

**SKETCH PLAT OF
LOTS 1 THRU 4
DE ANZA**

(BEING A REPLAT OF LOTS 1 THRU 17, BLOCK 4 AND THE ALLEY RUNNING THROUGH BLOCK 4, MESA GRANDE ADDITION) SITUATE WITHIN

**SECTION 23, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**

JULY, 2017

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

UTILITY APPROVALS:

Public Service Company of New Mexico _____ Date _____

New Mexico Gas Company _____ Date _____

Qwest Corporation d/b/a CenturyLink QC. _____ Date _____

Comcast _____ Date _____

CITY APPROVALS:

City Surveyor _____ Date _____
Department of Municipal Development

Real Property Division _____ Date _____

Environmental Health Department _____ Date _____

Traffic Engineering, Transportation Division _____ Date _____

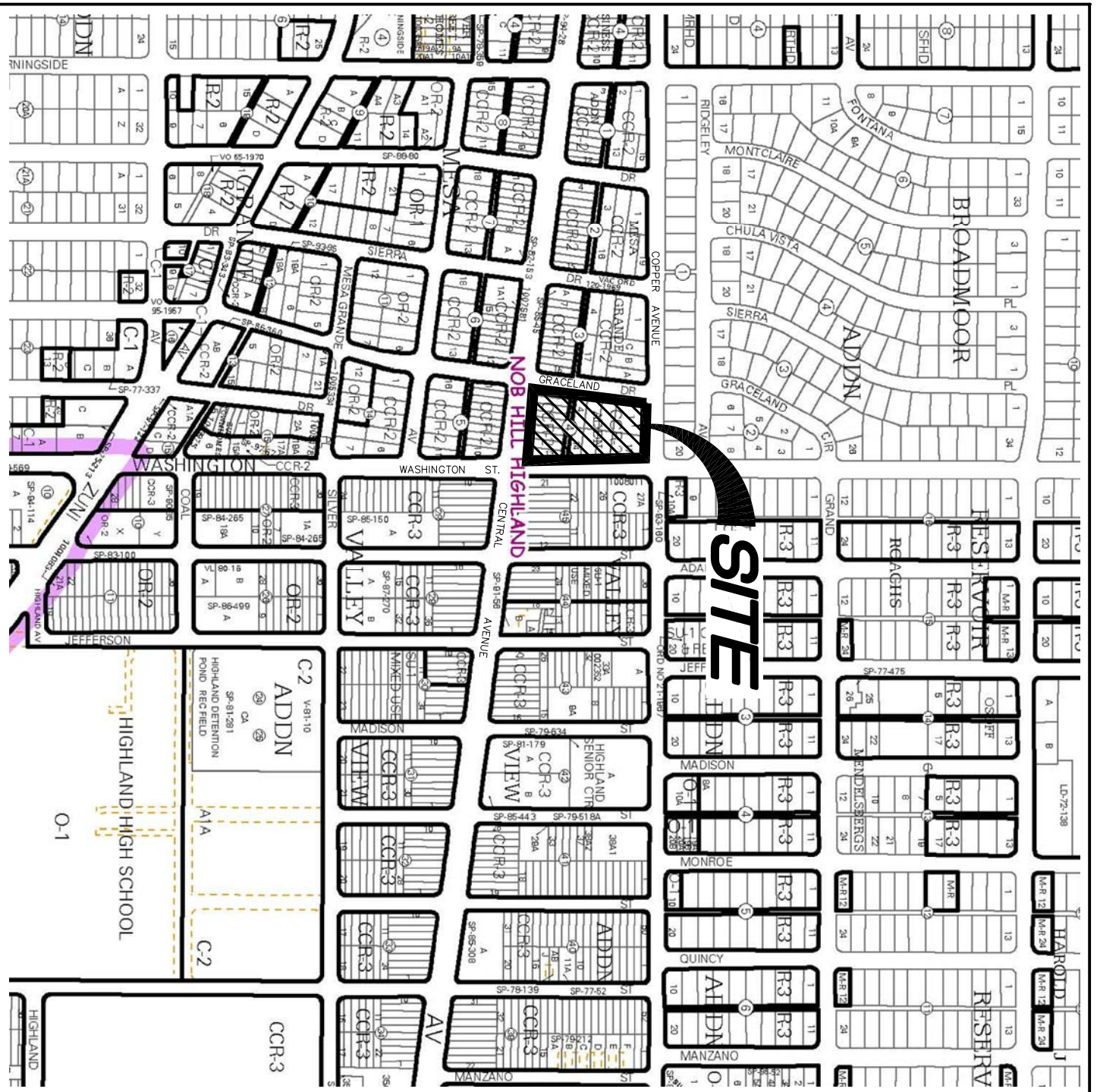
ABCWUA _____ Date _____

Parks and Recreation Department _____ Date _____

AMAFCA _____ Date _____

City Engineer _____ Date _____

DRB Chairperson, Planning Department _____ Date _____



VICINITY MAP
Not To Scale

GENERAL NOTES

1. Bearings are grid and based on the New Mexico State Plane Coordinate System, 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 hereon.
7. City of Albuquerque Zone Atlas Page K-17-Z.

SUBDIVISION DATA

1. Total number of existing Lots: 17
2. Total number of Tracts created: 1
3. Acreage contained within the existing Alley: 0.0847 Ac.
4. Gross Subdivision acreage: 2.0615 acres

TREASURERS CERTIFICATION

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

Bernalillo County Treasurer _____ Date _____

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 services.
- C. 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.
- D. 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, 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 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 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) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

PURPOSE OF PLAT

The purpose of this plat is to:

1. Show the Vacated 16' Alley running through Block 4, Mesa Grande Addition which was Vacated by 12DRB-70148.
2. Combine Lots 1 thru 17 and the Vacated 16' Alley into four (4) new Lots.
3. Grant the new Private and Public Easements as shown hereon.

SURVEYORS 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 under my supervision, that it meets the Standards for Land Surveys in 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
July 10, 2017

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DE ANZA

(BEING A REPLAT OF LOTS 1 THRU 17, BLOCK 4 AND THE
ALLEY RUNNING THROUGH BLOCK 4, MESA GRANDE ADDITION)

SITUATE WITHIN

SECTION 23, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JULY , 2017

LEGAL DESCRIPTION

That certain parcel of land situate within Section 23, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising Lots 1 thru 17, Block 4, Mesa Grande Addition, AND, That certain 16' wide Alley running through Block 4, Mesa Grande Addition, as the same is shown and designated on the plat entitled "MESA GRANDE ADDITION TO THE CITY OF ALBUQUERQUE, N.M., filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 18, 1931, in Volume C2, Folio 27, more particularly described by surveyor Number 9750, using New Mexico Professional Surveyor Number 9750, using New Mexico State Plane Grid Bearings and ground distances as follow:

BEGINNING at the northwesterly corner of the parcel herein described (a 5/8" Rebar with cap stamped "LS 9750" set in place), said point also being the intersection of the southerly right of way line of Copper Avenue N.E. and the easterly right of way line of Graceland Street N.E.; whence Albuquerque Control Survey Monument "S-K17A" bears S 69°56'09" W, 1,039.13 feet; Thence,

S 89°41'57" E, 198.20 feet to the northeasterly corner of the parcel herein described (a 5/8" Rebar with cap stamped "LS 9750" set in place), said point also being the intersection of said southerly right of way line of Copper Avenue N.E. and the westerly right of way line of Washington Street N.E.; Thence,

S 00°19'40" W, 420.56 feet to the southeasterly corner of the parcel herein described (a chiseled "X" set in concrete); said point also being the intersection of said westerly right of way line of Washington Street N.E. and the northerly right of way line of Central Avenue; Thence,

N 82°05'21" W, 246.38 feet to the southwesterly corner of the parcel herein described (a 1-1/2" Iron Pipe found in place), said point also being the intersection of said southerly right of way line of Central Avenue and said easterly right of way line of Graceland Avenue N.E.; Thence,

N 07°05'32" E, 390.68 feet to the point of beginning.

Said parcel contains 2.0615 acres, more or less.

FREE CONSENT

SURVEYED and REPLATED and now comprising PLAT OF LOTS 1 THRU 4, DE ANZA (BEING A REPLAT OF LOTS 1 THRU 17, BLOCK 4 AND THE ALLEY RUNNING THROUGH BLOCK 4, MESA GRANDE ADDITION) SITUATE WITHIN SECTION 23 TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner thereof. Said owner does hereby dedicate the additional, public street right of way as shown herein, to the City of Albuquerque in as simple and does hereby grant the other easements as shown herein. Said owner does hereby, consent to all of the foregoing and does hereby represent that it is so authorized to do:

OWNER(S)

City of Albuquerque, a Municipal Corporation

By: Robert J. Perry, Chief Administrative Officer, City of Albuquerque, a New Mexico Municipal Corporation.

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this _____

day of _____, 2012, by Robert J. Perry, Chief Administrative Officer, City of Albuquerque, a New Mexico Municipal Corporation.

Notary Public _____ My commission expires _____

**SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS
ON THE INSTALLATION OF SOLAR COLLECTORS**

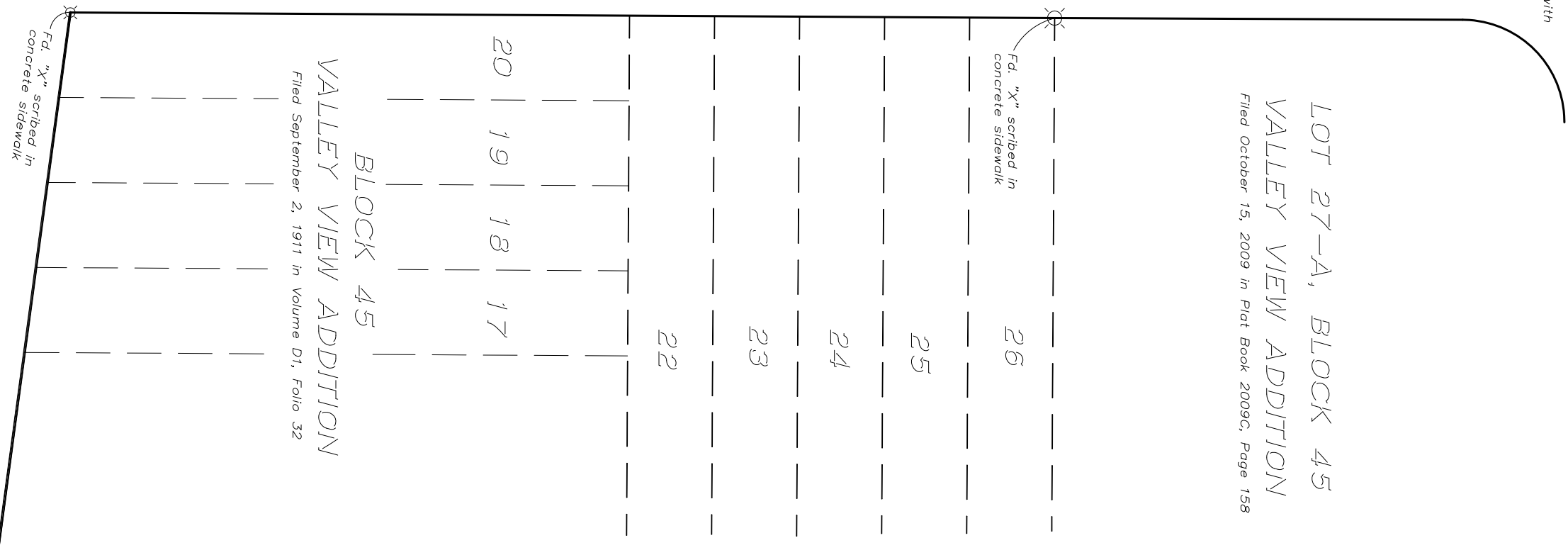
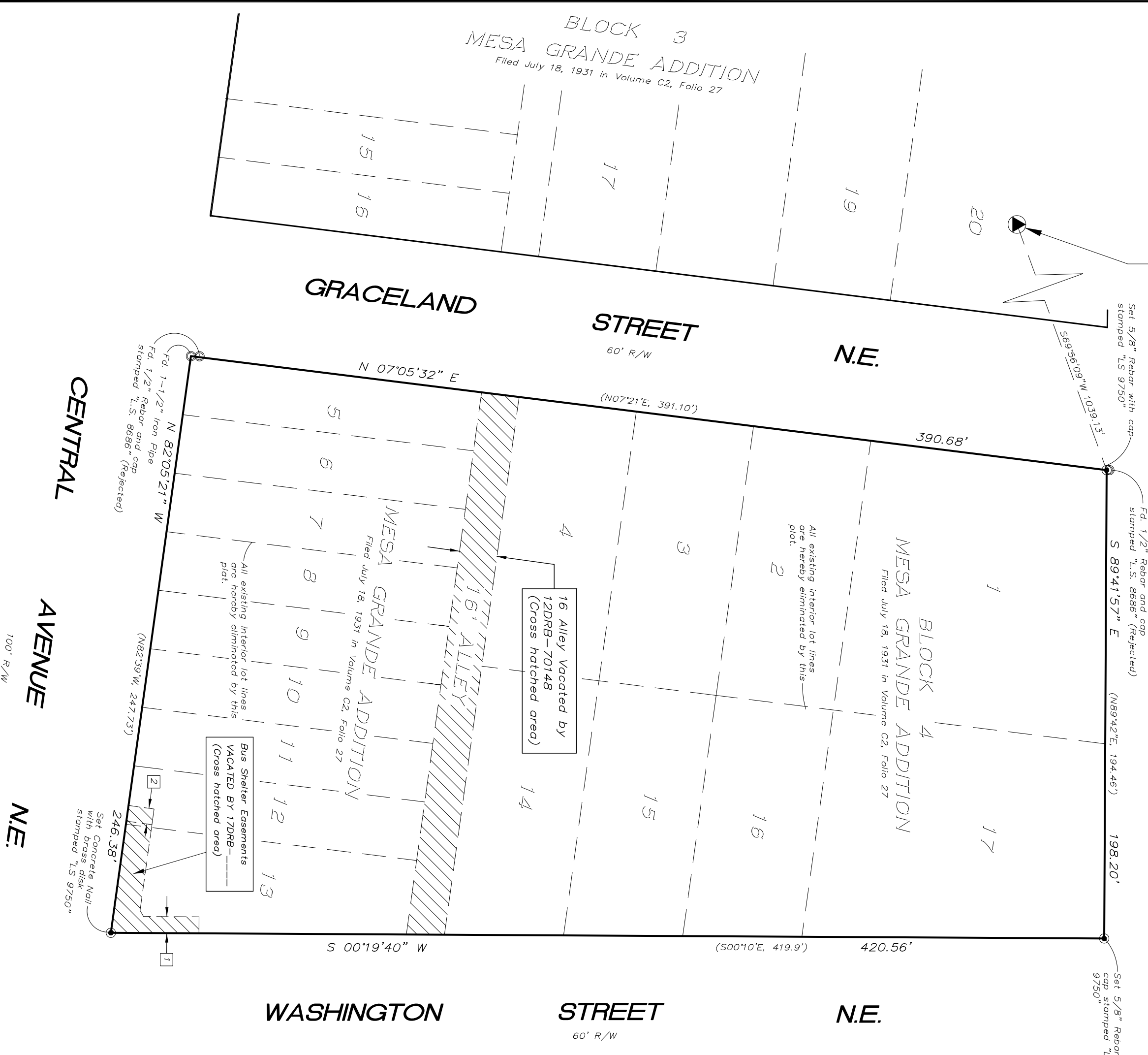
"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition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

SKETCH PLAT OF
LOTS 1 THRU 4

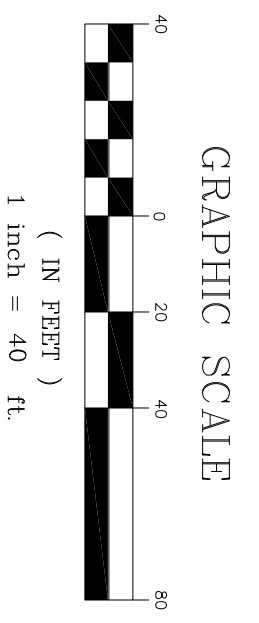
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 JULY, 2017

Albuquerque Control Survey Monument "S-K17A"
 New Mexico State Plane Coordinates
 Central Zone (NAD 83)
 Easting = 1,535,691.429 feet
 Elevation = 5222.211 feet (NAVD 1988)
 Delta Alpha = -001'20.83"
 Ground to Grid Factor = 0.999666619



- EXISTING EASEMENT LEGEND**
- 1 Bus Shelter and Sidewalk Easement prepared by City Surveyor, Glenn Halkin N.M.P.S. 10023, dated April 8, 2004. VACATED BY 17DRB-_____
 - 2 Bus Shelter and Sidewalk Easement prepared by City Surveyor, Glenn Halkin N.M.P.S. 10023, dated April 8, 2004. VACATED BY 17DRB-_____



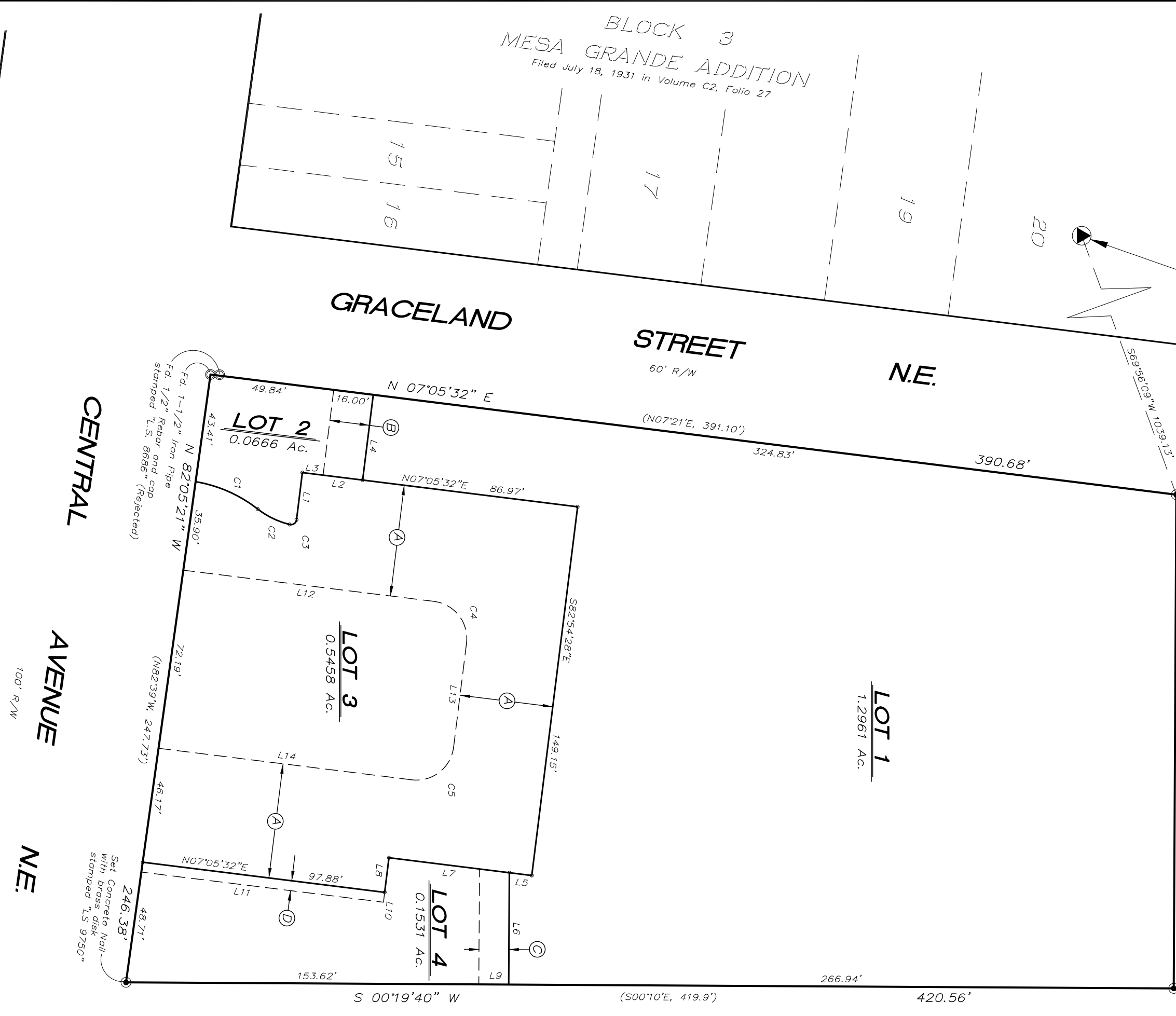
Fd. PK Nail W/Shiner

Albuquerque Control Survey Monument "S-417A"
 New Mexico State Plane Coordinates
 (Central Zone - NAD 83)
 North = 1,484,259.419 feet
 Easting = 522,222.211 feet (NAD 1983)
 Delta Alpha = -001°02'02.83"
 Ground To Grid Factor = 0.999666619

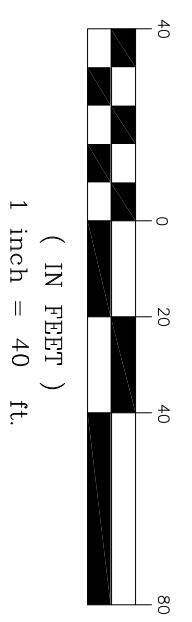
COPPER AVENUE N.E.
 (60' R/W)

Set 5/8" Rebar with cap stamped "LS 9750"
 S 89°41'57" E (N89°42'E, 194.46')
 (N89°42'E, 194.46')
 Set 1/2" Rebar and cap stamped "LS 8686" (Rejected)
 S 89°41'57" E

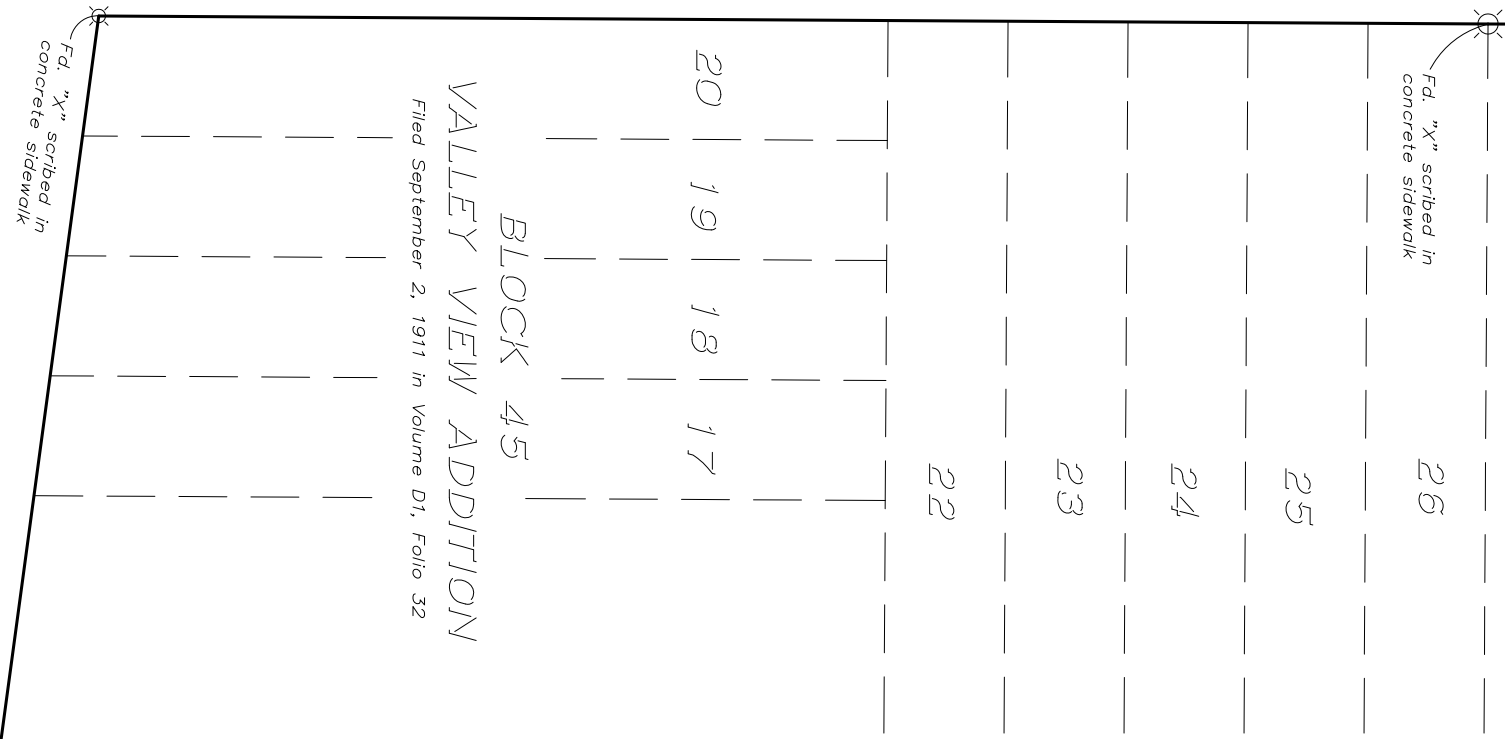
Set 5/8" Rebar with cap stamped "LS 9750"



GRAPHIC SCALE



LOT 27-A, BLOCK 45
 VALLEY VIEW ADDITION
 Filed October 15, 2009 in Plat Book 2009C, Page 158



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LINE	LENGTH	BEARING
L1	19.08	N82°54'28"W
L2	24.37	N07°05'32"E
L3	8.37	N07°05'32"E
L4	34.50	S82°54'28"E
L5	8.07	S07°05'32"W
L6	44.92	S89°40'20"E
L7	48.69	S07°05'32"W
L8	14.00	S82°54'28"E
L9	12.00	N00°19'40"E
L10	4.00	S82°54'28"E
L11	97.94	S07°05'32"W
L12	101.44	N07°05'32"E
L13	42.19	S82°54'28"E
L14	102.47	S07°05'32"W

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	27.48'	55.75'	14.02'	27.20'	S23°46'54"W	281°42'33"
C2	14.39'	34.25'	7.30'	14.28'	N25°51'56"E	247°04'19"
C3	3.80'	2.25'	2.53'	3.36'	N34°32'21"W	96°44'14"
C4	23.56'	15.00'	15.00'	21.21'	S52°05'32"W	90°00'00"
C5	23.56'	15.00'	15.00'	21.21'	N37°54'28"W	90°00'00"

NEW EASEMENT LEGEND

- (A) Vehicular and Pedestrian Access and Utility Easement for the benefit of Lots 1, 2 and 4
- (B) Pedestrian Access and Public Utility Easement for the benefit of Lots 1, 3 and 4
- (C) Pedestrian Access and Public Utility Easement for the benefit of Lots 1, 2 and 3
- (D) Pedestrian Access Easement for the benefit of Lots 1, 2 and 3

SURV TEK, INC.
 Consulting Surveyors

9984 Valley View Drive, N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3966
 Fax: 505-897-3977