

DOCH 2011073039  
 08/11/2011 12:03 PM Page 1 of 2  
 PLAT R: \$25.00 B: 2011C P: 0081 M: Taulous Olivere, Bernalillo Cour

COUNTY CLERK RECORDING LABEL HERE

PLAT OF  
**LOTS 11-A, 11-B AND 11-C**  
**BLOCK 68, UNIVERSITY HEIGHTS**  
 A REPLAT OF THE E. 40' LOT 10, ALL OF LOT 11, AND THE  
 W. 7' VACATED ALBERT AVENUE, SE, BLOCK 68, UNIVERSITY HEIGHTS  
 WITHIN SECTION 22, T. 10 N., R. 3 E., N.M.P.M.  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 JULY 2011

**SURVEY LEGAL DESCRIPTION**

The East Forty feet (E. 40') of Lot numbered Ten (10) and all of Lot numbered Eleven (11) in Block numbered Sixty-Eight (68) of University Heights, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the Replat of Blocks 67, 68, 69 and 70 of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 27, 1924, all as shown on Warranty Deed filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 22, 1970, in Book D88A, Page 682; TOGETHER WITH the Westerly seven feet (W. 7') of Albert Avenue, S.E., between Garfield Avenue and east-west alley between Block 68, University Heights Addition, and Fairview Cemetery, per Ordinance No. 173-1972 (Case No. V-72-20), and being more particularly described as follows: BEGINNING at the Northeast corner of the property herein described, being the point of intersection of the southerly right-of-way of Garfield Avenue, SE and the westerly right-of-way line of a twenty-seven foot wide public alley (previously known as Albert Avenue, SE), from whence the ACS Monument "20-L16" (x=1,531,683.860, y=1,481,580.000, NMSF Central Zone, NAD 83) bears S 61° 31' 42" E, 1475.69 feet distant; THENCE along said westerly right-of-way line, S 00° 26' 49" W, 223.60 feet to the Southeast corner, being the intersection of said westerly right-of-way line and the northerly right-of-way line of a thirty foot public alley; THENCE leaving said westerly right-of-way line and along said northerly right-of-way line, N 89° 46' 12" W, 147.00 feet to the Southwest corner; THENCE leaving said northerly right-of-way line, N 00° 26' 49" E, 224.16 feet to the Northwest corner, being a point on the southerly right-of-way line of Garfield Avenue, SE; THENCE along said southerly right-of-way line, S 89° 33' 11" E, 147.00 feet to the point of beginning and containing 0.7555 acres, more or less.

**SUBDIVISION DATA**

1. DRB Project No.
2. Zone Atlas Index No. K-16
3. Gross acreage 0.7555 Ac.
4. Existing number of lots 3  
Replatted number of lots 3
5. PURPOSE OF PLAT  
This plat has been prepared for the purpose of creating three lots from one lot, a portion of another lot and the west 7 feet of vacated Albert Avenue, SE.

**NOTES**

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. 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.
5. Blanket reciprocal cross access, parking and drainage easement for the benefit of Lots 11-A, 11-B and 11-C is granted by this plat. Maintenance of this easement is the responsibility of the owner(s) of Lots 11-A, 11-B, and 11-C.
6. PLAT/DEED INFORMATION:  
 a: Replat of Blocks 67, 68, 69 and 70, University Heights, recorded March 27, 1924 in Plat Book B2, page 120.  
 b: Warranty Deed for the E. 40' of Lot 10 and all of Lot 11, Block 68, University Heights, recorded September 22, 1970, in Book D88A, Page 682.  
 c: Vacation of the Westerly Seven (7) feet of Albert Avenue, SE, between Garfield Avenue and the east-west alley between Block 68, University Heights and Fairview Cemetery, per Ordinance No. 173-1972 (Case No. V-72-20).

PROJECT NUMBER: 1008698

Application Number: 11DRB-70216

City Approvals:

	<u>8-1-11</u>
City Surveyor	Date
	<u>08-10-11</u>
Traffic Engineering, Transportation Division	Date
	<u>08/10/11</u>
ABCWUA	Date
	<u>8-10-11</u>
Parks and Recreation Department	Date
	<u>8-10-11</u>
AMAFCA	Date
	<u>8-10-11</u>
City Engineer	Date
	<u>8-11-11</u>
DRB Chairperson, Planning Department	Date

**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 owners warrant that they hold complete and indefeasible title in fee simple to the land subdivided.

Steve Coe, managing partner, 2500 Garfield LLC, a New Mexico Limited Liability Company, on behalf of said company. Date 8-1-11

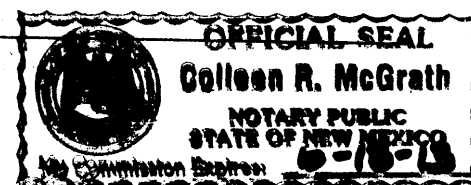
**ACKNOWLEDGMENT**

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) ss

On this 1<sup>st</sup> day of AUGUST, 2011, the foregoing instrument was acknowledged by Steve Coe, managing partner, 2500 Garfield LLC, a New Mexico Limited Liability Company, on behalf of said company.

My Commission expires 10/18/2013

Notary Public



**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.

Thomas D. Johnston, N.M.P.S. No. 14269 Date 7-29-11

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY  
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
 UPC# 1 016 057 120 018 30114

PROPERTY OWNER OF RECORD:  
 FRIGGENS R P & STUBBS F R  
 BERNALILLO COUNTY TREASURER'S OFFICE

	330 LOUISIANA BLVD., N.E. ALBUQUERQUE, N.M. 87108 PHONE: (505) 255-2052 FAX: (505) 255-2887		
INDEXING INFORMATION FOR COUNTY CLERK OWNER: 2500 GARFIELD LLC LOCATION: SEC. 22 T.10 N., R.3 E., N.M.P.M. UNIVERSITY HEIGHTS	DRAWN: T R J CHECKED: T D J DRAWING NO. SP70211.DWG	SCALE: 1" = 20' 25 JUL 2011	FILE NO. SP-7-02-2011 SHEET 1 OF 2

DOCH 2011073039

08/11/2011 12:03 PM Page 2 of 2

PLAT # 325.00 S 2011C P. 0081 M Toulous Olivere, Bernalillo Cour



COUNTY CLERK RECORDING LABEL HERE

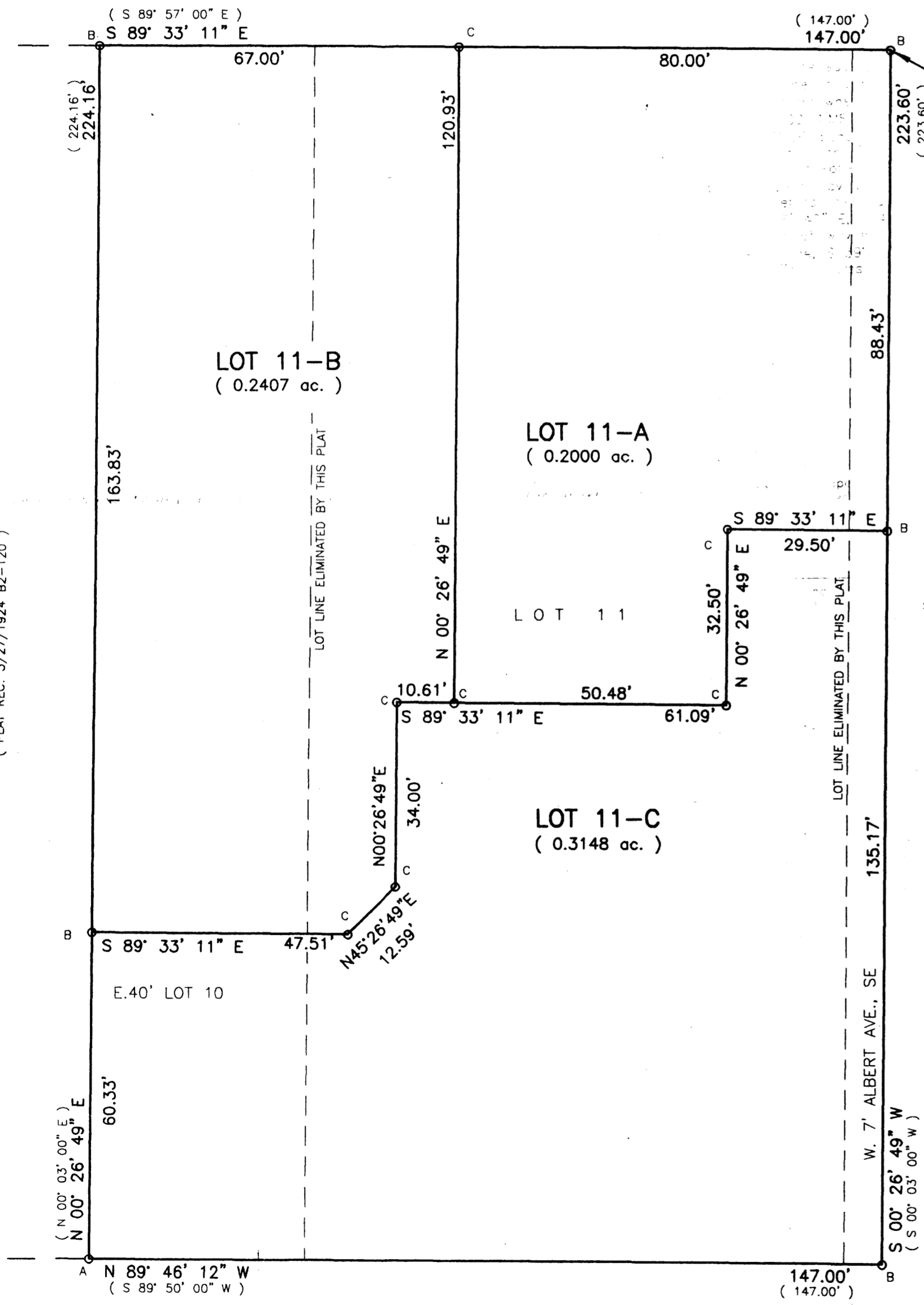
# PLAT OF LOTS 11-A, 11-B AND 11-C BLOCK 68, UNIVERSITY HEIGHTS

A REPLAT OF THE E. 40' LOT 10, ALL OF LOT 11, AND THE  
W. 7' VACATED ALBERT AVENUE, SE, BLOCK 68, UNIVERSITY HEIGHTS  
WITHIN SECTION 22, T. 10 N., R. 3 E., N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JULY 2011

GARFIELD AVENUE, S. E.  
( 6 0' R. O. W. )

W. 60' LOT 10  
( PLAT REC. 3/27/1924 B2-120 )



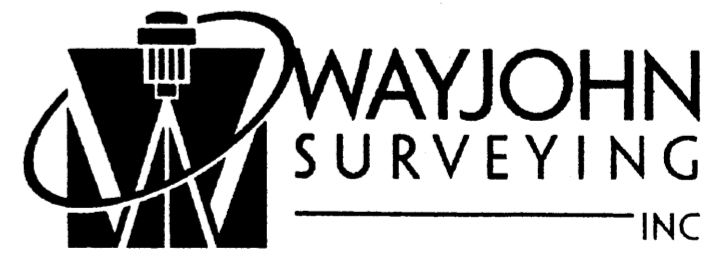
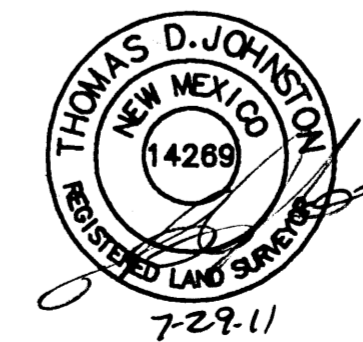
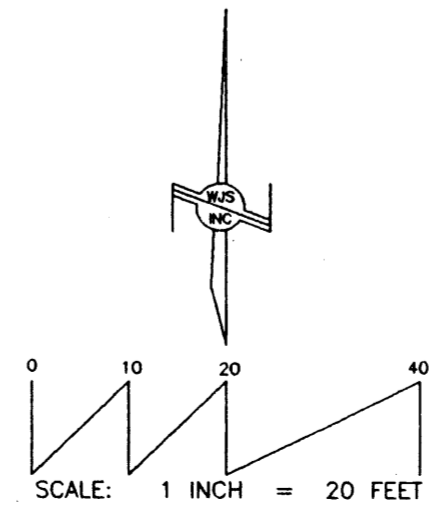
ACS MONUMENT "20-L16"  
x=1,531,683.860  
y=1,481,580.000  
Ground-to-grid:  
0.999668198  
Mapping Angle: -00°12'31.72"  
NMSR CENTRAL ZONE NAD 83

**LEGEND:**

- o = FOUND CORNER AS NOTED:
- A: FOUND #5 REBAR - NO CAP
- B: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
- C: SET PK NAIL AND DISK "PS 14269"

2.7' ALLEY  
( FORMERLY ALBERT AVENUE, S.E. )

30' ALLEY



330 LOUISIANA BLVD., N.E.  
ALBUQUERQUE, N.M. 87108  
PHONE: (505) 255-2052 FAX: (505) 255-2887

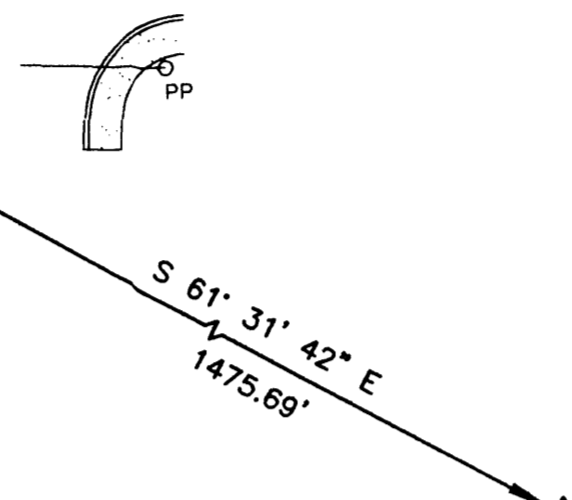
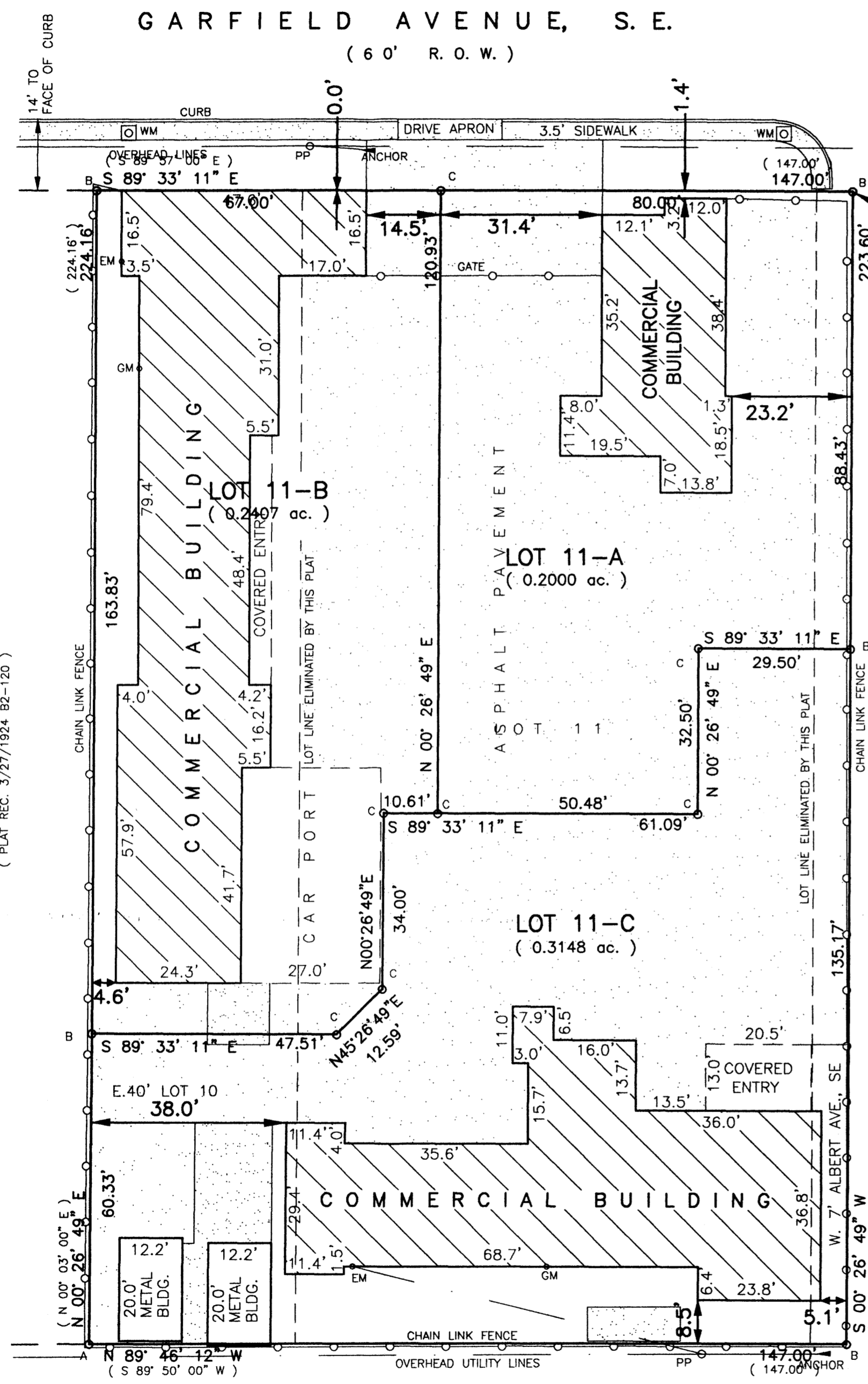
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	CHECKED: T D J	DRAWING NO. SP70211.DWG	25 JUL 2011 SHEET 2 OF 2

PLAT OF  
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 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
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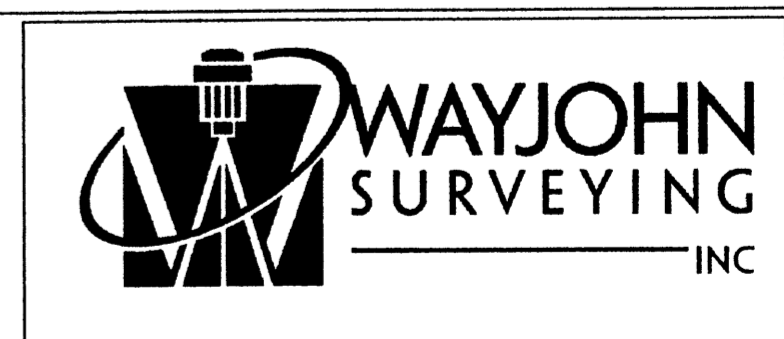
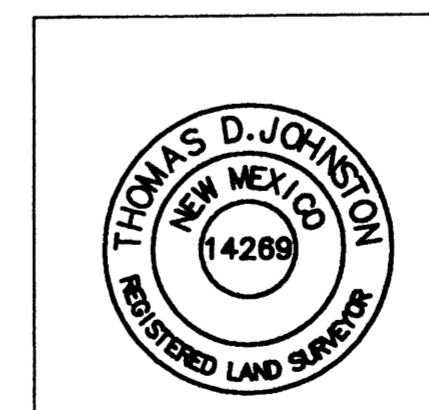
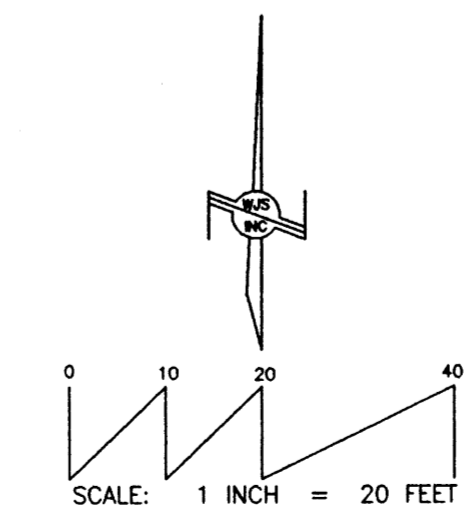
**EXISTING CONDITIONS**



- LEGEND:**
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W. 60' LOT 10  
 ( PLAT REC. 3/27/1924 B2-120 )

27' ALLEY  
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330 LOUISIANA BLVD., N.E.  
 ALBUQUERQUE, N.M. 87108  
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: 2500 GARFIELD LLC LOCATION: SEC. 22 T.10 N., R.3 E., N.M.P.M. UNIVERSITY HEIGHTS	DRAWN: T R J	SCALE: 1" = 20'	FILE NO. SP-7-02-2011
	CHECKED: T D J	25 JUL 2011	SHEET 2 OF 2

VICINITY MAP (K-16) NO SCALE



SUBDIVISION DATA

1. DRB Project No.
2. Zone Atlas Index No. K-16
3. Gross acreage 0.7555 Ac.
4. Existing number of lots 3
- Replatted number of lots 3

PURPOSE OF PLAT

This plat has been prepared for the purpose of creating three lots from one lot, a portion of another lot and the west 7 feet of vacated Albert Avenue, SE.

NOTES

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FREE CONSENT

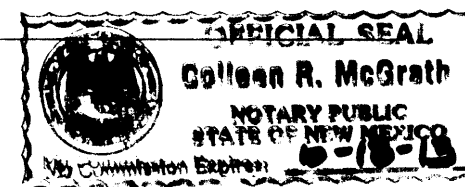
The platting of the property as described above is with the free consent and in accordance with the desires of the undersigned owner. Said owners warrant that they hold complete and indefeasible title to the simple to the land subdivided.

Steve Coe, managing partner, 2500 Garfield LLC, a New Mexico Limited Liability Company, on behalf of said company. Date 8-1-11

ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) ss  
 On this 1st day of August, 2011, the foregoing instrument was acknowledged by Steve Coe, managing partner, 2500 Garfield LLC, a New Mexico Limited Liability Company, on behalf of said company.

My Commission expires 10/18/2013  
 Colleen R. McGrath  
 Notary Public



PLAT OF  
 LOTS 11-A, 11-B AND 11-C  
 BLOCK 68, UNIVERSITY HEIGHTS

A REPLAT OF THE E. 40' LOT 10, ALL OF LOT 11, AND THE W. 7' VACATED ALBERT AVENUE, SE, BLOCK 68, UNIVERSITY HEIGHTS WITHIN SECTION 22, T. 10 N., R. 3 E., N.M.P.M. ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO JULY 2011

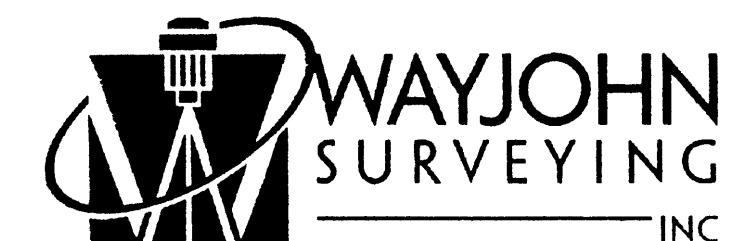
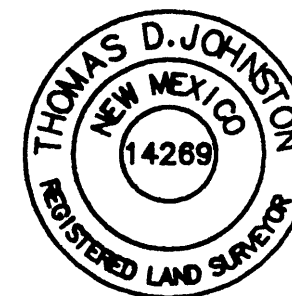
PROJECT NUMBER:	
Application Number:	
City Approvals:	
City Surveyor	8-1-11
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

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.

Thomas D. Johnston, N.M.P.S. No. 14269

7-29-11  
 Date



330 LOUISIANA BLVD., N.E.  
 ALBUQUERQUE, N.M. 87108  
 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK	DRAWN: T R J	SCALE: 1" = 20'	FILE NO. SP-7-02-2011
OWNER: 2500 GARFIELD LLC LOCATION: SEC. 22 T.10 N., R.3 E., N.M.P.M. UNIVERSITY HEIGHTS	CHECKED: T D J	DRAWING NO. SP70211.DWG	SHEET 1 OF 2

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY  
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
 UPC# 1 016 057 120 018 30114

PROPERTY OWNER OF RECORD:  
 FRIGGENS R P & STUBBS F R

BERNALILLO COUNTY TREASURER'S OFFICE

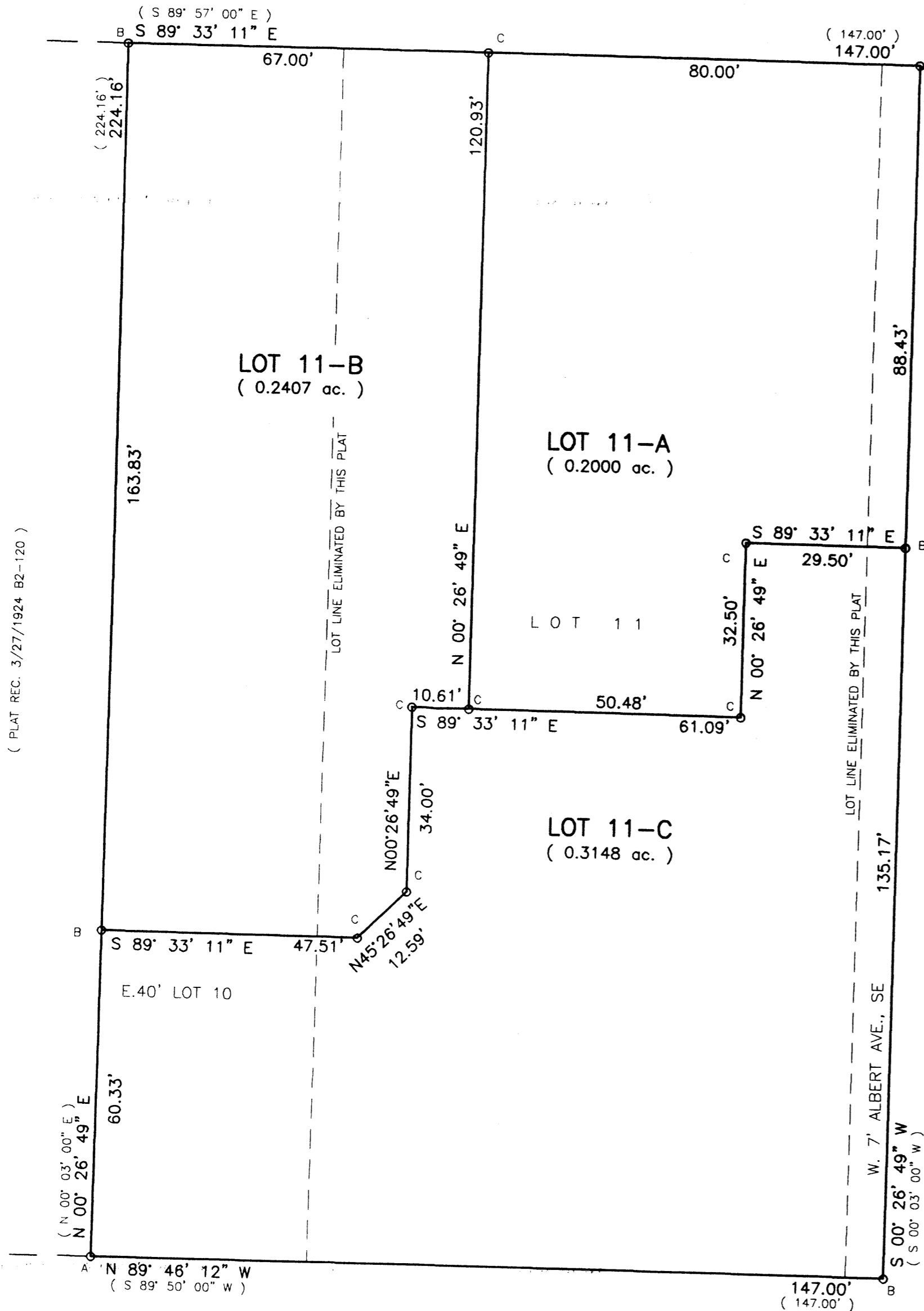
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ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JULY 2011

COUNTY CLERK RECORDING LABEL HERE

**GARFIELD AVENUE, S. E.**  
( 6 0' R. O. W. )

**W. 6 0' LOT 10**  
( PLAT REC. 3/27/1924 B2-120 )

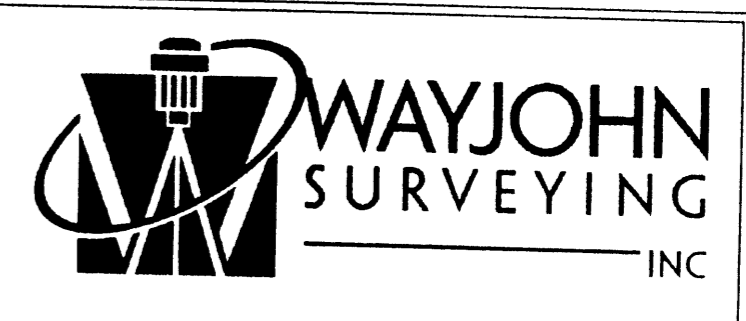
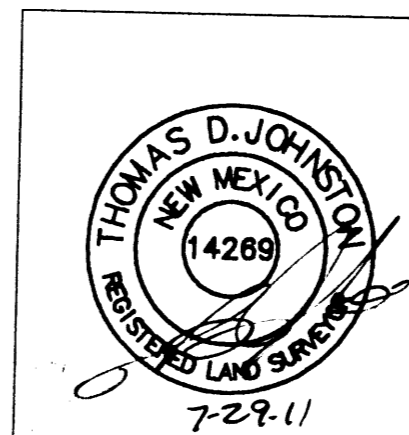
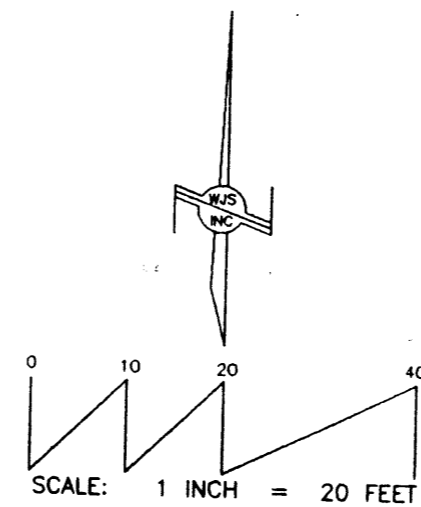


ACS MONUMENT "20-L16"  
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Mapping Angle: -00°12'31.72"  
NMSP CENTRAL ZONE NAD 83

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A: FOUND #5 REBAR - NO CAP  
B: SET #4 REBAR AND CAP "WAYJOHN PS 14269"  
C: SET PK NAIL AND DISK "PS 14269"

**2 7' ALLEY**  
(FORMERLY ALBERT AVENUE, S.E.)

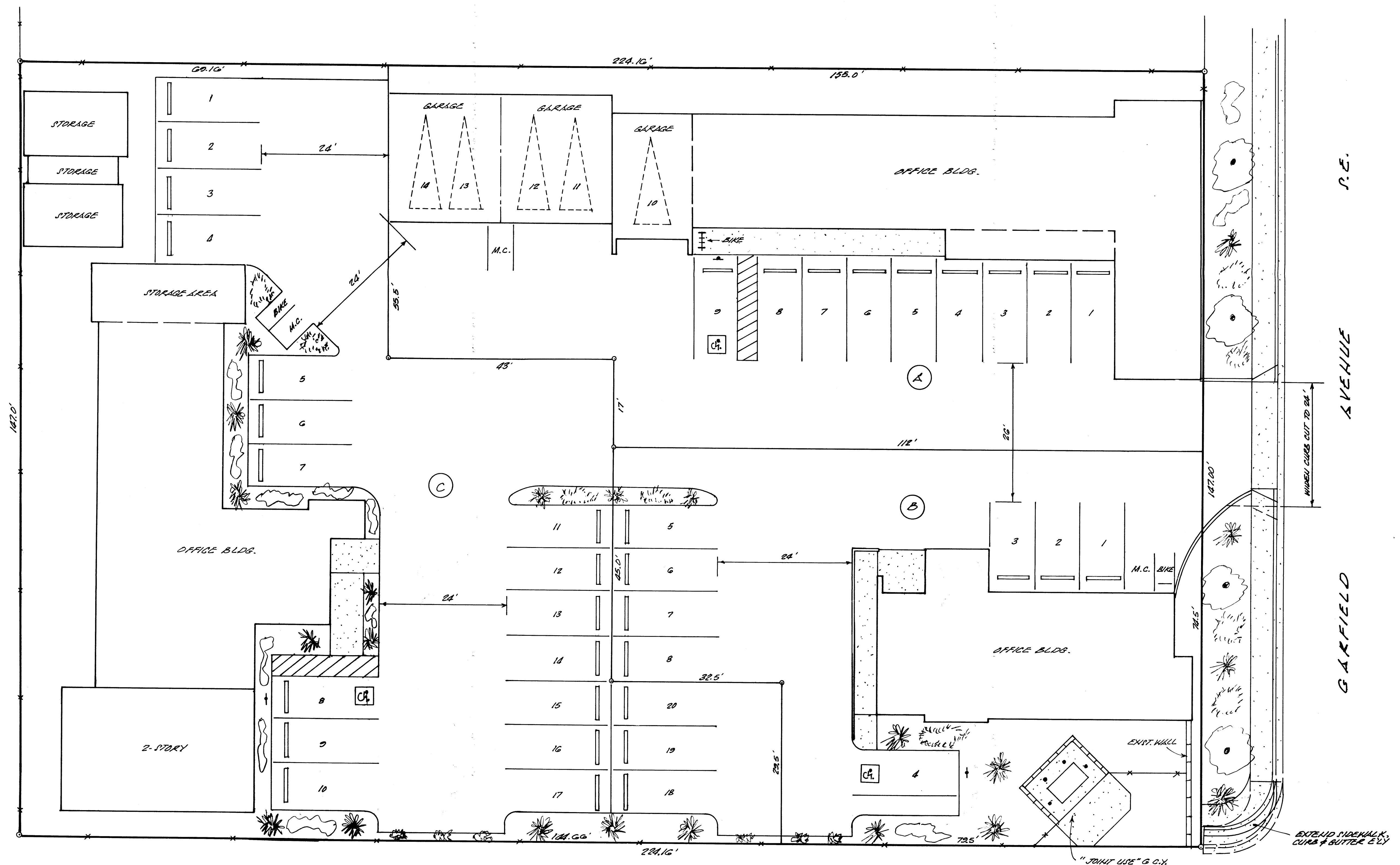
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PHONE: (505) 255-2052 FAX: (505) 255-2887

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LOCATION: SEC. 22  
T.10 N., R.3 E., N.M.P.M.  
UNIVERSITY HEIGHTS

DRAWN: T R J	SCALE: 1" = 20'	FILE NO. SP-7-02-2011
CHECKED: T D J		
DRAWING NO. SP70211.DWG	25 JUL 2011	SHEET 2 OF 2

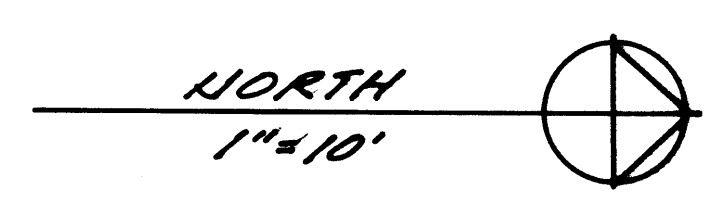


**AREA TABULATION:**  
 2500 GARFIELD S.E.  
 OFFICE AREA = 2508 S.F. = 13 SPACES  
 GARAGE/SHOP = 1395 S.F. = 1 SPACE  
 TOTAL = 14 SPACES

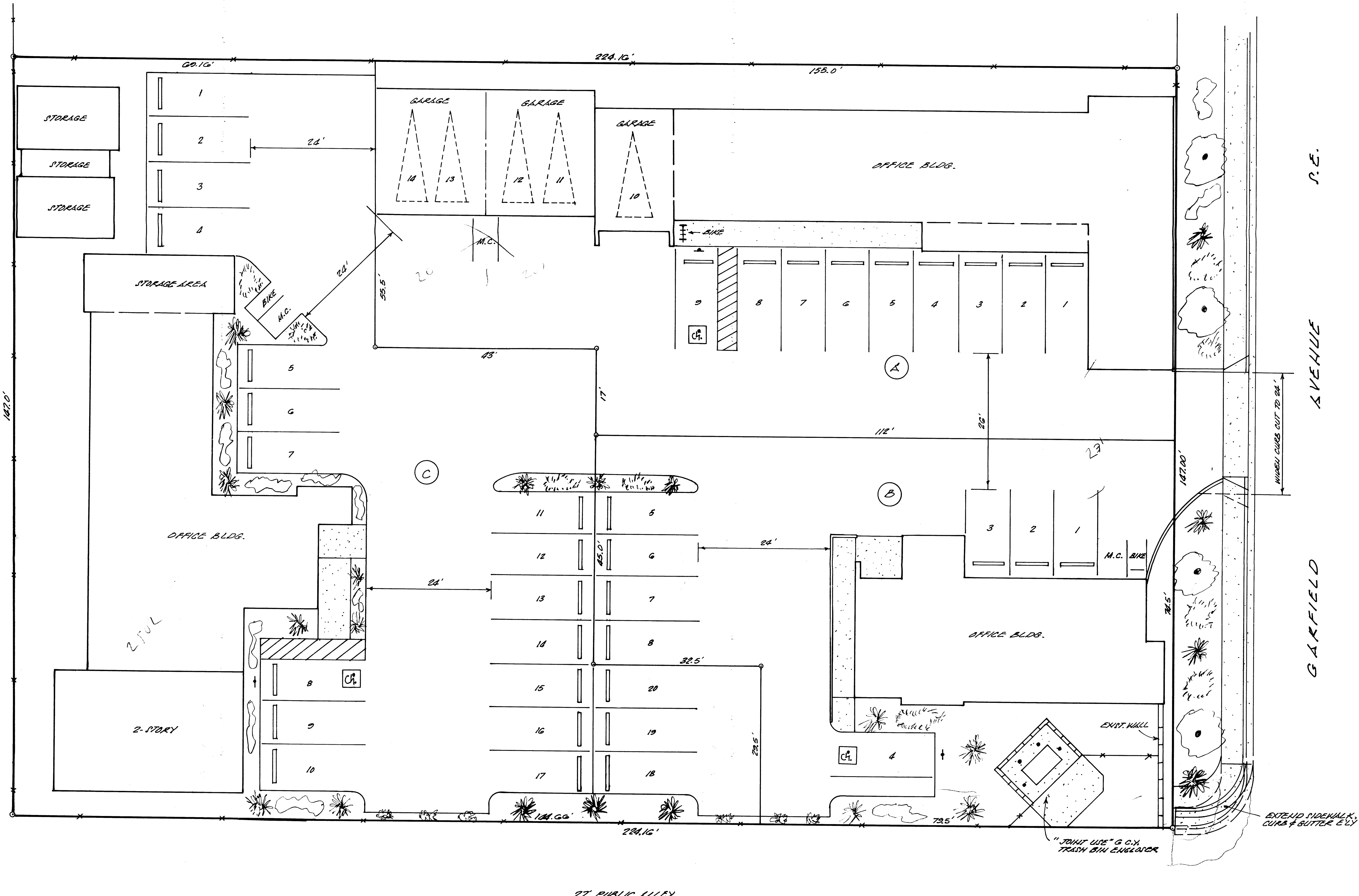
2502 GARFIELD S.E.  
 OFFICE AREA (1<sup>ST</sup> FLOOR) = 3110 S.F. = 16 SPACES  
 OFFICE AREA (2<sup>ND</sup> FLOOR) = 850 S.F. = 3 SPACES  
 STORAGE AREA = 890 S.F. = 1 SPACE  
 TOTAL = 20 SPACES

2502-A GARFIELD S.E.  
 OFFICE AREA = 1470 S.F. = 8 SPACES

PROPERTY ZONED: SU-2/O-1  
 ZONE ATLAS MAP: K-16-2



PROPOSED SITE PLAN  
 GARFIELD OFFICE BUILDINGS  
 (2500, 2502, & 2502-A GARFIELD S.E.)  
 ALBUQUERQUE, NEW MEXICO  
 JULY, 2011

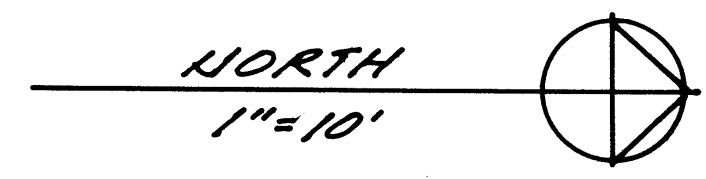


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 ZONE ATLAS MAP: K-16-Z



**PROPOSED SITE PLAN**  
**GARFIELD OFFICE BUILDINGS**  
 (2500, 2502, & 2502-A GARFIELD S.E.)  
 ALBUQUERQUE, NEW MEXICO  
 JULY, 2011