

VICINITY MAP
Not To Scale

TREASURERS CERTIFICATION

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

10108691, 1008691, 11 DRB-70040
BENNETT RICHARD

Bernalillo County Treasurer

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.
- C. QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, 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 transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

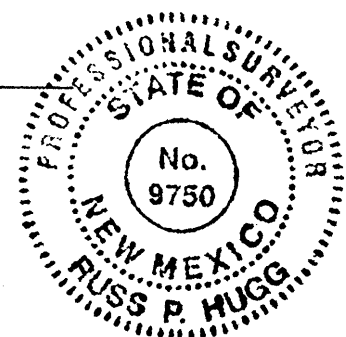
DISCLAIMER

In approving this plat, Public Service Company of New Mexico (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 nor release any easement or easement rights to which it may have been granted by prior plat, replat or other document and which are not shown on this plat.

SURVEYOR'S CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my direct supervision; that it meets the Standards for Land Surveys in the State of New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
January 31, 2011



PLAT OF
LOTS 1-A AND 8-A, BLOCK 4
UNIVERSITY HEIGHTS ADDITION
(BEING A REPLAT OF PORTIONS OF LOTS 1 THRU 3 AND ALL OF LOTS 4 THRU 8, BLOCK 4, UNIVERSITY HEIGHTS ADDITION)
SITUATE WITHIN
SECTION 22, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2011

PROJECT NUMBER: 1008691

Application Number: 11 DRB-70040

PLAT APPROVAL

Utility Approvals:

Fernando Vigil 2-16-11
Public Service Company of New Mexico (PNM) Date

[Signature] 2-17-2011
New Mexico Gas Company (NMGC) Date

Mitch Ramirez 02-16-11
QWest Corporation Date

[Signature] 02-22-11
Comcast Date

City Approvals:

[Signature] 2-15-11
City Surveyor Date
Department of Municipal Development

N/A
Real Property Division Date

N/A
Environmental Health Department Date

[Signature] 03-09-11
Traffic Engineering, Transportation Division Date

Allan Peter 03/09/11
A.B.C.W.O.A. Date

Christina Sandoval 3/9/11
Parks and Recreation Department Date

Curtis A. Chene 3-9-11
AMAFCA Date

Curtis A. Chene 3-9-11
City Engineer Date

[Signature] 5-12-11
DRB Chairperson, Planning Department Date

GENERAL NOTES

1. Bearings are New Mexico State Plane grid bearings, Central Zone - NAD83.
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated.
7. U.C.L.S. Log Number 2010183784
8. City of Albuquerque Zone Atlas: Page K-15-Z

PURPOSE OF PLAT :

The Purpose of this plat is to:

1. Create 2 new Lots from existing portions of Lots 1 thru 3 and all of Lots 4 thru 8, Block 4, University heights Addition.
2. Grant the easements as shown hereon.
3. Dedicate the additional street right of way as shown hereon.

SUBDIVISION DATA	
Total number of existing Lots:	8
Total number of new Lots created:	2
Gross Subdivision acreage:	1.0056 acres.

DOCH 2011050771
06/01/2011 10:07 AM Page 1 of 3
PLAT R: \$17.00 B: 2011C P: 0655 M: Toulous Olivere, Bernalillo Co

SURV TEK, INC.

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

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CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2011

LEGAL DESCRIPTION

That certain parcel of land situate within Section 22, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising Portions of Lots Numbered One (1), Two (2) and Three (3) and all of Lots Numbered Four (4) thru Eight (8) all in Block Numbered Four (4) of University Heights Addition as the same are shown and designated on the plat entitled "PLAT OF UNIVERSITY HEIGHTS, AN ADDITION TO THE CITY OF ALBUQUERQUE, UNIVERSITY HEIGHTS DEVELOPMENT COMPANY, OWNERS", filed in the office of the County Clerk of Bernalillo County, New Mexico on February 7, 1916 in Volume D, Folio 27 more particularly described using New Mexico State Plane grid bearings (NAD 83) and ground distances as follows:

BEGINNING at the Southeast corner of the parcel herein described (a 1/2" rebar found in place) said Point being the Southeast corner of said Lot 8, Block 4 whence the Albuquerque Control Survey Monument "20-L16" bears S 68° 05' 25" E, 2607.38 feet distant; Thence,

N 89° 44' 12" W, 142.02 feet to a point on the Easterly right of way line of Yale Boulevard N.E. and the Southwest corner of said Lot 8 (a 1/2" rebar found in place); Thence Northeasterly along said Easterly right of way line of Yale Boulevard N.E. for the following three (3) courses:

N 00° 21' 52" E, 50.33 feet to the Southwest corner of said Lot 7 and the Northwest corner of said Lot 8 (a 1/2" rebar and cap stamped "L.S. 11993" found in place); Thence,

N 00° 23' 39" E, 150.01 feet to the Southwest corner of said Lot 4 and the Northwest corner of said Lot 5 (a 1/2" rebar and cap stamped "L.S. 11993" found in place); Thence,

N 00° 19' 09" E, 59.44 feet to the Northwest corner of the parcel herein described, (an "X" found scribed in the brick sidewalk) said point being a point of intersection of said Easterly right of way line of Yale Boulevard S.E. and the Southerly right of way line of Coal Avenue S.E.; Thence Northeasterly along said Southerly right of way line of Coal Avenue S.E. for the following three (3) courses:

Northeasterly, 76.30 feet on the arc of a curve to the left (said curve having a radius of 375.24 feet, a central angle of 11° 38' 59" and a chord which bears N 57° 15' 13" E, 76.16 feet) to a non tangent point on curve (a PK Nail and brass disc stamped "L.S. 11993" found in place); Thence,

N 51° 08' 36" E, 47.38 feet to a non tangent point of curvature (a PK Nail and brass disc stamped "L.S. 11993" found in place); Thence,

Northeasterly, 50.54 feet on the arc of a curve to the right (said curve having a radius of 204.67 feet, a central angle of 14° 08' 59" and a chord which bears N 55° 55' 06" E, 50.42 feet) to a non tangent point on curve (an "X" found scribed in concrete sidewalk) said point being the Northeast corner of the parcel herein described; Thence,

S 00° 33' 42" W, 9.59 feet to the Southeast corner of said Lot 1 and the Northeast corner of said Lot 2 (a 1/2" rebar and cap stamped "L.S. 11993" found in place); Thence,

S 00° 14' 06" W, 50.45 feet to the Southeast corner of said Lot 2 and the Northeast corner of said Lot 3 (a 1/2" rebar and cap stamped "L.S. 11993" found in place); Thence,

S 00° 33' 47" W, 49.55 feet to the Southeast corner of said Lot 3 and the Northeast corner of said Lot 4 (a 1/2" rebar and cap stamped "L.S. 11993" found in place); Thence,

S 00° 18' 54" W, 150.09 feet to the Southeast corner of said Lot 6 and the Northeast corner of said Lot 7 (a 1/2" rebar found in place); Thence,

S 00° 33' 03" W, 49.94 feet to the Southeast corner of said Lot 7 and the Northeast corner of said Lot 8 (a 1/2" rebar and cap stamped "L.S. 11993" found in place); Thence,

S 00° 19' 28" W, 49.98 feet to the Southeast corner and point of beginning of the parcel herein described.

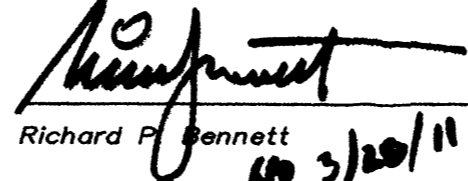
Said parcel contains 1.0056 acres, more or less

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATTED and now comprising "PLAT OF LOTS 1-A AND 8-A, BLOCK 4, UNIVERSITY HEIGHTS ADDITION (BEING A REPLAT OF PORTIONS OF LOTS 1 THRU 3 AND ALL OF LOTS 4 THRU 8, BLOCK 4, UNIVERSITY HEIGHTS ADDITION) SITUATE WITHIN SECTION 22, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s). Said owner(s) and proprietor(s) do hereby grant the easement(s) as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate the additional street right of way to the City of Albuquerque in fee simple with warranty covenants as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

OWNER(S)

LOT 8-A


 Richard P. Bennett
 10/3/2011


 Susan J. Bennett
 02/2/2011


SOLAR NOTE:

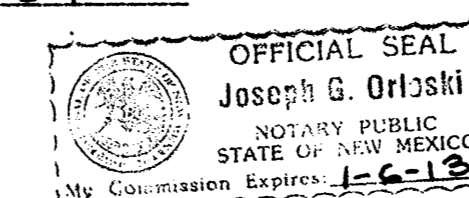
No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.

ACKNOWLEDGMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS

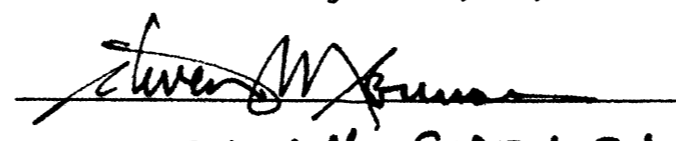
The foregoing instrument was acknowledged before me this 14TH day of FEBRUARY, 2011, by Richard P. Bennett and Susan J. Bennett.


 Notary Public My commission expires 1-6-13



LOT 1-A

Smith's Food and Drug Centers, Inc., an Ohio corporation


 By: STEVEN M. SORENSEN SMS 3-16-2011

ACKNOWLEDGMENT

STATE OF UTAH
 COUNTY OF SALT LAKE SS

The foregoing instrument was acknowledged before me this 7th day of FEBRUARY, 2011, by STEVEN M. SORENSEN


 Notary Public My commission expires 8-8-14

DOCH 2011050771

06/01/2011 10:07 AM Page: 2 of 3
 City: PLAT R: 317.00 B: 2011C P: 3655 T: Toulous Olivere, Bernalillo Co



SHEET 2 OF 3



SURV TEK, INC.

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

100148.dwg

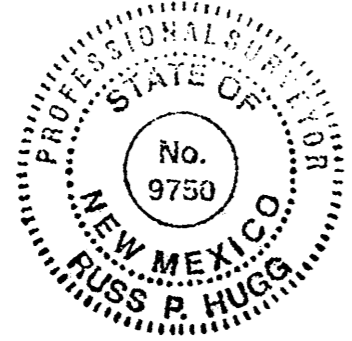
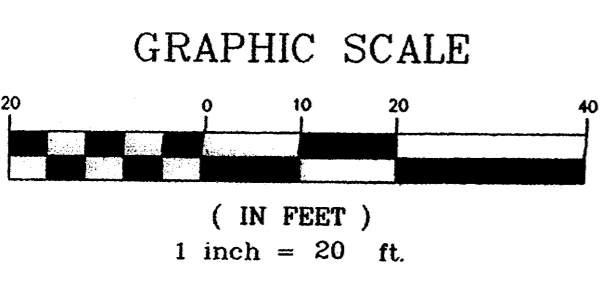
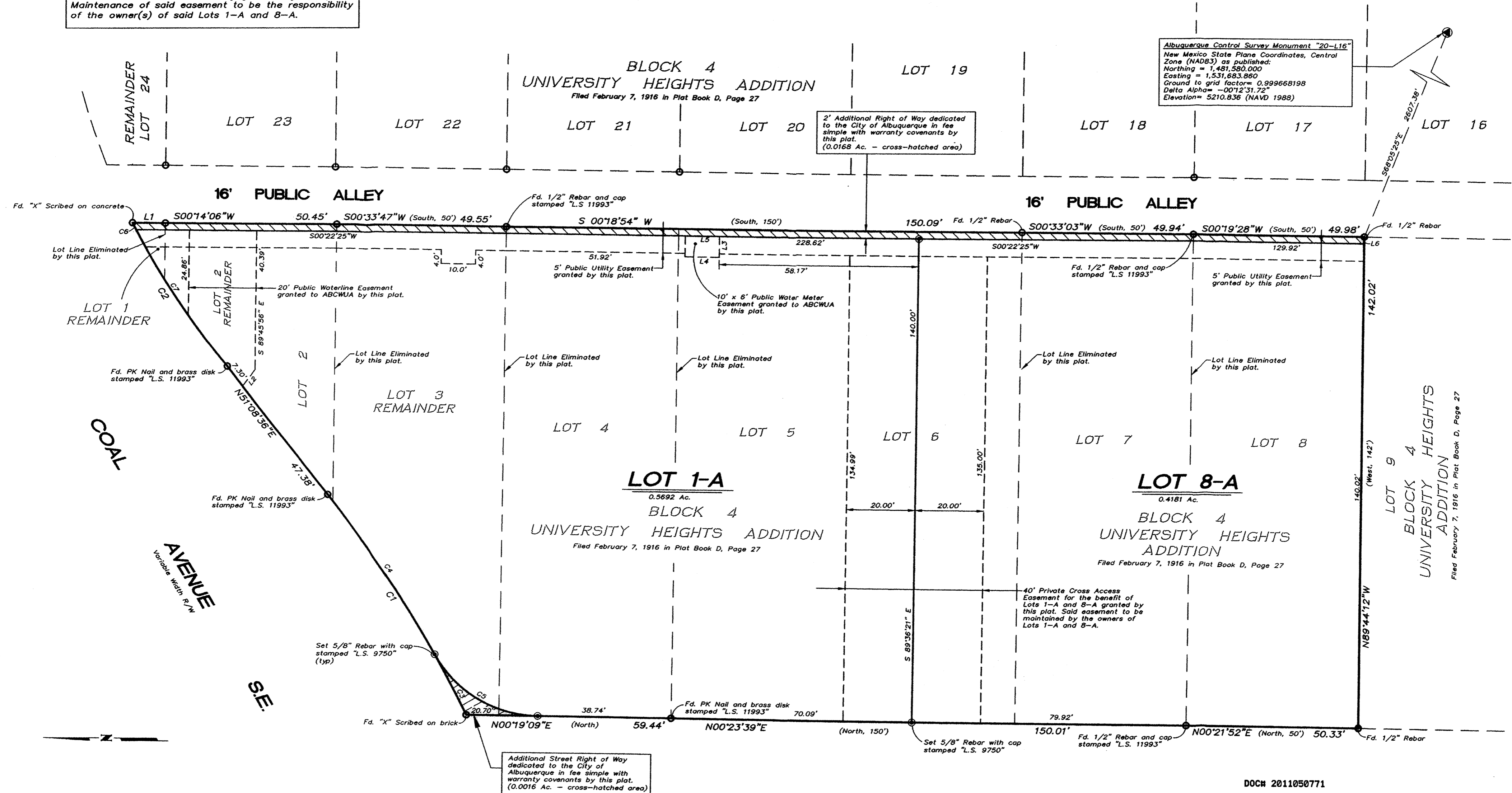
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LINE TABLE		
LINE	LENGTH	BEARING
L1	9.59	S00°33'42"W
L2	6.00	N52°55'18"W
L3	6.00	N89°36'23"W
L4	10.00	N00°23'37"E
L5	10.00	S00°18'54"W
L6	2.00	S89°40'32"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	76.30'	375.24'	38.28'	76.16'	N57°15'13"E	11°38'59"
C2	50.54'	204.67'	25.40'	50.42'	N55°55'06"E	14°08'59"
C3	19.80'	375.24'	9.90'	19.80'	N61°34'00"E	3°01'26"
C4	56.49'	375.24'	28.30'	56.44'	N55°44'30"E	8°37'33"
C5	36.49'	35.00'	20.10'	34.86'	S30°11'13"W	59°44'08"
C6	2.29'	204.67'	1.15'	2.29'	S62°40'20"W	0°38'32"
C7	48.25'	204.67'	24.24'	48.14'	S55°35'50"W	13°30'26"

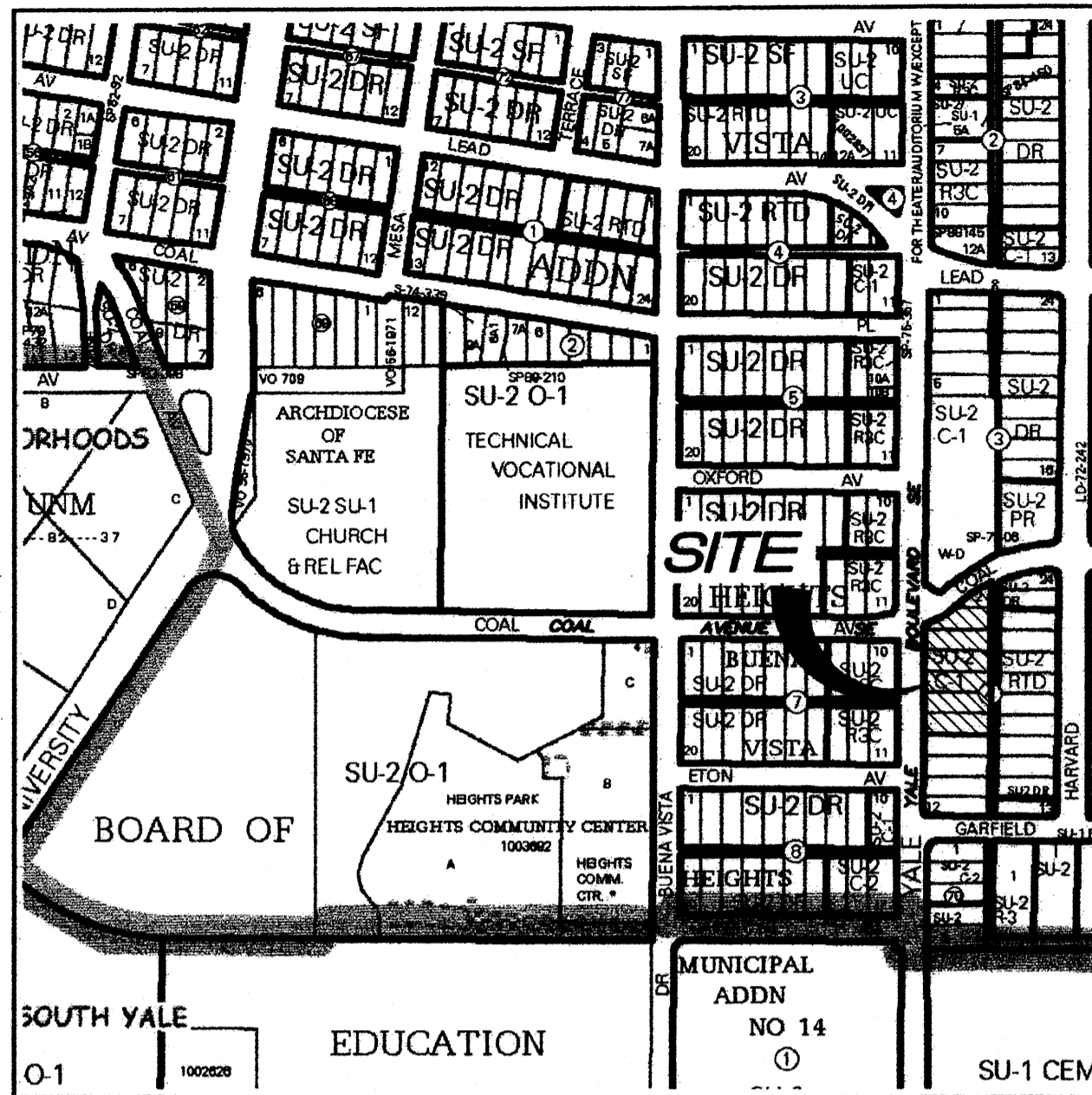
Note:
A private cross lot drainage easement for the benefit of Lots 1-A and 8-A is hereby granted by this plat. Maintenance of said easement to be the responsibility of the owner(s) of said Lots 1-A and 8-A.

Albuquerque Control Survey Monument "20-L16"
New Mexico State Plane Coordinates, Central Zone (NAD83) as published:
Northing = 1,481,580.000
Easting = 1,531,683.800
Ground to grid factors = 0.999668198
Delta Alpha = -00°12'31.72"
Elevation = 5210.836 (NAVD 1988)



DOCH 2011050771
08/01/2011 10:07 AM Page: 3 of 3
11/15/07 6:37:00 P. 2011 C. P. 0055 M. Toulous Oliveira, Bernalillo Co

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



VICINITY MAP
Not To Scale

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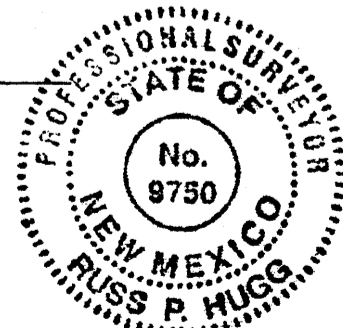
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Said parcel contains 1.0056 acres, more or less

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATTED and now comprising "PLAT OF LOTS 1-A AND 8-A, BLOCK 4, UNIVERSITY HEIGHTS ADDITION (BEING A REPLAT OF PORTIONS OF LOTS 1 THRU 3 AND ALL OF LOTS 4 THRU 8, BLOCK 4, UNIVERSITY HEIGHTS ADDITION) SITUATE WITHIN SECTION 22, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietors(s). Said owner(s) and proprietor(s) do hereby grant the easement(s) as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate the additional street right of way to the City of Albuquerque in fee simple with warranty covenants as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

OWNER(S)

LOT 8-A


 Richard P. Bennett


 Susan J. Bennett


SOLAR NOTE:

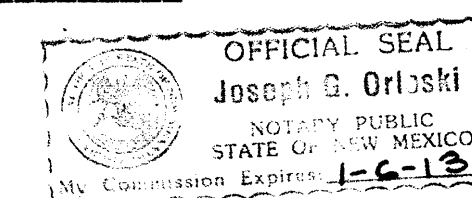
No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.

ACKNOWLEDGMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS

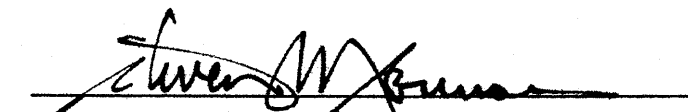
The foregoing instrument was acknowledged before me this 14TH day of FEBRUARY, 2011, by Richard P. Bennett and Susan J. Bennett.

 My commission expires 1-6-13
 Notary Public



LOT 1-A

Smith's Food and Drug Centers, Inc., an Ohio corporation

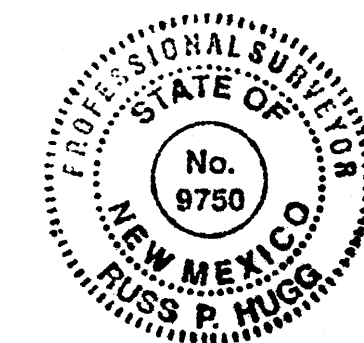

 By: STEVEN M. SORENSEN

ACKNOWLEDGMENT

STATE OF UTAH
 COUNTY OF SALT LAKE SS

The foregoing instrument was acknowledged before me this 7th day of FEBRUARY, 2011, by STEVEN M. SORENSEN

 My commission expires 8-8-14
 Notary Public



SHEET 2 OF 3

SURV TEK, INC.

Consulting Surveyors Phone: 505-897-3368
 8584 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

100148.dwg

**PLAT OF
LOTS 1-A AND 8-A, BLOCK 4
UNIVERSITY HEIGHTS ADDITION**

(BEING A REPLAT OF PORTIONS OF LOTS 1 THRU 3 AND ALL OF LOTS 4 THRU 8, BLOCK 4, UNIVERSITY HEIGHTS ADDITION)

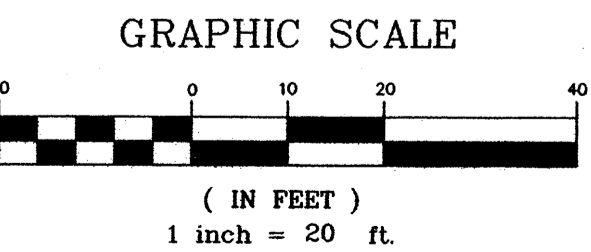
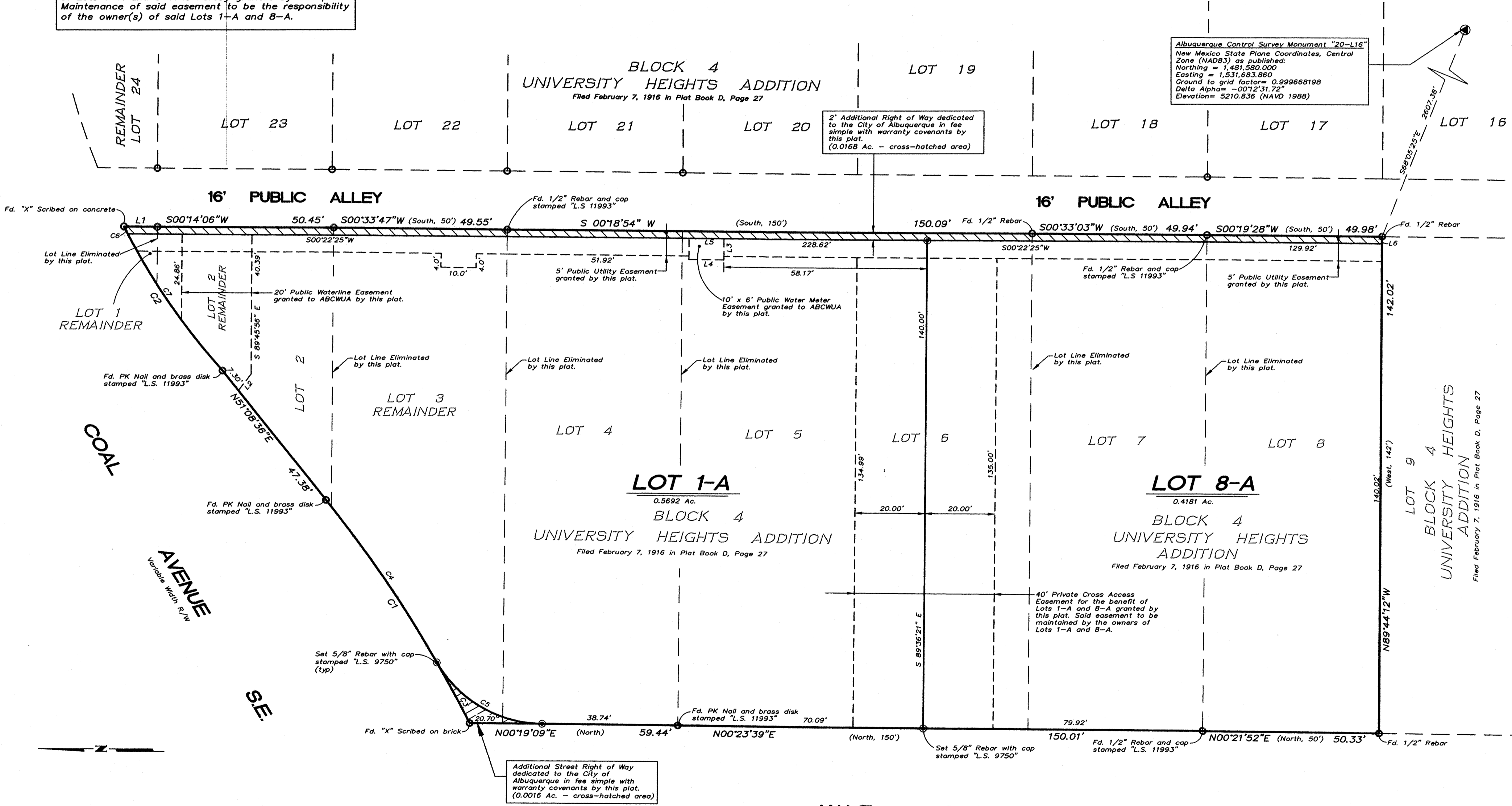
SITUATE WITHIN
SECTION 22, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2011

LINE TABLE		
LINE	LENGTH	BEARING
L1	9.59	S00°33'42"W
L2	6.00	N52°55'18"W
L3	6.00	N89°36'23"W
L4	10.00	N00°23'37"E
L5	10.00	S00°18'54"W
L6	2.00	S89°40'32"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	76.30'	375.24'	38.28'	76.16'	N57°15'13"E	11°38'59"
C2	50.54'	204.67'	25.40'	50.42'	N55°55'06"E	14°08'59"
C3	19.80'	375.24'	9.90'	19.80'	N61°34'00"E	3°01'26"
C4	56.49'	375.24'	28.30'	56.44'	N55°44'30"E	8°37'33"
C5	36.49'	35.00'	20.10'	34.86'	S30°11'13"W	59°44'08"
C6	2.29'	204.67'	1.15'	2.29'	S62°40'20"W	0°38'32"
C7	48.25'	204.67'	24.24'	48.14'	S55°35'50"W	13°30'26"

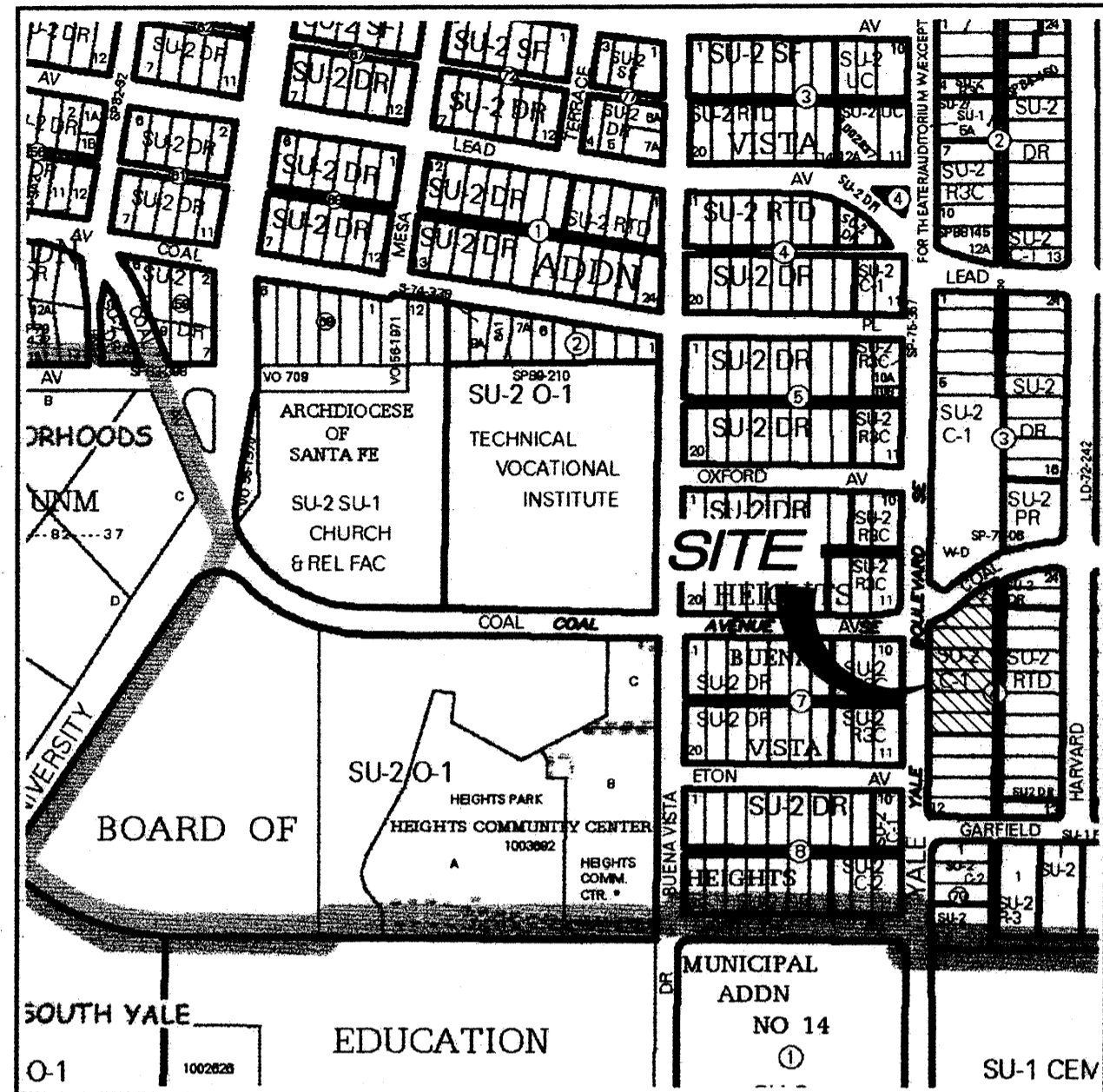
Note:
A private cross lot drainage easement for the benefit of Lots 1-A and 8-A is hereby granted by this plat. Maintenance of said easement to be the responsibility of the owner(s) of said Lots 1-A and 8-A.

Albuquerque Control Survey Monument "20-L16"
New Mexico State Plane Coordinates, Central Zone (NAD83) as published:
Northing = 1,481,580.000
Easting = 1,531,683.860
Ground to grid factor = 0.999668198
Delta Alpha = -00°12'31.72"
Elevation = 5210.836 (NAVD 1988)



YALE BOULEVARD S.E.
76' R/W

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



VICINITY MAP
Not To Scale

GENERAL NOTES

- Bearings are New Mexico State Plane grid bearings, Central Zone - NAD83.
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated.
- U.C.L.S. Log Number 2010183784
- City of Albuquerque Zone Atlas: Page K-15-Z

PURPOSE OF PLAT :

The Purpose of this plat is to:

- Create 2 new Lots from existing portions of Lots 1 thru 3 and all of Lots 4 thru 8, Block 4, University heights Addition.
- Grant the easements as shown hereon.
- Dedicate the additional street right of way as shown hereon.

SUBDIVISION DATA

Total number of existing Lots: 8
Total number of new Lots created: 2
Gross Subdivision acreage: 1.0056 acres.

TREASURERS CERTIFICATION

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

Bernalillo County Treasurer

PUBLIC UTILITY EASEMENTS

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

- Public Service Company of New Mexico (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.
- New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, 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 transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

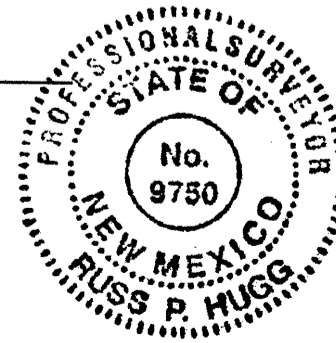
DISCLAIMER

In approving this plat, Public Service Company of New Mexico (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 nor release any easement or easement rights to which it may have been granted by prior plat, replat or other document and which are not shown on this plat.

SURVEYOR'S CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my direct supervision; that it meets the Standards for Land Surveys in the State of New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

[Signature]
Russ P. Hugg
NMPS No. 9750
January 31, 2011



**PLAT OF
LOTS 1-A AND 8-A, BLOCK 4
UNIVERSITY HEIGHTS ADDITION**

(BEING A REPLAT OF PORTIONS OF LOTS 1 THRU 3 AND ALL OF LOTS 4 THRU 8, BLOCK 4, UNIVERSITY HEIGHTS ADDITION)

SITUATE WITHIN
SECTION 22, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2011

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

Public Service Company of New Mexico (PNM) _____ Date _____

New Mexico Gas Company (NMGC) _____ Date _____

QWest Corporation _____ Date _____

Comcast _____ Date _____

City Approvals:

[Signature] _____ 2-15-11
City Surveyor
Department of Municipal Development _____ Date _____

Real Property Division _____ Date _____

Environmental Health Department _____ Date _____

Traffic Engineering, Transportation Division _____ Date _____

A.B.C.W.U.A. _____ Date _____

Parks and Recreation Department _____ Date _____

AMAFA _____ Date _____

City Engineer _____ Date _____

DRB Chairperson, Planning Department _____ Date _____

SURVOTEK, INC.

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

PLAT OF
LOTS 1-A AND 8-A, BLOCK 4
UNIVERSITY HEIGHTS ADDITION
 (BEING A REPLAT OF PORTIONS OF LOTS 1 THRU 3 AND
 ALL OF LOTS 4 THRU 8, BLOCK 4, UNIVERSITY HEIGHTS ADDITION)

SITUATE WITHIN
SECTION 22, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2011

LEGAL DESCRIPTION

That certain parcel of land situate within Section 22, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising Portions of Lots Numbered One (1), Two (2) and Three (3) and all of Lots Numbered Four (4) thru Eight (8) all in Block Numbered Four (4) of University Heights Addition as the same are shown and designated on the plat entitled "PLAT OF UNIVERSITY HEIGHTS, AN ADDITION TO THE CITY OF ALBUQUERQUE, UNIVERSITY HEIGHTS DEVELOPMENT COMPANY, OWNERS", filed in the office of the County Clerk of Bernalillo County, New Mexico on February 7, 1916 in Volume D, Folio 27 more particularly described using New Mexico State Plane grid bearings (NAD 83) and ground distances as follows:

BEGINNING at the Southeast corner of the parcel herein described (a 1/2" rebar found in place) said Point being the Southeast corner of said Lot 8, Block 4 whence the Albuquerque Control Survey Monument "20-L16" bears S 68° 05' 25" E, 2607.38 feet distant; Thence,

N 89° 44' 12" W, 142.02 feet to a point on the Easterly right of way line of Yale Boulevard N.E. and the Southwest corner of said Lot 8 (a 1/2" rebar found in place); Thence Northeasterly along said Easterly right of way line of Yale Boulevard N.E. for the following three (3) courses:

N 00° 21' 52" E, 50.33 feet to the Southwest corner of said Lot 7 and the Northwest corner of said Lot 8 (a 1/2" rebar and cap stamped "L.S. 11993" found in place); Thence,

N 00° 23' 39" E, 150.01 feet to the Southwest corner of said Lot 4 and the Northwest corner of said Lot 5 (a 1/2" rebar and cap stamped "L.S. 11993" found in place); Thence,

N 00° 19' 09" E, 59.44 feet to the Northwest corner of the parcel herein described, (an "X" found scribed in the brick sidewalk) said point being a point of intersection of said Easterly right of way line of Yale Boulevard S.E. and the Southerly right of way line of Coal Avenue S.E.; Thence Northeasterly along said Southerly right of way line of Coal Avenue S.E. for the following three (3) courses:

Northeasterly, 76.30 feet on the arc of a curve to the left (said curve having a radius of 375.24 feet, a central angle of 11° 38' 59" and a chord which bears N 57° 15' 13" E, 76.16 feet) to a non tangent point on curve (a PK Nail and brass disc stamped "L.S. 11993" found in place); Thence,

N 51° 08' 36" E, 47.38 feet to a non tangent point of curvature (a PK Nail and brass disc stamped "L.S. 11993" found in place); Thence,

Northeasterly, 50.54 feet on the arc of a curve to the right (said curve having a radius of 204.67 feet, a central angle of 14° 08' 59" and a chord which bears N 55° 55' 06" E, 50.42 feet) to a non tangent point on curve (an "X" found scribed in concrete sidewalk) said point being the Northeast corner of the parcel herein described; Thence,

S 00° 33' 42" W, 9.59 feet to the Southeast corner of said Lot 1 and the Northeast corner of said Lot 2 (a 1/2" rebar and cap stamped "L.S. 11993" found in place); Thence,

S 00° 14' 06" W, 50.45 feet to the Southeast corner of said Lot 2 and the Northeast corner of said Lot 3 (a 1/2" rebar and cap stamped "L.S. 11993" found in place); Thence,

S 00° 33' 47" W, 49.55 feet to the Southeast corner of said Lot 3 and the Northeast corner of said Lot 4 (a 1/2" rebar and cap stamped "L.S. 11993" found in place); Thence,

S 00° 18' 54" W, 150.09 feet to the Southeast corner of said Lot 6 and the Northeast corner of said Lot 7 (a 1/2" rebar found in place); Thence,

S 00° 33' 03" W, 49.94 feet to the Southeast corner of said Lot 7 and the Northeast corner of said Lot 8 (a 1/2" rebar and cap stamped "L.S. 11993" found in place); Thence,

S 00° 19' 28" W, 49.98 feet to the Southeast corner and point of beginning of the parcel herein described.

Said parcel contains 1.0056 acres, more or less

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATTED and now comprising "PLAT OF LOTS 1-A AND 8-A, BLOCK 4, UNIVERSITY HEIGHTS ADDITION (BEING A REPLAT OF PORTIONS OF LOTS 1 THRU 3 AND ALL OF LOTS 4 THRU 8, BLOCK 4, UNIVERSITY HEIGHTS ADDITION) SITUATE WITHIN SECTION 22, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietors(s). Said owner(s) and proprietor(s) do hereby grant the easement(s) as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate the additional street right of way to the City of Albuquerque in fee simple with warranty covenants as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

OWNER(S)

LOT 8-A


 Richard P. Bennett


 Susan J. Bennett


SOLAR NOTE:

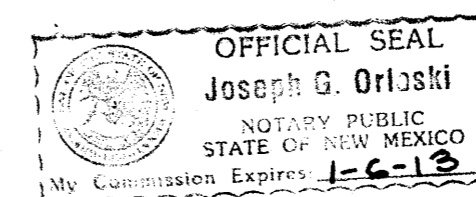
No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.

ACKNOWLEDGMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS

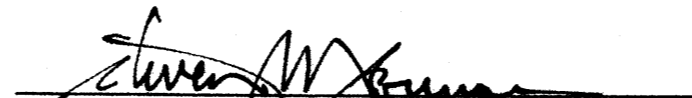
The foregoing instrument was acknowledged before me this 14TH
 day of FEBRUARY, 2011, by Richard P. Bennett and
 Susan J. Bennett.

 My commission expires 1-6-13
 Notary Public



LOT 1-A

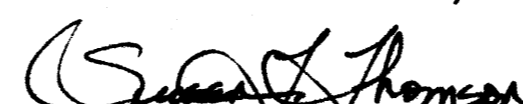
Smith's Food and Drug Centers, Inc., an Ohio corporation

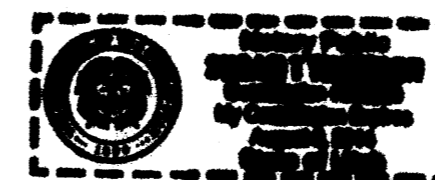

 By: STEVEN M. SORENSEN

ACKNOWLEDGMENT

STATE OF UTAH
 COUNTY OF SALT LAKE SS

The foregoing instrument was acknowledged before me this 7th
 day of FEBRUARY, 2011, by STEVEN M. SORENSEN

 My commission expires 8-8-14
 Notary Public



SHEET 2 OF 3

SURV TEK, INC.

Consulting Surveyors Phone: 505-897-3366
 8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

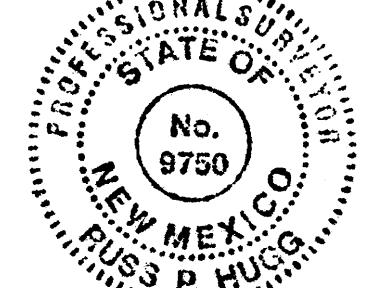
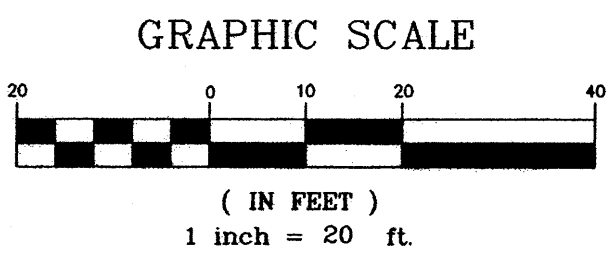
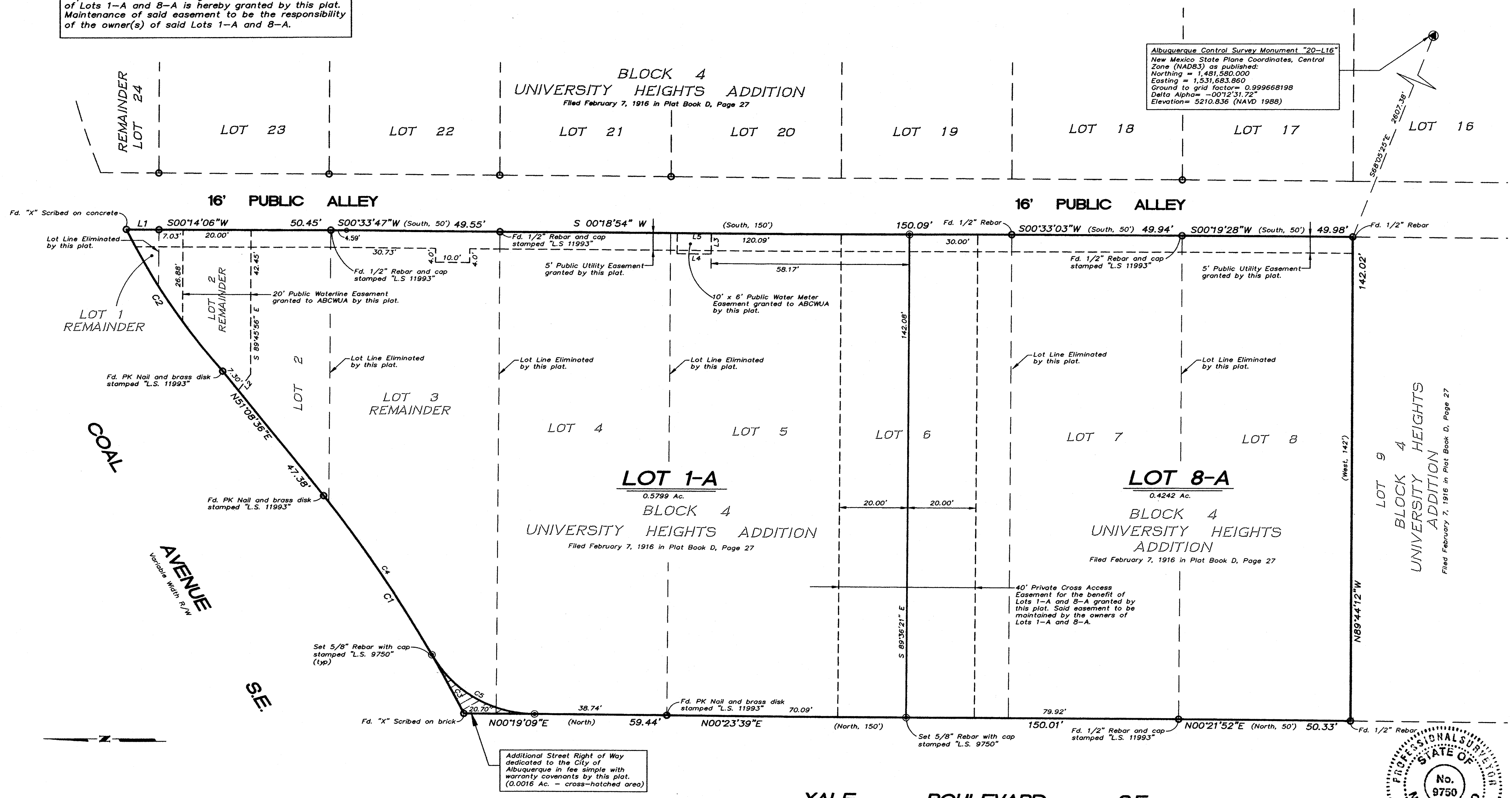
**PLAT OF
LOTS 1-A AND 8-A, BLOCK 4
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(BEING A REPLAT OF PORTIONS OF LOTS 1 THRU 3 AND
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SITUATE WITHIN
SECTION 22, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2011

LINE	LENGTH	BEARING
L1	9.59	S00°33'42"W
L2	6.00	N52°55'18"W
L3	6.00	N89°36'23"W
L4	10.00	N00°23'37"E
L5	10.00	S00°18'54"W

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	76.30'	375.24'	38.28'	76.16'	N57°15'13"E	11°38'59"
C2	50.54'	204.67'	25.40'	50.42'	N55°55'06"E	14°08'59"
C3	19.80'	375.24'	9.90'	19.80'	N61°34'00"E	3°01'26"
C4	56.49'	375.24'	28.30'	56.44'	N55°44'30"E	8°37'33"
C5	36.49'	35.00'	20.10'	34.86'	S30°11'13"W	59°44'08"

Note:
A private cross lot drainage easement for the benefit of Lots 1-A and 8-A is hereby granted by this plat. Maintenance of said easement to be the responsibility of the owner(s) of said Lots 1-A and 8-A.

Albuquerque Control Survey Monument "20-L16"
New Mexico State Plane Coordinates, Central Zone (NAD83) as published:
Northing = 1,481,580.000
Easting = 1,531,683.860
Ground to grid factor = 0.999668198
Delta Alpha = -00°12'31.72"
Elevation = 5210.836 (NAVD 1988)



ALTA/AC.S.M. LAND TITLE SURVEY
 PORTIONS OF LOTS 1 THRU 3 AND
 ALL OF LOTS 4 THRU 8, BLOCK 4
UNIVERSITY HEIGHTS ADDITION

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 APRIL, 2010

1008691

LEGEND

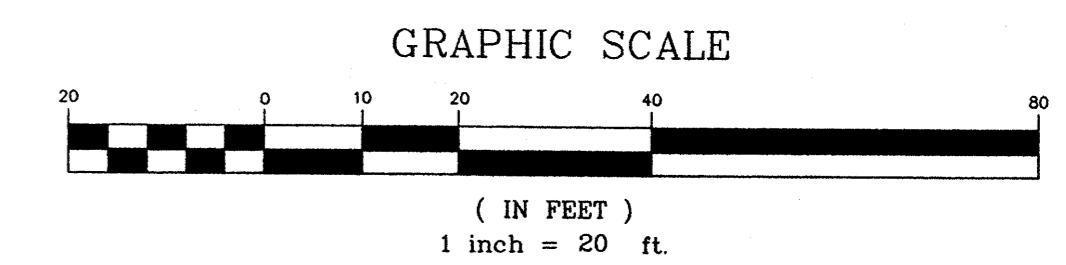
- CABLE
- DRAIN INLET
- ⊕ ELECTRIC MANHOLE
- ⊗ ELECTRIC PEDESTAL
- ⊠ ELECTRIC TRANSFORMER
- - - GUY WIRE
- ⊕ HYDRANT
- ⊗ LIGHT POLE
- POWER POLE
- ⊕ SANITARY SEWER
- SEWER CLEANOUT
- ⊕ STORM SEWER
- ⊕ TELEPHONE MANHOLE
- ⊕ TELEPHONE PEDESTAL
- ⊠ TRAFFIC
- ⊠ TRAFFIC BOX
- ⊠ WATER MAIN
- ⊠ WATER METER
- WATER VALVE
- - - FENCE
- METAL RAILING
- OVERHEAD ELECTRIC LINE
- ⊕ CONCRETE AREA
- BOLLARD
- GAS LINE
- SANITARY SEWER LINE
- WALL
- ⊕ TREE

LINE TABLE

LINE	LENGTH	BEARING
L1	9.59	S00°33'42"W

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
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Albuquerque Control Survey Monument "20-116"
 New Mexico State Plane Coordinates, Central
 Zone (NAD83) as published:
 Northing = 1,461,550.000
 Easting = 1,331,683.850
 Ground to grid factors: 0.999668198
 Delta Alpha = -00°12'31.72"
 Elevation = 5210.836 (NAVD 1988)

ALTA./A.C.S.M. LAND TITLE SURVEY OF
 PROPOSED LOTS 1-A AND 8-A
 UNIVERSITY HEIGHTS ADDITION

(COMPRISING PORTIONS OF LOTS 1 THRU 3 AND ALL OF
 LOTS 4 THRU 8, BLOCK 4 OF UNIVERSITY HEIGHTS)

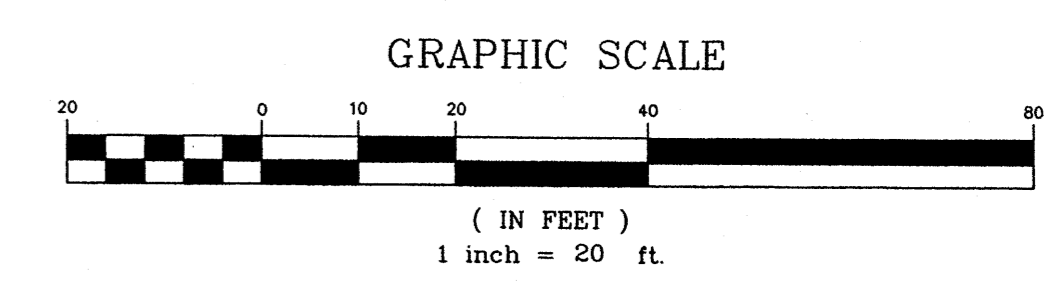
CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2010

LEGEND

- CABLE
- DRAIN INLET
- ⊙ ELECTRIC MANHOLE
- ⊠ ELECTRIC PEDESTAL
- ⊞ ELECTRIC TRANSFORMER
- - GUY WIRE
- ⊕ HYDRANT
- ☆ LIGHT POLE
- POWER POLE
- ⊙ SANITARY SEWER
- SEWER CLEANOUT
- ⊙ STORM SEWER
- ⊕ TELEPHONE MANHOLE
- ⊞ TELEPHONE PEDESTAL
- ⊞ TRAFFIC
- ⊞ TRAFFIC BOX
- ⊞ WATER MAIN
- ⊞ WATER METER
- WATER VALVE
- - - FENCE
- METAL RAILING
- OVERHEAD ELECTRIC LINE
- CONCRETE AREA
- BOLLARD
- GAS LINE
- SANITARY SEWER LINE
- WALL
- ⊙ TREE

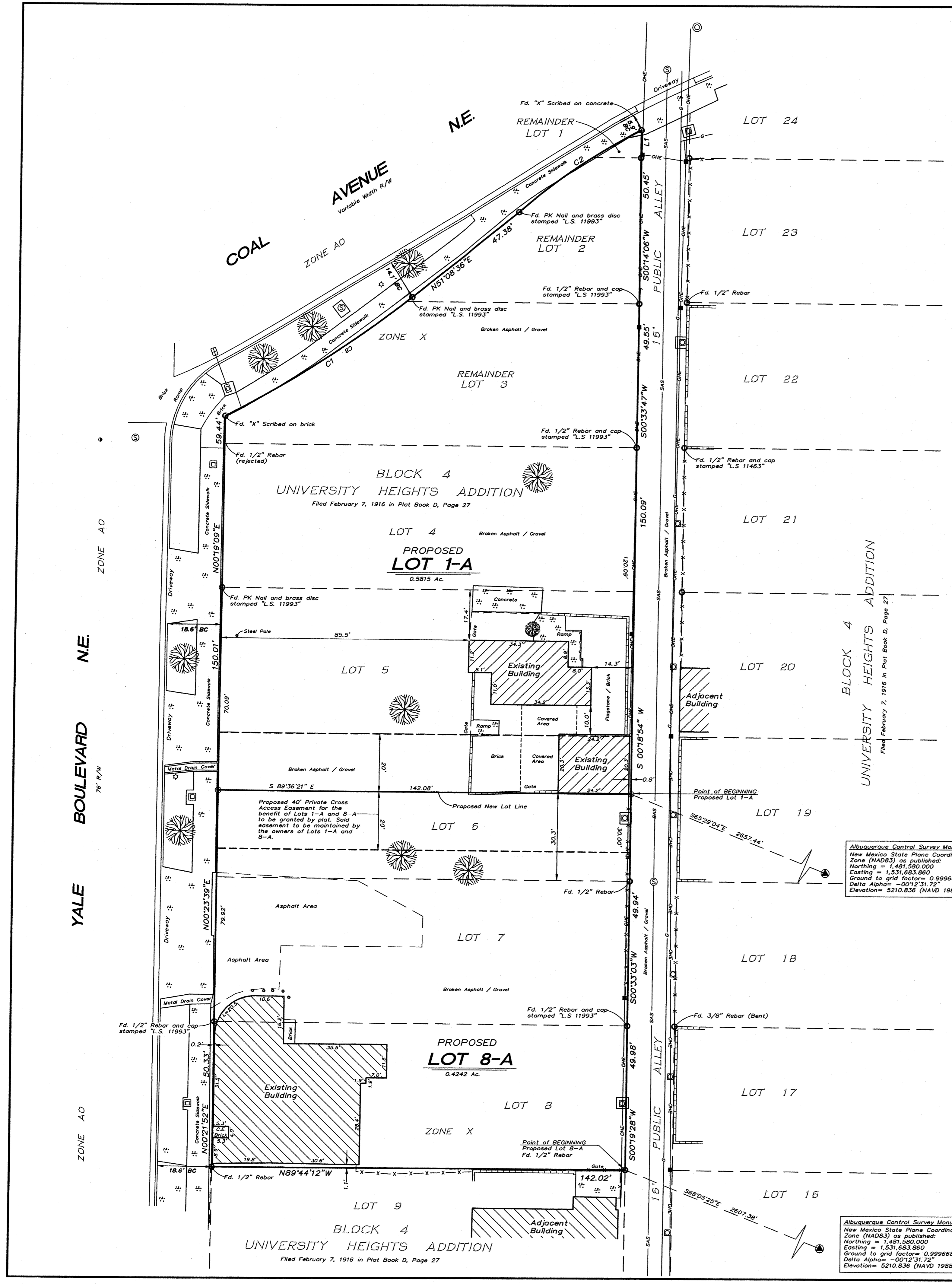
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 Delta Alpha = -0°12'31.72"
 Elevation = 5210.836 (NAVD 1988)

Albuquerque Control Survey Monument "20-116"
 New Mexico State Plane Coordinates, Central
 Zone (NAD83) as published
 Northing = 1,481,580.000
 Easting = 1,531,683.860
 Ground to grid factor = 0.999668198
 Delta Alpha = -0°12'31.72"
 Elevation = 5210.836 (NAVD 1988)



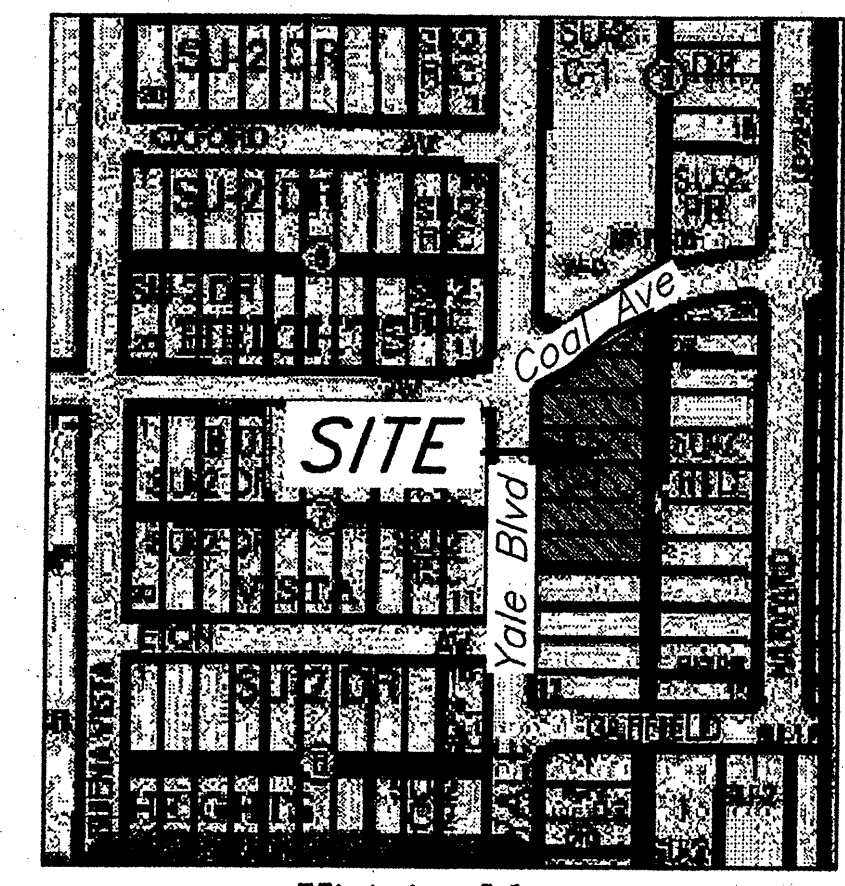
Description
 Legal descriptions as contained in Stewart Title Guaranty Company Commitment for Title Insurance File Number 10030693, effective date March 25, 2010.
 Portions of Lots numbered One (1), Two (2) and Three (3) in Block numbered Four (4), of University Heights, an Addition to the City of Albuquerque, New Mexico, as the same are shown and designated on the Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 7, 1918;
 Thence N. 89°53' W., 142 feet along south line of Lot 3; Thence N. 0°07' E., 9.08 feet; Thence to the left along a curve of 15.81' in a northeasterly direction 75.18 feet; Thence N. 50°57' E., 47.36 feet; Thence to the right along a curve of 18.87' 50.50 feet; (Chord N. 53°30'44" E., 50.40 feet); Thence S. 0°07' W., 109.80 feet to the place of beginning.
 All of Lots numbered Four (4), Five (5) and Six (6) in Block numbered Four (4), of University Heights, an Addition to the City of Albuquerque, New Mexico, as the same are shown and designated on the Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 7, 1918, in Plat Book 4, Page 27.

General Site Notes:

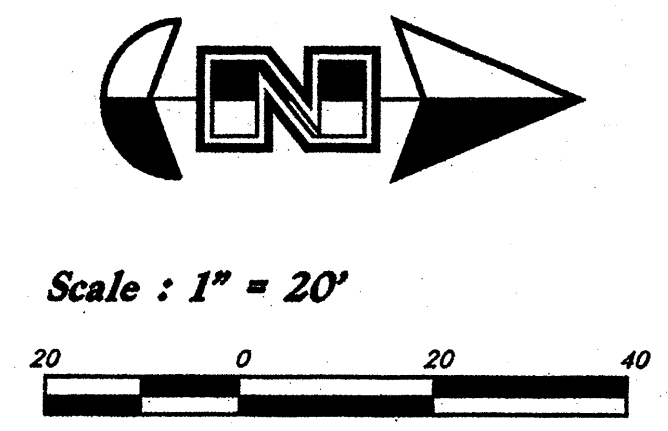
- All dimensions are to back of curb unless otherwise noted.
- Contractor to repair and/or replace all landscaping and sprinkling systems damaged or altered due to construction.
- Should discrepancies be found between the civil and architectural drawing, the civil plans shall govern.
- Contractor shall paint the canopy collection boxes white to match the decking color.

Legend

Proposed Asphalt	[Symbol]
Existing Asphalt	[Symbol]
Proposed Concrete	[Symbol]
Existing Improvements	[Symbol]
Proposed Improvements	[Symbol]
Existing Inlet Box	[Symbol]
Proposed Inlet Box	[Symbol]
Exist. Catch Basin	[Symbol]
Catch Basin	[Symbol]
Proposed Manhole	[Symbol]
Existing Manhole	[Symbol]
Fire Hydrant	[Symbol]
Existing Fire Hydrant	[Symbol]
Existing Light Pole	[Symbol]
Proposed Light Pole	[Symbol]
Property Line	[Symbol]
Detail Number	[Symbol]
Sheet Number	[Symbol]



Vicinity Map
 Zone Atlas Page K-15
 no scale



Gas Station Notes:

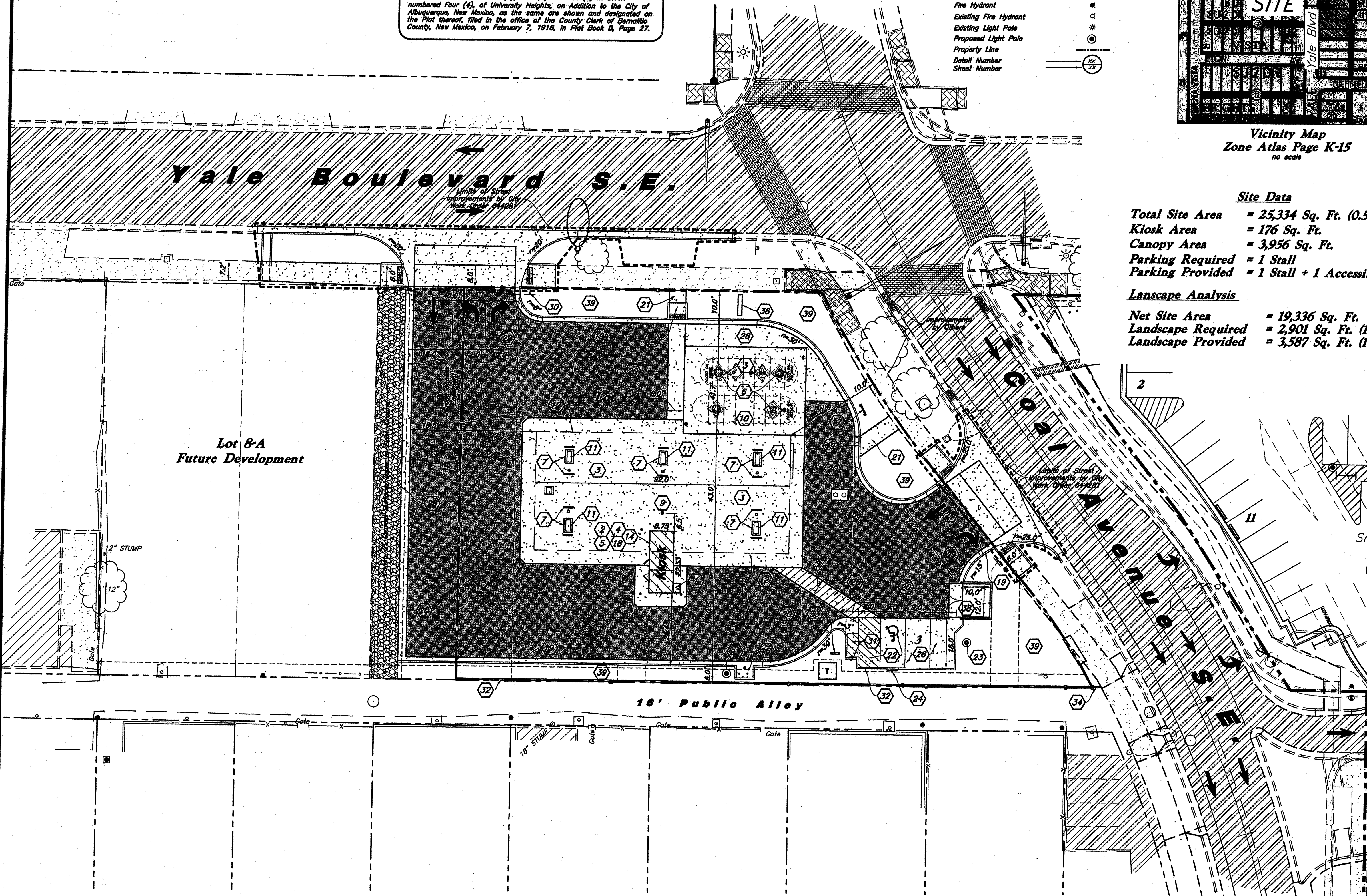
- GC to Supply, Assemble and Install 4'x2' Outside Wood Shed (22) (24.7)
- Install roof penetration in kiosk and weather proof for speaker/camera wire installation.
- All concrete slabs shall be cleaned and sealed by Owner. Contractor shall coordinate with the Owner provided Contractor (White Mountain, Mike Letts 801-547-9278).
- Provide caulking and painting as necessary to touch up exterior panels of the kiosk.
- GC is to Caulk inside and outside of Kiosk in conjunction with Gateway Foundation Detail.
- Clean and paint the tank manhole covers. Paint fuel designations of the drop tubes with the correct color and name.
 All points specified are Sherwin Williams Industrial Enamel B68-Ovoc Series.
 When painting manholes, the rim of the manhole that is embedded in the concrete should be painted along with the manhole lid.
 Regular Unleaded SW4089, Pure White with a Black cross.
 Premium Unleaded SW4081, Safety Red with a White cross.
 Diesel SW4084, Safety Yellow
- Paint oil bollards and island forms with Contractor supplied Sherwin Williams Industrial Enamel B68-Ovoc Series Point.
- Install a diesel tee, plug, and fittings in the MPD sumps of the islands with diesel.
- Construct 6" Thick Concrete Canopy Drive Slab w/ Fiber Mesh (14) (24.2)
- Construct 8" Thick Concrete Tank Pad w/ Fiber Mesh & Rebar Reinforcing. (See Architectural Plans for Section)
- Contractor Shall Construct Dispenser Islands with Expansion Joint around Island & Bollard Protection. Install Fuel Dispenser (See Arch Plans) (Typ)
- Overhead Canopy System Supplied and installed by others. General Contractor to Install Footings, Conducts, & Conductors per Drawings by Madison Industries.
- Const. ADA Accessible Ramp (4) (24.7)
- General Contractor to Const. Floor and Foundation then Place Prefabricated Kiosk (17) (24.2)
- Oil Water Separator. Coordinate with Utility Plan.
- Const. 4'x6'x6" Concrete Pad for Air/Water. See Arch. Plans for Section.
- Const. Remote Tank Vent Risers. (16) (24.2)
- GC to install Mechanical Equipment Screen Provided by Others (15) (24.2)
- Const. 24" Curb & Gutter (1) (24.7)
- Const. Asphalt Paving (2) (24.7)
- Const. Conc. Sidewalk (4) (24.7)
- Const. ADA Accessible Striping (12) (24.2)
- Const. Light Pole (See Site Electrical Plans) (X) (X)
- Const. ADA Accessible Sign (11) (24.2)
- Const. 4" Yellow Paint Stripes (Typ.)
- Const. Conc. Paving (3) (24.7)
- Sawcut; Provide Smooth Clean Edge (24) (24.3)
- Const. 3" Wide Concrete Waterway (24) (24.3)
- Const. Asphalt Markings per MUTCD (Typ.)
- Const. Stop Sign per MUTCD R1-1
- Const. Motorcycle Parking Space & Sign (20) (24.3)
- Const. 6" Conc. Curb Wall (9) (24.7)
- Const. Bicycle Rack (21) (24.3)
- Const. Curb Transition Taper (8) (24.7)
- Not Used
- Proposed Pylon Sign Location (By Separate Permit)
- Not Used
- Const. Dumpster Enclosure (18) (24.2)
- Landscape, See Landscape Plans

Site Data

Total Site Area = 25,334 Sq. Ft. (0.58 Acres)
 Kiosk Area = 176 Sq. Ft.
 Canopy Area = 3,956 Sq. Ft.
 Parking Required = 1 Stall
 Parking Provided = 1 Stall + 1 Accessible Stall

Landscape Analysis

Net Site Area = 19,336 Sq. Ft.
 Landscape Required = 2,901 Sq. Ft. (15%)
 Landscape Provided = 3,587 Sq. Ft. (18.5%)



Survey Control Note:
 The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Great Basin Engineering's ALTA Surveys or Great Basin Engineering's construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on an ALTA survey, improvement plan, or an electronic data provided by Great Basin Engineering. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or an electronic data provided by Great Basin Engineering. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

ADA Note:
 Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accessible routes must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If Grades on plans do not meet this requirement notify Consultant immediately.
 The Client, Contractor and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of the ADA and/or FHWA.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS
 The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

New Mexico One Call, Inc.
NMOC
 Professional Resources for Damage Prevention
 1-800-321-ALERT

Smith's
FOOD & DRUG STORES
 1550 South Redwood Road
 Salt Lake City, Utah 84104
 Telephone (801) 974-1400

#443
Albuquerque, New Mexico

Site Plan

GREAT BASIN ENGINEERING - SOUTH
 CONSULTING ENGINEERS and LAND SURVEYORS
 2010 North Redwood Road, P.O. Box 16747
 Salt Lake City, Utah 84116
 Salt Lake City (801) 521-8529 Ogden (801) 994-7988 Fax (801) 521-8551

Smith's Fuel Center #443
 410 Yale Boulevard SE
 Albuquerque, Bernalillo County, New Mexico

DESIGNED BY: KR
 DRAFTED BY: AM
 CLIENT NAME: Smith's
 SMC443-SP

8 Feb. 2011
 SHEET NO. **C1.1**