



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: 1
- Total number of Tracts created: 1
- Gross Subdivision acreage: 0.4941 acres.

TREASURERS CERTIFICATION

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

10170570082343346 - 101705701323633410

[Signature] 1-28-16
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:

- 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, 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:

[Signature] 12-8-15
Public Service Company of New Mexico Date

[Signature] 12-8-15
New Mexico Gas Company Date

[Signature] 12/14/15
Qwest Corporation d/b/a CenturyLink QC. Date

[Signature] 12/8/15
Comcast Date

CITY APPROVALS:

[Signature] P.S. 12/7/15
City Surveyor
Department of Municipal Development Date

[Signature] 1-14-16
Real Property Division Date

[Signature] 1-15-16
Environmental Health Department Date

[Signature] 1/10/16
Traffic Engineering, Transportation Division Date

[Signature] 1/16/16
ABCWUA Date

[Signature] 1-6-16
Parks and Recreation Department Date

[Signature] 12-10-15
AMAFCA Date

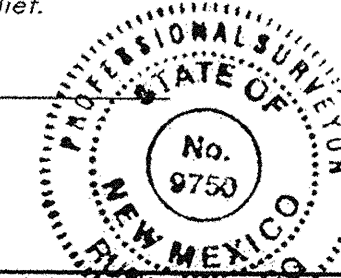
[Signature] 1-6-16
City Engineer Date

[Signature] 1-15-16
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.

[Signature]
Russ P. Hugg
NMPS No. 9750
December 4, 2015



PLAT OF
TRACT A-1, 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

Said parcel contains 0.4891 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

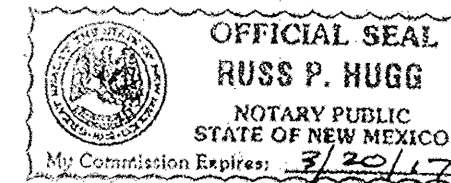
STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 4TH

day of DECEMBER, 2015, by Kenny Hinkes as
Manager of Carlisle Condominium, LLC.


Notary Public

3/20/2017
My commission expires

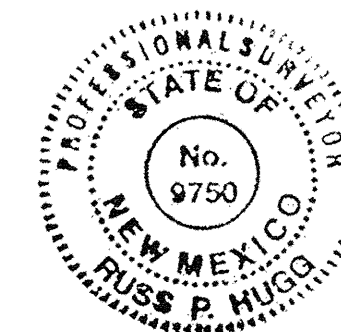


DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

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



SHEET 2 OF 3

PLAT OF
TRACT A-1, 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

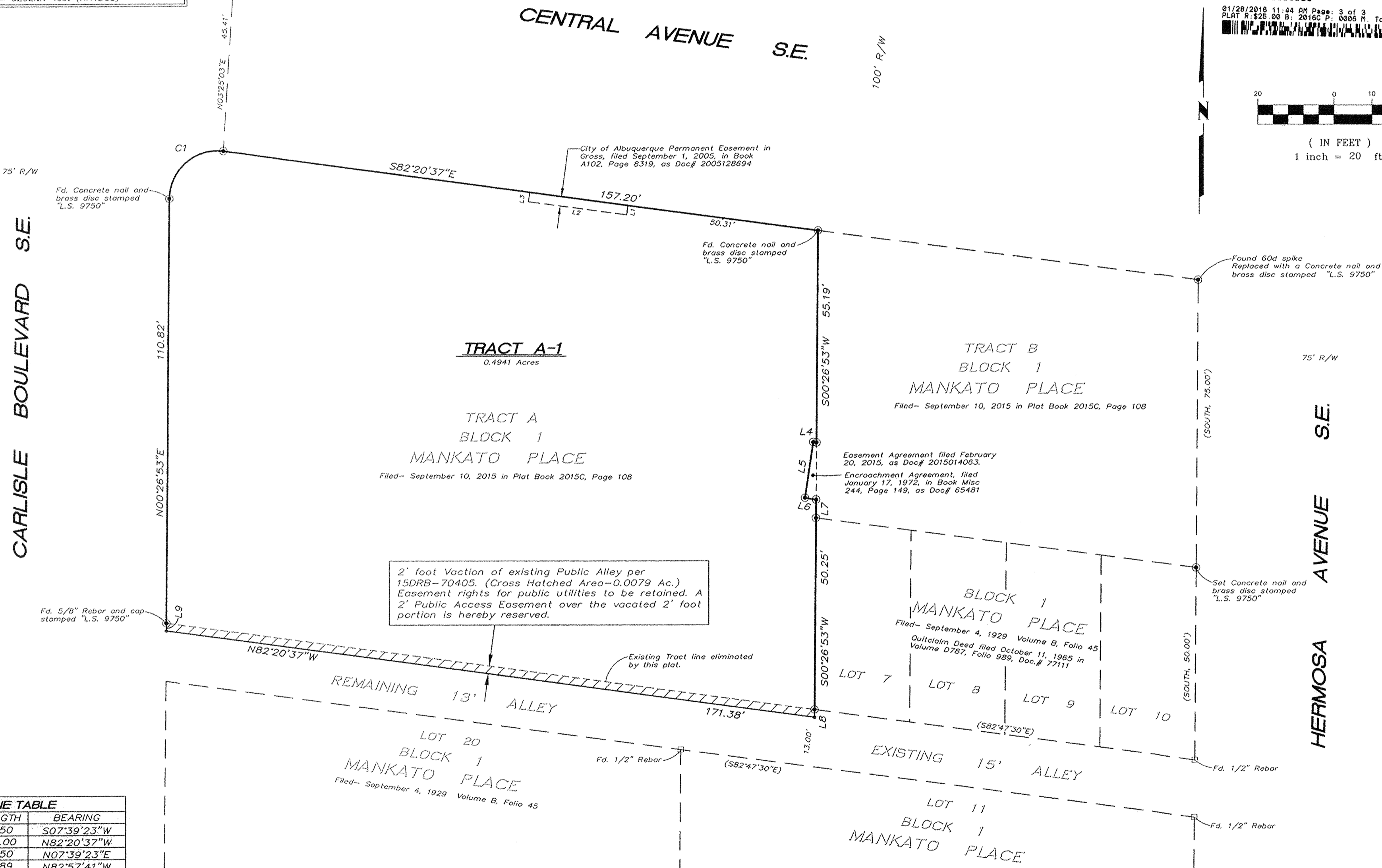
Albuquerque City Survey Monument "6-K17"
New Mexico State Plane Coordinates,
Central Zone (NAD 83) as follows:
Y = 1,484,499.50
X = 1,534,401.72
Delta Alpha = -00°12'13"
Ground to grid factor = 0.999667932
Elevation = 5202.27 feet (NAVD88)

DOCH 2016008535

01/28/2016 11:44 AM Page: 3 of 3
PLAT R: \$25.00 B: 2016C P: 0006 M. Toulouse Oliver, Bernalillo Cour



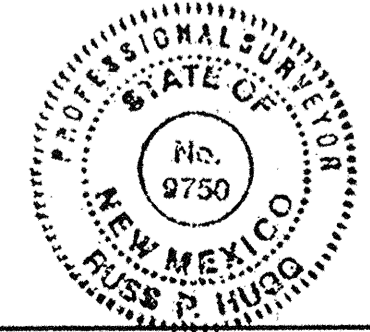
(IN FEET)
1 inch = 20 ft.



2' foot Vacation 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 reserved.

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	0.89	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

CURVE TABLE						
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