

VICINITY MAP  
(NOT TO SCALE)

**PURPOSE OF PLAT**

- THE PURPOSE OF THIS PLAT IS TO:
1. CONSOLIDATE EIGHTEEN (18) EXISTING LOTS INTO TWO (2) NEW LOTS.
  2. TO GRANT EASEMENTS (AS SHOWN HEREON).
  3. DEDICATE PUBLIC RIGHT OF WAY (AS SHOWN HEREON)

**GENERAL NOTES**

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE) NAD 83.
2. DISTANCES ARE GROUND.
3. THE "BASIS OF BEARINGS" IS THE LINE BETWEEN ACS MONUMENTS "7\_K19" AND "8K\_18A", BEARING IS S81°51'59"E.
4. DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY ARE AS FOLLOWS:
  - A) "PLAT OF SANTILLA PLACE ADDITION", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 28, 1927, IN BOOK D, PAGE 150, DOCUMENT NO. 1927022827.
5. ALL CORNERS SET ARE A 3/4" REBAR WITH RED PLASTIC CAP STAMPED "P.L.S. 15511". UNLESS OTHERWISE INDICATED HEREON.
6. FIELD SURVEYS WERE PERFORMED JULY, 2012.
7. SUBJECT PROPERTY ADDRESS: 6101 CENTRAL AVENUE N.E.
8. TOTAL NUMBER OF EXISTING LOTS : 18
9. TOTAL NUMBER OF LOTS CREATED : 2
10. GROSS SUBDIVISION ACREAGE: 2.3652 ACRES
11. TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0
12. CURRENT ZONING: C2 & C3
13. CITY OF ALBUQUERQUE ZONE ATLAS PAGE: K-18-Z
14. PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO LOTS 2-A & 12-A MUST BE VERIFIED AND COORDINATED WITH THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.
15. RECIPROCAL PRIVATE EASEMENTS ARE GRANTED ACROSS AND BETWEEN LOTS 2-A AND 12-A FOR: ACCESS FOR INGRESS AND EGRESS OF VEHICLES AND PEDESTRIANS, WATER, SANITARY SEWER, GAS, ELECTRIC, TELECOM FACILITIES, AND STORM DRAINAGE. ALL IMPROVEMENTS WITHIN THE EASEMENTS SHALL BE MAINTAINED BY THE OWNERS OF LOTS 2A AND 12-A.
16. NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTING, 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:**

A CERTAIN TRACT OF LAND BEING DESIGNATED AS LOTS 2 THROUGH 19, BLOCK 2, SANTILLA PLACE ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 28, 1927 IN BOOK D, PAGE 150, SITUATE IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AND BEING PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED, SAID POINT LYING ON THE EAST RIGHT OF WAY LINE OF LAGUAYRA ROAD N.E. AND ALSO LYING ON THE NORTH RIGHT OF WAY LINE OF CENTRAL AVENUE N.E., FROM WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT, "6\_K18A" BEARS N 82°21'16" W, A DISTANCE OF 3,187.71 FEET; THENCE,

N 00°12'48" E, A DISTANCE OF 503.39 FEET ALONG SAID EAST RIGHT OF WAY LINE OF LAGUAYRA ROAD N.E., TO THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, SANTILLA PLACE ADDITION, FILED FEBRUARY 28, 1927 IN BOOK D, PAGE 150 OF BERNALILLO COUNTY, NEW MEXICO; THENCE,

S 89°52'00" E, A DISTANCE OF 200.00 FEET ALONG THE SOUTH PROPERTY LINES OF LOT 1 AND LOT 20, BLOCK 2, SAID SANTILLA PLACE ADDITION, TO THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 20, BLOCK 2, SAID SANTILLA PLACE ADDITION; THENCE,

S 00°12'02" E, A DISTANCE OF 528.70 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED, SAID POINT LYING ON THE NORTH RIGHT OF WAY OF CENTRAL AVENUE N.E.; THENCE,

N 82°41'00" W, A DISTANCE OF 201.67 FEET ALONG SAID NORTH RIGHT OF WAY LINE OF CENTRAL AVENUE N.E. TO THE POINT OF BEGINNING AND CONTAINING 2.3652 ACRES, MORE OR LESS.

**PUBLIC UTILITY EASEMENTS**

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

- A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
- B. 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 SERVICES.
- C. QWEST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, 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, 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 TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

**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 WAIVE 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.

**FREE CONSENT AND DEDICATION**

SURVEYED AND REPLATTED AND NOW COMPRISING LOTS 2-A AND 12-A, SANTILLA PLACE ADDITION, 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 PROPRIETOR(S) DO HEREBY GRANT TO THE USE OF THE PUBLIC FOREVER, THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON. SAID OWNERS WARRANT THAT THEY HOLD 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. SAID OWNER(S) AND PROPRIETOR(S) DOES HEREBY DEDICATE ADDITIONAL RIGHT-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

*Mohamed Kassam*  
MOHAMED KASSAM  
MANAGING MEMBER OF 6101 CENTRAL L.L.C. 10/18/12 DATE

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF October, 2012, BY *Mohamed Kassam*  
*Margaret Lopez-Coplen* MY COMMISSION EXPIRES 8/21/2015  
NOTARY PUBLIC *Margaret Lopez-Coplen*  
MARGARET LOPEZ-COPLEN  
NOTARY PUBLIC - STATE OF NEW MEXICO  
My Commission Expires: 8/21/2015  
*Nizar Kassam*  
NIZAR KASSAM  
MANAGING MEMBER OF 6101 CENTRAL L.L.C. 10/18/12 DATE

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF October, 2012, BY *Nizar Kassam*  
*Margaret Lopez-Coplen* MY COMMISSION EXPIRES 8/21/2015  
NOTARY PUBLIC *Margaret Lopez-Coplen*  
MARGARET LOPEZ-COPLEN  
NOTARY PUBLIC - STATE OF NEW MEXICO  
My Commission Expires: 8/21/2015

**SURVEYOR'S CERTIFICATION**

I, LENORE ARMIJO, NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 15511, 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.

*Lenore Armijo*  
LENORE ARMIJO N.M.P.S. 15511 10-18-12  
LENORE R. ARMIJO  
NEW MEXICO  
15511  
LICENSED PROFESSIONAL SURVEYOR - STATE OF N.M.

**TREASURERS CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:  
UPC # 101706117537220205 AND UPC # 101706114839820203  
PROPERTY OWNERS OF RECORD:

*Genevieve*  
BERNALILLO COUNTY TREASURER 11/6/12 DATE

PLAT OF  
**LOTS 2-A AND 12-A**  
**BLOCK 2**  
**SANTILLA PLACE ADDITION**  
BEING A REPLAT OF  
LOTS 2 THROUGH 19  
BLOCK 2  
SANTILLA PLACE ADDITION  
SECTION 24, T.10N., R.3E., N.M.P.M.  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2012

PROJECT NUMBER 1008255

APPLICATION NUMBER

**CITY APPROVALS**

*[Signature]* 10-22-12  
CITY SURVEYOR DATE

*[Signature]*  
REAL PROPERTY DIVISION DATE

*[Signature]*  
ENVIRONMENTAL HEALTH DEPT. DATE

*Allen Porter* 10/31/12  
ALB.-BERN. COUNTY WATER UTILITY AUTHORITY DATE

*Carl S. Dumont* 10-31-12  
PARKS AND RECREATION DEPT. DATE

*Anto C. Chene* 10-31-12  
A.M.A.F.C.A. DATE

*Anto C. Chene* 10-31-12  
CITY ENGINEER DATE

*[Signature]* 10-31-12  
TRANSPORTATION DEVELOPMENT DATE

*[Signature]* 10.8.12  
DRS CHAIRPERSON, PLANNING DEPT. DATE

**UTILITY APPROVALS**

*Leonardo Vigil* 10-30-12  
PNM ELECTRIC SERVICES DATE

*[Signature]* 10/25/12  
NEW MEXICO GAS COMPANY DATE

*Rochelle Goff* 10/29/12  
QWEST CORPORATION d.b.a. CENTURYLINK QC DATE

*[Signature]* 10/29/12  
COMCAST DATE

DOC# 2012117333  
11/06/2012 01:45 PM Page: 1 of 2 Toulous Oliveira, Bernalillo Co  
11/06/2012 00:00:00  
11/06/2012 00:00:00

**BRASHER & LORENZ**  
CONSULTING ENGINEERS & SURVEYORS  
2201 San Pedro NE Building 1 Suite 1200  
Albuquerque, New Mexico 87110  
Ph: 505-888-8088 Fax: 505-888-8188  
DRAWN BY: JMT JOB No. 12519

**PLAT OF**  
**LOTS 2-A AND 12-A**  
**BLOCK 2**  
**SANTILLA PLACE ADDITION**  
 BEING A REPLAT OF  
 LOTS 2 THROUGH 19  
 BLOCK 2  
 SANTILLA PLACE ADDITION  
 SECTION 24, T.10N., R.3E., N.M.P.M.  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER, 2012

**LEGEND**

- SET #5 REBAR W/RED CAP LS# 15511
- △ U.S.G.S. MONUMENT
- FND REBAR AS NOTED
- LOT LINES ELIMINATED BY THIS PLAT

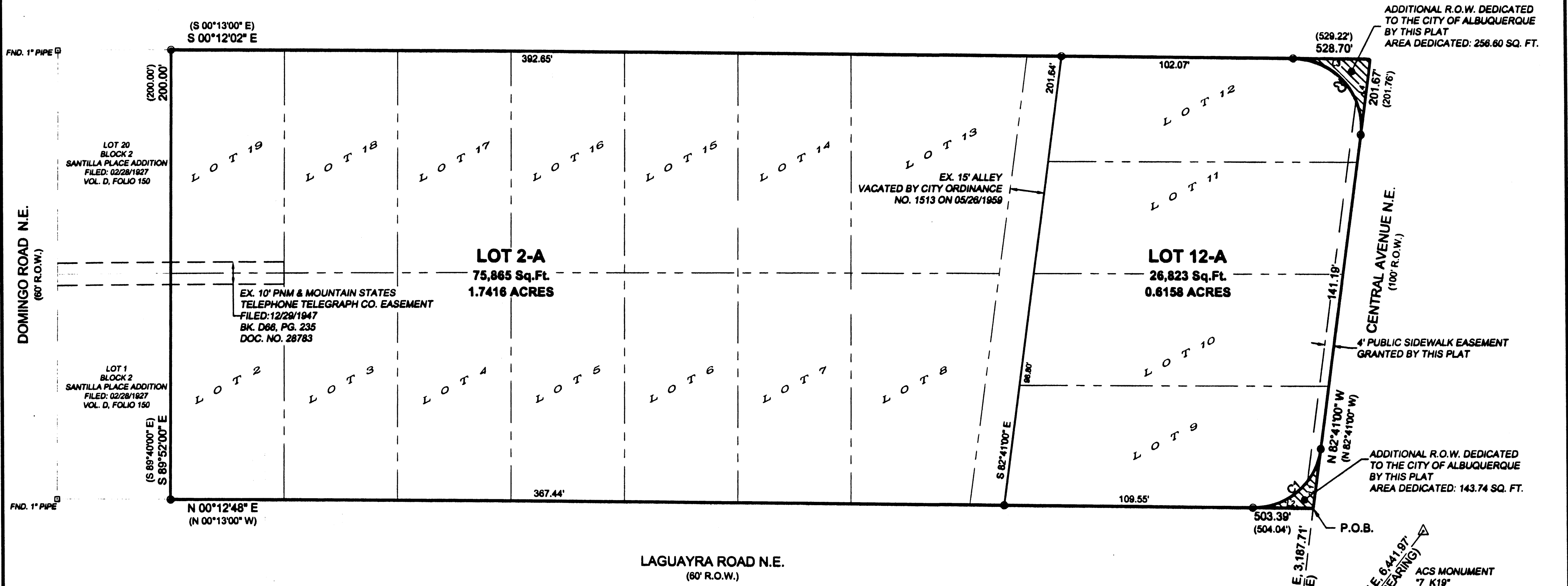
**EASEMENT NOTES**

1. RECIPROCAL PRIVATE EASEMENTS ARE GRANTED ACROSS AND BETWEEN LOTS 2-A AND 12-A FOR: ACCESS FOR INGRESS AND EGRESS OF VEHICLES AND PEDESTRIANS, WATER, SANITARY SEWER, GAS, ELECTRIC, TELECOM FACILITIES, AND STORM DRAINAGE. ALL IMPROVEMENTS WITHIN THE EASEMENTS SHALL BE MAINTAINED BY THE OWNERS OF LOTS 2-A AND 12-A.

LINE TABLE		
LINE	LENGTH	BEARING
L1	26.49'	N82°41'00"W
L2	26.49'	N00°12'48"E
L3	33.98'	S00°12'02"W
L4	33.98'	N82°41'00"W

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA ANGLE	CHORD	CHORD DIRECTION
C1	30.00'	43.40'	26.49	82°53'48"	39.72'	N41°14'08"W
C2	30.00'	50.85'	33.98	97°06'58"	44.98'	S48°45'31"W

**CAGUA ROAD N.E.**  
 (60' R.O.W.)



ADDITIONAL R.O.W. DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT  
 AREA DEDICATED: 256.60 SQ. FT.

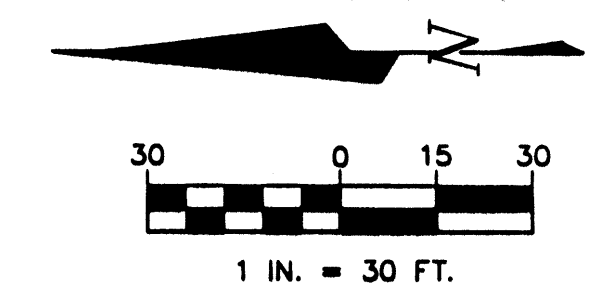
CENTRAL AVENUE N.E.  
 (100' R.O.W.)  
 4' PUBLIC SIDEWALK EASEMENT GRANTED BY THIS PLAT

ADDITIONAL R.O.W. DEDICATED TO THE CITY OF ALBUQUERQUE BY THIS PLAT  
 AREA DEDICATED: 143.74 SQ. FT.

ACS MONUMENT  
 "8\_K18A"  
 N = 1,483,955.175  
 E = 1,538,790.908  
 GND TO GRD = 0.990664599  
 DELTA/ALPHA = -00° 11' 42.76"  
 NMSP CENTRAL ZONE  
 NAD 1983 (NAVD 1988)  
 ELEVATION=5249.906

ACS MONUMENT  
 "7\_K19"  
 N = 1,483,044.082  
 E = 1,545,165.941  
 GND TO GRD = 0.990659513  
 DELTA/ALPHA = -00° 10' 58.61"  
 NMSP CENTRAL ZONE  
 NAD 1983 (NAVD 1988)  
 ELEVATION=5325.987

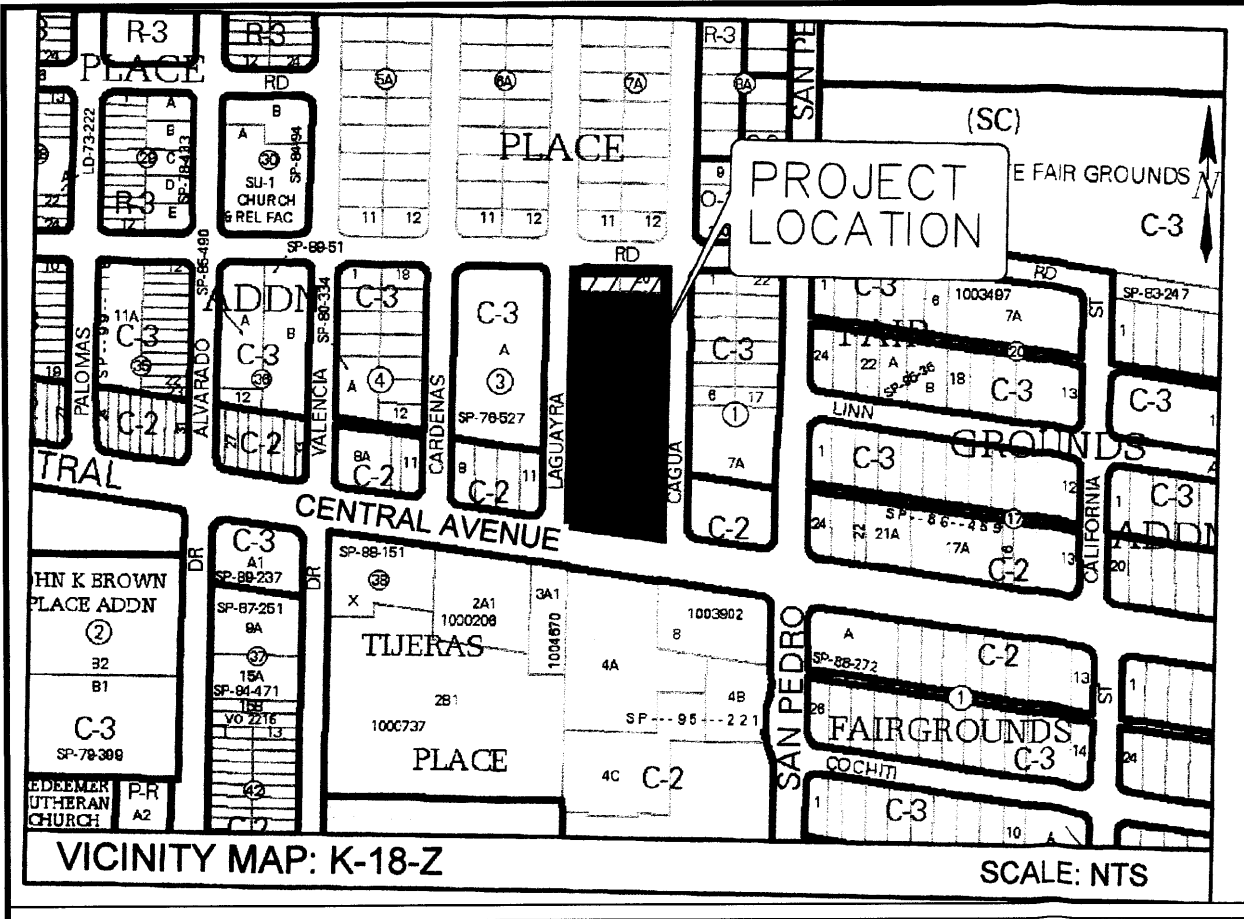
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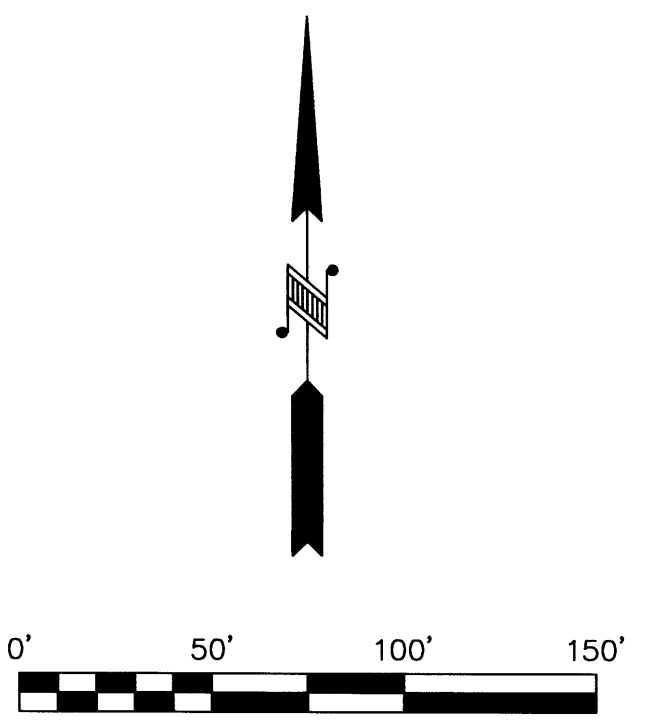
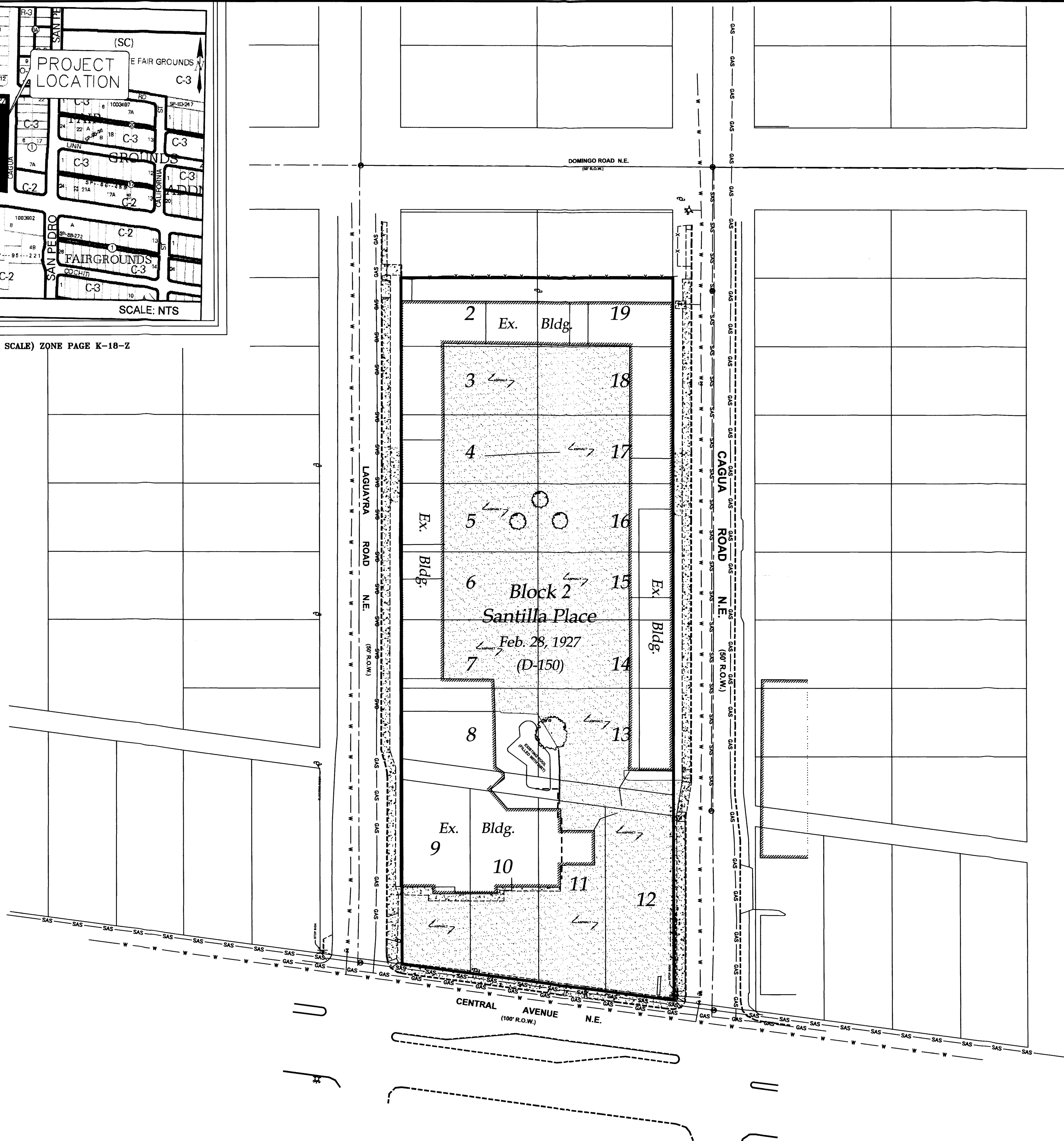
SHEET 2 OF 2

**BRASHER & LORENZ**  
 CONSULTING ENGINEERS & SURVEYORS  
 2201 San Pedro NE Building 1 Suite 1200  
 Albuquerque, New Mexico 87110  
 Ph: 505-888-8088 Fax: 505-888-8188  
 DRAWN BY: JMT JOB No. 12519

SKETCH PLAT  
of  
Lots 2 thru 19, Block 2  
Santilla Place  
August, 2012

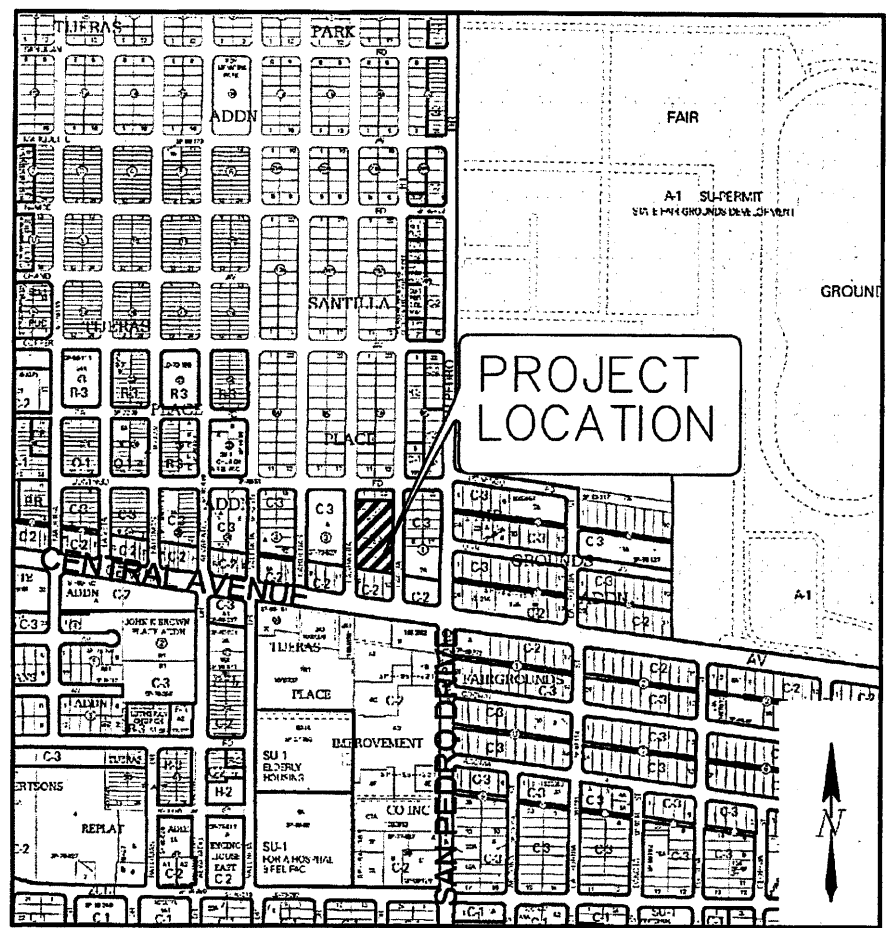


VICINITY MAP (NOT TO SCALE) ZONE PAGE K-18-Z



PURPOSE OF PLAT  
Eliminate all lot lines  
to create single parcel





VICINITY MAP ZONE ATLAS K-18-Z  
(NOT TO SCALE)

**PURPOSE OF PLAT**

THE PURPOSE OF THIS PLAT IS TO:  
1. VACATE A PORTION OF THE EXISTING 10' PNM AND MOUNTAIN STATES TELEPHONE & TELEGRAPH COMPANY EASEMENT, AS SHOWN.

**GENERAL NOTES**

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE) NAD 83.
2. DISTANCES ARE GROUND.
3. THE "BASIS OF BEARINGS" IS THE LINE BETWEEN ACS MONUMENTS "7\_K19" AND "6\_K18A", BEARING IS S81°51'59"E.
4. DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY ARE AS FOLLOWS:
  - A) "PLAT OF SANTILLA PLACE ADDITION", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 28, 1927, IN BOOK D, PAGE 150, DOCUMENT NO. 1927022827.
  - B) "PLAT OF LOTS 2A AND 12A, BLOCK 2, SANTILLA PLACE ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY NEW MEXICO ON NOVEMBER 06, 2012 IN BOOK 2012C, PAGE 0131, DOC. NO. 2012117333
5. ALL CORNERS SET ARE A 3/4" REBAR WITH RED PLASTIC CAP STAMPED "P.L.S. 15511". UNLESS OTHERWISE INDICATED HEREON.
6. FIELD SURVEYS WERE PERFORMED JULY, 2012.
7. SUBJECT PROPERTY ADDRESS: 6101 CENTRAL AVENUE N.E.
8. TOTAL NUMBER OF EXISTING LOTS : 1
9. TOTAL NUMBER OF LOTS CREATED : 1
10. GROSS SUBDIVISION ACREAGE: 1.7416 ACRES
11. TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0
12. CURRENT ZONING: C3
13. CITY OF ALBUQUERQUE ZONE ATLAS PAGE: K-18-Z
14. PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO LOT 2-A-1 MUST BE VERIFIED AND COORDINATED WITH THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.
15. RECIPROCAL PRIVATE EASEMENTS EXIST ACROSS AND BETWEEN LOTS 2-A-1 AND 12-A FOR: ACCESS FOR INGRESS AND EGRESS OF VEHICLES AND PEDESTRIANS, WATER, SANITARY SEWER, GAS, ELECTRIC, TELECOM FACILITIES, AND STORM DRAINAGE. ALL IMPROVEMENTS WITHIN THE EASEMENTS SHALL BE MAINTAINED BY THE OWNERS OF LOTS 2A AND 12-A.
16. NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTING, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERCTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

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N 00°12'48" E, A DISTANCE OF 367.44 FEET ALONG SAID EAST RIGHT OF WAY LINE OF LAGUAYRA ROAD N.E., TO THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, SANTILLA PLACE ADDITION, FILED FEBRUARY 28, 1927 IN BOOK D, PAGE 150 OF BERNALILLO COUNTY, NEW MEXICO; THENCE,

S 89°52'00" E, A DISTANCE OF 200.00 FEET ALONG THE SOUTH PROPERTY LINES OF LOT 1 AND LOT 20, BLOCK 2, SAID SANTILLA PLACE ADDITION, TO THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 20, BLOCK 2, SAID SANTILLA PLACE ADDITION; THENCE,

S 00°12'02" E, A DISTANCE OF 392.65 FEET ALONG THE WEST RIGHT OF WAY LINE OF CAGUA ROAD NE, TO THE SOUTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE,

N 82°41'00" W, A DISTANCE OF 201.64 FEET ALONG SAID NORTH PROPERTY LINE OF LOT 12-A, BLOCK 2, SANTILLA PLACE ADDITION TO THE POINT OF BEGINNING AND CONTAINING 1.7416 ACRES, MORE OR LESS.

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

**FREE CONSENT AND DEDICATION**

SURVEYED AND REPLATTED AND NOW COMPRISING LOT 2-A-1, BLOCK 2, SANTILLA PLACE ADDITION, 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 PROPRIETOR(S) DO HEREBY GRANT TO THE USE OF THE PUBLIC FOREVER, THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON. SAID OWNERS WARRANT THAT THEY HOLD 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.

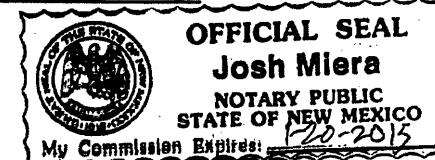
*John Bloomfield* 5.7.13  
DATE  
JOHN BLOOMFIELD  
EXECUTIVE DIRECTOR, NEW LIFE HOMES  
SOLE MEMBER, SUNDOWNER LLC  
GENERAL PARTNER, SUNDOWNER APARTMENTS LLP

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7<sup>th</sup> DAY OF May, 2013, BY *John Bloomfield*

*John Bloomfield* MY COMMISSION EXPIRES 1-20-2015  
NOTARY PUBLIC



**SURVEYOR'S CERTIFICATION**

I, LENORE ARMUJO, NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 15511, 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.

*Lenore Armijo* 5/6/13  
LENORE ARMUJO N.M.P.S. 15511



**TREASURERS CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 101805722518732904  
PROPERTY OWNERS OF RECORD :

BERNALILLO COUNTY TREASURER DATE

PLAT OF  
**LOTS 2-A-1  
BLOCK 2  
SANTILLA PLACE ADDITION**  
BEING A REPLAT OF  
LOTS 2-A  
BLOCK 2  
SANTILLA PLACE ADDITION  
SECTION 24, T.10N., R.3E., N.M.P.M.  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
MAY, 2013

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

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

CITY APPROVALS

*Quil P. Acosta* 5-9-13  
CITY SURVEYOR DATE

REAL PROPERTY DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

ENVIRONMENTAL HEALTH DEPT. \_\_\_\_\_ DATE \_\_\_\_\_

ALB.-BERN. COUNTY WATER UTILITY AUTHORITY \_\_\_\_\_ DATE \_\_\_\_\_

PARKS AND RECREATION DEPT. \_\_\_\_\_ DATE \_\_\_\_\_

A.M.A.F.C.A. \_\_\_\_\_ DATE \_\_\_\_\_

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

TRANSPORTATION DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPT. \_\_\_\_\_ DATE \_\_\_\_\_

**UTILITY APPROVALS**

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

NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE \_\_\_\_\_


QWEST CORPORATION d.b.a. CENTURYLINK QC \_\_\_\_\_ DATE \_\_\_\_\_

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

**BRASHER & LORENZ**  
CONSULTING ENGINEERS & SURVEYORS  
2201 San Pedro NE Building 1 Suite 1200  
Albuquerque, New Mexico 87110  
Ph: 505-888-6088 Fax: 505-888-6188  
DRAWN BY: JMT JOB No. 12519

PLAT OF  
**LOTS 2-A-1**  
**BLOCK 2**  
**SANTILLA PLACE ADDITION**  
 BEING A REPLAT OF  
 LOTS 2-A BLOCK 2  
 SANTILLA PLACE ADDITION  
 SECTION 24, T.10N., R.3E., N.M.P.M.  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2013

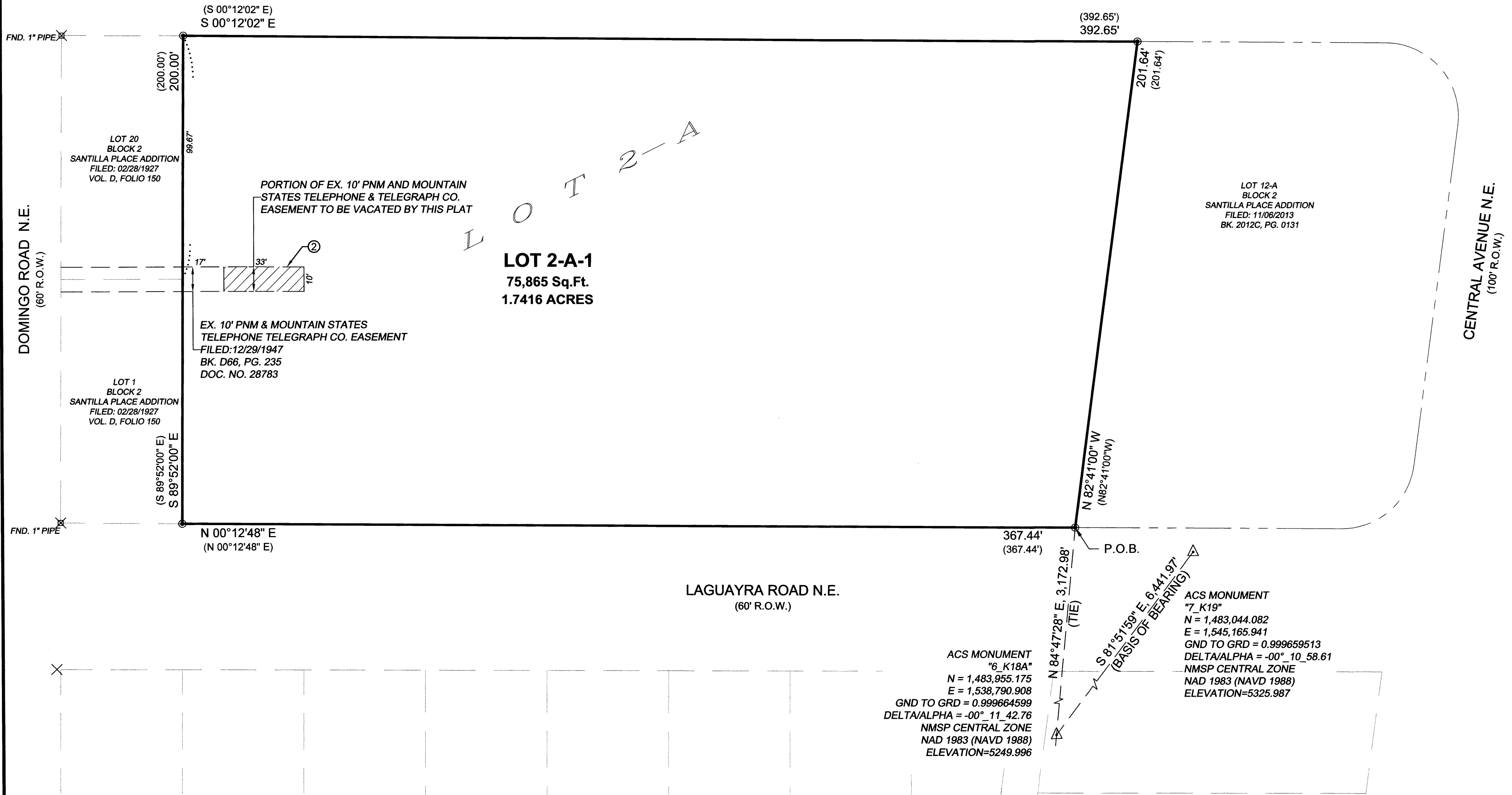
**LEGEND**

- SET #5 REBAR W/RED CAP LS# 15511
- △ U.S.G.S. MONUMENT
- FND REBAR AS NOTED
-  EX. 10' EASEMENT VACATED BY THIS PLAT

**EASEMENT NOTES**

1. RECIPROCAL PRIVATE EASEMENTS ARE EXISTING ACROSS AND BETWEEN LOTS 2-A-1 AND 12-A FOR: ACCESS FOR INGRESS AND EGRESS OF VEHICLES AND PEDESTRIANS, WATER, SANITARY SEWER, GAS, ELECTRIC, TELECOM FACILITIES, AND STORM DRAINAGE. ALL IMPROVEMENTS WITHIN THE EASEMENTS SHALL BE MAINTAINED BY THE OWNERS OF LOTS 2-A AND 12-A.
2. PORTION OF EASEMENT RELEASED BY PUBLIC SERVICE COMPANY OF NEW MEXICO QUITCLAIM OF ELECTRIC EASEMENT DOC.# 2012121518, FILED NOVEMBER 16, 2012.

CAGUA ROAD N.E.  
 (60' R.O.W.)

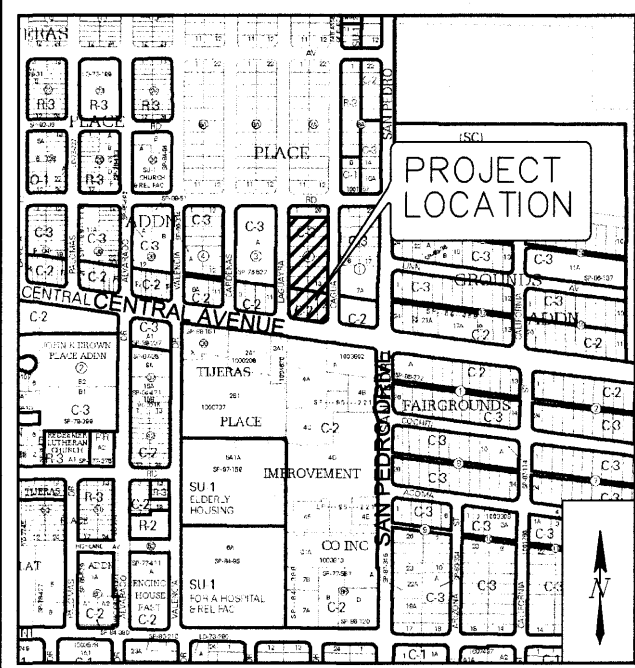


SHEET 2 OF 2



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 CONSULTING ENGINEERS & SURVEYORS  
 2201 San Pedro NE Building 1 Suite 1200  
 Albuquerque, New Mexico 87110  
 Ph: 505-888-6088 Fax: 505-888-6188

DRAWN BY: JMT      JOB No. 12519



VICINITY MAP  
(NOT TO SCALE)

**LEGAL DESCRIPTION:**

LOTS NUMBERED TWO-A (2-A) AND TWELVE-A (12-A) IN BLOCK NUMBERED TWO (2) OF SANTILLA PLACE, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON 2/10/12 IN BOOK PAGE 1. LEGAL DESCRIPTION TAKEN FROM TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No. .

**LEGEND**

- HANDICAP PARKING SPACE
- CLEAN OUT
- WATER VALVE
- LIGHT POLE
- UTILITY POLE
- WATER METER
- SEWER MANHOLE
- SIGN
- FIRE HYDRANT
- GAS METER
- ELECTRIC METER
- ALBUQUERQUE BENCHMARK (AS NOTED)
- SET MONUMENT (AS NOTED)
- CHISELED "X" ON CONCRETE
- FOUND MONUMENT (AS NOTED)

**LEGEND (CONT.)**

- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND SEWERLINE
- CHAINLINK FENCE
- OVERHEAD UTILITY WIRE
- CONCRETE
- ASPHALT PAVING

ALTA/ACSM LAND TITLE SURVEY  
**LOTS 2-A AND 12-A**  
**BLOCK 2**  
**SANTILLA PLACE ADDITION**  
SECTION 24, T.10N., R.3E., N.M.P.M.  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2012

**NOTES:**

1. BEARINGS AND DISTANCES IN PARENTHESES ( ) ARE FROM PLAT OF SANTILLA PLACE ADDITION FILED ON 2/10/12, BOOK, PAGE.
2. SUBJECT PROPERTY CONTAINS 102,688 Sq. Ft., 2.3574 ACRES.
3. DOCUMENTS USED:
  - A) PLAT OF SANTILLA PLACE ADDITION FILED ON 2/10/12, BOOK, PAGE
  - B) TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No. WITH AN EFFECTIVE DATE OF 2/10/12.
4. THE "BASIS OF BEARINGS" IS THE LINE BETWEEN ACS MONUMENTS "7\_K19" AND "6\_K18A", BEARING IS S81°51'59"E.
5. DISTANCES ARE GROUND.
6. SUBJECT PROPERTY IS ZONED:
  - A) C-2 COMMUNITY COMMERCIAL ZONE: SETBACKS SHALL BE 0 TO 15 FEET FROM PROPERTY LINES ADJACENT TO STREET. SIDE AND REAR SETBACKS SHALL BE PURSUANT TO THE UNDERLYING ZONE.
  - B) C-3 HEAVY COMMERCIAL ZONE: THERE SHALL BE A FRONT OR CORNER SIDE SETBACK OF NOT LESS THAN FIVE FEET AND A SETBACK OF 11 FEET FROM THE JUNCTION OF A DRIVEWAY OR ALLEY AND A PUBLIC SIDEWALK OR PLANNED PUBLIC SIDEWALK LOCATION. NEAR RESIDENTIAL ZONES, THE FOLLOWING GREATER SETBACK REQUIREMENTS SHALL APPLY:
    - a) THERE SHALL BE A FRONT OR CORNER SIDE SETBACK OF NOT LESS THAN TEN FEET WHERE THE LOT IS ACROSS THE STREET FROM THE FRONT LINE OF A FACING LOT IN A RESIDENTIAL ZONE. THIS SETBACK APPLIES TO ON- AND OFF-PREMISE SIGNS
    - b) THERE SHALL BE A FRONT OR REAR SETBACK OF NOT LESS THAN FIVE FEET WHERE THE SITE ABUTS THE SIDE OF A LOT IN A RESIDENTIAL ZONE.
    - c) THERE SHALL BE A SIDE OR REAR SETBACK OF NOT LESS THAN 15 FEET WHERE THE SITE ABUTS THE REAR OF A LOT IN A RESIDENTIAL ZONE.
7. THE SUBJECT PROPERTY IS LOCATED IN ZONE X AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, ACCORDING TO REVISED FEMA FLOOD INSURANCE RATE MAP No. 35001C0354H WITH AN EFFECTIVE DATE OF AUGUST 16, 2012.
8. SUBJECT PROPERTY ADDRESS IS 6101 CENTRAL AVENUE NE.
9. DATE OF SURVEY: AUGUST 2012.
10. THERE ARE 112 STANDARD PARKING SPACES AND 8 HANDICAP PARKING SPACE.

**SCHEDULE B - SECTION II, EXCEPTIONS BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No. 1381686-AL01**

- ITEM #
- (1) RESERVATION CONTAINED IN PATENT FROM UNITED STATES OF AMERICA RECORDED IN BOOK 33, PAGE 388, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, NOT PLOTTABLE, NOT SHOWN.
  - (2) COVENANTS, CONDITIONS, RESTRICTIONS, TERMS, PROVISIONS AND EASEMENTS RECORDED IN BOOK 108, PAGE 361, AND IN BOOK D-535, PAGE 474, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604 (C), NOT PLOTTABLE, NOT SHOWN.
  - (3) EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED DECEMBER 29, 1947, RECORDED IN BOOK D66, PAGE 235, AS DOCUMENT NO. 28783, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AMENDED BY QUITCLAIM DEED FILED JANUARY 5, 1961, RECORDED IN BOOK D577, PAGE 276 AS DOCUMENT NO. 1806, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, PLOTTABLE, SHOWN.
  - (4) RIGHT OF WAY GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY AND PUBLIC SERVICE COMPANY OF NEW MEXICO, FILED DECEMBER 14, 1948, RECORDED IN BOOK D94, PAGE 159, AS DOCUMENT NO. 49533, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, PLOTTABLE, SHOWN.
  - (5) CABLE TELEVISION INSTALLATION AND SERVICE SUBSCRIPTION AGREEMENT, FILED JANUARY 7, 1991, RECORDED IN BOOK BCR-91-1, PAGE 1851 AS DOCUMENT NO. 91-1048, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, NOT PLOTTABLE, NOT SHOWN.
  - (6) CABLE TELEVISION INSTALLATION AND SERVICE SUBSCRIPTION AGREEMENT, FILED FEBRUARY 23, 1996, RECORDED IN BOOK BCR 96-5, PAGE 5476 AS DOCUMENT NO. 96020662, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, NOT PLOTTABLE, NOT SHOWN.
  - (7) RIGHTS OF THE TENANTS OR OCCUPANTS UNDER UNRECORDED RENTAL OR LEASE AGREEMENTS, NOT PLOTTABLE, NOT SHOWN.

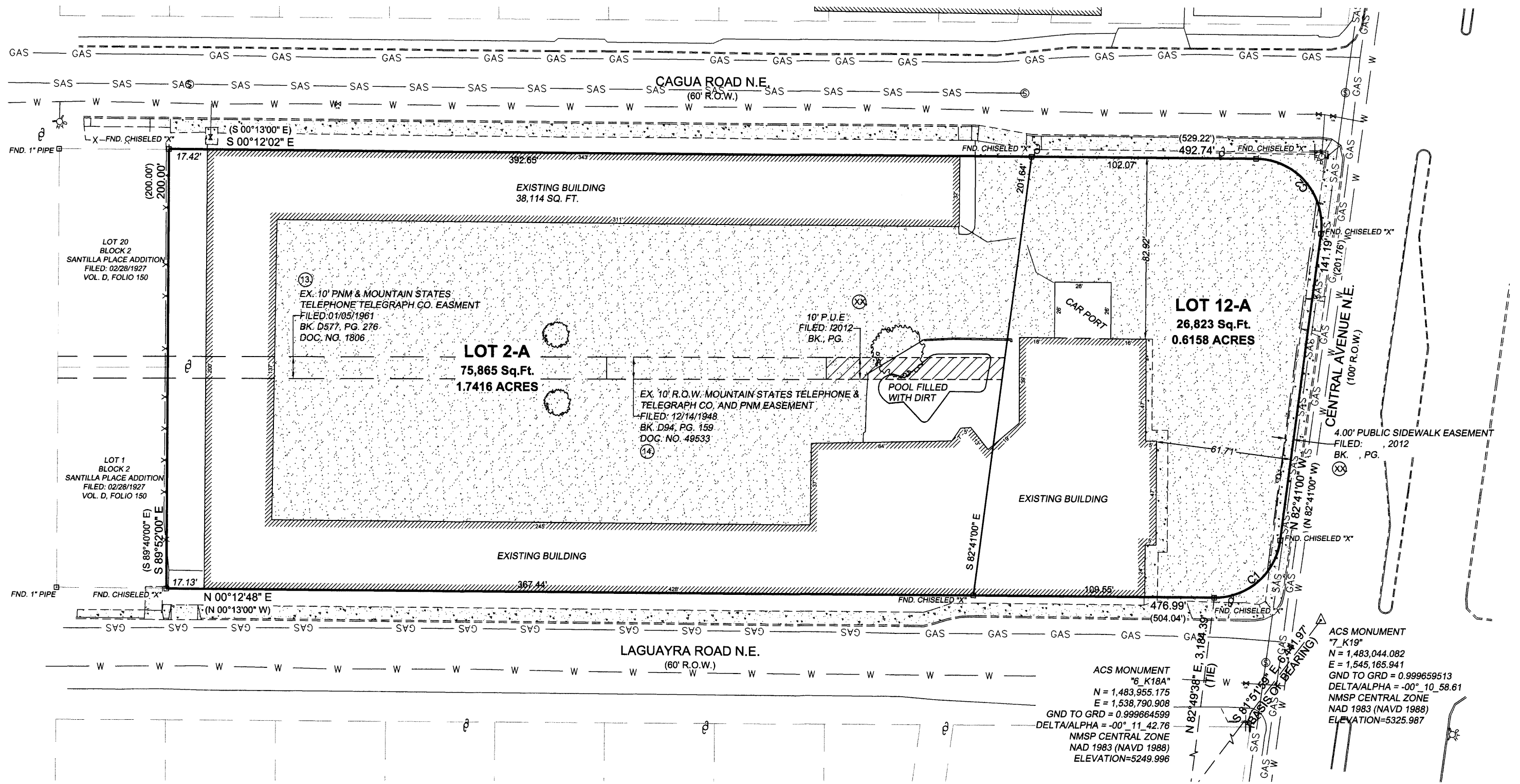
**SURVEYOR'S CERTIFICATION**

TO: NEW LIFE HOLMES, INC.  
6101 CENTRAL, LLC A NEW MEXICO LIMITED LIABILITY COMPANY  
FIRST AMERICAN TITLE INSURANCE COMPANY

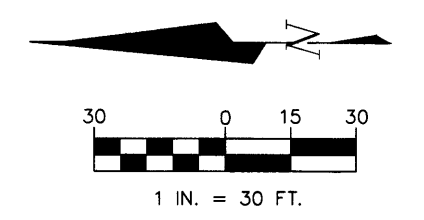
THIS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDE ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 16, 17, 18, 19, AND 20(a)

LENORE ARMIJO N.M.P.S. #15511

DATE

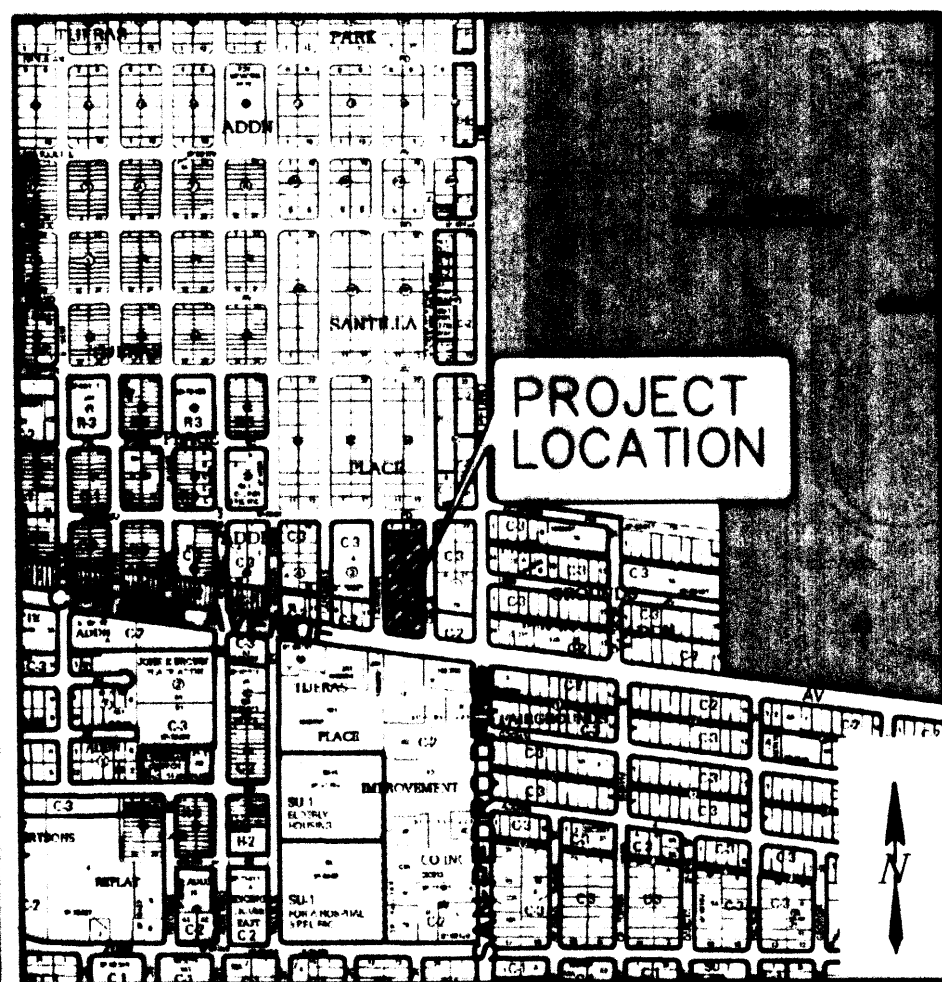


CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA ANGLE	CHORD	CHORD DIRECTION
C1	30.00'	43.40'	26.49'	82°53'48"	39.72'	N41°14'06"W
C2	30.00'	50.85'	33.98'	97°06'58"	44.98'	S48°45'31"W



**BRASHER & LORENZ**  
CONSULTING ENGINEERS & SURVEYORS  
2201 San Pedro NE Building 1 Suite 1300  
Albuquerque, New Mexico 87110  
Ph: 505-268-9088 Fax: 505-268-6188  
DRAWN BY: JMT JOB No. 12520





VICINITY MAP ZONE ATLAS K-18-Z (NOT TO SCALE)

**PURPOSE OF PLAT**

- THE PURPOSE OF THIS PLAT IS TO:
1. CONSOLIDATE EIGHTEEN (18) EXISTING LOTS INTO TWO (2) NEW LOTS.
  2. TO GRANT EASEMENTS (AS SHOWN HEREON).
  3. DEDICATE PUBLIC RIGHT OF WAY (AS SHOWN HEREON)

**GENERAL NOTES**

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE) NAD 83.
2. DISTANCES ARE GROUND.
3. THE "BASIS OF BEARINGS" IS THE LINE BETWEEN ACS MONUMENTS "7\_K18" AND "8\_K\_18A", BEARING IS S81°51'58"E.
4. DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY ARE AS FOLLOWS:
  - A) "PLAT OF SANTILLA PLACE ADDITION", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 28, 1927, IN BOOK D, PAGE 150, DOCUMENT NO. 1927022827.
5. ALL CORNERS SET ARE A 3/4" REBAR WITH RED PLASTIC CAP STAMPED "P.L.S. 15511". UNLESS OTHERWISE INDICATED HEREON.
6. FIELD SURVEYS WERE PERFORMED JULY, 2012.
7. SUBJECT PROPERTY ADDRESS: 6101 CENTRAL AVENUE N.E.
8. TOTAL NUMBER OF EXISTING LOTS : 18
9. TOTAL NUMBER OF LOTS CREATED : 2
10. GROSS SUBDIVISION ACREAGE: 2.3652 ACRES
11. TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0
12. CURRENT ZONING: C2 & C3
13. CITY OF ALBUQUERQUE ZONE ATLAS PAGE: K-18-Z
14. PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO LOTS 2-A & 2-B MUST BE VERIFIED AND COORDINATED WITH THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.
15. RECIPROCAL PRIVATE EASEMENTS ARE GRANTED ACROSS AND BETWEEN LOTS 2-A AND 12-A FOR: ACCESS FOR INGRESS AND EGRESS OF VEHICLES AND PEDESTRIANS, WATER, SANITARY SEWER, GAS, ELECTRIC, TELECOM FACILITIES, AND STORM DRAINAGE. ALL IMPROVEMENTS WITHIN THE EASEMENTS SHALL BE MAINTAINED BY THE OWNERS OF LOTS 2A AND 12-A.
16. NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTING, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERCTED 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:**

A CERTAIN TRACT OF LAND BEING DESIGNATED AS LOTS 2 THROUGH 19, BLOCK 2, SANTILLA PLACE ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 28, 1927 IN BOOK D, PAGE 150, SITUATE IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AND BEING PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED, SAID POINT LYING ON THE EAST RIGHT OF WAY LINE OF LAGUAYRA ROAD N.E. AND ALSO LYING ON THE NORTH RIGHT OF WAY LINE OF CENTRAL AVENUE N.E., FROM WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT, "6\_K18A" BEARS N 82°21'16" W, A DISTANCE OF 3,187.71 FEET; THENCE,

N 00°12'48" E, A DISTANCE OF 503.39 FEET ALONG SAID EAST RIGHT OF WAY LINE OF LAGUAYRA ROAD N.E., TO THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 2, SANTILLA PLACE ADDITION, FILED FEBRUARY 28, 1927 IN BOOK D, PAGE 150 OF BERNALILLO COUNTY, NEW MEXICO; THENCE,

S 89°52'00" E, A DISTANCE OF 200.00 FEET ALONG THE SOUTH PROPERTY LINES OF LOT 1 AND LOT 20, BLOCK 2, SAID SANTILLA PLACE ADDITION, TO THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 20, BLOCK 2, SAID SANTILLA PLACE ADDITION; THENCE,

S 00°12'02" E, A DISTANCE OF 528.70 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED, SAID POINT LYING ON THE NORTH RIGHT OF WAY OF CENTRAL AVENUE N.E.; THENCE,

N 82°41'00" W, A DISTANCE OF 201.67 FEET ALONG SAID NORTH RIGHT OF WAY LINE OF CENTRAL AVENUE N.E. TO THE POINT OF BEGINNING AND CONTAINING 2.3652 ACRES, MORE OR LESS.

**PUBLIC UTILITY EASEMENTS**

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

- A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
- B. 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 SERVICES.
- C. QWEST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, 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, 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 ERCTED 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 TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

**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 WAIVE 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.

**FREE CONSENT AND DEDICATION**

SURVEYED AND REPLATTED AND NOW COMPRISING LOTS 2-A AND 12-A, SANTILLA PLACE ADDITION, 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 PROPRIETOR(S) DO HEREBY GRANT TO THE USE OF THE PUBLIC FOREVER, THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON. SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT. SAID OWNER(S) AND PROPRIETOR(S) DOES HEREBY DEDICATE ADDITIONAL RIGHT-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

*Mohamed Kassam* 10/18/12 DATE  
 MOHAMED KASSAM  
 MANAGING MEMBER OF 6101 CENTRAL L.L.C.

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO } SS  
 COUNTY OF BERNALILLO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF October, 2012, BY *Mohamed Kassam*  
*Margaret Lopez-Coplen* MY COMMISSION EXPIRES 8/21/2015  
 NOTARY PUBLIC OFFICIAL SEAL  
 Margaret Lopez-Coplen  
 NOTARY PUBLIC - STATE OF NEW MEXICO  
 My Commission Expires: 8/21/2015  
*Nizar Kassam* 10/18/12 DATE  
 NIZAR KASSAM  
 MANAGING MEMBER OF 6101 CENTRAL L.L.C.

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO } SS  
 COUNTY OF BERNALILLO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF October, 2012, BY *Nizar Kassam*  
*Margaret Lopez-Coplen* MY COMMISSION EXPIRES 8/21/2015  
 NOTARY PUBLIC OFFICIAL SEAL  
 Margaret Lopez-Coplen  
 NOTARY PUBLIC - STATE OF NEW MEXICO  
 My Commission Expires: 8/21/2015

**SURVEYOR'S CERTIFICATION**

I, LENORE ARMIJO, NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 15511, 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 SURVEYOR'S; 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.

*Lenore Armijo* 10-18-12  
 LENORE R. ARMIJO  
 NEW MEXICO  
 15511  
 LICENSED PROFESSIONAL SURVEYOR

**TREASURERS CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON :  
 UPC # 101706117537220205 AND UPC # 101706114839820203  
 PROPERTY OWNERS OF RECORD :

BERNALILLO COUNTY TREASURER DATE

PLAT OF  
**LOTS 2-A AND 12-A**  
**BLOCK 2**  
**SANTILLA PLACE ADDITION**  
 BEING A REPLAT OF  
 LOTS 2 THROUGH 19  
 BLOCK 2  
 SANTILLA PLACE ADDITION  
 SECTION 24, T.10N., R.3E., N.M.P.M.  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER, 2012

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

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

CITY APPROVALS

*[Signature]* 10-22-12  
 CITY SURVEYOR DATE

REAL PROPERTY DIVISION DATE

ENVIRONMENTAL HEALTH DEPT. DATE

ALB-BERN. COUNTY WATER UTILITY AUTHORITY DATE

PARKS AND RECREATION DEPT. DATE

A.M.A.F.C.A. DATE

CITY ENGINEER DATE

TRANSPORTATION DEVELOPMENT DATE

DRB CHAIRPERSON, PLANNING DEPT. DATE

**UTILITY APPROVALS**

PNM ELECTRIC SERVICES DATE

NEW MEXICO GAS COMPANY DATE

QWEST CORPORATION d.b.a. CENTURYLINK QC DATE

COMCAST DATE

**BRASHER & LORENZ**  
 CONSULTING ENGINEERS & SURVEYORS  
 2201 San Pedro NE Building 1 Suite 1200  
 Albuquerque, New Mexico 87110  
 Ph: 505-888-0088 Fax: 505-888-0188

**PLAT OF**  
**LOTS 2-A AND 12-A**  
**BLOCK 2**  
**SANTILLA PLACE ADDITION**  
 BEING A REPLAT OF  
 LOTS 2 THROUGH 19  
 BLOCK 2  
 SANTILLA PLACE ADDITION  
 SECTION 24, T.10N., R.3E., N.M.P.M.  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
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**LEGEND**

- SET #5 REBAR W/RED CAP LS# 15511
- △ U.S.G.S. MONUMENT
- FND REBAR AS NOTED
- LOT LINES ELIMINATED BY THIS PLAT

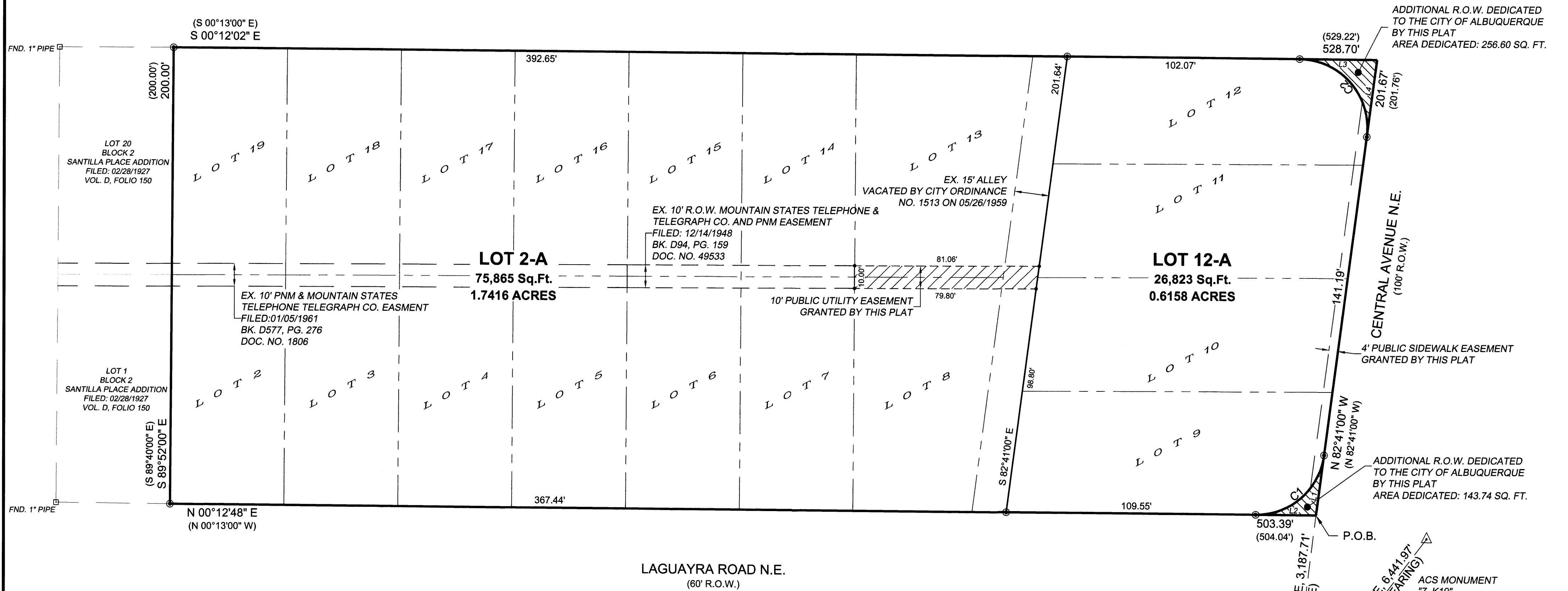
**EASEMENT NOTES**

1. RECIPROCAL PRIVATE EASEMENTS ARE GRANTED ACROSS AND BETWEEN LOTS 2A AND 2B FOR: ACCESS FOR INGRESS AND EGRESS OF VEHICLES AND PEDESTRIANS, WATER, SANITARY SEWER, GAS, ELECTRIC, TELECOM FACILITIES, AND STORM DRAINAGE. ALL IMPROVEMENTS WITHIN THE EASEMENTS SHALL BE MAINTAINED BY THE OWNERS OF LOTS 2-A AND 12-A.

LINE TABLE		
LINE	LENGTH	BEARING
L1	26.49'	N82°41'00"W
L2	26.49'	N00°12'48"E
L3	33.98'	S00°12'02"W
L4	33.98'	N82°41'00"W

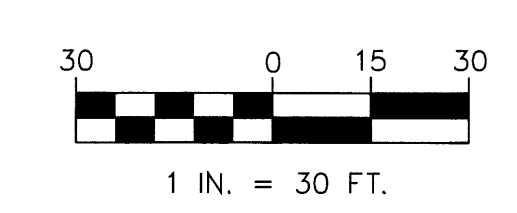
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA ANGLE	CHORD	CHORD DIRECTION
C1	30.00'	43.40'	26.49	82°53'48"	39.72'	N41°14'06"W
C2	30.00'	50.85'	33.98	97°06'58"	44.98'	S48°45'31"W

**CAGUA ROAD N.E.**  
 (60' R.O.W.)



ACS MONUMENT  
 "6\_K18A"  
 N = 1,483,955.175  
 E = 1,538,790.908  
 GND TO GRD = 0.999664599  
 DELTA/ALPHA = -00° 11' 42.76"  
 NMSP CENTRAL ZONE  
 NAD 1983 (NAVD 1988)  
 ELEVATION=5249.996

ACS MONUMENT  
 "7\_K19"  
 N = 1,483,044.082  
 E = 1,545,165.941  
 GND TO GRD = 0.999659513  
 DELTA/ALPHA = -00° 10' 58.61"  
 NMSP CENTRAL ZONE  
 NAD 1983 (NAVD 1988)  
 ELEVATION=5325.987



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DRAWN BY: JMT      JOB No. 12519