

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

BERNALLILLO COUNTY, NEW MEXICO

APRIL, 2015

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:

- 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/switchgear, 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.

VICINITY MAP

Not To Scale



GENERAL NOTES

1. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. 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.
7. City of Albuquerque Zone Atlas Page K-16-Z.

SUBDIVISION DATA

1. Total number of existing Lots: 6
2. Total number of Tracts created: 1
3. Gross Subdivision acreage: 0.4877 acres.

PURPOSE OF PLAT:

1. Combine six (6) existing Lots into one (1) tract as shown hereon.

CITY APPROVALS:

City Surveyor _____ Date _____

Department of Municipal Development _____ Date _____

Real Property Division _____ Date _____

Environmental Health Department _____ Date _____

Traffic Engineering, Transportation Division _____ Date _____

ABCWUA _____ Date _____

Parks and Recreation Department _____ Date _____

AMATCA _____ 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
9984 Valley View Drive, N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366
Fax: 505-897-3377

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. Sperl, Inc.
a New Mexico corporation

By: _____
Hugo Segall, President

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BERNALILLO COUNTY, NEW MEXICO

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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.

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. Sperl, Inc.

Notary Public _____ My commission expires _____

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."

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Albuquerque City Survey Monument "G-K17"
New Mexico State Plane Coordinates,
Central Zone (NAD 83) as follows:
Central Meridian = 106° 53' 00" W
X = 1,534,401.72
Delta Alpha = -00° 12' 13"
Ground to grid factor = 0.999667932
Elevation = 5202.27 feet (NAVD88)

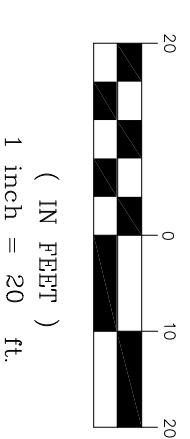
3600 CENTRAL AVENUE S.E.

CARLISLE BOULEVARD S.E.



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

Easement Agreement filed February 20, 2015, as Doc# 2015014063.
Encroachment Agreement, filed January 7, 1929, in Book 54181, page 149, as Doc# 654181



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	3.39	N82°57'41"W
L5	19.97	S08°27'17"W
L6	6.23	S80°32'05"E