

### Subdivision Data:

ZONING: SU-3  
GROSS SUBDIVISION ACREAGE: 0.9776 ACRE±  
ZONE ATLAS INDEX NO.: K-14-Z  
NO. OF TRACTS CREATED: 1  
NO. OF LOTS CREATED: 0  
MILES OF FULL-WIDTH STREETS CREATED: 0  
DATE OF SURVEY: MAY 28, 2014

### Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE EXISTING 12 LOTS INTO ONE NEW TRACT.

### Notes:

- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 20, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

### Public Utility Easements

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON 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 SERVICES.
- QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL 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 PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

### Disclaimer

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

RECORDING STAMP

PROJECT #: 1009206  
DATE: 11-5-14 (P:F)

### Legal Description

A TRACT OF LAND WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 20, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF LOTS NUMBERED 13, 14, 15, 16, AND THE EAST 23 FEET OF LOT 17 AND THE WEST TWO FEET (W. 2') OF LOT NUMBERED SEVENTEEN (17) AND ALL OF LOTS 18 THROUGH 24 INCLUSIVE, IN BLOCK NUMBERED TWENTY-THREE (23), OF NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID TOWNSITE, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 29, 1882, MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (NORTH AMERICAN DATUM 1983), AND GROUND DISTANCES (US SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED TRACT, BEING A POINT ON THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF 3RD STREET S.W. AND THE SOUTH RIGHT OF WAY LINE OF AN ALLEY MARKED BY A FOUND CHISELED "X", WHENCE A TIE TO A.G.R.S. MONUMENT "18\_K14" BEARS N 70°27'47" E, A DISTANCE OF 1070.18 FEET;

THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID EAST RIGHT OF WAY LINE, ALONG SAID SOUTH RIGHT OF WAY LINE, S. 80°48'59" E., A DISTANCE OF 299.62 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF 2ND STREET S.W. AND THE SOUTH RIGHT OF WAY LINE OF SAID ALLEY MARKED BY A FOUND CHISELED "X";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, ALONG SAID WEST RIGHT OF WAY LINE, S 09°07'08" W, A DISTANCE OF 141.93 FEET TO SOUTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE INTERSECTION OF SAID 2ND STREET S.W. WEST RIGHT OF WAY LINE AND THE NORTH RIGHT OF WAY LINE OF SILVER AVENUE S.W. MARKED BY A FOUND CHISELED "X";

THENCE LEAVING SAID WEST RIGHT OF WAY LINE, ALONG SAID NORTH RIGHT OF WAY LINE, N 80°51'24" W, A DISTANCE OF 300.01 FEET, TO THE SOUTHWEST CORNER OF DESCRIBED TRACT, LYING ON THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SILVER AVENUE S.W. AND THE EAST RIGHT OF WAY LINE OF 3RD STREET S.W. MARKED BY A FOUND CHISELED "X";

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, ALONG SAID EAST RIGHT OF WAY LINE, N 09°16'26" E, A DISTANCE OF 142.14 FEET TO THE POINT OF BEGINNING CONTAINING 0.9776 ACRE (42,585 SQ FT) MORE OR LESS, NOW COMPRISING TRACT A, IMPERIAL BUILDING.

### Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION 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 OF PARCELS WITHIN THE AREA OF THIS PLAT.

### Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

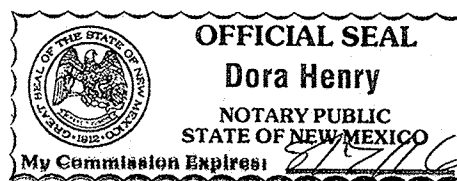
SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

REBECCA VELARDE  
MANAGER  
METROPOLITAN REDEVELOPMENT AGENCY  
CITY OF ALBUQUERQUE

10/28/14  
DATE

### Acknowledgment

STATE OF NEW MEXICO ) SS  
COUNTY OF BERNALILLO)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF October, 2014 BY REBECCA VELARDE, MANAGER, METROPOLITAN REDEVELOPMENT AGENCY, CITY OF ALBUQUERQUE

BY Dora Henry MY COMMISSION EXPIRES: 11/16/16  
NOTARY PUBLIC

Premise

Plat of  
Tract A

# Imperial Building

City of Albuquerque, Bernalillo County, New Mexico  
August 2014

Project No. \_\_\_\_\_

Application No. 14DRB- \_\_\_\_\_

### Utility Approvals

PNM	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE
<b>City Approvals</b>	
CITY SURVEYOR	DATE
REAL PROPERTY DIVISION	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	

### TREASURER CERTIFICATE

### Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano 10/24/14  
LARRY W. MEDRANO  
N.M.F.S. No. 11993  
DATE



**PRECISION  
SURVEYS, INC.**

OFFICE LOCATION:  
5571 Midway Park Place, NE  
Albuquerque, NM 87109  
MAILING ADDRESS:  
PO Box 90636  
Albuquerque, NM 87199

505.856.5700 PHONE  
505.856.7900 FAX

INDEXING INFORMATION FOR COUNTY CLERK  
OWNER YES IMPERIAL, LLC  
SECTION 20, TOWNSHIP 10 N, RANGE 3 E,  
SUBDIVISION IMPERIAL BUILDING

Plat of  
Tract A  
**Imperial Building**  
City of Albuquerque, Bernalillo County, New Mexico  
August 2014

RECORDING STAMP

A.G.R.S. MONUMENT "18\_K14"  
STANDARD A.G.R.S. ALUMINUM DISC  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE--N.A.D. 1983)  
N=1,486,053.605  
E=1,521,576.548  
PUBLISHED EL=4963.415 (NAVD 1988)  
GROUND TO GRID FACTOR=0.999682660  
DELTA ALPHA ANGLE=-0°13'41.97"

A.G.R.S. MONUMENT "6\_K14R"  
STANDARD A.G.R.S. ALUMINUM DISC  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE--N.A.D. 1983)  
N=1,486,003.797  
E=1,522,408.158  
PUBLISHED EL=4971.456 (NAVD 1988)  
GROUND TO GRID FACTOR=0.999682048  
DELTA ALPHA ANGLE=-0°13'36.21"

BLOCK 23  
NEW MEXICO TOWN COMPANY'S  
ORIGINAL TOWNSITE OF  
ALBUQUERQUE (12/29/1882)

ALLEY  
(16' R.O.W.)

TRACT A  
AREA=0.9776 AC.±  
42,585 SQ. FT.±

Silver Avenue, S.W.  
(60' R.O.W.)

3rd Street, S.W.  
(60' R.O.W.)

2nd Street, S.W.  
(60' R.O.W.)

0 20 40  
SCALE: 1"=20'

**Legend**

N 90°00'00" E MEASURED BEARING AND DISTANCES  
NO RECORD BEARINGS AND DISTANCES ON  
RECORD PLAT  
○ FOUND AND USED MONUMENT  
AS DESIGNATED  
△ FOUND ALUMINUM AGRS MONUMENT  
AS DESIGNATED

**PRECISION**  
SURVEYS, INC.

OFFICE LOCATION:  
5571 Midway Park Place, NE  
Albuquerque, NM 87109  
MAILING ADDRESS:  
PO Box 90636  
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Sheet 2 of 2

INDEXING INFORMATION FOR COUNTY CLERK  
OWNER YES IMPERIAL, LLC  
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SUBDIVISION IMPERIAL BUILDING