

VICINITY MAP ZONE ATLAS K-19-Z NOT TO SCALE

SHEET INDEX

SHEET 1	GENERAL NOTES, APPROVALS, SURVEYOR CERTIFICATION
SHEET 2	EXISTING LOTS AND TRACTS, IMPROVEMENTS
SHEET 3	NEW TRACT CREATED & R/W DEDICATION

GENERAL NOTES

- BASIS OF BEARINGS TAKEN FROM A PLAT ENTITLED "SUNPUEBLO APARTMENTS" RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK IN VOL. C30 FOLIO 21 BETWEEN ACS 7419 AND FOUND REBAR (S77°02'04"E) DATE IN SINGLE () IS TAKEN FROM SAID PLAT ROTATE CCW 00°33'27" FROM THIS BASIS TO GRID AZIMUTH.
- REFER TO PLAT ENTITLED "LA MESA No. 2" AS FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK IN VOL. D4, FOLIO 1 DATA IN DOUBLE (()) IS FROM SAID PLAT.
- REFER TO A SPECIAL WARRANTY DEED FROM THE CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION TO GRAND CENTRAL DEVELOPMENT LLC, AS FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK AS DOCUMENT No. 2007085556.
- CITY OF ALBUQUERQUE ZONE ATLAS PAGE: K-19-Z
- IMPROVEMENTS SHOWN ARE CURRENT AS OF JUNE 2012.
- PLAT SHOWS ALL EASEMENTS OF RECORD KNOWN TO ME AT THE TIME OF THIS SURVEY.

SUBDIVISION DATA

TOTAL NUMBER OF EXISTING LOTS:	9
TOTAL NUMBER OF NEW TRACTS CREATED:	1
GROSS SUBDIVISION ACREAGE:	0.967 ACRES

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO:

- ELIMINATE ALL EXISTING INTERIOR LOT LINES FOR THE 9 EXISTING LOTS (1-B & A) AND COMBINE INTO ONE LOT HEREBY DESIGNATED AS TRACT A.
- DEDICATE THE ADDITIONAL PUBLIC STREET RIGHT OF WAY AS SHOWN HEREIN TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

TREASURERS CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON THE FOLLOWING:

2013
107905704209730723 parcel above
Grand Central Development LLC
Morgan Skone 11-18-13
 BERNALILLO COUNTY TREASURER DATE

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 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."

OWNERS CONSENT AND DEDICATION

THE UNDERSIGNED INDIVIDUAL(S), AS THE OWNER(S) OF THE LAND SURVEYED HEREIN, DOES HEREBY CONSENT TO THE LOT CONSOLIDATION SHOWN HEREIN. THE UNDERSIGNED DOES ALSO HEREBY DEDICATE THE ADDITIONAL PUBLIC STREET RIGHT OF WAY AS SHOWN HEREIN TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY WARRANT THAT THEY HOLD AMONG THEM, COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO ALL OF THE FOREGOING AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT. THIS PLATTING IS IN ACCORDANCE WITH THE UNDESIGNED OWNERS DESIRES AND WISHES. THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF ALBUQUERQUE, NEW MEXICO.

OWNER

[Signature]
 By: GRAND CENTRAL DEVELOPMENT LLC VICTOR LIMARY, MANAGING MEMBER

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } S S

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF JANUARY, 2013, BY VICTOR LIMARY

MY COMMISSION EXPIRES 2-25-15



[Signature]
 NOTARY PUBLIC

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 UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- 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.
- CENTURY LINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO GROUND PEDESTALS AND CLOSURES.
- COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, 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.

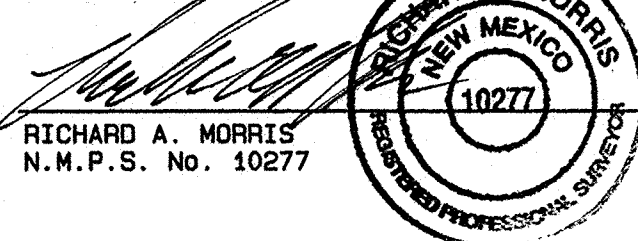
EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMERS/SWITCHEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS LOT CONSOLIDATION SURVEY AND THE NOTES SHOWN HEREON WERE PREPARED UNDER MY DIRECTION FROM A SURVEY PERFORMED IN THE FIELD, FOR THE PURPOSE OF ELIMINATING INTERIOR LOT LINES AND COMBINE INTO ONE LOT AS INSTRUCTED BY THE OWNER(S). TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTS AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND THAT IT COMPLIES WITH SURVEYING STANDARDS ESTABLISHED BY THE STATE BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS.



[Signature]
 RICHARD A. MORRIS
 N.M.P.S. No. 10277

Jan. 17, 2013
 DATE

PLAT OF TRACT A-1, BLOCK 11 LA MESA No. 2

(BEING A CONSOLIDATION OF LOTS 1 THRU 8 AND LOT A, BLOCK 11, LA MESA No. 2) WITHIN

SECTION 19, TOWNSHIP 10 NORTH, RANGE 4 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2013

APPLICATION NUMBER: 1009289

PLAT APPROVAL

- UTILITY APPROVALS
- | | |
|--|--------------------------|
| <u>[Signature]</u>
PUBLIC SERVICE COMPANY OF NEW MEXICO | <u>1-18-13</u>
DATE |
| <u>[Signature]</u>
NEW MEXICO GAS COMPANY | <u>1-18-2013</u>
DATE |
| <u>[Signature]</u>
CENTURY LINK | <u>1-18-13</u>
DATE |
| <u>[Signature]</u>
COMCAST | <u>1/18/13</u>
DATE |

CITY APPROVALS

- ACTING [Signature] 1/18/13
- | | |
|--|--|
| CITY SURVEYOR
DEPARTMENT OF MUNICIPAL DEVELOPMENT | <u>[Signature]</u>
DATE |
| REAL PROPERTY DIVISION | <u>[Signature]</u>
DATE |
| ENVIRONMENTAL HEALTH DEPARTMENT | <u>[Signature]</u>
DATE |
| TRAFFIC ENGINEERING, TRANSPORTATION DIVISION | <u>[Signature]</u> <u>10-10-13</u>
DATE |
| ABCHUA | <u>[Signature]</u> <u>01/30/13</u>
DATE |
| PARK AND RECREATION DEPARTMENT | <u>[Signature]</u> <u>1-30-13</u>
DATE |
| AMAFCA | <u>[Signature]</u> <u>1-30-13</u>
DATE |
| CITY ENGINEER | <u>[Signature]</u> <u>1-30-13</u>
DATE |
| DRB CHAIRPERSON, PLANNING DEPARTMENT | <u>[Signature]</u> <u>10-17-13</u>
DATE |

GENERAL NOTES, APPROVALS, CERT. SHEET 1 OF 3

INDEXING INFORMATION FOR COUNTY CLERK				
OWNER	SECTION	TWNSHP.	RANGE	LOCATION
GRAND CENTRAL DEVELOPMENT	19	10 N.	4 E.	ALBUQUERQUE

MORRIS
 surveying | engineering

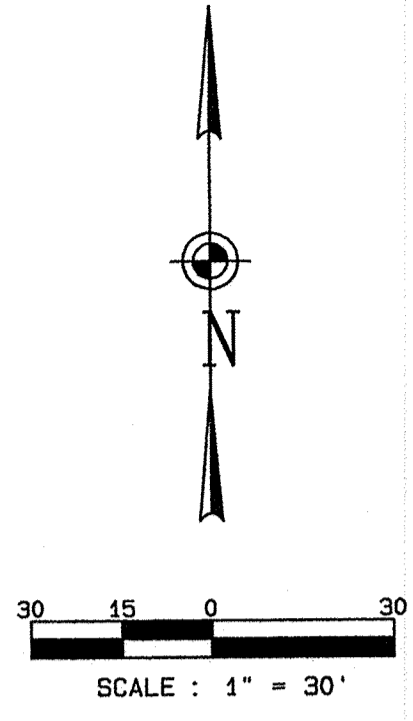
1216-A Parkway Drive Phone: (505) 438-9100
 Santa Fe, NM 87507 FAX: (505) 474-6723

DRAWN BY: A.J.N SCALE: NTS CHECKED BY: R.A.M.
 NAME: ALCAZAR ST. AND CENTRAL AVE. PROJECT No. 12501

PLAT OF TRACT A-1, BLOCK 11 LA MESA No. 2

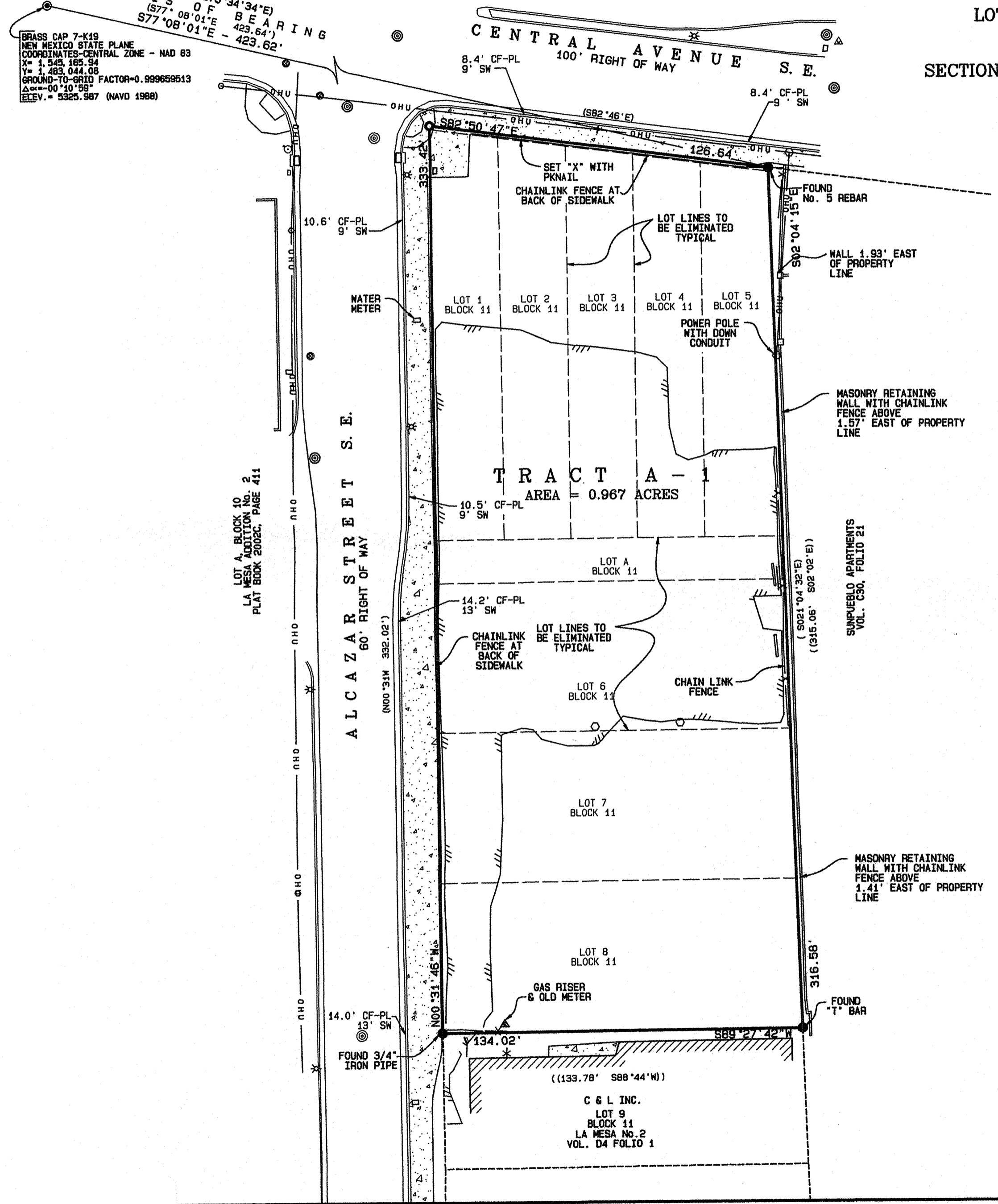
(BEING A CONSOLIDATION OF
LOTS 1 THRU 8 AND LOT A, BLOCK 11,
LA MESA No. 2)
WITHIN

SECTION 19, TOWNSHIP 10 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AREA = 0.967 ACRES
JANUARY 2013



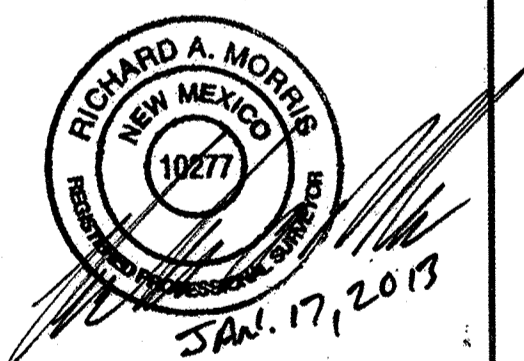
BRASS CAP 7-K19
NEW MEXICO STATE PLANE
COORDINATES-CENTRAL ZONE - NAD 83
X = 1,545,185.84
Y = 1,485,044.08
GROUND-TO-GRID FACTOR = 0.999659613
DELTA = -00°10'58"
ELEV. = 5325.987 (NAVD 1988)

BASIS OF BEARING
(GRID S76°34'34"E)
(S77°08'01"E - 423.64')
S77°08'01"E - 423.62'



LEGEND

- FOUND MONUMENT AS NOTED
 - ⊙ SANITARY OR STORM SEWER MANHOLE
 - ⊗ WATER VALVE
 - △ WATER METER
 - ↑ SIGNAGE
 - POWER POLE
 - * LIGHT POLE
 - OHU— OVERHEAD UTILITY LINE
 - X— EXISTING FENCE
 - /— EDGE OF ASPHALT
 - LOT LINES ELIMINATED BY THIS PLAT
- 14.0' CF-PL = DISTANCE TO CURB FACE TO PROPERTY LINE
13.0' SW = SIDEWALK WIDTH



EXISTING LOTS & TRACTS SHEET 2 OF 3

INDEXING INFORMATION FOR COUNTY CLERK				
OWNER	SECTION	TWNSHP.	RANGE	LOCATION
GRAND CENTRAL DEVELOPMENT	19	10 N.	4 E.	ALBUQUERQUE

	MORRIS	
	surveying engineering	
1216-A Parkway Drive Santa Fe, NM 87507	Phone: (505) 438-8100 FAX: (505) 474-8723	
DRAWN BY: A.J.N	SCALE: 1" = 30'	CHECKED BY: R.A.M.
NAME: ALCAZAR ST. AND CENTRAL AVE.		PROJECT No. 12501

