

LEGAL DESCRIPTION
Lot Numbered Eleven (11) in Block Numbered Four (4), of MANKATO PLACE, on 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:
Vocated 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 to 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 ----- day of -----, 2015, by Robert E. Strell.

----- My commission expires -----
Notary Public

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

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 ½ 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. NMD4-473187-AL01 LMO, dated October 26, 2004.