

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 K-17-Z.
- No Existing Utility Easements appear on the plat of record.
- The subject property lies within Section 23, Township 10 North, Range 3 East, New Mexico Principal Meridian.

SUBDIVISION DATA

- Total number of existing Lots: 1
- Total number of Lots created: 2
- Gross Subdivision acreage: 0.1329 acres

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

1017-057-127209-33705 (2014 & 2015)
for Strell, Robert E
[Signature] 4-17-15
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

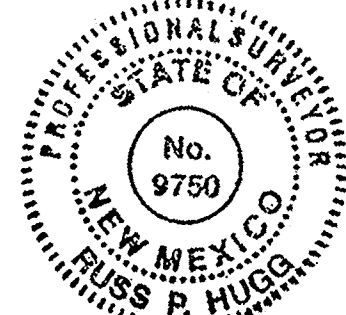
The purpose of this plat is to:

- Grant the new easements as shown hereon.
- Combine the portions of vacated right of way for Morningside Drive and Silver Avenue S.E., vacated by 15DRB-70037 into existing Lot 11, Block 4, Mankato Place and divide into new Lots 11-A and 11-B as shown hereon.
- Dedicate the additional public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants.

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.

[Signature]
Russ P. Hugg
NMPS No. 9750
January 27, 2015



PLAT OF
LOTS 11-A AND 11-B, BLOCK 4
MANKATO PLACE

(BEING A REPLAT OF LOT 11, BLOCK 4, MANKATO PLACE AND PORTIONS OF VACATED MORNINGSIDE DRIVE AND SILVER AVENUE S.E.)

SITUATE WITHIN
SECTION 23, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2015

DOCM 2015031662

04/17/2015 10:47 AM Page: 1 of 3
PLAT R: \$25.00 B: 2015C P: 0036 H. Toulouse Oliver, Bernalillo Cour

PROJECT NUMBER: 1010265
Application Number: 15 DRB-70038

PLAT APPROVAL

UTILITY APPROVALS:

[Signature] 1-29-15
Public Service Company of New Mexico Date
[Signature] 1-27-15
New Mexico Gas Company Date
[Signature] 1/27/15
Qwest Corporation d/b/a CenturyLink QC. Date
[Signature] 1/27/15
Comcast Date

CITY APPROVALS:

[Signature] P.S. 1/27/15
City Surveyor Date
Department of Municipal Development
[Signature] 4-17-15
Real Property Division Date
N/A 4-17-15
Environmental Health Department Date
[Signature] 3/12/15
Traffic Engineering, Transportation Division Date
[Signature] 03/04/15
ABCWUA Date
[Signature] 3-4-15
Parks and Recreation Department Date
[Signature] 3-4-15
AMAFCA Date
[Signature] 3-4-15
City Engineer Date
[Signature] 4-17-15
DRB Chairperson, Planning Department Date

SHEET 1 OF 3

SURV TEK, INC.

Consulting Surveyors Phone: 505-897-3366
9394 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

PLAT OF
LOTS 11-A AND 11-B, BLOCK 4
MANKATO PLACE

(BEING A REPLAT OF LOT 11, BLOCK 4, MANKATO PLACE AND
PORTIONS OF VACATED MORNINGSIDE DRIVE AND SILVER AVENUE S.E.)

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04/17/2015 10:47 AM Page: 2 of 3
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LEGAL DESCRIPTION

Lot Numbered Eleven (11) in Block Numbered Four (4), of MANKATO PLACE, an Addition to the City of Albuquerque, as the same is shown and designated on the plat entitled "MANKATO PLACE, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on August 2, 1929 in Plat Book D1, Folio 64.

TOGETHER WITH:

Vacated portions of Morningside Drive and Silver Avenue SE, vacated by 15DRB-70037, being more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750, using New Mexico State Plane grid bearings, Central Zone (NAD83) and ground distances as follows:

BEGINNING at the Northwest corner of the parcel herein described, (a 1/2" Rebar found in place) said point being the Northwest corner of said Lot 11, Block 4, Mankato Place whence the Albuquerque Control Survey Monument "5-K17A" bears N 68° 16' 53" E, 295.45 feet distant; Thence,

S 82° 26' 05" E, 70.78 feet along the Northerly line of said Lot 11 to the Northeast corner of the parcel herein described (a concrete nail and disc stamped L.S. 11808" set); Thence,

S 00° 01' 07" W, 59.89 feet to a point of curvature (a concrete nail and disc stamped L.S. 11808" set); Thence,

Southwesterly, 31.58 feet on the arc of a curve to the right (said curve having a radius of 20.00 feet, a central angle of 90° 28' 53" and a chord which bears S 45° 15' 33" W, 28.40 feet) to a point of tangency (a concrete nail and disc stamped L.S. 11808" set); Thence,

N 89° 30' 00" W, 50.52 feet to the Southwest corner of the parcel herein described (a concrete nail and disc stamped L.S. 11808" set); Thence,

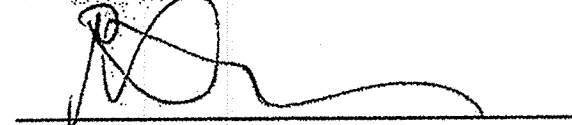
N 00° 21' 25" E, 87.76 feet along the Westerly line of said Lot 11 to the Northwest corner and point of beginning of the parcel herein described.

Said parcel contains 0.1329 acre, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF LOTS 11-A AND 11-B, BLOCK 4, MANKATO PLACE (BEING A REPLAT OF LOT 11, BLOCK 4, MANKATO PLACE AND PORTIONS OF VACATED MORNINGSIDE DRIVE AND SILVER AVENUE SE) SITUATE WITHIN SECTION 23, 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 dedicate the additional public right of way to the City of Albuquerque in fee simple with warranty covenants. 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 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)



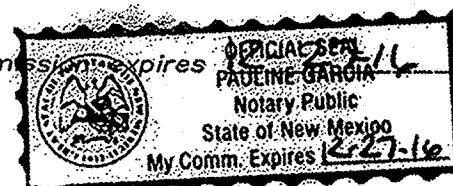
Robert E. Strell

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 20th
day of JANUARY, 2015, by Robert E. Strell.


Notary Public

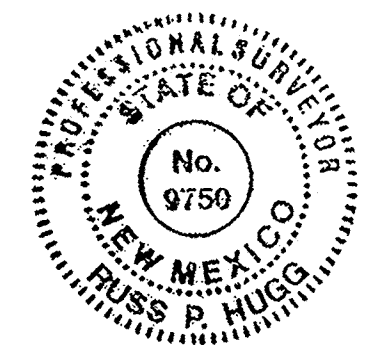


SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS
ON THE INSTALLATION OF SOLAR COLLECTORS

"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 "MANKATO PLACE, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on August 2, 1929 in Plat Book D1, Folio 64.
- Plat entitled "LOTS 1 THROUGH 20, INCLUSIVE SILVER STREET TOWNHOMES", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 14, 2005 in Plat Book 2005C, Page 204.
- Plat entitled "REPLAT OF LOTS 12, 13 & EAST 1/2 OF 14 IN BLOCK 4, MANKATO PLACE", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 16, 1978 in Volume B15, Folio 13.
- Title Commitment prepared by First American Title Insurance Company File No. NMO4-473187-AL01 LMO, dated October 26, 2004.



SHEET 2 OF 3

SURV+TEK, INC.

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

140.774. DWG

FLAT OF
**LOTS 11-A AND 11-B, BLOCK 4
 MANKATO PLACE**

(BEING A REPLAT OF LOT 11, BLOCK 4, MANKATO PLACE AND PORTIONS OF VACATED MORNINGSIDE DRIVE AND SILVER AVENUE S.E.)

SITUATE WITHIN

SECTION 23, TOWNSHIP 10 NORTH, RANGE 3 EAST
 NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2015

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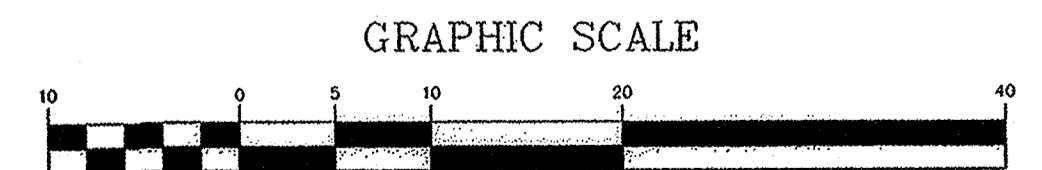
04/17/2015 10:47 AM Page: 3 of 3
 PLAT R: 325.00 B: 2015C P: 0036 N. Toulouse Oliver, Bernalillo Cour

Albuquerque Control Survey Monument "S-K17A"
 New Mexico State Plane Coordinates
 (Central Zone - NAD 83)
 North = 1,484,259.419 feet
 East = 1,535,891.429 feet
 Elevation = 5222.21 feet (NAVD 1988)
 Delta Alpha = -001'202.83"
 Ground To Grid Factor = 0.999666619

Fd. 1/2" Rebar and cap stamped "L.S. 6449"

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.02	S89°38'35"E
L2	11.70	N00°21'25"E
L3	3.45	N00°21'25"E
L4	0.22	S82°26'05"E
L5	61.98	S89°38'35"E
L6	63.77	N00°21'25"E
L7	2.00	N89°55'37"E
L8	6.00	S00°18'32"W
L9	2.00	S89°55'37"W
L10	6.00	N00°22'29"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	31.58'	20.00'	20.17'	28.40'	S45°15'33"W	90°28'54"
C2	14.50'	20.00'	7.58'	14.18'	N34°48'44"E	41°32'17"



SURV TEK, INC.

Consulting Surveyors
 9884 Valley View Drive, N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3366 Fax: 505-897-3377

SHEET 3 OF 3

LOT C, BLOCK 4
 MANKATO PLACE
 Filed June 16, 1978 in Volume B15, Folio 13

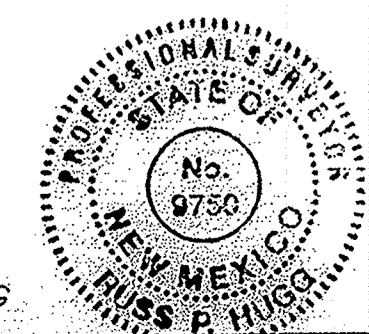
LOT 11-A
 0.0640 Ac.

LOT 11-B
 0.0689 Ac.

LOT 11, BLOCK 4
 MANKATO PLACE
 Filed August 2, 1929 in Volume D1, Folio 64

SILVER AVENUE S.E.
 60' R/W

S.E.
 DRIVE
 MORNINGSIDE
 Existing 62.53 R/W



140774. DWG