

**LEGAL DESCRIPTION:**

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 12, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO COMPRISING ALL OF LOT SEVEN (7) AND EIGHT (8), BLOCK THREE (3), TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "TRACT A-UNIT B, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE-BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 24, 1936 IN VOLUME D, FOLIO 130; TOGETHER WITH A SOUTHERLY PORTION OF PASADENA AVENUE, N.E. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED WHENCE THE NMSHC MONUMENT "I-25-11" BEARS S 59°55'14" E, 1544.97 FEET; THENCE, N 00°16'23" E, 231.75 FEET TO THE NORTHWEST CORNER OF LOT 7; THENCE, N 00°16'23" E, 30.00 FEET TO A POINT; THENCE, S 89°32'40" E, 329.65 FEET TO A POINT; THENCE, S 00°14'27" W, 30.00 FEET TO THE NORTHEAST CORNER OF LOT 8; THENCE, S 00°14'27" W, 232.58 FEET TO THE SOUTHEAST CORNER OF LOT 8; THENCE, N 89°28'05" W, 164.89 FEET TO THE COMMON CORNER OF LOT 7 AND LOT 8; THENCE, N 89°19'55" W, 164.89 FEET TO THE SOUTHWEST CORNER OF LOT 7 AND THE TRUE POINT OF BEGINNING. SAID LOTS CONTAIN 1.9851 ACRES MORE OR LESS.

**PLAT OF LOTS 7A AND 8A, BLOCK 3, TRACT A, UNIT B, (BEING A REPLAT OF LOTS 7 AND 8) NORTH ALBUQUERQUE ACRES WITHIN ELENA GALLEGOS GRANT PROJECTED SECTION 12, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO MAY 2014**

PROJECT NUMBER 1010050

APPLICATION NUMBER: 14DRB-70180

**APPROVALS:**

*[Signature]* 8-22-14  
CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD, CHAIR DATE

*[Signature]* 6/25/14  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

*[Signature]* 6-25-14  
AMAFCA DATE

*[Signature]* 6-25-14  
CITY ENGINEER DATE

NA  
REAL PROPERTY DATE

*[Signature]* 6-25-14  
CITY OF ALBUQUERQUE PARK AND RECREATION DATE

*[Signature]* 06/25/14  
ABCWA DATE

*[Signature]* 6-23-14  
CITY SURVEYOR, CITY OF ALBUQUERQUE DATE

UTILITIES

*[Signature]* 6/24/14  
CENTURY LINK DATE

*[Signature]* 6-25-14  
BNM ELECTRIC SERVICES DATE

*[Signature]* 6/27/14  
NEW MEXICO GAS COMPANY DATE

*[Signature]* 6/30/14  
COMCAST DATE

**PURPOSE OF PLAT:**  
THE PURPOSE OF THIS PLAT IS FOR A LOT LINE ADJUSTMENT, TO GRANT A TEN (10') UTILITY EASEMENT AND TO DEDICATE THE SOUTHERLY PORTION OF PASADENA AVENUE, N.E. TO THE CITY OF ALBUQUERQUE.

**TREASURER'S CERTIFICATION:**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 101806510930020120  
UPC# 101806512330020119

PROPERTY OWNERS(S) OF RECORD: MAGMIKE LLC AND AMERICUS LLC

*[Signature]* 8/6/14  
BERNALILLO COUNTY TREASURER DATE

**SURVEYOR'S CERTIFICATION:**

I, ANDREW S. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 12649, 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 MONUMENTATION OF THE BERNALILLO COUNTY SUBDIVISION ORDINANCE; THAT IT SHOWS ALL EASEMENTS OF RECORD MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING INTEREST; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*[Signature]* 6-20-2014  
ANDREW S. MEDINA N.M.P.S. #12649 DATE



REVISED: 6-20-2014

**SANDIA LAND SURVEYING LLC**

15 CASA TERRENOS PLACITAS, N.M. 87043 (505) 867-1241

JOB NO.: 110-14 DATE: 4-12-2014

SCALE: 1"=60' DRAWN: A.S.M.

- NOTES:**
- UNLESS OTHERWISE NOTED ALL CORNERS ARE SET #4 REBAR WITH CAP STAMPED "SLS 12649".
  - THE BEARING BASE FOR THIS PLAT ARE NMSHC MONUMENTS "I-25-11" AND USGLO MONUMENT "CC\_EG\_11\_12\_11N\_3E". ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED. BEARINGS ARE GRID BASED UPON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. (NAD 83).
  - BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD PER DOCUMENT FILED APRIL 24, 1936 IN BOOK D, PAGE 130, 107.
  - DISTANCES ARE GROUND DISTANCES
  - GROSS ACREAGE: 1.9851
  - NUMBER OF EXISTING LOTS: 2
  - NUMBER OF LOTS CREATED: 2
  - PROPERTIES ARE ZONED IP.
  - DATE OF SURVEY APRIL 2014.
  - 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, FOR INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.
    - NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND AND SERVICE OF NATURAL GAS LINES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.
    - CENTURY LINK FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES
    - COMCAST CABLE 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 (ABOVE GROUND OR SUBSURFACE) HOT TUB, CONCRETE OR WOOD POOL DECKING 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 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 (NMG) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMG 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.

**SOLAR COLLECTOR 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 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.

**FREE CONSENT AND DEDICATION:**

SURVEYED AND REPLATTED AND NOW COMPRISING LOT 7A AND 8A, BLOCK 3, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES (BEING A REPLAT OF LOTS 7 AND 8, BLOCK 3, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES TOGETHER WITH THE SOUTHERLY PORTION OF PASADENA AVENUE, N.E.) CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, IS WITH 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 CONSENT TO THE ELIMINATION OF LOT LINES AS SHOWN HEREON. SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY DEDICATE THE PUBLIC STREET RIGHT-OF-WAY FOR PASADENA AVENUE, N.E. AS SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE BY THIS PLAT. 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 CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THEY ARE SO AUTHORIZED TO ACT.

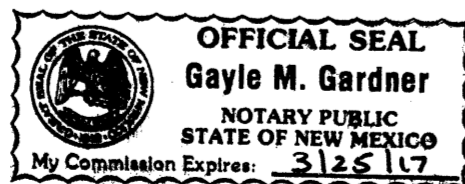
*[Signature]* 6-23-14  
MAGMIKE LLC. DATE  
MIKE LEACH, MANAGING MEMBER

*[Signature]* 6/23/14  
AMERICUS LLC. DATE  
JOHN MECHENBIER, MANAGING MEMBER

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )

ON THIS 23 DAY OF June, 2014, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY John E Mechenbier + Michael Leach

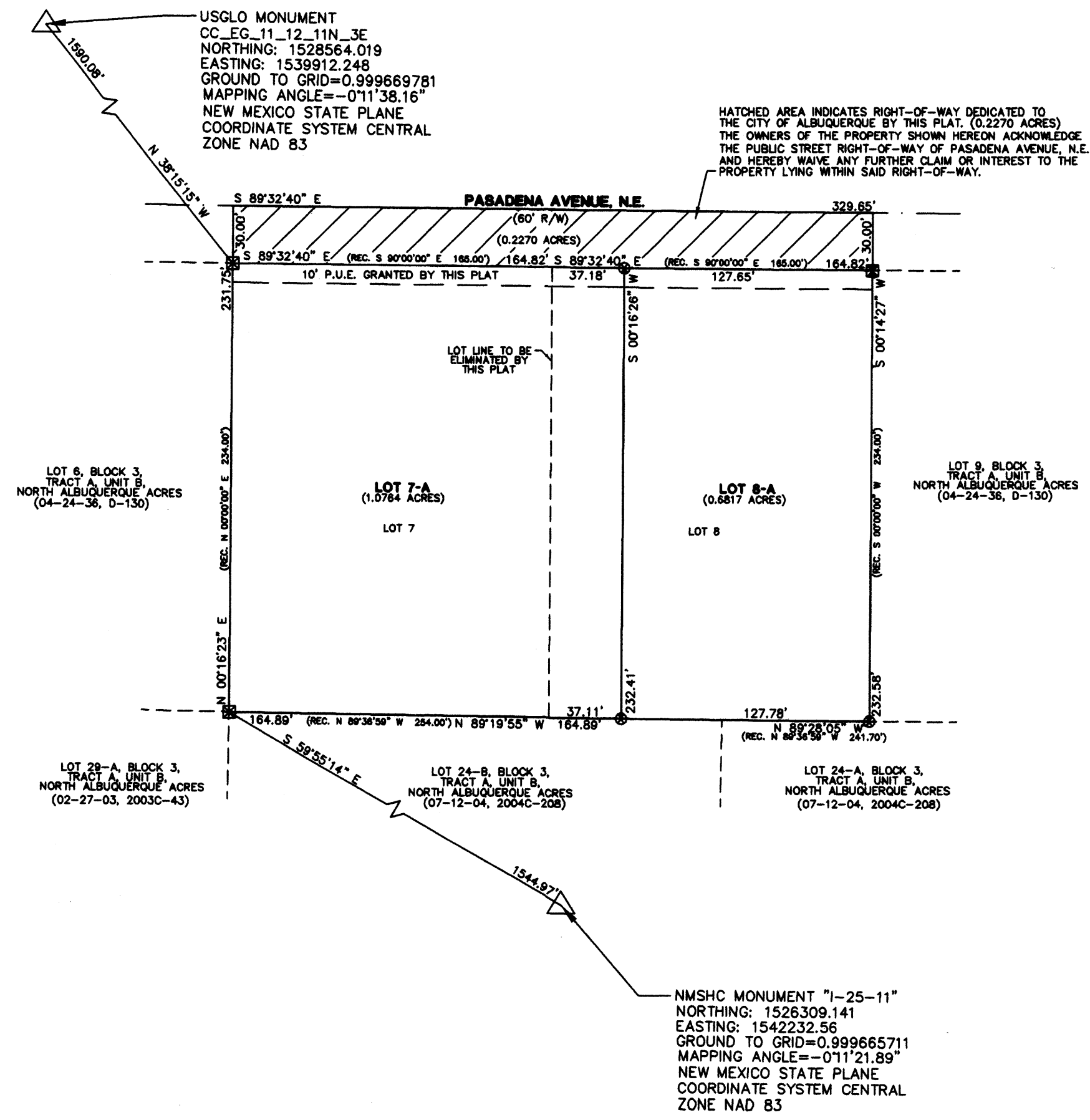
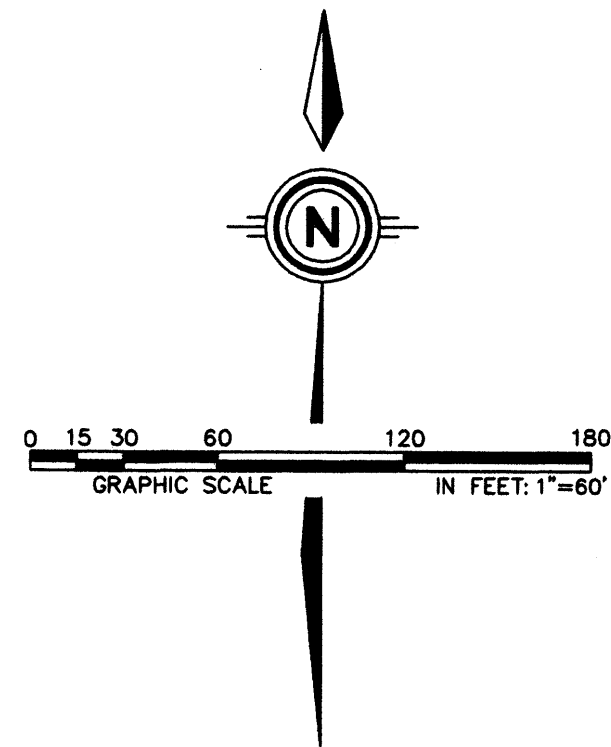
*[Signature]*  
NOTARY PUBLIC



DOC# 2014066425  
08/22/2014 03:54 PM Page: 1 of 2  
PLAT # 25-00-B-2014C-P-0089 M Toulous Oliveira, Bernalillo Cour

PLAT  
OF  
LOTS 7A AND 8A, BLOCK 3,  
TRACT A, UNIT B,  
(BEING A REPLAT OF LOTS 7 AND 8)  
NORTH ALBUQUERQUE ACRES

WITHIN  
ELENA GALLEGOS GRANT  
PROJECTED SECTION 12, TOWNSHIP 11 NORTH, RANGE 3 EAST,  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MAY 2014



LEGEND:

- ⊗ SET #4 REBAR W/CAP "SLS 12649"
- ⊠ FOUND #4 REBAR W/CAP "RAF P.S. 6126"
- ⊞ FOUND #4 REBAR

DOCH 2014066425  
08/22/2014 03:54 PM Page 2 of 2  
PLAT R \$25.00 B 2014C P 0089 M Toulous Olivere, Bernalillo Co.az

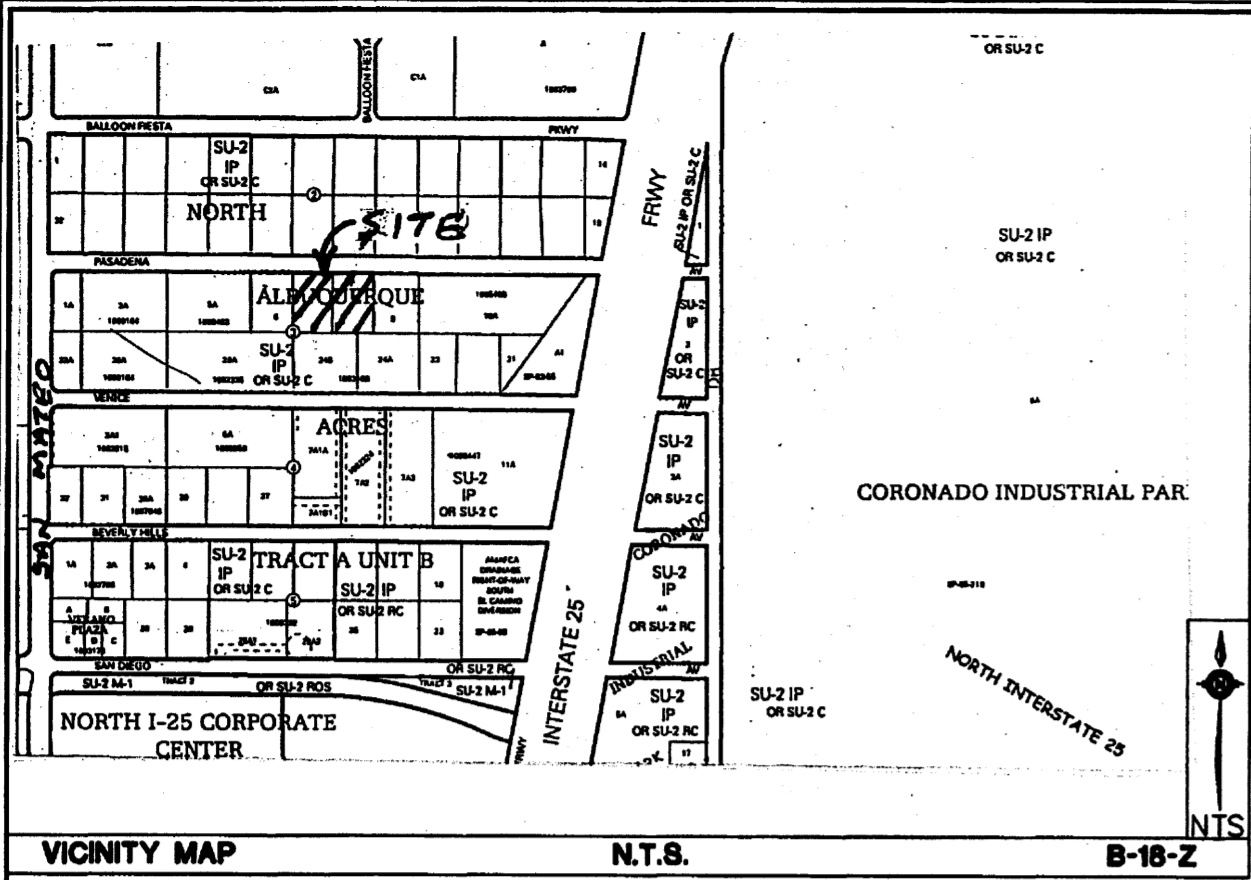
REVISED: 6-20-2014

**SANDIA LAND SURVEYING LLC**  
15 CASA TERRENOS PLACITAS, N.M. 87043 (505) 867-1241

|          |        |        |           |
|----------|--------|--------|-----------|
| JOB NO.: | 110-14 | DATE:  | 4-12-2014 |
| SCALE:   | 1"=60' | DRAWN: | A.S.M.    |



PROJECT #: 10100750  
 DATE: 6-18-14  
 APP#: 14-10180 (PLD)  
 14-10181 (P/F)



**LEGAL DESCRIPTION:**

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 12, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO COMPRISING ALL OF LOT SEVEN (7) AND EIGHT (8), BLOCK THREE (3), TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "TRACT A-UNIT B, NORTH ALBUQUERQUE-BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 24, 1936 IN VOLUME D, FOLIO 130; TOGETHER WITH A SOUTHERLY PORTION OF PASADENA AVENUE, N.E. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED WHENCE THE NMSHC MONUMENT "1-25-11" BEARS S 59°55'14" E, 1544.97 FEET; THENCE, N 00°16'23" E, 231.75 FEET TO THE NORTHWEST CORNER OF LOT 7; THENCE, N 00°16'23" E, 30.00 FEET TO A POINT; THENCE, S 89°32'40" E, 329.65 FEET TO A POINT; THENCE, S 00°14'27" W, 30.00 FEET TO THE NORTHEAST CORNER OF LOT 8; THENCE, S 00°14'27" W, 232.58 FEET TO THE SOUTHEAST CORNER OF LOT 8; THENCE, N 89°28'05" W, 164.89 FEET TO THE COMMON CORNER OF LOT 7 AND LOT 8; THENCE, N 89°19'55" W, 164.89 FEET TO THE SOUTHWEST CORNER OF LOT 7 AND THE TRUE POINT OF BEGINNING. SAID LOTS CONTAIN 1.9851 ACRES MORE OR LESS.

**BULK LAND PLAT**  
 OF  
**LOTS 7A AND 8A, BLOCK 3,**  
**TRACT A, UNIT B,**  
 (BEING A REPLAT OF LOTS 7 AND 8)  
**NORTH ALBUQUERQUE ACRES**

WITHIN  
 ELENA GALLEGOS GRANT  
 PROJECTED SECTION 12, TOWNSHIP 11 NORTH, RANGE 3 EAST,  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY 2014

PROJECT NUMBER \_\_\_\_\_

APPLICATION NUMBER: \_\_\_\_\_

**APPROVALS:**

|  |                         |
|--|-------------------------|
| CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD, CHAIR                    | DATE                    |
| CITY OF ALBUQUERQUE ZONING   | DATE                    |
| CITY OF ALBUQUERQUE FIRE MARSHAL'S OFFICE                              | DATE                    |
| CITY OF ALBUQUERQUE ENVIRONMENTAL HEALTH                               | DATE                    |
| CITY OF ALBUQUERQUE PUBLIC WORKS                                       | DATE                    |
| CITY OF ALBUQUERQUE PARK AND RECREATION                                | DATE                    |
| ABCDWA<br><i>David P. Dexter</i><br>CITY SURVEYOR, CITY OF ALBUQUERQUE | DATE<br>5-22-14<br>DATE |

**UTILITIES:**

|                        |      |
|------------------------|------|
| CENTURYLINK            | DATE |
| PNM ELECTRIC SERVICES  | DATE |
| NEW MEXICO GAS COMPANY | DATE |
| COMCAST                | DATE |

**PURPOSE OF PLAT:**  
 THE PURPOSE OF THIS PLAT IS FOR A LOT LINE ADJUSTMENT, TO GRANT A TEN (10') UTILITY EASEMENT AND TO DEDICATE THE SOUTHERLY PORTION OF PASADENA AVENUE, N.E. TO THE CITY OF ALBUQUERQUE.

**TREASURER'S CERTIFICATION:**  
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 101806510930020120  
 UPC# 101806512330020119  
 PROPERTY OWNERS(S) OF RECORD: MAGMIKE LLC AND AMERICUS LLC  
 BERNALILLO COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYOR'S CERTIFICATION:**  
 I, ANDREW S. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 12649, 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 MONUMENTATION OF THE BERNALILLO COUNTY SUBDIVISION ORDINANCE; THAT IT SHOWS ALL EASEMENTS OF RECORD MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING INTEREST; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*AS Me*  
 ANDREW S. MEDINA N.M.P.S. #12649  
 DATE 5-21-2014



REVISED:

**SANDIA LAND SURVEYING LLC**  
 15 CASA TERRENOS PLACITAS, N.M. 87043 (505) 867-1241

|                |                 |
|----------------|-----------------|
| JOB NO: 110-14 | DATE: 4-12-2014 |
| SCALE: 1"=60'  | DRAWN: A.S.M.   |

- NOTES:**
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  - PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:**
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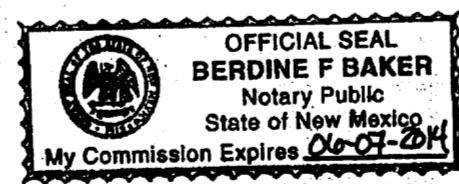
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*Mike Leach*  
 MAGMIKE LLC  
 MIKE LEACH, MANAGING MEMBER  
 DATE 5-22-14

*John E. Mechenbier*  
 AMERICUS LLC  
 JOHN MECHENBIER, MANAGING MEMBER  
 DATE 5/22/14

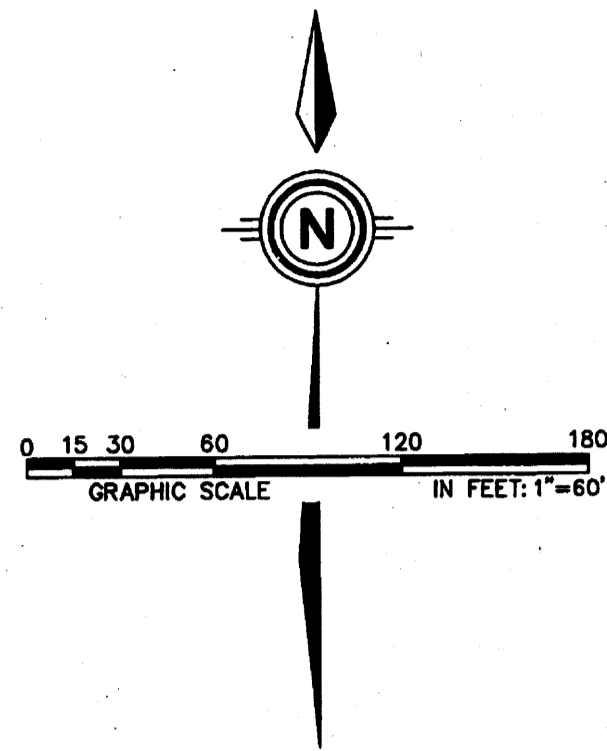


STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO )  
 ON THIS 22nd DAY OF MAY, 2014, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY  
*Berdine F. Baker*  
 NOTARY PUBLIC

*John E. Mechenbier*  
*MIKE LEACH*

**BULK LAND PLAT  
OF  
LOTS 7A AND 8A, BLOCK 3,  
TRACT A, UNIT B,  
(BEING A REPLAT OF LOTS 7 AND 8)  
NORTH ALBUQUERQUE ACRES**

WITHIN  
ELENA GALLEGOS GRANT  
PROJECTED SECTION 12, TOWNSHIP 11 NORTH, RANGE 3 EAST,  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MAY 2014



**NOTICE OF SUBDIVISION PLAT CONDITIONS:**

LOT 8A, BLOCK 3, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES

THE PLAT OF LOT EIGHT-A (8-A), BLOCK 3, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES HAS BEEN GRANTED A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS PURSUANT TO SECTION 7 OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

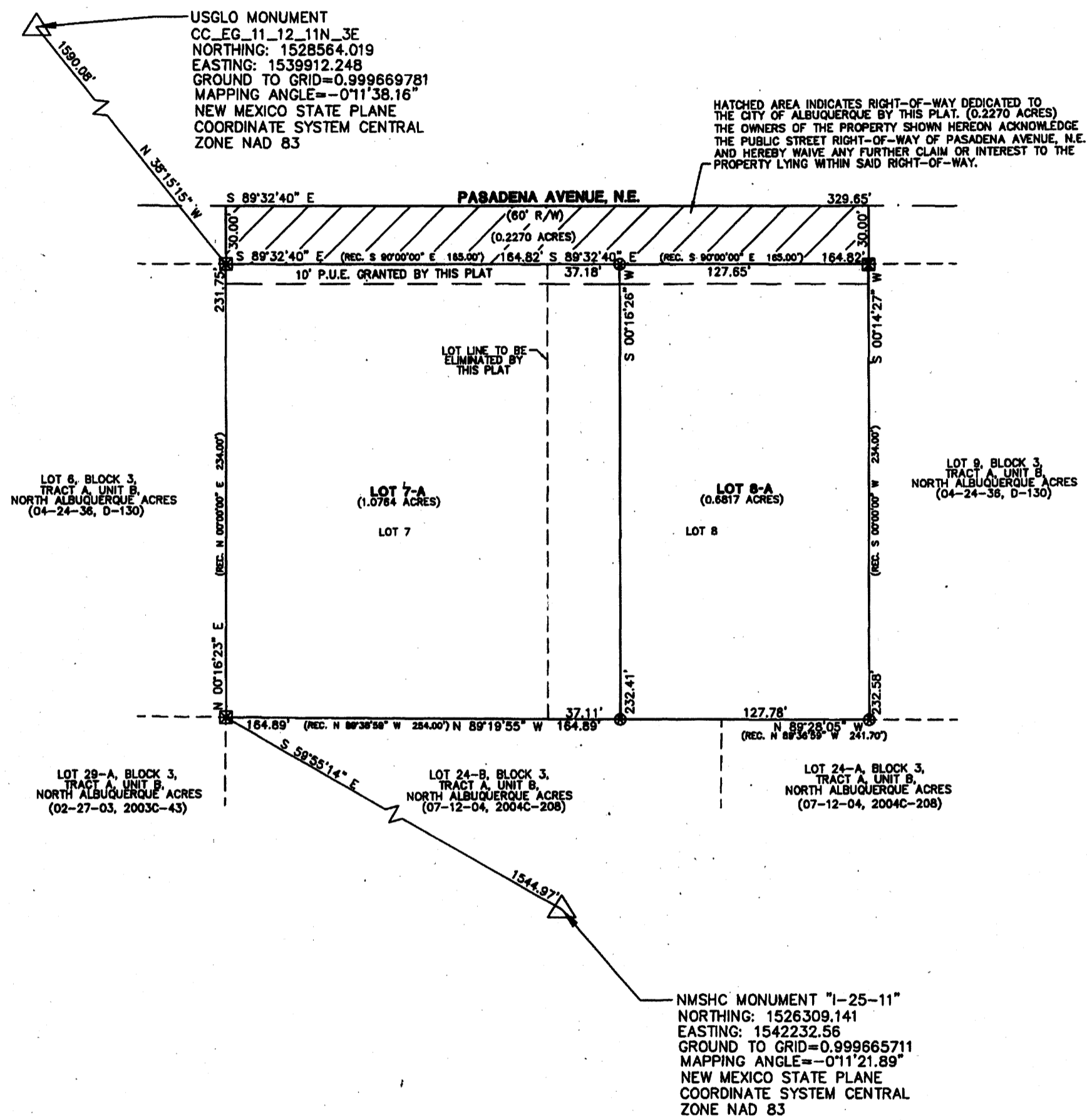
FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHT-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING, AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES, AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY AND AMAFCA (WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION, THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING, OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OF FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

NOTE: THERE IS A NOTICE OF SUBDIVISION PLAT CONDITIONS FOR LOT 8A, BLOCK 3, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON \_\_\_\_\_ 20\_\_\_\_ IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_



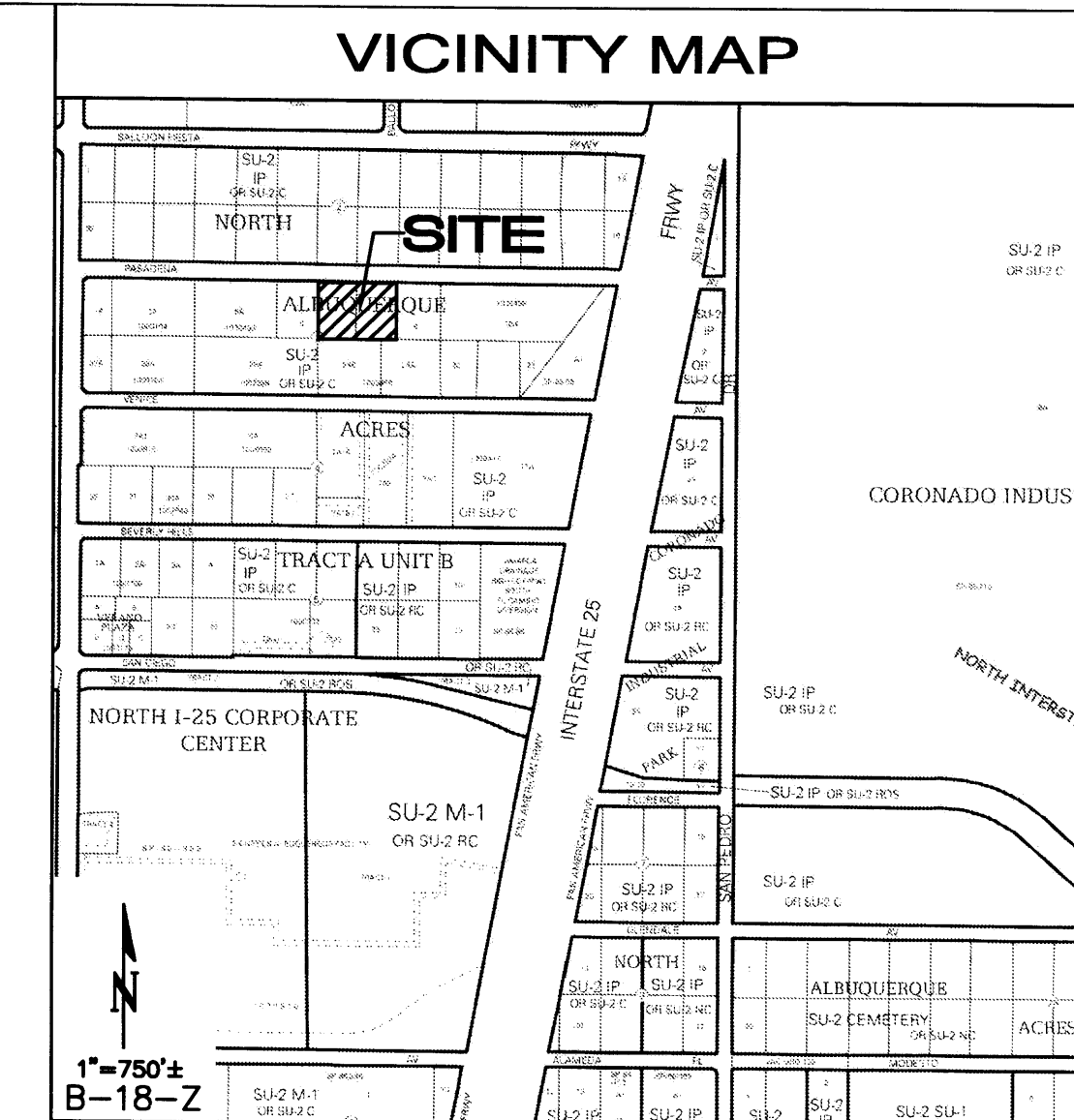
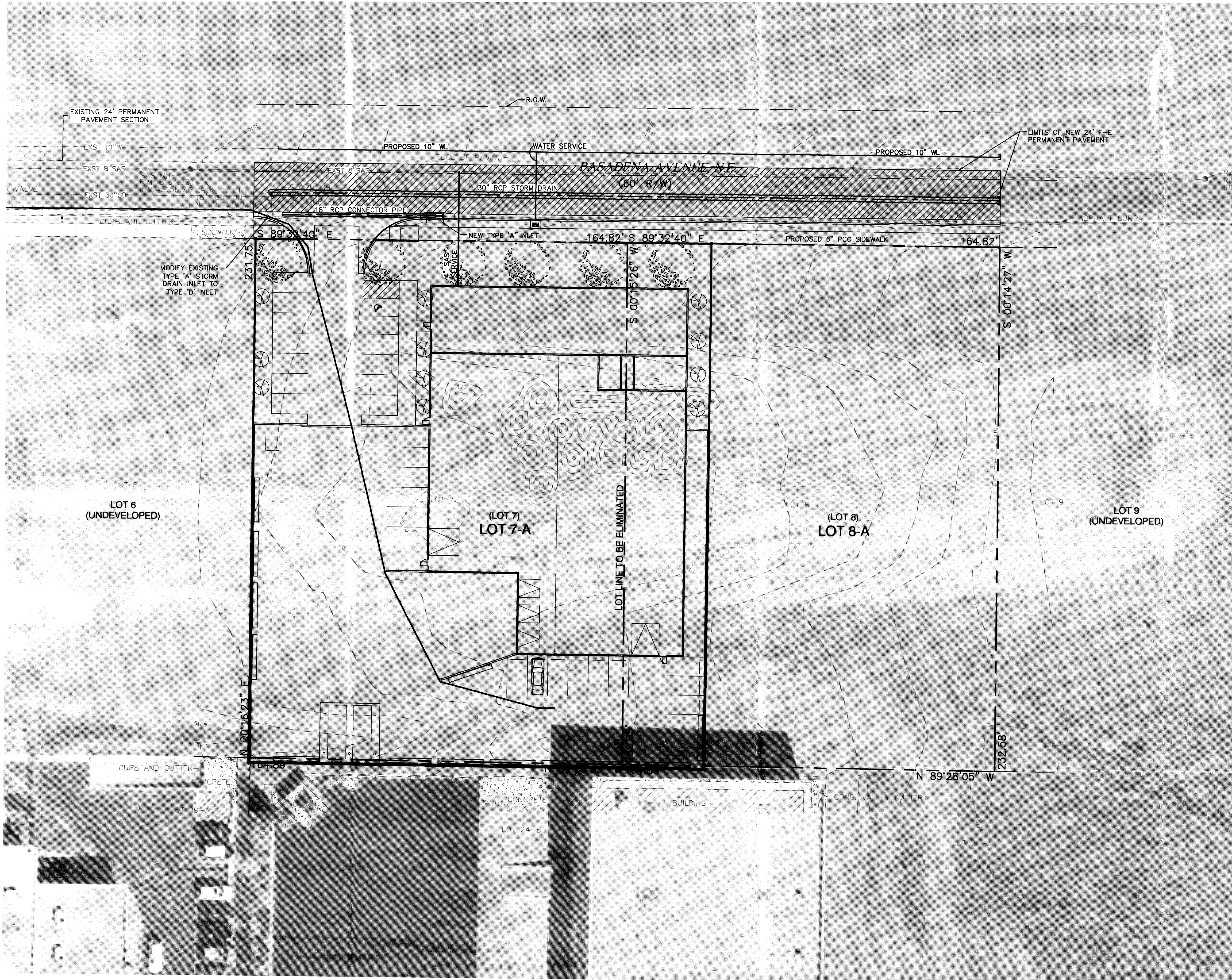
**LEGEND:**

- ⊙ SET #4 REBAR W/CAP "SLS 12649"
- ⊠ FOUND #4 REBAR W/CAP "RAF P.S. 6126"
- ⊞ FOUND #4 REBAR

REVISED:

|  |                 |
|--|-----------------|
| <b>SANDIA LAND<br/>SURVEYING LLC</b>                 |                 |
| 15 CASA TERRENOS PLACITAS, N.M. 87043 (505) 867-1241 |                 |
| JOB NO.: 110-14                                      | DATE: 4-12-2014 |
| SCALE: 1"=60'  | DRAWN: A.S.M.   |





**PROJECT INFORMATION**

LEGAL DESCRIPTION: LOTS 7&8, CLOCK 3, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B

ZONE ATLAS: B-18

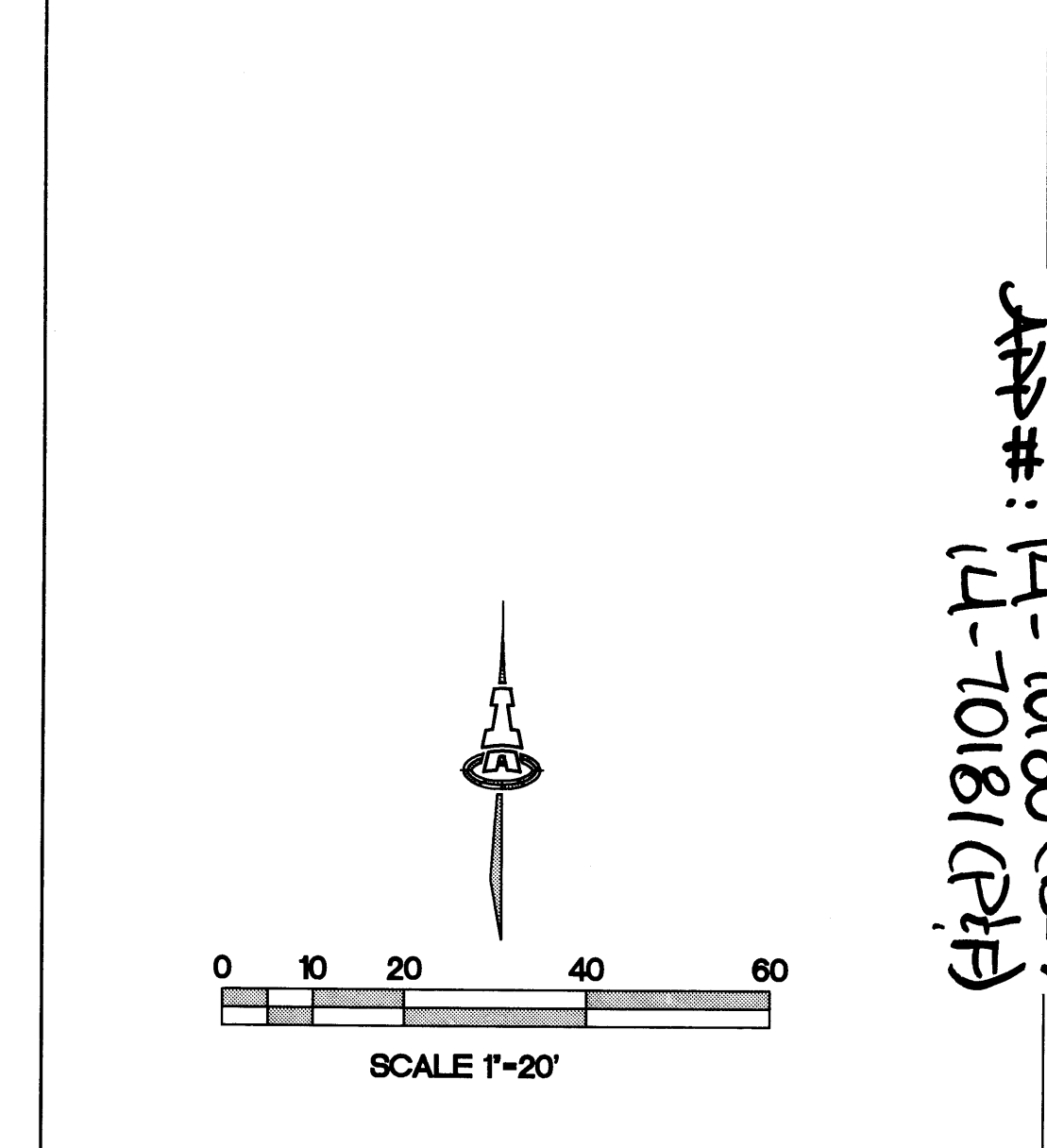
OWNER: MECHENBIER CONSTRUCTION, INC.  
ATTN: JOHN MECHENBIER  
8500 WASHINGTON ST NE, STE A-6  
ALBUQUERQUE, NM 87113

SITE AREA: EXISTING LOTS 7&8 = 1.757 AC.  
PROPOSED LOT 7-A = 1.065 AC.

ADDRESS: 5656 PASADENA AVE NE

FLOOD ZONE: 100 YR. FLOOD ZONE DESIGNATION X, AS SHOWN ON F.I.R.M. PANEL 35001C0129G, DATED SEPT. 26, 2008. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN.

SURVEYOR: SANDIA LAND SURVEYING  
15 CASA TERRENOS  
PLACITAS, NM 87043  
(505)867-1241  
DATE OF SURVEY: 04-12-2014



**ISAACSON & ARFMAN, P.A.**  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque, New Mexico 87108  
Ph. 505-268-8828 www.iactoil.com

2052 V-SPLAT.dwg Apr 21, 2014

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**Pasadena Office/Warehouse  
LOTS 7&8**  
Mechenbier Construction, Inc.

**SKETCH PLAT**

| Date:             | No. Revision: | Date: | Job No. |
|-------------------|---------------|-------|---------|
| 04-21-14          |               |       | 2052    |
| Drawn By:<br>thor |               |       | 1       |
| Ckd By:<br>FCA    |               |       | SH OF   |

PROJECT #: 1010050  
DATE: 6-18-14  
APP #: 14-10180 (BLV)  
14-10181 (PIP)

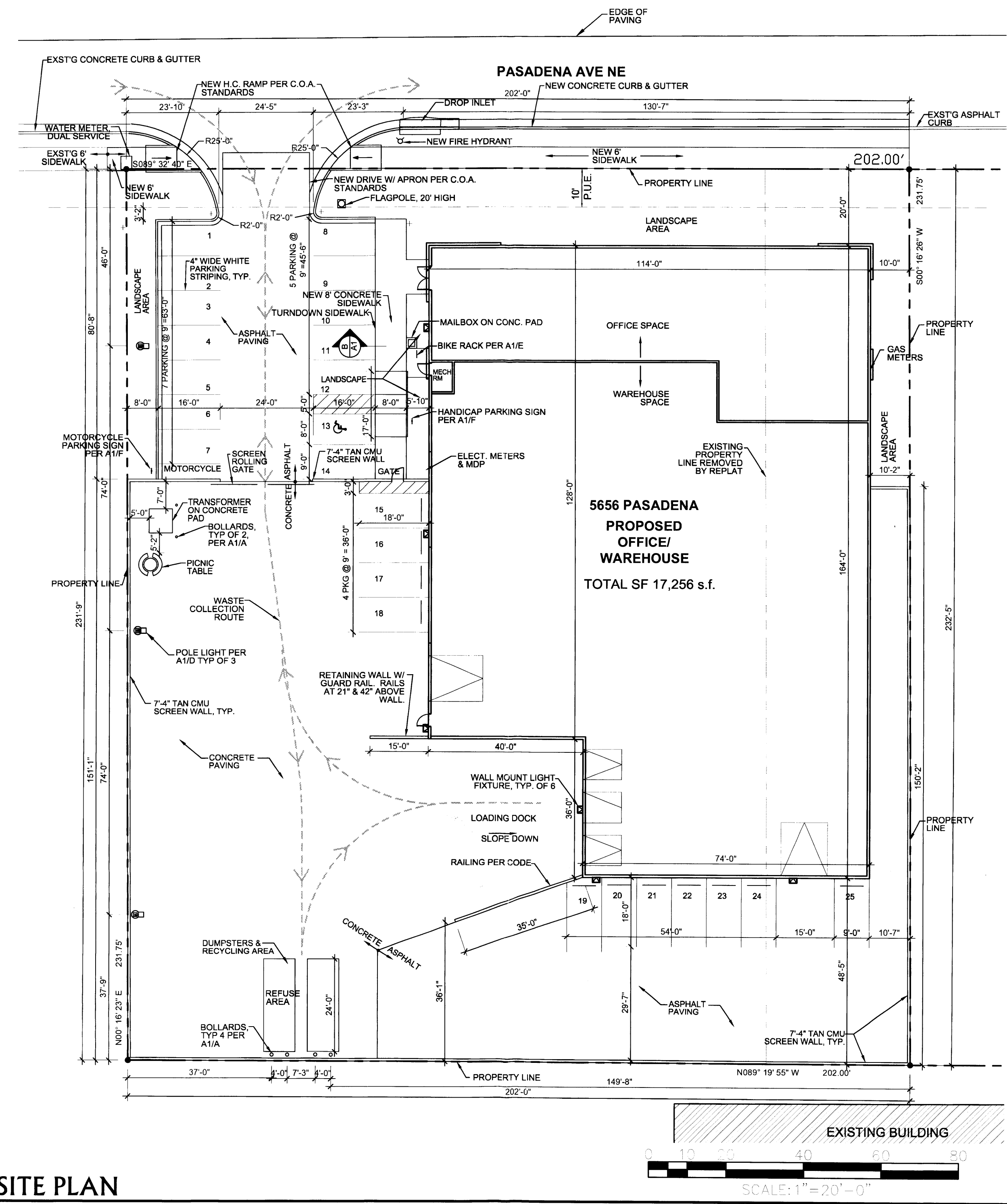


REVISIONS:

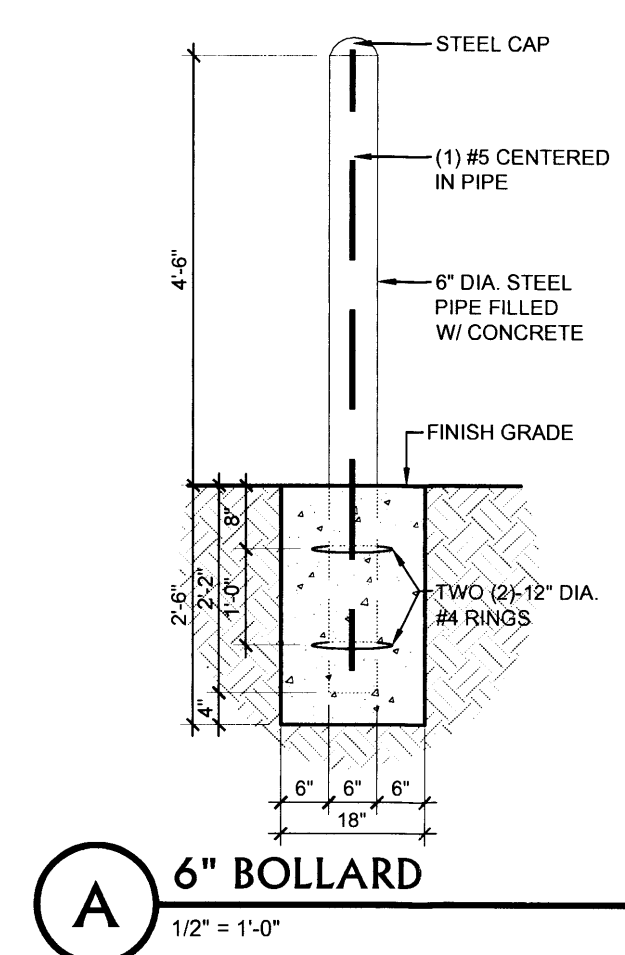
SCALE:  
SEE PLAN  
PLAN DATE:  
MAY 7, 2014  
FILENAME:  
5656 PASADENA  
DRAWN BY:  
L. KUENN

PROPOSED OFFICE/WAREHOUSE  
D H PACE  
5656 PASADENA AVE NE  
ALBUQUERQUE, NEW MEXICO 87113

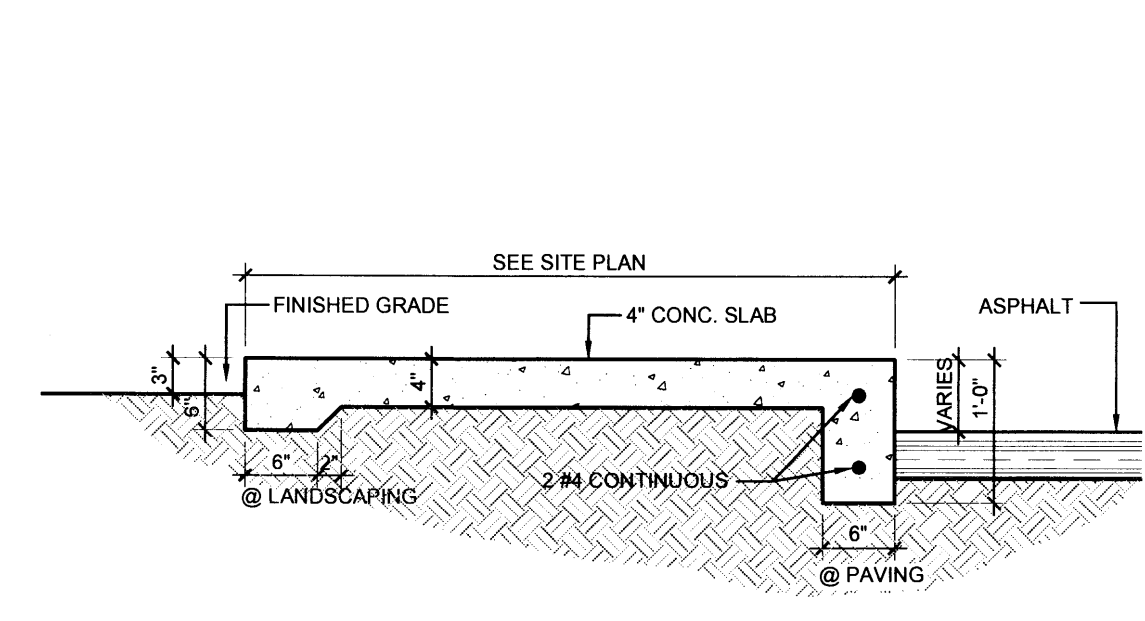
**MECHENBER**  
CONSTRUCTION INC.  
8000 WASHINGTON ST. NE SUITE 4-5  
ALBUQUERQUE, NM 87113  
TEL: (505) 334-2700  
FAX: (505) 334-7799  
WEB: WWW.MECHENBER.COM



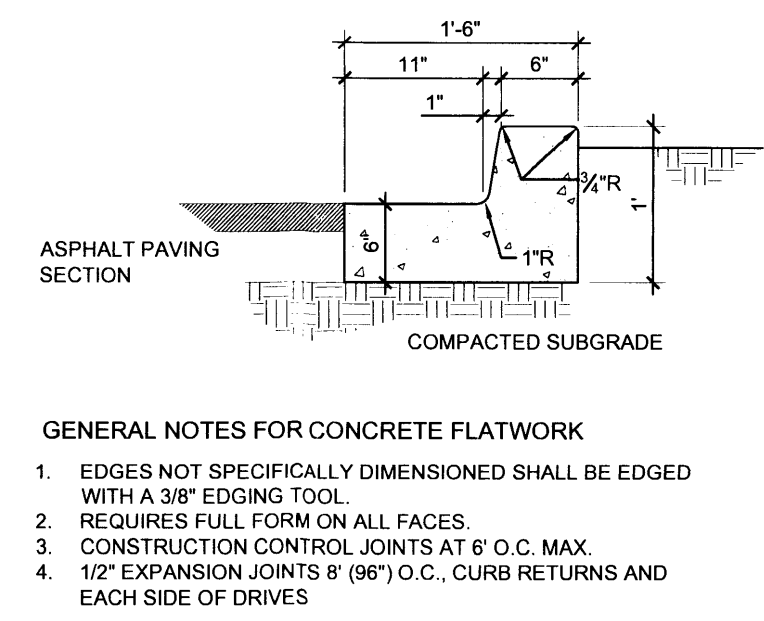
**SITE PLAN**  
SCALE: 1" = 20'-0"



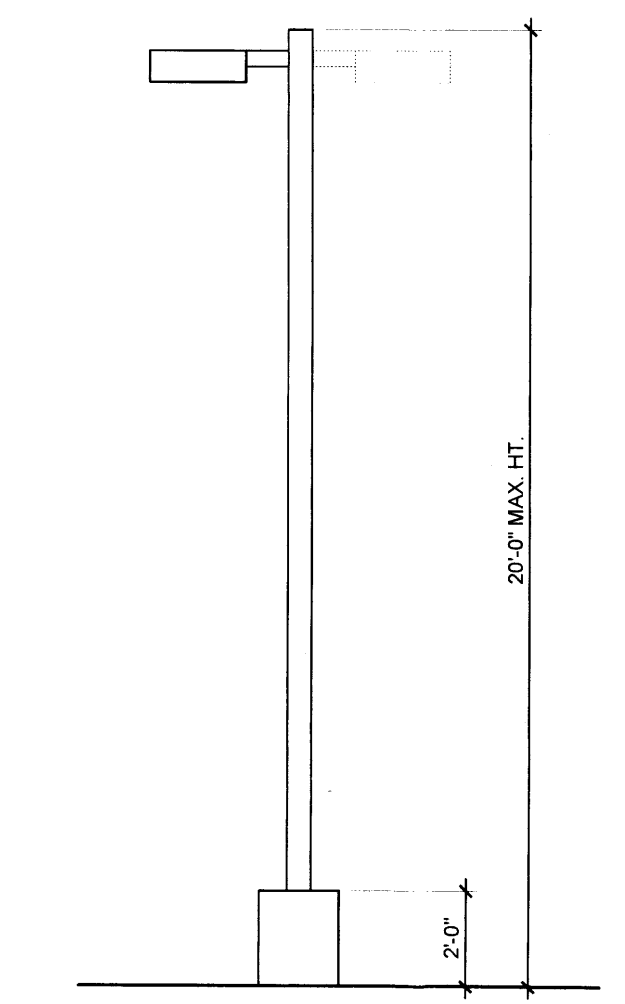
**A 6" BOLLARD**  
1/2" = 1'-0"



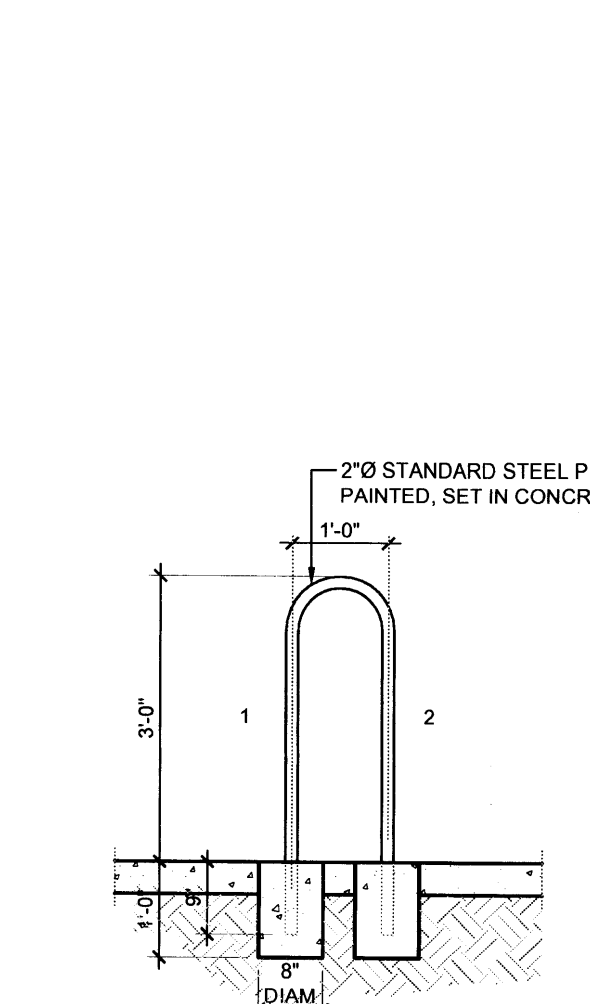
**B SIDEWALK SECTION**  
3/4" = 1'-0"



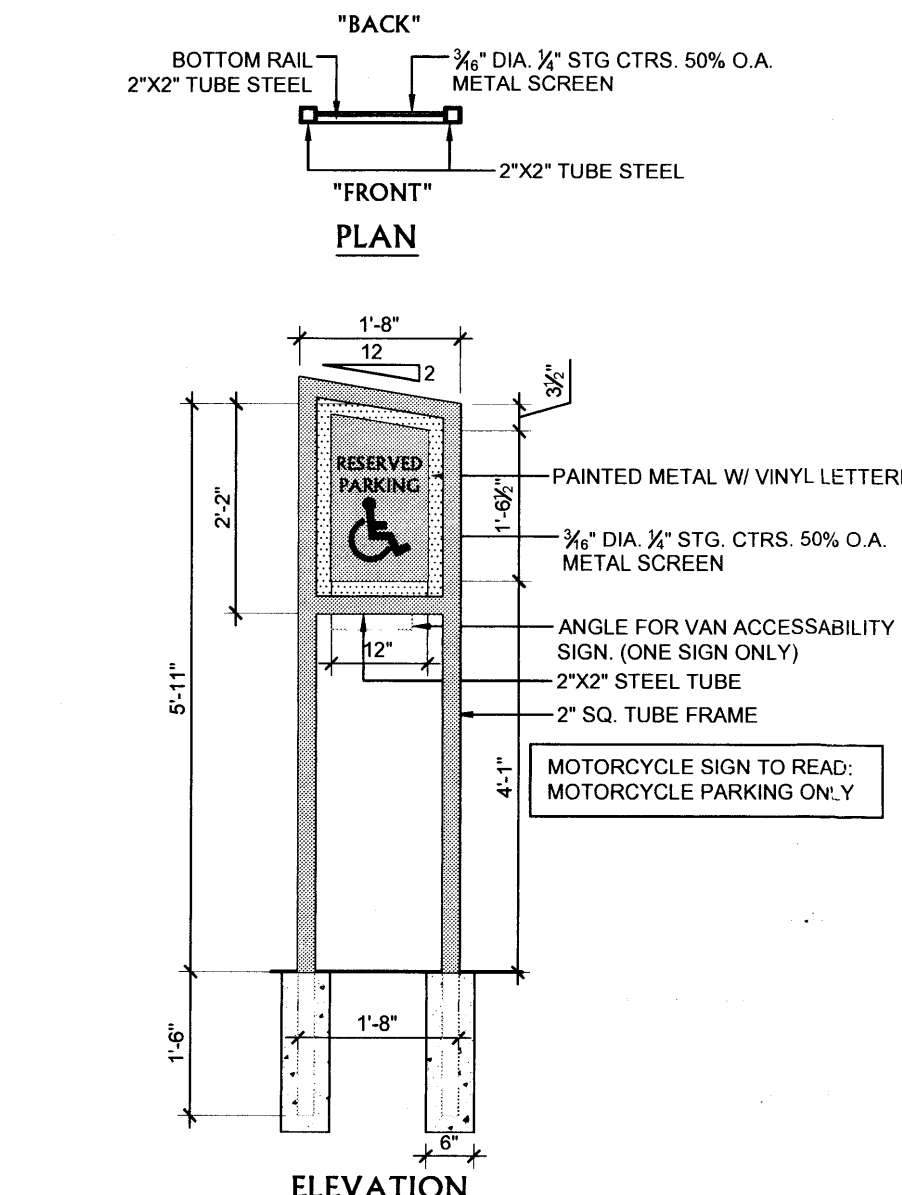
**C CURB & GUTTER**  
1/2" = 1'-0"



**D LIGHT POLE**  
1/4" = 1'-0"



**E BIKE RACK**  
1/2" = 1'-0"



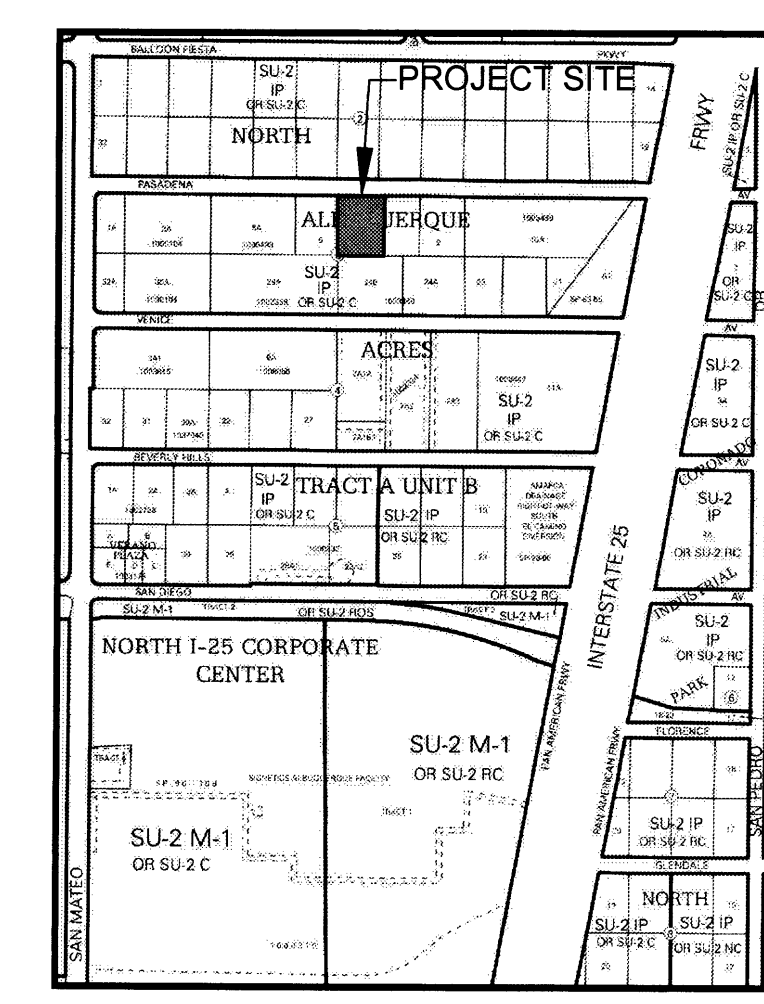
**F H.C. & MOTORCYCLE SIGN**  
1/2" = 1'-0"

**PROJECT DESCRIPTION:**

ADDRESS: 5656 PASADENA AVE NE  
ALBUQUERQUE, NM 87113  
LEGAL DESCRIPTION: LOT 7-A BEING A REPLAT OF LOTS 7 & 8, BLOCK 3, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES  
OWNER: 5656 PASADENA NE LLC  
ZONE MAP: B-18-Z  
ZONING: SU-2  
TOTAL SITE AREA: 1.0784 ACRES (46,975 SF)  
DEVELOPED AREA: 1.0784 ACRES (46,975 SF)  
CONSTRUCTION TYPE: II-B (NON COMBUSTIBLE, AUTOMATIC SPRINKLER SYSTEM)  
OCCUPANCY GROUPS: B OFFICE, S2 WAREHOUSE  
NET FLOOR AREA: 17,256 SF  
LOT AREA: 46,975 SF  
LESS BUILDING FOOTPRINT AREA: 17,256 SF  
LESS YARD AREA BEHIND SCREEN WALL: 20,204 SF  
NET UNSCREENED LOT AREA: 9,515 SF  
TOTAL LANDSCAPE PROVIDED: 5,237 SF  
LANDSCAPE % NET LOT AREA: 55 %

REQUIRED PARKING:  
BUSINESS (B) 3,596 NET LSF/200 = 18  
WAREHOUSE (S-2) 12,995 NET LSF/ 2,000 = 7  
TOTAL PARKING PROVIDED: = 25  
COMPACT SPACES ALLOWED (33% of 27): 8  
COMPACT SPACES PROVIDED: = -  
TOTAL HANDICAP REQUIRED PER 2003 IBC TABLE 1106.1: = 1  
TOTAL HANDICAP PROVIDED: = 1  
TOTAL MOTORCYCLE/MOPED REQUIRED: = 1  
TOTAL MOTORCYCLE/MOPED PROVIDED: = 1  
TOTAL BIKE SPACES REQUIRED: 25/20 = 2  
TOTAL BIKE SPACES PROVIDED = 2

EXTERIOR BENCH SEATING:  
TOTAL SEATING REQUIRED (61 LIN FT/ 25 FT) = 3  
EXTERIOR SEATING PROVIDED = 4  
A MINIMUM OF 25% OF SEATING TO BE SHADED



VICINITY MAP: B-18-Z  
SCALE: N.T.S.

**PROJECT NUMBER:** \_\_\_\_\_

APPLICATION NUMBER: \_\_\_\_\_

IS AN INFRASTRUCTURE LIST REQUIRED ( ) YES ( ) NO IF YES, THEN A SET OF APPROVED DRG PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

**DRB SITE DEVELOPMENT PLAN APPROVAL:**

|  |      |
|--|------|
| TRAFFIC ENGINEERING, TRANSPORTATION DIVISION   | DATE |
| WATER UTILITY DEPARTMENT                       | DATE |
| PARKS AND RECREATION DEPARTMENT                | DATE |
| CITY ENGINEER                                  | DATE |
| *ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) | DATE |
| SOLID WASTE MANAGEMENT                         | DATE |
| DRB CHAIRPERSON, PLANNING DEPARTMENT           | DATE |
| *ENVIRONMENTAL HEALTH, IF NECESSARY            | DATE |

**PROPOSED SITE PLAN**

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PLANT LEGEND

| Qty. | Symbol | Scientific Name<br>Common Name     | Installed<br>Size | Mature<br>Height/Spread | Landscape<br>Coverage | Water<br>Use | Drip Emitters<br>Per Plant (see note) |
|------|--------|------------------------------------|-------------------|-------------------------|-----------------------|--------------|---------------------------------------|
| 4    |        | Fraxinus<br>Autumn Purple Ash      | 2.5" B&B          | 15/12'                  |                       | Medium       | 6-2 gph                               |
| 4    |        | Gleditsia<br>Seedless Honey Locust | 3" B&B            | 40/30'                  |                       | Medium       | 6-2 gph                               |

Shrubs/Groundcovers

|    |  |  |       |        |              |        |         |
|----|--|--|-------|--------|--------------|--------|---------|
| 8  |  | Caryopteris clandonensis<br>Blue Mist                    | 1-Gal | 3/3'   | 30 sf=240 sf | Medium | 2-2 gph |
| 13 |  | Cotoneaster dammeri<br>Bearberry Cotoneaster             | 5-Gal | 1/9'   | 40 sf=520 sf | Medium | 2-2 gph |
| 10 |  | Fallugia paradoxa<br>Apache Plume                        | 5-Gal | 6/7'   | 50 sf=500 sf | Low    | 2-1 gph |
| 14 |  | Hesperaloe parviflora<br>Red Yucca                       | 5-Gal | 3/4'   | 30 sf=420 sf | Low+   | 2-1 gph |
| 18 |  | Juniperus horizontalis<br>Blue Chip Juniper              | 5-Gal | 1/8'   | 50 sf=900 sf | Low +  | 2-1 gph |
| 7  |  | Salvia<br>May Night Salvia                               | 1-Gal | 18"18" | 5 sf=35 sf   | Medium | 2-2 gph |
| 9  |  | Rhaphiolepis indica<br>India Hawthorn (Blueberry Muffin) | 5-Gal | 3/4'   | 20 sf=180 sf | Medium | 2-2 gph |
| 4  |  | Scabiosa<br>Pincushion Flower                            | 1-Gal | 18"18" | 10 sf=40 sf  | Medium | 2-2 gph |
| 14 |  | Sedum<br>Sedum   | 1-Gal | 6"18"  | 15 sf=210 sf | Medium | 2-2 gph |
| 8  |  | Yucca schottii<br>Mountain Yucca                         | 5-Gal | 5/2'   | 30 sf=240 sf | Low+   | 2-1 gph |
| 21 |  | Ericameria<br>Turpentine Bush                            | 5-Gal | 3/4'   | 30 sf=630 sf | Low    | 2-1 gph |
| 18 |  | Calamagrolis<br>Kari Foerster Grass                      | 5-Gal | 3/2'   | 10 sf=180 sf | Low+   | 2-2 gph |
| 7  |  | Teucrium<br>Germander                                    | 1-Gal | 1/3'   | 10 sf=70 sf  | Medium | 2-2 gph |

Total landscape coverage=4,165 sf

LANDSCAPE DATA

|                         |           |
|-------------------------|-----------|
| GROSS LOT AREA          | 46,975 SF |
| LESS BUILDING(S)        | 17,256 SF |
| LESS SCREENED YARD AREA | 20,204 SF |
| NET UNSCREENED LOT AREA | 9,515 SF  |

|  |          |
|--|----------|
| REQUIRED LANDSCAPE<br>15% OF NET UNSCREENED LOT AREA | 1,427 SF |
| PROPOSED LANDSCAPE                                   | 5,237 SF |
| PERCENT OF NET LOT AREA                              | 55 %     |

HIGH WATER USE TURF  
NONE PROPOSED

|  |   |
|--|---|
| REQUIRED STREET TREES<br>PROVIDED AT 30' O.C. SPACING STREET             | 6 |
| REQUIRED PARKING LOT TREES<br>PROVIDED AT 1 PER 10 SPACES (25 SPACES/10) | 2 |
| TOTAL REQUIRED TREES   | 8 |
| TOTAL PROPOSED TREES (2" CAL.)   | 8 |

|  |                |
|--|----------------|
| REQUIRED LANDSCAPE COVERAGE<br>75% LIVE VEGETATIVE MATERIAL<br>(5,237SF x 75%) | 3,927 SF MIN.  |
| PROVIDED LANDSCAPE COVERAGE  | 4,165 SF (79%) |

NOTE

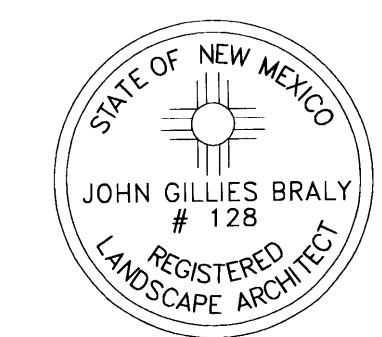
DRIP SYSTEM RUN CYCLES:  
ESTABLISHMENT AND SUMMER:  
1 HOUR/4 DAYS A WEEK  
SPRING:  
1 HOUR/2-3 DAYS A WEEK  
FALL:  
1 HOUR/2-3 DAYS A WEEK  
WINTER:  
1 HOUR/2 DAYS PER MONTH

MATERIALS LEGEND

- 1" AMARETTO BROWN
- SAN LAZARUS GOLD CRUSHER FINES

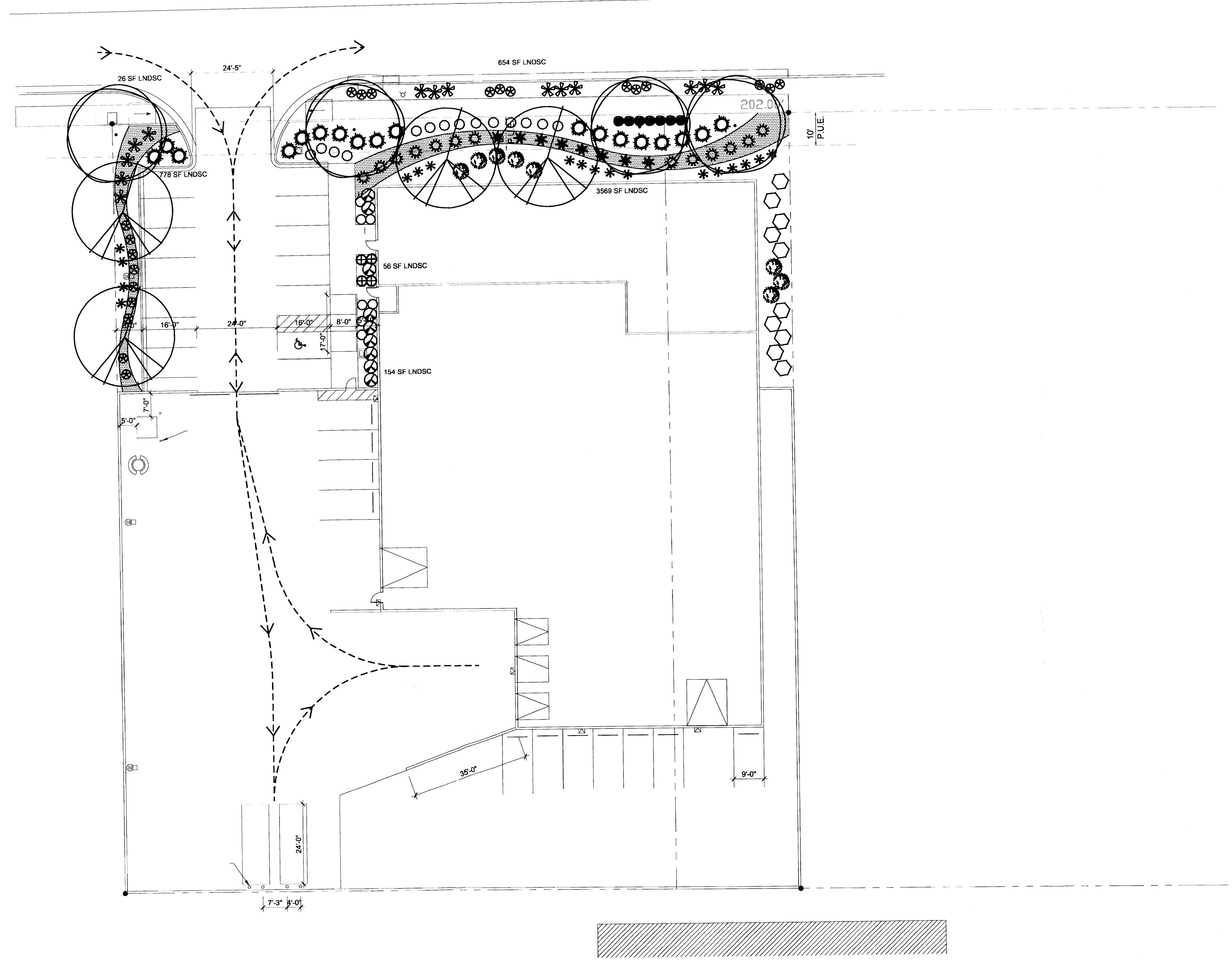
NOTE

MAINTENANCE OF LANDSCAPE AND IRRIGATION IS THE RESPONSIBILITY OF THE OWNER  
PLANTINGS TO BE WATERED BY AUTO. DRIP IRRIGATION SYSTEM PROTECTED WITH REDUCED PRESSURE BACKFLOW PREVENTER (FEBCO MODEL 825) PER CITY OF ALBUQUERQUE  
WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER  
THIS PLAN IS TO COMPLY WITH C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE AND POLLEN ORDINANCE  
THIS PLAN SHALL PROVIDE AT MINIMUM 75% LIVE GROUND COVER OF LANDSCAPE AREAS AT MATURITY  
LANDSCAPE AREAS TO BE MULCHED WITH GRAVEL MULCH AT 3" DEPTH  
APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH, OR EXEMPTION FROM, THE C.O.A. LANDSCAPE AND WATER WASTE ORDINANCE  
TREES ARE NOT TO BE PLACED IN PUBLIC UTILITY EASEMENTS  
NO PARKING SPACE SHALL BE MORE THEN 50' FROM A TREE.

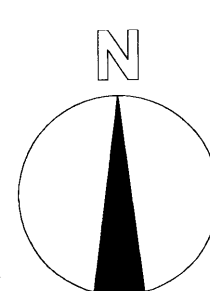
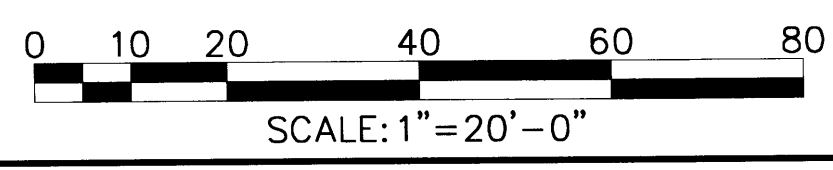


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505.898.2105 (fax)  
design@hulc.com

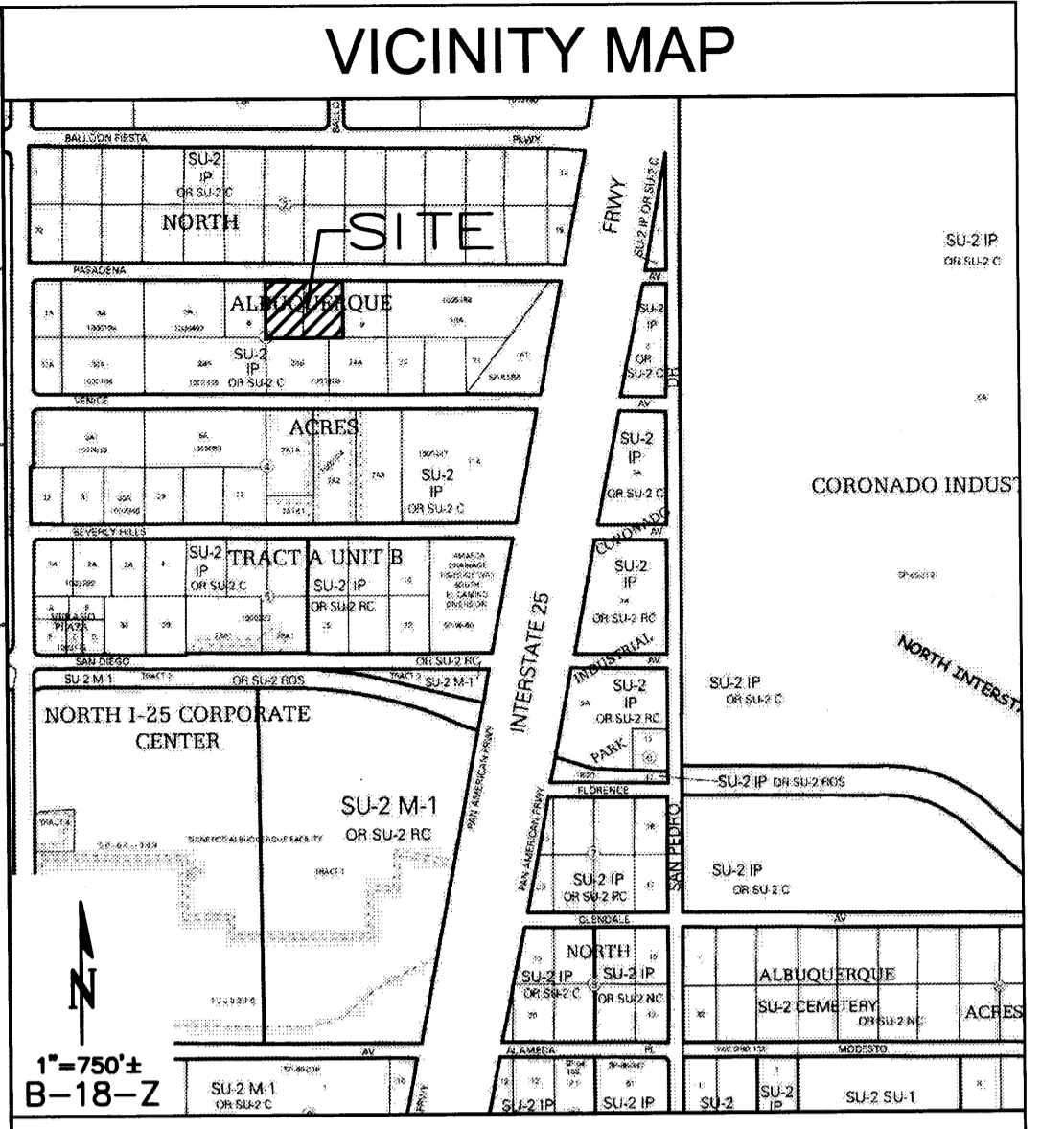
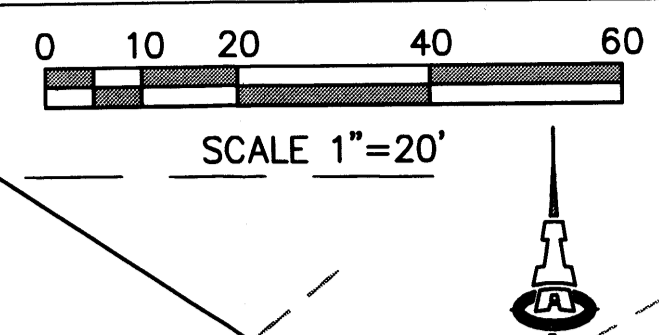
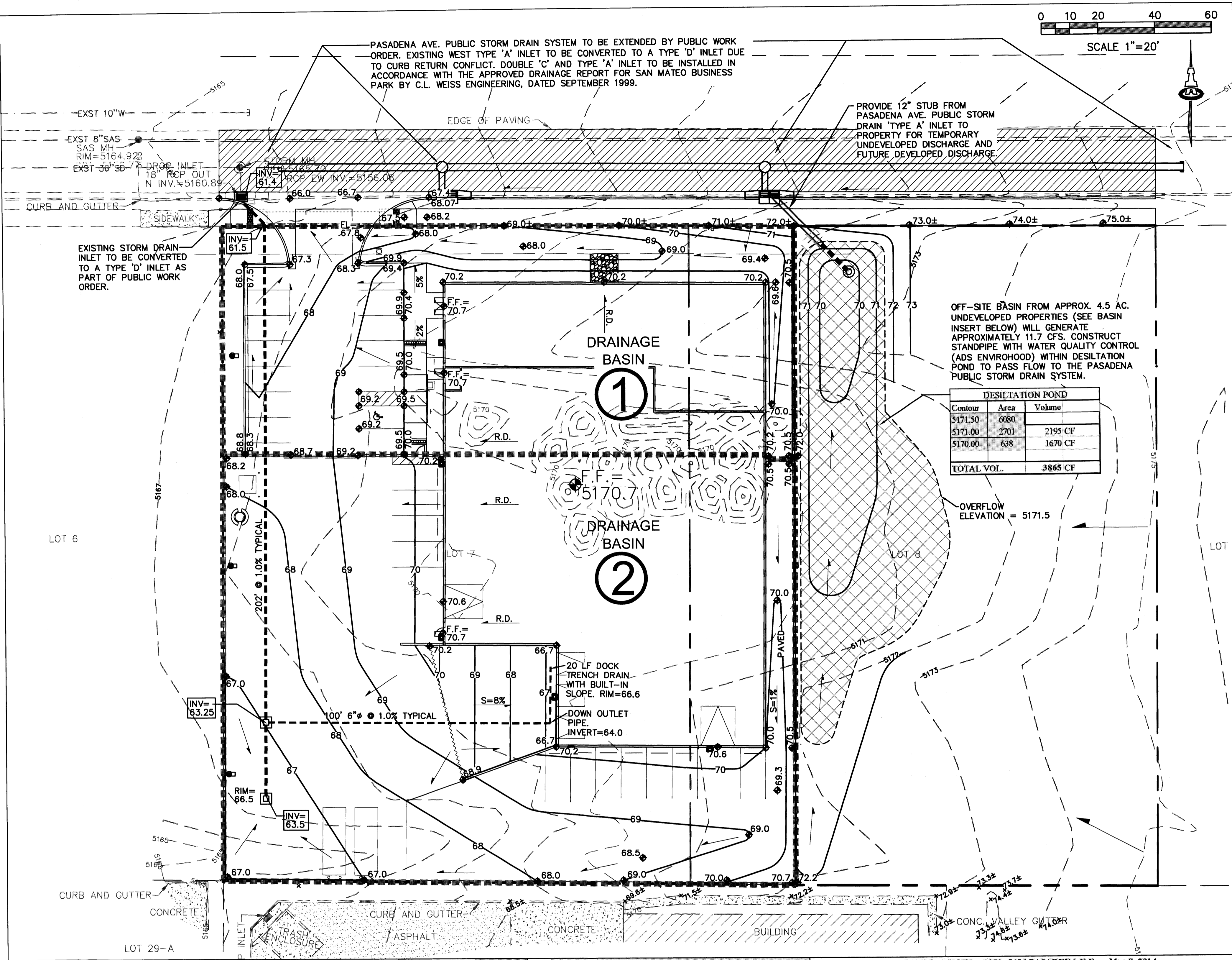


LANDSCAPE PLAN  
SCALE: 1" = 20'-0"



PROPOSED LANDSCAPE PLAN





**PROJECT DATA**

PROPERTY: THE SITE IS AN UNDEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP C-17. THE SITE IS BOUND TO THE EAST AND WEST BY UNDEVELOPED COMMERCIAL PROPERTY, TO THE NORTH BY PASADENA N.E. AND TO THE SOUTH BY DEVELOPED COMMERCIAL PROPERTY.

SITE AREA: 46,879 SF = 1.076 AC

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE A 17,256 SF OFFICE / WAREHOUSE BUILDING WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, AND LANDSCAPING.

LEGAL: LOT 7 AND A PORTION OF LOT 8, BLOCK 3, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES BERNALILLO COUNTY, NEW MEXICO

ADDRESS: 5656 PASADENA N.E. 87113

BENCHMARK: CC\_EG\_11\_12\_11N\_R3E NAVD 1988 ELEVATION 5135.56

OFF-SITE: OFF-SITE FLOW BASED ON NATURAL GRADES ON UNDEVELOPED PROPERTIES WILL BE ACCEPTED INTO A TEMPORARY SEDIMENT POND LOCATED ON LOT 8 (SAME OWNER) WITH OVERFLOW TO PASADENA VIA A 2' WIDE COVERED SIDEWALK CULVERT.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP 35001C0129H, THE SITE IS LOCATED WITHIN FLOODZONE 'X' DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

DRAINAGE PLAN CONCEPT: A PORTION OF THE SITE (BASIN 1) WILL SURFACE DISCHARGE VIA THE PROPOSED ENTRANCE DRIVE TO PASADENA N.E. A PRIVATE ON-SITE STORM DRAIN SYSTEM WILL BE INSTALLED TO COLLECT ON-SITE RUNOFF FROM THE DOCK AND SOUTHERN PORTION OF THE PROPERTY (BASIN 2) AND TIE TO THE BACK OF THE EXISTING PUBLIC STORM DRAIN INLET LOCATED AT THE NORTHWEST CORNER OF THE PROPERTY.

ENGINEER: FRED C. ARFMAN, P.E.  
ISAACSON & ARFMAN, PA  
128 MONROE NE 87111  
505-268-8828

SURVEYOR: ANDREW S. MEDINA N.M.P.S. #12649  
SANDIA LAND SURVEYING  
15 CASA TERRENOS  
PLACITAS, N.M. 87043  
505-867-1241

**LEGEND**

- - - 5167 - - - EXISTING CONTOUR
- - - 67 - - - PROPOSED CONTOUR
- ◆ 66.7 PROPOSED SPOT ELEVATION
- FLOW ARROW
- FF = 5170.70 FINISH FLOOR ELEVATION
- INV= INVERT ELEVATION
- - - - - STORM DRAIN

**CALCULATIONS: 2052: 5656 PASADENA N.E. : May 8, 2014**  
Based on Drainage Design Criteria for City of Albuquerque Section 22.2, DPM, Vol.2, dated Jan., 1993

| BASIN NO.  | DESCRIPTION                              | LAND TREATMENT |
|--|--|----------------|
| 1  | Area of basin flows = 16454 SF = 0.4 Ac. |                |
| The following calculations are based on Treatment areas as shown in table to the right |  |                |
| Sub-basin Weighted Excess Precipitation (see formula above)                            | A = 0%                                   |                |
| Weighted E = 2.06 in.  | B = 0%                                   |                |
| Sub-basin Volume of Runoff (see formula above)   | C = 28%                                  |                |
| V <sub>360</sub> = 2825 CF   | D = 72%                                  |                |
| Sub-basin Peak Discharge Rate: (see formula above)                                     |  |                |
| Q <sub>p</sub> = 1.7 cfs   |  |                |
| 2  | Area of basin flows = 30569 SF = 0.7 Ac. |                |
| The following calculations are based on Treatment areas as shown in table to the right |  |                |
| Sub-basin Weighted Excess Precipitation (see formula above)                            | A = 0%                                   |                |
| Weighted E = 2.36 in.  | B = 0%                                   |                |
| Sub-basin Volume of Runoff (see formula above)   | C = 0%                                   |                |
| V <sub>360</sub> = 6012 CF   | D = 100%                                 |                |
| Sub-basin Peak Discharge Rate: (see formula above)                                     |  |                |
| Q <sub>p</sub> = 3.5 cfs   |  |                |

**ON-SITE**

AREA OF SITE: 46879 SF = 1.1

100-year, 6-hour DEVELOPED FLOWS:

| Area       | Treatment SF | %    | Area       | Treatment SF | %    | Excess Precip. Zone   |
|------------|--------------|------|------------|--------------|------|-----------------------|
| Area A     | 0            | 0%   | Area A     | 0            | 0%   | E <sub>A</sub> = 0.66 |
| Area B     | 46879        | 100% | Area B     | 0            | 0%   | E <sub>B</sub> = 0.92 |
| Area C     | 0            | 0%   | Area C     | 4688         | 10%  | E <sub>C</sub> = 1.29 |
| Area D     | 0            | 0%   | Area D     | 42191        | 90%  | E <sub>D</sub> = 2.36 |
| Total Area | 46879        | 100% | Total Area | 46879        | 100% |                       |

On-Site Weighted Excess Precipitation (100-Year, 6-Hour Storm)

Weighted E =  $\frac{E_A A_A + E_B A_B + E_C A_C + E_D A_D}{A_A + A_B + A_C + A_D}$

Allowable E = 0.92 in. | Developed E = 2.25 in.

**OFFSITE**

Area of basin flows = 196500 SF = 4.5 Ac.

The following calculations are based on Treatment areas as shown in table to the right

| Sub-basin Weighted Excess Precipitation (see formula above) | LAND TREATMENT |
|---|----------------|
| Weighted E = 0.92 in.                                       | A = 0%         |
| Sub-basin Volume of Runoff (see formula above)              | B = 100%       |
| V <sub>360</sub> = 15065 CF                                 | C = 0%         |
| Sub-basin Peak Discharge Rate: (see formula above)          | D = 0%         |
| Q <sub>p</sub> = 11.7 cfs                                   |                |

On-Site Volume of Runoff: V<sub>360</sub> = E\*A / 12

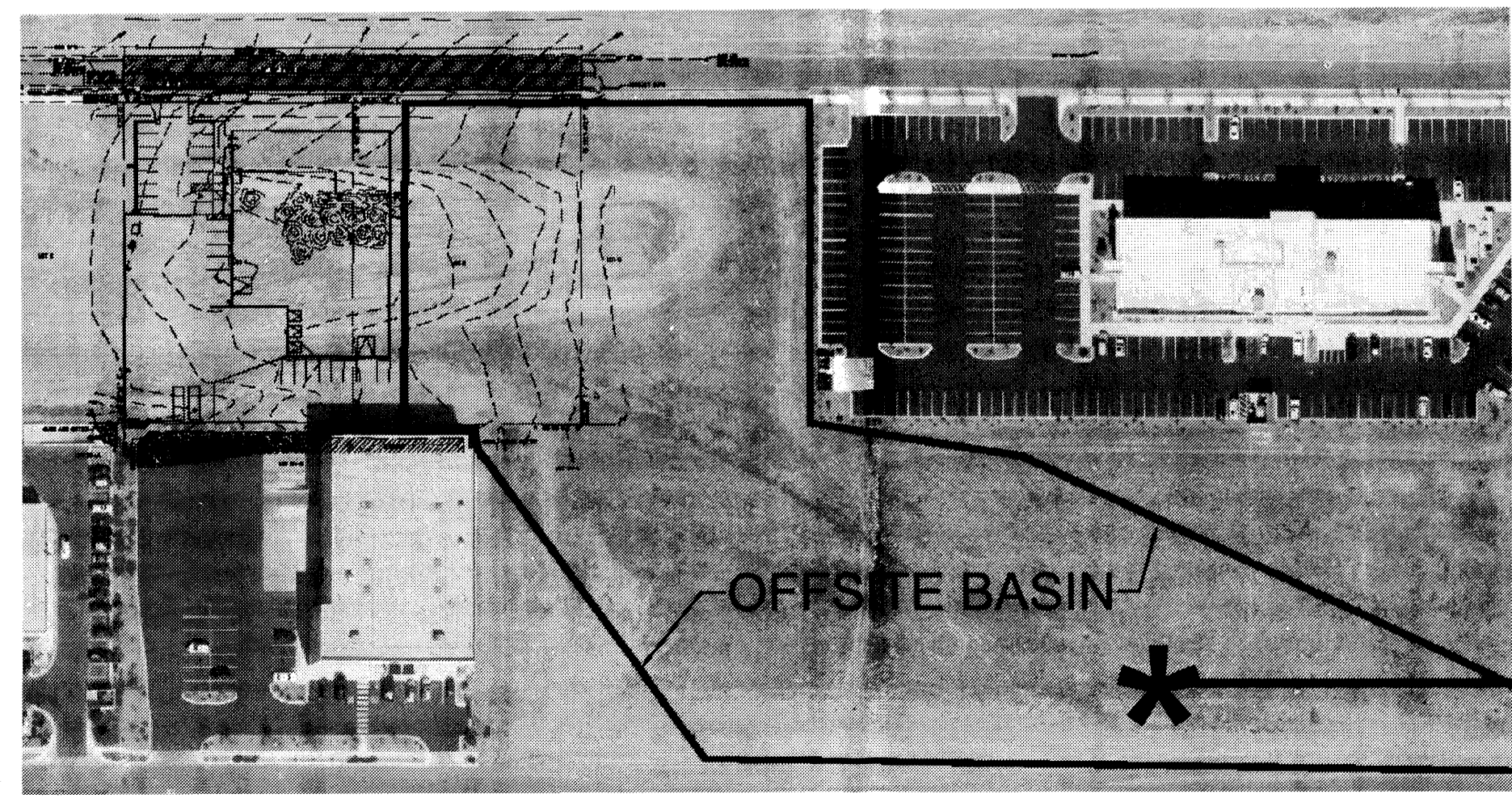
Allowable V<sub>360</sub> = 3594 CF | Developed V<sub>360</sub> = 8802 CF

On-Site Peak Discharge Rate: Q<sub>p</sub> = Q<sub>pA</sub>A<sub>A</sub> + Q<sub>pB</sub>A<sub>B</sub> + Q<sub>pC</sub>A<sub>C</sub> + Q<sub>pD</sub>A<sub>D</sub> / 43,560

For Precipitation Zone 3

| Q <sub>pA</sub> | Q <sub>pB</sub> | Q <sub>pC</sub> | Q <sub>pD</sub> |
|-----------------|-----------------|-----------------|-----------------|
| 1.87            | 2.60            | 3.45            | 5.02            |

Allowable Q<sub>p</sub> = 2.8 CFS | Developed Q<sub>p</sub> = 5.2 CFS



**ISAACSON & ARFMAN, P.A.**  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque, New Mexico 87108  
Ph. 505-268-8828 www.isacsv.com  
2052 CG-101.dwg May 08, 2014

5656 PASADENA N.E.  
MECHENBIER CONSTRUCTION

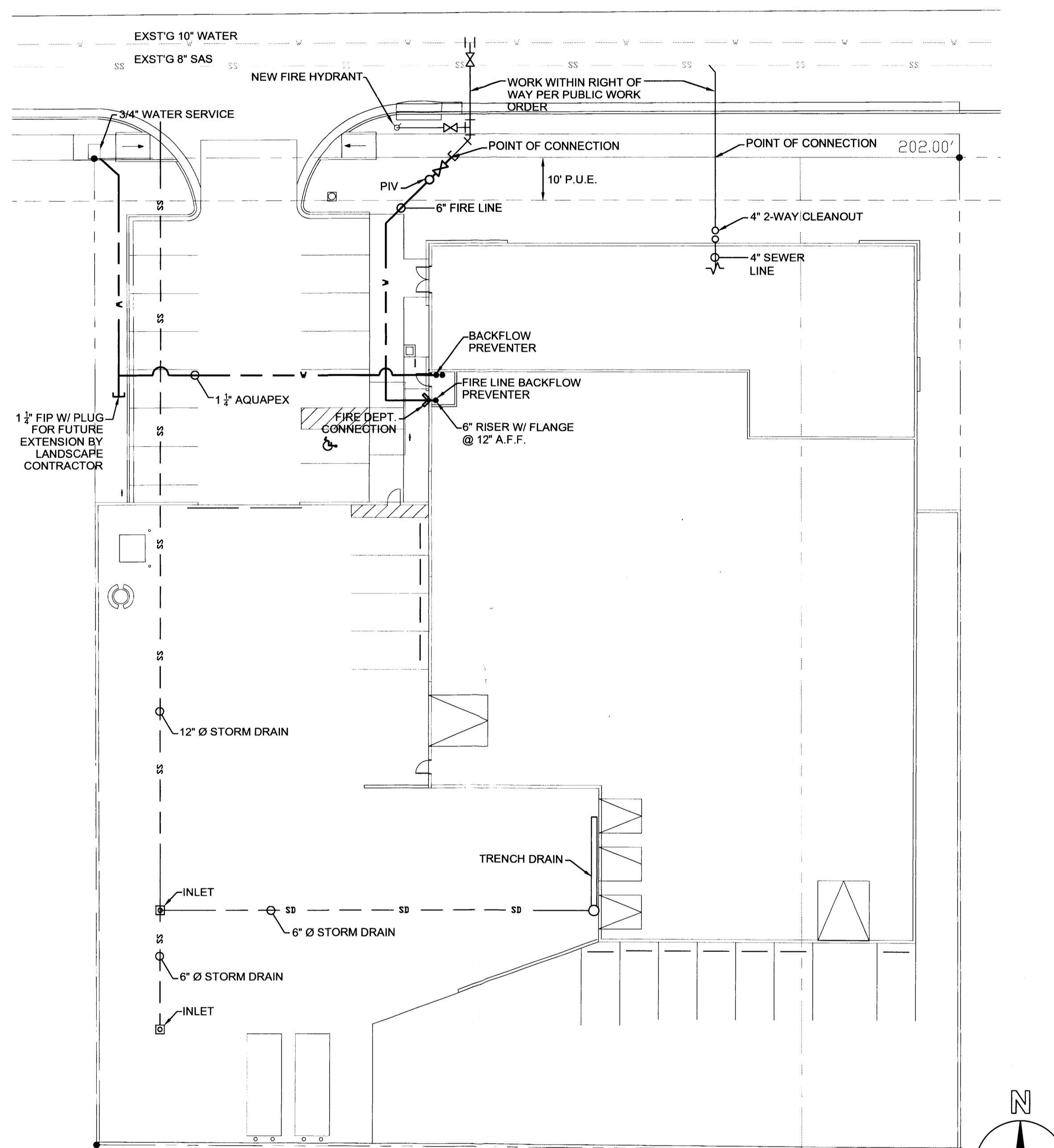
**CONCEPTUAL GRADING AND DRAINAGE PLAN**

| Date:     | No. Revision: | Date: | Job No. |
|-----------|---------------|-------|---------|
| 5/8/14    |               |       | 2052    |
| Drawn By: |               |       | CG-101  |
| Old By:   |               |       | SH OF   |

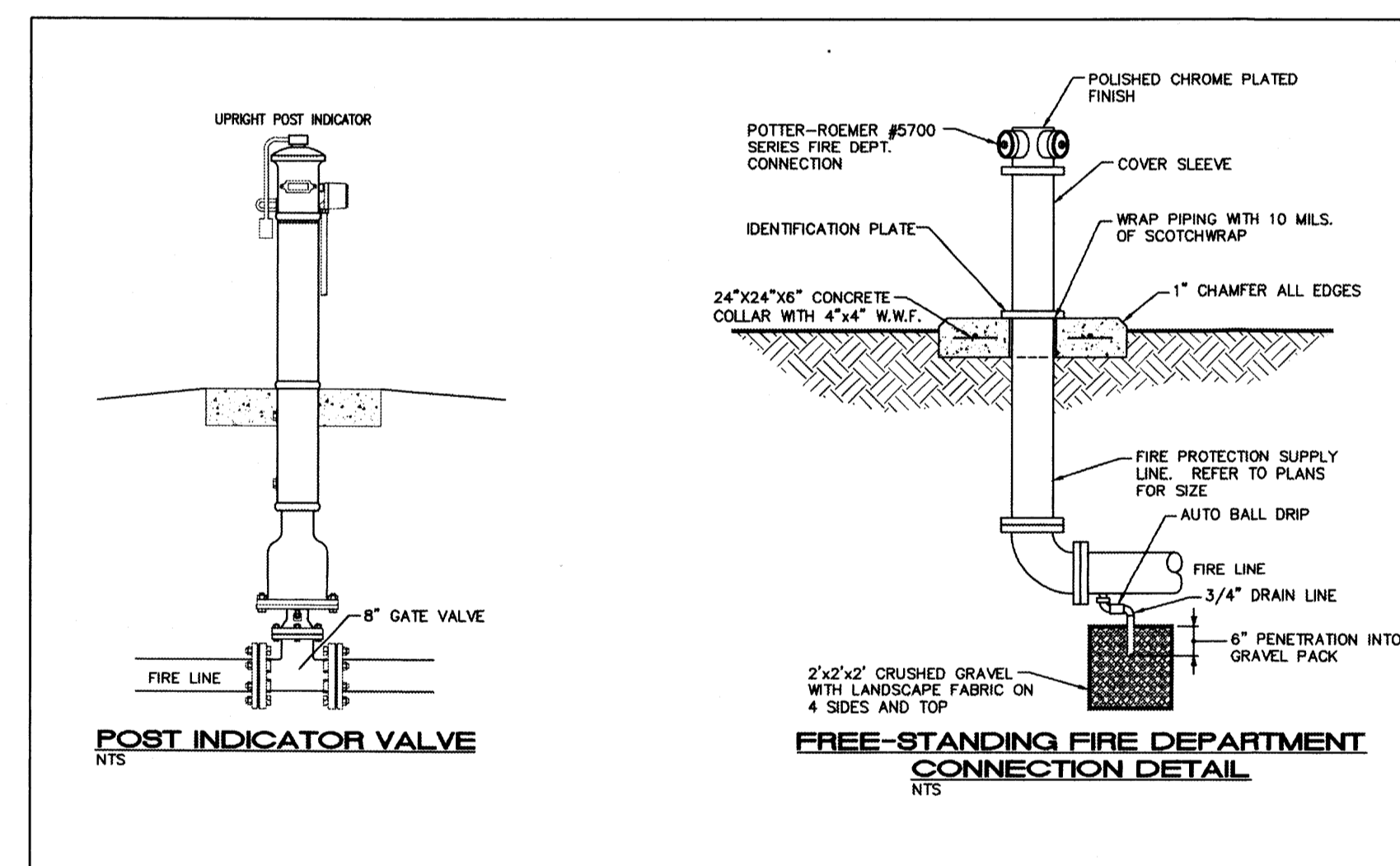
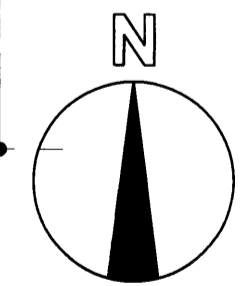
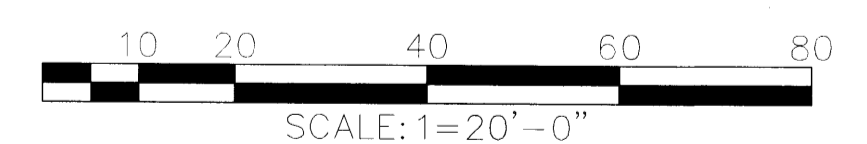


GENERAL NOTES:

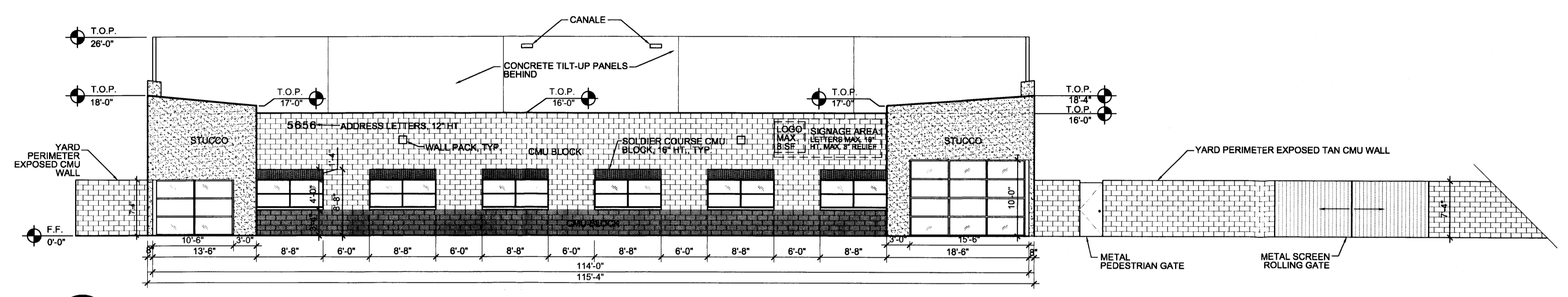
- A. ALL UTILITY TRENCHES TO BE COMPACTED TO 95% MINIMUM.
- B. ALL FIRE LINE PIPING TO BE FLUSHED AND PRESSURE CERTIFIED.



CONCEPTUAL UTILITY PLAN


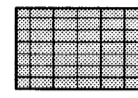

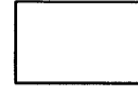



REVISIONS:

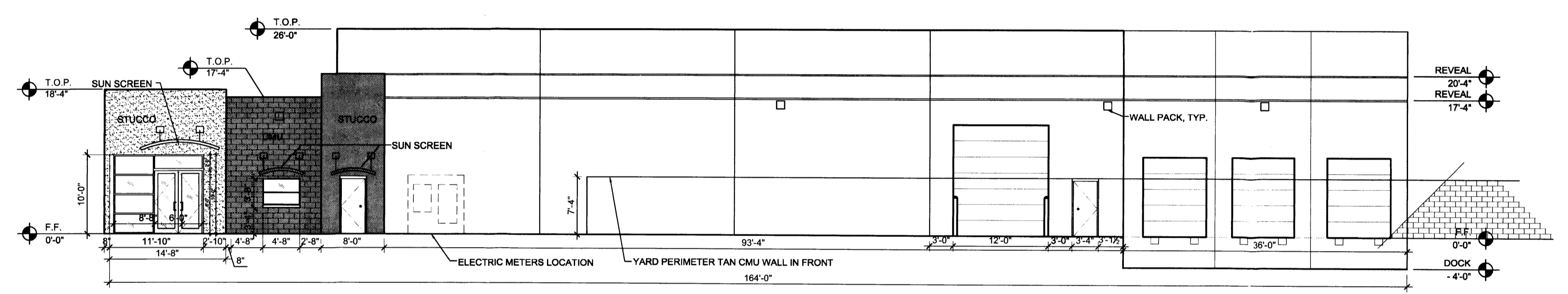


**A** NORTH (FRONT) ELEVATION  
3/32" = 1'-0"

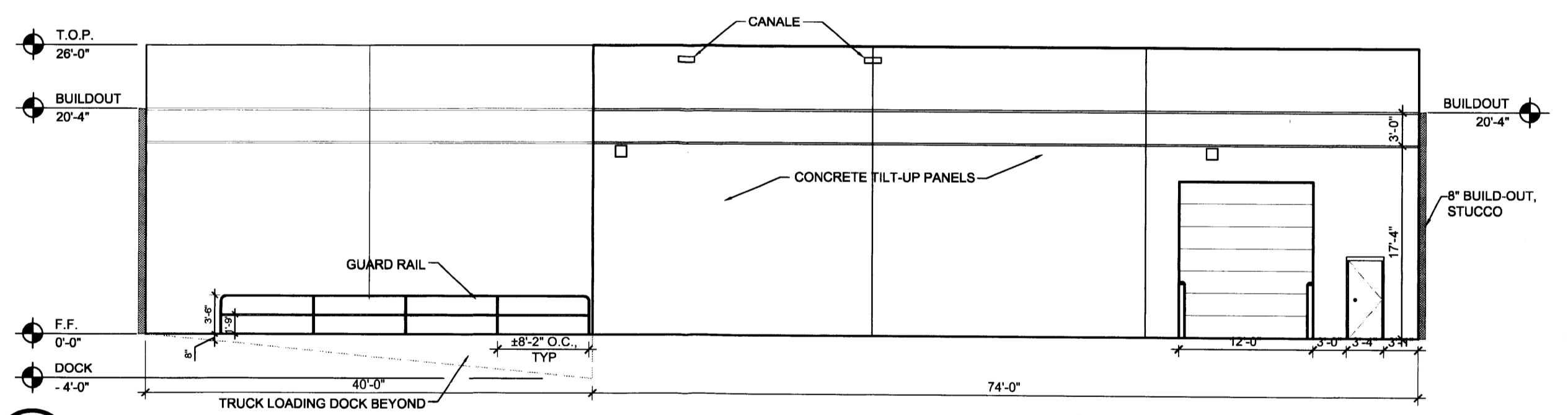
**EXTERIOR FINISH LEGEND:**

-  STUCCO SYSTEM, COLOR LIGHT/MEDIUM GREY
-  CMU BLOCK, COLOR DARK GREY
-  CMU BLOCK, COLOR LIGHT/MEDIUM GREY
-  CONCRETE TILT-UP PANEL, COLOR LIGHT/MEDIUM TAN
-  STUCCO SYSTEM, COLOR DARK GREY

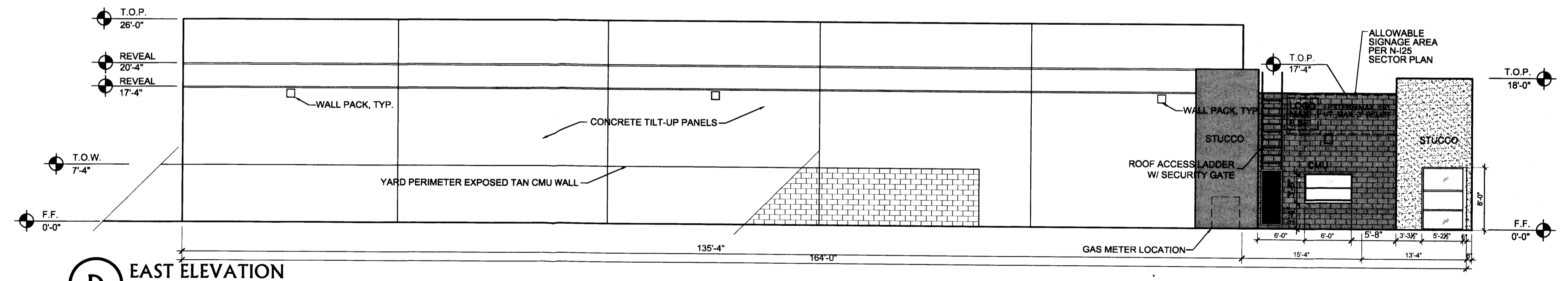
SCALE:  
SEE PLAN  
PLAN DATE:  
MAY 7, 2014  
FILENAME:  
5656 PASADENA  
DRAWN BY:  
L. KUENN



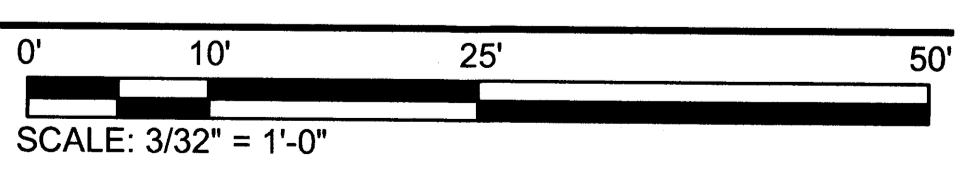
**B** WEST ELEVATION  
3/32" = 1'-0"



**C** SOUTH ELEVATION  
3/32" = 1'-0"



**D** EAST ELEVATION  
3/32" = 1'-0"



**EXTERIOR ELEVATIONS**

**PROPOSED OFFICE/WAREHOUSE**  
D H PACE  
5656 PASADENA AVE NE  
ALBUQUERQUE, NEW MEXICO 87113

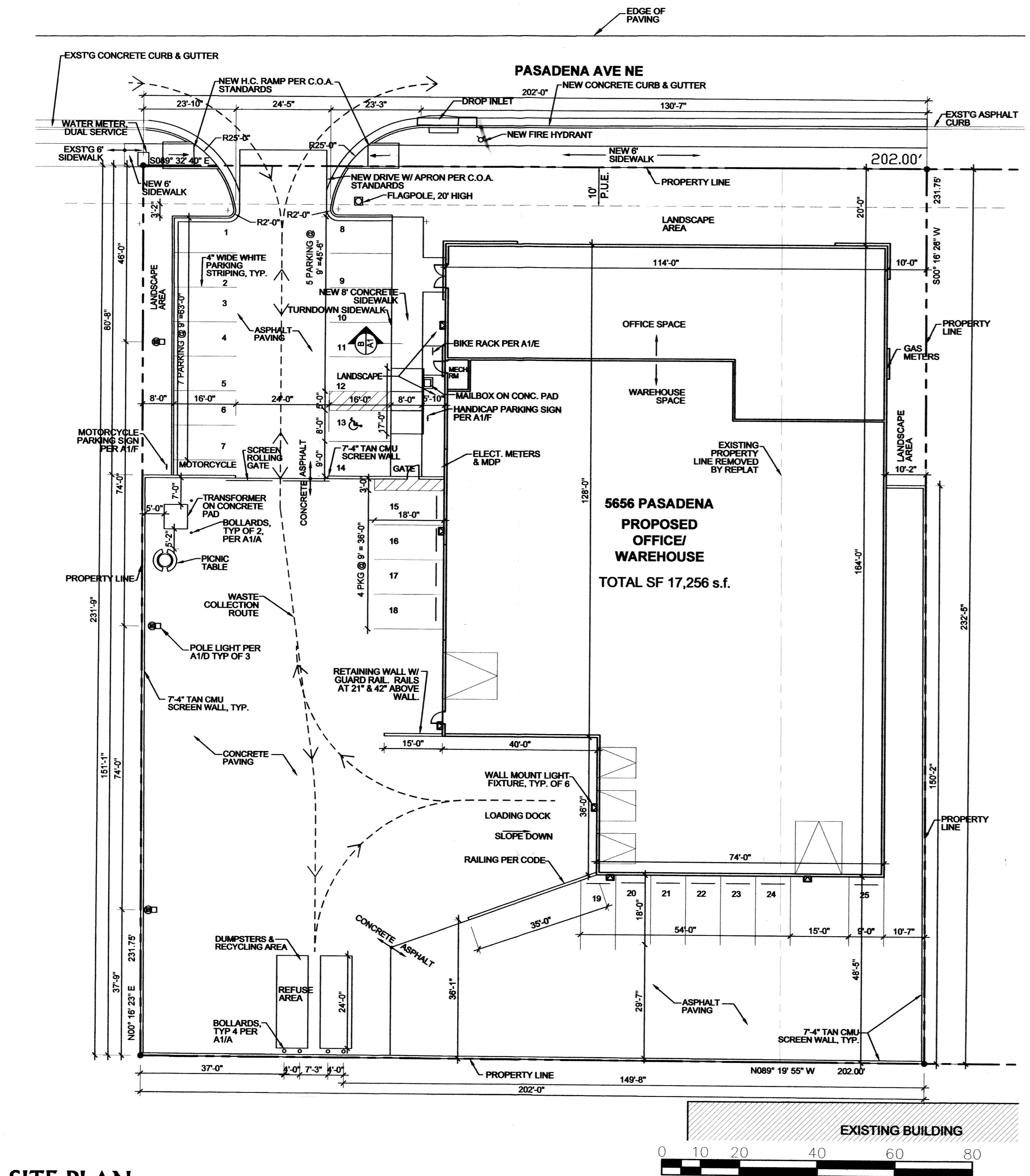
**MECHENBER**  
CONSTRUCTION INC.  
8600 HIGHLAND AVE. SUITE 415  
ALBUQUERQUE, NM 87113  
WEB: WWW.MECHENBER.COM  
TEL: (505) 342-7299  
FAX: (505) 342-7299

© Copyright 2014 by MECHEMBER CONSTRUCTION INC.

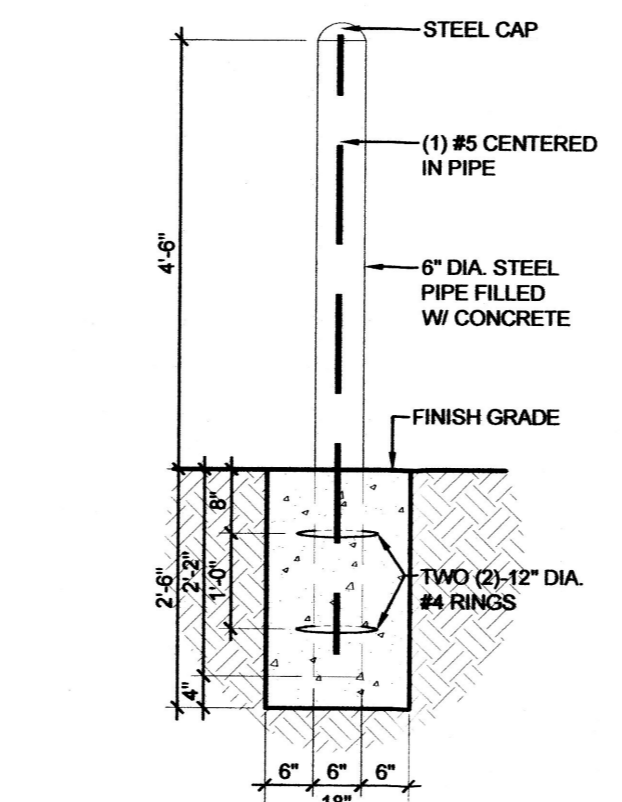


PROJECT #: 1010050  
DATE: 6-4-14  
APP#: 14-70147

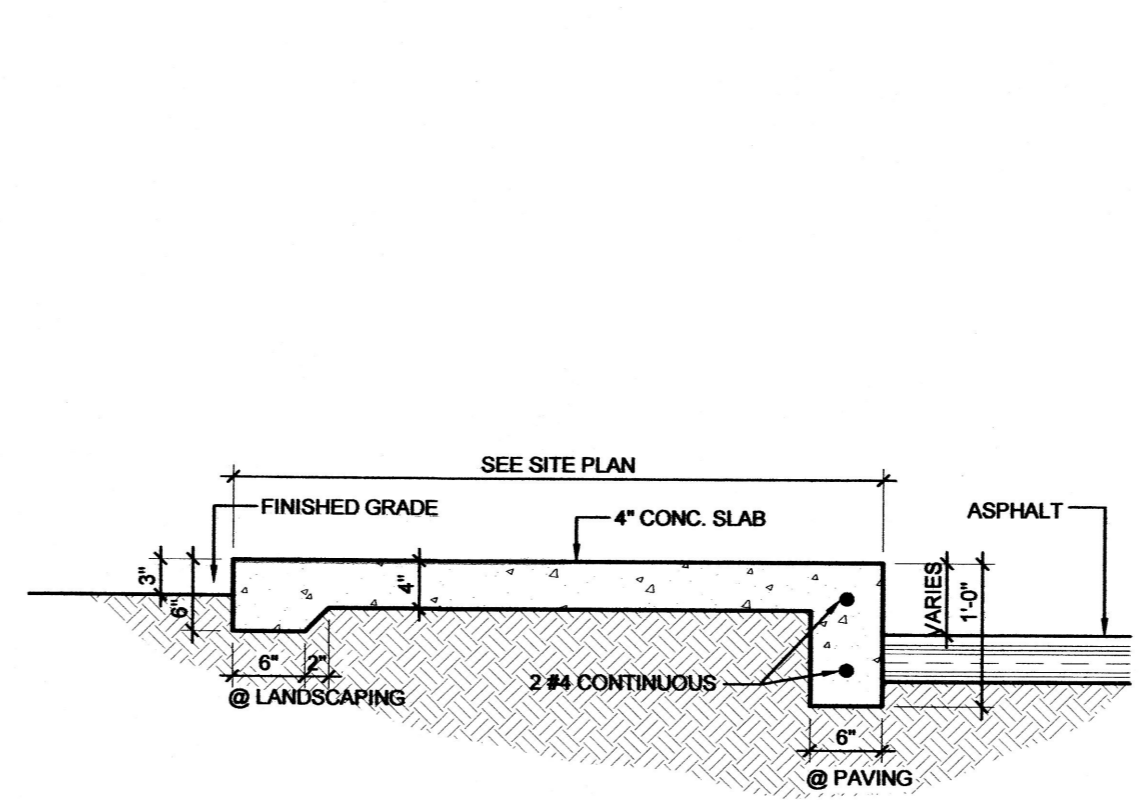
REVISIONS:



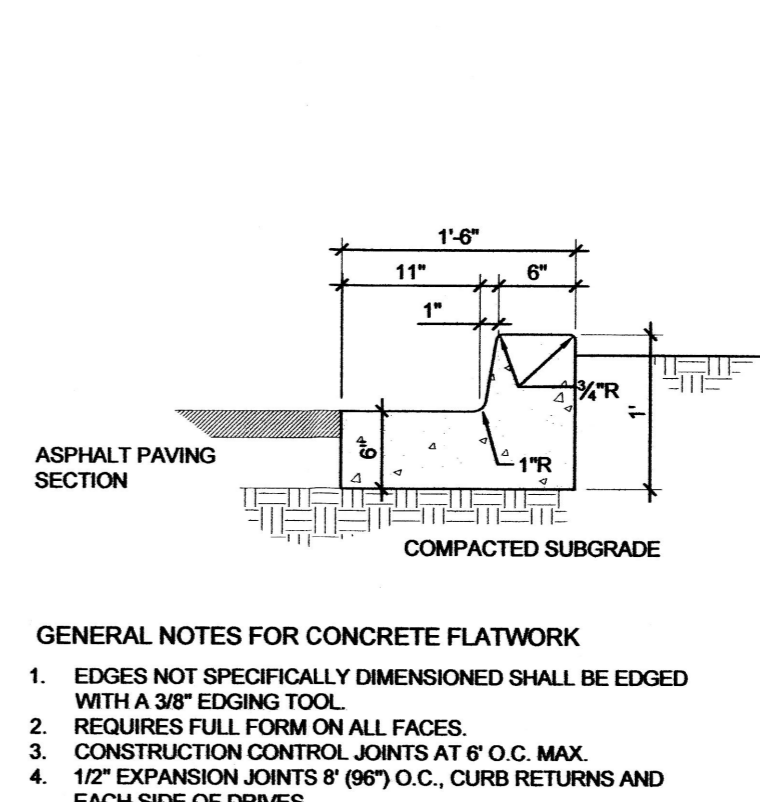
**SITE PLAN**  
SCALE: 1" = 20'-0"



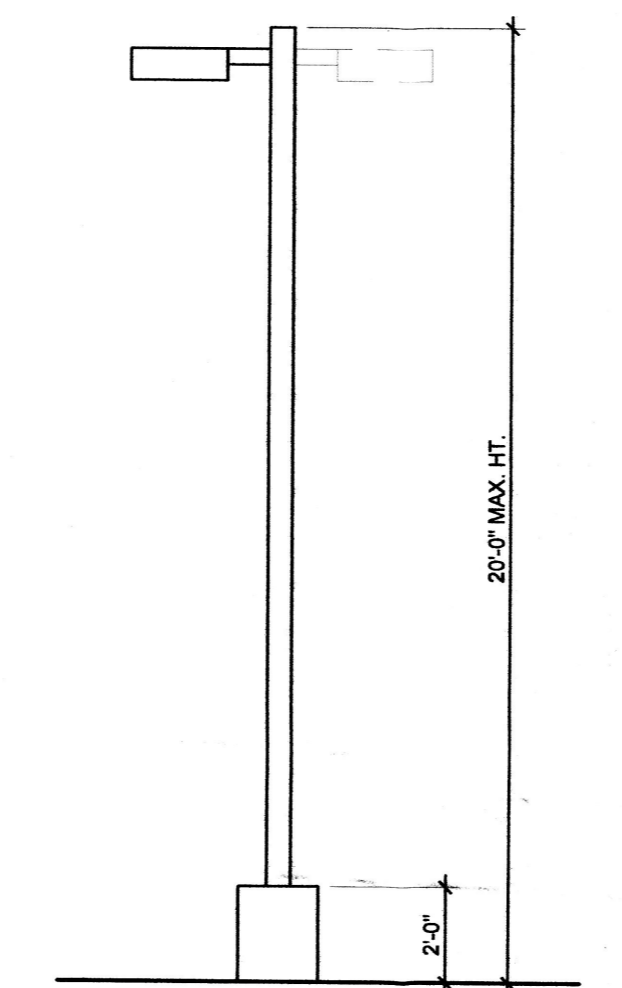
**A 6" BOLLARD**  
1/2" = 1'-0"



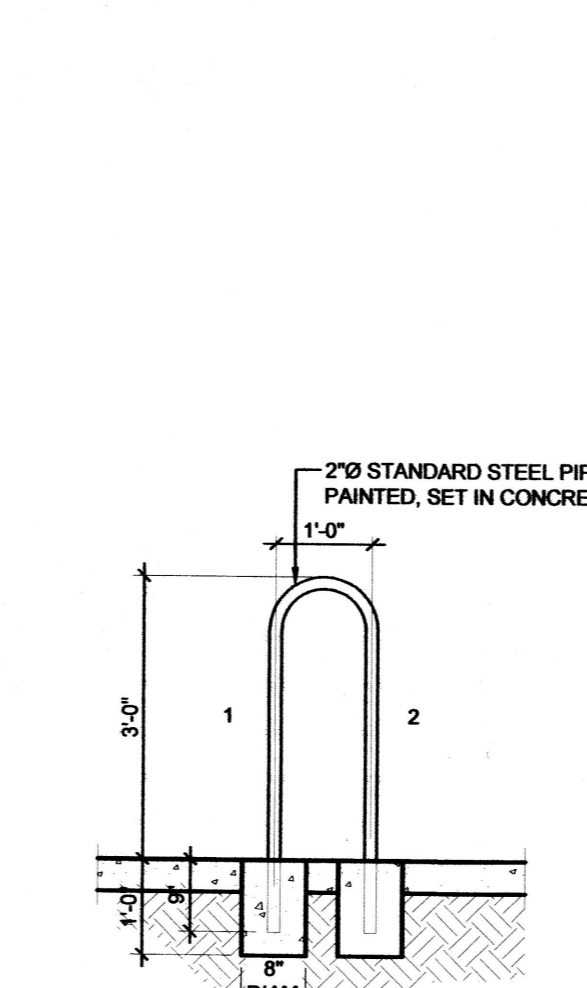
**B SIDEWALK SECTION**  
3/4" = 1'-0"



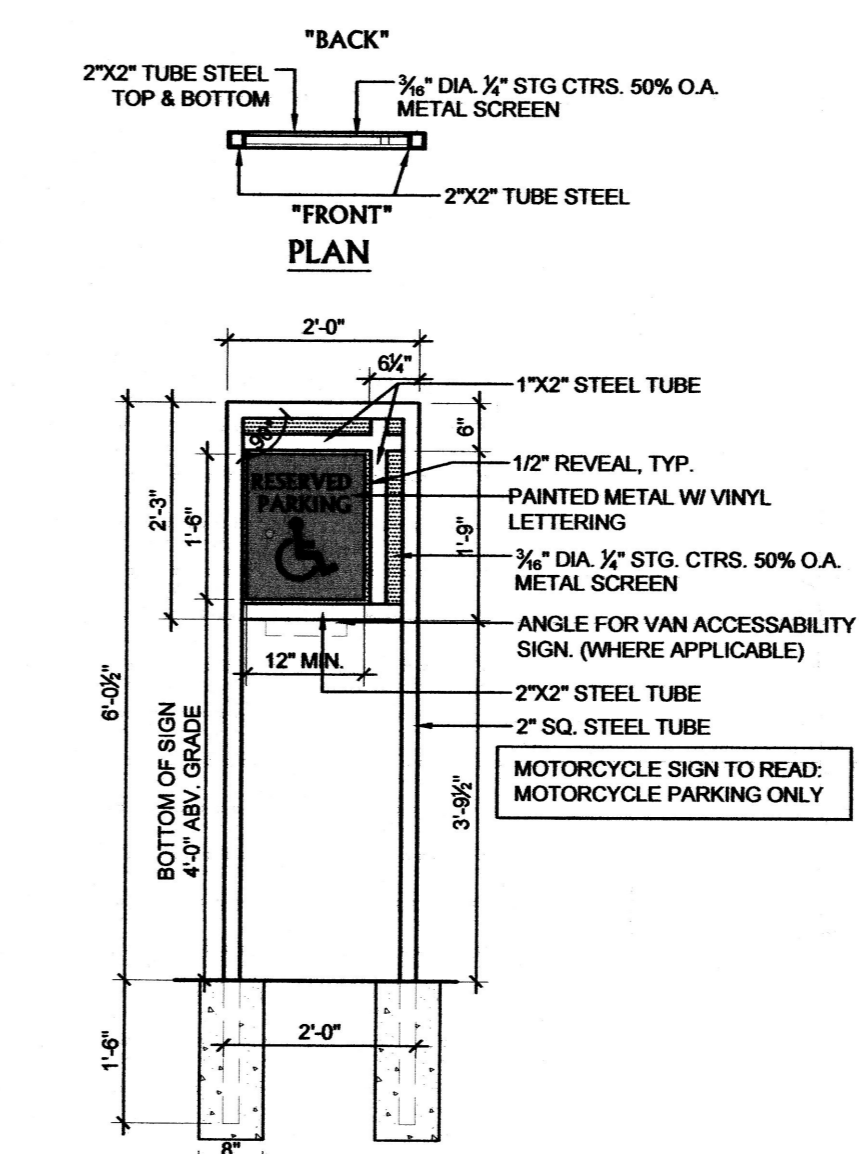
**C CURB & GUTTER**  
1/2" = 1'-0"



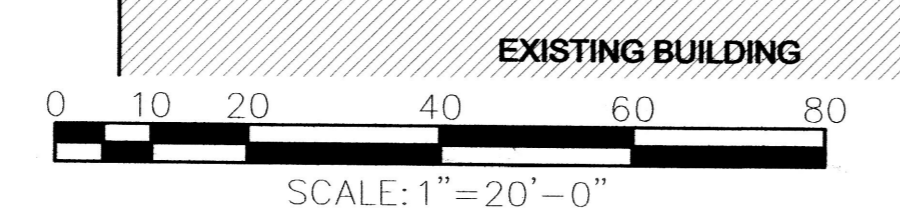
**D LIGHT POLE**  
1/4" = 1'-0"



**E BIKE RACK**  
1/2" = 1'-0"



**F H.C. & MOTORCYCLE SIGN**  
1/2" = 1'-0"

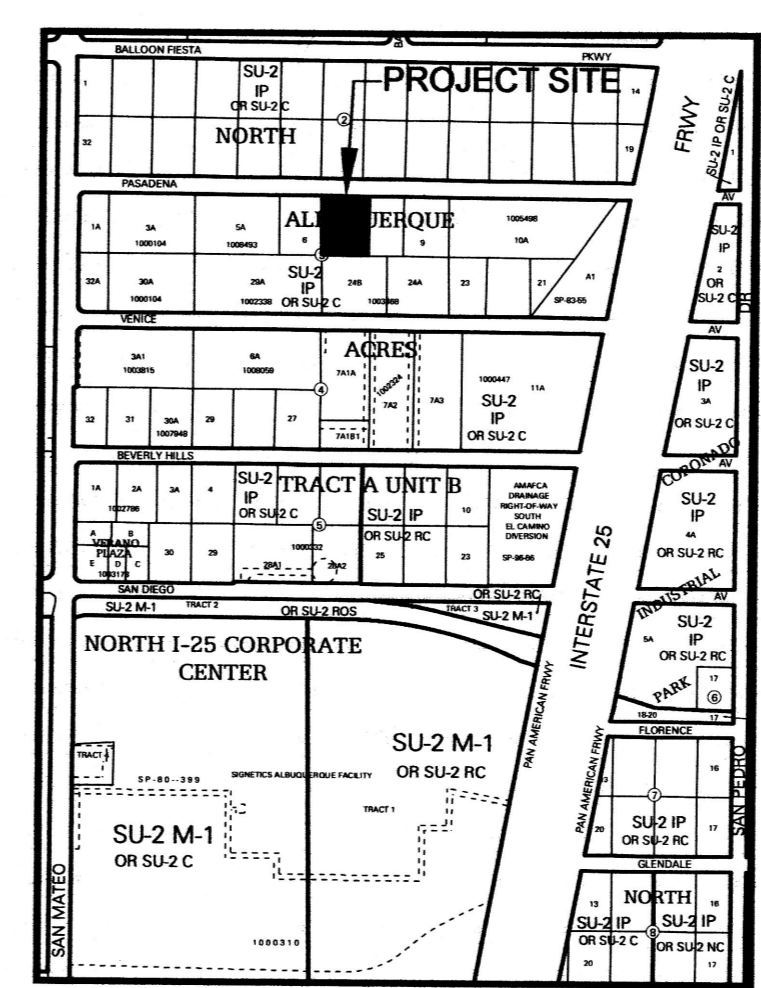


**PROJECT DESCRIPTION:**

ADDRESS: 5656 PASADENA AVE NE  
ALBUQUERQUE, NM 87113  
LEGAL DESCRIPTION: LOT 7-A BEING A REPLAT OF LOTS 7 & 8, BLOCK 3, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES  
OWNER: 5656 PASADENA NE LLC  
ZONE MAP: B-18-Z  
ZONING: SU-2  
TOTAL SITE AREA: 1.0784 ACRES (46,975 SF)  
DEVELOPED AREA: 1.0784 ACRES (46,975 SF)  
CONSTRUCTION TYPE: II-B (NON COMBUSTIBLE, AUTOMATIC SPRINKLER SYSTEM)  
OCCUPANCY GROUPS: B OFFICE, S2 WAREHOUSE  
NET FLOOR AREA: 17,256 SF  
LOT AREA: 46,975 SF  
LESS BUILDING FOOTPRINT AREA: 17,256 SF  
LESS YARD AREA WITHIN SCREEN WALL: 20,204 SF  
NET UNSCREENED LOT AREA: 9,515 SF  
TOTAL LANDSCAPE PROVIDED: 5,237 SF  
LANDSCAPE % NET LOT AREA: 55 %

| REQUIRED PARKING:                                      | EXTERIOR BENCH SEATING:                       |
|--|---|
| BUSINESS (B)   | TOTAL SEATING REQUIRED (61 LIN FT/ 25 FT) = 3 |
| 3,596 NET LSF/200 = 18                                 | EXTERIOR SEATING PROVIDED = 4                 |
| WAREHOUSE (S-2)  | A MINIMUM OF 25% OF SEATING TO BE SHADED      |
| 12,995 NET LSF/ 2,000 = 7                              |   |
| TOTAL PARKING REQUIRED = 25                            |   |
| TOTAL PARKING PROVIDED: = 25                           |   |
| COMPACT SPACES ALLOWED (33% OF 27): = 8                |   |
| COMPACT SPACES PROVIDED: = -                           |   |
| TOTAL HANDICAP REQUIRED PER 2003 IBC TABLE 1106.1: = 1 |   |
| TOTAL HANDICAP PROVIDED: = 1                           |   |
| TOTAL MOTORCYCLE/MOPED REQUIRED: = 1                   |   |
| TOTAL MOTORCYCLE/MOPED PROVIDED: = 1                   |   |
| TOTAL BIKE SPACES REQUIRED: 25/20 = 2                  |   |
| TOTAL BIKE SPACES PROVIDED = 2                         |   |

AFD PLANS CHECKING OFFICE  
924-3611  
APPROVED/DISAPPROVED  
HYDRANT(S) ONLY  
SIGNATURE & DATE



VICINITY MAP: C-17-Z  
SCALE: N.T.S.

CITY OF ALBUQUERQUE  
"SOLID WASTE"  
MANAGEMENT DEPARTMENT  
APPROVED

**PROJECT NUMBER: ---**

APPLICATION NUMBER: ---

IS AN INFRASTRUCTURE LIST REQUIRED ( ) YES ( ) NO IF YES, THEN A SET OF APPROVED DRC PLANS WITH A WORK ORDER IS REQUIRED FOR ANY CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY OR FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS.

**DRB SITE DEVELOPMENT PLAN APPROVAL:**

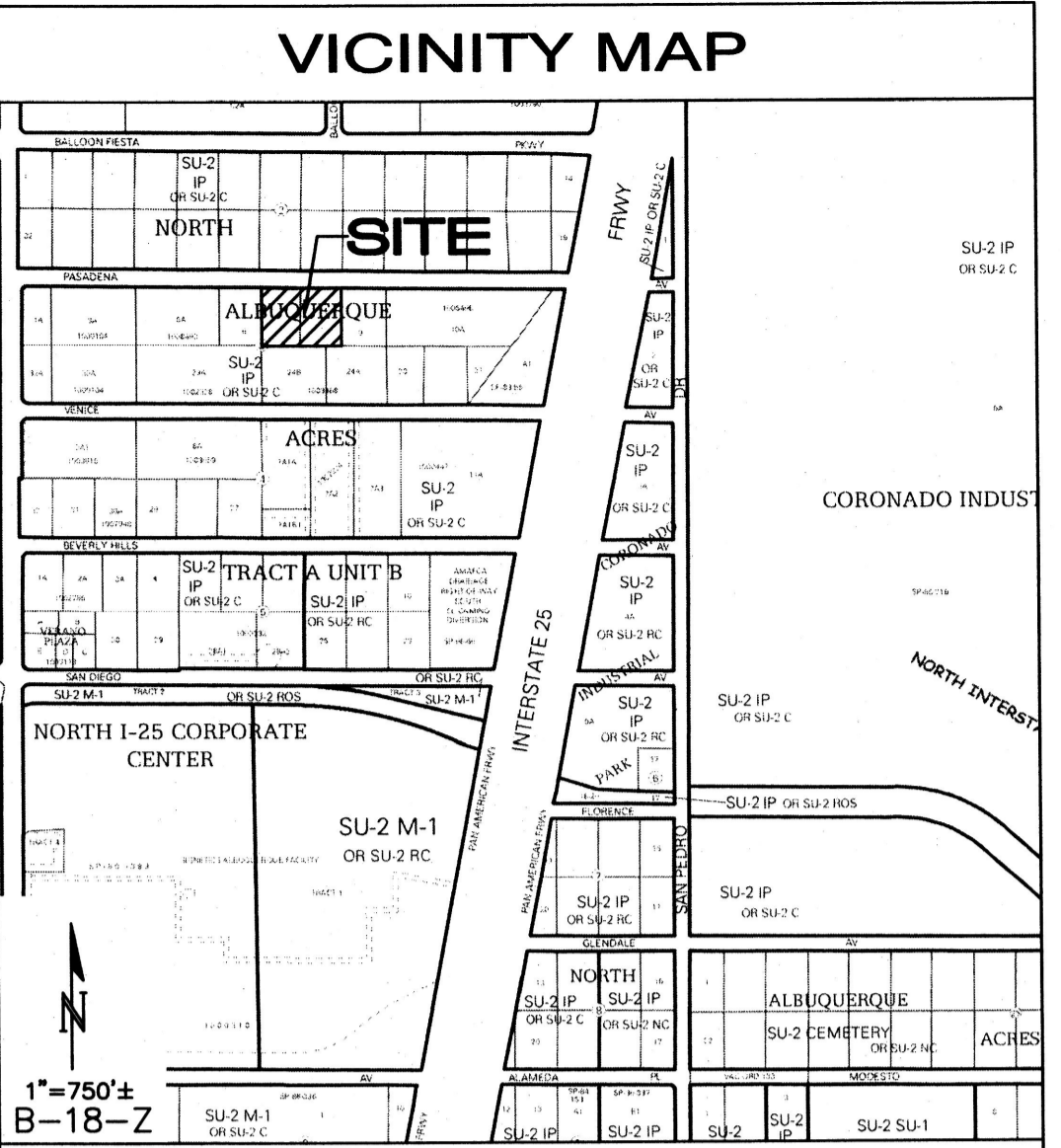
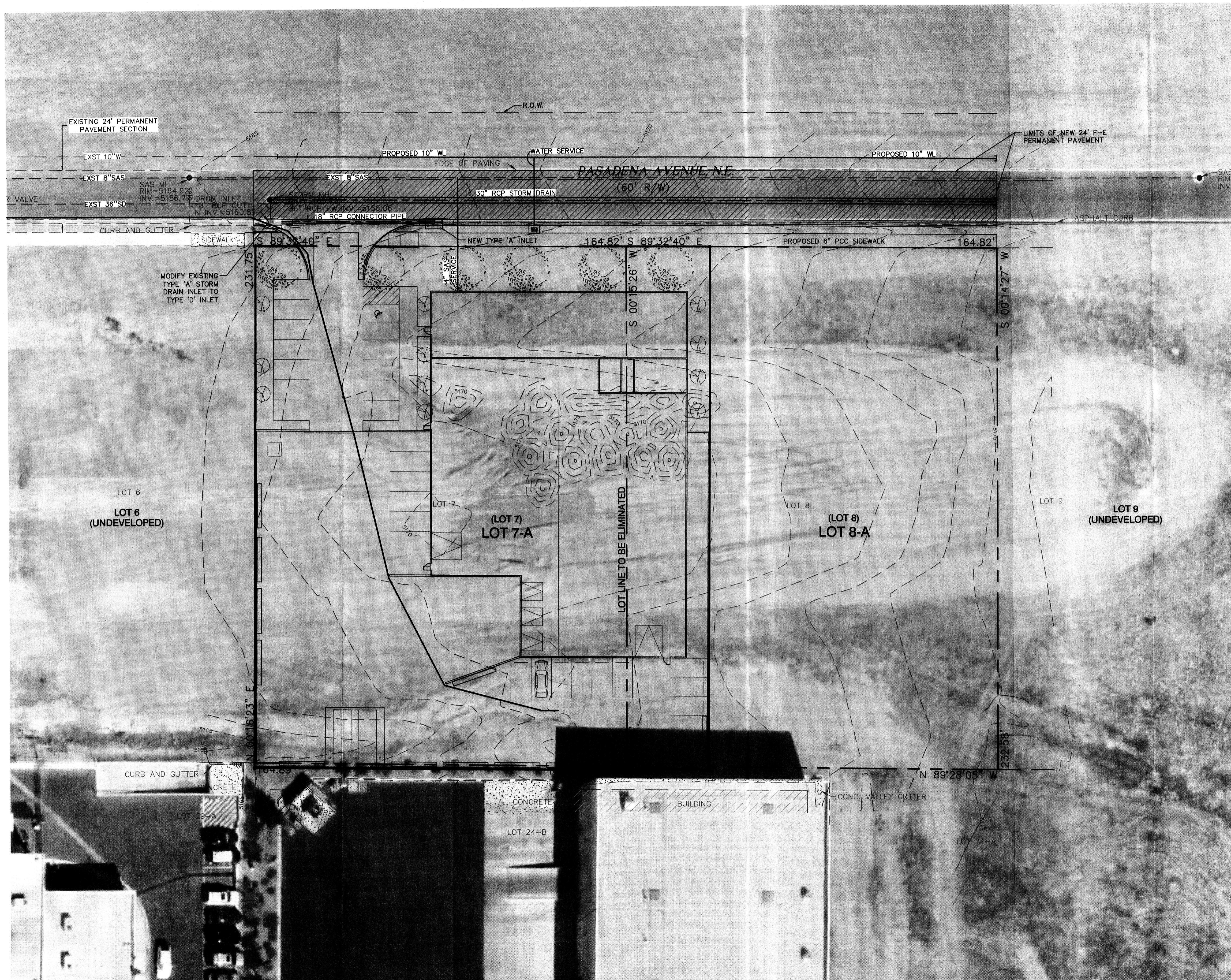
| DEPARTMENT                                    | DATE   |
|---|--------|
| TRAFFIC ENGINEERING, TRANSPORTATION DIVISION  |        |
| WATER UTILITY DEPARTMENT                      |        |
| PARKS AND RECREATION DEPARTMENT               |        |
| CITY ENGINEER                                 |        |
| ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) |        |
| SOLID WASTE MANAGEMENT                        | 6-8-14 |
| DRB CHAIRPERSON, PLANNING DEPARTMENT          |        |
| *ENVIRONMENTAL HEALTH, IF NECESSARY           |        |

**PROPOSED SITE PLAN**

PROPOSED OFFICE/WAREHOUSE  
D H PACE  
5656 PASADENA AVE NE  
ALBUQUERQUE, NEW MEXICO 87113

**MECHENBER CONSTRUCTION INC.**  
1800 WASHINGTON ST. SUITE 145  
ALBUQUERQUE, NM 87103  
OFFICE: (505) 345-2700  
FAX: (505) 344-7799  
WWW.MECHENBER.COM





**PROJECT INFORMATION**

LEGAL DESCRIPTION: LOTS 7&8, CLOCK 3, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B

ZONE ATLAS: B-18

OWNER: MECHENBIER CONSTRUCTION, INC.  
ATTN: JOHN MECHENBIER  
8500 WASHINGTON ST NE, STE A-6  
ALBUQUERQUE, NM 87113

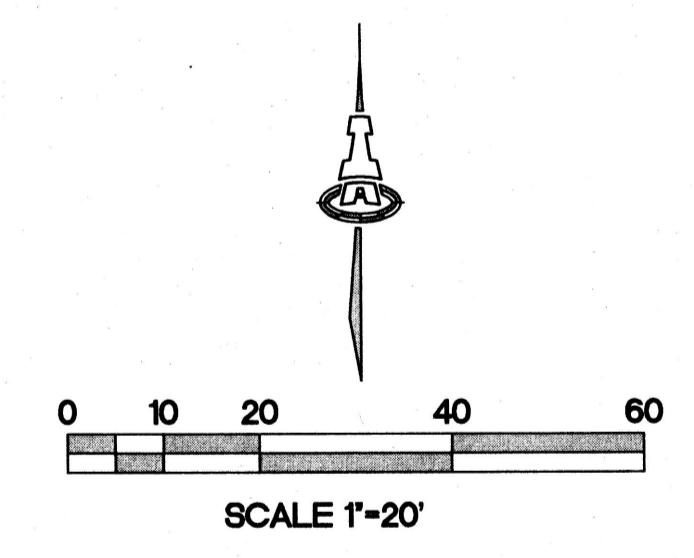
SITE AREA: EXISTING LOTS 7&8 = 1.757 AC.  
PROPOSED LOT 7-A = 1.065 AC.

ADDRESS: 5656 PASADENA AVE NE

FLOOD ZONE: 100 YR. FLOOD ZONE DESIGNATION X, AS SHOWN ON F.I.R.M. PANEL 35001C0129G, DATED SEPT. 26, 2008. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN.

SURVEYOR: SANDIA LAND SURVEYING  
15 CASA TERRENOS  
PLACITAS, NM 87043  
(505)867-1241  
DATE OF SURVEY: 04-12-2014

PROJECT #: 1010050  
DATE: 4-30-14  
APP #: 14-70110 (SK)



**ISAACSON & ARFMAN, P.A.**  
Consulting Engineering Associates  
128 Monroe Street N.E.  
Albuquerque, New Mexico 87108  
Ph. 505-268-8828 www.iacivil.com

2052 V-SPLAT.dwg Apr 21, 2014

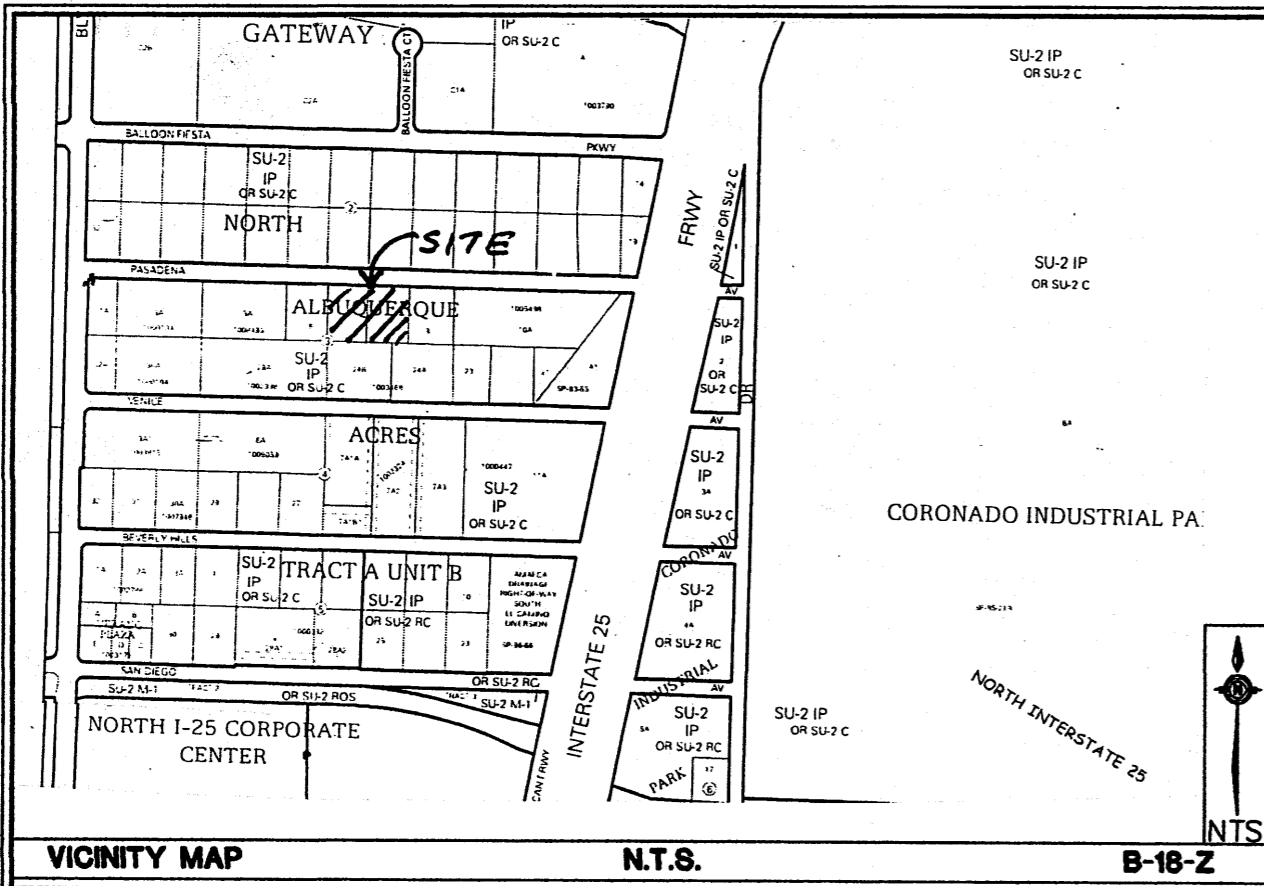
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Pasadena Office/Warehouse  
LOTS 7&8  
Mechenbier Construction, Inc.

| SKETCH PLAT |      |          |              |
|-------------|------|----------|--------------|
| Date:       | No.: | Revised: | Date:        |
| 04-21-14    |      |          |              |
| Drawn By:   | thor |          | Job No. 2052 |
| Chk By:     | FCA  |          | 1            |
|             |      |          | SH. OF       |



PROJECT #: 1010050  
 DATE: 5-14-14  
 APP#: 14-7042(SK)



**SKETCH PLAT**  
 OF  
**LOTS 7A AND 8A, BLOCK 3,**  
**TRACT A, UNIT B,**  
 (BEING A REPLAT OF LOTS 7 AND 8)  
**NORTH ALBUQUERQUE ACRES**

WITHIN  
 ELENA GALLEGOS GRANT  
 PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST,  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 APRIL 2014

PROJECT NUMBER \_\_\_\_\_

APPLICATION NUMBER: \_\_\_\_\_

APPROVALS:

CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD, CHAIR \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF ALBUQUERQUE ZONING \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF ALBUQUERQUE FIRE MARSHAL'S OFFICE \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF ALBUQUERQUE ENVIRONMENTAL HEALTH \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF ALBUQUERQUE PUBLIC WORKS \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF ALBUQUERQUE PARK AND RECREATION \_\_\_\_\_ DATE \_\_\_\_\_

ABCWUA \_\_\_\_\_ DATE \_\_\_\_\_

CITY SURVEYOR, CITY OF ALBUQUERQUE \_\_\_\_\_ DATE \_\_\_\_\_

UTILITIES:

CENTURYLINK \_\_\_\_\_ DATE \_\_\_\_\_

PNM ELECTRIC SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST \_\_\_\_\_ DATE \_\_\_\_\_

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS FOR A LOT LINE ADJUSTMENT AND TO GRANT A TEN (10') UTILITY EASEMENT.

LEGAL DESCRIPTION:

LOTS NUMBERED SEVEN (7) AND EIGHT (8), IN BLOCK NUMBERED THREE (3), TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 24, 1936 IN PLAT BOOK D, PAGE 130.

TREASURER'S CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 101806510930020120  
 UPC# 101806512330020119  
 PROPERTY OWNERS(S) OF RECORD: MAGMIKE LLC AND AMERICUS LLC

BERNALILLO COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

SURVEYOR'S CERTIFICATION:

I, ANDREW S. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 12649, 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 MONUMENTATION OF THE BERNALILLO COUNTY SUBDIVISION ORDINANCE; THAT IT SHOWS ALL EASEMENTS OF RECORD MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING INTEREST; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ANDREW S. MEDINA N.M.P.S. #12649 \_\_\_\_\_ DATE \_\_\_\_\_

REVISED:

**SANDIA LAND SURVEYING**  
 15 CASA TERRENOS PLACITAS, N.M. 87043 (505) 867-1241  
 JOB NO.: 110-14 DATE: 4-12-2014  
 SCALE: 1"=40' DRAWN: A.S.M.

NOTES:

- UNLESS OTHERWISE NOTED ALL CORNERS ARE SET #4 REBAR WITH CAP STAMPED "SLS 12649".
- THE BEARING BASE FOR THIS PLAT ARE NMSHC MONUMENTS "1\_25\_11" AND USGLO MONUMENT "CC\_EC\_11\_12\_11N\_3E". ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED. BEARINGS ARE GRID BASED UPON THE NEW MEXICO SATTE PLANE COORDINATE SYSTEM, CENTRAL ZONE. (NAD 83).
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD PER DOCUMENT FILED APRIL 24, 1936 IN BOOK D, PAGE 130.
- DISTANCES ARE GROUND DISTANCES
- GROSS ACREAGE: 1.7581
- NUMBER OF EXISTING LOTS: 2
- NUMBER OF LOTS CREATED: 2
- PROPERTIES ARE ZONED IP.
- DATE OF SURVEY APRIL 2014.
- PROPERTY OWNERS ARE REQUIRED TO HOOK UP TO ABCWUA SANITARY SEWER AND WATER.
- CROSS LOT DRAINAGE MUST NOT BE INCREASED OR IMPACTED BY DEVELOPMENT OF THESE LOTS.
- NO MASS SITE GRADING, CLEARING OR GRUBBING IS ALLOWED WITHOUT AN APPROVED GRADING AND DRAINAGE PLAN.
- THESE LOTS MUST ACCEPT STORM WATER RUNOFF FROM ADJACENT ROADWAYS AND PROPERTIES AS IT CURRENTLY EXISTS.
- A GRADING AND DRAINAGE PLAN PREPARED BY AN ENGINEER REGISTERED IN THE STATE OF NEW MEXICO MAY BE REQUIRED WITH FUTURE DEVELOPMENT OF THESE LOTS.
- THIS PROPERTY IS NOT WITHIN A 100 YEAR FLOODPLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP PANEL NO. 350002 0129 H, AUGUST 16, 2012.
- 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, FOR INSTALLATION, MAINTENANCE, AND SERVICE OF 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 AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.
  - CENTURY LINK FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES
  - COMCAST CABLE 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 (ABOVE GROUND OR SUBSURFACE) HOT TUB, CONCRETE OR WOOD POOL DECKING 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 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.

- PROPERTY OWNERS ARE REQUIRED TO HAVE SOLID WASTE REMOVED BY A COMPANY APPROVED BY THE CITY OF ALBUQUERQUE.

FREE CONSENT:

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S). EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRIC POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD 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) DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANTS THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

MAGMIKE LLC \_\_\_\_\_ DATE \_\_\_\_\_

AMERICUS LLC \_\_\_\_\_ DATE \_\_\_\_\_

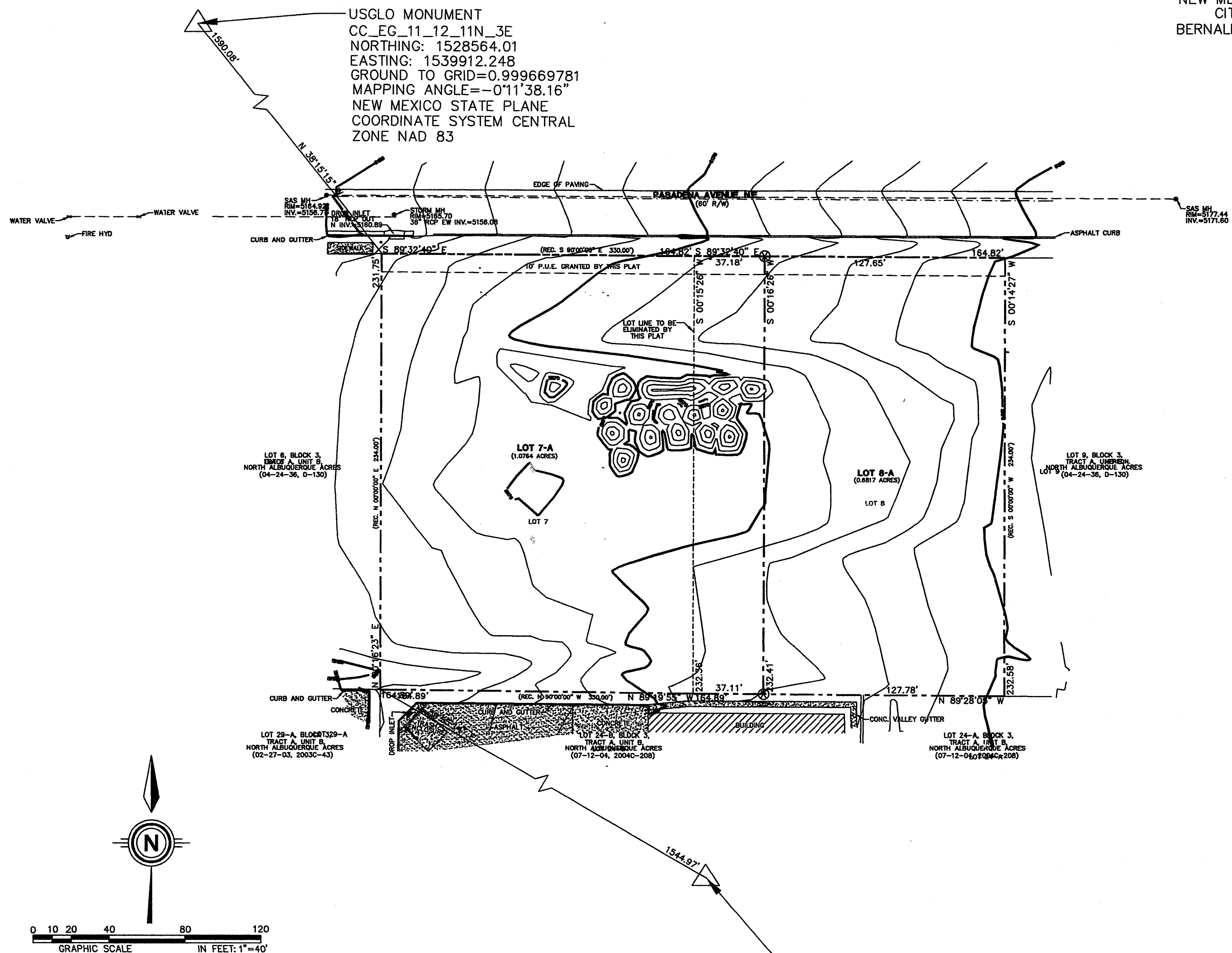
STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
 2014, THE FOREGOING INSTRUMENT  
 WAS ACKNOWLEDGED BEFORE ME BY \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

**SKETCH PLAT  
OF  
LOTS 7A AND 8A, BLOCK 3,  
TRACT A, UNIT B,  
(BEING A REPLAT OF LOTS 7 AND 8)  
NORTH ALBUQUERQUE ACRES**

WITHIN  
ELENA GALLEGOS GRANT  
PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST,  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL 2014

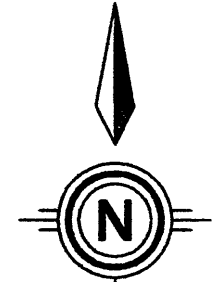


USGLO MONUMENT  
CC\_EG\_11\_12\_11N\_3E  
NORTHING: 1528564.01  
EASTING: 1539912.248  
GROUND TO GRID=0.999669781  
MAPPING ANGLE=-0°11'38.16"  
NEW MEXICO STATE PLANE  
COORDINATE SYSTEM CENTRAL  
ZONE NAD 83

NMSHC MONUMENT "I-25-11"  
NORTHING: 1526309.141  
EASTING: 1542232.56  
GROUND TO GRID=0.999665711  
MAPPING ANGLE=-0°11'21.89"  
NEW MEXICO STATE PLANE  
COORDINATE SYSTEM CENTRAL  
ZONE NAD 83

**LEGEND:**

- ⊗ SET #4 REBAR W/CAP "SLS 12649"
- ⊙ SET NAIL W/TAG "SLS 12649"
- ⊕ FOUND 3/4" PIPE
- ⊠ FOUND #4 REBAR W/CAP "MARQUEZ P.S. 10283"
- ⊞ FOUND #4 REBAR
- ⊕ FOUND NAIL ON CONCRETE DITCH
- ⊗ FOUND #6 REBAR
- FOUND #5 REBAR
- FOUND CHISELED X



REVISED:

**SANDIA LAND  
SURVEYING**

|  |                 |
|--|-----------------|
| 15 CASA TERRENOS PLACITAS, N.M. 87043 (505) 867-1241 |                 |
| JOB NO.: 110-14                                      | DATE: 4-12-2014 |
| SCALE: 1"=40'  | DRAWN: A.S.M.   |