

VICINITY MAP
Not To Scale

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- 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.
- City of Albuquerque Zone Atlas Page K-17-Z.

SUBDIVISION DATA

- Total number of existing Lots: 7
- Total number of Lots created: 2
- Gross Subdivision acreage: 0.4979 acres

PROJECT #: 1009243
DATE: 6-11-14
APP #: 14-7019Z(R&F)

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:

- 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, 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 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

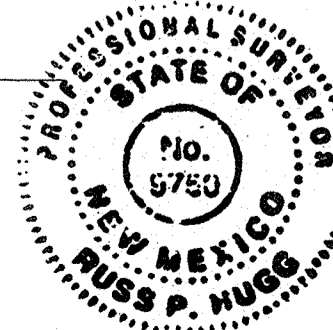
The purpose of this plat is to:

- Grant the new easements as shown hereon.
- Reconfigure seven (7) existing Lots into two (2) new Lots 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 or 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
May 12, 2014



PLAT OF
LOTS 3-A AND 9-A
BLOCK 5

MESA GRANDE ADDITION

(BEING A REPLAT OF LOTS 3 THRU 9, BLOCK 5, MESA GRANDE ADDITION)

SITUATE WITHIN

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

MAY, 2014

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

UTILITY APPROVALS:

	5-28-14
Public Service Company of New Mexico	Date
	5/23/14
New Mexico Gas Company	Date
	5-23-14
Qwest Corporation d/b/a CenturyLink QC.	Date
	5/23/14
Comcast	Date

CITY APPROVALS:

	5-23-14
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

SHEET 1 OF 3

SURV TEK, INC.

Consulting Surveyors Phone: 505-897-3366
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

PLAT OF
LOTS 3-A AND 9-A
BLOCK 5

MESA GRANDE ADDITION

(BEING A REPLAT OF LOTS 3 THRU 9, BLOCK 5, MESA GRANDE ADDITION)

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

MAY, 2014

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 being and comprising All of Lots Numbered Three (3) thru Nine (9) in Block Numbered Five (5), Mesa Grande Addition as the same are 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 as follows:

BEGINNING at the Northeast corner of the parcel herein described, (1/2" Iron pipe found in place) said point being a point on the Southerly right of way line of Central Avenue S.E. and the Northeast corner of said Lot 9, Block 5, Mesa Grande Addition whence the Albuquerque Survey Control Monument "5-K17A" bears N 81°57'32" W, 1148.78 feet distant; Thence,

S 07°43'15" W, 124.00 feet along the line common to Lots 9 and 10, Block 5 to the southeast corner of said Lot 9 and a point on the Northerly line of a 16' Alley as shown and designated on the aforesaid plat of Mesa Grande Addition; Thence,

N 82°16'45" W, 174.90 feet along said Northerly line of said 16' Alley to the Southwest corner of said Lot 3, Block 5; Thence,

N 07°43'15" E, 124.00 feet along the line common to Lots 3 and 2, Block 5 to the Northwest corner of said Lot 3 and a point on said Southerly right of way line of Central Avenue S.E.; Thence,

S 82°16'45" E, 174.90 feet along said Southerly right of way line of Central Avenue S.E. to the point of beginning of the parcel herein described.

Said parcel contains 0.4979 acre, more or less.

FREE CONSENT AND DEDICATION

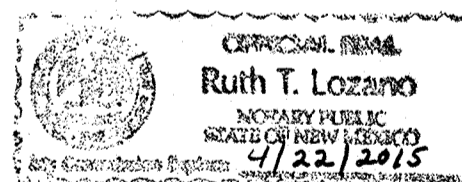
SURVEYED and REPLATTED and now comprising PLAT OF LOTS 3-A AND 9-A, BLOCK 5, MESA GRANDE ADDITION (BEING A REPLAT OF LOTS 3 THRU 9, BLOCK 5, MESA GRANDE ADDITION) SITUATE WITHIN SECTION 23, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby grant the easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

RSO 1, LLC



By: Robert Munro, _____

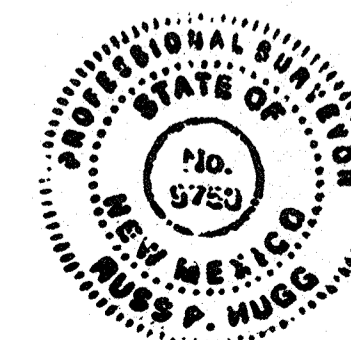


ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 20th
day of May, 2014, by Robert Munro.

Ruth T. Lozano My commission expires 4/22/2015
Notary Public



SHEET 2 OF 3

SURV TEK, INC.

Consulting Surveyors Phone: 505-897-3368
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

PLAT OF
 LOTS 3-A AND 9-A
 BLOCK 5

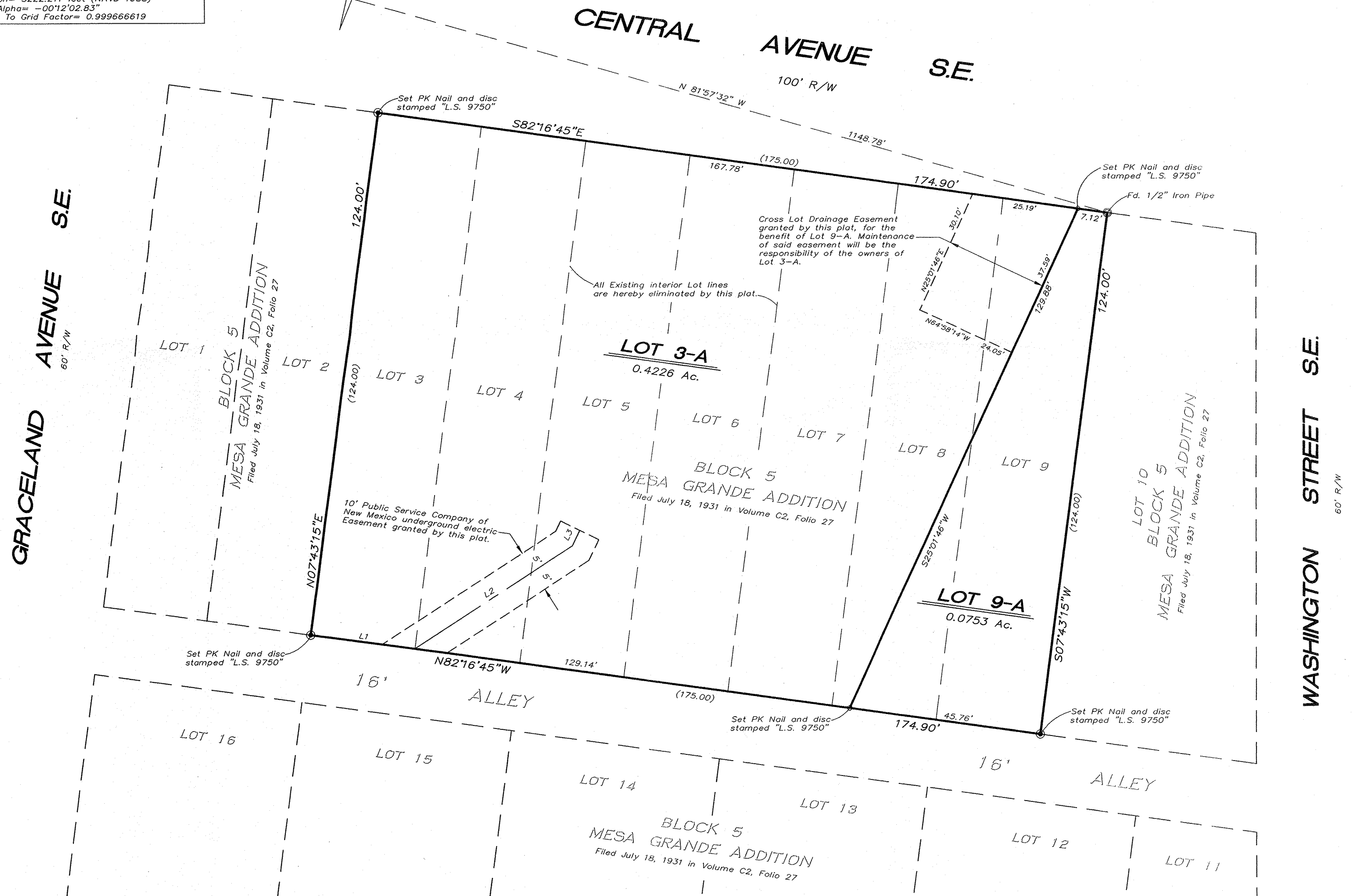
MESA GRANDE ADDITION

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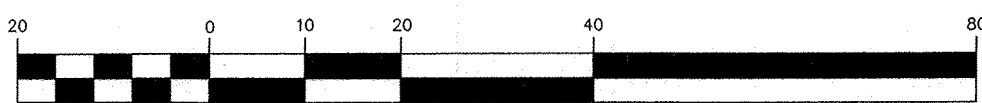
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 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

MAY, 2014

Albuquerque Control Survey Monument "5-K17A"
 New Mexico State Plane Coordinates
 (Central Zone - NAD 83)
 North= 1,484,259.419 feet
 East= 1,535,891.429 feet
 Elevation= 5222.211 feet (NAVD 1988)
 Delta Alpha= -00°12'02.83"
 Ground To Grid Factor= 0.999666619



GRAPHIC SCALE



(IN FEET)
 1 inch = 20 ft.

LINE TABLE		
LINE	LENGTH	BEARING
L1	24.78	S82°16'45"E
L2	44.72	N57°20'08"E
L3	4.09	N25°52'41"E

SHEET 3 OF 3

SURVOTEK, INC.

Consulting Surveyors
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 Phone: 505-897-3366 Fax: 505-897-3377

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