

ZONE ATLAS K-14-Z

SUBDIVISION DATA

DRB NO.	10099534	PLAT ACRES	0.3625
NO. OF LOTS	0	LOT ACRES	0
NO. OF PARCELS	1	PARCEL ACRES	0.3625
NO. OF TRACTS	0	TRACT ACRES	0
STREET MILES (FULL)	0	STREET ACRES	0

NOTES

- ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE PLAT OF TRACT A OF THE A.T.&S.F. RAILWAY COMPANY MACHINE SHOP AS FILED ON JANUARY 26, 1996 IN VOLUME 96C, FOLIO 44.
- RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIZE (S85°04'00"W, 365.00).
- BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUERQUE ACS MONUMENT "18_K14" ELEVATION = 4963.415 (NAVD 88) LOCATED AT THE SOUTHWEST CORNER OF CENTRAL AVE. SW AND THE RAILROAD TRACKS, ON THE LOADING DOCK PLATFORM.
- ALL PROPERTY CORNERS ARE AS SHOWN ON SHEET 1 OF 1 OF THIS PLAT.
- A PUBLIC UTILITY EASEMENT IS GRANTED BY THIS PLAT, WHICH ENCUMBERS ALL OF PARCEL 1.
- A PUBLIC DRAINAGE EASEMENT IS GRANTED BY THIS PLAT, WHICH ENCUMBERS ALL OF PARCEL 1.
- A PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT IS GRANTED BY THIS PLAT, WHICH ENCUMBERS ALL OF PARCEL 1 FOR THE BENEFIT OF THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.

EASEMENTS

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
- PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 - NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE NATURAL GAS.
 - QWEST d/b/a CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
 - COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE CABLE TV SERVICE.

PNM, NEW MEXICO GAS COMPANY, COMCAST, AND QWEST d/b/a CENTURYLINK QC COMMUNICATIONS DO NOT RELEASE ANY PREVIOUS EASEMENT RIGHT WHICH WAS GRANTED BY PRIOR PLATTING OR RECORD DOCUMENT UNLESS SPECIFICALLY NOTED HEREON.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSE 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 GRANOR 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 BECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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 CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

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 ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID:
BERNALILLO COUNTY TREASURERS OFFICE:

BY: [Signature] DATE: 3-11-15

PURPOSE OF THIS PLAT

THE PURPOSE OF THIS PLAT IS TO CREATE PARCEL 1 FROM A VACATED PORTION OF FIRST STREET SW, WHICH IS LOCATED EAST OF SECOND ST. SW AND SOUTH OF HAZELDINE AVENUE SW. THIS PORTION OF FIRST ST. SW WAS VACATED BY CITY COUNCIL ACTION: EC-14-69.

FREE CONSENT

THE PROPERTY SHOWN HEREON IS PLATTED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) GRANT:

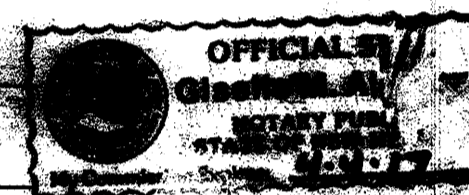
ALL ACCESS, UTILITY, DRAINAGE AND SIDEWALK EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION 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. THE OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED.

[Signature]
CITY OF ALBUQUERQUE
ROBERT J. PERRY

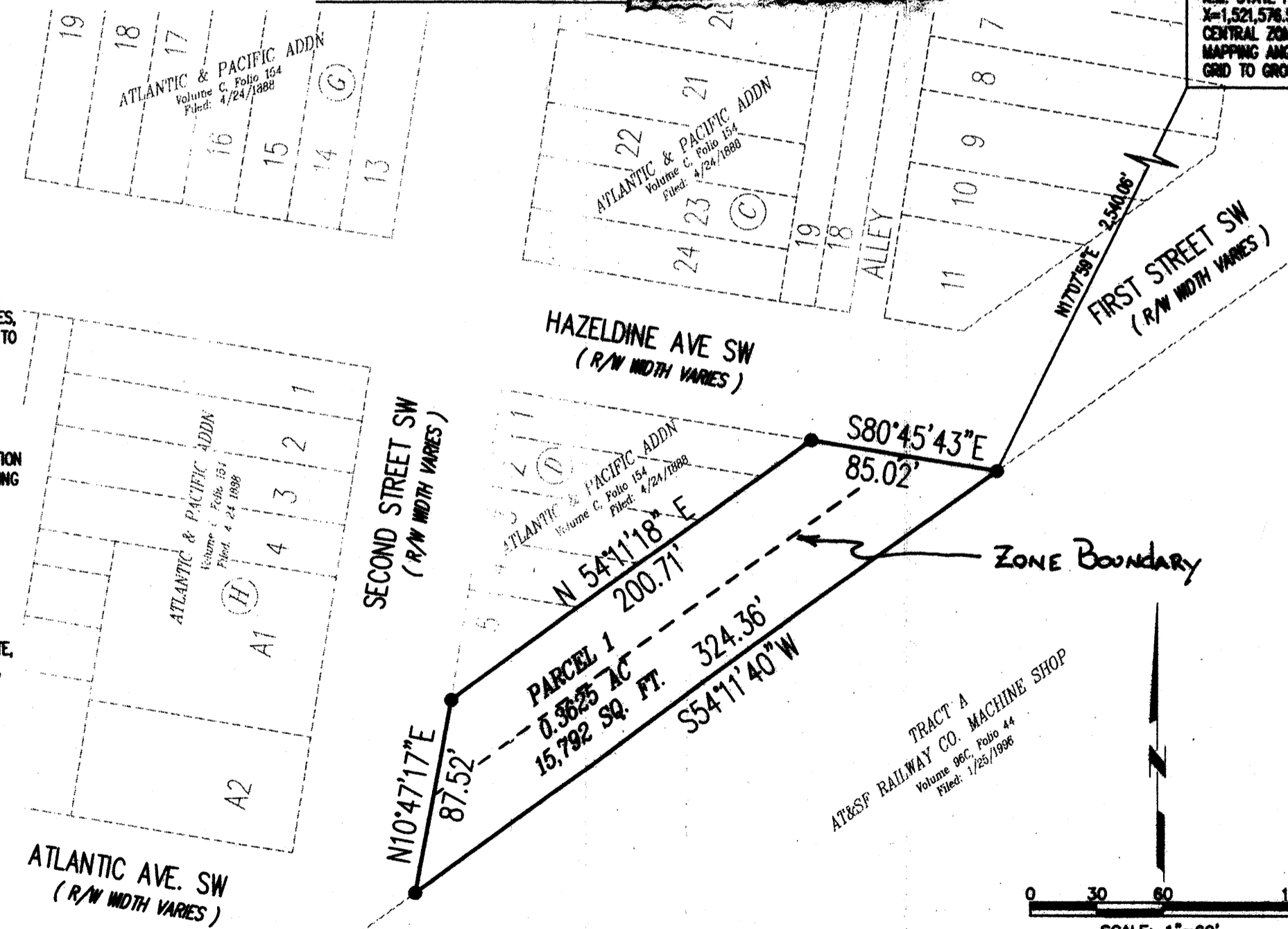
(STATE OF NEW MEXICO)
(COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON MARCH 5, 2015
BY ROBERT J. PERRY, CAO, CITY OF ALBUQUERQUE, WHO SIGNED THIS INSTRUMENT ON BEHALF OF THE CITY OF ALBUQUERQUE.

BY: [Signature]
NOTARY PUBLIC



MY COMMISSION EXPIRES: 4-4-2017



ACS CONTROL STATION 18-K14
FOUND COA ALLIUMIN DISK
N.M. STATE PLANE COORDINATES
X=1,521,576.548 Y=1,406,053.605
CENTRAL ZONE NAD 1983
MAPPING ANGLE = -80°13'41.97"
GRID TO GROUND = .896682860

PROJECT NO. 10099534

APPLICATION NO. 15-70096

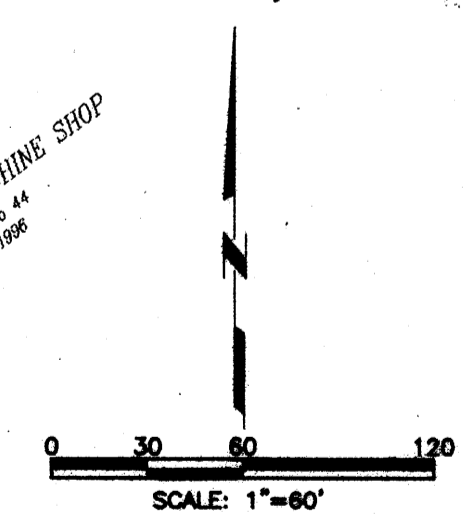
PLAT APPROVALS

UTILITY APPROVALS

- [Signature] PNM ELECTRIC SERVICES DATE: 3-9-15
- [Signature] NEW MEXICO GAS COMPANY DATE: 3/9/15
- [Signature] QWEST CORPORATION d/b/a CenturyLink QC DATE: 3/9/15
- [Signature] COMCAST DATE: 3/9/15

CITY APPROVALS

- [Signature] CITY SURVEYOR DATE: 3/5/15
- [Signature] REAL PROPERTY DIVISION DATE: 3/11/15
- [Signature] TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE: 03/11/15
- [Signature] A.B.C.W.U.A. DATE: 3-11-15
- [Signature] DEPARTMENT OF PARKS & REC. DATE: 3-11-15
- [Signature] AMAFCA DATE: 3-11-15
- [Signature] CITY ENGINEER DATE: 3-11-15
- [Signature] DRB CHAIRPERSON, PLANNING DEPARTMENT DATE: 3-11-15



LEGEND

● SET CORNER



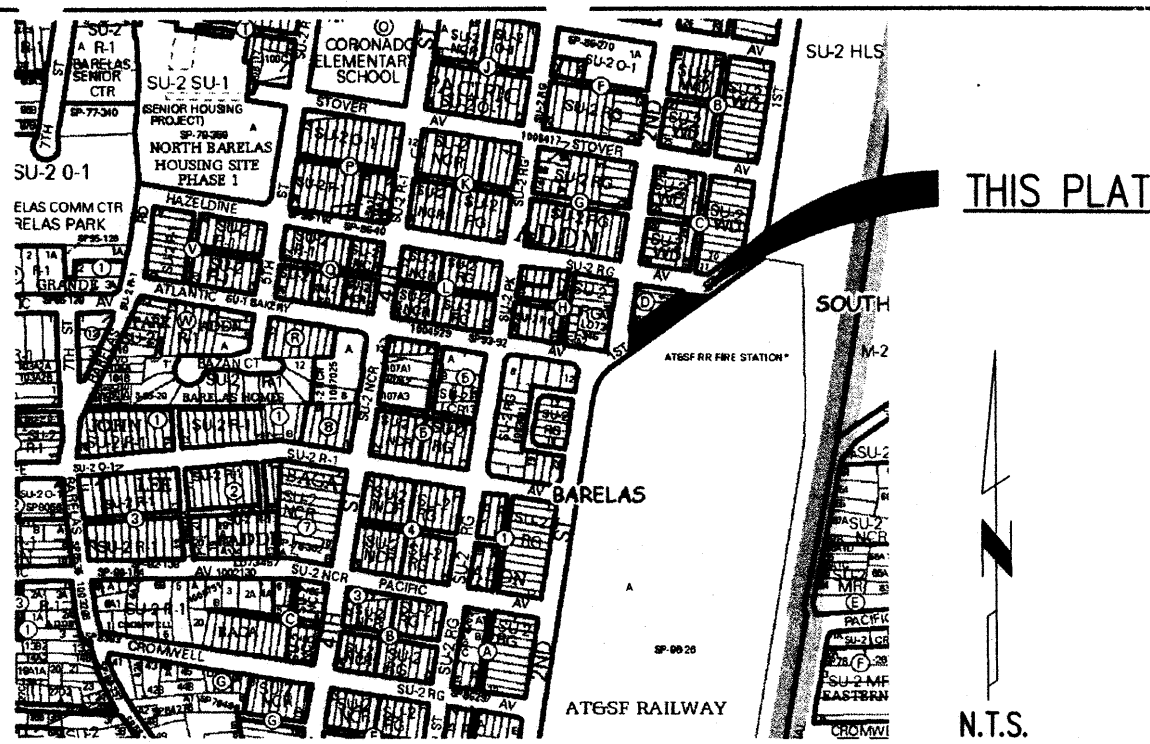
SURVEYOR'S CERTIFICATION

I, KIM C. STELZER, NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7482, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST. THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THE "MINIMUM STANDARDS FOR LAND SURVEYS" AS ESTABLISHED BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
Kim C. Stelzer, N.M.P.L.S. NO. 7482
DATE: March 5, 2015

DOCH 2015020109
03/11/2015 02:38 PM Page: 1 of 1
11/PLAT 15-725 00 9 2015C P 0025 M. Toulous Olivera, Bernalillo Co

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141



ZONE ATLAS K-14-Z

SUBDIVISION DATA

DRB NO.	10099534	PLAT ACRES	0.3625
NO. OF LOTS	0	LOT ACRES	0
NO. OF PARCELS	1	PARCEL ACRES	0.3625
NO. OF TRACTS	0	TRACT ACRES	0
STREET MILES (FULL)	0	STREET ACRES	0

NOTES

- ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE PLAT OF TRACT A OF THE A.T.&S.F. RAILWAY COMPANY MACHINE SHOP AS FILED ON JANUARY 26, 1996 IN VOLUME 96C, FOLIO 44.
- RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIZE (S65°04'00"W, 365.00).
- BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUERQUE ACS MONUMENT "18_K14" ELEVATION = 4963.415 (NAVD 88) LOCATED AT THE SOUTHWEST CORNER OF CENTRAL AVE. SW AND THE RAILROAD TRACKS, ON THE LOADING DOCK PLATFORM.
- ALL PROPERTY CORNERS ARE AS SHOWN ON SHEET 1 OF 1 OF THIS PLAT.
- A PUBLIC UTILITY EASEMENT IS GRANTED BY THIS PLAT, WHICH ENCUMBERS ALL OF PARCEL 1.
- A PUBLIC DRAINAGE EASEMENT IS GRANTED BY THIS PLAT, WHICH ENCUMBERS ALL OF PARCEL 1.

EASEMENTS

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
- PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 - NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE NATURAL GAS.
 - QWEST d/b/a CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
 - COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE CABLE TV SERVICE.

PNM, NEW MEXICO GAS COMPANY, COMCAST, AND QWEST d/b/a CENTURYLINK QC COMMUNICATIONS DO NOT RELEASE ANY PREVIOUS EASEMENT RIGHT WHICH WAS GRANTED BY PRIOR PLATTING OR RECORD DOCUMENT UNLESS SPECIFICALLY NOTED HEREON.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSE 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 GRANOR 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 ERCTED 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 CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

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 ERCTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID:

BERNALILLO COUNTY TREASURERS OFFICE:

BY: _____ DATE: _____

PURPOSE OF THIS PLAT

THE PURPOSE OF THIS PLAT IS TO CREATE PARCEL 1 FROM A VACATED PORTION OF FIRST STREET SW, WHICH IS LOCATED EAST OF SECOND ST. SW AND SOUTH OF HAZELDINE AVENUE SW. THIS PORTION OF FIRST ST. SW WAS VACATED BY CITY COUNCIL ACTION: EC-14-69.

FREE CONSENT

THE PROPERTY SHOWN HEREON IS PLATTED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) GRANT:

ALL ACCESS, UTILITY, DRAINAGE AND SIDEWALK 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 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. THE OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED. THOSE SIGNING WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY BEING REPLATTED HEREON.

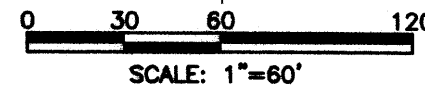
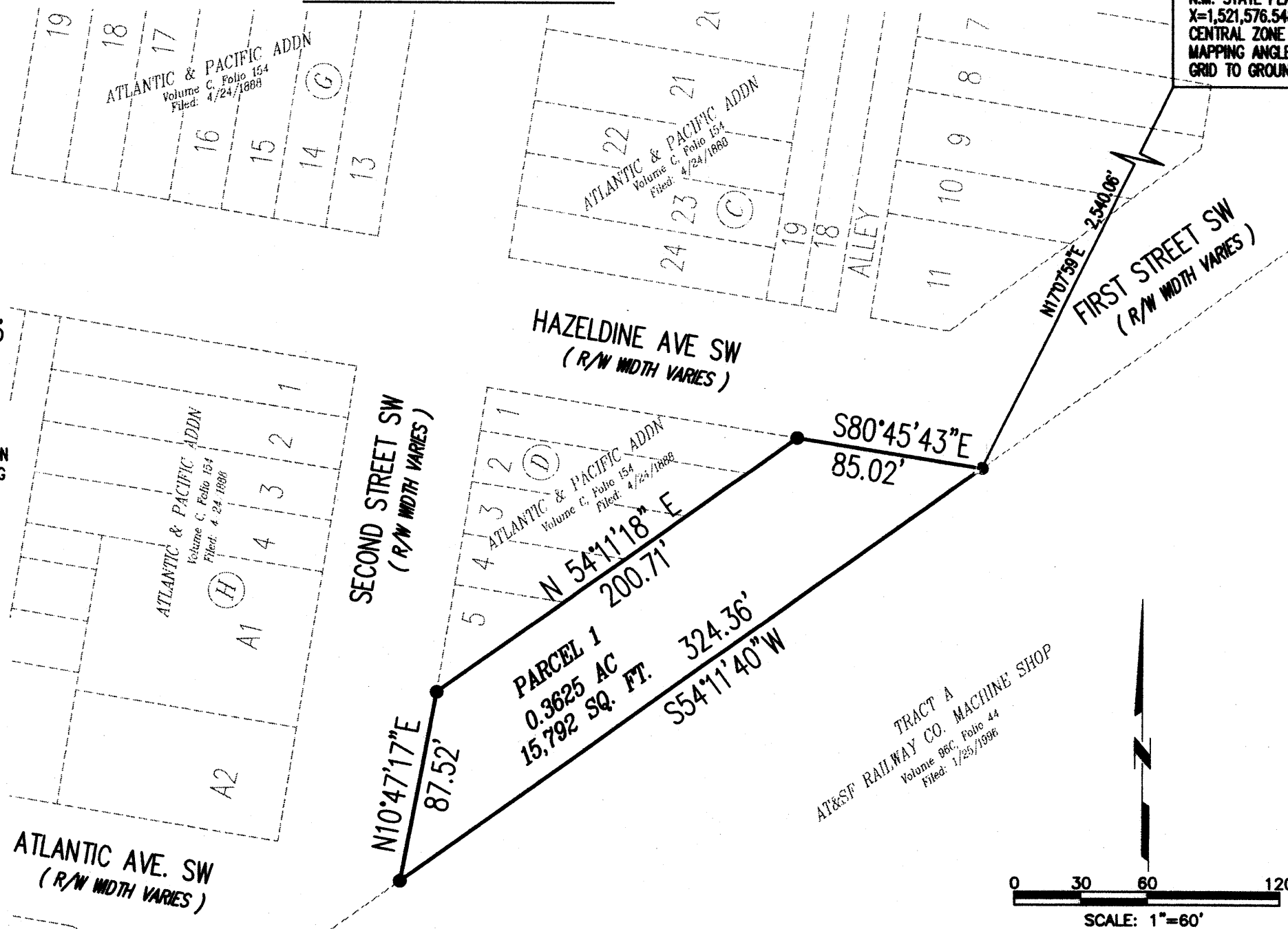
CITY OF ALBUQUERQUE
ROBERT J. PERRY

(STATE OF NEW MEXICO)
(COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____,
BY ROBERT J. PERRY, CAO, CITY OF ALBUQUERQUE, WHO SIGNED THIS INSTRUMENT
ON BEHALF OF THE CITY OF ALBUQUERQUE.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



LEGEND

● SET CORNER



**SUBDIVISION PLAT
PARCEL 1**

BEING A PORTION OF FIRST ST. SW, LYING EAST OF SECOND ST. SW AND SOUTH OF HAZELDINE AVE. SW WITHIN THE TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 20, T. 10 N., R. 3 E., N.M.P.M.

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH 2015

DATE OF SURVEY: JUNE 2009

SHEET 1 OF 1
LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, WITHIN PROJECT SECTION 20, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, CITY OF ALBUQUERQUE, BEING A PORTION OF FIRST STREET SW, LYING ADJACENT TO TRACT A AS SHOWN ON THE PLAT OF THE A.T.&S.F. RAILWAY COMPANY MACHINE SHOP, AS FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK, ON JANUARY 25, 1996, AS DOCUMENT NUMBER 96008744, IN BOOK 96C, FOLIO 44, SAID PARCEL BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE CITY OF ALBUQUERQUE CONTROL MONUMENT 18_K14, THENCE, S 17°07'59" W, 2,540.06 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE, S 54°11'40" W, CONTINUING ALONG THE NORTHERLY LINE OF SAID TRACT A, 324.36 FEET; THENCE, N 10°47'17" E, 87.52 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF FIRST ST. SW; THENCE, N 54°11'18" E, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF FIRST ST. SW, 200.71 FEET; THENCE, S 80°45'43" E, 85.02 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINING 0.3625 ACRES (15,792 SQ. FT.) MORE OR LESS.

PROJECT NO. 10099534

APPLICATION NO. _____

PLAT APPROVALS

UTILITY APPROVALS

PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION d/b/a CenturyLink QC	DATE
COMCAST	DATE

CITY APPROVALS

<i>Soren N. Reinherz P.S.</i> CITY SURVEYOR	3/5/15 DATE
REAL PROPERTY DIVISION	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
A.B.C.W.U.A.	DATE
DEPARTMENT OF PARKS & REC.	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

SURVEYOR'S CERTIFICATION

I, KIM C. STELZER, NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7482, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST. THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THE "MINIMUM STANDARDS FOR LAND SURVEYS" AS ESTABLISHED BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

K.C. Stelzer
Kim C. Stelzer, N.M.P.L.S. NO. 7482
March 5, 2015
DATE

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141