

- 1. CASE NO.: 1007746
- 2. ZONE ATLAS INDEX NO.: M-18-Z
- 3. GROSS SUBDIVISION ACREAGE: 5.3571 ACRES
- 4. TOTAL NUMBER OF EXISTING LOTS: 2 LOTS
- 5. TOTAL NUMBER OF PROPOSED LOTS: 2 LOTS
- 6. DATE OF SURVEY: AUGUST, 2009
- 7. TALOS LOG NO.: 2009-34-2334

#### PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO INCORPORATE VACATED RIDGECREST DRIVE S.E. RIGHT-OF-WAY INTO ADJACENT PROPERTY. AND TO GRANT EASEMENTS AS SHOWN.

- 1. BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM. BASIS OF BEARINGS ARE GPS OBSERVATIONS TIED TO SURVEY CONTROL STATIONS "1\_M18" AND "G-2" AND BEARING N49'07'13". BETWEEN "1\_M18" AND "G\_2" DISTANCES ARE GROUND. BEARINGS AND DISTANCES IN PARENTHESES ARE RECORD VALUES.
- 2. UNLESS SHOWN OTHERWISE, ALL PROPERTY CORNERS ARE MARKED WITH P.K. NAIL & SHINER, CHISELED "X" IN CONCRETE OR 1/2" REBAR & CAP STAMPED "PS 10464".
- 3. THE PROPERTY IS LOCATED WITHIN SECTION 36, TOWNSHIP 10 NORTH. RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. THE ADDRESS OF THE PROPERTY 1S 2425 RIDGECREST DRIVE S.E. (LOT C) AND 2441 RIDGECREST DRIVE S.E. (LOT E), ALBUQUERQUE, NM 87108.
- 4. EASEMENTS SHOWN ARE PER THE COMMITMENT FOR TITLE INSURANCE FILE NO. 905099CSD DATED JUNE 12, 2009 BY STEWART TITLE GUARANTY COMPANY.
- 5. DOCUMENTS USED IN THIS SURVEY ARE REFERENCED THEREON.
- 6. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (OTHER AREAS. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 35001C0322G DATED SEPTEMBER 26, 2008.
- 7. THE OWNERS OF THE PROPERTIES SHOWN ON THIS PLAT GRANT BLANKET CROSS-DRAINAGE EASEMENTS ON THEIR RESPECTIVE PROPERTIES TO BENEFIT ALL LOTS SHOWN ON THIS PLAT. MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF INDIVIDUAL LOT OWNERS.
- 8. 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 THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

### LEGAL DESCRIPTION

Being that certain parcel of land situated within Section 36, Township 10 North, Range 3 East, New Mexico Principal Meridian. Albuquerque, Bernalillo County, New Mexico, being identified as

- (1) Lots C and E, Cagua Addition, as said Lot C is shown and designated on the plat of Cagua Addition filed in the office of the County Clerk of Bernalillo County, New Mexico on September 22, 1975 in Volume B10, Folio 137, and as said Lot E is shown and designated on the plat of Cagua Addition filed in the office of the County Clerk of Bernalillo County, New Mexico on September 22, 1975 in Volume B10, Folio 138; and
- (2) That portion of 100 foot wide Ridgecrest Drive S.E. (Ridgecrest Drive S.E. dedicated as public right-of-way by plat of Llano Addition filed 6/10/1931 in Volume D1 Folio 22; easterly 3 foot strip vacated by Vacation Ordinance V-77-14 filed 5/19/1977 as document #7828049; the entire Ridgecrest Drive S.E. adjacent to Lots C and E vacated by Vacation of Public Right-of-Way 09DRB-70140, Project #1007746) located west of the southerly extension of the westerly right-of-way line of San Pedro Boulevard S.E. and adjacent to Lots C and E, Caqua Addition (plats filed 9/22/1975 in Volume B10, Folio 137 and 138), and being more particularly described as follows;

Beginning at the northeast corner of the parcel of land herein described being the northeast corner of Lot E, Cagua Addition (plat filed 9/22/1975 in Volume B10 Folio 138), the southeast corner of Lot D, Cagua Addition (plat filed 4/15/1975 in Volume B10 Folio 69) and a point on the westerly right-of-way line of San Pedro Boulevard S.E., whence the Survey Control Station "1\_M18" bears S54\*33'57"E, 1,279.50 feet distance; thence,

S00'56'53"W, 480.43 feet distance to the southeast corner of the parcel of land herein described being a point at the intersection of the westerly right-of-way line of San Pedro Boulevard S.E and the northerly property line of Veterans Administration V.A. Hospital Facility (Survey filed 9/17/2001 in Book 2001S, Page 93); thence,

N68°49'40"W, 716.72 feet distance along the south line of vacated Ridgecrest Drive S.E. to the southwest corner of the parcel of land herein described; thence,

N21°09'40"E, 100.11 feet distance to the southwest corner of Lot C, Cagua Addition, the southeast corner of Tract A-1-A-1, Lovelace Hospital, and a point on the northerly line of vacated Ridgecrest Drive S.E.: thence.

N01°01'08"E, 138.72 feet distance to the northwest corner of the parcel of land herein described being the northwest corner of Lot C, Cagua Addition, the southwest corner of Lot D, Cagua Addition, and a point on the easterly line of Tract A-1-A-1, Lovelace Hospital;

S89°03'07"E, 637.78 feet distance along the north line of Lots C and E, and the south line of Lot D, Cagua Addition, to the northeast corner and point of beginning of the parcel of land herein described.

Said parcel contains 233,356 square feet (5.3571 acres), more or less.

#### PUBLIC UTLITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- 1. 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.
- 2. PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- 3. QWEST FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES. INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS
- 4. CABLE TV FOR INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES

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 RIGHT OF WAY AND EASEMENT, 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, AND TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD PANEL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

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

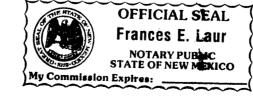
#### OWNERS CERTIFICATION

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT ALL ACCESS. UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON FOR THE PURPOSES NOTED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

FOR LOVELACE RESPIRATORY RESEARCH INSTITUTE PATRICIA J. MARX, C.O.O.

#### **ACKNOWLEDGMENT**

STATE OF Yord Milewin COUNTY OF Debrakell



# SHEET 1 OF 3

29008-PLAT-SHT1-2-11-2010

Plat & Survey By: ALBUQUERQUE SURVEYING CO. INC., 2119 Menaul Blvd. N.E., Albuquerque, New Mexico 87107 Ph. (505) 884-2036

PLAT OF LOTS C-1 AND E-1 CAGUA ADDITION

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO FEBRUAURY, 2010

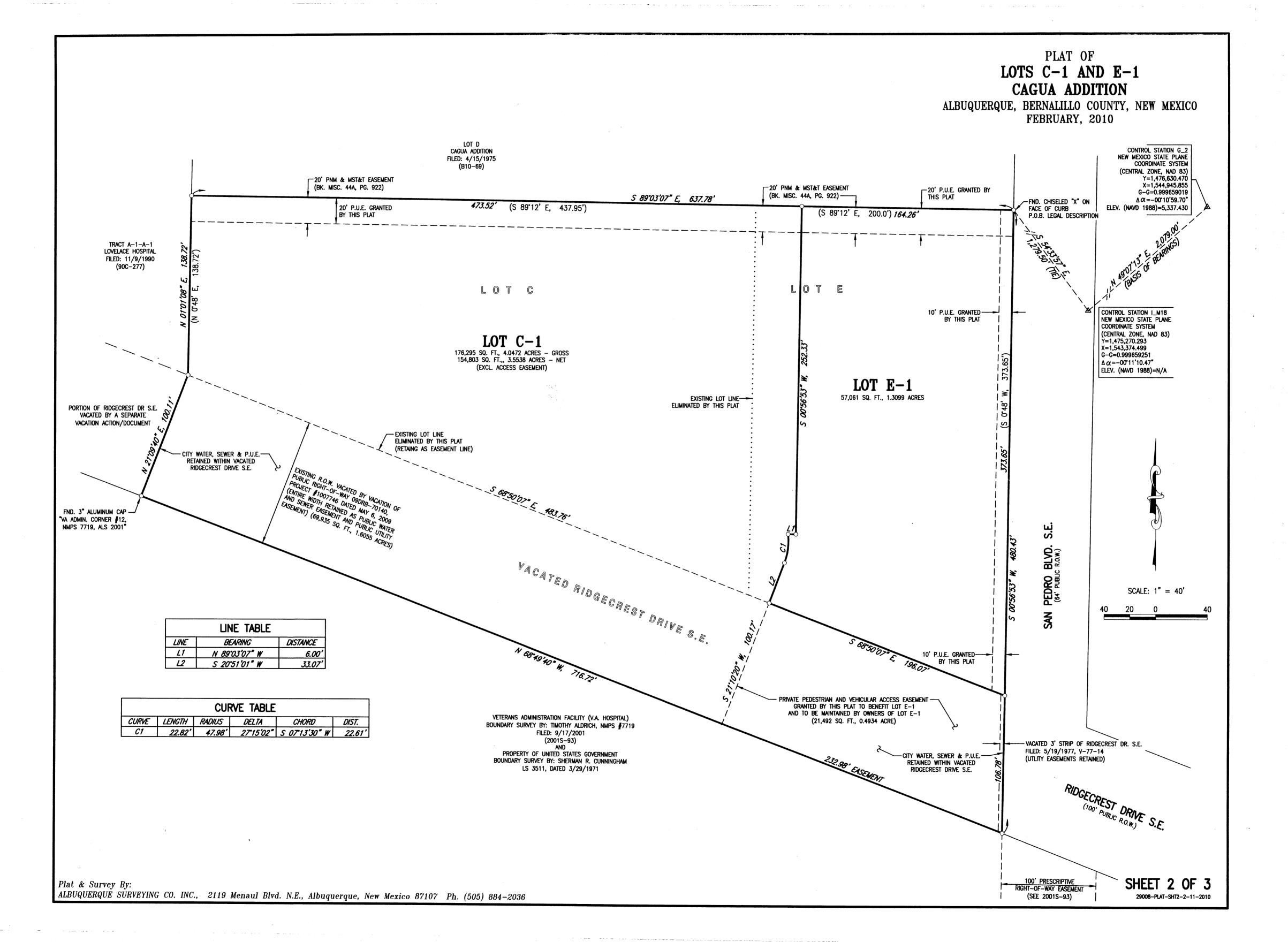
APPROVED AND ACCEPTED BY

1007746	
CASE NO.	
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CITY ENGINEER	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	DATE
PARKS AND RECREATION DEPARTMENT	DATE
Robert Cof/Wilhie CITY SURVEYOR	March 17,2012 DATE
AMAFCA  A  A	DATE
NEW MEXICO CAS COMPANY	2/18/2010 DATE
PUBLIC SERVICE COMPANY OF NEW MEXICO	2-18-2010 DATE
QWEST QWEST	2 19 16 DATE
CABLE TV	2.19.10 DATE

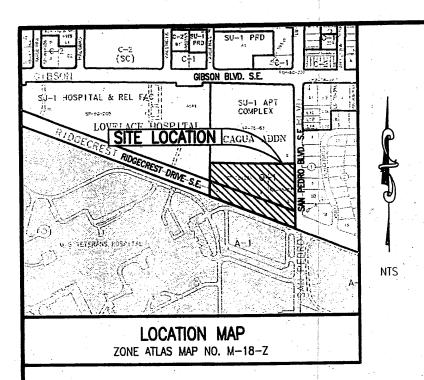
#### SURVEYOR'S CERTIFICATION

I, VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION. SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE. THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXCIO. AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

/LADIMIR JIRIK, NMPS NO. 10464 10464



## PLAT OF LOTS C-1 AND E-1 CAGUA ADDITION ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO FEBRUARY, 2010 LOT D CAGUA ADDITION CONTROL STATION G\_2 NEW MEXICO STATE PLANE FILED: 4/15/1975 COORDINATE SYSTEM (CENTRAL ZONE, NAD 83) Y=1,476,630.470 X=1,544,945.855 20' PNM & MST&T EASEMENT (BK. MISC. 44A, PG. 922) 20' PNM & MST&T EASEMENT (BK. MISC. 44A, PG. 922) -20' P.U.E. GRANTED BY THIS PLAT G-G=0.999659019 S 89°03'07" E, 637.78' FND. CHISELED "X" ON FACE OF CURB P.O.B. LEGAL DESCRIPTION $\Delta \alpha = -00^{\circ}10^{\circ}59.70^{\circ}$ (S 89'12' E, 437.95') 20' P.U.E. GRANTED BY THIS PLAT ELEV. (NAVD 1988)=5,337.430 (S 89'12' E, 200.0') 164.26' TRACT A-1-A-1 LOVELACE HOSPITAL FILED: 11/9/1990 (90C-277) CONTROL STATION I\_M18 NEW MEXICO STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD 83) Y=1,475,270.293 X=1,543,374.499 G-G=0.999659251 P.U.É. GRANTED — BY THIS PLAT LOT C-1 176,295 SQ. FT., 4.0472 ACRES - GROSS 154,803 SQ. FT.,, 3.5538 ACRES - NET (EXCL ACCESS EASEMENT) $\Delta \alpha = -00^{\circ}11'10.47''$ ELEV. (NAVD 1988)=N/A PORTION OF RIDGECREST DR S.E. VACATED BY A SEPARATE VACATION ACTION/DOCUMENT CITY WATER, SEWER & P.U.E.— RETAINED WITHIN VACATED RIDGECREST DRIVE S.E. FND. 3" ALUMINUM CAP -"VA ADMIN. CORNER #12, NMPS 7719, ALS 2001" BLVD. R.O.W.) VACATED RIDGECREST DRIVE S.E. SCALE: 1" = 40LINE TABLE BEARING L1 6.00' S 20'51'01" W - PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT — GRANTED BY THIS PLAT TO BENEFIT LOT E-1 AND TO BE MAINTAINED BY OWNERS OF LOT E-1 CURVE TABLE VETERANS ADMINISTRATION FACILITY (V.A. HOSPITAL) CURVE LENGTH RADIUS DELTA CHORD DIST. (21,492 SQ. FT., 0.4934 ACRE) BOUNDARY SURVEY BY: TIMOTHY ALDRICH, NMPS #7719 22.82' 47.98' 27"15"02" S 07"13"30" W FILED: 9/17/2001 (2001S-93) VACATED 3' STRIP OF RIDGECREST DR. S.E. AND PROPERTY OF UNITED STATES GOVERNMENT FILED: 5/19/1977, V-77-14 CITY WATER, SEWER & P.U.E. RETAINED WITHIN VACATED RIDGECREST DRIVE S.E. BOUNDARY SURVEY BY: SHERMAN R. CUNNINGHAM LS 3511, DATED 3/29/1971 (UTLITY EASEMENTS RETAINED) Plat & Survey By: 100' PRESCRIPTIVE RIGHT-OF-WAY EASEMENT SHEET 3 OF 3 ALBUQUERQUE SÜRVEYING CO. INC., 2119 Menaul Blvd. N.E., Albuquerque, New Mexico 87107 Ph. (505) 884-2036 (SEE 2001S-93) 29008-PLAT-SHT3-2-11-2010



- 1. CASE NO.: 1007746
- 2. ZONE ATLAS INDEX NO.: M-18-Z
- 3. GROSS SUBDIVISION ACREAGE: 5.3149 ACRES
- 4. TOTAL NUMBER OF EXISTING LOTS: 2 LOTS. 5. TOTAL NUMBER OF PROPOSED LOTS: 2 LOTS
- 6. DATE OF SURVEY: AUGUST, 2009 7. TALOS LOG NO.: 2009-34-2334

# AMENDMENT NOTE

THE PURPOSE OF THIS AMENDMENT TO THE PLAT RECORDED ON 3/30/2010 IN BOOK 2010C PAGE 38 IS TO ELIMINATE CONFLICT IN THE LOCATION OF PROPERTY LINE BETWEEN LOT C-1, CAGUA ADDITION, AND TRACT A-1-A-1-A, LOVELACE HOSPITAL.

#### PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO INCORPORATE VACATED RIDGECREST DRIVE S.E. RIGHT-OF-WAY INTO ADJACENT PROPERTY. AND TO GRANT EASEMENTS AS SHOWN.

#### NOTES

- 1. BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM. BASIS OF BEARINGS ARE GPS OBSERVATIONS TIED TO SURVEY CONTROL STATIONS "1\_M18" AND "G-2" AND BEARING N49'07'13". BETWEEN "1\_M18" AND "G\_2" DISTANCES ARE GROUND. BEARINGS AND DISTANCES IN PARENTHESES ARE RECORD VALUES.
- 2. UNLESS SHOWN OTHERWISE, ALL PROPERTY CORNERS ARE MARKED WITH P.K. NAIL & SHINER. CHISELED "X" IN CONCRETE OR 1/2" REBAR & CAP STAMPED "PS 10464".
- 3. THE PROPERTY IS LOCATED WITHIN SECTION 36, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. THE ADDRESS OF THE PROPERTY 1S 2425 RIDGECREST DRIVE S.E. (LOT C) AND 2441 RIDGECREST DRIVE S.E. (LOT E), ALBUQUERQUE, NM 87108.
- 4. EASEMENTS SHOWN ARE PER THE COMMITMENT FOR TITLE INSURANCE FILE NO. 905099CSD DATED JUNE 12, 2009 BY STEWART TITLE GUARANTY COMPANY AND PER ADJOINING PLATS.
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- 7. THE OWNERS OF THE PROPERTIES SHOWN ON THIS PLAT GRANT BLANKET CROSS-DRAINAGE EASEMENTS ON THEIR RESPECTIVE PROPERTIES TO BENEFIT ALL LOTS SHOWN ON THIS PLAT. MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF INDIVIDUAL LOT OWNERS.
- 8. 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 THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

#### LEGAL DESCRIPTION

Being that certain parcel of land situated within Section 36, Township 10 North, Range 3 East, New Mexico Principal Meridian, Albuquerque, Bernalillo County, New Mexico, being identified as

(1) Lots C and E, Cagua Addition, as said Lot C is shown and designated on the plat of Cagua Addition filed in the office of the County Clerk of Bernalillo County, New Mexico on September 22, 1975 in Volne B10, Folio 137, and as said Lot E is shown and designated on the plat of Cagua Addition filed in the office of the Courty Clerk of Bernalillo County, New Mexico on September 22, 1975 in Volume B10, Folio 138; and

(2) That portion of 100 foot wide Ridgecrest Drive S.E. (Ridgecrest Drive S.E. dedicated as public right—of—way by plat of Llano Addition filed 6/10/1931 in Volume D1 Folio 22; easterly 3 foot strip vacated by Vacation Ordinance V-77-14 filed 5/19/1977 as document #7828049; the entire Ridgecrest Drive S.E. adjacent to Lots C and E vacated by Vacation of Public Right—of—Way 09DRB-70140, Project #1007746) located west of the southerly extension of the westerly right-of-way line of San Pedro Boulevard S.E. and adjacent to Lots C and E, Cagua Addition (plats filed 9/22/1975 in Volume B10, Folio 137 and 138), and being more particularly described as follows;

Beginning at the northeast corner of the parcel of land herein described being the northeast corner of Lot E, Cagua Addition (plat filed 9/22/1975 in Volume B10 Folio 138), the southeast corner of Lot D, Cagua Additior (slat filed 4/15/1975 in Volume B10 Folio 69) and a point on the westerly right—of—way line of San Pedro Boulevard S.E., whence the Suvey Control Station "1\_M18" bears S54°33'57"E, 1.279.50 feet distance; thence,

S00'56'53"W, 480.43 feet distance to the southeast corner of the parcel of land herein described being a point at the intersection of the westerly right-of-way line of San Pedro Boulevard S.E and the northerly property line of Veterans Administration V.A. Hospital Facility (Survey filed 9/17/2001 in Book 2001S, Page 93); thence,

N68'49'40"W, 680.00 feet distance along the south line of vacated Ridgecrest Drive S.E. to the southwest corner of the parcel of land nerein described; thence,

NO1"01'08"E, 245.36 feet distance to the northwest corner of the parcel of land herein described being the northwest corner of Lot C, Cagua Addition, the southwest corner of Lot D, Cagua Addition, and a point on the easterly line of Tract A-1-A-1, Lovelace Hospital;

S89'03'07"E, 637.78 feet distance along the north line of Lots C and E, and the south line of Lot D, Cagua Addition, to the northeast corner and point of beginning of the parcel of land herein described

Said parcel contains 231,518 square feet (5.3149 acres), more or less.

# Chy of Ally Lawrence Mad for

- 2. PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE AND SERVCE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT. FIXTURES. STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO
- 4. CABLE TV FOR INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES

HE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, AND TO TRIM AND REMOVE TREES. SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH FEREIN, NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD PANEL DECKING, OR OTHER STRUCTURE SHAIL BE ERECTED OR CONSTRUCTED ON SAID

WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT. OR OTHER DOCUMENT AND WHICH AFE NOT SHOWN ON THIS PLAT.

#### OWNERS CERTIFICATION

PUBLIC UTLITY EASEMENTS

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON FOR THE PURPOSES NOTED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBLIVISION IS THEIR FREE ACT AND DEED.

FOR LOVELACE RESPIRATORY RESEARCH INSTITUTE DR. ROBERT RUBIN C.E.O.

## **ACKNOWLEDGMENT**

STATE OF They Mexico. COUNTY OF Burnal Il

OFFICIAL SEAL Frances E. Laur NOTARY PUBLIC STATE OF NEW MEXICO My Commission Expires:

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2-125/2011

BERNAITE O COUNTY TREASURER'S OFFICE

DOC# 2011019631

02/25/2011 03:43 PM Page: 1 of 3 tyPLAT R:\$17.00 B: 2011C P: 0016 M. Toulous Olivere, Bernalillo Cou

# AMENDED PLAT OF LOTS C-1 AND E-1 CAGUA ADDITION

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO FEBRUARY, 2011

API	ROVED	AND	ACCEPT	FD BI	٠.

1007746

CASE NO.

1 -1	
Cach Clark	2-24-11
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

02-23-11

DATE

CITY SURVEYOR

ET/\C

SERVICE COMPANY OF NEW MEXICO

Approved 2-19-2010 N/A CABLE TV

# SURVEYOR'S CERTIFICATION

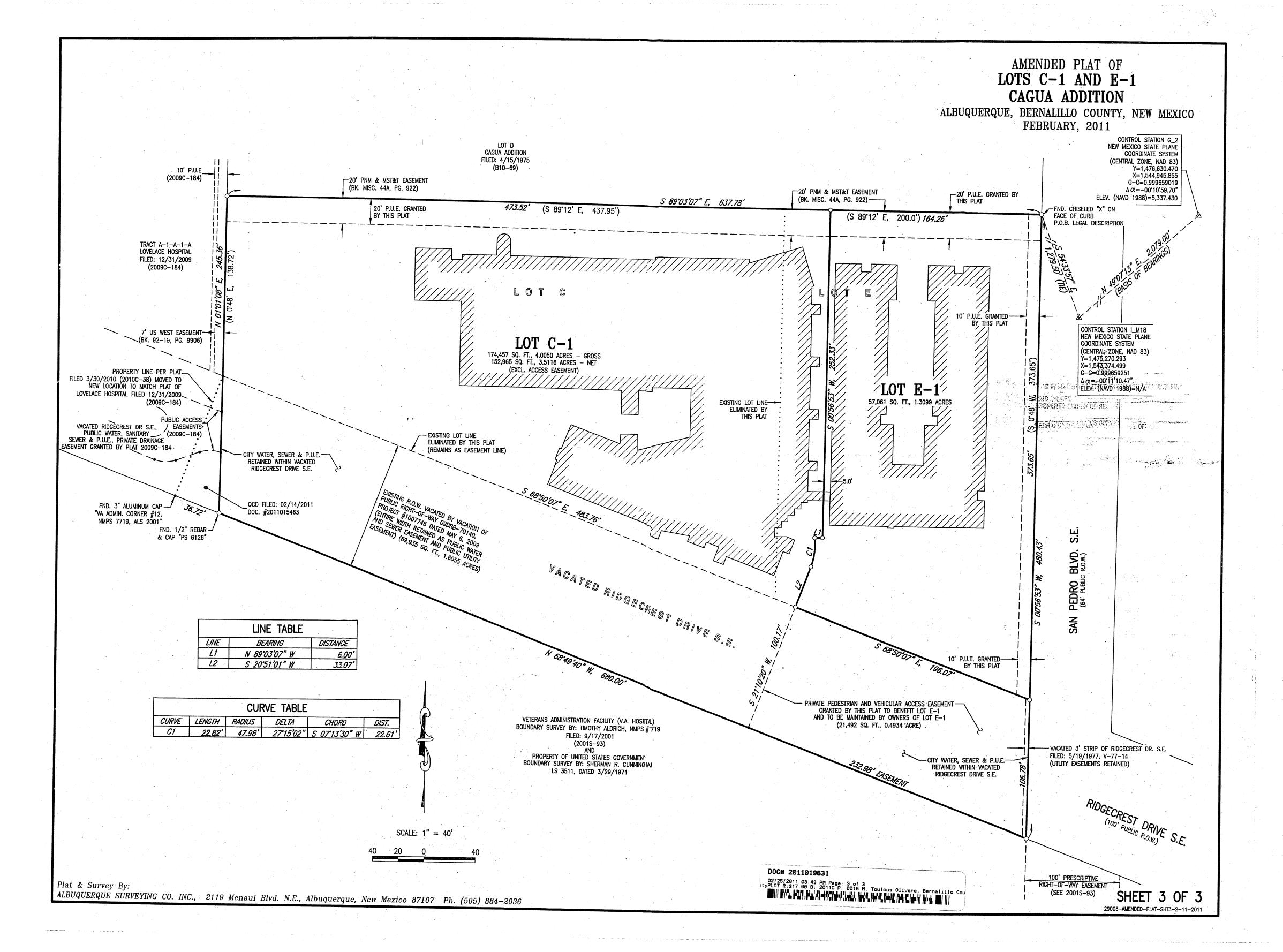
VLADIMIR JIRIK. NMPS NO. 1046

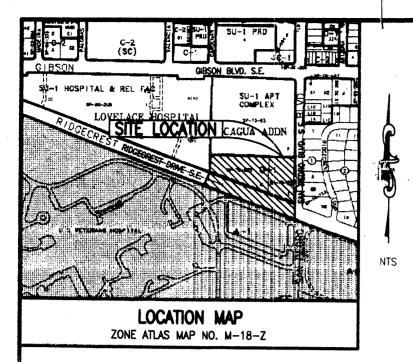
I, VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE. THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXCIO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

> FEBRUARY 15, 2011 0464

SHEET 1 OF 3 29008-AMENDED-PLAT-SHT1-2-11-2010

#### AMENDED PLAT OF LOTS C-1 AND E-1 CAGUA ADDITION ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO FEBRUARY, 2011 CONTROL STATION G\_2 NEW MEXICO STATE PLANE COORDINATE SYSTEM LOT D CAGUA ADDITION (CENTRAL ZONE, NAD 83) Y=1,476,630.470 X=1,544,945.855 FILED: 4/15/1975 (B10-69) 10' P.U.E G-G=0.999659019 (2009C-184) -20' PNM & MST&T EASEMENT $\Delta \alpha = -00^{\circ}10'59.70"$ 20' P.U.E. GRANTED BY THIS PLAT -20' PNM & MST&T EASEMENT (BK. MISC. 44A, PG. 922) ELEV. (NAVD 1988)=5,337.430 (BK. MISC. 44A, PG. 922)-S 89'03'07" E, 637.78' -FND. CHISELED "X" ON FACE OF CURB P.O.B. LEGAL DESCRIPTION (S 89'12' E, 437.95') 20' P.U.E. GRANTED BY THIS PLAT (S 89'12' E, 200.0') 164.26' TRACT A-1-A-1-A LOVELACE HOSPITAL FILED: 12/31/2009 (2009C-184) OTE LOTC 10' P.U.E. GRANTED-BY THIS PLAT CONTROL STATION I\_M18 NEW MEXICO STATE PLANE 7' US WEST EASEMENT\_ COORDINATE SYSTEM LOT C-1(BK. 92-19, PG. 9906) (CEN.RAL ZONE, NAD 83) Y=1,475,270.293 X=1,543,374.499 G-G=0.999659251 174,457 SQ. FT., 4.0050 ACRES - GROSS 152,965 SQ. FT., 3.5116 ACRES - NET (EXCL ACCESS EASEMENT) PROPERTY LINE PER PLAT— FILED 3/30/2010 (2010C-38) MOVED TO NEW LOCATION TO MATCH PLAT OF $\Delta \alpha = -00^{\circ}11'10.47"$ ELEV. (NAVD 1988)=N/A 57,061 SQ. FT., 1.3099 ACRES LOVELACE HOSPITAL FILED 12/31/2009 EXISTING LOT LINE (2009C-184) ELIMINATED BY this plat PUBLIC ACCESS VACATED RIDGECREST DR S.E., EASEMENTS PUBLIC WATER, SANITARY (2009C-184) SEWER & P.U.E., PRIVATE DRAINAGE EASEMENT GRANTED BY PLAT 2009C-184 - EXISTING LOT LINE ELIMINATED BY THIS PLAT (REMAINS AS EASEMENT LINE) CITY WATER, SEWER & P.U.E. — RETAINED WITHIN VACATED RIDGECREST DRIVE S.E. QCD FILED: 02/14/2011 FND. 3" ALUMINUM CAP DOC. #2011015463 "VA ADMIN. CORNER #12, NMPS 7719, ALS 2001" FND. 1/2" REBAR -ဟ & CAP "PS 6126" BLVD. R.O.W.) VACATED RIDGECREST DRIVE S.E. PEDRO (64' PUBLIC LINE TABLE LINE **BEARING** DISTANCE 10' P.U.E. GRANTED— BY THIS PLAT 6.00' L1 N 89°03'07" W 12 S 20'51'01" W 33.07' PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT—GRANTED BY THIS PLAT TO BENEFIT LOT E-1 AND TO BE MAINTAINED BY OWNERS OF LOT E-1 CURVE TABLE VETERANS ADMINISTRATION FACILITY (V.A. HO;PFAL) (21,492 SQ. FT., 0.4934 ACRE) LENGTH RADIUS DELTA CHORD CURVE DIST. BOUNDARY SURVEY BY: TIMOTHY ALDRICH, NMFS (7719) FILED: 9/17/2001 (20015-93) 22.82' 47.98' 27'15'02" S 07'13'30" W 22.61' - VACATED 3' STRIP OF RIDGECREST DR. S.E. FILED: 5/19/1977, V-77-14 (UTLITY EASEMENTS RETAINED) AND PROPERTY OF UNITED STATES GOVERNMENT — CITY WATER, SEWER & P.U.E.— RETAINED WITHIN VACATED BOUNDARY SURVEY BY: SHERMAN R. CUNNINGHAM RIDGECREST DRIVE S.E. LS 3511, DATED 3/29/1971 SCALE: 1" = 40'DOC# 2011019631 100' PRESCRIPTIVE RIGHT-OF-WAY EASEMENT 02/25/2011 03:43 PM Page: 2 of 3 htyPLAT R:\$17.00 B: 2011C P: 0016 M. Toulous Olivere, Bernalillo Cou (SEE 2001S-93) SHEET 2 OF 3 Plat & Survey By: ALBUQUERQUE SURVEYING CO. INC., 2119 Menaul Blvd. N.E., Albuquerque, New Mexico 87107 Ph. (505) 884-2036 29008-AMENDED-PLAT-SHT2-2-11-2010





- 1. CASE NO.: 1007746
- 2. ZONE ATLAS INDEX NO.: M-18-Z
- 3. GROSS SUBDIVISION ACREAGE: 5.3571 ACRES
- 4. TOTAL NUMBER OF EXISTING LOTS: 2 LOTS
- 5. TOTAL NUMBER OF PROPOSED LOTS: 2 LOTS
- 6. DATE OF SURVEY: AUGUST, 2009
- 7. TALOS LOG NO.: 2009-34-2334

#### PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO INCORPORATE VACATED RIDGECREST DRIVE S.E. RIGHT-OF-WAY INTO ADJACENT PROPERTY, AND TO GRANT EASEMENTS AS SHOWN.

#### NOTES

- 1. BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM. BASIS OF BEARINGS ARE GPS OBSERVATIONS TIED TO SURVEY CONTROL STATIONS "1\_M18" AND "G-2" AND BEARING N49'07'13". BETWEEN "1\_M18" AND "G\_2" DISTANCES ARE GROUND. BEARINGS AND DISTANCES IN PARENTHESES ARE RECORD VALUES.
- 2. UNLESS SHOWN OTHERWISE, ALL PROPERTY CORNERS ARE MARKED WITH P.K. NAIL & SHINER, CHISELED "X" IN CONCRETE OR 1/2" REBAR & CAP STAMPED "PS 10464".
- 3. THE PROPERTY IS LOCATED WITHIN SECTION 36, TOWNSHIP 10 NORTH. RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. THE ADDRESS OF THE PROPERTY 1S 2425 RIDGECREST DRIVE S.E. (LOT C) AND 2441 RIDGECREST DRIVE S.E. (LOT F), ALBUQUERQUE, NM 87108.
- EASEMENTS SHOWN ARE PER THE COMMITMENT FOR TITLE INSURANCE FILE NO. 905099CSD DATED JUNE 12, 2009 BY STEWART TITLE GUARANTY COMPANY.
- 5. DOCUMENTS USED IN THIS SURVEY ARE REFERENCED THEREON.
- 6. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (OTHER AREAS. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 35001C0322G DATED SEPTEMBER 26, 2008.
- THE OWNERS OF THE PROPERTIES SHOWN ON THIS PLAT GRANT BLANKET CROSS-DRAINAGE EASEMENTS ON THEIR RESPECTIVE PROPERTIES TO BENEFIT ALL LOTS SHOWN ON THIS PLAT. MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF INDIVIDUAL LOT OWNERS.
- 8. 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 THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

#### LEGAL DESCRIPTION

Being that certain parcel of land situated within Section 36, Township 10 North, Range 3 East, New Mexico Principal Meridian, Albuquerque, Bernalillo County, New Mexico, being identified as

- (1) Lots C and E, Cagua Addition, as said Lot C is shown and designated on the plat of Cagua Addition filed in the office of the County Clerk of Bernalillo County, New Mexico on September 22, 1975 in Volume B10, Folio 137, and as said Lot E is shown and designated on the plat of Cagua Addition filed in the office of the County Clerk of Bernalillo County, New Mexico on September 22, 1975 in Volume B10, Folio 138; and
- (2) That portion of 100 foot wide Ridgecrest Drive S.E. (Ridgecrest Drive S.E. dedicated as public right-of-way by plat of Llano Addition filed 6/10/1931 in Volume D1 Folio 22; easterly 3 foot strip vacated by Vacation Ordinance V-77-14 filed 5/19/1977 as document #7828049; the entire Ridgecrest Drive S.E. adjacent to Lots C and E vacated by Vacation of Public Right-of-Way 09DRB-70140, Project #1007746) located west of the southerly extension of the westerly right-of-way line of San Pedro Boulevard S.E. and adjacent to Lots C and E, Cagua Addition (plats filed 9/22/1975 in Volume B10, Folio 137 and 138), and being more particularly described as follows;

Beginning at the northeast corner of the parcel of land herein described being the northeast corner of Lot E, Cagua Addition (plat filed 9/22/1975 in Volume B10 Folio 138), the southeast corner of Lot D, Cagua Addition (plat filed 4/15/1975 in Volume B10 Folio 69) and a point on the westerly right-of-way line of San Pedro Boulevard S.E., whence the Survey Control Station "1\_M18" bears S54°33'57"E, 1.279.50 feet distance; thence,

S00°56'53"W, 480.43 feet distance to the southeast corner of the parcel of land herein described being a point at the intersection of the westerly right-of-way line of San Pedro Boulevard S.E and the northerly property line of Veterans Administration V.A. Hospital Facility (Survey filed 9/17/2001 in Book 2001S, Page 93); thence.

N68°49'40"W, 716.72 feet distance along the south line of vacated Ridgecrest Drive S.E. to the southwest corner of the parcel of land herein described: thence.

N21°09'40"E, 100.11 feet distance to the southwest corner of Lot C, Cagua Addition, the southeast corner of Tract A-1-A-1, Lovelace Hospital, and a point on the northerly line of vacated Ridgecrest Drive S.E.; thence,

N01°01'08"E, 138.72 feet distance to the northwest corner of the parcel of land herein described being the northwest corner of Lot C, Cagua Addition, the southwest corner of Lot D, Cagua Addition, and a point on the easterly line of Tract A-1-A-1, Lovelace Hospital;

S89°03'07"E, 637.78 feet distance along the north line of Lots C and E, and the south line of Lot D, Cagua Addition, to the northeast corner and point of beginning of the parcel of land herein described.

Said parcel contains 233,356 square feet (5.3571 acres), more or less

#### PUBLIC UTLITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- 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.
- 2. PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO
- 3. QWEST FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS
- 4. CABLE TV FOR INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES

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 RIGHT OF WAY AND EASEMENT, 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, AND TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD PANEL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

#### 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 WAVE 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.

#### OWNERS CERTIFICATION

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON FOR THE PURPOSES NOTED. SAID OWNER(S)-AND/OR-PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

NOTARY PUBLIC

brun FOR LOVELACE RESPIRATORY RESEARCH INSTITUTE PATRICIA J. MARX, C.O.Ø.

#### ACKNOWLEDGMENT

MY COMMISSION EXPIRES:

COUNTY OF Dungkille

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME



OFFICIAL SEAL NOTARY PUBLIC STATE OF NEW MEXICO

DOC# 2010026616

03/30/2010 03:45 PM Page: 1 of 3 yPLAT R:\$17.00 B: 2010C P: 0038 M. Toulous Olivere, Bernalillo Cour 

PAID ON UPC # 1018 955 -2 2120

## PLAT OF LOTS C-1 AND E-1 CAGUA ADDITION

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO FEBRUAURY, 2010

APPROVED AND ACCEPTED BY

100/146	_ :
CASE NO.	
lack Sour	3-30-10 DATE
DRE CHAIRPERSON, PLANNING DEPARTMENT	DATE
Cutu a. Chene CITY ENGINEER	3 - 24-16 DATE
CITY ENGINEER	DATE
$(//(\times))$	
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	03/24/10 DATE
<b>α</b> .Λ.	•
allan Petter	03/24/10 DATE
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	DATE
	1 1
Christina Sandoral	3/24/10 DATE
PARKS AND RECREATION DEPARTMENT	DATE
pit colon the	04. 1
For CITY SURVEYOR	March 17,2010 DATE
	,
Bradley L. Brushen	3/25/10
AMAFCA	DATE
/h (1)	1.1
NEW MEXICO GAS COMPANY	2/18/2010
	DATE
Forwards Vinil	2-18-2010
PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE
	1 /
QWEST.	2 19 16
WITE O	DATE
Buh of March	0.16.10
CABLE TV	2.19.10 DATE
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Sott Mr. Hard	7 70 10
Real Property Division	3-30-10
SURVEYOR'S CERTIFICATION	Dere

MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE THIS IS TO CERTIFY THAT TAXES ARE CURSON TO THE SURVEY MEETS THE THIS IS TO CERTIFY THAT TAXES ARE CURSON MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE. THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXCIO. AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

10464

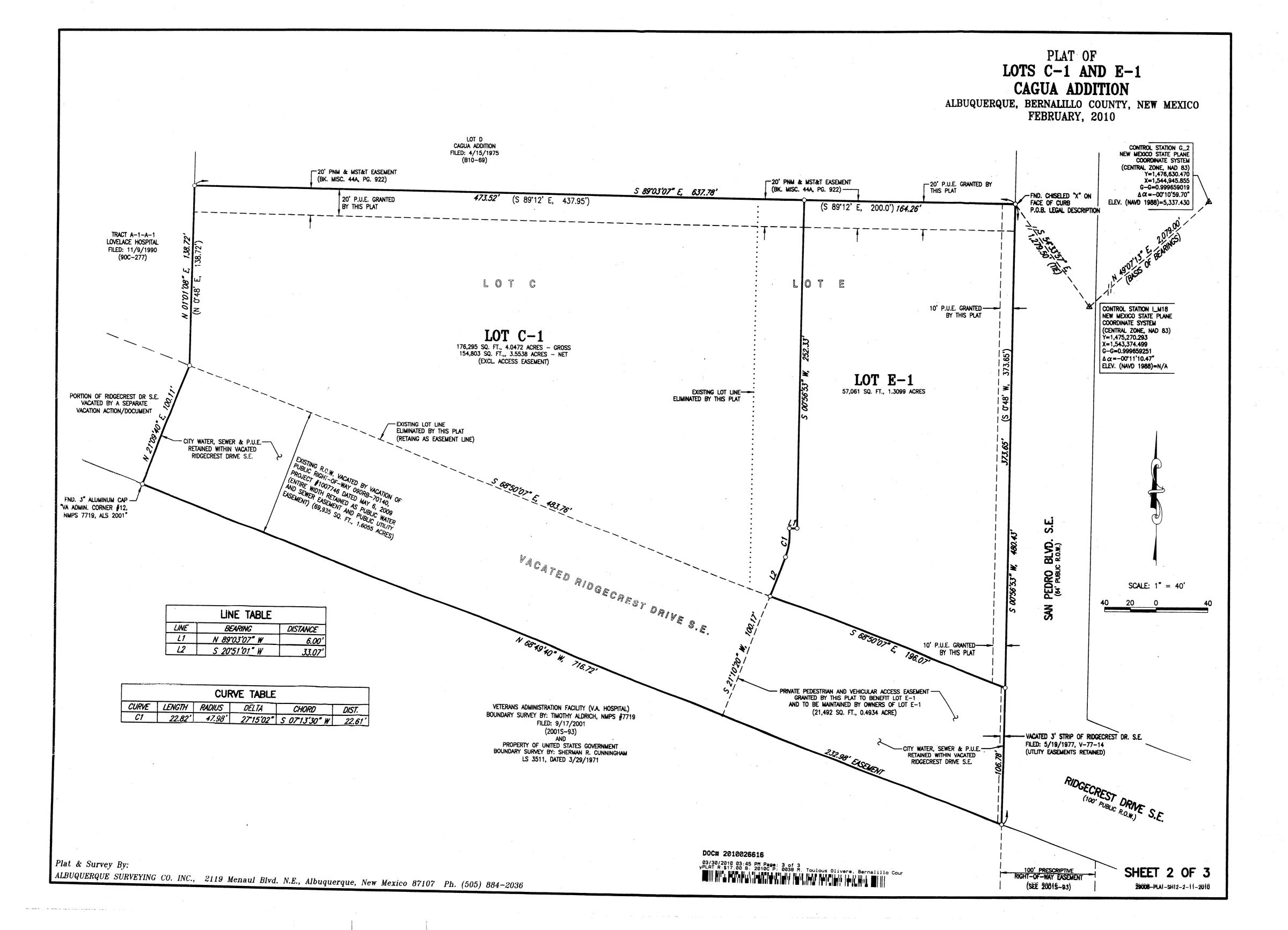
VLADIMIR JIRIK, NIMPS NO. 10464

SHEET 1 OF 3

29008-PLAT-SHT1-2-11-2010

ALBUQUERQUE SURVEYING CO. INC., 2119 Menaul Blvd. N.E., Albuquerque, New Mexico 87107 Ph. (505) 884-2036

Plat & Survey By:

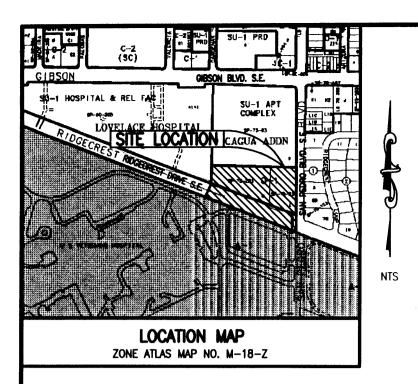


#### PLAT OF LOTS C-1 AND E-1 CAGUA ADDITION ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO FEBRUARY, 2010 LOT D CAGUA ADDITION FILED: 4/15/1975 (B10-69) CONTROL STATION G\_2 NEW MEXICO STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE, NAD 83) Y=1,476,630.470 X=1,544,945.855 G-G=0.99659019 20' PNM & MST&T EASEMENT (BK. MISC. 44A, PG. 922) 20' PNM & MST&T EASEMENT (BK. MISC. 44A, PG. 922) 720' P.U.E. GRANTED BY THIS PLAT S 89°03'07" E, 637.78' FND. CHISELED "X" ON FACE OF CURB P.O.B. LEGAL DESCRIPTION $\Delta \alpha = -00^{\circ}10'59.70''$ (S 89'12' E, 437.95') 20' P.U.E. GRANTED BY THIS PLAT ELEV. (NAVD 1988)=5,337.430 (S 89'12' E, 200.0') 164.26' TRACT A-1-A-1 LOVELACE HOSPITAL FILED: 11/9/1990 (90C-277) CONTROL STATION I\_M18 NEW MEXICO STATE PLANE COORDINATE SYSTEM P.U.É. GRANTED-LOT C-1 176,295 SQ. FT., 4.0472 ACRES - GROSS 154,803 SQ. FT.,, 3.5538 ACRES - NET (EXCL. ACCESS EASEMENT) BY THIS PLAT (CENTRAL ZONE, NAD 83) Y=1,475,270.293 X=1,543,374.499 G-G=0.999659251 Δα=-00°11'10.47" ELEV. (NAVD 1988)=N/A LOT E-1/ 57,061 SQ. FT., 1.3099 ACRES PORTION OF RIDGECREST DR S.E. VACATED BY A SEPARATE VACATION ACTION/DOCUMENT CITY WATER, SEWER & P.U.E.-RETAINED WITHIN VACATED RIDGECREST DRIVE S.E. FND. 3" ALUMINUM CAP —/ "VA ADMIN. CORNER #12, NMPS 7719, ALS 2001" က BLVD. R.O.W.) VACATED RIDGECREST DRIVE S.E. PEDRO (64' PUBLIC SCALE: 1" = 40'LINE TABLE LINE BEARING DISTANCE L1 N 89°03'07" W 6.00' 10' P.U.E. GRANTED-12 S 20"51"01" W *33.07*° BY THIS PLAT PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT — CURVE TABLE GRANTED BY THIS PLAT TO BENEFIT LOT E-1 AND TO BE MAINTAINED BY OWNERS OF LOT E-1 CURVE LENGTH RADIUS VETERANS ADMINISTRATION FACILITY (V.A. HOSPITAL) DELTA CHORD DIST. BOUNDARY SURVEY BY: TIMOTHY ALDRICH, NMPS #7719 FILED: 9/17/2001 (2001S-93) (21,492 SQ. FT., 0.4934 ACRE) 47.98' 27"15"02" S 07"13"30" W 22.61" 22.82' - VACATED 3' STRIP OF RIDGECREST DR. S.E. FILED: 5/19/1977, V-77-14 (UTLITY EASEMENTS RETAINED) AND PROPERTY OF UNITED STATES GOVERNMENT - CITY WATER, SEWER & P.U.E. RETAINED WITHIN VACATED RIDGECREST DRIVE S.E. BOUNDARY SURVEY BY: SHERMAN R. CUNNINGHAM LS 3511, DATED 3/29/1971 RIDGECREST DRIVE S.E. DOC# 2010026616 03/30/2010 03:45 PM Page: 2 of 3 PLAT R:\$17.00 B: 2010C P: 0038 M. Toulous Olivere, Bernalillo Cour Plat & Survey By: 100' PRESCRIPTIVE RIGHT-OF-WAY EASEMENT SHEET 3 OF 3

(SEE 20015-93)

29008-PLAT-SH13-2-11-2010

ALBUQUERQUE SURVEYING CO. INC., 2119 Menaul Blvd. N.E., Albuquerque, New Mexico 87107 Ph. (505) 884-2036



- 1. CASE NO.:
- 2. ZONE ATLAS INDEX NO.: M-18-Z
- 3. GROSS SUBDIVISION ACREAGE: 5.3571 ACRES
- 4. TOTAL NUMBER OF EXISTING LOTS: 2 LOTS 5. TOTAL NUMBER OF PROPOSED LOTS: 2 LOTS
- 6. DATE OF SURVEY: AUGUST, 2009
- 7. TALOS LOG NO.: 2009-34-2334
- 8. ZONING: OFFICE & INSTITUTION ZONE "0-1"

#### PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO INCORPORATE VACATED RIDGECREST DRIVE S.E. RIGHT-OF-WAY INTO ADJACENT PROPERTY. AND TO GRANT EASEMENTS AS SHOWN.

## NOTES

- 1. BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM. BASIS OF BEARINGS ARE GPS OBSERVATIONS TIED TO SURVEY CONTROL STATIONS "1\_M18" AND "G-2" AND BEARING N49'07'13". BETWEEN "1\_M18" AND "G 2" DISTANCES ARE GROUND. BEARINGS AND DISTANCES IN PARENTHESES ARE RECORD VALUES.
- 2. UNLESS SHOWN OTHERWISE, ALL PROPERTY CORNERS ARE MARKED WITH P.K. NAIL & SHINER, CHISELED "X" IN CONCRETE OR 1/2" REBAR & CAP STAMPED "PS 10464".
- 3. THE PROPERTY IS LOCATED WITHIN SECTION 36, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. THE ADDRESS OF THE PROPERTY 1S 2425 RIDGECREST DRIVE S.E. (LOT C) AND 2441 RIDGECREST DRIVE S.E. (LOT E), ALBUQUERQUE, NM 87108.
- 4. EASEMENTS SHOWN ARE PER THE COMMITMENT FOR TITLE INSURANCE FILE NO. 905099CSD DATED JUNE 12, 2009 BY STEWART TITLE GUARANTY COMPANY.
- 5. DOCUMENTS USED IN THIS SURVEY ARE REFERENCED THEREON.
- THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 35001C0322G DATED SEPTEMBER 26, 2008.
- 7. THE OWNERS OF THE PROPERTIES SHOWN ON THIS PLAT GRANT BLANKET CROSS-DRAINAGE EASEMENTS ON THEIR RESPECTIVE PROPERTIES TO BENEFIT ALL LOTS SHOWN ON THIS PLAT. MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF INDIVIDUAL LOT OWNERS.

#### LEGAL DESCRIPTION

Being that certain parcel of land situated within Section 36, Township 10 North, Range 3 East, New Mexico Principal Meridian, Albuquerque, Bernalillo County, New Mexico, being identified as

- (1) Lots C and E, Cagua Addition, as said Lot C is shown and designated on the plat of Cagua Addition filed in the office of the County Clerk of Bernalillo County, New Mexico on September 22, 1975 in Volume B10, Folio 137, and as said Lot E is shown and designated on the plat of Cagua Addition filed in the office of the County Clerk of Bernalillo County, New Mexico on September 22, 1975 in Volume B10, Folio 138; and
- (2) That portion of 100 foot wide Ridgecrest Drive S.E. (Ridgecrest Drive S.E. dedicated as public right-of-way by plat of Llano Addition filed 6/10/1931 in Volume D1 Folio 22; easterly 3 foot strip vacated by Vacation Ordinance V-77-14 filed 5/19/1977 as document #7828049; the entire Ridgecrest Drive S.E. adjacent to Lots C and É vacated by Vacation of Public Right-of-Way 09DRB-70140, Project #1007746) located west of the southerly extension of the westerly right-of-way line of San Pedro Boulevard S.E. and adjacent to Lots C and E, Cagua Addition (plats filed 9/22/1975 in Volume B10, Folio 137 and 138), and being more particularly described as follows:

Beginning at the northeast corner of the parcel of land herein described being the northeast corner of Lot E, Cagua Addition (plat filed 9/22/1975 in Volume B10 Folio 138), the southeast corner of Lot D, Caqua Addition (plat filed 4/15/1975 in Volume B10 Folio 69) and a point on the westerly right—of—way line of San Pedro Boulevard S.E., whence the Survey Control Station "1\_M18" bears S54.33'57"E, 1,279.50 feet distance: thence.

S00°56′53″W, 480.43 feet distance to the southeast corner of the parcel of land herein described being a point at the intersection of the westerly right-of-way line of San Pedro Boulevard S.E and the northerly property line of Veterans Administration V.A. Hospital Facility (Survey filed 9/17/2001 in Book 2001S, Page 93); thence,

N68'49'40"W, 716.72 feet distance along the south line of vacated Ridgecrest Drive S.E. to the southwest corner of the parcel of land herein described; thence,

N21°09'40"E, 100.11 feet distance to the southwest corner of Lot C, Cagua Addition, the southeast corner of Tract A-1-A-1, Lovelace Hospital, and a point on the northerly line of vacated Ridgecrest Drive S.E.;

NO1'01'08"E, 138.72 feet distance to the northwest corner of the parcel of land herein described being the northwest corner of Lot C, Cagua Addition, the southwest corner of Lot D, Cagua Addition, and a point on the easterly line of Tract A-1-A-1. Lovelace Hospital: thence.

S89°03'07"E, 637.78 feet distance along the north line of Lots C and E, and the south line of Lot D. Caqua Addition, to the northeast corner and point of beginning of the parcel of land herein described.

Said parcel contains 233,356 square feet (5.3571 acres), more or less.

## OWNERS CERTIFICATION

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON FOR THE PURPOSES NOTED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

LOVELACE RESPIRATORY RESEARCH INSTITUTE

#### **ACKNOWLEDGMENT**

STATE OF NEW MEXICO COUNTY OF BERNALILLO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 8th DAY OF Ortober 2009, BY Patricia J. Mark

MY COMMISSION EXPIRES: 9/25/2012

OFFICIAL SEAL Judith A. King Notary Public State of New Mexico My Commission Expires\_\_\_

# PLAT OF LOTS C-1 AND E-1CAGUA ADDITION

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO OCTOBER, 2009

APPROVED AND ACCEPTED BY

CASE NO.	
	•
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CITY ENGINEER	DATE
	<i>5</i> /112
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	DATE
ALBOQUERQUE BERNALILLO COUNTT WATER UTILITY AUTHORITY	DATE
PARKS AND RECREATION DEPARTMENT	DATE
Off ant	
11/18 Hall	10-13-09
CITY SURVEYOR	DATE
AMAFCA	DATE

#### SURVEYOR'S CERTIFICATION

I, VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER. UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE, THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXCIO. AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. GIONAL SUS

VLADIMIR JIRIK NMPS NO. 10464

10464

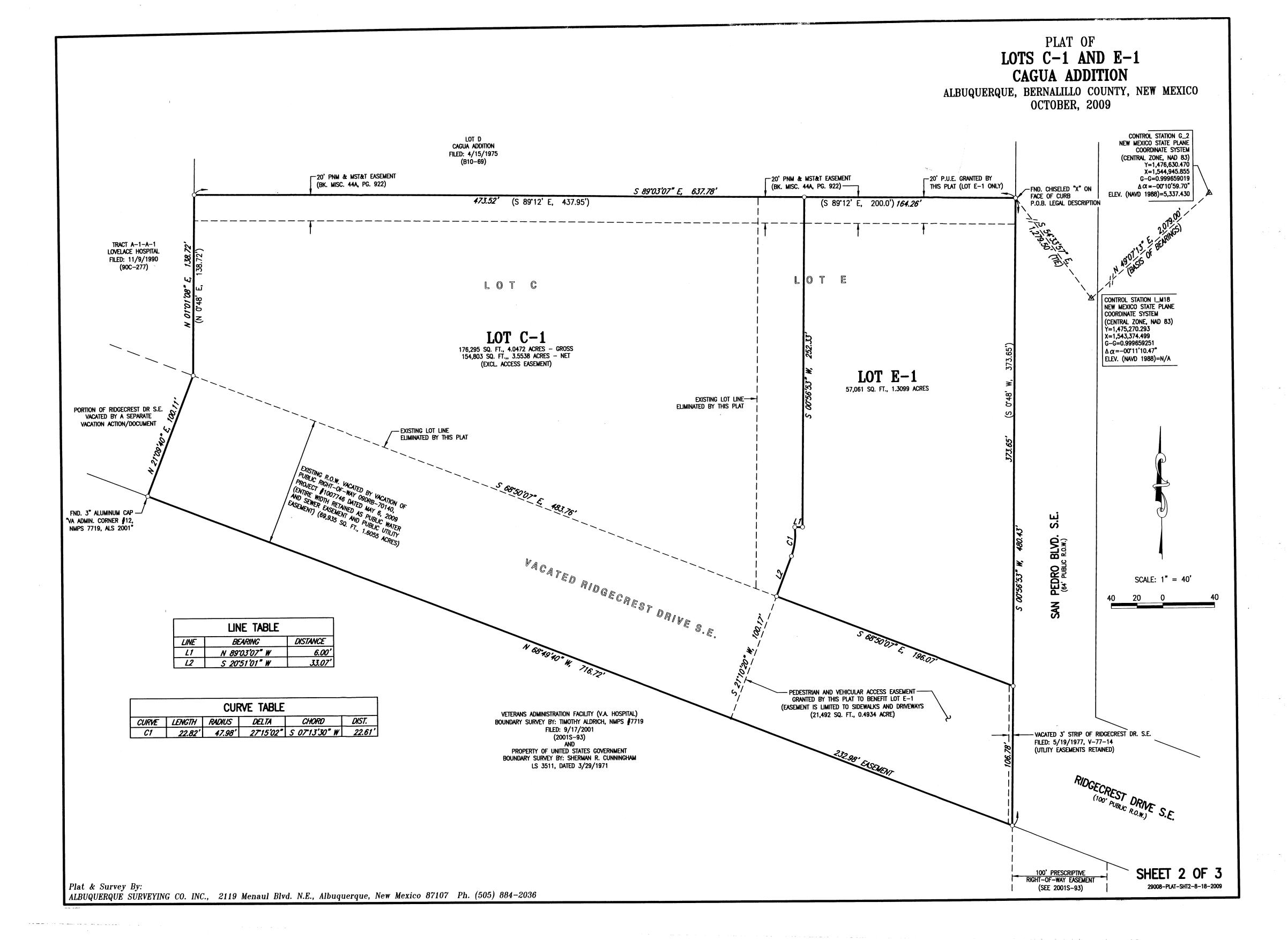
OCT 0 9 2009 DATE

Plat & Survey By:

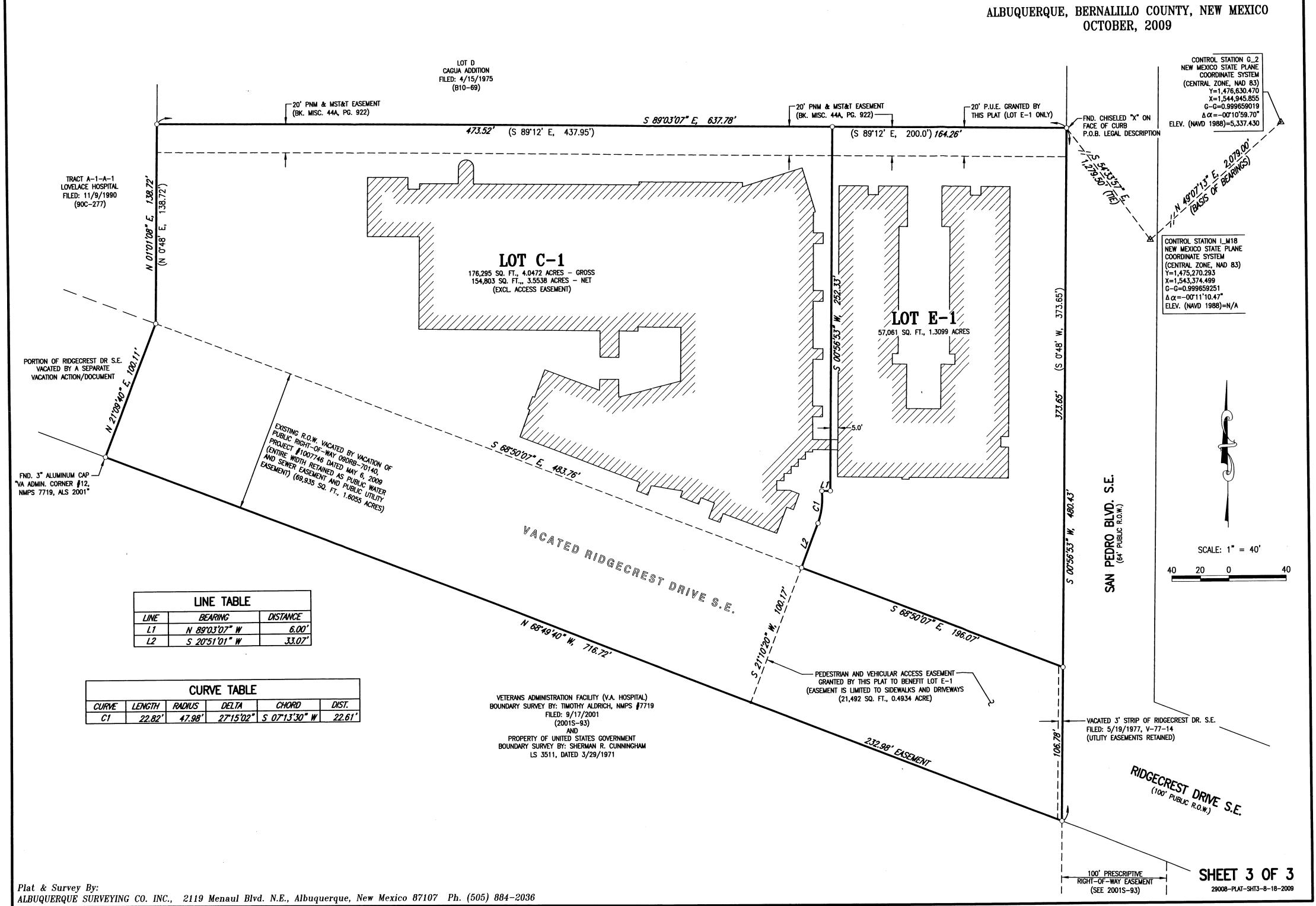
ALBUQUERQUE SURVEYING CO. INC., 2119 Menaul Blvd. N.E., Albuquerque, New Mexico 87107 Ph. (505) 884-2036

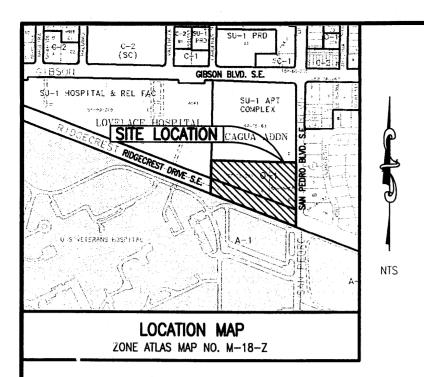
SHEET 1 OF 3

29008-PLAT-SHT1-8-18-2009



# PLAT OF LOTS C-1 AND E-1 CAGUA ADDITION





- 1. CASE NO.: 1007746
- 2. ZONE ATLAS INDEX NO.: M-18-Z
- 3. GROSS SUBDIVISION ACREAGE: 5.3149 ACRES
- 4. TOTAL NUMBER OF EXISTING LOTS: 2 LOTS 5. TOTAL NUMBER OF PROPOSED LOTS: 2 LOTS
- 6. DATE OF SURVEY: AUGUST, 2009
- 7. TALOS LOG NO.: 2009-34-2334

#### AMENDMENT NOTE

THE PURPOSE OF THIS AMENDMENT TO THE PLAT RECORDED ON 3/30/2010 IN BOOK 2010C PAGE 38 IS TO ELIMINATE CONFLICT IN THE LOCATION OF PROPERTY LINE BETWEEN LOT C-1, CAGUA ADDITION, AND TRACT A-1-A-1-A, LOVELACE HOSPITAL.

#### PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO INCORPORATE VACATED RIDGECREST DRIVE S.E. RIGHT-OF-WAY INTO ADJACENT PROPERTY. AND TO GRANT EASEMENTS AS SHOWN.

- BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM. BASIS OF BEARINGS ARE GPS OBSERVATIONS TIED TO SURVEY CONTROL STATIONS "1 M18" AND "G-2" AND BEARING N49'07'13". BETWEEN "1\_M18" AND "G\_2" DISTANCES ARE GROUND. BEARINGS AND DISTANCES IN PARENTHESES ARE RECORD VALUES.
- UNLESS SHOWN OTHERWISE, ALL PROPERTY CORNERS ARE MARKED WITH P.K. NAIL & SHINER, CHISELED "X" IN CONCRETE OR 1/2" REBAR & CAP STAMPED "PS 10464".
- 3. THE PROPERTY IS LOCATED WITHIN SECTION 36, TOWNSHIP 10 NORTH, RANGE 3 EAST. NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. THE ADDRESS OF THE PROPERTY 1S 2425 RIDGECREST DRIVE S.E. (LOT C) AND 2441 RIDGECREST DRIVE S.E. (LOT E), ALBUQUERQUE, NM 87108.
- 4. EASEMENTS SHOWN ARE PER THE COMMITMENT FOR TITLE INSURANCE FILE NO. 905099CSD DATED JUNE 12, 2009 BY STEWART TITLE GUARANTY COMPANY AND PER ADJOINING PLATS.
- 5. DOCUMENTS USED IN THIS SURVEY ARE REFERENCED THEREON.
- 6. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (OTHER AREAS. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 35001C0322G DATED SEPTEMBER 26, 2008.
- 7. THE OWNERS OF THE PROPERTIES SHOWN ON THIS PLAT GRANT BLANKET CROSS-DRAINAGE EASEMENTS ON THEIR RESPECTIVE PROPERTIES TO BENEFIT ALL LOTS SHOWN ON THIS PLAT. MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF INDIVIDUAL LOT OWNERS.
- 8. 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 THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

#### LEGAL DESCRIPTION

Being that certain parcel of land situated within Section 36, Township 10 North, Range 3 East, New Mexico Principal Meridian. Albuquerque, Bernalillo County, New Mexico, being identified as

- (1) Lots C and E, Cagua Addition, as said Lot C is shown and designated on the plat of Cagua Addition filed in the office of the County Clerk of Bernalillo County, New Mexico on September 22, 1975 in Volume B10, Folio 137, and as said Lot E is shown and designated on the plat of Cagua Addition filed in the office of the County Clerk of Bernalillo County, New Mexico on September 22, 1975 in Volume B10, Folio 138; and
- (2) That portion of 100 foot wide Ridgecrest Drive S.E. (Ridgecrest Drive S.E. dedicated as public right-of-way by plat of Llano Addition filed 6/10/1931 in Volume D1 Folio 22; easterly 3 foot strip vacated by Vacation Ordinance V-77-14 filed 5/19/1977 as document #7828049; the entire Ridgecrest Drive S.E. adjacent to Lots C and E vacated by Vacation of Public Right-of-Way 09DRB-70140, Project #1007746) located west of the southerly extension of the westerly right-of-way line of San Pedro Boulevard S.E. and adjacent to Lots C and E, Cagua Addition (plats filed 9/22/1975 in Volume B10, Folio 137 and 138), and being more particularly described as follows:

Beginning at the northeast corner of the parcel of land herein described being the northeast corner of Lot E, Cagua Addition (plat filed 9/22/1975 in Volume B10 Folio 138), the southeast corner of Lot D, Cagua Addition (plat filed 4/15/1975 in Volume B10 Folio 69) and a point on the westerly right-of-way line of San Pedro Boulevard S.E., whence the Survey Control Station "1\_M18" bears S54.33'57"E, 1.279.50 feet distance: thence.

S00'56'53"W, 480.43 feet distance to the southeast corner of the parcel of land herein described being a point at the intersection of the westerly right-of-way line of San Pedro Boulevard S.E and the northerly property line of Veterans Administration V.A. Hospital Facility (Survey filed 9/17/2001 in Book 2001S, Page 93); thence,

N68'49'40"W, 680.00 feet distance along the south line of vacated Ridgecrest Drive S.E. to the southwest corner of the parcel of land herein described: thence.

NO1°01'08"E, 245.36 feet distance to the northwest corner of the parcel of land herein described being the northwest corner of Lot C, Cagua Addition, the southwest corner of Lot D, Cagua Addition, and a point on the easterly line of Tract A-1-A-1, Lovelace Hospital;

S89°03'07"E, 637.78 feet distance along the north line of Lots C and E, and the south line of Lot D, Cagua Addition, to the northeast corner and point of beginning of the parcel of land herein described.

Said parcel contains 231,518 square feet (5.3149 acres), more or less.

#### PUBLIC UTLITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- 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.
- 2. PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- 3. QWEST FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES. INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS
- 4. CABLE TV FOR 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 RIGHT OF WAY AND EASEMENT, 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, AND TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD PANEL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS. NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

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

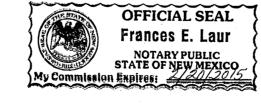
#### OWNERS CERTIFICATION

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON FOR THE PURPOSES NOTED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

FOR LOVELACE RESPIRATORY RESEARCH INSTITUTE DR. ROBERT RUBIN C.E.O.

**ACKNOWLEDGMENT** 

STATE OF Teal Musico



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 15th DAY OF Feb. 2011, BY Robert W. Rulin

Plat & Survey By: ALBUQUERQUE SURVEYING CO. INC., 2119 Menaul Blvd. N.E., Albuquerque, New Mexico 87107 Ph. (505) 884-2036

# AMENDED PLAT OF LOTS C-1 AND E-1 CAGUA ADDITION

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO FEBRUARY, 2011

APPROVED AND ACCEPTED BY

1007746	
CASE NO.	
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CITY ENGINEER	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
The Endince interest of the state of the sta	D/IIC
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	DATE
PARKS AND RECREATION DEPARTMENT	DATE
M. B. Hant	2-15-11
CITY SURVEYOR	DATE
	4
AMAFCA	DATE
NEW MEXICO GAS COMPANY	DATE
PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE
QWEST	DATE
<b>~…~~</b>	
CABLE TV	DATE
REAL PROPERTY DIVISION	DATE
NEW TOOLENIE DITIONS	DAIL .

#### SURVEYOR'S CERTIFICATION

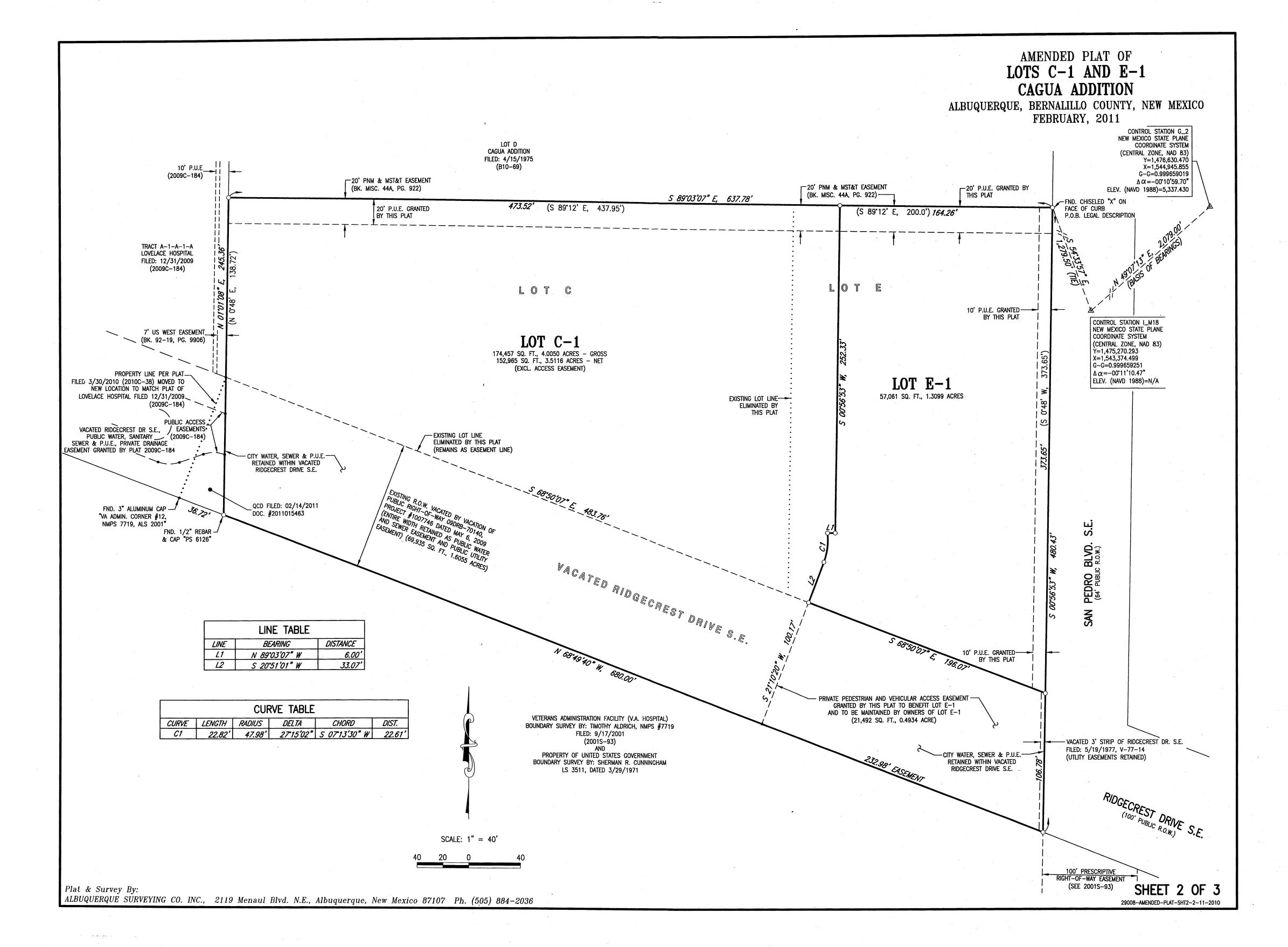
I, VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER. UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE, THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXCIO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NO. VLADIMIR JIRIK, NMPS NO. 1046

FEBRUARY 15, 2011

29008-AMENDED-PLAT-SHT1-2-11-2010

SHEET 1 OF 3



#### AMENDED PLAT OF LOTS C-1 AND E-1 CAGUA ADDITION ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO FEBRUARY, 2011 CONTROL STATION G\_2 NEW MEXICO STATE PLANE LOT D CAGUA ADDITION COORDINATE SYSTEM FILED: 4/15/1975 (CENTRAL ZONE, NAD 83) Y=1,476,630.470 X=1,544,945.855 G-G=0.999659019 (B10-69) 10' P.U.E\_ (2009C-184) -20' PNM & MST&T EASEMENT (BK. MISC. 44A, PG. 922) $\Delta \alpha = -00^{\circ}10'59.70"$ 20' PNM & MST&T EASEMENT (BK. MISC. 44A, PG. 922) -20' P.U.E. GRANTED BY THIS PLAT ELEV. (NAVD 1988)=5,337.430 S 89'03'07" E. 637.78' 20' P.U.E. GRANTED BY THIS PLAT (S 89'12' E, 437.95') -FND. CHISELED "X" ON (S 89'12' E, 200.0') 164.26' FACE OF CURB P.O.B. LEGAL DESCRIPTION TRACT A-1-A-1-A LOVELACE HOSPITAL FILED: 12/31/2009 (2009C-184) LOT 10' P.U.E. GRANTED-BY THIS PLAT CONTROL STATION I\_M18 NEW MEXICO STATE PLANE 7' US WEST EASEMENT + LOT C-1(BK. 92–19, PG. 9906) COORDINATE SYSTEM (CENTRAL ZONE, NAD 83) 174,457 SQ. FT., 4.0050 ACRES - GROSS Y=1,475,270.293 X=1,543,374.499 152,965 SQ. FT., 3.5116 ACRES - NET PROPERTY LINE PER PLAT— FILED 3/30/2010 (2010C-38) MOVED TO NEW LOCATION TO MATCH PLAT OF (EXCL. ACCESS EASEMENT) G-G=0.999659251 $\Delta \alpha = -00^{\circ}11'10.47"$ ELEV. (NAVD 1988)=N/A LOVELACE HOSPITAL FILED 12/31/2009\_ 57,061 SQ. FT., 1.3099 ACRES (2009C-184) THIS PLAT PUBLIC ACCESS VACATED RIDGECREST DR S.E., EASEMENTS PUBLIC WATER, SANITARY (2009C-184) SEWER & P.U.E., PRIVATE DRAINAGE EASEMENT GRANTED BY PLAT 2009C-184 - EXISTING LOT LINE ELIMINATED BY THIS PLAT (REMAINS AS EASEMENT LINE) - CITY WATER, SEWER & P.U.E. RETAINED WITHIN VACATED RIDGECREST DRIVE S.E. QCD FILED: 02/14/2011 DOC. #2011015463 FND. 3" ALUMINUM CAP -"VA ADMIN. CORNER #12, NMPS 7719, ALS 2001" FND. 1/2" REBAR & CAP "PS 6126" BLVD. R.O.W.) VACATED RIDGECREST DRIVE S.E. PEDRO (64' PUBLIC LINE TABLE LINE BEARING DISTANCE N 89°03'07" W 6.00' 10' P.U.E. GRANTED ---S 20'51'01" W BY THIS PLAT PRIVATE PEDESTRIAN AND VEHICULAR ACCESS EASEMENT — GRANTED BY THIS PLAT TO BENEFIT LOT E-1 CURVE TABLE AND TO BE MAINTAINED BY OWNERS OF LOT E-1 VETERANS ADMINISTRATION FACILITY (V.A. HOSPITAL) CURVE LENGTH RADIUS DELTA CHORD DIST. (21,492 SQ. FT., 0.4934 ACRE) BOUNDARY SURVEY BY: TIMOTHY ALDRICH, NMPS #7719 C1 22.82' 47.98' 27"15"02" S 07"13"30" W 22.61' FILED: 9/17/2001 (2001S - 93)-VACATED 3' STRIP OF RIDGECREST DR. S.E. AND PROPERTY OF UNITED STATES GOVERNMENT BOUNDARY SURVEY BY: SHERMAN R. CUNNINGHAM FILED: 5/19/1977, V-77-14 (UTLITY EASEMENTS RETAINED) — CITY WATER, SEWER & P.U.E.— RETAINED WITHIN VACATED RIDGECREST DRIVE S.E. LS 3511, DATED 3/29/1971 SCALE: 1" = 40'100' PRESCRIPTIVE RIGHT-OF-WAY EASEMENT Plat & Survey By: (SEE 2001S-93) SHEET 3 OF 3 ALBUQUERQUE SURVEYING CO. INC., 2119 Menaul Blvd. N.E., Albuquerque, New Mexico 87107 Ph. (505) 884-2036 29008-AMENDED-PLAT-SHT3-2-11-2011

SITE PLAN
PROPOSED LOTS C-1 AND E-1 CAGUA ADDITION LOVELACE SCIENTIFIC RESOURCES ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO FEBRUARY, 2010 SCALE: 1'' = 30'SURVEY CONTROL STATION "G\_2" TRACT A-1-A-1 LOVELACE HOSPITAL FILED: 11/9/1990 (90C-277) PROPOSED LOT C-1
2425 RIDGECREST DRIVE S.E.
MULTIPLE STORY OFFICE BUILDING
FOOTPRINT AREA 47,879 SQ. FT. SURVEY CONTROL STATION "1\_M18" natural Ground SIDEWALK LEGAL DESCRIPTION PROPOSED LOT E-1 LOT C, CAGUA ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK 2441 RIDGECREST DRIVE S.E. OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 22, 1975 IN VOLUME B10, FOLIO 137; AND LOT E, CAGUA ADDITION, FILED IN THE LOVELACE SCIENTIFIC RESOURCES INC.

1 STORY BUILDING
FOOT PRINT AREA 19,198 SQ. FT. OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, CONCRETE WORLDCOM BOX -ON SEPTEMBER 22, 1975 IN VOLUME B10, FOLIO 138. EXISTING PERMIT
FOR SURFACE PARKING
BETWEEN LRRI & C.O.A.
69,935 SQ. FT.
1.6055 ACRES
/ (AREA PER DOCUMENT = 54,256 SQ. FT.)
PLANTER— **LEGEND ASPHALT** O PP POWER POLE 1. BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE O PP/DL POWER POLE W/DROPLINE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM. BASIS OF BEARINGS ARE GPS OBSERVATIONS TIED TO SURVEY CONTROL STATIONS "1\_M18" AND "G\_2", AND BEARING N.49°07'13"E. BETYLEEN RIDGECREST DRIVE S.E. "1\_M18" AND "G\_2". DISTANCES ARE GROUND. BEARINGS AND DISTANCES IN PARENTHESES ARE RECORD VALUES. DROP INLET 2. AL PROPERTY CORNERS WERE FOUND OR SET AS SHOWN. SANITARY SEWER MANHOLE 3. THE PROPERTY IS LOCATED WITHIN SECTION 36, TOWNSHIP 10 NEORTH, 10' P.U.E. Q FH FIRE HYDRANT RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO. THE ADDRESS OF THE PROPERTY IS 2425 RIDGECREST DRIVE S.E. (LOT C) AND 2411 ----/---- /---- FENCE RIDGECREST DRIVE S.E. (LOT E), ALBUQUERQUE, NM 87108. 4. NO EASEMENTS ARE SHOWN ON THE RECORDED PLATS. NO DECIDUOUS TREE DOCUMENTS WERE PROVIDED TO THE SURVEYOR REGARDING ANY EXISTING EASEMENTS. EVERGREEN TREE 5. DOCUMENTS USED IN THIS SURVEY ARE REFERENCED THEREON. WATER VALVE O WM WATER METER SURVEYOR'S CERTIFICATION ○ C/O CLEANOUT FILED: 5/19/1977 V-77-14 I, VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER V.A. FACILITY BOUNDARY SURVEY FILED: 9/17/2001 (2001S-93) THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT ---- ROOF OVERHANG (UTLITY EASEMENTS RETAINED) WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE SURVEY MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW GAS LINE MEXICO, AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. LIGHT POLE (C) LIGHT POLE WITH FEBRUARY 11, 2010 CONCRETE PEDESTAL VLADIMIR JIRIK, NMPS NO. 10464 EDGE OF---ASPHALT HANDICAP PARKING SPACE VA HOSPITAL PARKING LOT ENTRANCE

& CHETTATT DET.

Sales de

SHFFT 1 OF