

DOCH 2010041021
 05/12/2010 02:12 PM Page: 1 of 2
 PLAT R \$12.00 B: 2010C P: 0058 M: Toulous Oliveira, Bernalillo Cou
 COUNTY CLERK RECORDING LABEL HERE

PLAT OF
**TRACT A, LANDS OF
 SALAS PROPERTIES LLC**

A REPLAT OF TRACTS 114-B-1, 114-B-2,
 115-E-1, & 115-E-2 M.R.G.C.D. MAP 39;
 TOGETHER WITH LOTS A AND B, BLOCK 1, ZIMMERMAN ADDITION
 WITHIN PROJECTED SECTION 24, T. 10 N., R. 2 E., N.M.P.M.
 WITHIN THE TOWN OF ATRISCO GRANT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2010

SURVEY LEGAL DESCRIPTION

A certain tract of land within Projected Section 24, Township 10 North, Range 2 East, N.M.P.M., within the Town of Atrisco Grant, City of Albuquerque, Bernalillo County, New Mexico, comprising Tracts 114-B-1, 114-B-2, 115-E-1 and 115-E-2, of the Middle Rio Grande Conservancy District Property Map No. 39, together with Lots lettered "A" and "B", Block numbered One (1) of the Zimmerman Addition, as the same is shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on March 27, 1941, in Plat Book A, Page 25; Excepting therefrom that portion of the above described property that was acquired by the City of Albuquerque and Bernalillo County through condemnation proceedings held under District Court Cause Numbers 57803 and 57093, recorded May 15, 1954 in the District Court Office, and being more particularly described as follows:
 BEGINNING at the Northeast corner of the property herein described, being a point on the Southerly Right-of-way line of Central Avenue West, from whence the ACS Monument "15_J12" (x=1,511,214.742, y=1,487,534.543, NMSP Central Zone, NAD 83) bears N 60° 40' 44" E, 2281.90 feet distant;
 THENCE leaving said Right-of-way line, S 02° 18' 07" W, 187.77 feet to the Southeast corner;
 THENCE S 74° 57' 07" W, 48.26 feet;
 THENCE N 15° 02' 53" W, 35.00 feet;
 THENCE S 74° 57' 07" W, 139.78 feet to the Southwest corner, being a point on the Easterly Right-of-way line of 46th Street, SW;
 THENCE along said Easterly Right-of-way line, N 15° 02' 53" W, 144.90 feet to the Northwest corner, being the point of intersection of the Easterly Right-of-way line of 46th Street, SW and the Southerly Right-of-way line of Central Avenue West;
 THENCE leaving said Easterly Right-of-way line and along said Southerly Right-of-way line, N 74° 57' 07" E, 33.18 feet;
 THENCE continuing along said Southerly Right-of-way line, N 75° 08' 07" E, 210.85 feet to the Point of Beginning and containing 0.7787 acres, more or less.

PROJECT NUMBER: 1008217
 Application Number: 10-70085

SUBDIVISION DATA

- DRB Proj. No. 1008217
- Zone Atlas Index No. K-12
- Gross acreage 0.7787 Ac.
- Existing number of lots 6
Replatted number of lots 1
- LOG NO. 2009394135
- PURPOSE OF PLAT**
This plat has been prepared for the purpose of creating one tract from six parcels

NOTES

- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
- Perimeter distances are field measurements made on the ground.
- Monuments recovered and accepted or reset are noted on inscribed plat.
- No property within the area of requested 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.
- Additional Right-of-way for Central Avenue, SW, acquired by condemnation proceedings by the City of Albuquerque and Bernalillo County, under Cause Numbers 57803 and 59073, District Court, Bernalillo County, New Mexico.

FREE CONSENT

The platting of the property as described above is with the free consent and in accordance with the desires of the undersigned owner. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided.

Robert J. Salas 3-10-10
 Robert J. Salas, Managing Member, Salas Properties LLC,
 a New Mexico Limited Liability Company Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS

On this 10th day of MARCH, 2010, the foregoing instrument was acknowledged before me by Robert J. Salas, Managing Member, Salas Properties LLC, a New Mexico Limited Liability Company on behalf of said Company.

My Commission expires 1/19/2011
Thomas D. Johnston
 Notary Public

City Approvals:

[Signature] 3-10-10
 City Surveyor Date

[Signature] 05/11/10
 Traffic Engineering, Transportation Division Date

[Signature] 05/24/10
 ABCWUA Date

[Signature] 3/24/10
 Parks and Recreation Department Date

[Signature] 5/11/10
 AMAFCA Date

[Signature] 3-24-10
 City Engineer Date

[Signature] 5/11/10
 DRB Chairperson, Planning Department Date

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective May 1, 2007 and is true and correct to the best of my knowledge and belief.

[Signature] 3-10-10
 Thomas D. Johnston, N.M.P.S. No. 14269 Date

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# 1 012 057 097 425 21811, 1 012 057 108 423 21810,
 1 012 057 091 423 21812, 1 012 057 094 416 21813, 1 012 057 094 182 21809
 PROPERTY OWNER OF RECORD:
 SALAS PROPERTIES LLC
 BERNALILLO COUNTY TREASURER'S OFFICE
[Signature] 05-12-10

	330 LOUISIANA BLVD., N.E. ALBUQUERQUE, N.M. 87108 PHONE: (505) 255-2052 FAX: (505) 255-2887		
INDEXING INFORMATION FOR COUNTY CLERK OWNER: SALAS PROPERTIES LLC LOCATION: SEC. 24 T. 10 N., R. 2 E., N.M.P.M. ZIMMERMAN ADDITION/MRGC MAP 39	DRAWN: T D J CHECKED: T D J DRAWING NO. SP110109.DWG	SCALE: 1" = 20' 12 NOV 2009	FILE NO. SP-11-01-2009 SHEET 1 OF 2

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 City PLAT R: \$12.00 B: 2010C P: 0058 M. Toulous Olivere, Bernalillo Cou

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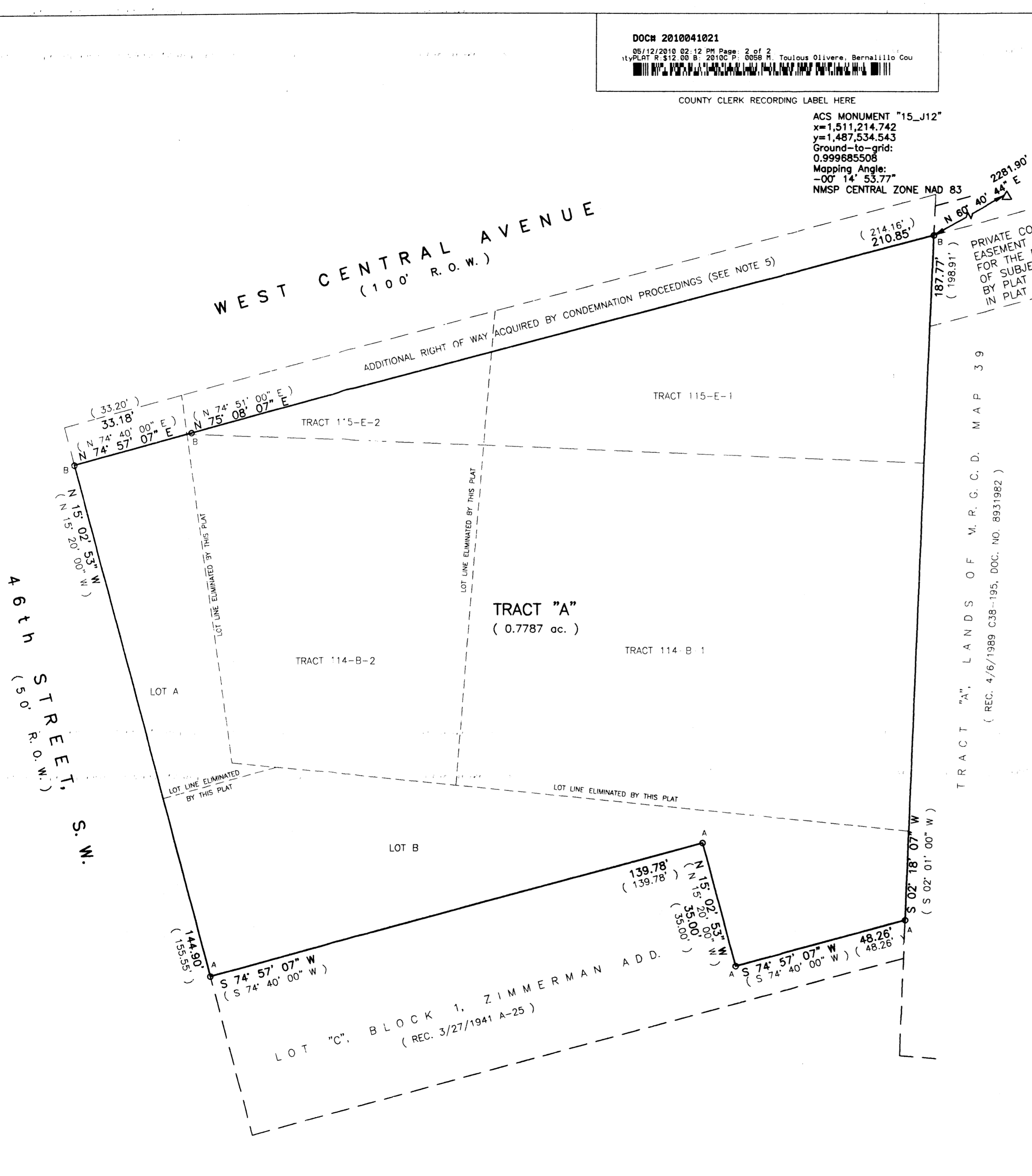
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 Mapping Angle:
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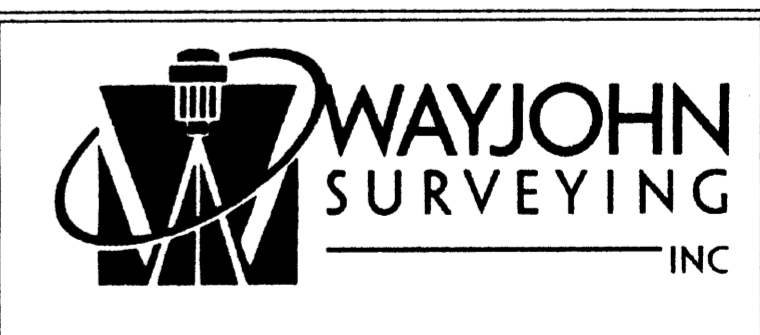
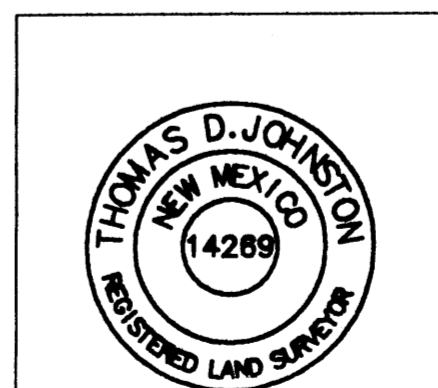
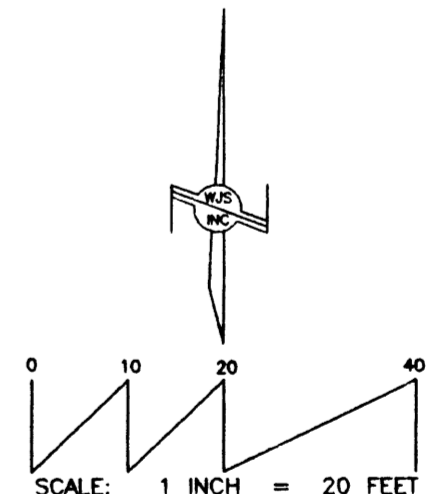
WEST CENTRAL AVENUE
 (100' R.O.W.)

46th STREET, S.W.
 (50' R.O.W.)



PRIVATE COMMON
 EASEMENT DRIVE
 FOR THE BENEFIT
 OF SUBJECT PROPERTY, GRANTED
 BY PLAT RECORDED 4/8/1989
 IN PLAT BOOK C38, P. 195.

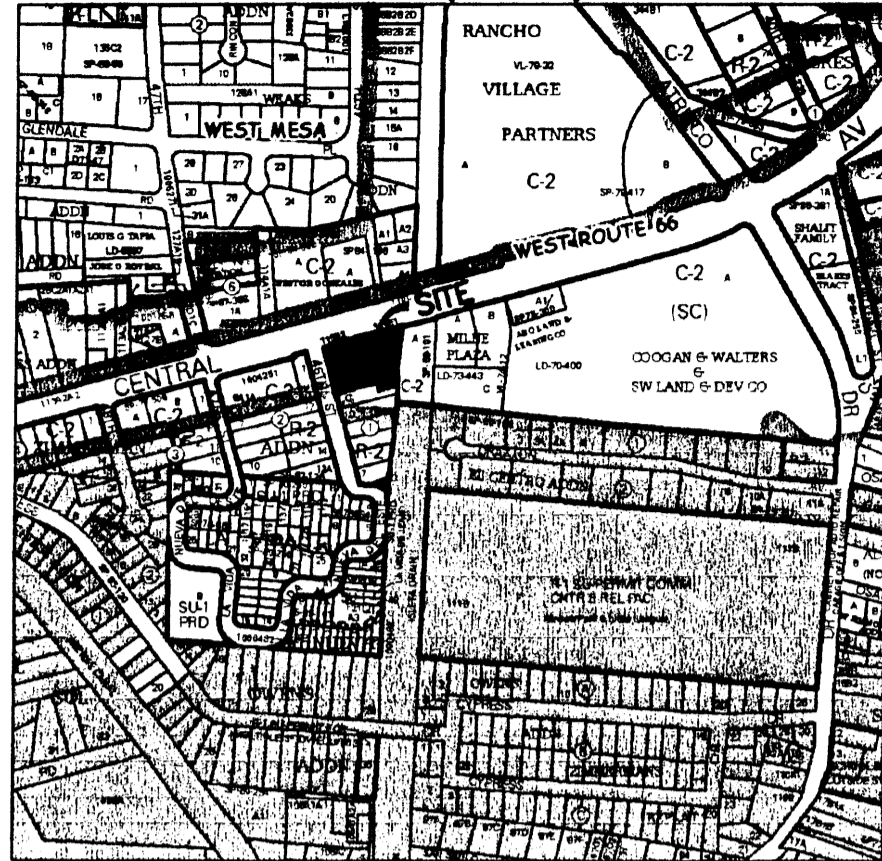
LEGEND:
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	CHECKED: T D J		
	DRAWING NO. SP110109.DWG	12 NOV 2009	SHEET 2 OF 2

VICINITY MAP (K-12) NO SCALE



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Robert J. Salas, Managing Member, Salas Properties LLC,
 a New Mexico Limited Liability Company

3-10-10

Date

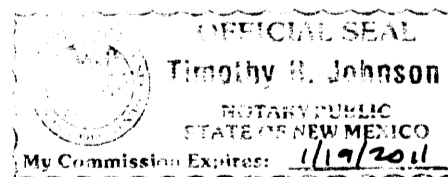
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My Commission expires 4/19/2011

Notary Public



PROJECT NUMBER: _____

Application Number: _____

City Approvals:

[Signature]

City Surveyor

3-10-10

Date

Traffic Engineering, Transportation Division

Date

ABCWJA

Date

Parks and Recreation Department

Date

AMAFA

Date

City Engineer

Date

DRB Chairperson, Planning Department

Date

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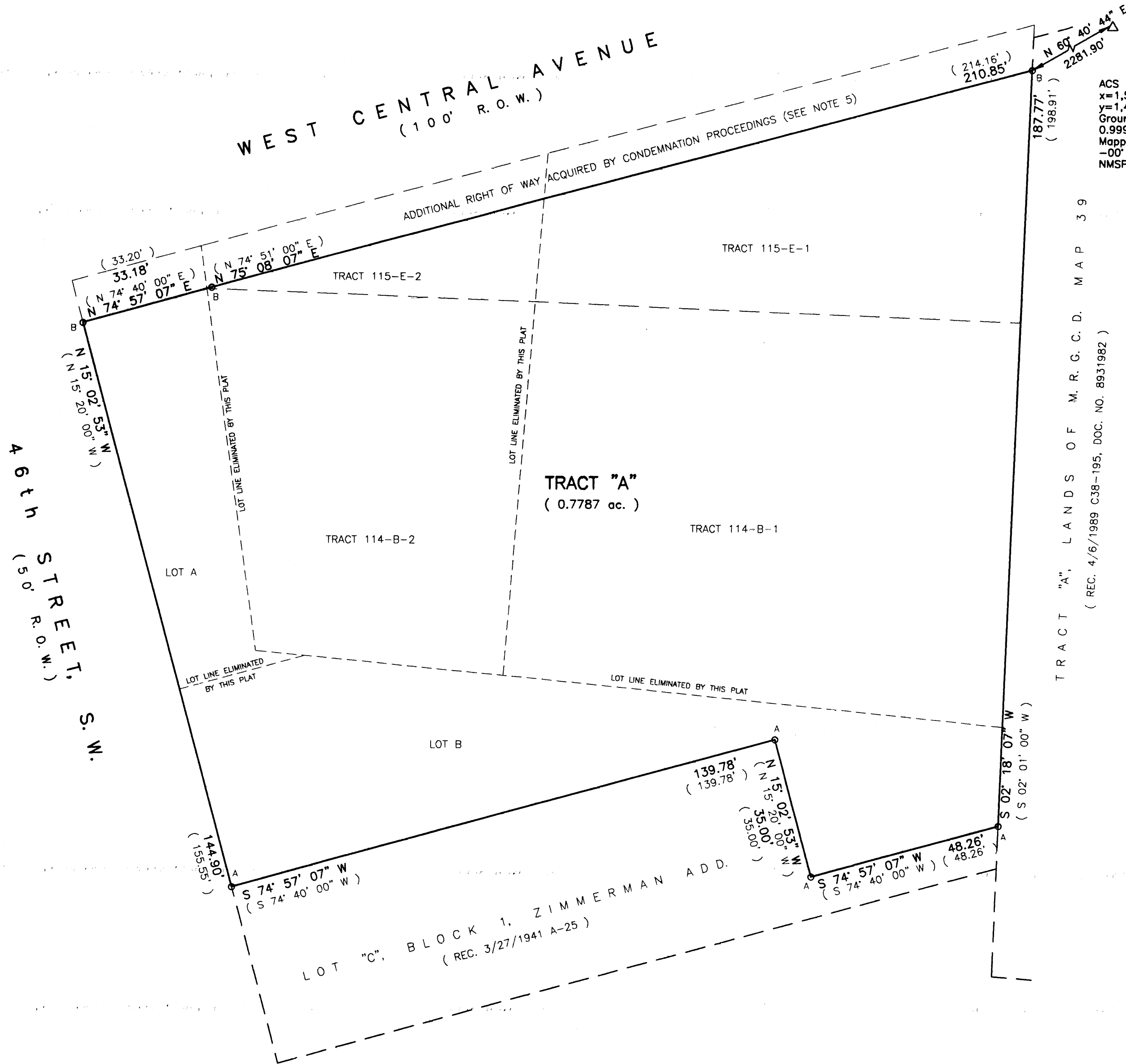
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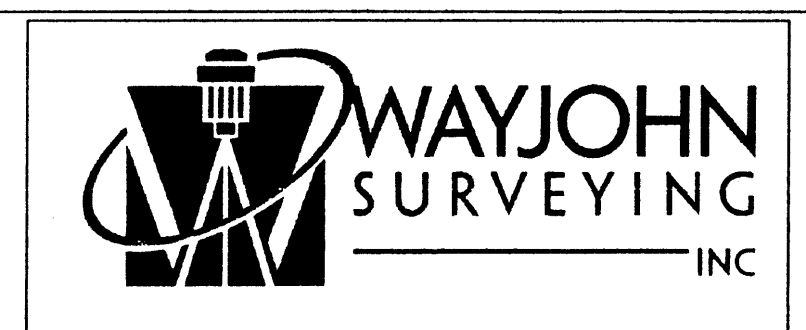
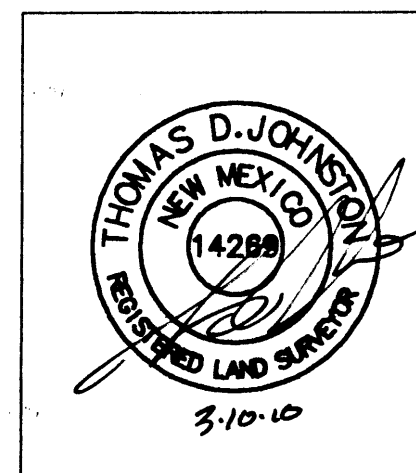
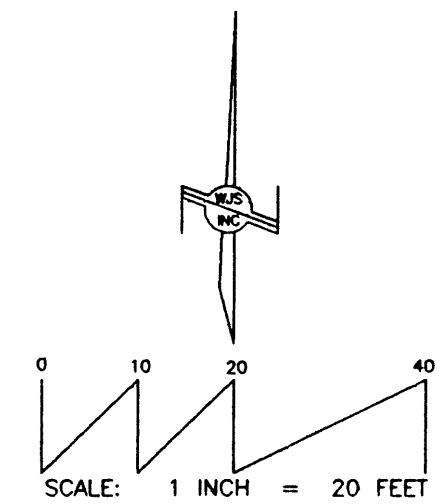


ACS MONUMENT "15_J12"
 x=1,511,214.742
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 Ground-to-grid:
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 Mapping Angle:
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 NMSP CENTRAL ZONE NAD 83

TRACT "A", LANDS OF M. R. G. C. D. MAP 39
 (REC. 4/6/1989 C38-195, DOC. NO. 8931982)

LEGEND:

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 A: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
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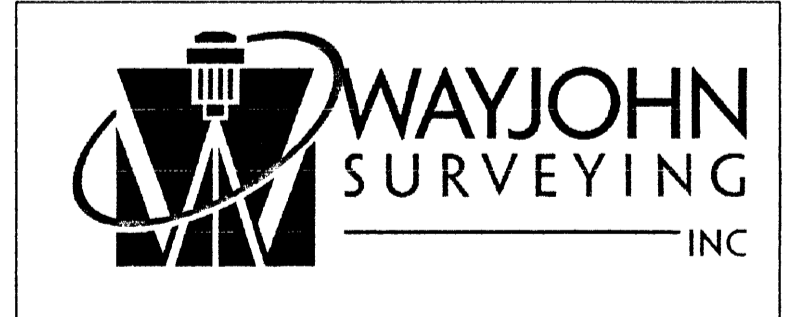
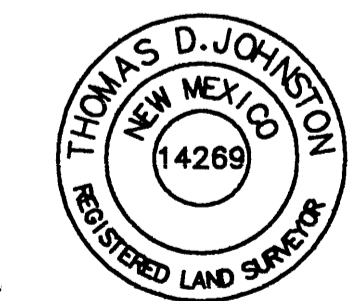
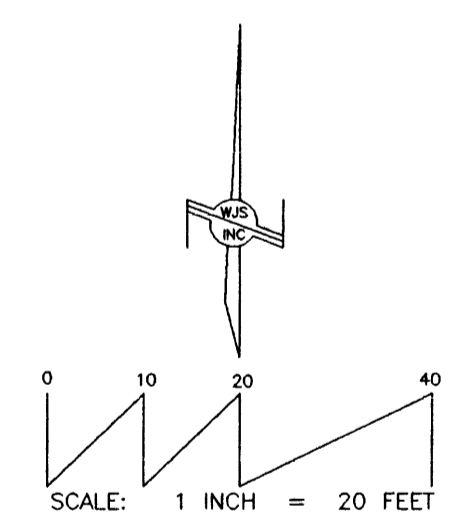
EXISTING CONDITIONS

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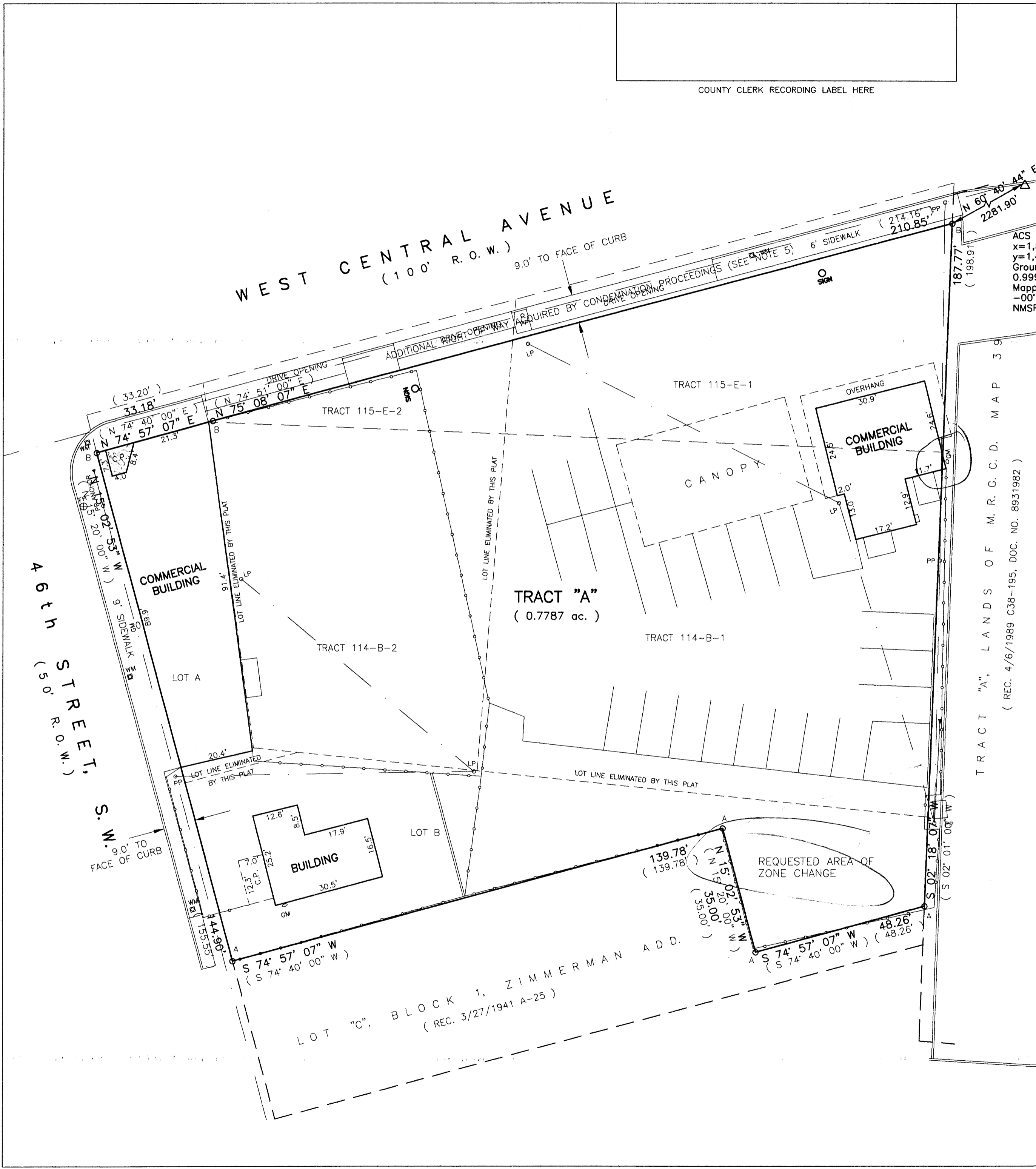
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WEST CENTRAL AVENUE
 (100' R.O.W.)

6th STREET,
 (50' R.O.W.)

LOT "C", BLOCK 1, ZIMMERMAN ADD.
 (REC. 3/27/1941 A-25)