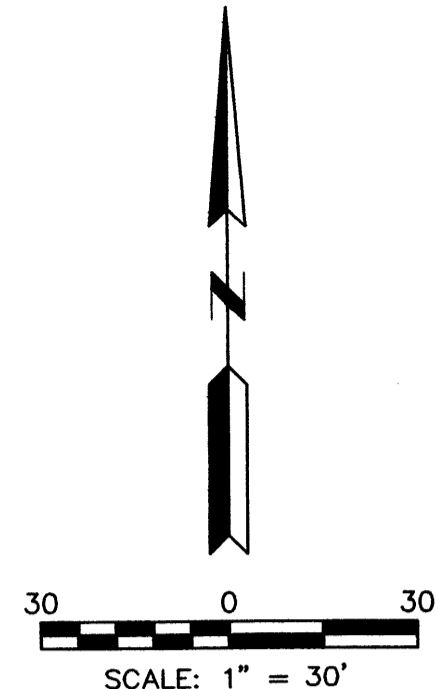


SUBDIVISION DATA

- 1) CASE No. _____
- 2) ZONE ATLAS INDEX No. K-16.
- 3) GROSS SUBDIVISION AREA: 0.4869 ACRE
- 4) TOTAL NUMBER OF LOTS CREATED: 1 LOT
- 5) DRB PROJECT No. _____
- 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.00

PROPERTY DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND SITUATE IN SECTION 22, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING ALL OF LOTS 8, 9 AND 10 OF UNIVERSITY HEIGHTS AS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION AS THE SAME IS FILED IN THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 7, 1916, IN BOOK D AT PAGE 27, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, WHENCE THE AGRS CONTROL STATION 20_L16 BEARS S01°35'14"E AND 543.02 FEET DISTANT; THENCE N89°32'58"W ALONG THE SOUTH LINE OF THE PARCEL HEREIN DESCRIBED A DISTANCE OF 142.01 FEET TO THE SOUTHWEST CORNER; THENCE N00°27'50"E ALONG THE EAST LINE OF A PUBLIC ALLEY A DISTANCE OF 150.30 FEET TO THE NORTHWEST CORNER, A POINT IN THE SOUTH LINE OF GARFIELD AVENUE, SOUTHEAST; THENCE S89°34'52"E ALONG THE SOUTH LINE OF SAID GARFIELD AVENUE A DISTANCE OF 141.92 FEET TO THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT IN THE WEST LINE OF GIRARD BOULEVARD, SOUTHEAST; THENCE S00°25'42"W ALONG THE WEST LINE OF SAID GIRARD BOULEVARD A DISTANCE OF 150.38 FEET TO THE SOUTHEAST CORNER AND POINT OF BEGINNING AND CONTAINING 0.4900 ACRES, MORE OR LESS.



LEGEND

- FOUND #4 REBAR W/CAP MARKED "WAYJOHN PS 14269"
- #5 REBAR WITH CAP "PWT 10204"

**PLAT OF
LOT 8-A, BLOCK 64
UNIVERSITY HEIGHTS
SITUATE WITHIN
SECTION 22
T.10N., R.3E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2012**

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:
PROJECT NO. _____ APPLICATION NO. _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____
CITY ENGINEER _____ DATE _____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
UTILITIES DEVELOPMENT _____ DATE _____
PARKS AND RECREATION DEPARTMENT _____ DATE _____

A.M.A.F.C.A. _____ DATE _____
Philip W. Turner 1-9-12
CITY SURVEYOR, CITY OF ALBUQUERQUE _____ DATE _____

UTILITY APPROVALS
PNM ELECTRIC SERVICES COMPANY _____ DATE _____
NEW MEXICO GAS COMPANY _____ DATE _____
QWEST CORPORATION d/b/a CENTURYLINK QC _____ DATE _____
COMCAST CABLE _____ DATE _____

No property within the area of requested final action plat shall at any time be subject to deed restriction, covenant or building 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 or site development plan for subdivision. (Section 14-14-4-7(B))

SURVEYOR'S CERTIFICATION

I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND IN NOVEMBER 14, 2011, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATTING AND MONUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

Philip W. Turner 01-06-12
PHILIP W. TURNER N.M.P.S. 10204 DATE _____

THE PURPOSE OF THIS PLAT IS REPLAT LOTS 8, 9 AND 10 OF BLOCK 64 OF UNIVERSITY HEIGHTS AS LOT 8-A BY ELIMINATING THE INTERIOR LOT LINES SEPARATING SAID LOTS AND ALSO TO DEDICATE RIGHT OF WAY AT THE NORTHEAST CORNER OF THE LOT TO THE CITY OF ALBUQUERQUE.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT
AND PAID ON UPC # 101605724702030403
PROPERTY OWNER OF RECORD HALL McBRIDE, LLC
BERNALILLO COUNTY TREASURER'S OFFICE

- NOTES:**
- 1) BEARINGS SHOWN ARE NEW MEXICO COORDINATE SYSTEM, CENTRAL ZONE (NAD83), GRID BEARINGS AND ARE REFERENCED TO THE ALBUQUERQUE GEODETIC REFERENCE SYSTEM STATIONS "5-K16A", "6-K17", "7-L15", "14-L17", "20-L16" AND "15-K16" AS DETERMINED BY GPS OBSERVATIONS THEREON; DISTANCES SHOWN ARE GROUND.
 - 2) EXCEPT AS SHOWN, NO OTHER EASEMENTS OR RIGHTS OF WAY ARE CREATED BY THIS PLAT. ALL EASEMENTS OF RECORD ARE SHOWN.
 - 3) RECORD DATA ARE SHOWN IN PARENTHESES.
 - 4) CITY OF ALBUQUERQUE WATER AND SEWER SERVICE IS CURRENTLY AVAILABLE TO THE SUBJECT PROPERTY.
 - 5) THIS PROPERTY IS CURRENTLY ZONED R-3.
 - 6) ALL DOCUMENTS OF RECORD USED IN THE PREPARATION OF THIS PLAT ARE CITED HEREON.

CONSENT AND DEDICATION STATEMENT
THE UNDERSIGNED DOES HEREBY STATE AND CONFIRM THAT I AM THE OWNER AND PROPRIETOR OF THE LANDS SHOWN HEREON AND THAT I POSSESS COMPLETE AND INDEFENSIBLE TITLE THERETO, IN FEE SIMPLE, AND I DO FURTHER STATE THAT THE SUBDIVISION SHOWN HEREON IS OF MY FREE WILL AND CONSENT IN ACCORDANCE WITH MY EXPRESSED WISHES AND DESIRES, AND I FURTHER DO HEREBY DEDICATE TO THE CITY OF ALBUQUERQUE, IN FEE SIMPLE WITH WARRANTY COVENANTS, THAT RIGHT OF WAY AT THE NORTHEAST CORNER OF THE PROPERTY AS SHOWN. IN WITNESS THEREOF I HEREBY AFFIX MY HAND.

Charles D. Hall
CHARLES D. HALL

ACKNOWLEDGMENT
STATE OF NEW MEXICO
COUNTY OF BERNALILLO

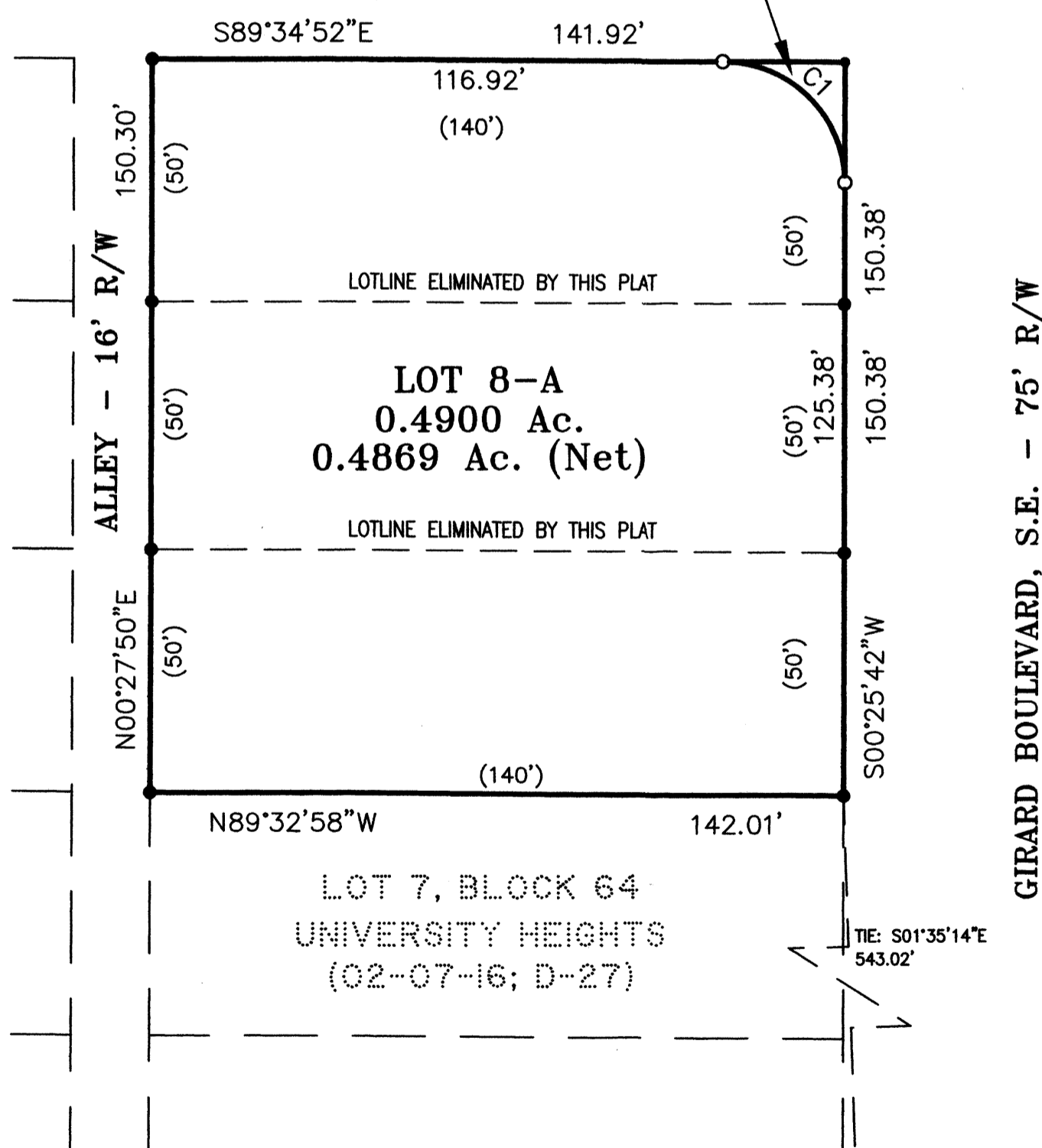
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF January, 2012, BY CHARLES D. HALL, FOR HALL McBRIDE, LLC, A NEW MEXICO LIMITED LIABILITY CORPORATION.

Joseph Jimenez
NOTARY PUBLIC
OFFICIAL SEAL
JOSEPH JIMENEZ
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires 11/5/13

MY COMMISSION EXPIRES 11/5/2013

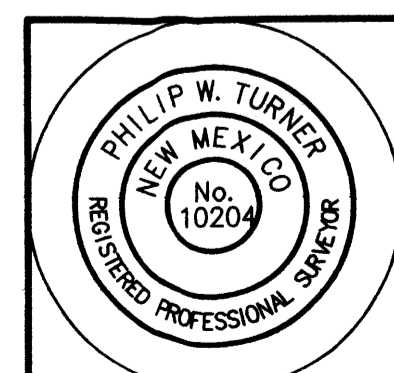
GARFIELD AVENUE S.E. - 60' R/W

RIGHT OF WAY (134 SQUARE FEET) DEDICATED TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

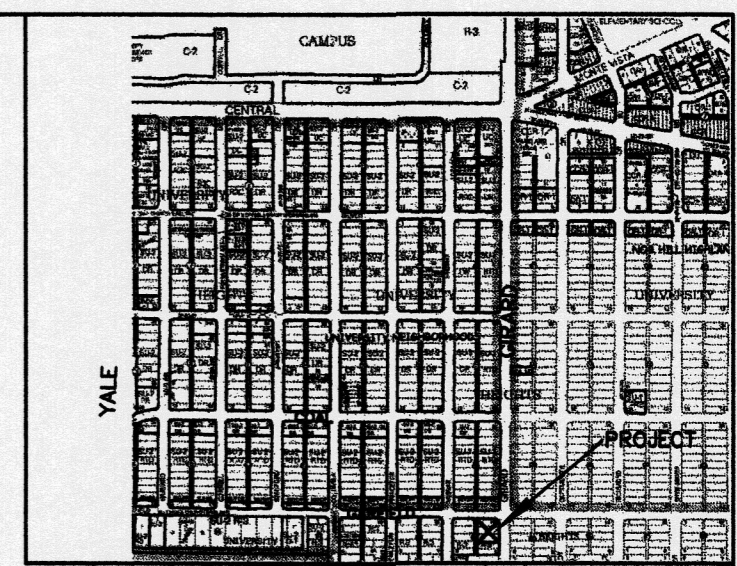


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	DISTANCE
C1	39.27	25.00	90°00'34"	S44°34'35"E	35.36

AGRS CONTROL STATION "20_L16"
Y=1481580.000
X=1531683.860
MAPPING ANGLE = -00°12'31.72"
COMBINED FACTOR=0.999668198
(NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD83)
ELEV: 5210.836 (NAVD 88)



PLAT AND SURVEY BY:
TERRAMETRICS NM
4175 MONTGOMERY BLVD., NE
ALBUQUERQUE, NEW MEXICO 87109
PHONE: (505) 881-2903



VICINITY MAP

NOTES

1. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ALBUQUERQUE STANDARD SPECS. FOR PUBLIC WORKS CONSTRUCTION, 8TH EDITION W/ UPDATES.
2. AN EXCAVATION/CONSTRUCTION PERMIT IS REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY R.O.W. AN APPROVED COPY OF THIS PLAN MUST BE SUBMITTED AT THE TIME OF APPLICATION.
3. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES, AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
4. ALL DIMENSIONS TO FACE OF CURB, UNLESS NOTED OTHERWISE.
5. ALL TRAFFIC ELEMENTS SHOWN SHALL BE CONSTRUCTED FROM THIS SHEET, AND REQUIRED FOR CERTIFICATE OF OCCUPANCY. A TEMPORARY C.O. SHALL NOT BE ISSUED.
6. THE CONSOLIDATION SUBDIVISION PLAT SHALL BE SUBMITTED FOR PRELIMINARY REVIEW BY THE DRB PRIOR TO BUILDING PERMIT.
7. A DESIGN VARIANCE TO ALLOW THE 4' WIDE SIDEWALK ALONG GIRARD BLVD. INCLUDING 2' VARIANCE TO THE PUBLIC ALLEY WILL BE APPLIED FOR IN CONJUNCTION WITH THE PLATING REQUEST.

LEGEND

- EXIST. SPOT ELEVATION +24.0
- EXIST. CONTOUR 10
- NEW SPOT ELEVATION 24.0
- NEW CONTOUR 12
- NEW SWALE
- DRAINAGE DIRECTION, EXISTING
- NEW CONCRETE CURB (0.5' HEIGHT)
- NEW P.C.C., CONCRETE
- TOP OF CURB, EXISTING TC
- FLOWLINE FL
- EXISTING POWER POLE
- FACE OF CURB/FACE OF CURB F-F
- WATER BLOCK

PROJECT DATA

LEGAL DESCRIPTION
 LOTS 8-10, BLOCK 64, UNIVERSITY HEIGHTS
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

PARKING CALCULATIONS - R3 ZONING
 15 UNITS X 1.5 = 22.5
 LESS 10% BUS RTE. 2.25 = 21 SPACES
 PARKING SPACES PROVIDED 21 - ONE HANDICAP

TOPOGRAPHIC DESIGN SURVEY
 PROVIDED BY TERRAMETRICS OF NM.

Clark Consulting Engineers
 19 Ryan Road
 Edgewood, New Mexico 87015
 Tel: (505) 281-2444 Fax: (505) 281-2444

DATE: 1/9/12 REVISION: 1/9/12
 ADOR: KM TEL: CMW3

LOTS 8-10, BLK. 64, UNIVERSITY HEIGHTS
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 501 GIRARD BLVD. SE
**GARFIELD APARTMENTS
 TRAFFIC CIRCULATION
 LAYOUT**

DESIGNED BY: PWC DRAWN BY: COE JOB #: HALL
 CHECKED BY: PWC DATE: 12/14/11 FILE #: TCL

1 OF 1

