

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

PROJECT: 1010265
 DATE: 2-25-15
 APP: 15-70037 (NRD)
 15-70058 (PJT)

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

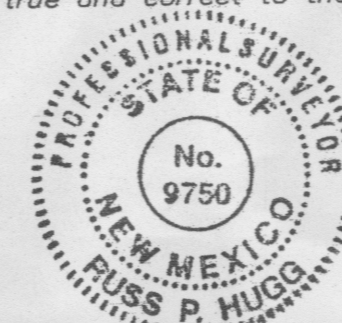
The purpose of this plat is to:

- 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— 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



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: 0.1355 acres

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

UTILITY APPROVALS:

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

CITY APPROVALS:

<i>[Signature]</i> City Surveyor Department of Municipal Development	1/27/15 Date
Real Property Division	Date
Environmental Health Department	Date
Traffic Engineering, Transportation Division	Date
ABCWJA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

SHEET 1 OF 3

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

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2015

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-_____ 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, 71.57 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° 21' 25" W, 59.83 feet to a point of curvature (a concrete nail and disc stamped L.S. 11808" set); Thence,

Southwesterly, 31.42 feet on the arc of a curve to the right (said curve having a radius of 20.00 feet, a central angle of 90° 00' 00" and a chord which bears S 45° 21' 25" W, 28.28 feet) to a point of tangency (a concrete nail and disc stamped L.S. 11808" set); Thence,

N 89° 38' 35" W, 51.00 feet to the Southwest corner of the parcel herein described (a concrete nail and disc stamped L.S. 11808" set); Thence,

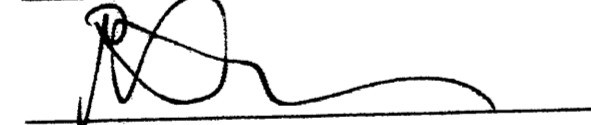
N 00° 21' 25" E, 88.81 feet along the Westerly line of said Lot 11 to the Northwest corner and point of beginning of the parcel herein described.

Said parcel contains 0.1355 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)



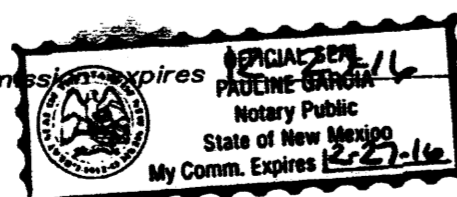
Robert E. Strell

ACKNOWLEDGMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 29th 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
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3986 Fax: 505-897-3377

PLAT OF
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 NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2015

Albuquerque Control Survey Monument "5-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 = -00°12'02.83"
 Ground To Grid Factor = 0.999666619

Fd. 1/2" Rebar and cap stamped "L.S. 6446"

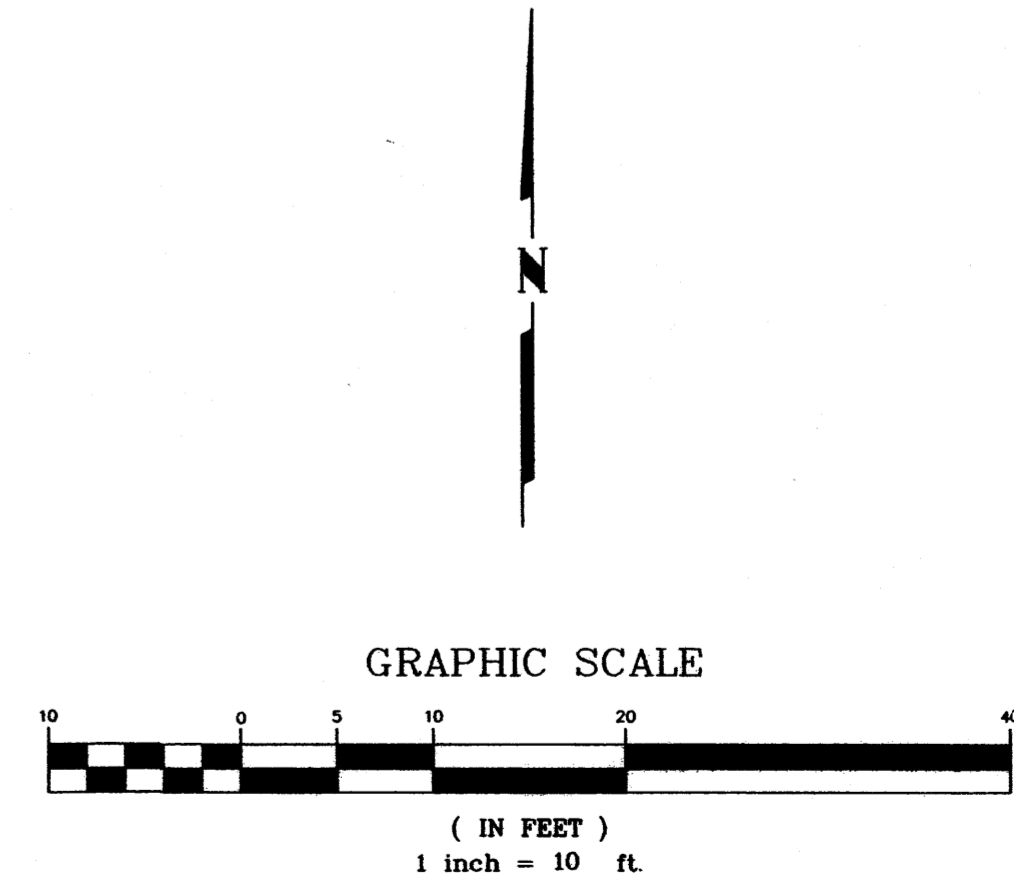


LINE TABLE

LINE	LENGTH	BEARING
L1	6.36	S89°38'35"E
L2	9.26	N00°21'25"E
L3	4.50	N00°21'25"E
L4	63.64	S89°38'35"E
L5	1.01	S82°26'05"E
L6	66.21	S00°21'25"W
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	31.42'	20.00'	20.00'	28.28'	S45°21'25"W	90°00'00"
C2	11.38'	20.00'	5.85'	11.23'	N34°51'25"E	32°36'37"



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JANUARY, 2015


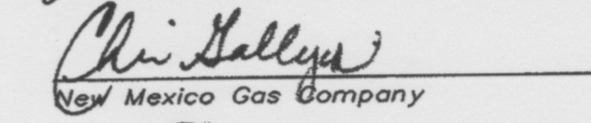
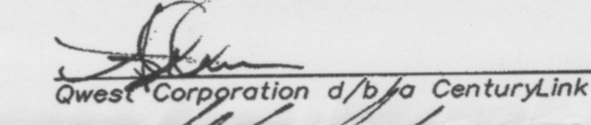
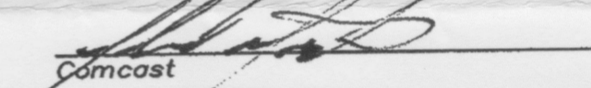
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04/17/2015 10:47 AM Page: 1 of 3
 PLAT R: \$25.00 B: 2015C P: 0036 M. Toulouse Oliver, Bernalillo Cour

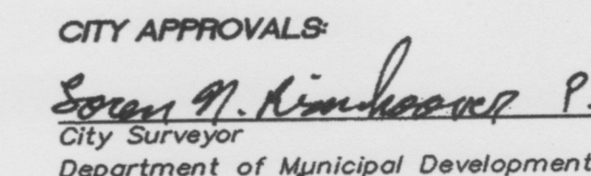
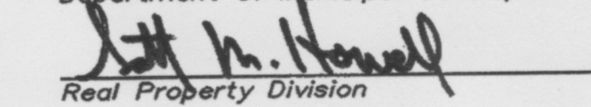


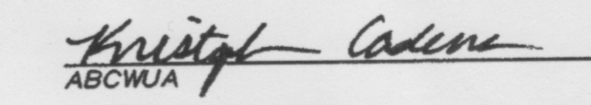

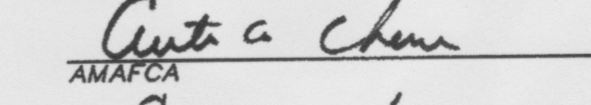
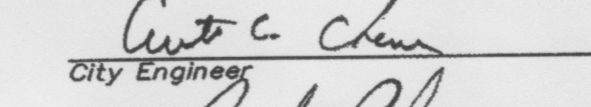
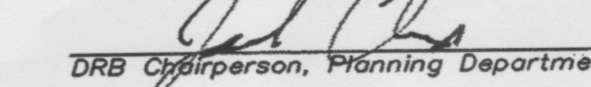
PROJECT NUMBER: 1010265
 Application Number: 15 DRB-70038

PLAT APPROVAL

UTILITY APPROVALS:

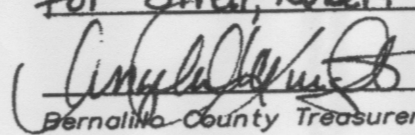
 Public Service Company of New Mexico	<u>1-29-15</u> Date
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 Comcast	<u>1/27/15</u> Date

CITY APPROVALS:

 City Surveyor Department of Municipal Development	<u>1/27/15</u> Date
 Real Property Division	<u>4-17-15</u> Date
 Environmental Health Department	<u>4-17-15</u> Date
 Traffic Engineering, Transportation Division	<u>3/12/15</u> Date
 ABCWUA	<u>03/04/15</u> Date
 Parks and Recreation Department	<u>3-4-15</u> Date
 AMAFCA	<u>3-4-15</u> Date
 City Engineer	<u>3-4-15</u> Date
 DRB Chairperson, Planning Department	<u>4-17-15</u> Date

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

 Bernalillo County Treasurer Date 4-17-15

PUBLIC UTILITY EASEMENTS

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

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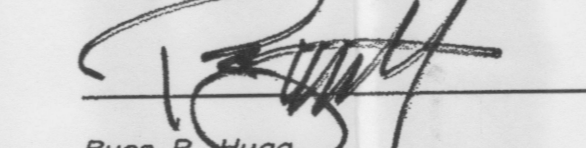
PURPOSE OF PLAT

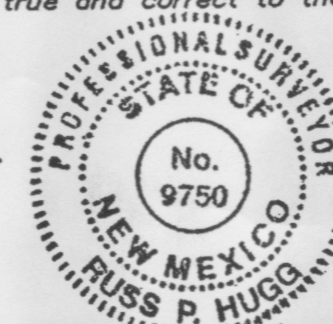
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- Grant the new easements as shown hereon.
- Combine the portions of vacated right of way for Morningside Drive and Silver Avenue S.E., vacated by 15DRB-70037 into existing Lot 11, Block 4, Mankato Place and divide into new Lots 11-A and 11-B as shown hereon.
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 Russ P. Hugg
 NMPS No. 9750
 January 27, 2015



VICINITY MAP
 Not to Scale

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NADB3).
- Distances are ground.
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- 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.
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- The subject property lies within Section 23, Township 10 North, Range 3 East, New Mexico Principal Meridian.

SUBDIVISION DATA

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LOTS 11-A AND 11-B, BLOCK 4
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NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2015

DOC# 2015031882

04/17/2015 10:47 AM Page: 2 of 3
 PLAT #: 225.00 B: 2015C P: 0035 H: Toulouse Oliver, Bernalillo Cour


LEGAL DESCRIPTION

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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,

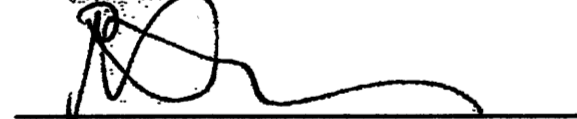
N 00° 21' 25" E, 87.76 feet along the Westerly line of said Lot 11 to the Northwest corner and point of beginning of the parcel herein described.

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)




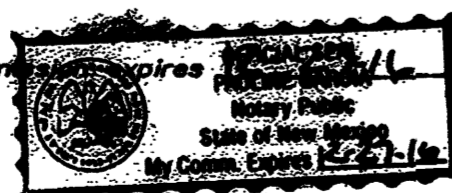
Robert E. Strell

ACKNOWLEDGMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 30th
 day of JANUARY, 2015, by Robert E. Strell.

 My commission expires 12/31/16
 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:

- a. 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.
- b. 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.
- c. 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.
- d. Title Commitment prepared by First American Title Insurance Company File No. NM04-473187-AL01 LMO, dated October 26, 2004.



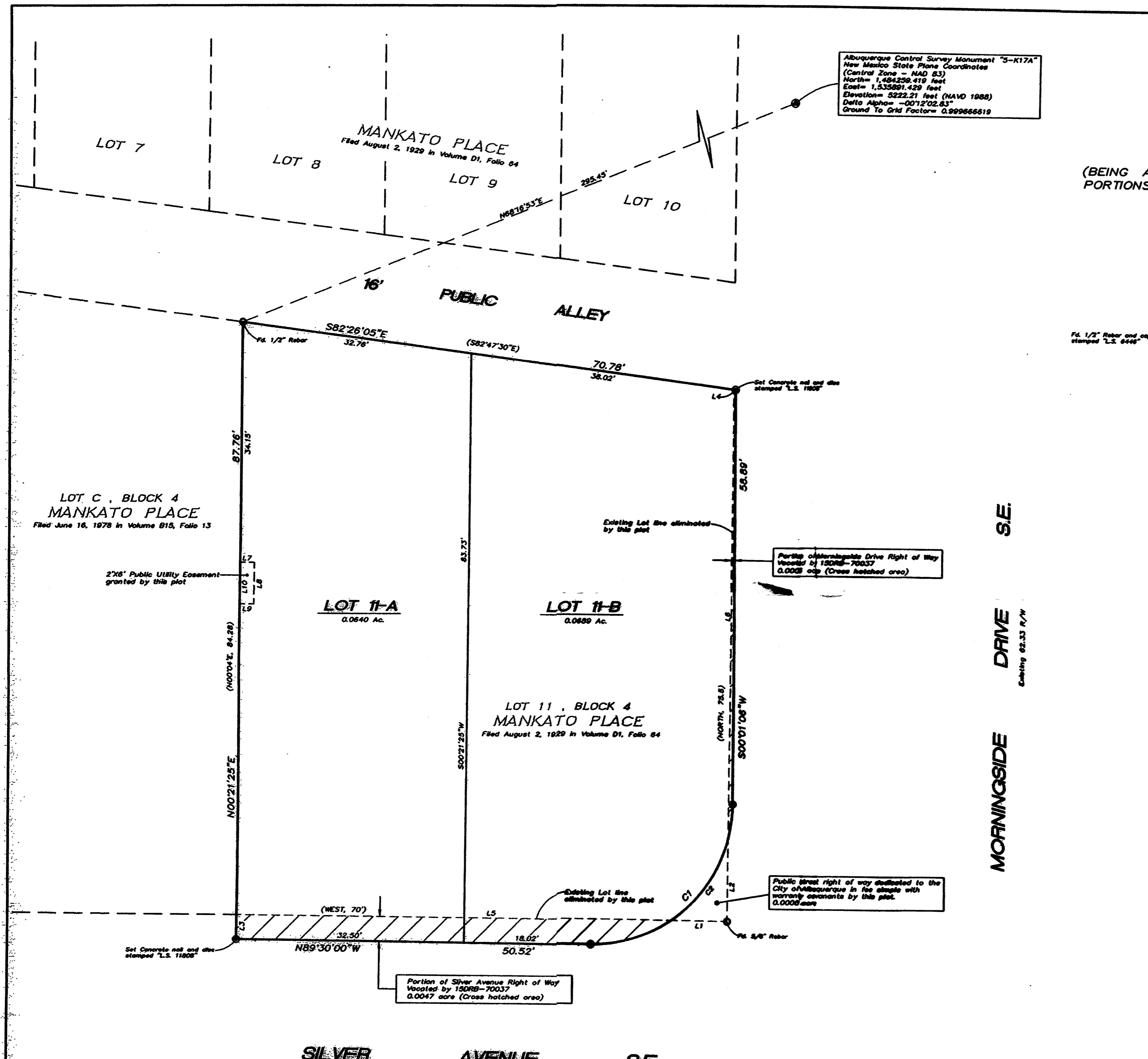
SHEET 2 OF 3

SURVOTEK, INC.

Consulting Surveyors
 9364 Valley View Drive, N.E. Albuquerque, New Mexico 87114 Phone: 505-897-3366
 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.)
SITUATE WITHIN
SECTION 23, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2015

DOCH 2015031682
04/17/2015 19:47 on Page: 2 of 3
PLAT R: 225.00 B: 20150 P: 0635 N. Toulouse Oliver, Bernalillo Cour



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'	7.38'	14.18'	N34°48'44"E	41°32'17"

