

ORIGINAL PLAT TO
BE AMENDED

PLAT OF
TRACTS A AND B
BLOCK 5

ANDERSON ADDITION

(BEING A REPLAT OF LOTS 5 THRU 9, BLOCK 5 ANDERSON
ADDITION; LOTS 1 THRU 4, BLOCK 4, PARIS ADDITION AND
A VACATED PORTION OF KINLEY AVENUE N.W.)

SITUATE WITHIN

THE TOWN OF ALBUQUERQUE GRANT

IN

PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2013

PROJECT NUMBER: 1009666

Application Number: 13-70802

PLAT APPROVAL

UTILITY APPROVALS:

Lernando Vigil
Public Service Company of New Mexico

12-20-13
Date

[Signature]
New Mexico Gas Company

12/20/2013
Date

[Signature]
Qwest Corporation d/b/a CenturyLink QC.

12/18/13
Date

[Signature]
Comcast

12/19/13
Date

CITY APPROVALS:

Dail P. Auster
City Surveyor
Department of Municipal Development

12-17-13
Date

Real Property Division

Date

Environmental Health Department

Date

[Signature]
Traffic Engineering, Transportation Division

02-05-14
Date

[Signature]
ABCWA

02/05/14
Date

Carol S. Dumont
Parks and Recreation Department

2-5-14
Date

[Signature]
AMAFCA

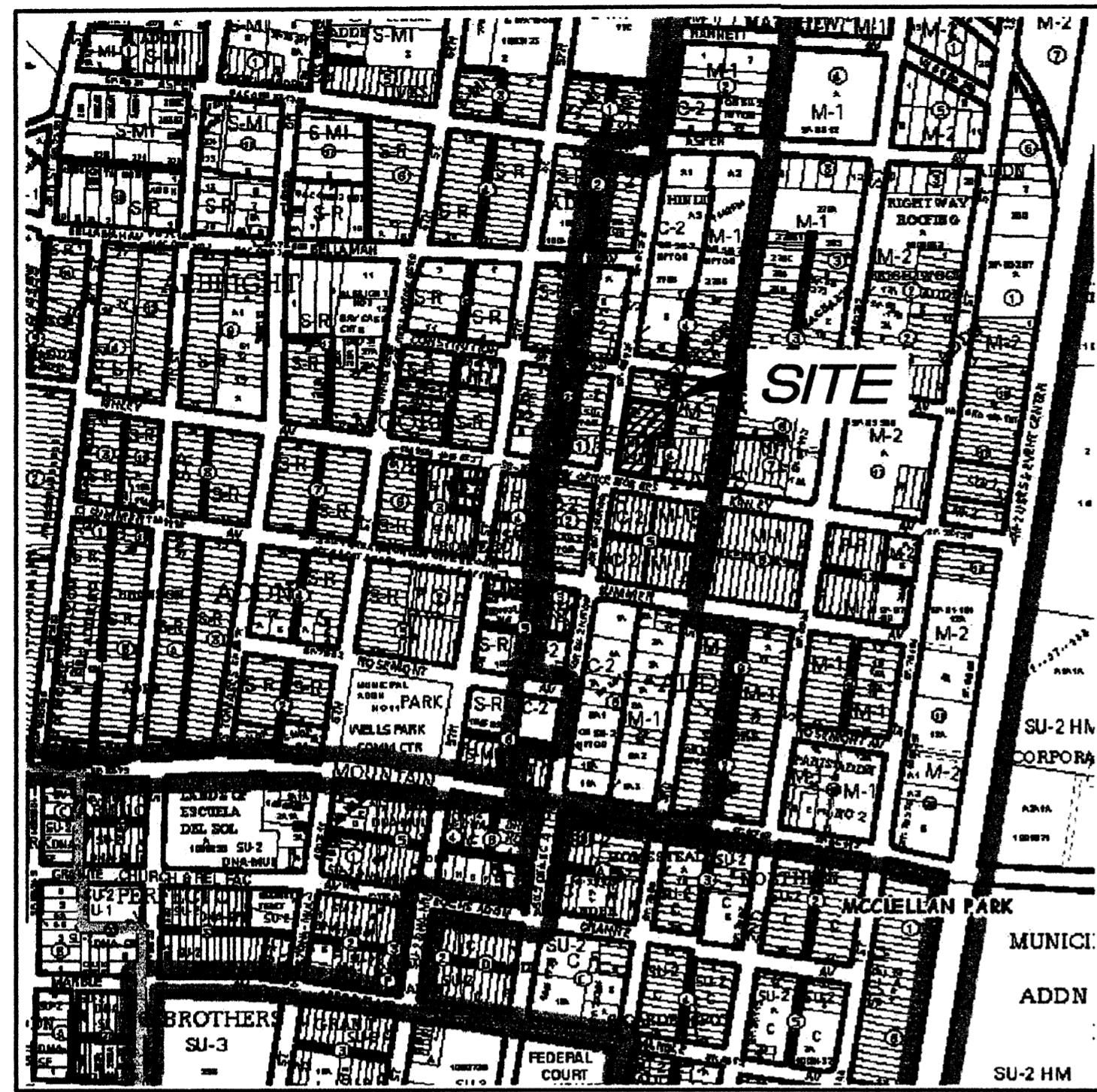
2-5-14
Date

[Signature]
City Engineer

2-5-14
Date

DRB Chairperson, Planning Department

Date



VICINITY MAP
Not To Scale

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 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:

- 1. Combine Ten (10) existing Lots/parcels into two (2) tracts as shown hereon.
- 2. Grant the new easements as shown hereon.
- 3. Dedicate the additional public street right of way 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 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
December 12, 2013



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 J-14-Z.

SUBDIVISION DATA

- 1. Total number of existing Lots/parcels: 10
- 2. Total number of Tracts created: 2
- 3. Gross Subdivision acreage: 0.6406 acres

PLAT OF
TRACTS A AND B
BLOCK 5
ANDERSON ADDITION

(BEING A REPLAT OF LOTS 5 THRU 9, BLOCK 5 ANDERSON
ADDITION; LOTS 1 THRU 4, BLOCK 4, PARIS ADDITION AND
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SITUATE WITHIN
THE TOWN OF ALBUQUERQUE GRANT
IN
PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2013

LEGAL DESCRIPTION

That certain parcel of land situate within The Town of Albuquerque Grant in projected Section 17, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising the following:

Lots numbered One (1), Two (2), Three (3) and Four (4) in Block numbered Four (4) of the PARIS ADDITION to the City of Albuquerque, New Mexico, as the same are shown and designated on the Map of said Addition, filed in the office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico, December 29, 1892; also a certain tract of land being Forty feet (40') in width from North to South and One Hundred feet (100') in width from East to West which said Tract lies immediately South of and adjoining the above described Lots, and which said Tract was formerly a part of McKinley Avenue, but which was vacated by the County Commissioners of Bernalillo County, New Mexico (see Book "G", Commissioners' Journal, Page 47);

AND

Lots numbered Five (5), Six (6), Seven (7), Eight (8) and Nine (9), in Block numbered Five (5) of ANDERSON ADDITION to the City of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 14, 1921, in Plat Book C2, Page 63 more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane (Central Zone-NAD 83) grid bearings and ground distances as follows:

BEGINNING at the Northwest corner of the parcel herein described (a 1/2" Rebar and cap stamped "L.S. 8686" found in place) said point being a point on the Easterly right of way line of Fourth Street N.W. and the Northwest corner of said Lot 5, Block 5, Anderson Addition whence the Albuquerque Control Survey Monument "17-J14" bears S 37°21'18" W, 3270.28 feet distant; Thence,

S 81°00'05" E, 140.59 feet along the Northerly line of said Lot 5 to the Northeast corner of said Lot 5, Block 5, Anderson Addition (a 1/2" Rebar and cap stamped "L.S. 8686" found in place); Thence,

S 09°08'38" W, 104.58 feet along the Easterly line of Block 5, Anderson Addition to the Southeast corner of said Lot 9, Block 5, Anderson Addition (a 1/2" Rebar and cap stamped "L.S. 11463" found in place); Thence,

N 89°29'22" W, 46.01 feet along the Southerly line of said Lot 9, Block 5, Anderson Addition to the Northeast corner of said Lot 4, Block 4, Paris Addition (a 1/2" Rebar found in place); Thence,

S 08°34'21" W, 129.79 feet to a point on the present 2013 Northerly right of way line of Kinley Avenue N.W. (a 1/2" Rebar found in place); Thence,

N 80°53'04" W, 96.29 feet along said present 2013 Northerly right of way line of Kinley Avenue N.W. to a point of intersection with said Easterly right of way line of Fourth Street N.W. (a 5/8" Rebar and cap stamped "L.S. 9750"-set); Thence,

N 09°07'05" W, 240.96 feet along said Easterly right of way line of Fourth Street N.W. to the point of beginning of the parcel herein described.

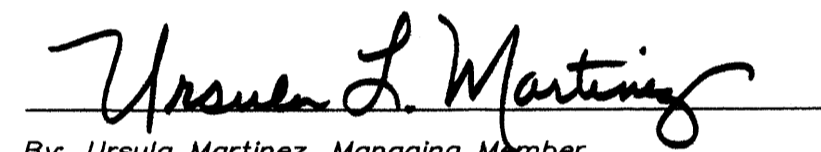
Said parcel contains 0.6406 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF TRACTS A AND B, BLOCK 5, ANDERSON ADDITION (BEING A REPLAT OF LOTS 5 THRU 9, BLOCK 5, ANDERSON ADDITION; LOTS 1 THRU 4, BLOCK 4, PARIS ADDITION AND A VACATED PORTION OF KINLEY AVENUE N.W.) SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTION 17, 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 dedicate the additional public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants. 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)

Central Paint and Body, LLC



By: Ursula Martinez, Managing Member

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

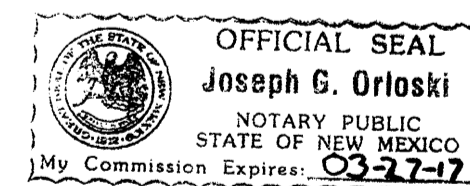
The foregoing instrument was acknowledged before me this 13TH

day of DECEMBER, 2013, by Ursula Martinez, Managing member of Central Paint and Body, LLC.



Notary Public

My commission expires 03-27-17



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."

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

- A. Plat entitled "ANDERSON ADDITION TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed May 14, 1921, in Volume C2, Folio 63, records of Bernalillo County, New Mexico.
- B. Plat entitled "PARIS ADDITION TO THE TOWN OF ALBUQUERQUE, NEW MEX.", filed in the Office of the Probate Clerk and Ex-Officio Recorder of Bernalillo county, New Mexico on December 29, 1892.
- C. Title Report prepared for this property by First American Title Insurance Company, Commitment for Title Insurance No.1817274-AL01, dated August 19, 2013.



PLAT OF
TRACTS A AND B
BLOCK 5

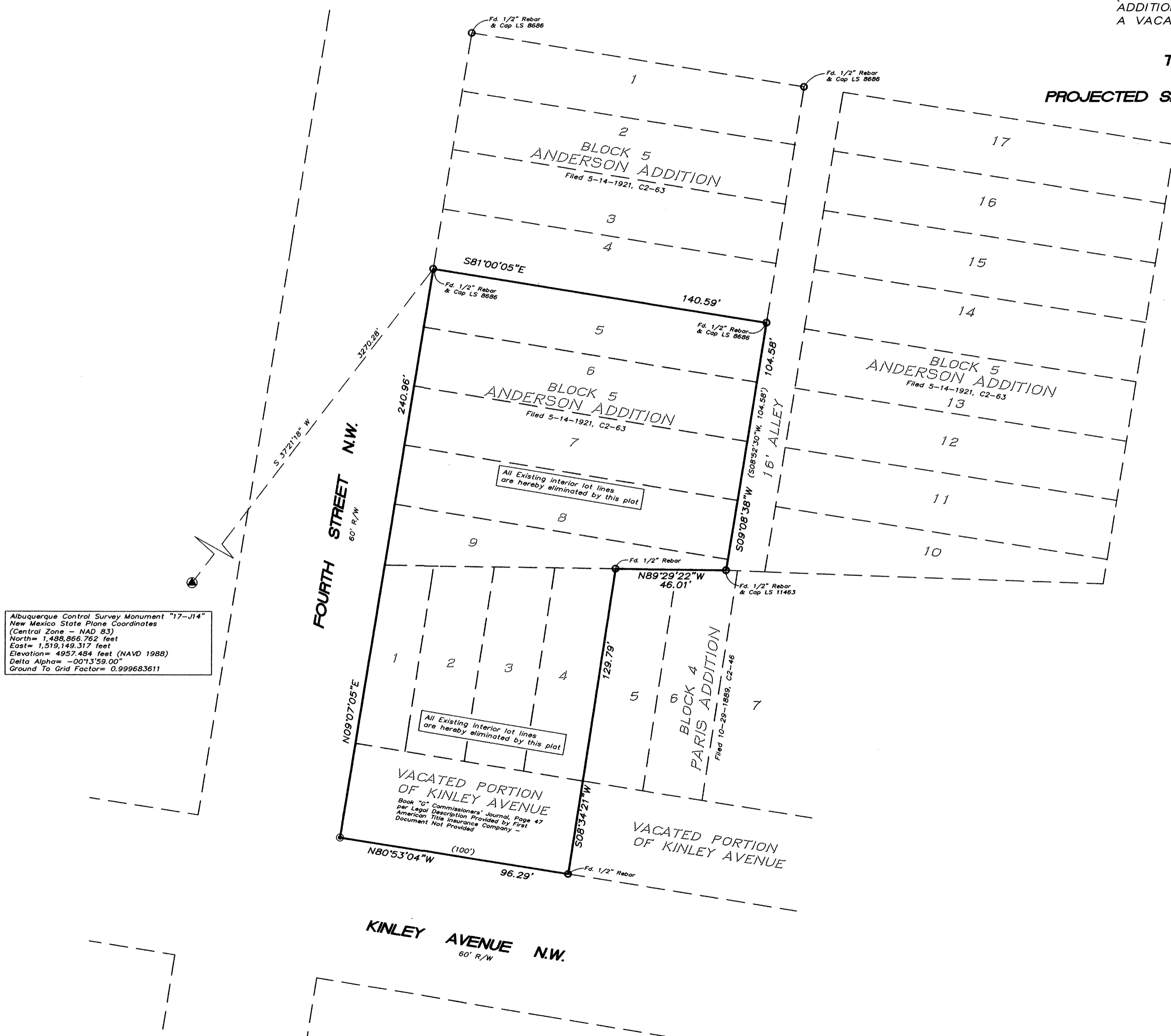
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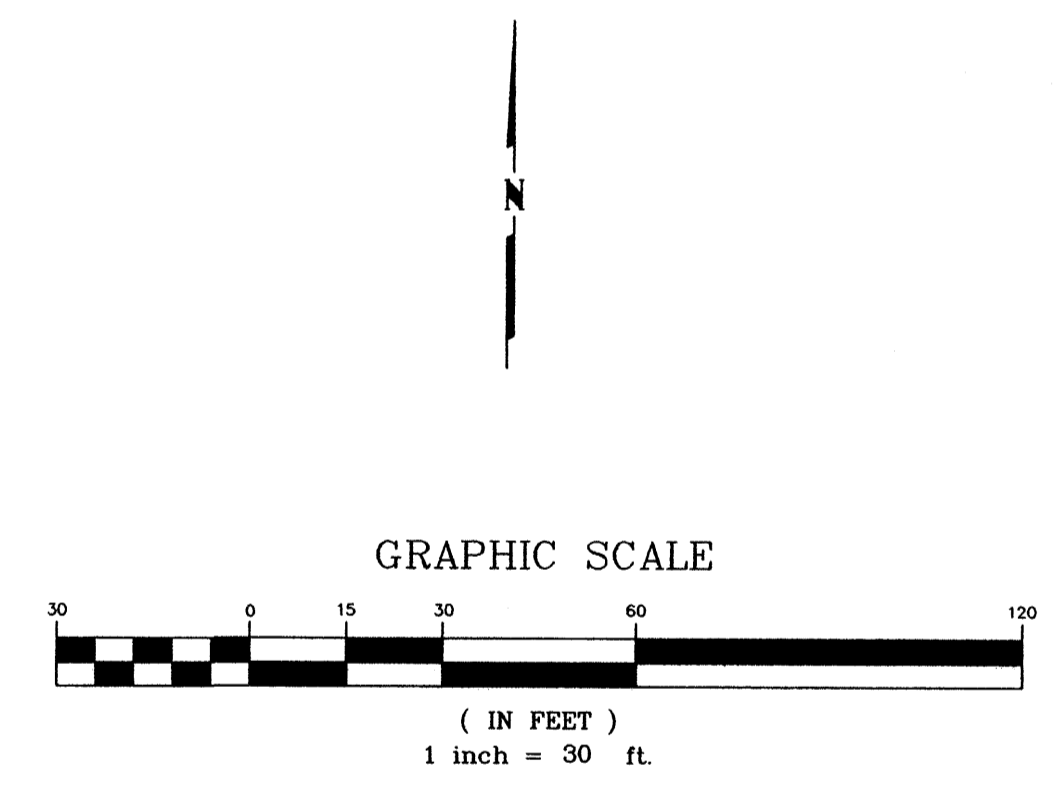
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NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2013



Albuquerque Control Survey Monument "17-J14"
New Mexico State Plane Coordinates
(Central Zone - NAD 83)
North= 1,488,866.762 feet
East= 1,519,149.317 feet
Elevation= 4957.484 feet (NAVD 1988)
Delta Alpha= -00'13"59.00"
Ground To Grid Factor= 0.999683611



EXISTING BOUNDARIES



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NEW MEXICO PRINCIPAL MERIDIAN

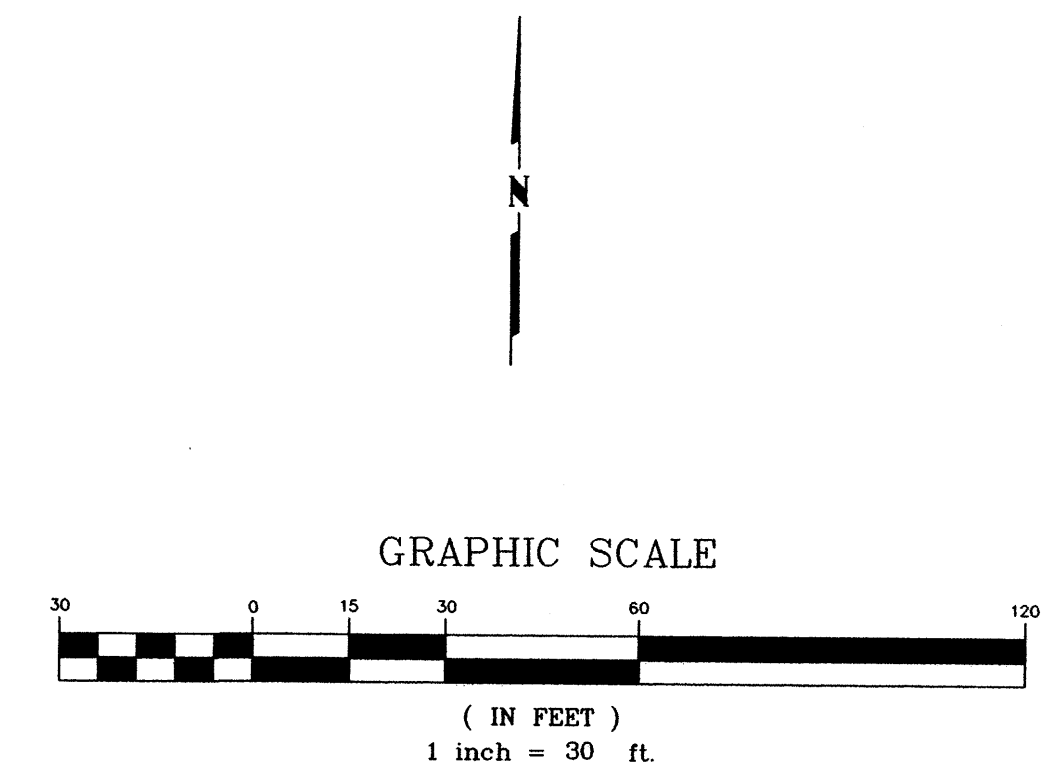
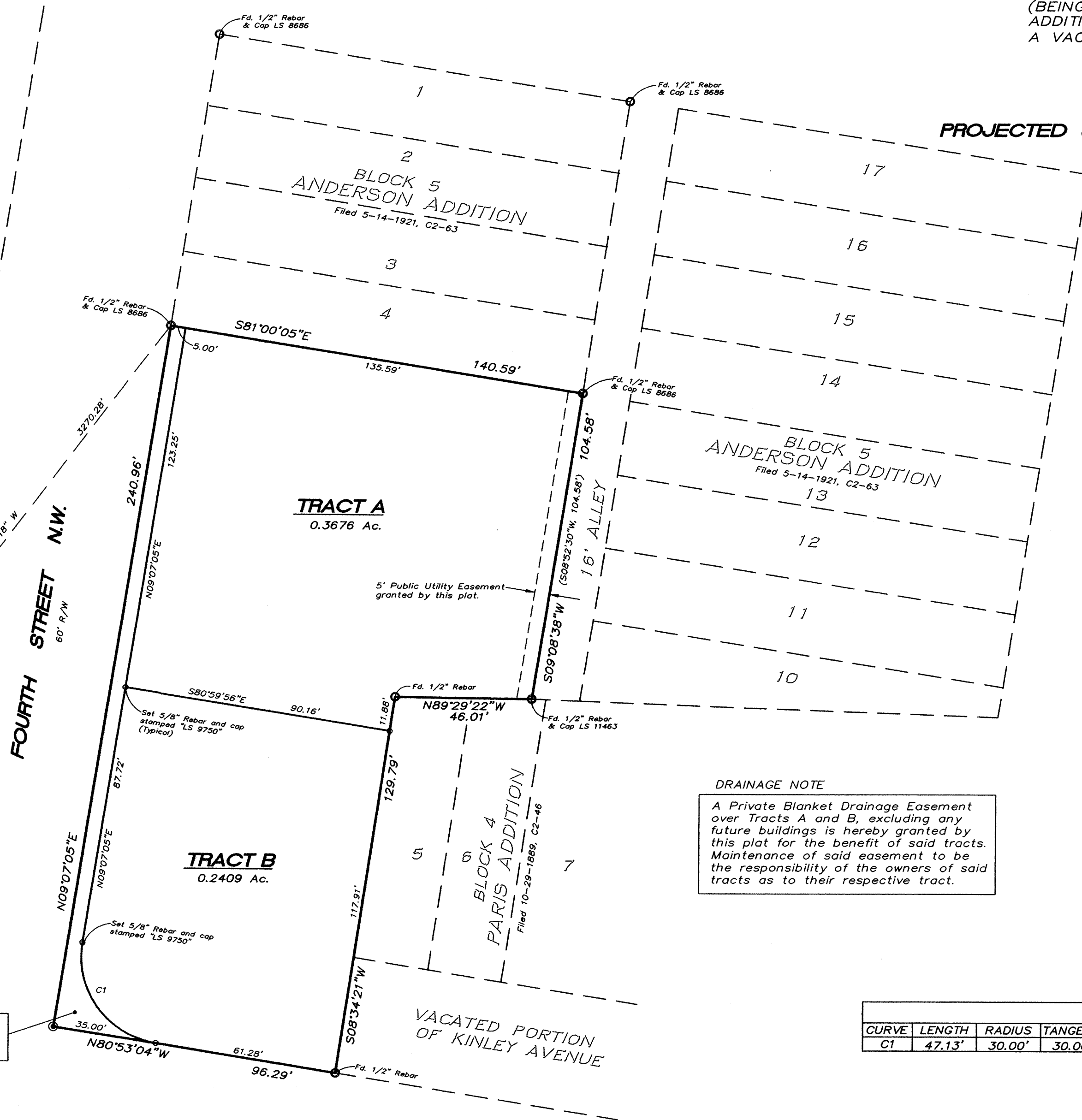
CITY OF ALBUQUERQUE

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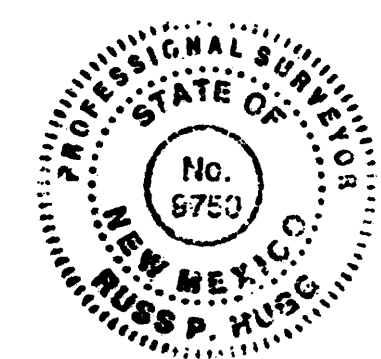
Additional Public Street right of way
dedicated to the City of Albuquerque
in fee simple with warranty covenants
by this plat. (0.0321 Ac.)



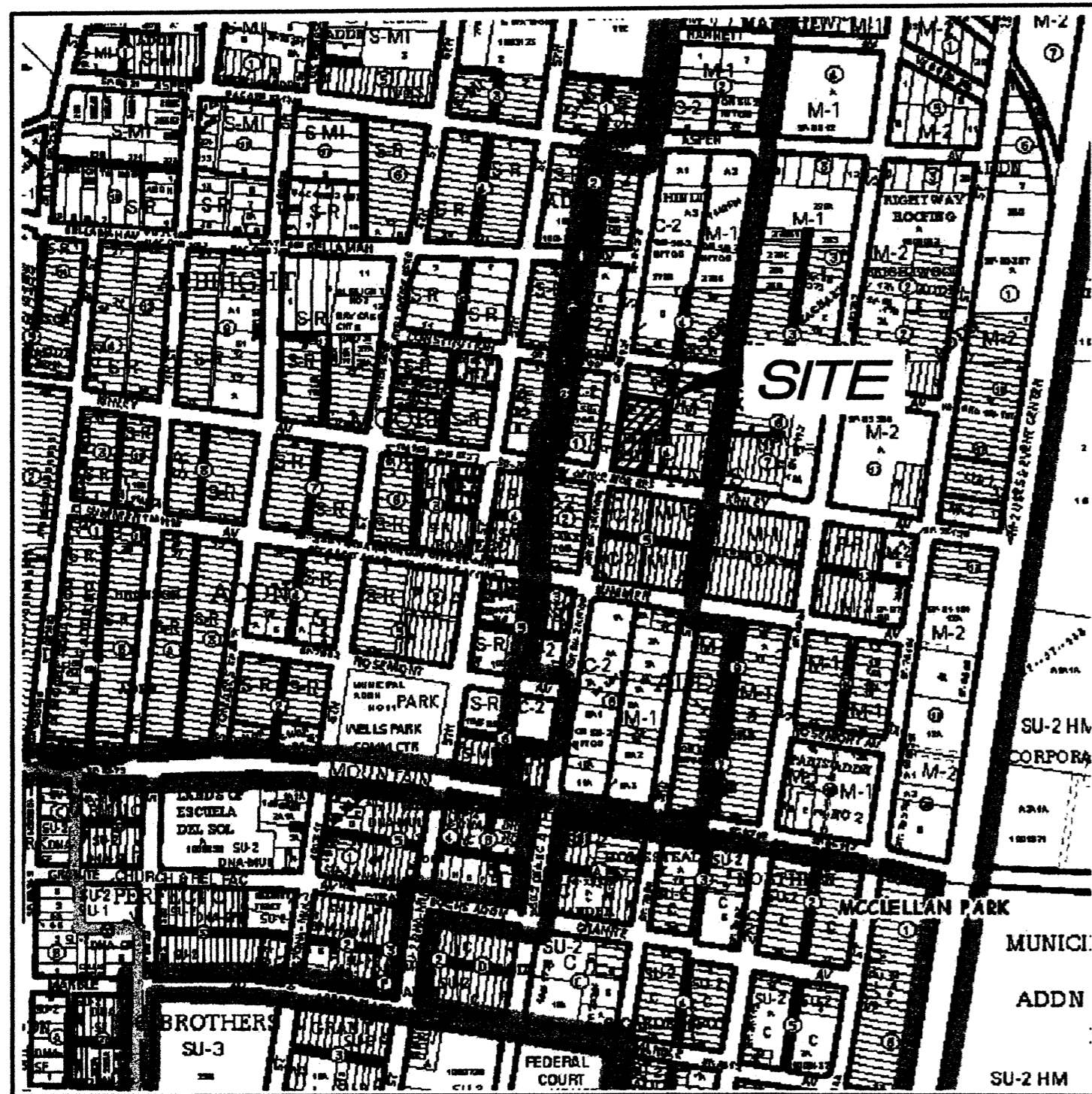
DRAINAGE NOTE
A Private Blanket Drainage Easement over Tracts A and B, excluding any future buildings is hereby granted by this plat for the benefit of said tracts. Maintenance of said easement to be the responsibility of the owners of said tracts as to their respective tract.

NEW TRACTS CREATED

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	47.13'	30.00'	30.00'	42.43'	S35°52'59"E	90°00'09"



SHEET 4 OF 4
SURVOTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377



VICINITY MAP
Not To Scale

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SUBDIVISION DATA

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- Total number of Tracts created: 2
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TREASURERS CERTIFICATION

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 Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

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[Signature]
 Russ P. Hugg
 NMPS No. 9750
 December 12, 2013



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DECEMBER, 2013

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PLAT APPROVAL

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<i>[Signature]</i> Public Service Company of New Mexico	12-20-13 Date
<i>[Signature]</i> New Mexico Gas Company	12/20/2013 Date
<i>[Signature]</i> Qwest Corporation d/b/a CenturyLink QC.	12/18/13 Date
<i>[Signature]</i> Comcast	12/12/13 Date

CITY APPROVALS

<i>[Signature]</i> Dail P. Aesper City Surveyor Department of Municipal Development	12-17-13 Date
Real Property Division	Date
Environmental Health Department	Date
<i>[Signature]</i> Traffic Engineering, Transportation Division	02-05-14 Date
<i>[Signature]</i> ABCWDA	02/05/14 Date
<i>[Signature]</i> Carol S. Dumont Parks and Recreation Department	2-5-14 Date
<i>[Signature]</i> Cynthia A. Chew AMAFCA	2-5-14 Date
<i>[Signature]</i> Cynthia A. Chew City Engineer	2-5-14 Date
DRB Chairperson, Planning Department	Date

SHEET 1 OF 4

SURV+TEK, INC.

Consulting Surveyors
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366
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DECEMBER, 2013

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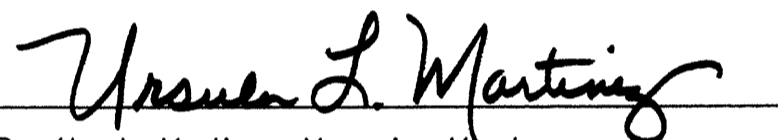
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OWNER(S)

Central Paint and Body, LLC



By: Ursula Martinez, Managing Member

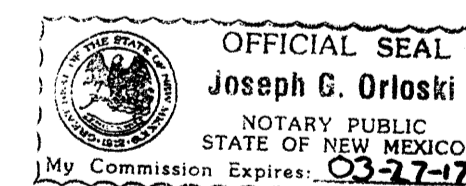
ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 13TH
day of DECEMBER, 2013, by Ursula Martinez, Managing
member of Central Paint and Body, LLC.


Notary Public

My commission expires 03-27-17

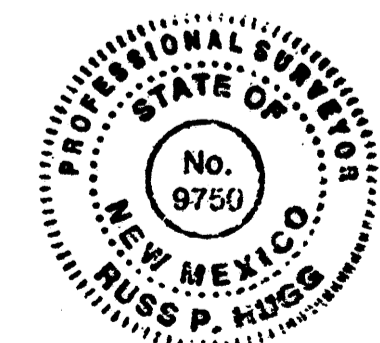


**SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS
ON THE INSTALLATION OF SOLAR COLLECTORS**

"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."

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

- Plat entitled "ANDERSON ADDITION TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed May 14, 1921, in Volume C2, Folio 63, records of Bernalillo County, New Mexico.
- Plat entitled "PARIS ADDITION TO THE TOWN OF ALBUQUERQUE, NEW MEX.", filed in the Office of the Probate Clerk and Ex-Officio Recorder of Bernalillo county, New Mexico on December 29, 1892.
- Title Report prepared for this property by First American Title Insurance Company, Commitment for Title Insurance No.1817274-AL01, dated August 19, 2013.



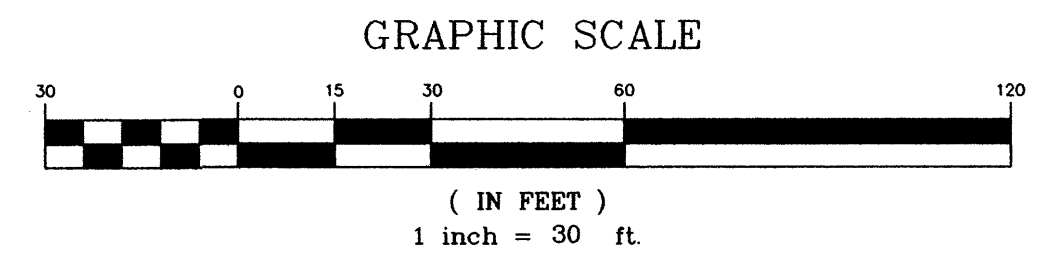
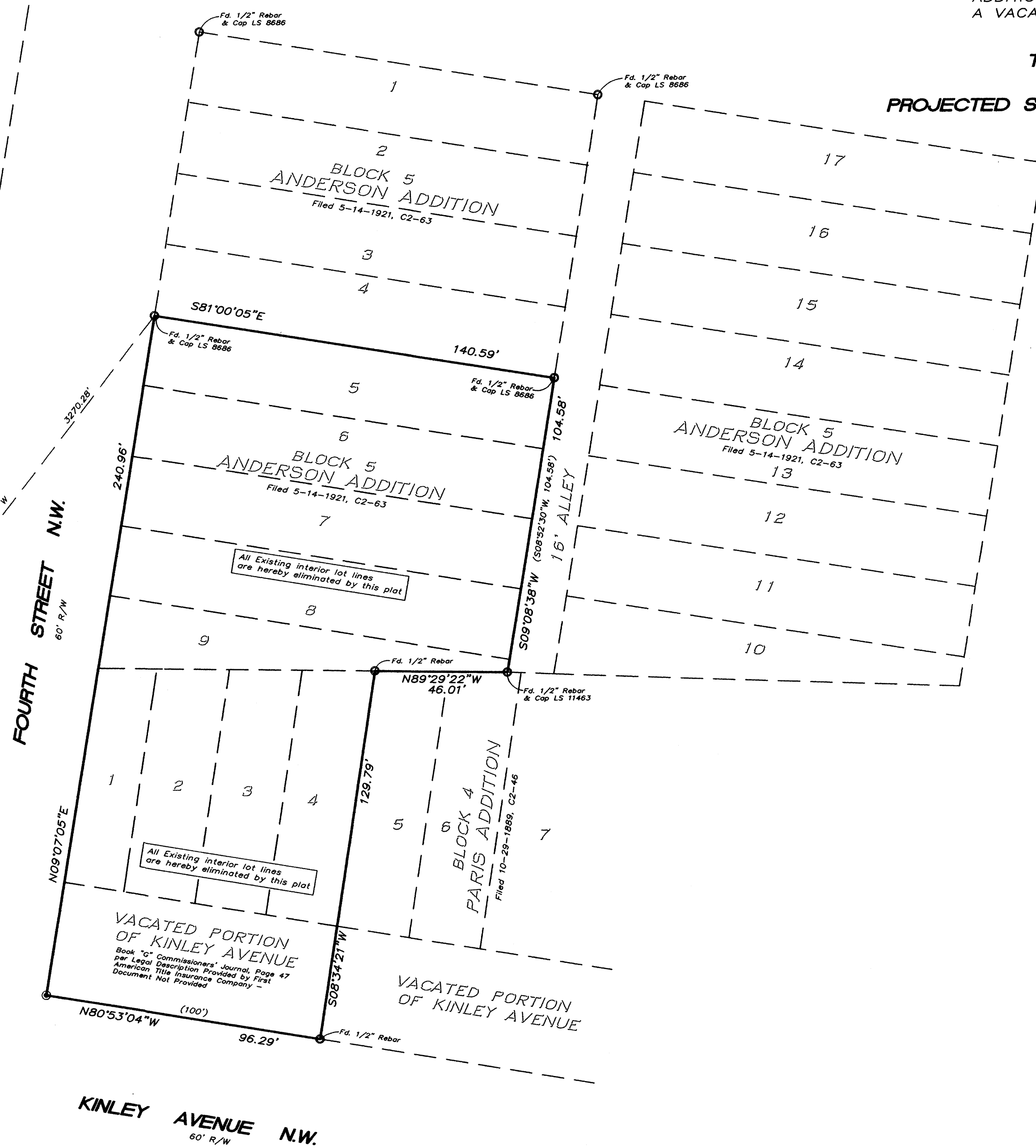
PLAT OF
TRACTS A AND B
BLOCK 5
ANDERSON ADDITION

(BEING A REPLAT OF LOTS 5 THRU 9, BLOCK 5 ANDERSON ADDITION; LOTS 1 THRU 4, BLOCK 4, PARIS ADDITION AND A VACATED PORTION OF KINLEY AVENUE N.W.)

SITUATE WITHIN
THE TOWN OF ALBUQUERQUE GRANT
IN
PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2013

Albuquerque Control Survey Monument "17-J14"
New Mexico State Plane Coordinates
(Central Zone - NAD 83)
North = 1,488,886.762 feet
East = 1,519,149.317 feet
Elevation = 4957.484 feet (NAVD 1988)
Delta Alpha = -0013'59.00"
Ground To Grid Factor = 0.999683611



EXISTING BOUNDARIES



SHEET 3 OF 4
SURV TEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366 Fax: 505-897-3377

PLAT OF
TRACTS A AND B
BLOCK 5

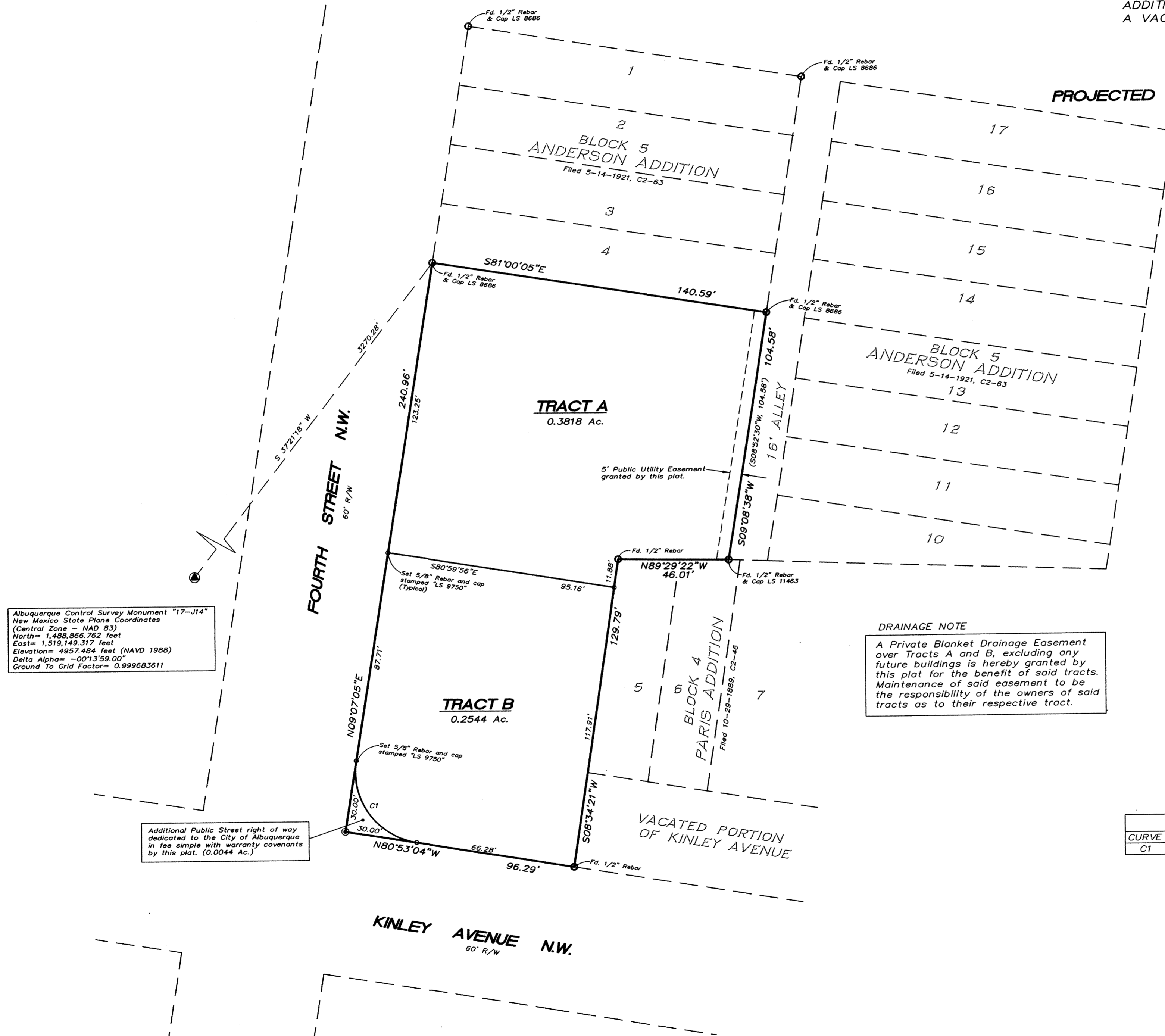
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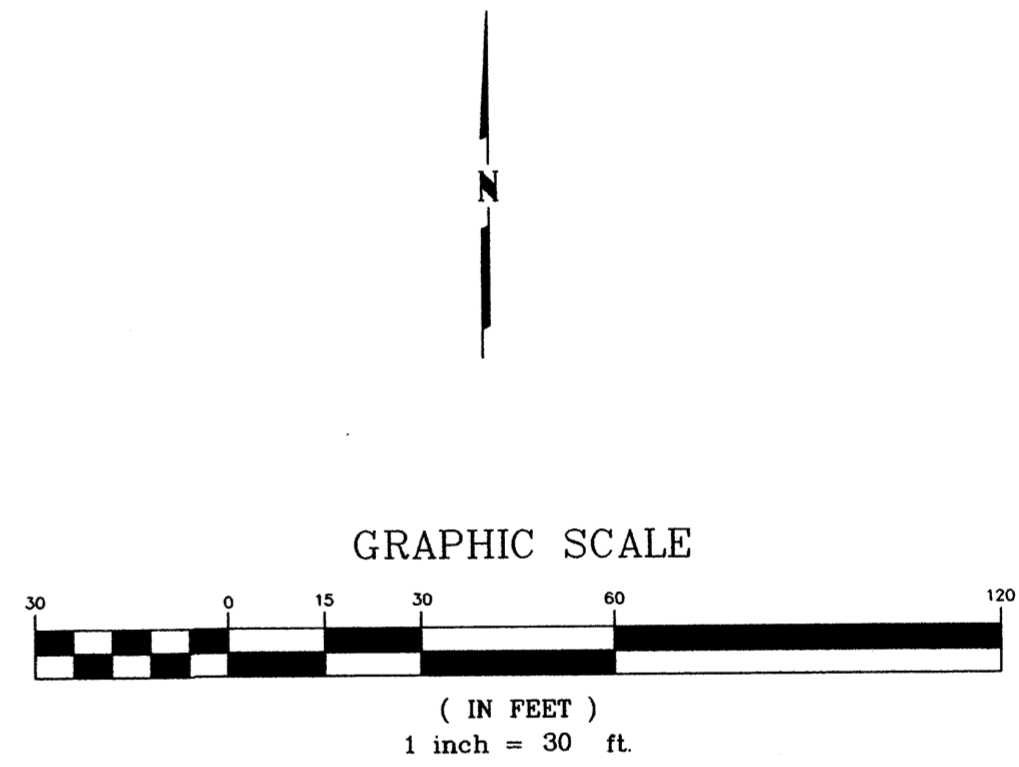
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Ground To Grid Factor = 0.999683611

Additional Public Street right of way
dedicated to the City of Albuquerque
in fee simple with warranty covenants
by this plat. (0.0044 Ac.)

DRAINAGE NOTE
A Private Blanket Drainage Easement
over Tracts A and B, excluding any
future buildings is hereby granted by
this plat for the benefit of said tracts.
Maintenance of said easement to be
the responsibility of the owners of said
tracts as to their respective tract.



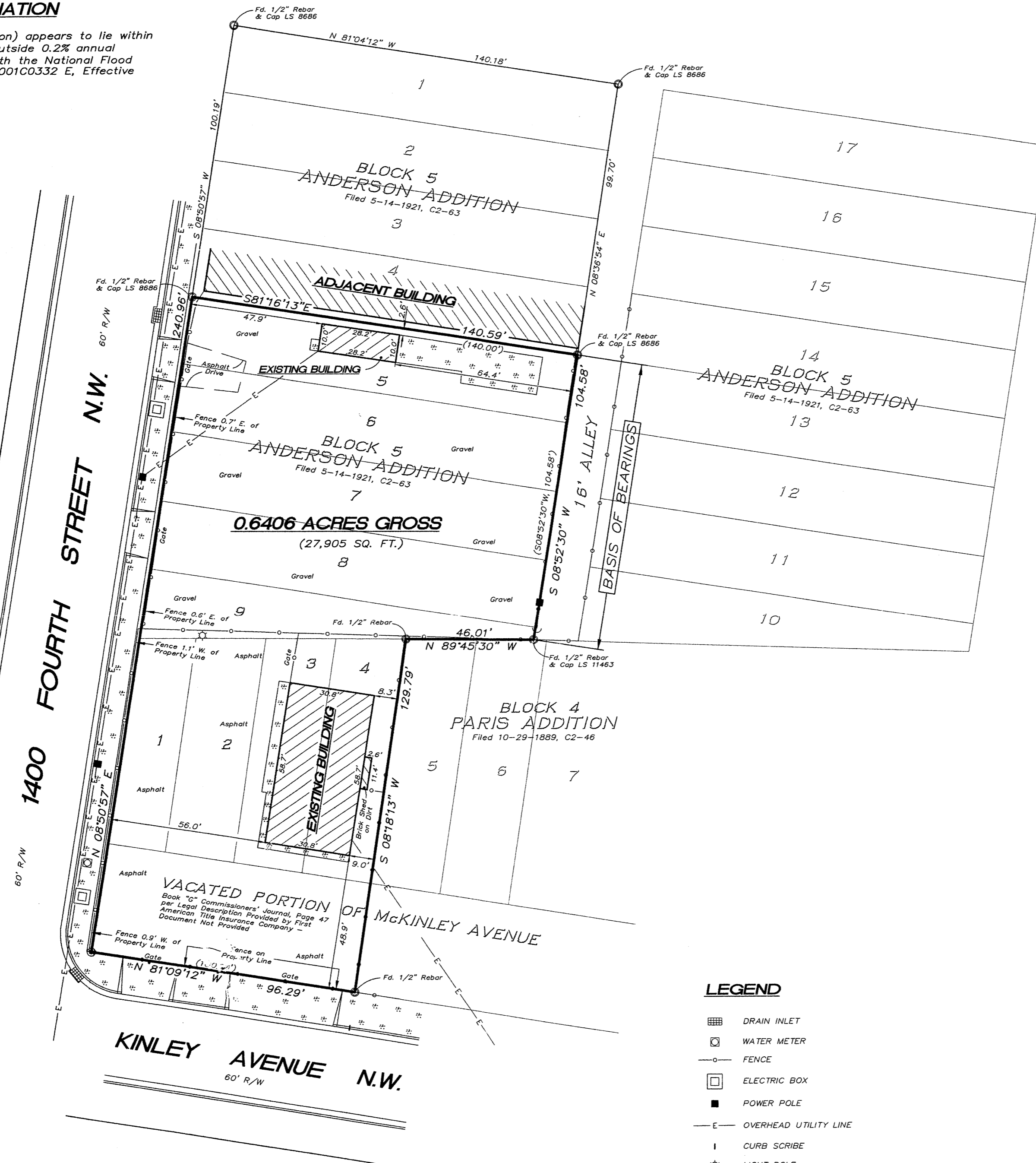
NEW TRACTS CREATED

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	47.13'	30.00'	30.00'	42.43'	S35°52'59"E	90°00'09"

**BOUNDARY SURVEY PLAT
LOTS 1 THRU 4, BLOCK 4
AND A VACATED PORTION OF MCKINLEY AVENUE
PARIS ADDITION
AND
LOTS 5 THRU 9, BLOCK 5
ANDERSON ADDITION
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2007**

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) appears to lie within Zone "X" (areas determined to be outside 0.2% annual chance flood plain) in accordance with the National Flood Insurance Program Rate Map No. 35001C0332 E, Effective Date 11-19-03.



LEGAL DESCRIPTION

Lots numbered One (1), Two (2), Three (3) and Four (4) in Block numbered Four (4) of the PARIS ADDITION to the City of Albuquerque, New Mexico, as the same are shown and designated on the Map of said Addition, filed in the office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico, December 29, 1892; also a certain tract of land being Forty feet (40') in width from North to South and One Hundred feet (100') in Width from East to West which said Tract lies immediately South of and adjoining the above described Lots, and which said Tract was formerly a part of McKinley Avenue, but which was vacated by the County Commissioners of Bernalillo County, New Mexico (see Book "G", Commissioners' Journal, Page 47);

AND

Lots numbered Five (5), Six (6), Seven (7), Eight (8) and Nine (9), in Block numbered Five (5) of ANDERSON ADDITION to the City of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 14, 1921, in Plat Book C2, Page 63.

Legal description provided by First American Title Insurance Company.

GENERAL NOTES

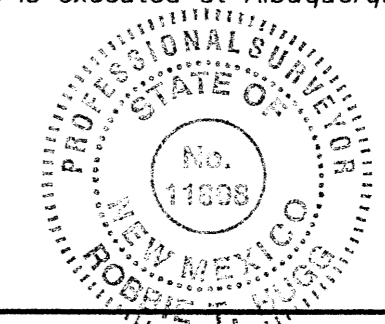
- Bearings are based on the plat entitled "ANDERSON ADDITION TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed May 14, 1921, in Volume C2, Folio 63, records of Bernalillo County, New Mexico.
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parentheses ().
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 11808" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 11808" or a concrete nail with brass disk stamped "HUGG L.S. 11808" unless otherwise indicated hereon.
- Field surveys were performed during the month of June 2007.
- Documents used in the preparation of this survey are as follows:
 - A. Plat entitled "ANDERSON ADDITION TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed May 14, 1921, in Volume C2, Folio 63, records of Bernalillo County, New Mexico.
 - B. Plat entitled "PARIS ADDITION TO THE TOWN OF ALBUQUERQUE, NEW MEX.", filed in the Office of the Probate Clerk and Ex-Officio Recorder of Bernalillo county, New Mexico on December 29, 1892.
 - C. Title Report prepared for this property by First American Title Insurance Company, Commitment for Title Insurance No. 1036950-AL07, dated June 20, 2007.
- This property is subject to all exceptions pertaining to this property as listed in SCHEDULE B - PART II of the Title Report prepared for this property by First American Title Insurance Company, Commitment for Title Insurance No. 1036950-AL07, dated June 20, 2007.
- The above described Title Commitment was used in defining easements as shown hereon. Where possible, said easements have been plotted.
- City of Albuquerque Zone Atlas Page: J-14-Z

SURVEYOR'S CERTIFICATION

I, Robbie T. Hugg, New Mexico Professional Surveyor Number 11808, hereby certify that this Boundary Survey Plat was prepared from an actual ground survey performed by me or under my supervision; that I am responsible for this survey; that this survey is true and correct to the best of my knowledge and belief; and that this Boundary Survey Plat and the field survey upon which it is based meet the Minimum Standards for Surveying in New Mexico; and that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a Boundary Survey Plat of one existing lot.

IN WITNESS WHEREOF, this certificate is executed at Albuquerque, New Mexico, on this 27th day of June, 2007.

(Signature)
Robbie T. Hugg
NMPS No. 11808



LEGEND

- DRAIN INLET
- WATER METER
- FENCE
- ELECTRIC BOX
- POWER POLE
- OVERHEAD UTILITY LINE
- CURB SCRIBE
- LIGHT POLE
- GUY WIRE
- CONCRETE AREA
- SET PROPERTY CORNER
- FOUND PROPERTY CORNER AS INDICATED

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

PLAT OF
TRACTS A AND B
BLOCK 5

ANDERSON ADDITION

(BEING A REPLAT OF LOTS 5 THRU 9, BLOCK 5 ANDERSON ADDITION; LOTS 1 THRU 4, BLOCK 4, PARIS ADDITION AND A VACATED PORTION OF KINLEY AVENUE N.W.)

SITUATE WITHIN
THE TOWN OF ALBUQUERQUE GRANT

IN
PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2013

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

Dail P. Auster _____ 12-17-13
City Surveyor
Department of Municipal Development _____ Date _____

Real Property Division _____ Date _____

Environmental Health Department _____ Date _____

Traffic Engineering, Transportation Division _____ Date _____

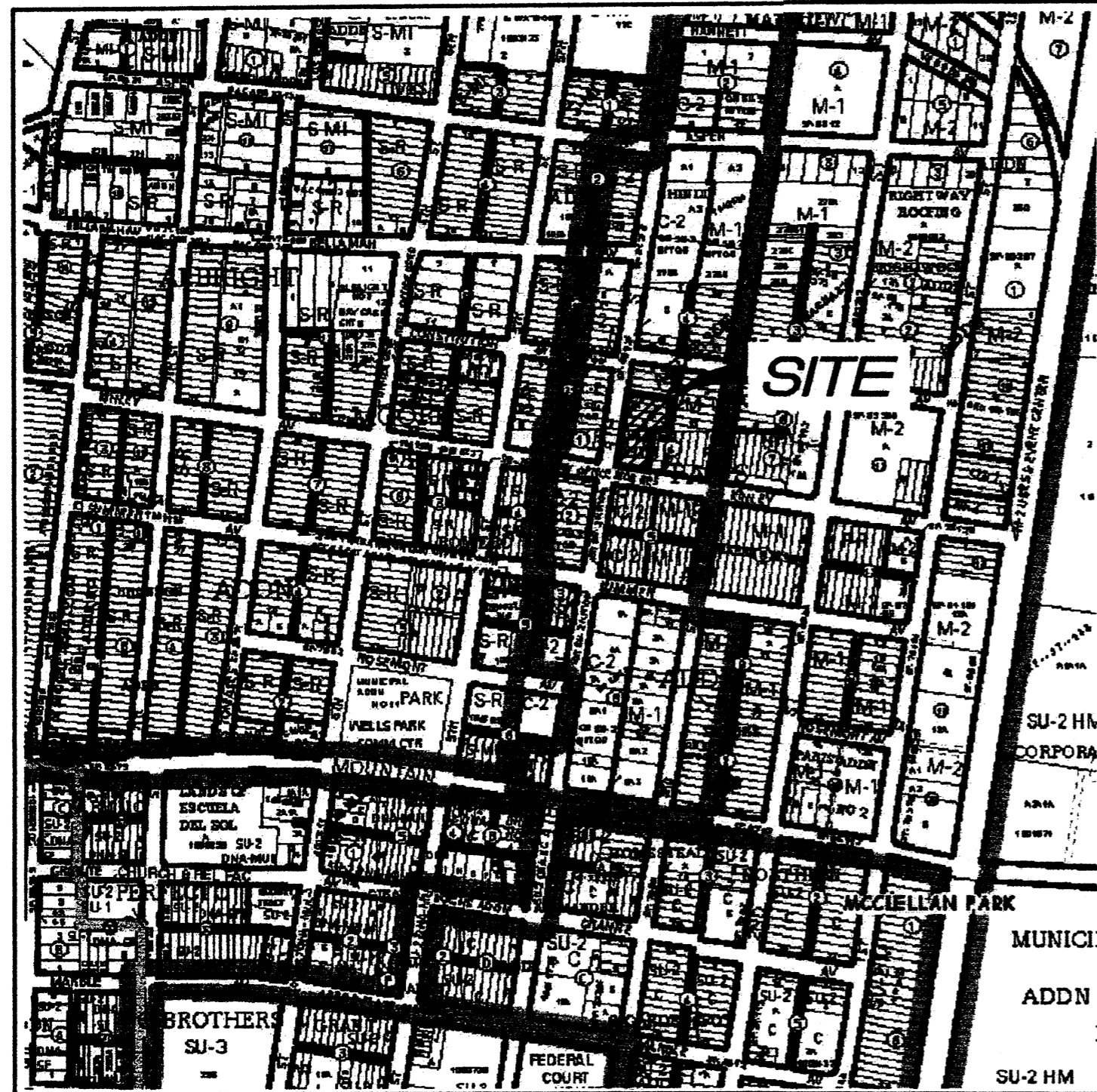
ABCWUA _____ Date _____

Parks and Recreation Department _____ Date _____

AMAFCA _____ Date _____

City Engineer _____ Date _____

DRB Chairperson, Planning Department _____ Date _____



VICINITY MAP
Not To Scale

GENERAL NOTES

- 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 J-14-Z.

SUBMISSION DATA

- Total number of existing Lots/parcels: 10
- Total number of Tracts created: 2
- Gross Subdivision acreage: 0.6406 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:

- 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:

- Combine Ten (10) existing Lots/parcels into two (2) tracts as shown hereon.
- Grant the new easements as shown hereon.
- Dedicate the additional public street right of way 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 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
Russ P. Hugg
NMPS No. 9750
December 12, 2013



PROJECT#: 1009666
DATE: 12-31-13
APP#: 13-70802
(PIF)

SHEET 1 OF 4

SURV TEK, INC.

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

PLAT OF
TRACTS A AND B
BLOCK 5
ANDERSON ADDITION

(BEING A REPLAT OF LOTS 5 THRU 9, BLOCK 5 ANDERSON ADDITION; LOTS 1 THRU 4, BLOCK 4, PARIS ADDITION AND A VACATED PORTION OF KINLEY AVENUE N.W.)

SITUATE WITHIN
THE TOWN OF ALBUQUERQUE GRANT
IN
PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2013

LEGAL DESCRIPTION

That certain parcel of land situate within The Town of Albuquerque Grant in projected Section 17, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising the following:

Lots numbered One (1), Two (2), Three (3) and Four (4) in Block numbered Four (4) of the PARIS ADDITION to the City of Albuquerque, New Mexico, as the same are shown and designated on the Map of said Addition, filed in the office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico, December 29, 1892; also a certain tract of land being Forty feet (40') in width from North to South and One Hundred feet (100') in Width from East to West which said Tract lies immediately South of and adjoining the above described Lots, and which said Tract was formerly a part of McKinley Avenue, but which was vacated by the County Commissioners of Bernalillo County, New Mexico (see Book "G", Commissioners' Journal, Page 47);

AND

Lots numbered Five (5), Six (6), Seven (7), Eight (8) and Nine (9), in Block numbered Five (5) of ANDERSON ADDITION to the City of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 14, 1921, in Plat Book C2, Page 63 more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane (Central Zone-NAD 83) grid bearings and ground distances as follows:

BEGINNING at the Northwest corner of the parcel herein described (a 1/2" Rebar and cap stamped "L.S. 8686" found in place) said point being a point on the Easterly right of way line of Fourth Street N.W. and the Northwest corner of said Lot 5, Block 5, Anderson Addition whence the Albuquerque Control Survey Monument "17-J14" bears S 37°21'18" W, 3270.28 feet distant; Thence,

S 81°00'05" E, 140.59 feet along the Northerly line of said Lot 5 to the Northeast corner of said Lot 5, Block 5, Anderson Addition (a 1/2" Rebar and cap stamped "L.S. 8686" found in place); Thence,

S 09°08'38" W, 104.58 feet along the Easterly line of Block 5, Anderson Addition to the Southeast corner of said Lot 9, Block 5, Anderson Addition (a 1/2" Rebar and cap stamped "L.S. 11463" found in place); Thence,

N 89°29'22" W, 46.01 feet along the Southerly line of said Lot 9, Block 5, Anderson Addition to the Northeast corner of said Lot 4, Block 4, Paris Addition (a 1/2" Rebar found in place); Thence,

S 08°34'21" W, 129.79 feet to a point on the present 2013 Northerly right of way line of Kinley Avenue N.W. (a 1/2" Rebar found in place); Thence,

N 80°53'04" W, 96.29 feet along said present 2013 Northerly right of way line of Kinley Avenue N.W. to a point of intersection with said Easterly right of way line of Fourth Street N.W. (a 5/8" Rebar and cap stamped "L.S. 9750"-set); Thence,

N 09°07'05" W, 240.96 feet along said Easterly right of way line of Fourth Street N.W. to the point of beginning of the parcel herein described.

Said parcel contains 0.6406 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF TRACTS A AND B, BLOCK 5, ANDERSON ADDITION (BEING A REPLAT OF LOTS 5 THRU 9, BLOCK 5, ANDERSON ADDITION; LOTS 1 THRU 4, BLOCK 4, PARIS ADDITION AND A VACATED PORTION OF KINLEY AVENUE N.W.) SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTION 17, 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 dedicate the additional public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants. 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)

Central Paint and Body, LLC

Ursula L. Martinez

By: Ursula Martinez, Managing Member

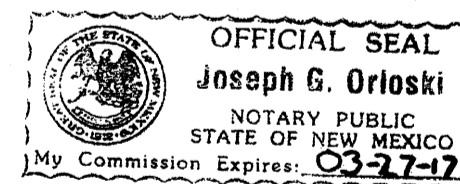
ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 13TH day of DECEMBER, 2013, by Ursula Martinez, Managing member of Central Paint and Body, LLC.

[Signature]
Notary Public

My commission expires 03-27-17



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."

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SHEET 2 OF 4

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
TRACTS A AND B
BLOCK 5

ANDERSON ADDITION

(BEING A REPLAT OF LOTS 5 THRU 9, BLOCK 5 ANDERSON ADDITION; LOTS 1 THRU 4, BLOCK 4, PARIS ADDITION AND A VACATED PORTION OF KINLEY AVENUE N.W.)

SITUATE WITHIN

THE TOWN OF ALBUQUERQUE GRANT

IN

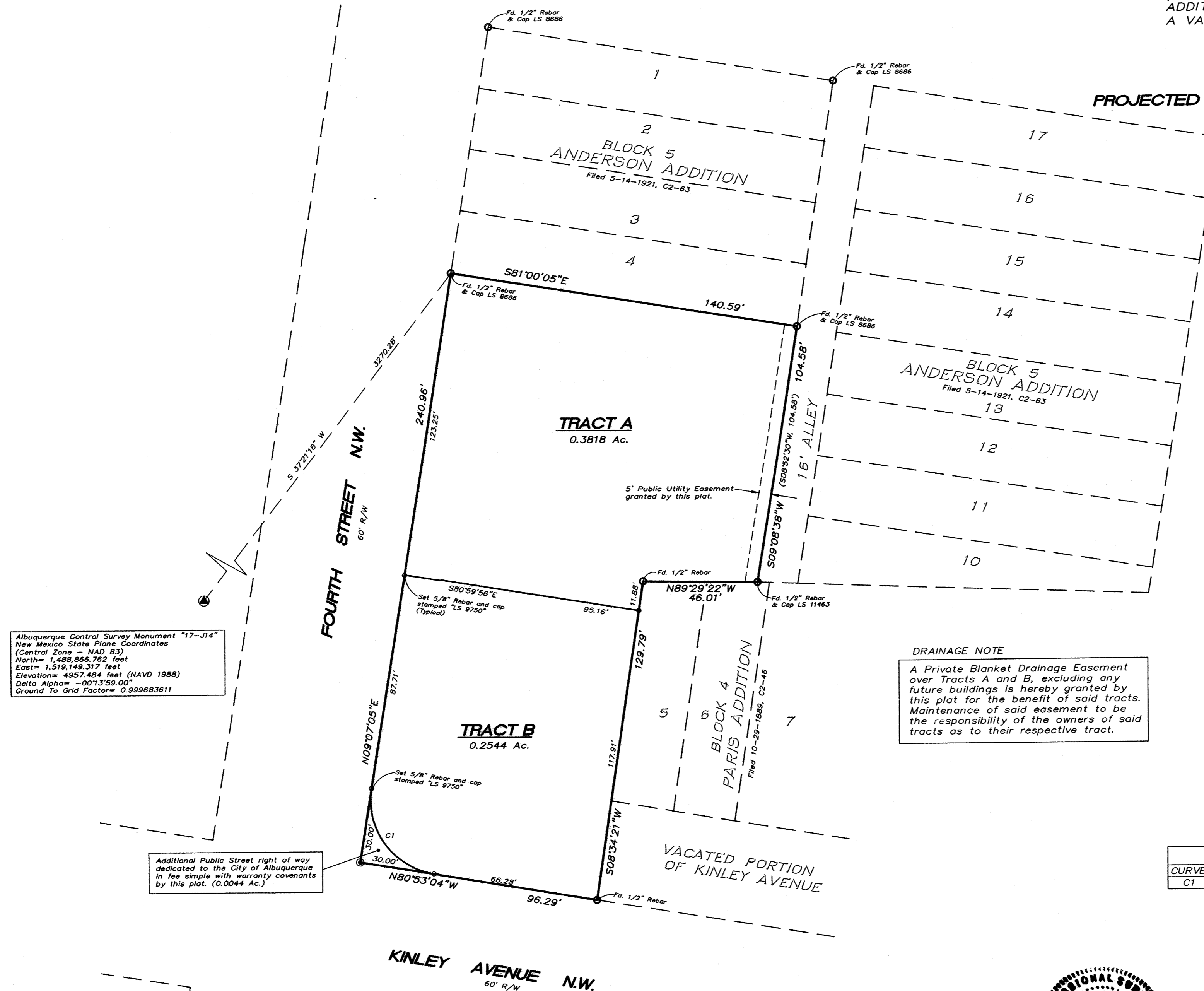
PROJECTED SECTION 17, TOWNSHIP 10 NORTH, RANGE 3 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

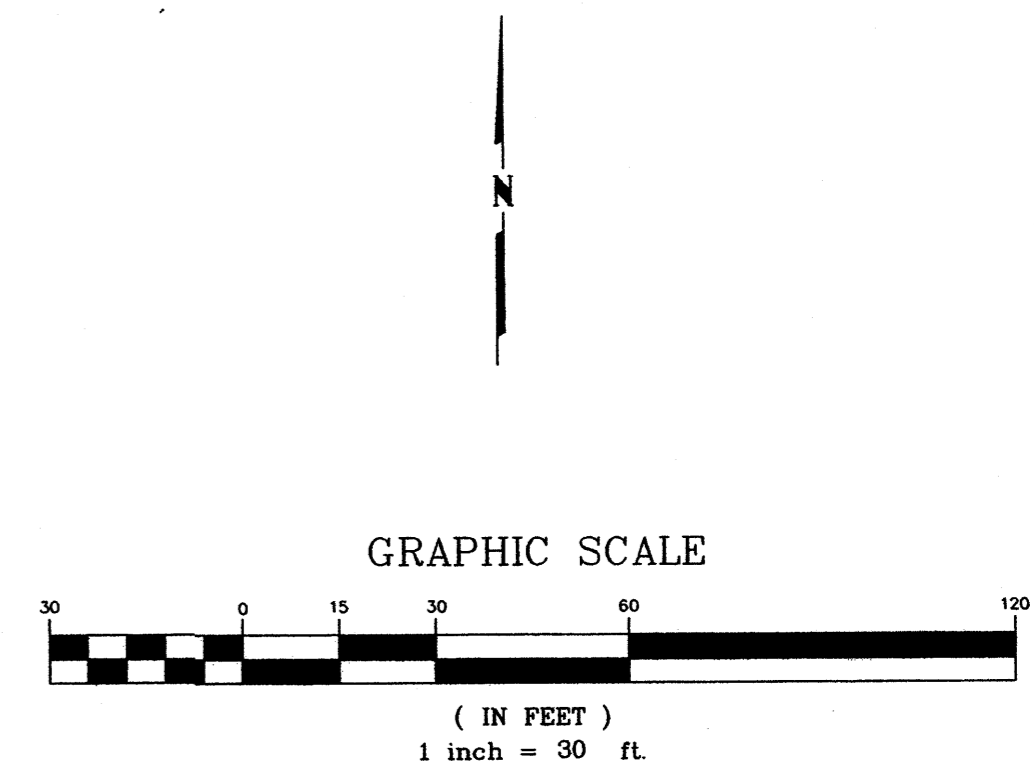
DECEMBER, 2013



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(Central Zone - NAD 83)
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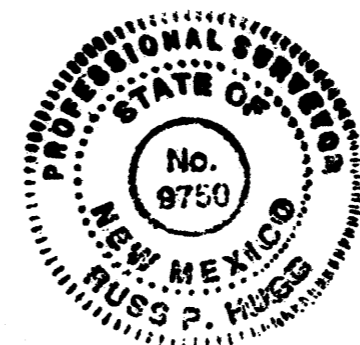
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dedicated to the City of Albuquerque
in fee simple with warranty covenants
by this plat. (0.0044 Ac.)

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A Private Blanket Drainage Easement
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this plat for the benefit of said tracts.
Maintenance of said easement to be
the responsibility of the owners of said
tracts as to their respective tract.



NEW TRACTS CREATED

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SHEET 4 OF 4
SURVOTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

TOPOGRAPHIC AND BOUNDARY SURVEY OF

LOTS 1 THRU 4, BLOCK 4
AND A VACATED PORTION
OF MCKINLEY AVENUE
PARIS ADDITION

AND
LOTS 5 THRU 9, BLOCK 5
ANDERSON ADDITION
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2013

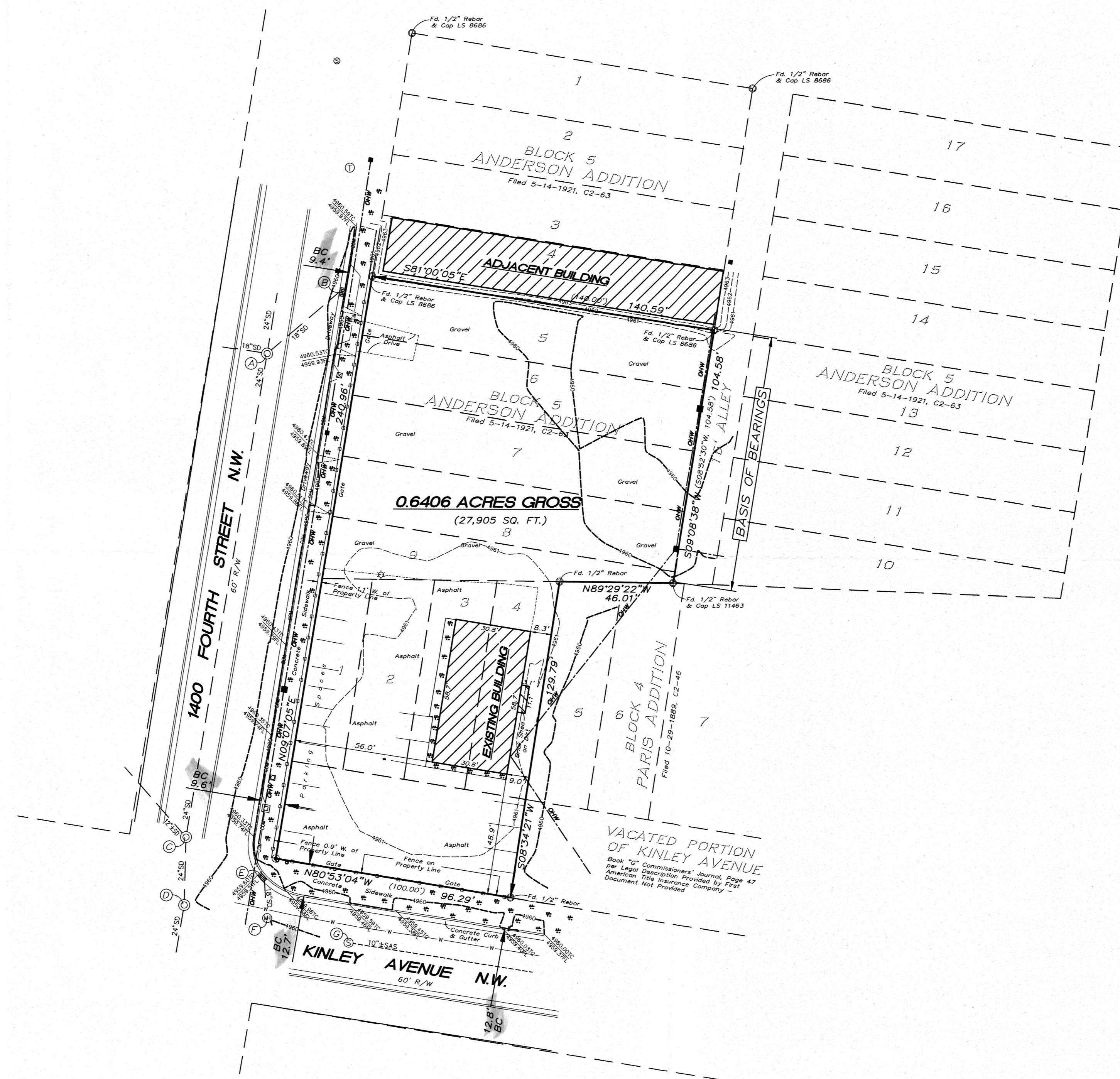
PROJECT #: 1009666
DATE: 12-31-13
APP #: 13-70802
(P&F)

LEGEND

- DRAIN INLET
- WATER METER
- CHAIN LINK FENCE
- WROUGHT IRON FENCE
- ELECTRIC BOX
- POWER POLE
- OHV— OVERHEAD UTILITY LINE
- 1 CURB SCRIBE
- ☆ LIGHT POLE
- GUY WIRE
- ⊕ CONCRETE AREA
- SET PROPERTY CORNER
- FOUND PROPERTY CORNER AS INDICATED
- COMMUNICATION MANHOLE
- TELEPHONE MANHOLE

KEYED INVERT DATA

- (A) Storm Drain MH
Rim = 4960.43'
Inv. = 4956.84' (N)
Inv. = 4956.69' (S)
Inv. = 4956.79' (NE)
Inv. = 4956.74' (W)
- (B) Storm Drain Inlet
Top of Gate = 4959.52'
Inv. = 4957.6'
- (C) Storm Drain MH
Rim = 4960.30'
Inv. = 4956.38' (N)
Inv. = 4956.25' (S)
Inv. = 4956.30' (NW)
- (D) Storm Drain MH
Rim = 4960.06'
Inv. = 4956.11' (N)
Inv. = 4956.06' (S)
- (E) Storm Drain Inlet
Top of Gate = 4959.43'
Inv. = 4957.5'
- (F) Manhole
Rim = 4959.98'
Full of debris
- (G) Sanitary Sewer MH
Rim = 4959.93'
Inv. = 4952.89' (E)



LEGAL DESCRIPTION

Lots numbered One (1), Two (2), Three (3) and Four (4) in Block numbered Four (4) of the PARIS ADDITION to the City of Albuquerque, New Mexico, as the same are shown and designated on the Map of said Addition, filed in the office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico, December 29, 1892; also a certain tract of land being Forty feet (40') in width from North to South and One Hundred feet (100') in width from East to West which said Tract lies immediately South of and adjoining the above described Lots, and which said Tract was formerly a part of McKinley Avenue, but which was vacated by the County Commissioners of Bernalillo County, New Mexico (see Book "G", Commissioners' Journal, Page 47);

AND

Lots numbered Five (5), Six (6), Seven (7), Eight (8) and Nine (9), in Block numbered Five (5) of ANDERSON ADDITION to the City of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 14, 1921, in Plat Book C2, Page 63.

Legal description provided by First American Title Insurance Company.

GENERAL NOTES

1. Bearings are based on the plat entitled "ANDERSON ADDITION TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed May 14, 1921, in Volume C2, Folio 63, records of Bernalillo County, New Mexico.
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 parentheses ().
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 11808" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 11808" or a concrete nail with brass disk stamped "HUGG L.S. 11808" unless otherwise indicated hereon.
7. Field surveys were performed during the month of October 2013.
8. Documents used in the preparation of this survey are as follows:
 - A. Plat entitled "ANDERSON ADDITION TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed May 14, 1921, in Volume C2, Folio 63, records of Bernalillo County, New Mexico.
 - B. Plat entitled "PARIS ADDITION TO THE TOWN OF ALBUQUERQUE, NEW MEX.", filed in the Office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico on December 29, 1892.
 - C. Title Report prepared for this property by First American Title Insurance Company, Commitment for Title Insurance No. 1817274-AL01, dated August 19, 2013.
 - 9. This property is subject to all exceptions pertaining to this property as listed in SCHEDULE B - PART II of the Title Report prepared for this property by First American Title Insurance Company, Commitment for Title Insurance No. 1817274-AL01, dated August 19, 2013.
 - 10. The above described Title Commitment was used in defining easements as shown hereon. Where possible, said easements have been plotted.
 - 11. City of Albuquerque Zone Atlas Page: J-14-Z

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this Topographic and Boundary Survey Plat was prepared from and actual ground survey performed by me or under my direct supervision; that I am responsible for this survey; that this survey is true and correct to the best of my knowledge and belief; and that this Topographic and Boundary Survey Plat and the field survey upon which it is based meet the Minimum Standards for Surveying in New Mexico; and that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a Topographic and Boundary Survey Plat of nine parcels.

Russ P. Hugg
NMPS No. 9750
October 4, 2013

GRAPHIC SCALE

