

VICINITY MAP  
NOT TO SCALE

**GENERAL NOTES**

- Bearings are New Mexico State Plane Grid Bearings (Central Zone - NAD 83) originated at the Albuquerque Control Survey Monument "7-K19".
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- U.C.L.S. Log Number 2009120603
- City of Albuquerque Zone Atlas Page: K-19-Z

**SUBDIVISION DATA**

Total number of existing Tracts: 2  
 Total number of existing Lots: 15  
 Total number of new Tracts created: 1  
 Gross Subdivision acreage: 1.6143 acres

**SHEET INDEX**

- SHEET 1 - General Notes, Approvals, Surveyor Certification
- SHEET 2 - Legal Description, Acknowledgement
- SHEET 3 - Existing Lots and Tracts
- SHEET 4 - New Tract created, R/W Dedication and new easements granted

**TREASURERS CERTIFICATION**

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

1097210B131701  
 SANCHEZ RUBEN P

*[Signature]*  
 Bernalillo County Treasurer

6/22/09  
 Date

**PUBLIC UTILITY EASEMENTS**

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

- Public Service Company of New Mexico for installation, maintenance, and service of underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- 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.
- 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, Public Service Company of New Mexico and New Mexico Gas Company did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive nor release any easement or easement rights to which it may be entitled.

**PURPOSE OF PLAT:**

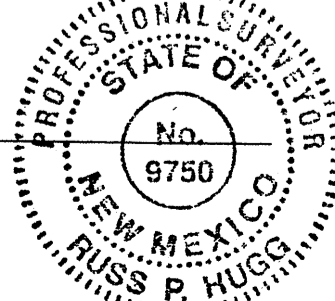
The purpose of this plat is to:

- Show the Vacation of Public Alley (Tracts A and B), which were VACATED BY 09DRB 1007671.
- Dedicate the additional public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants.
- Eliminate all existing interior Lot/Tract lines for the 15 existing lots and 2 tracts and combine into 1 new tract.
- Grant the public utility easements (if any) as shown hereon.

**SURVEYOR'S 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 direct supervision; that it meets the Standards for Land Surveys in the State of 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.

*[Signature]*  
 Russ P. Hugg  
 NMPS No. 9750  
 March 12, 2009



PLAT OF  
 TRACT A-1, BLOCK 1  
 LA MESA

(BEING A REPLAT OF LOTS 1 THRU 13, 34 AND 35  
 AND TRACTS A AND B, BLOCK 1, LA MESA)

WITHIN  
 SECTION 19, TOWNSHIP 10 NORTH, RANGE 4 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

MARCH, 2009

DOCH 2009069984  
 06/23/2009 09:46 AM Page: 1 of 4  
 tyPLAT R \$22.00 B: 2009C P: 0100 M: Toulous Olivere, Bernalillo Cour

PROJECT NUMBER: 1007671

Application Number: 09 DRB-70113

**PLAT APPROVAL**

Utility Approvals:  
*[Signature]* 6-8-09  
 Public Service Company of New Mexico Date  
*[Signature]* 6/10/2009  
 New Mexico Gas Company Date  
*[Signature]* 6/4/09  
 QWest Corporation Date  
*[Signature]* 6-8-09  
 Comcast Date

City Approvals:  
*[Signature]* 3-17-09  
 City Surveyor Date  
 Department of Municipal Development  
*[Signature]* 6-22-09  
 Real Property Division Date  
 N/A  
 Environmental Health Department Date  
*[Signature]* 04/07/09  
 Traffic Engineering, Transportation Division Date  
*[Signature]* 6-16-09  
 ABCWUA Date  
*[Signature]* 3/25/09  
 Parks and Recreation Department Date  
*[Signature]* 3/25/09  
 AMAFCA Date  
*[Signature]* 3/25/09  
 City Engineer Date  
*[Signature]* 6/22/09  
 DRB Chairperson, Planning Department Date

**SURV TEK, INC.**

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

PLAT OF  
TRACT A-1, BLOCK 1  
LA MESA

(BEING A REPLAT OF LOTS 1 THRU 13, 34 AND 35  
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WITHIN

SECTION 19, TOWNSHIP 10 NORTH, RANGE 4 EAST  
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

MARCH, 2009

**LEGAL DESCRIPTION**

That certain parcel of land situate within Section 19, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising all of Lots 1 through 13, Lots 34 and 35 and Tract A and B, Block 1, La Mesa, as the same are shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on March 14, 1933, in Volume B, Folio 51, being more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750, using New Mexico State Plane Grid Bearings (Central Zone - NAD83) and ground distances as follows:

Beginning at the Southwest corner of the parcel herein described, said point being the intersection of the Northerly right of way line of Central Avenue and the Easterly right of way line of Louisiana Boulevard N.E., from whence the Albuquerque Control Survey Monument "7-K19" bears S 21°53'31" E, 64.47 feet distant; Thence,

N 00°04'57" W, 242.13 feet along said Easterly right of way line of Louisiana Boulevard N.E. to the Northwest corner of the parcel herein described, said point being the Northwest corner of Lot 34, Block 1, La Mesa; Thence,

N 89°49'57" E, 134.84 feet to the Northeast corner of said Lot 34, Block 1, La Mesa also being the Northwest corner of said Lot 13, Block 1, La Mesa; Thence,

N 89°49'57" E, 134.84 feet to the Northwest corner of said Lot 13, Block 1, La Mesa said point also being a point on the Westerly right of way line of Alcazar Street N.E.; Thence,

S 00°04'49" E, 279.39 feet along said Westerly right of way line of Alcazar Street N.E. to the Southeast corner of the parcel herein described, said point being the intersection of said Westerly right of way line of Alcazar Street N.E. and said Northerly right of way line of Central Avenue; Thence,

N 82°17'58" W, 272.17 feet along said Northerly right of way line of Central Avenue to the point of beginning of the parcel herein described.

Said parcel contains 1.6143 acres, more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising, PLAT OF TRACT A-1, BLOCK 1, LA MESA (BEING A REPLAT OF LOTS 1 THRU 13, 34 AND 35 AND TRACTS A AND B, BLOCK 1, LA MESA) WITHIN SECTION 19, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, 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/or proprietor(s) do hereby dedicate the Additional Public Street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby grant to the use of the public forever the public utility easements as shown hereon. 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**

*Ruben R. Sanchez*  
By: Ruben R. Sanchez, ~~a single man~~  
LIVING TRUST

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on this 16th day  
of March, 2009, by Ruben R. Sanchez.

*Christina D. Black*  
Notary Public

7-30-09  
My commission expires



OFFICIAL SEAL  
CHRISTINA D. BLACK  
NOTARY PUBLIC-STATE OF NEW MEXICO  
My commission expires: 7-30-09

DOCH 2009069984

06/23/2009 09:46 AM Page: 2 of 4  
tyPLAT R: \$22.00 B: 2009C P: 0100 M. Toulous Olivera, Bernalillo Cour

**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:**

- Plat entitled "LA MESA, A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 SEC. 19, T10N. R4E. N.M.P.M., NEAR ALBUQUERQUE, BERNALILLO COUNTY, N. MEX., FEB. 1933", filed March 14, 1933, in Volume B, Folio 51, records of Bernalillo County, New Mexico.
- Plat entitled "PLAT OF LOT 31A, BLOCK 1, LA MESA SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FEBRUARY 1994", filed March 17, 1994, in Volume 94C, Folio 85, records of Bernalillo County, New Mexico.
- Title Report prepared for this property by Fidelity National Title Insurance Company, Commitment for Title Insurance No. FT000020249, dated January 7, 2009.

**SOLAR NOTE:**

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 foregoing requirement shall be a condition to approval of this plat.



SHEET 2 OF 4

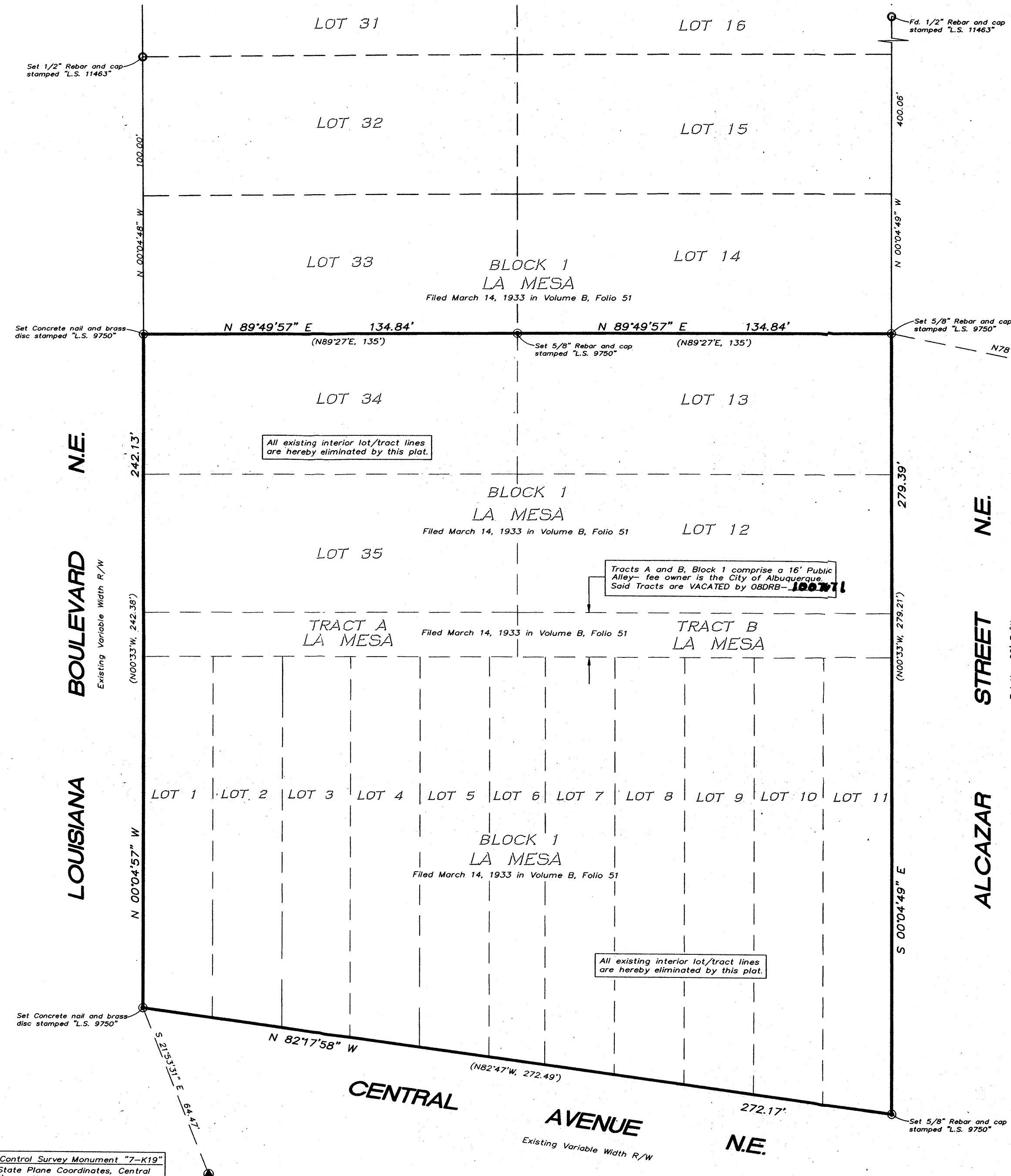
**SURV TEK, INC.**

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

PLAT OF  
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(BEING A REPLAT OF LOTS 1 THRU 13, 34 AND 35  
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WITHIN  
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NEW MEXICO PRINCIPAL MERIDIAN  
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MARCH, 2009

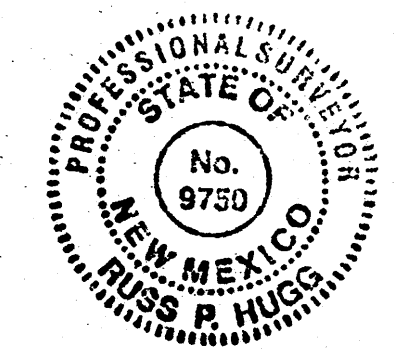
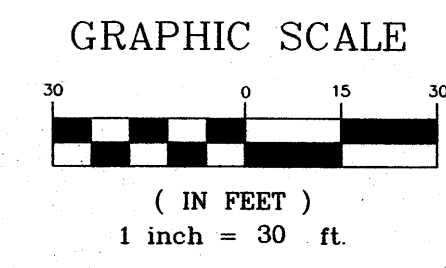
DOCH 2009069984  
06/23/2009 09:46 AM Page: 3 of 4  
ty:PLAT R:322.00 B: 2009C P: 0100 M: Toulous Olivere, Bernalillo Cour



Albuquerque Control Survey Monument "E-K20R"  
New Mexico State Plane Coordinates, Central Zone (NAD83) as published:  
Y= 1,482,289.672  
X= 1,550,482.622  
Ground to grid factor= 0.999655156  
Delta Alpha= -00°10'21.80"  
Elevation= 5393.350 (NAVD88)

Albuquerque Control Survey Monument "7-K19"  
New Mexico State Plane Coordinates, Central Zone (NAD83) as published:  
Y= 1,483,044.082  
X= 1,545,165.941  
Ground to grid factor= 0.999659513  
Delta Alpha= -00°10'58.61"  
Elevation= 5425.987 (NAVD88)

5325.987



SHEET 3 OF 4

**SURV TEK, INC.**  
Consulting Surveyors  
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3368 Fax: 505-897-3377



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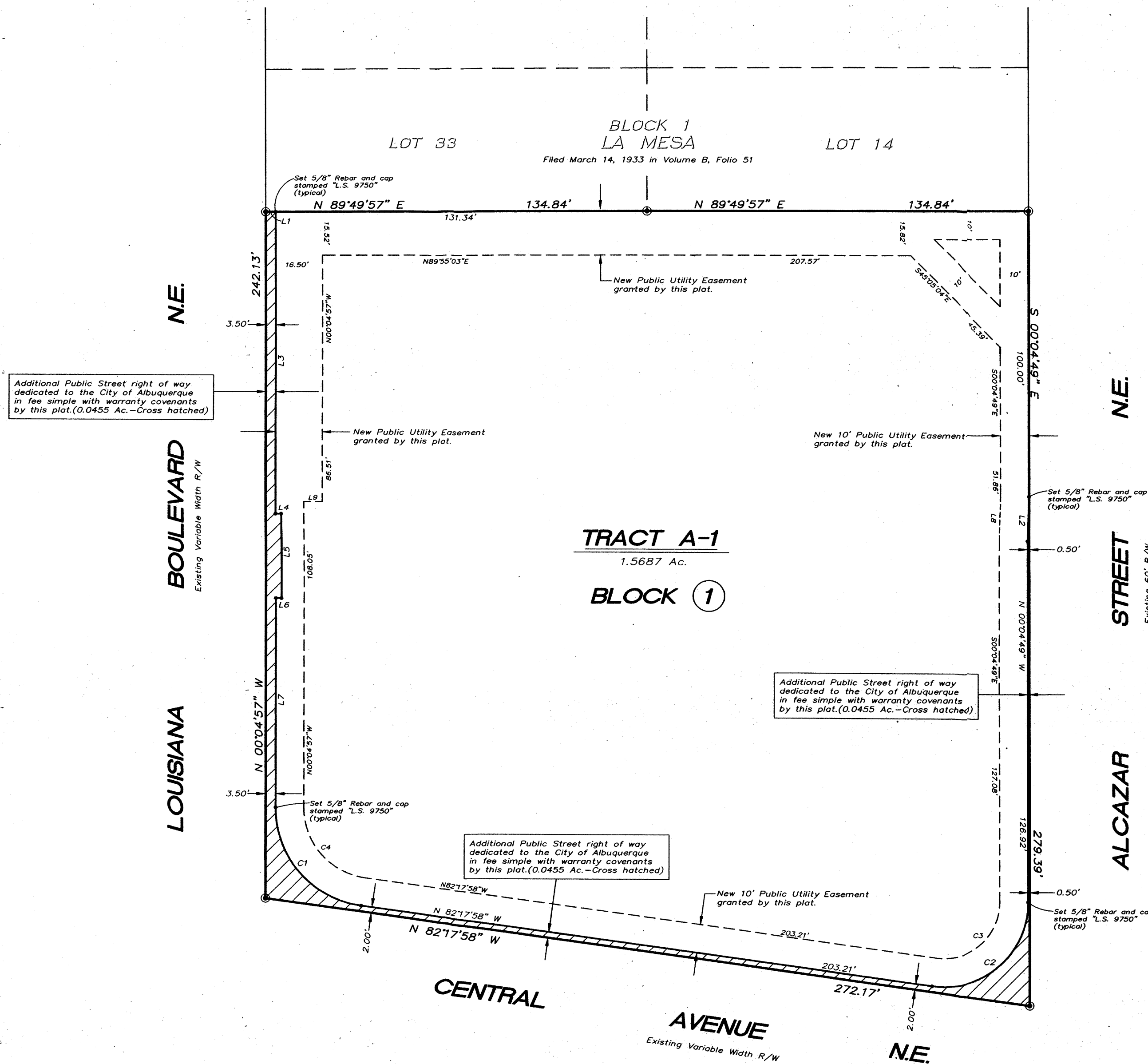
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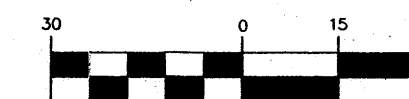
06/23/2009 09:46 AM Page: 4 of 4  
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LINE TABLE		
LINE	LENGTH	BEARING
L1	3.50	N89°49'57"E
L2	16.01	N01°42'35"E
L3	106.57	S00°04'57"E
L4	2.00	N89°55'03"E
L5	30.00	S00°04'57"E
L6	2.00	S89°55'03"W
L7	73.48	S00°04'57"E
L8	16.01	S01°42'35"W
L9	6.50	N89°55'03"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	50.22'	35.00'	30.54'	46.02'	S41°11'28"E	82°13'01"
C2	51.20'	30.00'	34.38'	45.21'	N48°48'36"E	97°46'51"
C3	34.13'	20.00'	22.92'	30.14'	N48°48'36"E	97°46'51"
C4	35.87'	25.00'	21.82'	32.87'	S41°11'28"E	82°13'01"



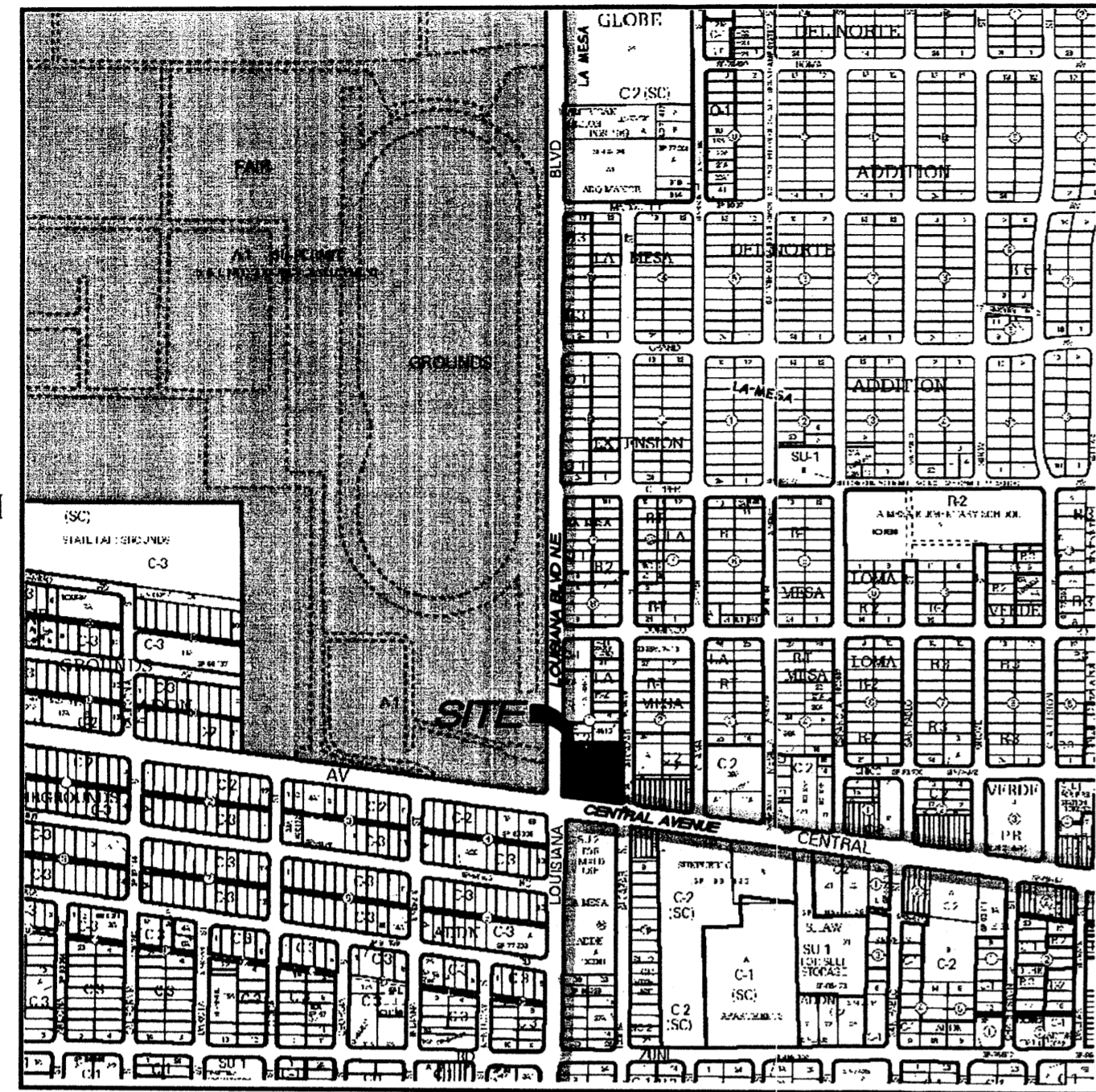
GRAPHIC SCALE



SHEET 4 OF 4

**SURVOTEK, INC.**

Consulting Surveyors  
9384 Valley View Drive, N.W., Albuquerque, New Mexico 87114 Phone: 505-897-3368  
Fax: 505-897-3377



VICINITY MAP  
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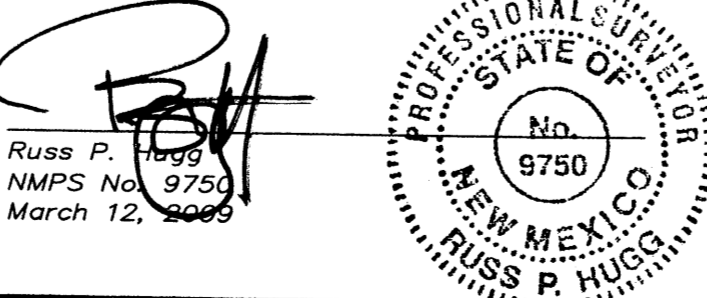
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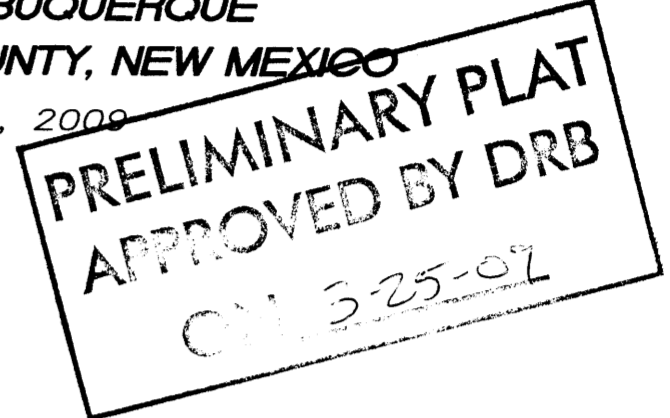
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PLAT OF  
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(BEING A REPLAT OF LOTS 1 THRU 13, 34 AND 35  
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**NEW MEXICO PRINCIPAL MERIDIAN**

CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MARCH, 2009



PROJECT NUMBER: \_\_\_\_\_  
 Application Number: \_\_\_\_\_

**PLAT APPROVAL**

**Utility Approvals:**

Public Service Company of New Mexico	_____	_____	Date
New Mexico Gas Company	_____	_____	Date
QWest Corporation	_____	_____	Date
Comcast	_____	_____	Date

**City Approvals:**

	_____	3-17-09	Date
City Surveyor Department of Municipal Development	_____	_____	Date
Real Property Division	_____	_____	Date
Environmental Health Department	_____	_____	Date
Traffic Engineering, Transportation Division	_____	_____	Date
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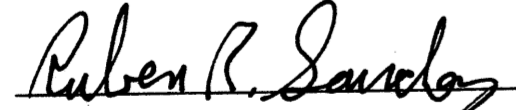
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**FREE CONSENT AND DEDICATION**

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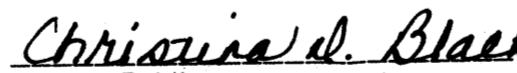
**OWNER**

  
By: Ruben R. Sanchez, ~~a single man~~  
LIVING TRUST

**ACKNOWLEDGMENT**

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COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on this 16th day  
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Notary Public

7-30-09  
My commission expires



OFFICIAL SEAL  
CHRISTINA D. BLACK  
NOTARY PUBLIC-STATE OF NEW MEXICO  
My commission expires: 7-30-09

**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:**

- Plat entitled "LA MESA, A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 SEC. 19, T10N. R4E. N.M.P.M., NEAR ALBUQUERQUE, BERNALILLO COUNTY, N. MEX., FEB. 1933", filed March 14, 1933, in Volume B, Folio 51, records of Bernalillo County, New Mexico.
- Plat entitled "PLAT OF LOT 31A, BLOCK 1, LA MESA SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FEBRUARY 1994", filed March 17, 1994, in Volume 94C, Folio 85, records of Bernalillo County, New Mexico.
- Title Report prepared for this property by Fidelity National Title Insurance Company, Commitment for Title Insurance No. FT000020249, dated January 7, 2009.

**SOLAR NOTE:**

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 foregoing requirement shall be a condition to approval of this plat.



SHEET 2 OF 4

**SURV+TEK, INC.**

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





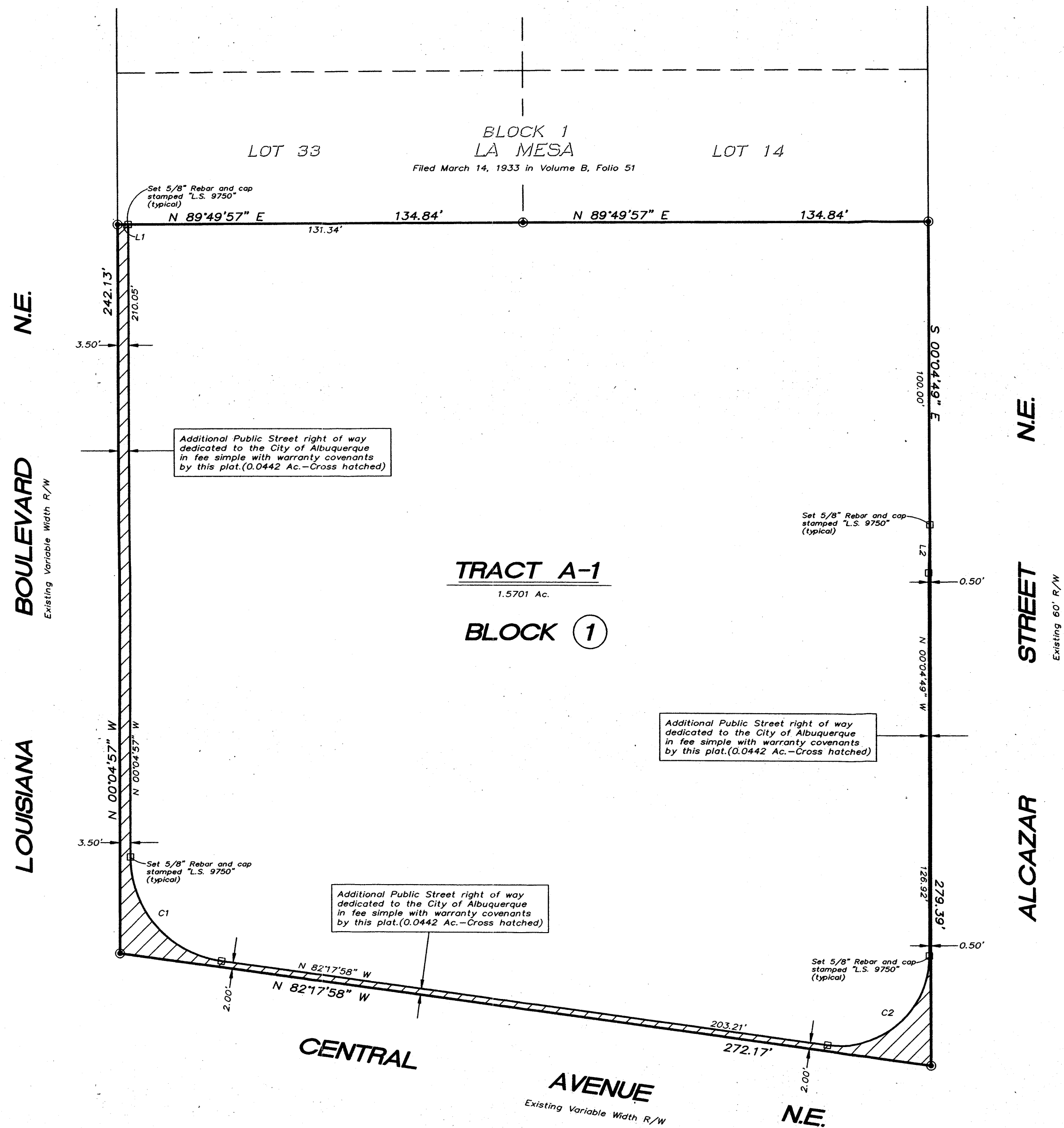
PLAT OF  
TRACT A-1, BLOCK 1  
LA MESA

(BEING A REPLAT OF LOTS 1 THRU 13, 34 AND 35  
AND TRACTS A AND B, BLOCK 1, LA MESA)

WITHIN  
SECTION 19, TOWNSHIP 10 NORTH, RANGE 4 EAST  
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

MARCH, 2009

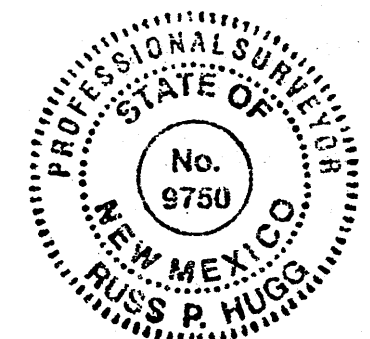
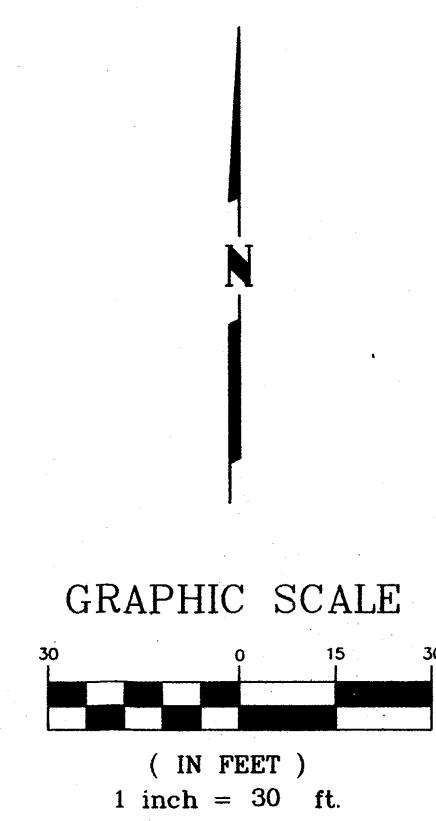


**LINE TABLE**

LINE	LENGTH	BEARING
L1	3.50	N89°49'57"E
L2	16.01	N01°42'35"E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	50.22'	35.00'	30.54'	46.02'	S41°11'28"E	82°13'01"
C2	51.20'	30.00'	34.38'	45.21'	N48°48'36"E	97°46'51"



SHEET 4 OF 4

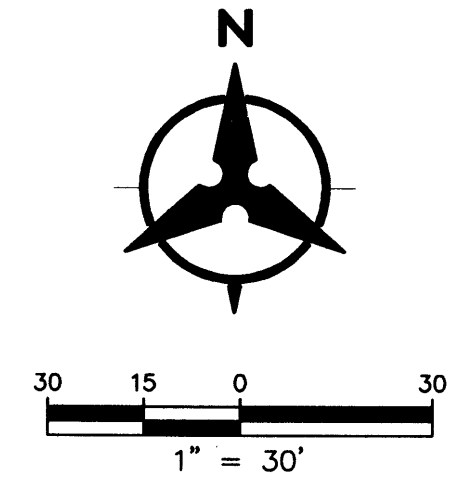
**SURV TEK, INC.**  
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9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377



# NORTHEAST CORNER CENTRAL AVE AND LOUISIANA BLVD SITE SKETCH

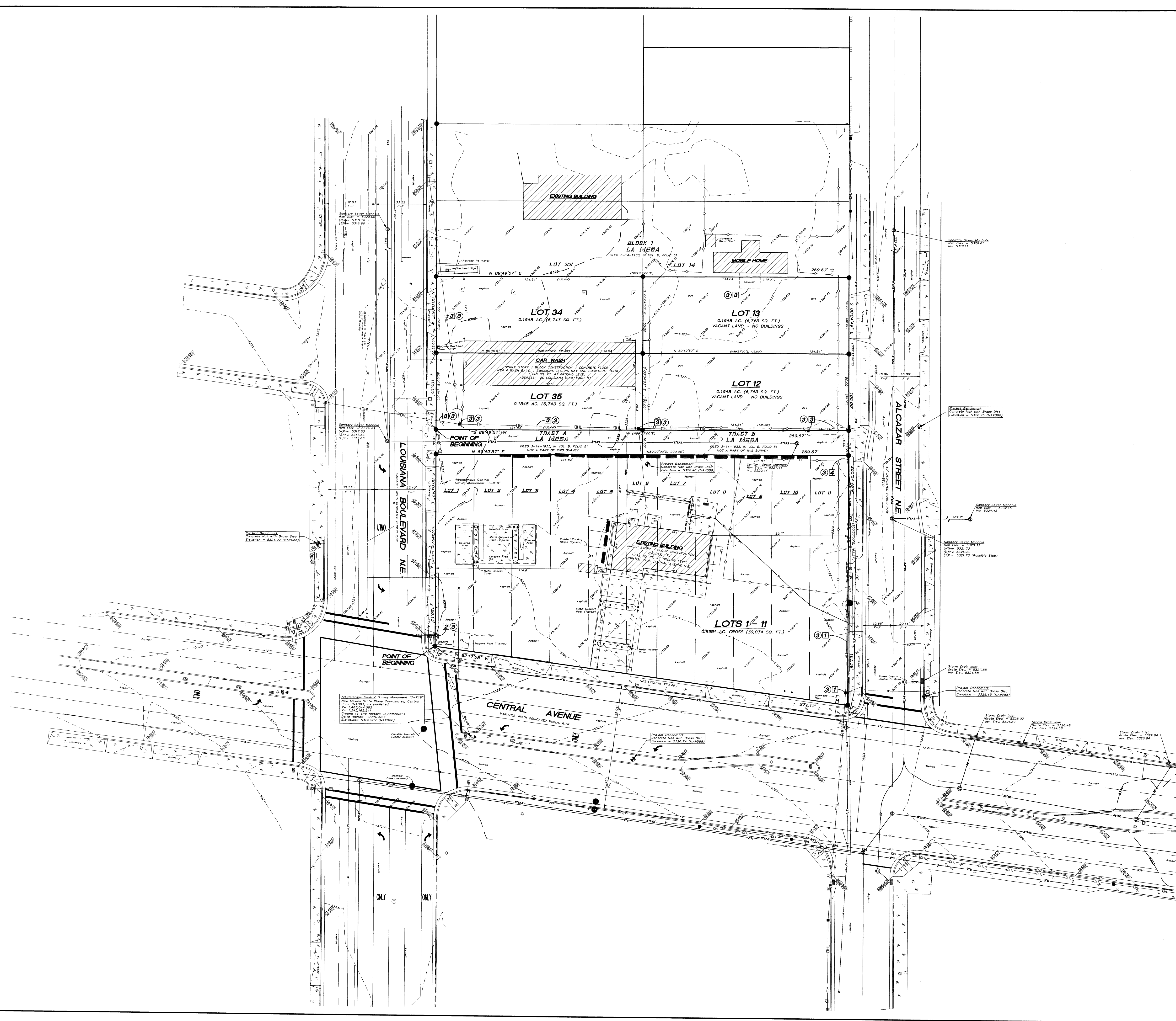
LOTS 1 - 13, 34 - 35, TRACTS A & B, BLOCK 1,  
LA MESA SUBDIVISION

MARCH, 2009



### LEGEND

	VEHICLE VACUUM STATION (CONCRETE)		CONTROL POINT
	TRAFFIC CONTROL BOX		FIRE HYDRANT
	TRAFFIC PULL BOX		BOLLARD
	TRAFFIC CAMERA		WALL
	CHAIN LINK FENCE		CONCRETE AREA
	OVERHEAD UTILITY LINE		PROPERTY CORNER
	POWER POLE		HANDICAP PARKING SPACE
	OVERHEAD TRAFFIC SIGNAL		GAS LINE
	TRAFFIC SIGNAL		SANITARY SEWER LINE
	WATER METER		STORM DRAIN
	WATER LINE		UNDERGROUND COMMUNICATIONS LINE
	WATER VALVE		UNDERGROUND ELECTRIC LINE
	OVERHEAD SIGN WITH SUPPORT POST		SEWER CLEANOUT
	TELEPHONE MANHOLE		SPOT ELEVATION
	TELEPHONE PEDESTAL		DRAIN INLET
	SANITARY SEWER MANHOLE		PARKING BUMPER
	STORM MANHOLE		UTILITY POLE ANCHOR
	LIGHT POLE		



SKETCH PLAT  
 LOTS 1 to 13, 34 and 35, BLOCK 1  
 LA MESA  
 SECTION 19, TOWNSHIP 10 NORTH, RANGE 4 EAST  
 NEW MEXICO PRINCIPAL MERIDAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 FEBRUARY, 2009

