

VICINITY MAP SCALE: NTS ZONE ATLAS: L-19-Z

SUBDIVISION DATA

GROSS ACREAGE	4.1623 Acres
ZONE ATLAS NO.	L-19-Z
NO. OF EXISTING LOTS	4
NO. OF TRACTS CREATED	1
NO. OF LOTS ELIMINATED	4
MILES OF FULL WIDTH STREETS CREATED	0.0
AREA DEDICATED TO CITY OF ALBUQUERQUE	0.0 S.F.
DATE OF SURVEY	APRIL, 2012

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the elimination of lot lines as shown hereon, and said owner(s) and/or proprietor(s) do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power, water, sewer and communication services for buried 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(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Animal Humane Association of New Mexico, Inc.
By: Margaret Weigle, Executive Director

Margaret Weigle 6/4/12
Margaret Weigle, Executive Director Date

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on 6/4/2012
By Animal Humane Association of New Mexico, Inc., by Margaret Weigle, its Executive Director.

Shelley Risley 2/2/2013
NOTARY PUBLIC MY COMMISSION EXPIRES

LEGAL DESCRIPTION

A tract of land situate within Section 30, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of PARCEL A, ANIMAL HUMANE ASSOCIATION, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on August 3, 1982, in Volume C20, Folio 007, together with all of PARCEL A, SERVICE CIRCUITS, INC., as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on October 31, 1979, in Volume C15, Folio 176 and all of LOTS B & C, LANDS OF WALTER MYERS, as the same is shown and designated on said plat, filed for record on September 19, 1978, in Volume B15, Folio 095, and containing 4.1623 acres more or less.

PURPOSE OF PLAT

1. TO CREATE PARCEL "A-1" AS SHOWN HEREON.
2. TO ELIMINATE LOT LINES AS SHOWN HEREON.
3. TO CREATE EASEMENTS AS SHOWN HEREON.

NOTES:

1. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
2. Distances are ground distances.
3. Bearings and distance in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:
"ANIMAL HUMANE ASSOCIATION", (08-03-1982, C20-007)
"SERVICE CIRCUITS, INC.", (10-31-1979, C15-176)
"LAND OF WALTER MYERS", (09-19-1978, B15-095)
All being records of Bernalillo County, New Mexico.
5. Unless otherwise noted, all boundary corners are marked by a #5 rebar w/cap stamped "ALS LS 7719" (TYP).
6. Address of Property: 615 Virginia Street SE, Albuquerque, NM 87108
7. 100 Year Flood Zone Designation: Zone X as shown on Panel 358 of 825, Flood Insurance Rate Map, Bernalillo County, New Mexico, dated September 26, 2008. (This Property does not lie within the 100 Year Flood Plain).
8. **SOLAR NOTE:** No property within the area of this Plat shall 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.

PUBLIC UTILITY EASEMENTS:

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
3. Qwest Communications d/b/a Century Link (QWEST) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
4. Comcast for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services. 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 right-of-way and easement, 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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.

DISCLAIMER In approving this plat, PNM, NMGCO, QWEST and COMCAST did not conduct a title search of the properties shown hereon.

Consequently, PNM, NMGCO, QWEST and COMCAST 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.

PLAT FOR
PARCEL A-1
ANIMAL HUMANE ASSOCIATION ADDITION
WITHIN
SECTION 30
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE 2012

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Qwest Telecommunications	_____	Date
Comcast	_____	Date
City Approvals: <i>Dal P. Acosta</i>	_____	6-26-12
FOR City Surveyor	_____	Date
Real Property Division	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Albuquerque Bernalillo Water Utility Authority	_____	Date
Parks and Recreation Department	_____	Date
AMA/FA	_____	Date
City Engineer	_____	Date
DRB Chairperson, Planning Department	_____	Date

SURVEYOR'S CERTIFICATION:

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

Timothy Aldrich
Timothy Aldrich P.S. No. 7719 Date



P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

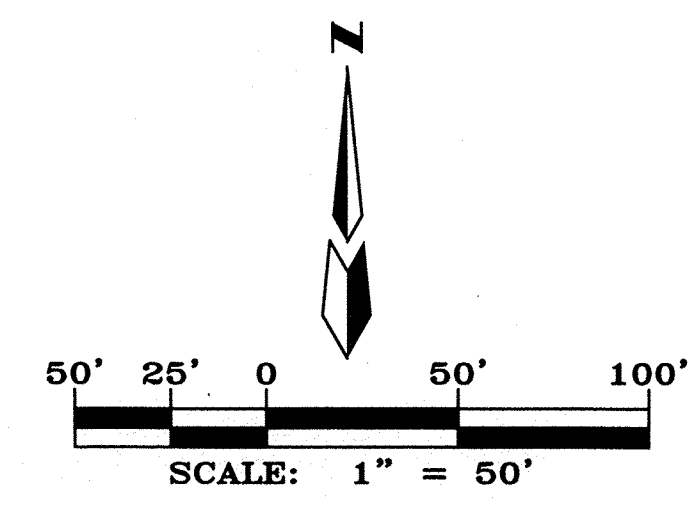
A12003 FINAL PLAT.dwg	Drawn: SPS	Checked: TA	Sheet 1 of 2
Scale: AS SHOWN	Date: 6/1/2012	Job: A12003	

A12003A12003 Animal Humane Shelter PLATS FINAL PLAT.dwg, 6/2/2012 9:28:45 AM, stephen

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PARCEL A-1
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 CITY OF ALBUQUERQUE
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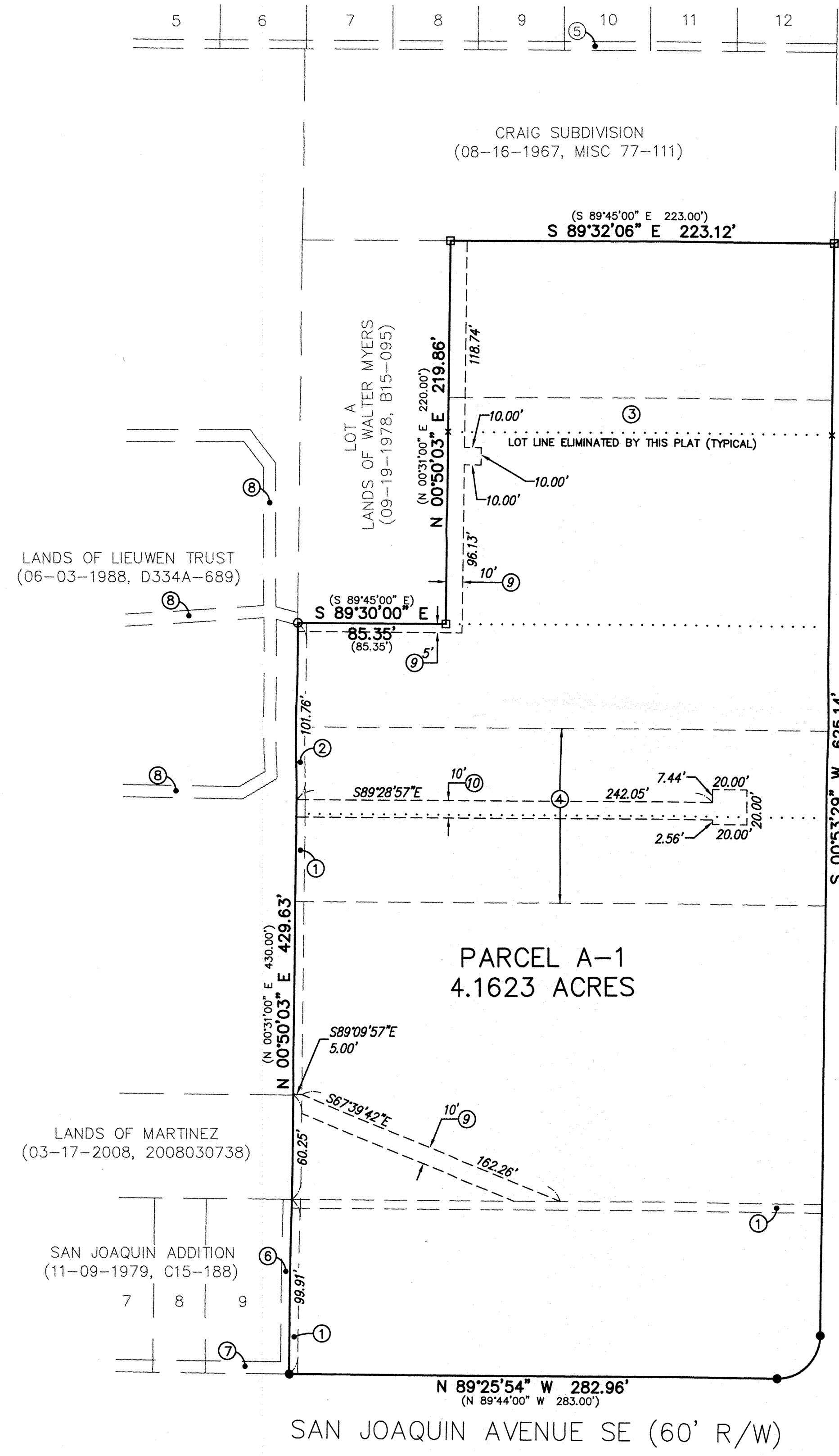
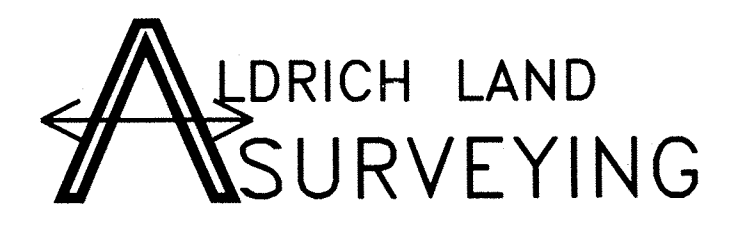
CRAIG SUBDIVISION
 (08-16-1967, MISC 77-111)

AGRS MONUMENT
 "5-K20"
 N=1482001.249
 E=1553259.684
 G-G=0.999652832
 Δα=-00°10'02.59"
 CENTRAL ZONE
 ELEV=5429.995
 (NAD83/NAVD88)



- PROPERTY CORNERS
- FOUND 5/8" REBAR W/CAP "LS 1010"
 - FOUND BATHEY MARKER "LS 14271"
 - SET 5/8" REBAR W/CAP "LS 7719"

- EASEMENTS
- ① 5' MST&T EASEMENT (09-15-1980, BK. 798, PG. 164-165)
 - ② 5' UTILITY EASEMENT (BK. MISC. 69, PG. 140)
 - ③ 20' ACCESS EASEMENT (09-19-1978, B15-095)
 - ④ 100' PRIVATE RECIPROCAL COMMON ACCESS & DRAINAGE EASEMENT (05-09-2011, DOC# 2011043579)
 - ⑤ 5' UTILITY EASEMENT (01-17-1949, B00-129)
 - ⑥ 5' UTILITY EASEMENT (11-09-1979, C15-188)
 - ⑦ 7' UTILITY EASEMENT (11-09-1979, C15-188)
 - ⑧ 7' PNM AND MST&T EASEMENT (09-25-1980, BK. MISC. 800, PG. 866)
 - ⑨ 10' PUE (PUBLIC UTILITY EASEMENT) GRANTED WITH THIS PLAT.
 - ⑩ 10' PNM EASEMENT (UNDERGROUND) GRANTED WITH THIS PLAT.



VIRGINIA STREET SE (60' R/W)

S 00°53'29" W 625.14'
 (S 00°31'00" W 625.12')

PARCEL A-1
 4.1623 ACRES

R=25.00' (R=25.00')
 L=39.13' (L=39.13')
 Δ=89°40'37" (CBRG=S 45°24'30" W)
 T=24.86' (C LEN=35.27')
 CBRG=S 45°43'48" W
 C LEN=35.26'

SAN JOAQUIN AVENUE SE (60' R/W)

A12003 FINAL PLAT.dwg	Drawn: SPS	Checked: TA	Sheet 2 of 2
Scale: AS SHOWN	Date: 10/5/2005	Job: A12003	