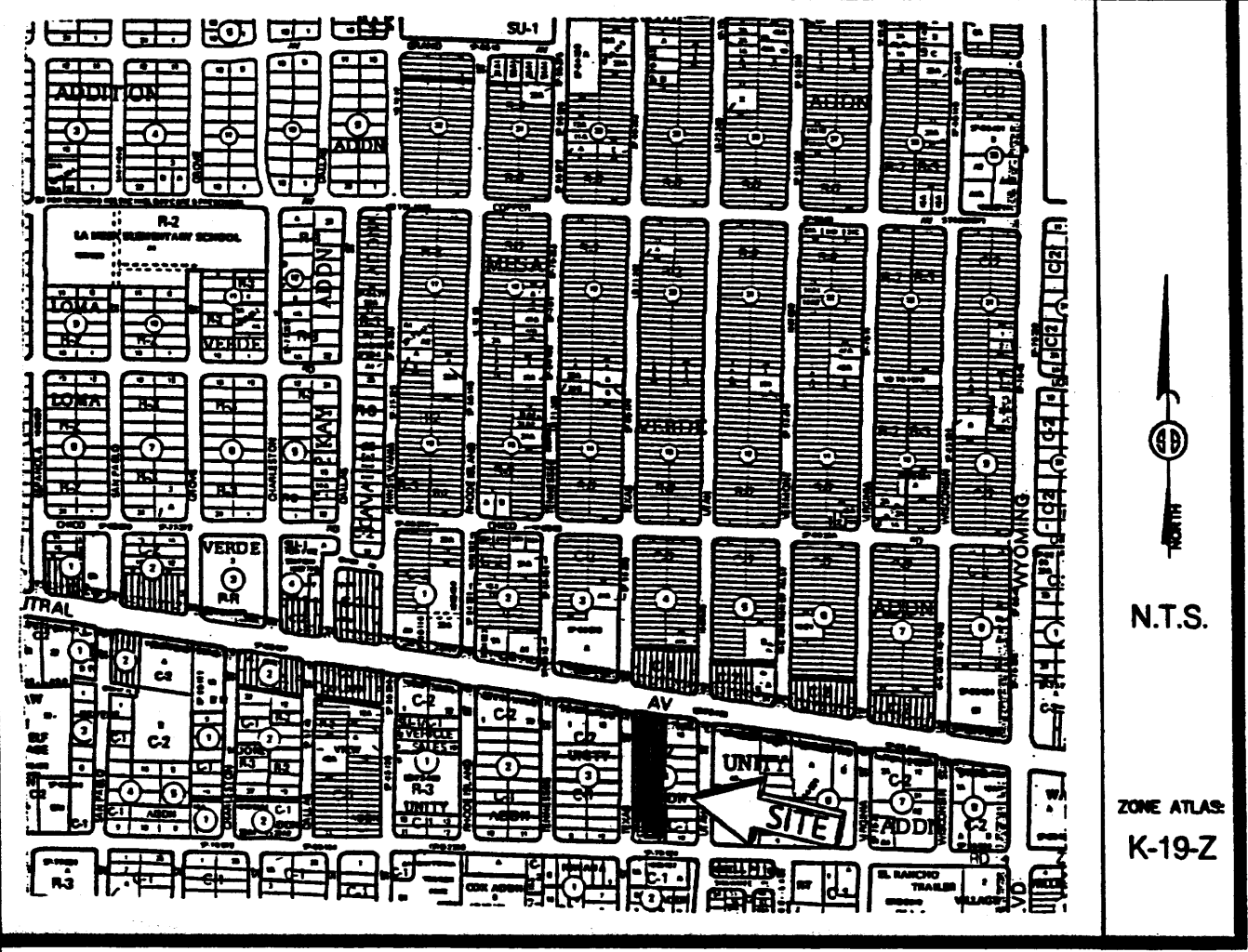


PUBLIC STREET RIGHT-OF-WAY DEDICATED IN FEE SIMPLE TO THE CITY OF ALBUQUERQUE BY THIS PLAT. AREA = 0.0749 ACRES ±.

**HIGH MESA Consulting Group**  
 FORMERLY JEFF MORRENIEN AND ASSOCIATES, INC.

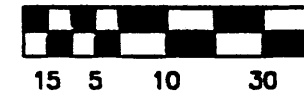
4610-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109  
 PHONE: 866.345.4250 • FAX: 866.345.4254 • www.highmesacg.com  
 JOB #2007.172.1 PLAT

**A.L.T.A./A.C.S.M. LAND TITLE SURVEY**  
**LOTS 1 THROUGH 9, BLOCK 4**  
**UNITY ADDITION**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
**SEPTEMBER 2007**



Vicinity Map

20 10 0 20 40



SCALE: 1" = 40'  
 PROJECT NO. 0709AT11  
 DRAWN BY: AT  
 ZONE ATLAS: K-19-Z  
 1-UNITY.CRS

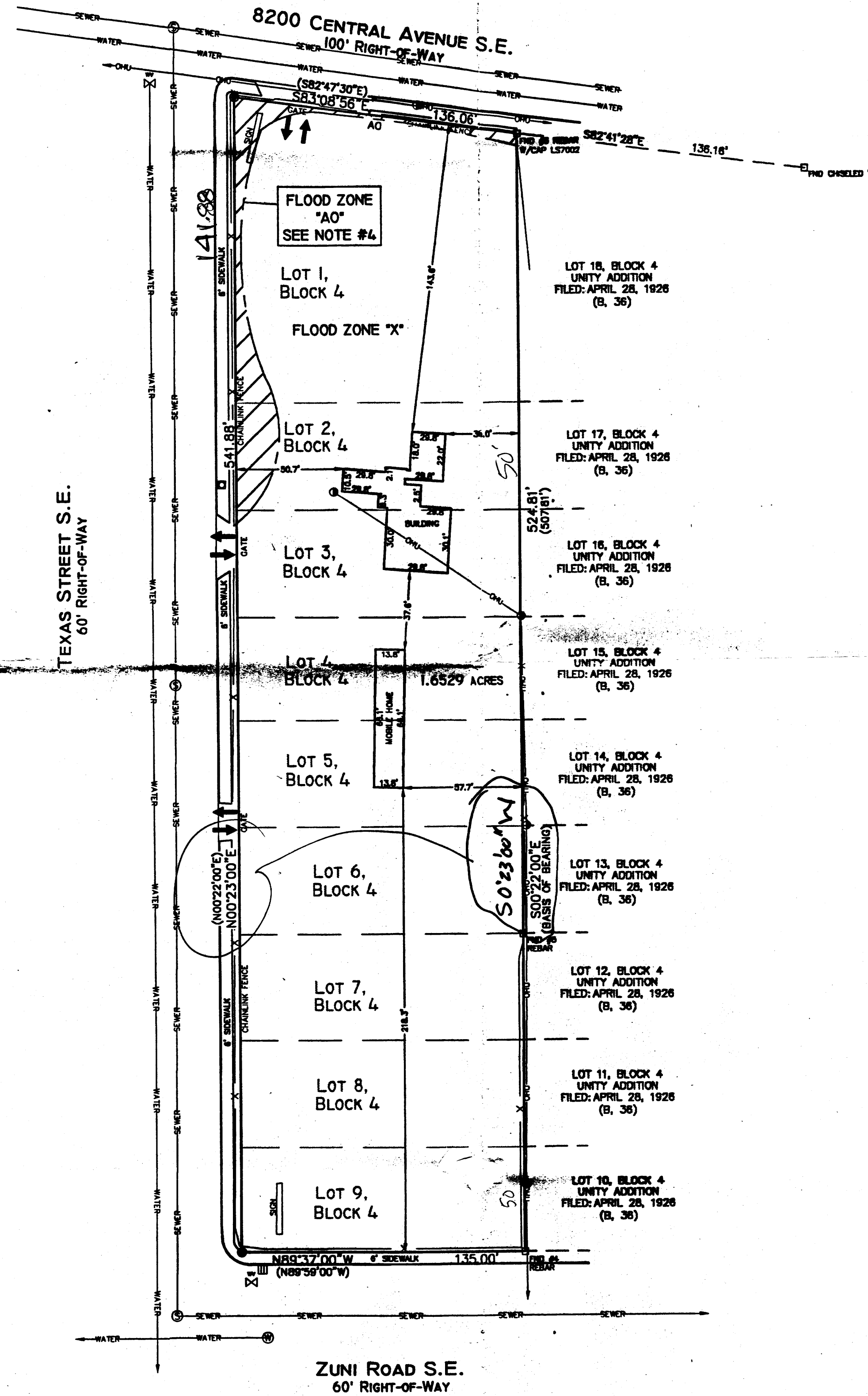


**SYMBOLS LEGEND**

- = POWER POLE
- O— = OVERHEAD UTILITY LINE
- S— = UNDERGROUND SEWER LINE
- W— = UNDERGROUND WATER LINE
- = ANCHOR
- ⊙ = SEWER MANHOLE
- ⊠ = WATER METER
- ⊞ = WATER VALVE
- ⊓ = DROP INLET
- = TRAFFIC FLOW
- ▨ = FLOOD ZONE "AO"

**MONUMENT LEGEND**

- = FOUND MONUMENT AS NOTED
- = SET 1/2" REBAR W/RED PLASTIC CAP STAMPED "MWR 11224" UNLESS OTHERWISE NOTED



**LEGAL DESCRIPTION**

Lots numbered One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8) and Nine (9) in Block numbered Four (4) of the Plat of UNITY ADDITION, to the City of Albuquerque, New Mexico, 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 April 28, 1926, in Plat Book B, folio 38.

**NOTES**

- 1) Basis of bearings per the Plat of UNITY ADDITION as filed on April 28, 1926, in Plat Book B, folio 38.
- 2) Bearings and distances are field measured.
- 3) Bearings and distances in parentheses ( ) per plat of record.
- 4) Property lies within Flood Zone AO (depth 1) areas of 1 % annual chance flood plain; and Zone X, areas determined to be outside the 1 % annual chance flood plain, according to the Flood Insurance Rate Map of Bernalillo County, New Mexico and Incorporated Areas per Map No. 35001C0358 E, effective date November 19, 2003. (See hatched area)
- 5) No observable evidence of earth moving work, building construction or building additions within recent months.
- 6) No changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction. No observable evidence of recent street or sidewalk construction or repairs.
- 7) No observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- 8) Documents used in preparation of survey:  
 a) Plat of UNITY ADDITION as filed on April 28, 1926, in Plat Book B, folio 38.  
 b) LandAmerica Albuquerque Title commitment no. 6212001253 dated October 22, 2007.

**SURVEYOR'S CERTIFICATE**

I, MITCHELL W. REYNOLDS, Licensed under the laws of the State of New Mexico, do hereby certify to; LANDAMERICA ALBUQUERQUE TITLE, COMMONWEALTH LAND TITLE INSURANCE COMPANY, The Regents of the University of New Mexico, a body corporate of the State of New Mexico, Ronald Torres also known as Ronald Torres, a single man, as provided in the Title Binder No. 6212001253 dated October 22, 2007, that this map or plat and the survey on which it is based were made in accordance with minimum standards for surveying in New Mexico, and in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Surveys", jointly established and adopted by ALTA and ACSM in 2005, and includes items 1, 2, 3, 4, 7(a), 8, 9, 10, 11(a), 11(b), 16, 17 and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect in the date of certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

*Mitchell W. Reynolds* 09-21-07  
 MITCHELL W. REYNOLDS, NMPS 11224 DATE

Revised: 11-06-07



UTILITY INFORMATION SHOWN HEREON PER FIELD INSPECTION AND CITY OF ALBUQUERQUE UTILITY RECORDS. ACTUAL LOCATION SHOULD BE VERIFIED BEFORE BEGINNING CONSTRUCTION AND ANY DISCREPANCIES REPORTED TO THE SURVEYOR.

**SURVEYS SOUTHWEST, LTD.**

333 LOMAS BLVD., N.E.  
 ALBUQUERQUE, NEW MEXICO 87102  
 PHONE: (505) 998-0303  
 FAX: (505) 998-0306