



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-16-Z.

**SUBDIVISION DATA**

- Total number of existing Tracts: 2
- Total number of Tracts created: 2
- Gross Subdivision acreage: 0.5800 acres.

**TREASURERS CERTIFICATION**

This is to certify that taxes are current and paid on the following:  
\_\_\_\_\_  
\_\_\_\_\_  
Bernalillo County Treasurer Date

PROJECT: 1010437  
DATE: 12-23-15  
APP: 15-70461  
REQUEST: P&F

**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:
- Show the portion of adjoining Public Alley Vacated by 15DRB-70405.
  - Combine a 2' foot portion of adjoining Public Alley into existing Tract A, Block 1 Mankato Place as shown hereon.
  - Grant the additional public easement as shown hereon.

PLAT OF  
**TRACT A-1 AND PARCEL A, BLOCK 1  
MANKATO PLACE**

(BEING A REPLAT OF TRACT A, BLOCK 1, MANKATO PLACE AND A 2' FOOT NORTHERLY PORTION OF ADJOINING PUBLIC ALLEY)

WITHIN  
SECTIONS 22 AND 23, TOWNSHIP 10 NORTH, RANGE 3 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2015

PROJECT NUMBER: 1010437

**PLAT APPROVAL**

**UTILITY APPROVALS:**

|   |       |      |
|---|-------|------|
| Public Service Company of New Mexico    | _____ | Date |
| New Mexico Gas Company                  | _____ | Date |
| Qwest Corporation d/b/a CenturyLink QC. | _____ | Date |
| Comcast                                 | _____ | Date |

**CITY APPROVALS:**

|  |       |                 |
|--|-------|-----------------|
| <i>Soren M. Rainwater</i> P.S.<br>City Surveyor<br>Department of Municipal Development | _____ | 12/7/15<br>Date |
| Real Property Division   | _____ | Date            |
| Environmental Health Department  | _____ | Date            |
| Traffic Engineering, Transportation Division   | _____ | Date            |
| ABCWUA   | _____ | Date            |
| Parks and Recreation Department  | _____ | Date            |
| AMAFCA   | _____ | Date            |
| City Engineer  | _____ | Date            |
| DRB Chairperson, Planning Department   | _____ | Date            |

**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.

*Russ P. Hugg*  
Russ P. Hugg  
NMPS No. 9750  
December 4, 2015



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

PLAT OF  
**TRACT A-1 AND PARCEL A, BLOCK 1**  
**MANKATO PLACE**  
 (BEING A REPLAT OF TRACT A, BLOCK 1, MANKATO PLACE AND  
 A 2' FOOT NORTHERLY PORTION OF ADJOINING PUBLIC ALLEY)

WITHIN  
**SECTIONS 22 AND 23, TOWNSHIP 10 NORTH, RANGE 3 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
 DECEMBER, 2015

**LEGAL DESCRIPTION**

Tract A, Block 1 of Mankato Place, City of Albuquerque, Bernalillo County, New Mexico as the same is shown and designated on the plat entitled "PLAT OF TRACTS A AND B, BLOCK 1, MANKATO PLACE (BEING A REPLAT OF ALL OF LOTS 1 THRU 6, BLOCK 1 AND THE NORTH 75' FEET OF LOTS 7 THRU 10, BLOCK 1, MANKATO PLACE) WITHIN SECTIONS 22 AND 23, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 2015 in Plat Book 2015C, Page 106.

**TOGETHER WITH:**

A Northerly Two (2') portion of adjoining Public Alley as the same is shown and designated the Replat of said Block One (1), Mankato Place filed in the Office of the County Clerk of Bernalillo County, New Mexico, on September 4, 1929, in Plat Book B, Folio 45 vacated by 15DRB-70405 more patricularly described as follows:

BEGINNING at the Northeast return of said Tract A, Block 1, Mankato Place (a concrete nail and brass disc stamped "L.S. 9750" set) said point being a point on the Southerly right of way line of Central Avenue S.E. whence the Albuquerque Control Survey Monument "6-K17" bears N 03° 25' 03" E, 45.41 feet distant; Thence,

S 82° 20' 37" E, 157.20 feet along said Southerly right of way line of Central Avenue S.E. to the Northeast corner of said Tract A (a concrete nail and brass disc stamped "L.S. 9750" found in place) said point also being the Northwest corner of Tract B, Block 1, Mankato Place; Thence Southwesterly along a line common to said Tracts A and B for the following five (5) courses:

S 00° 26' 53" W, 55.19 feet to a point; Thence,

N 82° 57' 41" W, 0.89 feet to a point; Thence,

S 08° 27' 17" W, 14.58 feet to a point; Thence,

S 80° 32' 05" E, 2.95 feet to a point; Thence,

S 00° 26' 53" W, 4.76 feet to the Southwest corner of said Tract B, Thence,

S 00° 26' 53" W, 50.25 feet to the Southeast corner of said Tract A and a point on the Northerly line of a Public Alley; Thence,

S 82° 20' 37" E, 100.80 feet along said Northerly line of a Public Alley to a point of intersection with the Westerly right of way line of Hermosa Avenue S.E.; Thence,

S 00° 26' 53" W, 15.12 feet along said Westerly right of way line of Hermosa Avenue S.E. to a point of intersection with the Southerly line of said Public Alley; Thence,

N 82° 20' 37" W, 272.18 feet along the Southerly line of said Public Alley to a point of intersection with the Easterly right of way line of Carlilse Boulevard S.E.; Thence Northeasterly along said Easterly right of way line of Carlilse Boulevard S.E. for the following two (2) courses:

N 00° 26' 53" E, 15.12 to the Southwest corner of said Tract A, Block 1, Mankato Place (a 5/8" Rebar and cap stamped "L.S. 9750" set); Thence,

N 00° 26' 53" E, 110.82 feet to a point of curvature; Thence,

Northeasterly, 21.21 feet on the arc of a curve to the right (said curve having a radius of 12.50 feet a central angle of 97° 12' 30" and a chord which bears N 49° 03' 08" E, 18.75 feet) to the point of beginning of the parcel herein described.

Said parcel contains 0.5800 acres, more or less

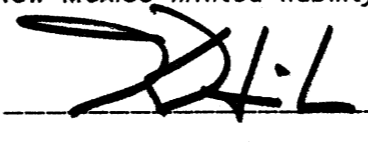
**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising," PLAT OF TRACT A-1 AND PARCEL A, BLOCK 1, MANKATO PLACE (BEING A REPLAT OF TRACT A, BLOCK 1, MANKATO PLACE AND A 2' FOOT NORTHERLY PORTION OF ADJOINING PUBLIC ALLEY) WITHIN SECTIONS 22 AND 23, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO 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 grant the easements as shown hereon. 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 represent that they are so authorized to act.

**OWNER(S)**

TRACT A, BLOCK 1

Carlisle Condominium, LLC  
 a New Mexico limited liability company

By:   
 Kenny Hinkes, Manager


**ACKNOWLEDGEMENT**

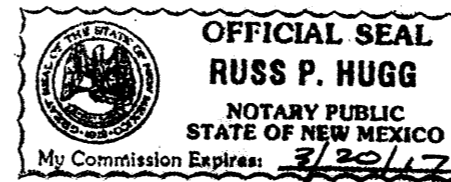
STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 4<sup>TH</sup>

day of DECEMBER, 2015, by Kenny Hinkes as

Manager of Carlisle Condominium, LLC.

  
 Notary Public 3/20/2017  
 My commission expires



PUBLIC ALLEY  
 CITY OF ALBUQUERQUE

**FREE CONSENT**

The replat shown hereon is with the free consent and in accordance with the desires of the undersigned owner. Said owner does hereby accept the adjustment to a portion of the Northerly line of the Public Alley and does hereby grant the public easements as shown hereon. Said owner does hereby certify that this subdivision is its free act and deed.

CITY OF ALBUQUERQUE

By: Robert J. Perry, Chief Administrative Officer, City of Albuquerque, a New Mexico Municipal Corporation

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this \_\_\_\_\_

day of \_\_\_\_\_ 20\_\_\_\_, Robert J. Perry, Chief Administrative Officer, City of Albuquerque, a New Mexico Municipal Corporation

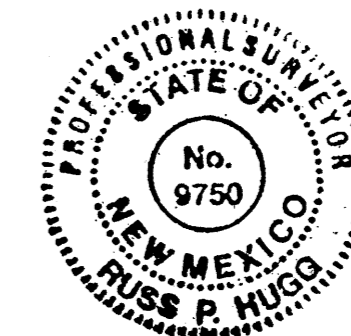
\_\_\_\_\_  
 Notary Public My commission expires \_\_\_\_\_

**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY**

- A. Plat entitled "REPLAT OF BLOCK NO. 1, MANKATO PLACE 2, ALBUQUERQUE, N. MEX.", filed September 4, 1929, Volume B, Folio 45, records of Bernalillo County, New Mexico.
- B. Title Commitment prepared for the surveyed property by Old Republic National Title Insurance Company, Commitment for Title Insurance No. 1408492, dated December 15, 2014.
- C. Plat entitled "PLAT OF TRACTS A AND B, BLOCK 1, MANKATO PLACE (BEING A REPLAT OF ALL OF LOTS 1 THRU 6, BLOCK 1 AND THE NORTH 75' FEET OF LOTS 7 THRU 10, BLOCK 1, MANKATO PLACE) WITHIN SECTIONS 22 AND 23, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on September 10, 2015 in Plat Book 2015C, Page 106.

**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."



PLAT OF  
TRACT A-1 AND PARCEL A, BLOCK 1  
MANKATO PLACE

(BEING A REPLAT OF TRACT A, BLOCK 1, MANKATO PLACE AND  
A 2' FOOT NORTHERLY PORTION OF ADJOINING PUBLIC ALLEY)

WITHIN  
SECTIONS 22 AND 23, TOWNSHIP 10 NORTH, RANGE 3 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2015

Albuquerque City Survey Monument "6-K17"  
New Mexico State Plane Coordinates,  
Central Zone (NAD 83) as follows:  
Y = 1,484,499.50  
X = 1,534,401.72  
Delta Alpha = -00°12'13"  
Ground to grid factor = 0.999667932  
Elevation = 5202.27 feet (NAVD88)

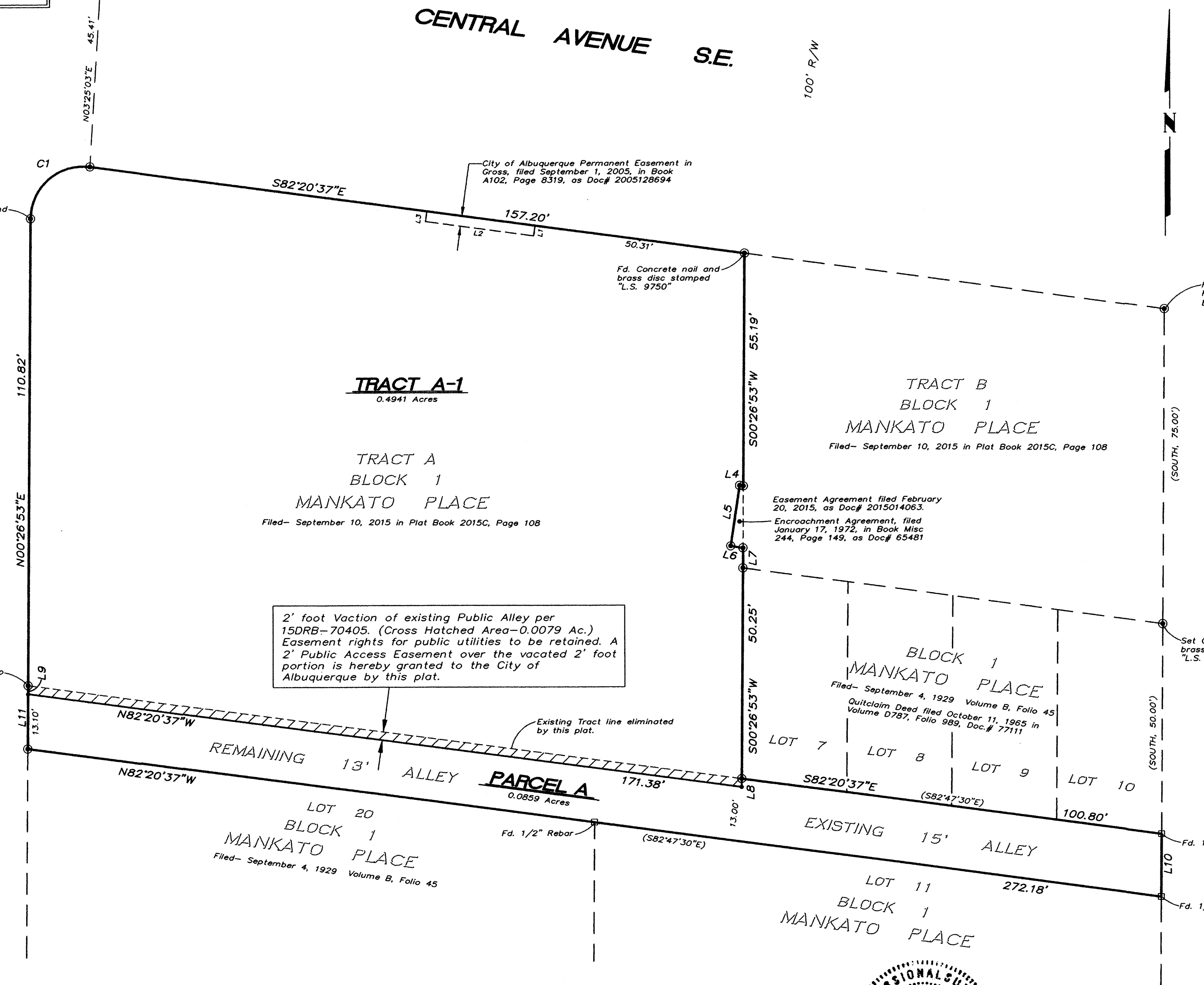


( IN FEET )  
1 inch = 20 ft.

CARLISLE BOULEVARD S.E.

CENTRAL AVENUE S.E.

HERMOSA AVENUE S.E.



2' foot Vaction of existing Public Alley per  
15DRB-70405. (Cross Hatched Area-0.0079 Ac.)  
Easement rights for public utilities to be retained. A  
2' Public Access Easement over the vacated 2' foot  
portion is hereby granted to the City of  
Albuquerque by this plat.

| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 2.50   | S07°39'23"W |
| L2   | 26.00  | N82°20'37"W |
| L3   | 2.50   | N07°39'23"E |
| L4   | 0.89   | N82°57'41"W |
| L5   | 14.58  | S08°27'17"W |
| L6   | 2.95   | S80°32'05"E |
| L7   | 4.76   | S00°26'53"W |
| L8   | 2.02   | S00°26'53"W |
| L9   | 2.02   | N00°26'56"E |
| L10  | 15.12  | S00°26'53"W |
| L11  | 15.12  | N00°26'53"E |

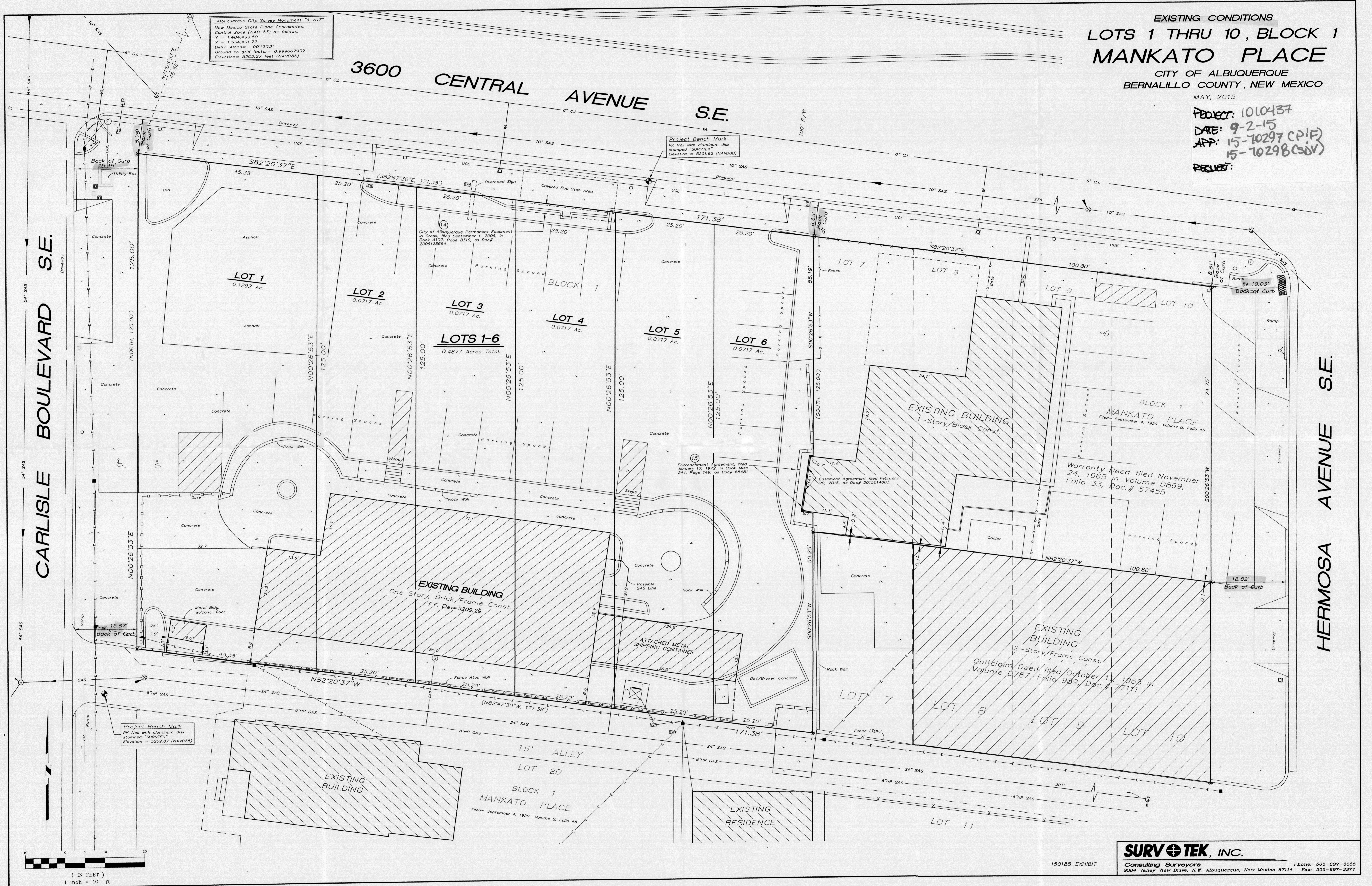
| CURVE | LENGTH | RADIUS | TANGENT | CHORD  | CHORD BEARING | DELTA     |
|-------|--------|--------|---------|--------|---------------|-----------|
| C1    | 21.21' | 12.50' | 14.18'  | 18.75' | N49°03'08"E   | 97°12'30" |



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

EXISTING CONDITIONS  
**LOTS 1 THRU 10, BLOCK 1**  
**MANKATO PLACE**  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 MAY, 2015

PROJECT: 1010437  
 DATE: 9-2-15  
 APP: 15-10297 (P/F)  
 15-10298 (SOV)  
 REVISION:



Albuquerque City Survey Monument "B-K17"  
 New Mexico State Plane Coordinates,  
 Central Zone (NAD 83) as follows:  
 Y = 1,484,499.50  
 X = 1,534,401.72  
 Delta Alpha = -00°12'13"  
 Ground to grid factor = 0.999667932  
 Elevation = 5202.27 feet (NAVD88)

Project Bench Mark  
 PK Nail with aluminum disk  
 stamped "SURVITEK"  
 Elevation = 5201.62 (NAVD88)

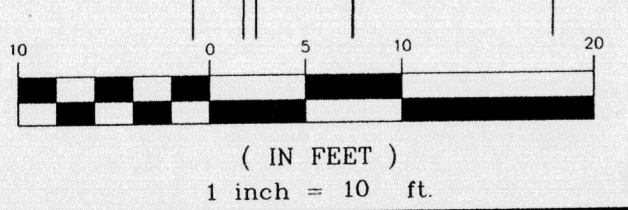
Encroachment Agreement, filed  
 January 17, 1972, in Book Misc  
 244, Page 149, as Doc# 65481

Easement Agreement filed February  
 20, 2015, as Doc# 201501406.3

Warranty Deed filed November  
 24, 1965 in Volume D869,  
 Folio 33, Doc. # 57455

Quitclaim Deed filed October 11, 1965 in  
 Volume D787, Folio 989, Doc. # 77111

LOT 20  
 BLOCK 1  
 MANKATO PLACE  
 Filed - September 4, 1929 Volume B, Folio 45





**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-16-Z.

**SUBDIVISION DATA**

- Total number of existing Lots: 7
- Total number of Tracts created: 2
- Gross Subdivision acreage: 0.6594 acres.

**TREASURERS CERTIFICATION**

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

Bernalillo County Treasurer \_\_\_\_\_ Date \_\_\_\_\_

PROJECT: 1010437  
DATE: 9-2-15  
APP: 15-70297 (P&F)  
15-70298 (SDV)  
REQUEST:

**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:

- Combine Lots 1 thru 6 into one tract (Tract A) and the Northerly 75' of Lots 7 thru 10 into one tract (Tract B) as shown hereon.
- Dedicate the additional public street right of way as shown hereon.

**PLAT OF TRACTS A AND B, BLOCK 1 MANKATO PLACE**

(BEING A REPLAT OF ALL OF LOTS 1 THRU 6, BLOCK 1, AND THE NORTH 75' FEET OF LOTS 7 THRU 10, BLOCK 1, MANKATO PLACE)

WITHIN

SECTIONS 22 AND 23, TOWNSHIP 10 NORTH, RANGE 3 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

MAY, 2015

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

**PLAT APPROVAL**

**UTILITY APPROVALS:**

*Fernando Vigil* \_\_\_\_\_ 8-14-15  
Public Service Company of New Mexico Date  
*[Signature]* \_\_\_\_\_ 8/13/15  
New Mexico Gas Company Date  
*[Signature]* \_\_\_\_\_ 8.14.15  
Qwest Corporation d/b/a CenturyLink QC. Date  
*[Signature]* \_\_\_\_\_ 8/21/15  
Comcast Date

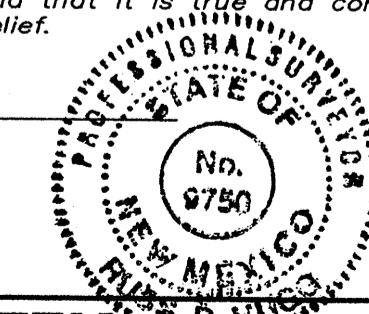
**CITY APPROVALS:**

*Soren N. Rimbauer P.S.* \_\_\_\_\_ 8/21/15  
City Surveyor Date  
Department of Municipal Development  
Real Property Division \_\_\_\_\_ Date  
Environmental Health Department \_\_\_\_\_ Date  
Traffic Engineering, Transportation Division \_\_\_\_\_ Date  
ABCWUA \_\_\_\_\_ Date  
Parks and Recreation Department \_\_\_\_\_ Date  
AMAFCA \_\_\_\_\_ Date  
City Engineer \_\_\_\_\_ Date  
DRB Chairperson, Planning Department \_\_\_\_\_ Date

**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.

Russ P. Hugg  
NMPS No. 9750  
May 5, 2015



**SURV + TEK, INC.**

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

**PLAT OF  
TRACTS A AND B, BLOCK 1  
MANKATO PLACE**

(BEING A REPLAT OF ALL OF LOTS 1 THRU 6, BLOCK 1, AND THE  
NORTH 75' FEET OF LOTS 7 THRU 10, BLOCK 1, MANKATO PLACE)  
WITHIN

**SECTIONS 22 AND 23, TOWNSHIP 10 NORTH, RANGE 3 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO**

MAY, 2015

**LEGAL DESCRIPTION**

Lots numbered One (1), Two (2), Three (3), Four (4), Five (5), and Six (6), in Block numbered One (1) Replat of MANKATO PLACE, as the same are shown and designated on the Replat of said Block One (1), filed in the Office of the County Clerk of Bernalillo County, New Mexico, on September 4, 1929, in Plat Book B, Folio 45.

TOGETHER WITH:

The Northerly Seventy five (75') of Lots numbered Seven (7), Eight (8), Nine (9) and Ten (10) in Block numbered One (1) of MANKATO PLACE, as the same are shown and designated on the plat thereof filed in the Office of the County Clerk of Bernalillo County, New Mexico, on January 26, 1925 and further described in that certain Warranty Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico, on November 24, 1965 in Volume D 669, Folio 33 as Document Number 57455, more particularly described as follows:

BEGINNING at the Northwest corner of said Lot 1, Block 1, Mankato Place (a concrete nail and brass disc stamped "L.S. 9750" set) said point being a point of intersection of the Southerly right of way line of Central Avenue S.E. with the Easterly right of way line of Carlisle Boulevard S.E. whence the Albuquerque Control Survey Monument "6-K17" bears N 21° 05' 53" E, 45.56 feet distant; Thence,

S 82° 20' 37" E, 272.18 feet along said Southerly right of way line of Central Avenue S.E. to a point of intersection with the Westerly right of way line of Hermosa Avenue S.E. (a concrete nail and brass disc stamped "L.S. 9750" set) said point also being the Northeast corner of said Lot 10, Block 1, Mankato Place; Thence,

S 00° 26' 53" W, 75.00 feet along said Westerly right of way line of Hermosa Avenue S.E. to a point (a concrete nail and brass disc stamped "L.S. 9750" set); Thence,

N 82° 20' 37" W, 100.80 feet to a point (a concrete nail and brass disc stamped "L.S. 9750" set); Thence,

S 00° 26' 53" W, 50.00 feet to the Southeast corner of said Lot 6, Block 1, Mankato Place (a concrete nail and brass disc stamped "L.S. 9750" set); Thence,

N 82° 20' 37" W, 171.38 feet to a point on said Easterly right of way line of Carlisle Boulevard S.E. and the Southwest corner of said Lot 1, Block 1, Mankato Place (a 5/8" Rebar and cap stamped "L.S. 9750" set); Thence,

N 00° 26' 53" E, 125.00 feet along said Easterly right of way line of Carlisle Boulevard S.E. to the Northwest corner and point of beginning of the parcel herein described.

Said parcel contains 0.6594 acres, more or less

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising, "PLAT OF TRACTS A AND B, BLOCK 1, MANKATO PLACE (BEING A REPLAT OF ALL LOTS 1 THRU 6, BLOCK 1, AND THE NORTH 75' FEET OF LOTS 7 THRU 10, BLOCK 1, MANKATO PLACE) WITHIN SECTIONS 22 AND 23, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO 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 street right of way to the City of Albuquerque in fee simple with warranty covenants 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 represent that they are so authorized to act.

**OWNER(S)**

LOTS 1 THRU 6, BLOCK 1

Carlisle Condominium, LLC  
a New Mexico limited liability company

By:   
Kenny Hinkes, Manager

NORTH 75' FEET LOTS 7 THRU 10, BLOCK 1

Malott Family  LLC  
a New Mexico corporation

By:   
Bruce Malott, Managing Member

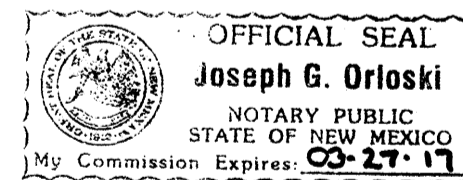
**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 11th  
day of AUGUST, 2015, by Kenny Hinkes as  
Manager of Carlisle Condominium, LLC.

  
Notary Public

03.27.17  
My commission expires



**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 18th  
day of August, 2015, by Bruce Malott, as Managing  
Member of the Malott Family, LLC

  
Notary Public

8/27/18  
My commission expires

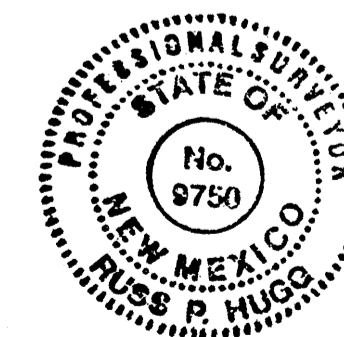


**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY**

- A. Plat entitled "REPLAT OF BLOCK NO. 1, MANKATO PLACE 2, ALBUQUERQUE, N. MEX.," filed September 4, 1929, Volume B, Folio 45, records of Bernalillo County, New Mexico.
- B. Title Commitment prepared for the surveyed property by Old Republic National Title Insurance Company, Commitment for Title Insurance No. 1408492, dated December 15, 2014.

**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."



SHEET 2 OF 3

PLAT OF  
TRACTS A AND B, BLOCK 1  
MANKATO PLACE

(BEING A REPLAT OF ALL OF LOTS 1 THRU 6, BLOCK 1, AND THE  
NORTH 75' FEET OF LOTS 7 THRU 10, BLOCK 1, MANKATO PLACE)  
WITHIN

SECTIONS 22 AND 23, TOWNSHIP 10 NORTH, RANGE 3 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

MAY, 2015

Albuquerque City Survey Monument "6-K17"  
New Mexico State Plane Coordinates,  
Central Zone (NAD 83) as follows:  
Y = 1,484,499.50  
X = 1,534,401.72  
Delta Alpha = -00°12'13"  
Ground to grid factor = 0.999667932  
Elevation = 5202.27 feet (NAVD88)

Additional Public Street Right of Way  
Dedicated to the City of Albuquerque  
in fee simple with warranty covenants  
by this plat. (0.0010 Ac)

City of Albuquerque Permanent Easement in  
Gross, filed September 1, 2005, in Book  
A102, Page 8319, as Doc# 2005128694

Easement Agreement filed February  
20, 2015, as Doc# 2015014063.  
Encroachment Agreement, filed  
January 17, 1972, in Book Misc  
244, Page 149, as Doc# 65481

All Existing interior lot lines are  
hereby eliminated by this plat.

All Existing interior lot lines are  
hereby eliminated by this plat.

Found 60d spike  
Replaced with a Concrete nail and  
brass disc stamped "L.S. 9750"

Set Concrete nail and  
brass disc stamped  
"L.S. 9750"

Set Concrete nail and  
brass disc stamped  
"L.S. 9750"

Fd. 1/2" Rebar

CARLISLE BOULEVARD S.E.

CENTRAL AVENUE S.E.

HERMOSA AVENUE S.E.



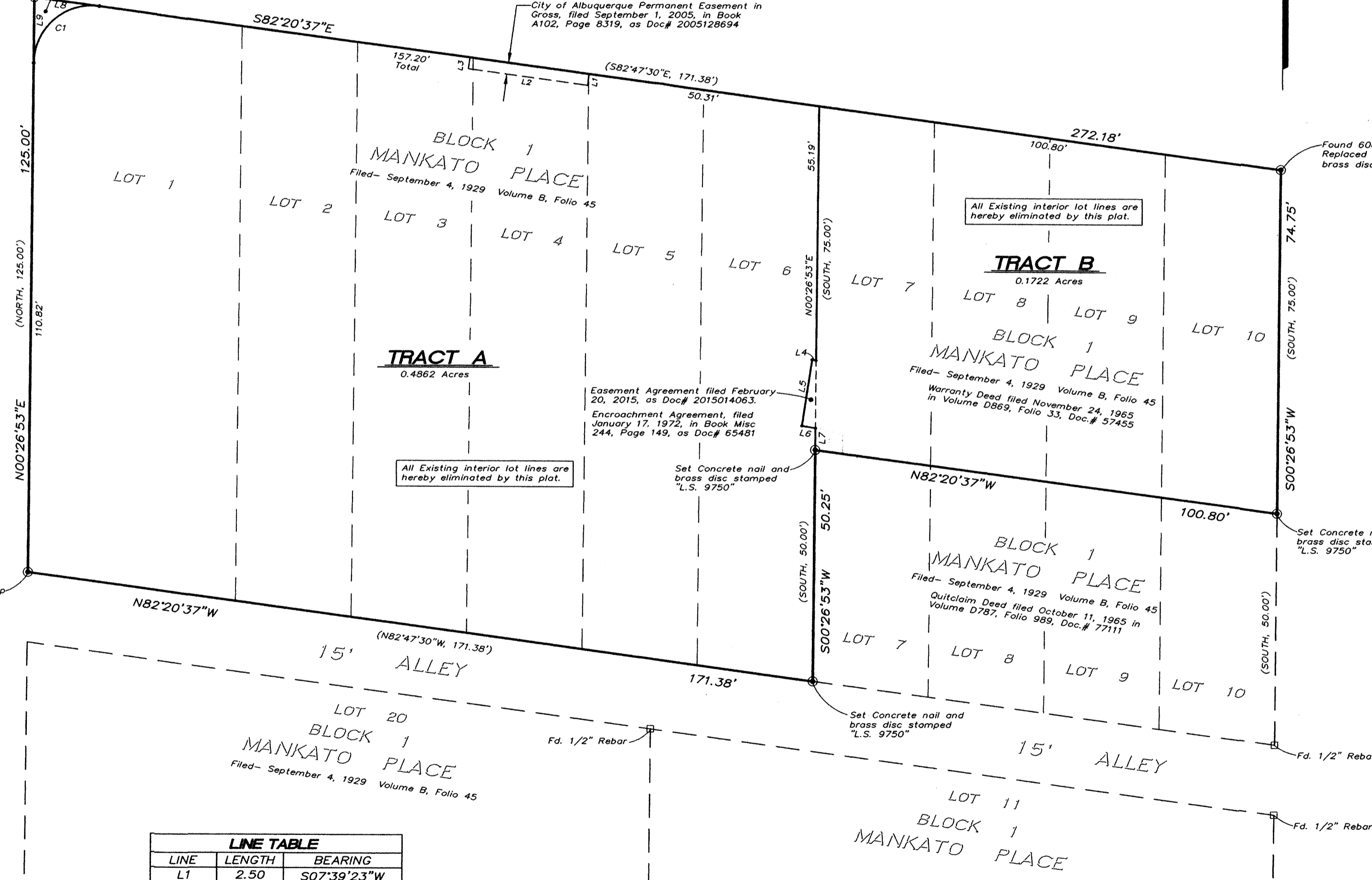
( IN FEET )  
1 inch = 20 ft.

75' R/W

100' R/W

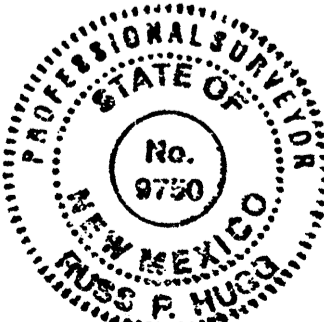
75' R/W

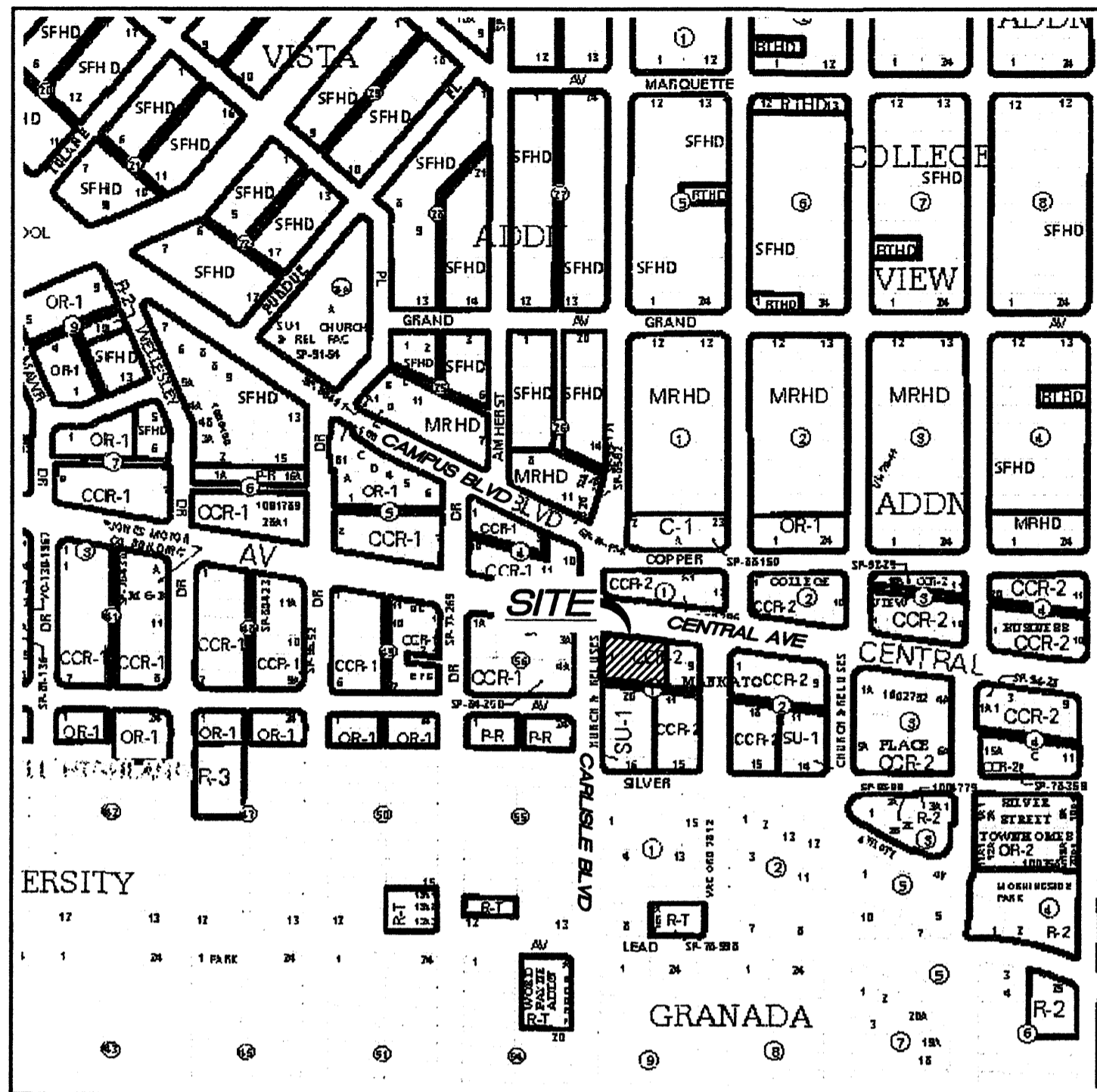
Set 5/8" Rebar and cap  
stamped "L.S. 9750"



| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 2.50   | S07°39'23"W |
| L2   | 26.00  | N82°20'37"W |
| L3   | 2.50   | N07°39'23"E |
| L4   | 0.89   | N82°57'41"W |
| L5   | 14.58  | S08°27'17"W |
| L6   | 2.95   | S80°32'05"E |
| L7   | 4.76   | S00°26'53"W |
| L8   | 14.18  | S82°20'37"E |
| L9   | 14.18  | N00°26'53"E |

| CURVE | LENGTH | RADIUS | TANGENT | CHORD  | CHORD BEARING | DELTA     |
|-------|--------|--------|---------|--------|---------------|-----------|
| C1    | 21.21' | 12.50' | 14.18'  | 18.75' | S49°03'08"W   | 97°12'30" |





**VICINITY MAP**  
Not To Scale

**TREASURERS CERTIFICATION**

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

Bernalillo County Treasurer \_\_\_\_\_ Date \_\_\_\_\_

**PROJECT: 1010437**  
**DATE: 4-15-15**  
**APP: 15-70148 (SK)**

**PUBLIC UTILITY EASEMENTS**

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

- A. 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.
- B. 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.
- C. 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.
- D. 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:
- 1. Combine six (6) existing Lots into one (1) tract as shown hereon.

**SKETCH PLAT OF  
TRACT A  
MANKATO PLACE**

(BEING A REPLAT OF LOTS 1 THRU 6, BLOCK 1, MANKATO PLACE)

WITHIN  
SECTIONS 22 AND 23, TOWNSHIP 10 NORTH, RANGE 3 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

APRIL, 2015

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

**PLAT APPROVAL**

**UTILITY APPROVALS:**

Public Service Company of New Mexico \_\_\_\_\_ Date \_\_\_\_\_

New Mexico Gas Company \_\_\_\_\_ Date \_\_\_\_\_

Qwest Corporation d/b/a CenturyLink QC. \_\_\_\_\_ Date \_\_\_\_\_

Comcast \_\_\_\_\_ Date \_\_\_\_\_

**CITY APPROVALS:**

City Surveyor \_\_\_\_\_ Date \_\_\_\_\_  
Department of Municipal Development

Real Property Division \_\_\_\_\_ Date \_\_\_\_\_

Environmental Health Department \_\_\_\_\_ Date \_\_\_\_\_

Traffic Engineering, Transportation Division \_\_\_\_\_ Date \_\_\_\_\_

ABCWUA \_\_\_\_\_ Date \_\_\_\_\_

Parks and Recreation Department \_\_\_\_\_ Date \_\_\_\_\_

AMAFCA \_\_\_\_\_ Date \_\_\_\_\_

City Engineer \_\_\_\_\_ Date \_\_\_\_\_

DRB Chairperson, Planning Department \_\_\_\_\_ Date \_\_\_\_\_

**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.

Russ P. Hugg  
NMPS No. 9750  
April 3, 2015

**SURV TEK, INC.**

Consulting Surveyors  
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3368  
Fax: 505-897-3377



SKETCH PLAT OF  
TRACT A  
MANKATO PLACE

(BEING A REPLAT OF LOTS 1 THRU 6, BLOCK 1, MANKATO PLACE)

WITHIN

SECTIONS 22 AND 23, TOWNSHIP 10 NORTH, RANGE 3 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

APRIL, 2015

**LEGAL DESCRIPTION**

Lots numbered One (1), Two (2), Three (3), Four (4), Five (5), and Six (6), in Block numbered One (1) Replat of MANKATO PLACE, as the same are shown and designated on the Replat of said Block One (1), filed in the Office of the County Clerk of Bernalillo County, New Mexico, on September 4, 1929, in Plat Book B, Folio 45.

Said parcel contains 0.4877 acres, more or less

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising, "PLAT OF TRACT A, MANKATO PLACE (BEING A REPLAT OF LOTS 1 THRU 6, BLOCK 1, MANKATO PLACE) WITHIN SECTIONS 22 AND 23, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO 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 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 represent that they are so authorized to act.

**OWNER(S)**

Center Street Properties, LLC  
a New Mexico limited liability company

By: \_\_\_\_\_

Kenny Hinkes, Managing Member

H. Speral, Inc.  
a New Mexico corporation

By: \_\_\_\_\_

Hugo Segall, President

**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY**

A. Plat entitled "REPLAT OF BLOCK NO. 1, MANKATO PLACE 2, ALBUQUERQUE, N. MEX.", filed September 4, 1929, Volume B, Folio 45, records of Bernalillo County, New Mexico.

B. Title Commitment prepared for the surveyed property by Old Republic National Title Insurance Company, Commitment for Title Insurance No. 1408492, dated December 15, 2014.

**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."

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this \_\_\_\_\_

day of \_\_\_\_\_, 2014, by, Kenny Hinkes, as Managing member  
of Center Street Properties, LLC.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
My commission expires

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this \_\_\_\_\_

day of \_\_\_\_\_, 2014, by Hugo Segall as  
President of H. Speral, Inc.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
My commission expires

SHEET 2 OF 3

150188\_SKETCHPLAT. DWG

**SURVOTEK, INC.**

Consulting Surveyors  
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3368  
Fax: 505-897-3377

SKETCH PLAT OF  
TRACT A  
MANKATO PLACE

(BEING A REPLAT OF LOTS 1 THRU 6, BLOCK 1, MANKATO PLACE)

WITHIN

SECTIONS 22 AND 23, TOWNSHIP 10 NORTH, RANGE 3 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

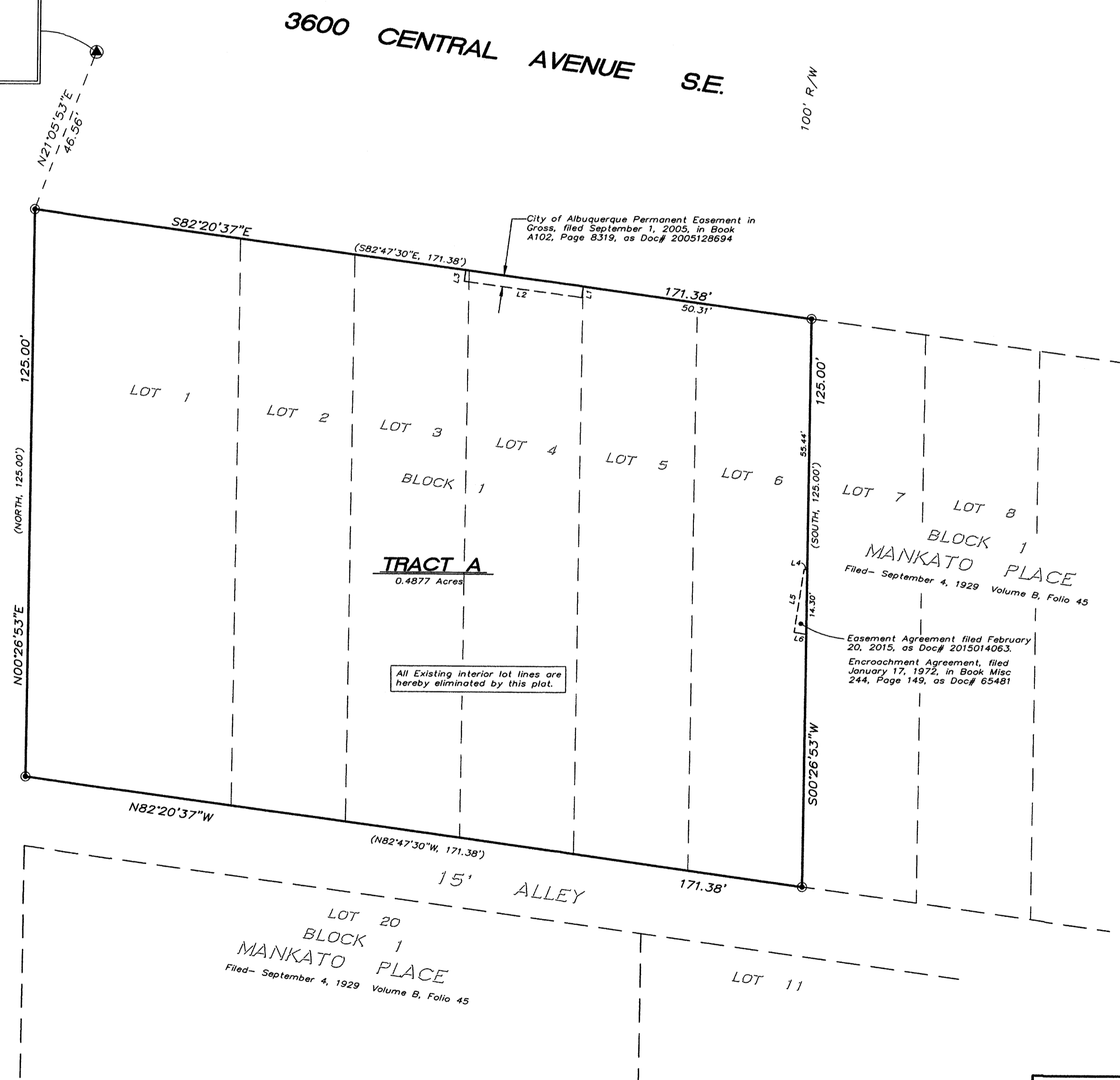
APRIL, 2015

Albuquerque City Survey Monument "6-K17"  
New Mexico State Plane Coordinates,  
Central Zone (NAD 83) as follows:  
Y = 1,484,499.50  
X = 1,534,401.72  
Delta Alpha = -00°12'13"  
Ground to grid factor = 0.999667932  
Elevation = 5202.27 feet (NAVD88)

3600 CENTRAL AVENUE S.E.

75' R/W

CARLISLE BOULEVARD SE.

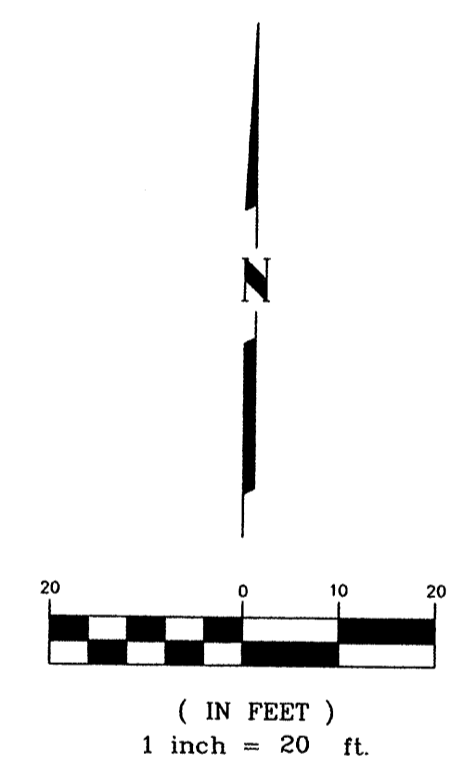


City of Albuquerque Permanent Easement in Gross, filed September 1, 2005, in Book A102, Page 8319, as Doc# 2005128694

MANKATO PLACE  
Filed- September 4, 1929 Volume B, Folio 45

Easement Agreement filed February 20, 2015, as Doc# 2015014063.  
Encroachment Agreement, filed January 17, 1972, in Book Misc 244, Page 149, as Doc# 65481

All Existing Interior lot lines are hereby eliminated by this plat.



| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L1         | 2.50   | S07°39'23"W |
| L2         | 26.00  | N82°20'37"W |
| L3         | 2.50   | N07°39'23"E |
| L4         | 0.67   | N82°57'41"W |
| L5         | 14.09  | S08°27'17"W |
| L6         | 2.67   | S80°32'05"E |

LOT 20  
BLOCK 1  
MANKATO PLACE  
Filed- September 4, 1929 Volume B, Folio 45

PROJECT: 1004137  
 DATE: 4-15-15  
 APP: 15-10148 (CSX)

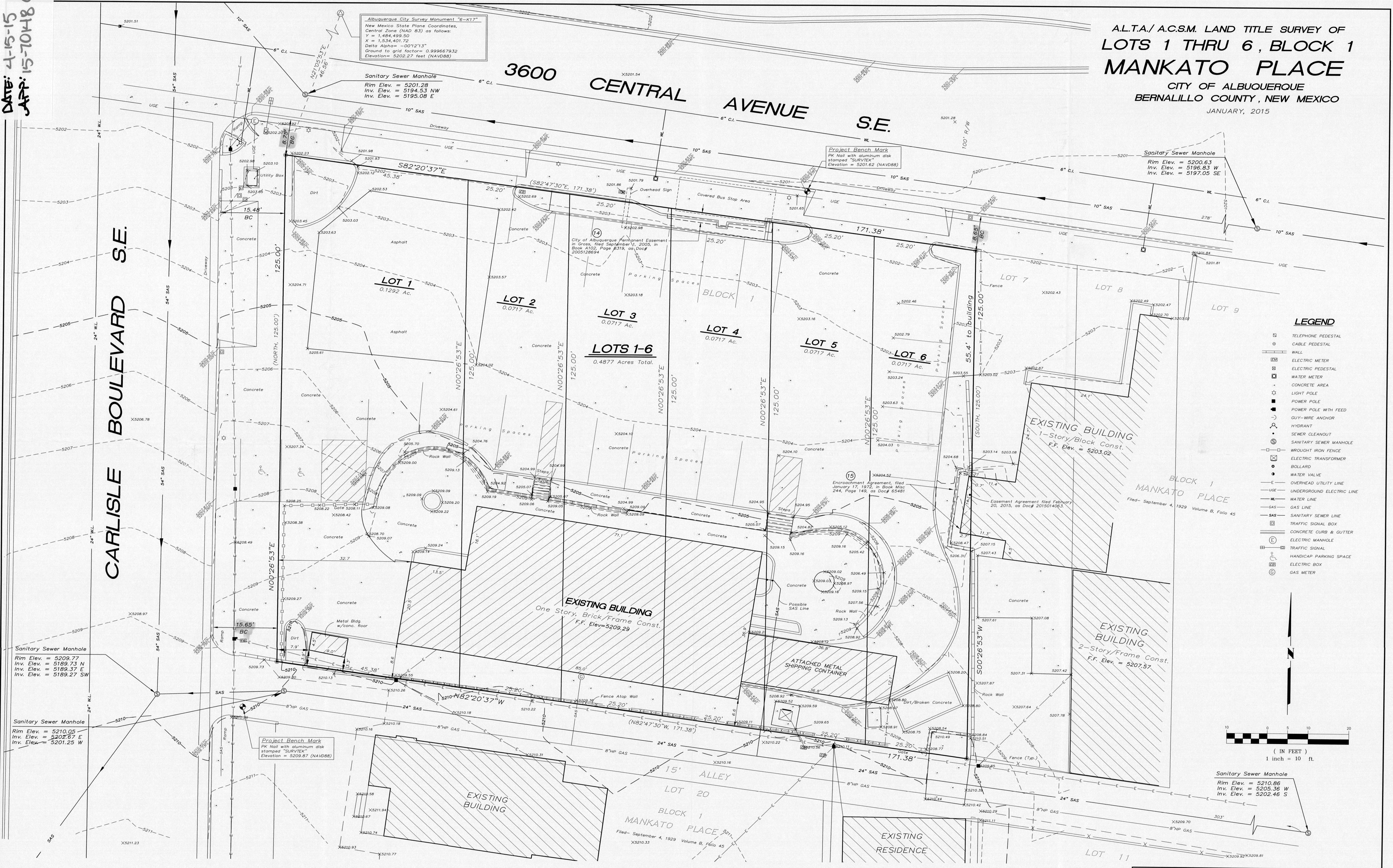
A.L.T.A./A.C.S.M. LAND TITLE SURVEY OF  
**LOTS 1 THRU 6, BLOCK 1**  
**MANKATO PLACE**  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2015

Albuquerque City Survey Monument "6-117"  
 New Mexico State Plane Coordinates,  
 Central Zone (NAD 83) as follows:  
 Y = 1,484,499.50  
 X = 1,534,401.72  
 Delta Alpha = -00°12'13"  
 Ground to grid factor = 0.999667932  
 Elevation = 5202.27 feet (NAVD83)

Sanitary Sewer Manhole  
 Rim Elev. = 5201.28  
 Inv. Elev. = 5194.53 NW  
 Inv. Elev. = 5195.08 E

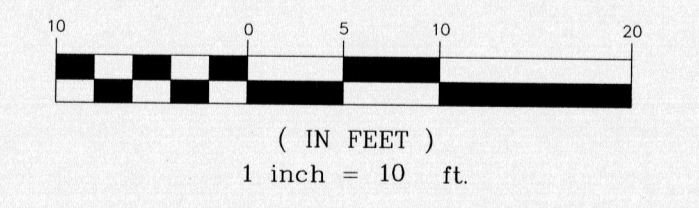
Project Bench Mark  
 PK Nail with aluminum disk  
 stamped "SURVTEK"  
 Elevation = 5201.62 (NAVD83)

Sanitary Sewer Manhole  
 Rim Elev. = 5200.63  
 Inv. Elev. = 5196.83 W  
 Inv. Elev. = 5197.05 SE



**LEGEND**

- ☐ TELEPHONE PEDESTAL
- ⊕ CABLE PEDESTAL
- ▬ WALL
- ⊞ ELECTRIC METER
- ⊞ ELECTRIC PEDESTAL
- ⊞ WATER METER
- ⊞ CONCRETE AREA
- ⊞ LIGHT POLE
- ⊞ POWER POLE
- ⊞ POWER POLE WITH FEED
- ⊞ GUY-WIRE ANCHOR
- ⊞ HYDRANT
- ⊞ SEWER CLEANOUT
- ⊞ SANITARY SEWER MANHOLE
- ⊞ WROUGHT IRON FENCE
- ⊞ ELECTRIC TRANSFORMER
- ⊞ BOLLARD
- ⊞ WATER VALVE
- ⊞ OVERHEAD UTILITY LINE
- ⊞ UNDERGROUND ELECTRIC LINE
- ⊞ WATER LINE
- ⊞ GAS LINE
- ⊞ SANITARY SEWER LINE
- ⊞ TRAFFIC SIGNAL BOX
- ⊞ CONCRETE CURB & GUTTER
- ⊞ ELECTRIC MANHOLE
- ⊞ TRAFFIC SIGNAL
- ⊞ HANDICAP PARKING SPACE
- ⊞ ELECTRIC BOX
- ⊞ GAS METER



Sanitary Sewer Manhole  
 Rim Elev. = 5210.86  
 Inv. Elev. = 5205.36 W  
 Inv. Elev. = 5202.46 S