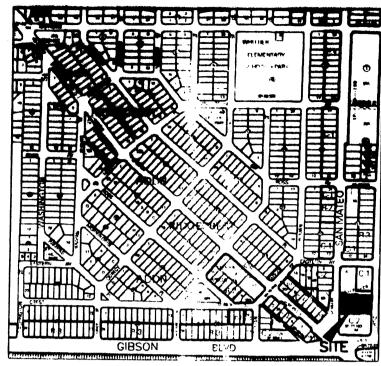
## VICINITY MAP (L-17)



NO SCALE

#### SUBDIVISION DATA

- 1. DRB Project No.
- 2. Zone Atlas Index No. 1-17
- 3. Gross acreage 0.9635 Ac
- 4. Existing number of lots Replatted number of lots 2

This plat has been prepared for the nurpose of creating two tracts from three tracts and to vacate a portion of a seven foot public utility easement lying within Tract R-2.

- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
- Perimeter distances are field measurements made on the ground.
- Monuments recovered and accepted or reset are noted on inscribed plat
- No property within the area of requested plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the grea of proposed plat. The foregoing requirement shall be a condition to approval of this
- 5. Existing Five foot (5') Landscaping Easement in favor of McDonald's, owner of Tract M, Block 25, Virginia Place Addition, by document recorded 6/8/1978 in Book D94A, Page 741 and by document recorded 4/25/1984 in Book D210A, Page
- 6. Existing Seven foot (7') Public Utility Easement by document recorded 5/29/1979 in Book MISC. 692, Page 563, lying within the existing Tract R-1.
- 7. Existing Seven feet (7') Public Utility Easement by document recorded 5/29/1979 in Book MISC. 692, Page 563, lying within the existing Tract R-2. This portion of

### 8. PLAT/DEED INFORMATION

- a: Summary Plat of Portions of Tract X, Block 25, Virginia Place Addition, recorded 5/14/1979, in Plot Book A7, Page 74.
- b: Plat of Tract X and Tract M, Block 25, Virginia Place Addition recorded 2/28/1977, in Plat Book B12, Page 119.
- c: Plat of Block 25, Virginia Place Addition recorded 3/9/1932 in Plat Book D1
- d: Plat of Virginia Place Addition recorded 4/10/1926 in Plat Book B2, Page 105.
- e: Warranty Deed for Tract R-1, Block 25, Virginia Place Addition recorded 4/18/1997 in Book 97-10, Page 5991.
- f: Real Estate Contract for a portion of Tract X-1, Block 25, Virginia Place Addition recorded 1/14/2002 in Book A30, Page 5383 as Document No.
- g: Warranty Deed to NM State Highway Department for a portion of Tract R-1. Block 25, Virginia Place Addition, taken as San Mateo Blvd. SE ROW recorded 1/21/1987 in Book D293A, Page 693.
- h: Warranty Deed to NM State Highway Department for a portion of Tract X-1. Block 25, Virginia Place Addition, taken as San Mareo Blvd. SE ROW recorded 1/14/1989 in Book D351A, Page 483.

			FOR BER	NALILLO	COUNTY	TREA	SURER'S C	OFFICE !	USE ON	۱LY
THIS	ıs	TO	CERTIFY	THAT	TAXES	ARE	CURRENT	T AND	PAID	ON
uno l										

JPC# 1 018 056 008 037 30106, 1 018 056 008 028 30113

1 018 056 023 037 30107, 1 018 056 020 028 30108

PROPERTY OWNER OF RECORD:

Robert L. and Lisa M. Robinson; Paragon Electric Inc

BERNALILLO COUNTY TREASURER'S OFFICE

DOC# 2011087419

09/28/2011 03:45 PM Page: 1 of 2 /PLAT R:\$25.00 B: 2011C P: 0099 M. Toulous Olivere, Bernalillo Cour 

COUNTY CLERK RECORDING LABEL HERE

#### SURVEY LEGAL DESCRIPTION

Tracts lettered "R-1" and "R-2" in Block Twenty-five (25) of the Summary Plat, portions of Tract X in Block 25, VIRGINIA PLACE ADDITION to the City of Albuquerque, New Mexico as the same is shown and designated on the map of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 14, 1979.

Tract X-1 in Block Twenty-five (25) of the Summary Plat, portions of Tract X in Block 25, VIRGINIA PLACE ADDITION to the City of Albuquerque, New Mexico as the same is shown and designated on the map of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 14, 1979 LESS AND EXCEPTING THEREFROM those portions contained in those certain Quitclaim Deeds recorded in Book D351A, page 481 as document number 89-2638 and Book D351A, page 483 as document number 89-2639, records of Bernalillo County, New Mexico, and being more particularly described as follows:

BEGINNING at the Southeast corner of the parcel herein described, being a point on the Westerly Right-of-Way line of Ortiz Drive, SE, from whence the ACS Monument "1-M18" (x=1,543,374.499, y=1,475,270.293, NMSP Central Zone, NAD 83) bears S 63' 35' 48" E, 3733.62 feet distant; THENCE leaving said Westerly Right-of-Way line, N 88' 57' 29" W. 142.97 feet: THENCE N 88' 59' 23" W. 120.84 feet to the Southwest corner of the property herein described, being a point on the Easterly Right-of-Way line of San Mateo Boulevard, SE; THENCE along said Easterly Right-of-Way line, N 03' 02' 39" E, 39.04 feet; THENCE N 03' 01' 23" E, 37.70 feet; THENCE N 16' 27' 05" W. 29.70 feet; THENCE N 01' 00' 48" E, 52.99 feet to the Northwest corner of the property herein described; THENCE leaving said Easterly Right-of-Way line, S 88' 59' 12" E, 134.96 feet; THENCE S 89' 00' 32" E, 135.01 feet to the Northeast corner of the property herein described, being a point on the Westerly Right-of-Way line of Ortiz Drive, SE; THENCE along said Westerly Right-of-Way line, S 00° 57' 38" W, 119.01 feet; THENCE S 01° 06' 19" W, 39.12 feet to the point of beginning and containing 0.9635 acres, more or less.

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

Robert L. Robinso

Liea M. Robingen

**ACKNOWLEDGMENT** STATE OF NEW MEXICO ) COUNTY OF BERNALILLO ) 88

On this 2770 day of June, 2011, the foregoing instrument was acknowledged by Robert L. and Lisa M. Robinson, husband and wife.

James 26, 2015



**ACKNOWLEDGMENT** 

STATE OF NEW MEXICO ) COUNTY OF BERNALILLO ) ss

On this 25 day of June, 2011, the foregoing instrument was acknowledged by Alan Parker, President, Paragon Electric Inc., a New Mexico Corporation.



PLAT OF TRACTS R-1-A AND R-2-A BLOCK 25, VIRGINIA PLACE ADDITION A REPLAT OF TRACTS R-1, R-2 AND X-1, BLOCK 25

> VIRGINIA PLACE ADDITION WITHIN SECTION 25, T. 10 N., R. 3 E., N.M.P.M. ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

> > JUNE 2011

PROJECT NUMBER:	1008909	
Application Number:	11 DRB-70134.	
City Approvals:		
for R Ch	Mulhi	-1/13.7.2.1
Tor City Surveyor		, Date
Traffic Engine	eering, Transportation Division	Date
<u> all</u>	on Pater	09/28/11
ABCWUA	2	Date
(San	doval	,
Parks and Re	ecreation Department	Date
AMAFCA M	1. my de un	5959.
AMAFCA	· · · · · · · · · · · · · · · · · · ·	Date
16	(525	07-27-!!
City Engineer		Date
سعر)	(3/	7-28-11
DRB Chairpers Utility Company Appro	son, Planning Department	Date
J		
terno	ando Vieni	
Wublic Service	Company of New Mexico	Date
New Mexico	Comment	
A .		Date
No	lad Verseil	07·13·11
Qwest		Date
RE	3	07-13-W
Comcost Cabl	SVISION	Date

### SURVEYOR'S CERTIFICATE

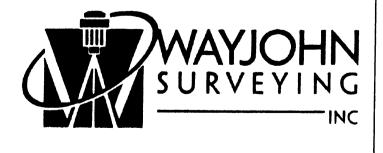
do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monum adopted by the 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

6.25.11



VIRGINIA PLACE ADDITION



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

INDEXING INFORMATION FOR COUNTY SCALE: DRAWN: OWNER: ROBINSON/PARAGON ELECTRIC LOCATION: SEC. 25 T.10 N., R.3 E., N.M.P.M.

CHECKED: TDJ DRAWING NO. SP60211.DWG

1" = 20'20 JUN 2011

ISP-6-02-2011 SHEET 1 OF 2

FILE NO.

DOC# 2011087419 09/28/2011 03:45 PM Page: 2 of 2 PLAT R:\$25.00 B: 2011C P: 0099 M. Toulous Olivere, Bernalillo Cour

COUNTY CLERK RECORDING LABEL HERE

# TRACTS R-1-A AND R-2-A BLOCK 25, VIRGINIA PLACE ADDITION

A REPLAT OF TRACTS R-1, R-2 AND X-1, BLOCK 25 VIRGINIA PLACE ADDITION

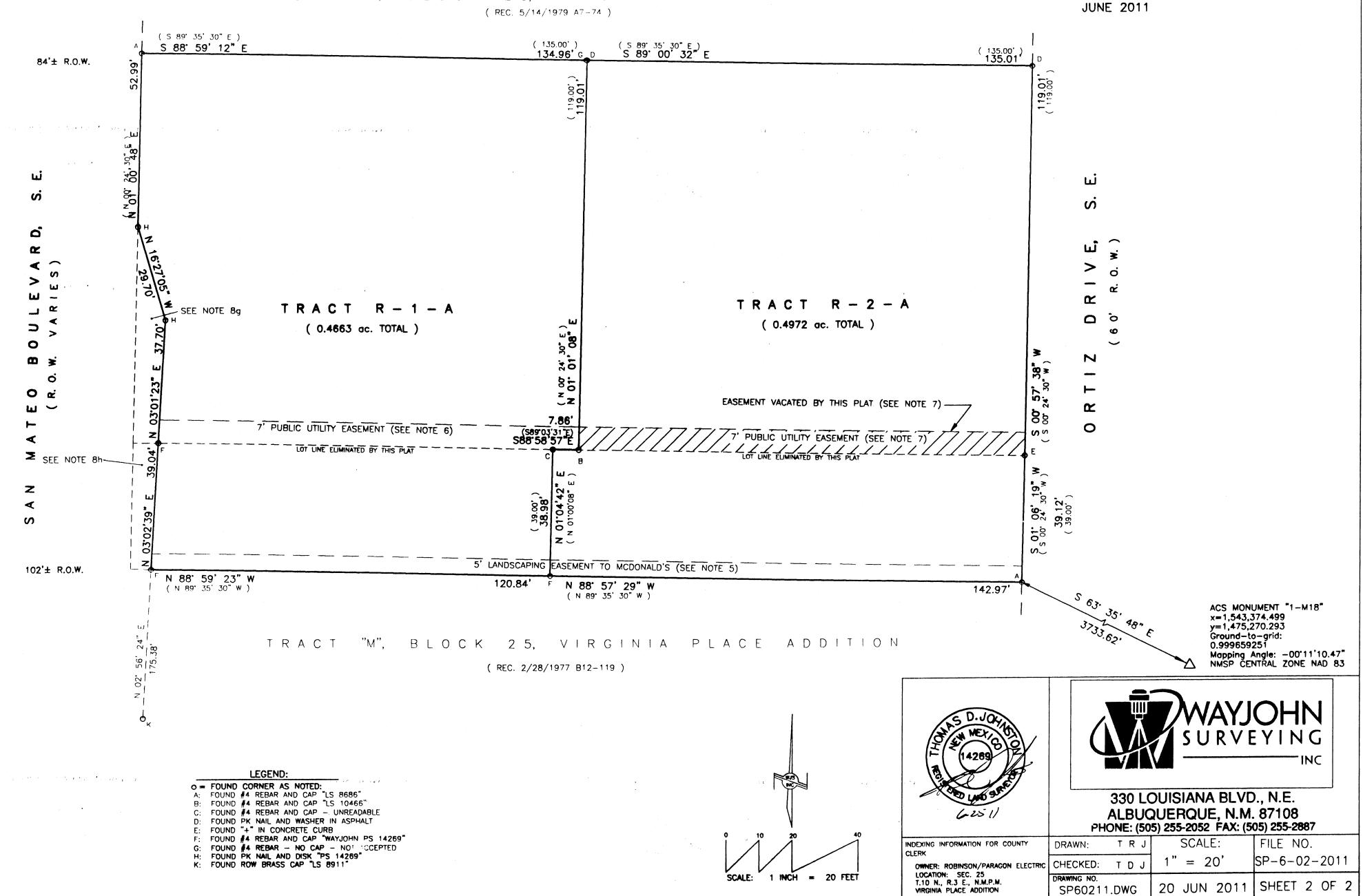
WITHIN SECTION 25, T. 10 N., R. 3 E., N.M.P.M. ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

SHEET 2 OF 2

20 JUN 2011

SP60211.DWG

TRACT "X-2", BLOCK 25, VIRGINIA PLACE ADDITION



PLAT OF TRACTS R-1-A AND R-2-A BLOCK 25, VIRGINIA PLACE ADDITION COUNTY CLERK RECORDING LABEL HERE A REPLAT OF TRACTS R-1, R-2 AND X-1, BLOCK 25 VIRGINIA PLACE ADDITION WITHIN SECTION 25, T. 10 N., R. 3 E., N.M.P.M. ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO TRACT "X-2", BLOCK 25, VIRGINIA PLACE ADDITION JUNE 2011 ( REC. 5/14/1979 A7-74 ) ( S 89° 35′ 30″ E ) CONCRETE ( 135.00' ) 134.96' G D ( \$ 89° 35′ 30″ E ) **S 89° 00′ 32″ E** <sub>FEL</sub> S 88' 59' 12" E PAD TO CURB 84'± R.O.W. COMMERCIAL
BUILDING
4065 sf FOOTPRINT
18.2' HIGH CONCRETE WALK Ö CONCRETE 15.51 (0.4972 ac. TOTAL) 7' PUBLIC UTILITY EASEMENT (SEE NOTE 6) LOT LINE ELIMINATED BY THIS PLAT ≥ SEE NOTE 8h-S McDONALD'S LANDSCAPING 5' LANDSCAPING EASEMENT TO MCDONALD'S (SEE NOTE 5) 102'± R.O.W. N **88' 59' 23" W** ( N 89' 35' 30" W ) 120.84 F N 88' 57' 29" W McDONALD'S LANDSCAPING 142.97 3733.62, 48° E ACS MONUMENT "1-M18" x=1,543,374.499 y=1,475,270.293 Ground-to-grid: 0.999659251 BLOCK 25, VIRGINIA PLACE ADDITION Mapping Angle: -00'11'10.47" NMSP CENTRAL ZONE NAD 83 ( REC. 2/28/1977 B12-119 ) Contract State Contract EXISTING CONDITIONS 14269 LEGEND: O = FOUND CORNER AS NOTED:
A: FOUND #4 REBAR AND CAP "LS 8686" 330 LOUISIANA BLVD., N.E. FOUND #4 REBAR AND CAP "LS 10466" ALBUQUERQUE, N.M. 87108 C: FOUND #4 REBAR AND CAP - UNREADABLE D: FOUND PK NAIL AND WASHER IN ASPHALT
E: FOUND "+" IN CONCRETE CURB PHONE: (505) 255-2052 FAX: (505) 255-2887 F: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269" SCALE: FILE NO. INDEXING INFORMATION FOR COUNTY DRAWN: G: FOUND #4 REBAR - NO CAP - NOT ACCEPTED
H: FOUND PK NAIL AND DISK "PS 14269"
K: FOUND ROW BRASS CAP "LS 8911" SP-6-02-2011 1" = 20'CHECKED: TDJOWNER: ROBINSON/PARAGON ELECTRIC LOCATION: SEC. 25 T.10 N., R.3 E., N.M.P.M. 1 INCH = 20 FEET SHEET 2 OF 2 20 JUN 2011 SP60211.DWG VIRGINIA PLACE ADDITION

## VICINITY MAP (L-17)



NO SCALE

#### SUBDIVISION DATA

- 1. DRB Project No.
- Zone Atlas Index No. 1-17
- Gross acreage 0.9635 Ac.
- 4. Existing number of lots 3 Replatted number of lots 2

5. PURPOSE OF PLAT

This plat has been prepared for the purpose of creating two tracts from three tracts and to vacate a portion of a seven foot public utility easement lying within Tract R-2.

- 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
- 5. Existing Five foot (5') Landscaping Easement in favor of McDonald's, owner of Tract M, Block 25, Virginia Place Addition, by document recorded 6/8/1978 in Book D94A, Page 741 and by document recorded 4/26/1984 in Book D210A, Page
- 6. Existing Seven foot (7') Public Utility Easement by document recorded 5/29/1979 in Book MISC. 692, Page 563, lying within the existing Tract R-1.
- 7. Existing Seven foot (7') Public Utility Easement by document recorded 5/29/1979 in Book MISC. 692, Page 563, lying within the existing Tract R-2. This portion of the easement is vacated by this plat.

## 8. PLAT/DEED INFORMATION:

- a: Summary Plat of Portions of Tract X, Block 25, Virginia Place Addition, recorded 5/14/1979, in Plat Book A7, Page 74.
- b: Plat of Tract X and Tract M, Block 25, Virginia Place Addition recorded 2/28/1977, in Plat Book B12, Page 119.
- c: Plat of Block 25, Virginia Place Addition recorded 3/9/1932 in Plat Book D1
- d: Plat of Virginia Place Addition recorded 4/10/1926 in Plat Book B2, Page 105.
- e: Warranty Deed for Tract R-1, Block 25, Virginia Place Addition recorded 4/18/1997 in Book 97-10, Page 5991.
- f: Real Estate Contract for a portion of Tract X-1, Block 25, Virginia Place Addition recorded 1/14/2002 in Book A30, Page 5383 as Document No.
- g: Warranty Deed to NM State Highway Department for a portion of Tract R-1, Block 25, Virginia Place Addition, taken as San Mateo Blvd. SE ROW recorded 1/21/1987 in Book D293A, Page 693.
- h: Warranty Deed to NM State Highway Department for a portion of Tract X-1, Block 25, Virginia Place Addition, taken as San Mateo Blvd. SE ROW recorded 1/14/1989 in Book D351A, Page 483.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 1 018 056 008 037 30106, 1 018 056 008 028 30113 1 018 056 023 037 30107, 1 018 056 020 028 30108 PROPERTY OWNER OF RECORD: Robert L. and Lisa M. Robinson; Paragon Electric Inc. BERNALILLO COUNTY TREASURER'S OFFICE

COUNTY CLERK RECORDING LABEL HERE

## SURVEY LEGAL DESCRIPTION

Tracts lettered "R-1" and "R-2" in Block Twenty-five (25) of the Summary Plat, portions of Tract X in Block 25, VIRGINIA PLACE ADDITION to the City of Albuquerque, New Mexico as the same is shown and designated on the map of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 14, 1979.

Tract X-1 in Block Twenty-five (25) of the Summary Plat, portions of Tract X in Block 25, VIRGINIA PLACE ADDITION to the City of Albuquerque, New Mexico as the same is shown and designated on the map of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 14, 1979 LESS AND EXCEPTING THEREFROM those portions contained in those certain Quitclaim Deeds recorded in Book D351A, page 481 as document number 89-2638 and Book D351A, page 483 as document number 89-2639, records of Bernalillo County, New Mexico, and being more particularly described as follows:

BEGINNING at the Southeast corner of the parcel herein described, being a point on the Westerly Right-of-Way line of Ortiz Drive, SE, from whence the ACS Monument "1-M18" (x=1,543,374.499, y=1,475,270.293, NMSP Central Zone, NAD 83) bears S 63' 35' 48" E, 3733.62 feet distant; THENCE leaving said Westerly Right-of-Way line, N 88' 57' 29" W, 142.97 feet; THENCE N 88' 59' 23" W, 120.84 feet to the Southwest corner of the property herein described, being a point on the Easterly Right-of-Way line of San Mateo Boulevard, SE; THENCE along said Easterly Right-of-Way line, N 03' 02' 39" E, 39.04 feet; THENCE N 03' 01' 23" E, 37.70 feet; THENCE N 16' 27' 05" W, 29.70 feet; THENCE N 01' 00' 48" E, 52.99 feet to the Northwest corner of the property herein described; THENCE leaving said Easterly Right-of-Way line, S 88' 59' 12" E, 134.96 feet; THENCE S 89' 00' 32" E, 135.01 feet to the Northeast corner of the property herein described, being a point on the Westerly Right-of-Way line of Ortiz Drive, SE; THENCE along said Westerly Right-of-Way line, S 00° 57' 38" W, 119.01 feet; THENCE S 01° 06' 19" W, 39.12 feet to the point of beginning and containing 0.9635 acres, more or less.

#### 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

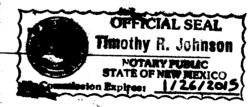
outroona

Lisa M. Robinson

**ACKNOWLEDGMENT** STATE OF NEW MEXICO ) COUNTY OF BERNALILLO ) 53

On this 2770 day of June, 2011, the foregoing instrument was acknowledged by Robert L. and Lisa M. Robinson, husband and wife.

My Commission expires January 26, 2015



Electric Inc., a New Mexico Corporation

**ACKNOWLEDGMENT** STATE OF NEW MEXICO ) COUNTY OF BERNALILLO ) SS

On this 25 day of June, 2011, the foregoing instrument was acknowledged by Alan Parker, President, Paragon Electric Inc., a New Mexico Corporation.



6-25-11

# PLAT OF TRACTS R-1-A AND R-2-A BLOCK 25, VIRGINIA PLACE ADDITION A REPLAT OF TRACTS R-1, R-2 AND X-1, BLOCK 25

VIRGINIA PLACE ADDITION WITHIN SECTION 25, T. 10 N., R. 3 E., N.M.P.M. ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JUNE 2011

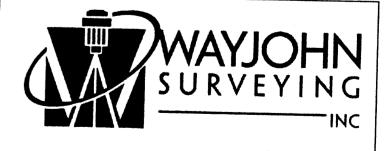
ty Approvals:	
or City Surveyor Trillian	-uly 5, 20
	Pate
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	
Lum m. m de un	Date
AMAFCA	7-13-11 Date
City Engineer	
Oity Engineer	Date
DRB Chairperson, Planning Department by Company Approvals:	Date
Public Service Company of New Mexico	7-11-11
A-SE	7.14.201
New Mexico Gas Company	Date
Qwest Cannot Can	07-13-11 Date
Comcast Cablevision	07-18-11

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.

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

6.25.11





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

INDEXING INFORMATION FOR COUNTY OWNER: ROBINSON/PARAGON ELECTRIC LOCATION: SEC. 25 T.10 N., R.3 E., N.M.P.M. VIRGINIA PLACE ADDITION

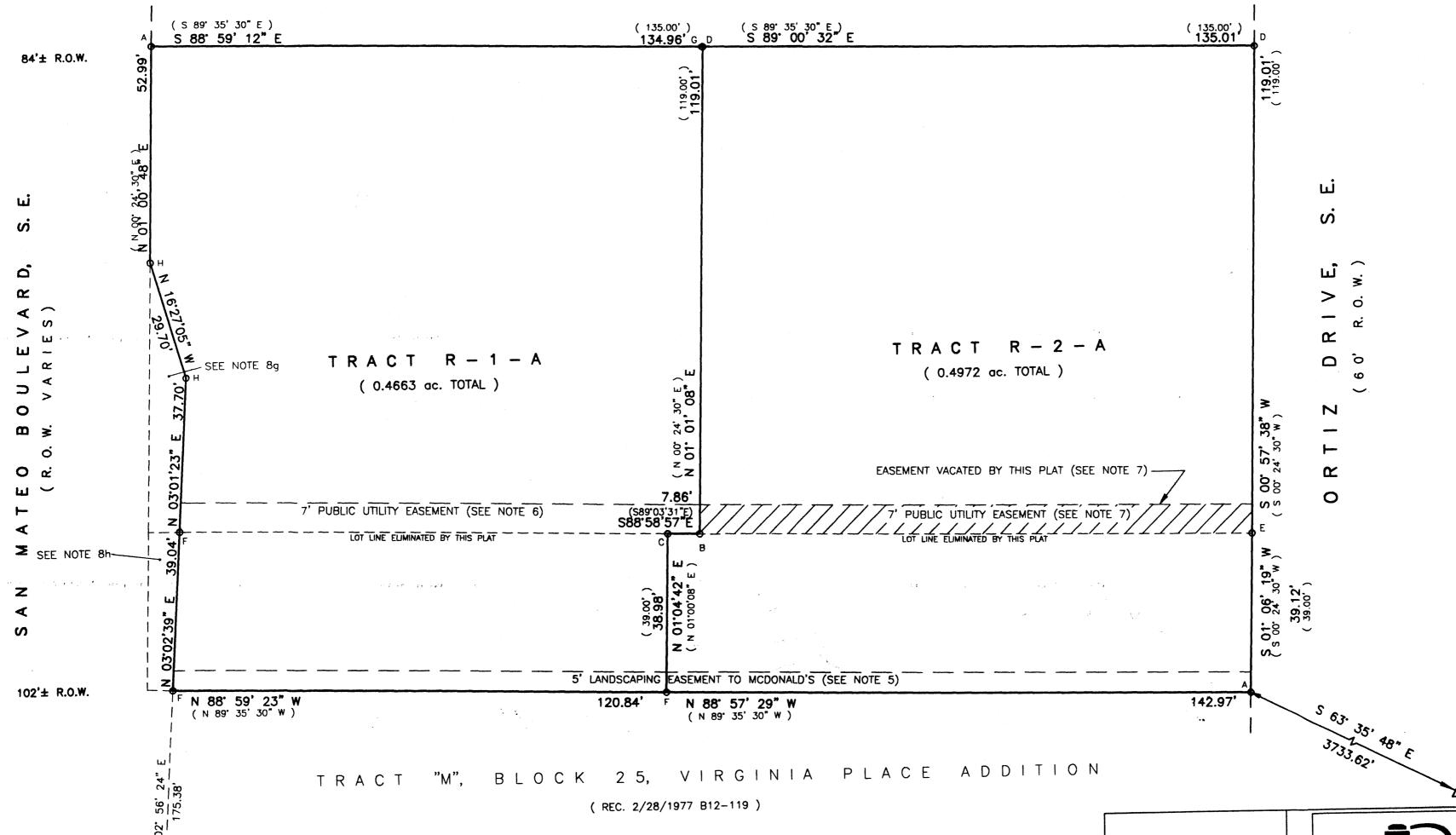
DRAWN: SCALE: FILE NO. 1" = 20'CHECKED: T D . SP-6-02-2011 DRAWING NO. SP60211.DWG 20 JUN 2011 SHEET 1 OF 2 COUNTY CLERK RECORDING LABEL HERE

# TRACTS R-1-A AND R-2-A BLOCK 25, VIRGINIA PLACE ADDITION

A REPLAT OF TRACTS R-1, R-2 AND X-1, BLOCK 25 VIRGINIA PLACE ADDITION

WITHIN SECTION 25, T. 10 N., R. 3 E., N.M.P.M. ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO JUNE 2011

TRACT "X-2", BLOCK 25, VIRGINIA PLACE ADDITION ( REC. 5/14/1979 A7-74 )



1 INCH = 20 FEET



ACS MONUMENT "1-M18"

Mapping Angle: -00'11'10.47" NMSP CENTRAL ZONE NAD 83

x=1,543,374.499

y=1,475,270.293 Ground-to-grid: 0.999659251

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

	PHONE: (505) 255-2052 FAX: (505) 255-2667				
INDEXING INFORMATION FOR COUNTY	DRAWN: TRJ		FILE NO.		
CLERK OWNER: ROBINSON/PARAGON ELECTRIC	CHECKED: T D J	1" = 20'	SP-6-02-2011		
LOCATION: SEC. 25 T.10 N., R.3 E., N.M.P.M. VIRGINIA PLACE ADDITION	DRAWING NO. SP60211.DWG	20 JUN 2011	SHEET 2 OF 2		

LEGEND:

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O = FOUND CORNER AS NOTED:
A: FOUND #4 REBAR AND CAP "LS 8686"
B: FOUND #4 REBAR AND CAP "LS 10466"

C: FOUND #4 REBAR AND CAP - UNREADABLE D: FOUND PK NAIL AND WASHER IN ASPHALT E: FOUND "+" IN CONCRETE CURB

F: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269" G: FOUND #4 REBAR - NO CAP - NOT ACCEPTED
H: FOUND PK NAIL AND DISK "PS 14269"
K: FOUND ROW BRASS CAP "LS 8911"