

VICINITY MAP No. H-14

LEGAL DESCRIPTION

LOTS NUMBERED ONE (1) TWO (2), THREE (3), FOUR (4) AND FIVE (5) IN BLOCK NUMBERED TWO (2) OF THE CITY REALTY COMPANY'S ADDITION NO. 1, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, 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 MAY 19, 1926 IN VOLUME C2, FOLIO 26 TOGETHER WITH THE 10 FOOT PUBLIC ALLEY VACATED BY VACATION ACTION NO. 15DRB-70259, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT "A-438" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) N=1,495,474.494 AND E=1,523,137.246 BEARS S. 45 DEG. 44' 01" E., A DISTANCE OF 1389.27 FEET, RUNNING THENCE N. 81 DEG. 19' 36" W., A DISTANCE OF 160.00 FEET TO THE SOUTHWEST CORNER, BEING A POINT ON THE EASTERLY LINE OF 4TH STREET; THENCE N. 08 DEG. 40' 24" E., ALONG THE EASTERLY LINE OF 4TH STREET, A DISTANCE OF 124.00 FEET TO THE NORTHWEST CORNER, BEING A POINT ON THE SOUTHERLY LINE OF PHOENIX AVENUE; THENCE S. 81 DEG. 19' 36" E., ALONG THE SOUTHERLY LINE OF PHOENIX AVENUE, A DISTANCE OF 160.00 FEET TO THE NORTHEAST CORNER; THENCE S. 08 DEG. 40' 24" W., A DISTANCE OF 124.00 FEET TO THE SOUTHEAST CORNER AND PLACE OF BEGINNING CONTAINING 0.4555 ACRES MORE OR LESS.

**PLAT OF
LOT 1-A, BLOCK 2
CITY REALTY Co.'S ADDITION No. 1
WITHIN
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 8, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2015**

PROJECT NUMBER: _____
APPLICATION NUMBER: _____
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 _____
*REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
ABCWUA _____ DATE _____
PARKS AND RECREATION DEPARTMENT _____ DATE _____
AMAFCA _____ DATE _____
CITY ENGINEER _____ DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

**PROJECT: 1010532
DATE: 12-16-15
APP: 15-70-416
REQUEST: (SK)**

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 1-5 AND THE VACATED 10' PUBLIC ALLEY INTO 1 LOT AND DEDICATE ADDITIONAL RIGHT OF WAY AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 0.4555 ACRES.
- 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 7: DATE OF FIELD WORK: C-2
- 8: 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 LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- 9: PLATS USED TO ESTABLISH BOUNDARY
A: CITY REALTY COMPANY ADDITION No. 1
FILED: MAY 19, 1926, IN VOLUME C2, FOLIO 5

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 D/B/A CENTURYLINK** 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), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, QWEST D/B/A CENTURYLINK 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.

FREE CONSENT AND DEDICATION

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, AND ALSO DO HEREBY DEDICATE ADDITIONAL RIGHT OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE w/WARRANTY COVENANTS

DATE

ACKNOWLEDGMENT

STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
THIS _____ DAY OF _____, 20____.

BY: _____
OWNERS NAME

MY COMMISSION EXPIRES: _____ BY: _____
NOTARY PUBLIC

SURVEYORS CERTIFICATE:

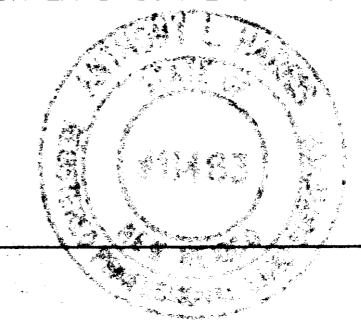
STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
THIS 15th DAY OF November, 2015

Anthony L. Harris
ANTHONY L. HARRIS, P.S. # 11463

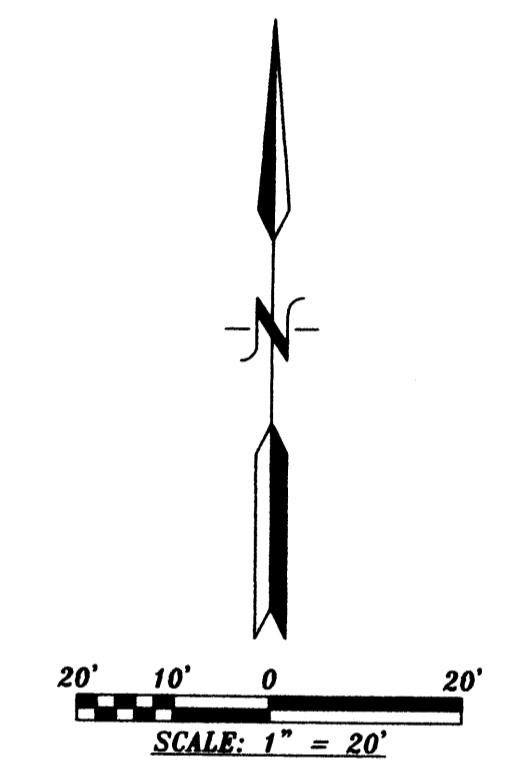
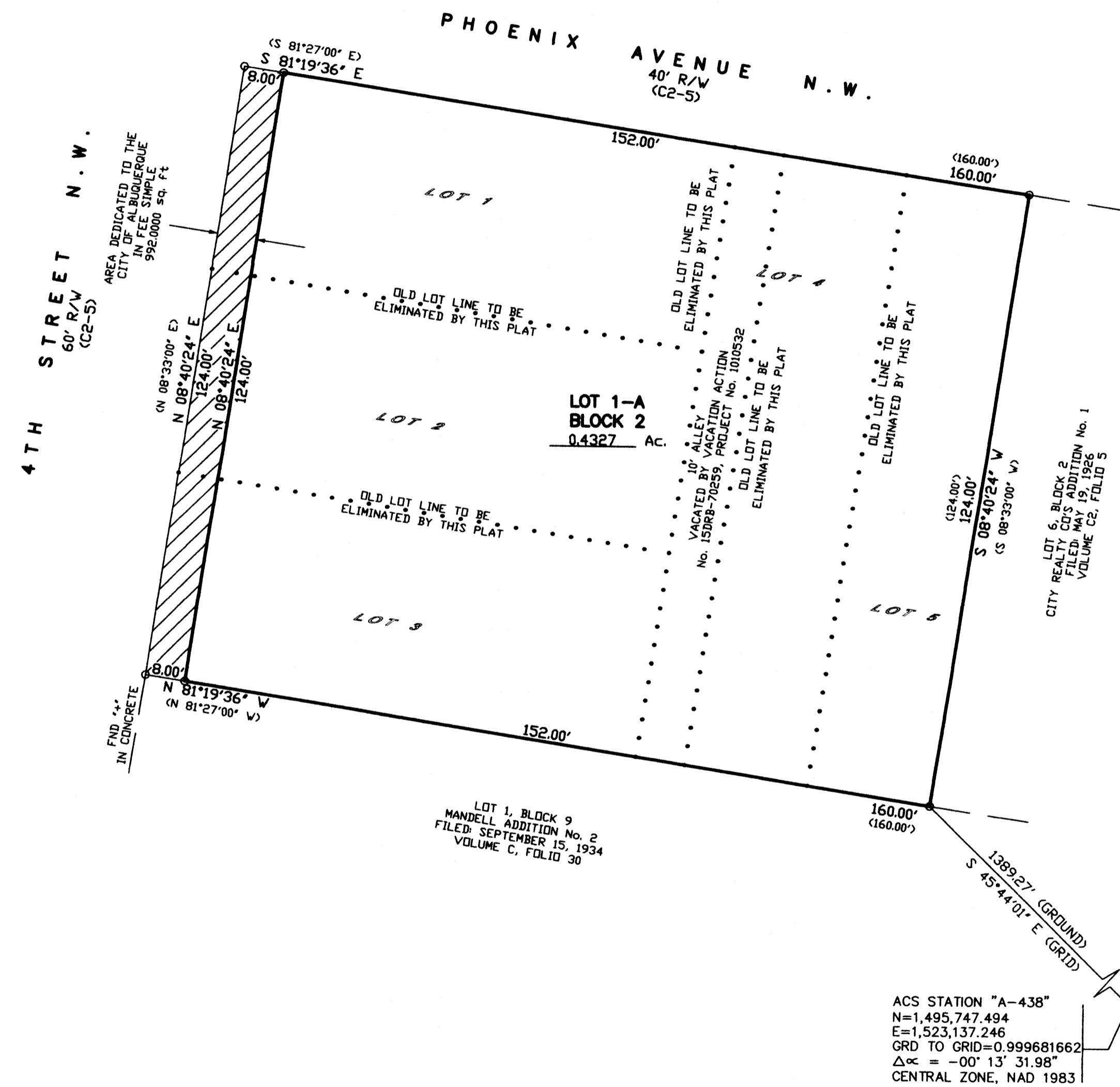
HARRIS SURVEYING, INC. PHONE: (505) 889-8056
2412-D MONROE STREET N.E. ALBUQUERQUE, N.M. FAX: (505) 889-8645



15-0528.DWG (SEPTEMBER, 2015)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# _____
PROPERTY OWNER OF RECORD: _____
BERNALILLO CO. TREASURER'S OFFICE: _____

PLAT OF
LOT 1-A, BLOCK 2
CITY REALTY Co.'S ADDITION No. 1
 WITHIN
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 8, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2015



15-0528.DWG (SEPTEMBER, 2015)

LOCATION MAP H-14-Z

LEGAL DESCRIPTION

LOTS 1-5, BLOCK 2, CITY REALTY CO ADDITION NO. 1 SUBDIVISION
 2818 4th STREET NW
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO 87107
 .4270 ACRE

PARKING CRITERIA

OFFICE USE : ONE SPACE PER 200 SF OF NET LEASABLE AREA ON THE GROUND FLOOR

NEW GROUND FLOOR: 2000 SF / 200 = 10 SPACES
 EXISTING STORAGE: 710 SF / 2000 = 1 SPACE

TOTAL SPACES REQUIRED..... 11 SPACES

WITH BUS ROUTE REDUCTION OF 10%..... 10 SPACES

TOTAL SPACES PROVIDED..... 10 SPACES

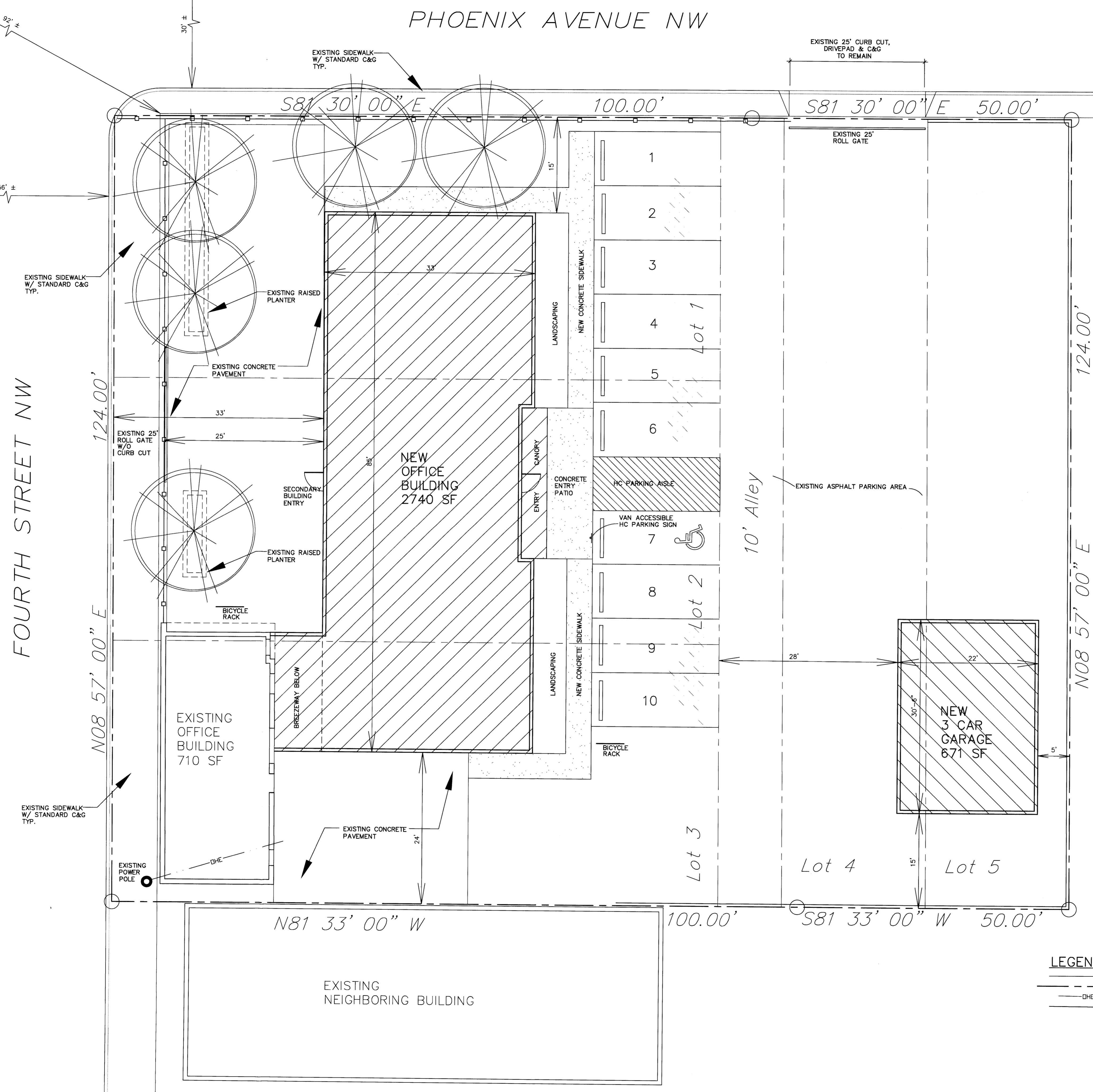
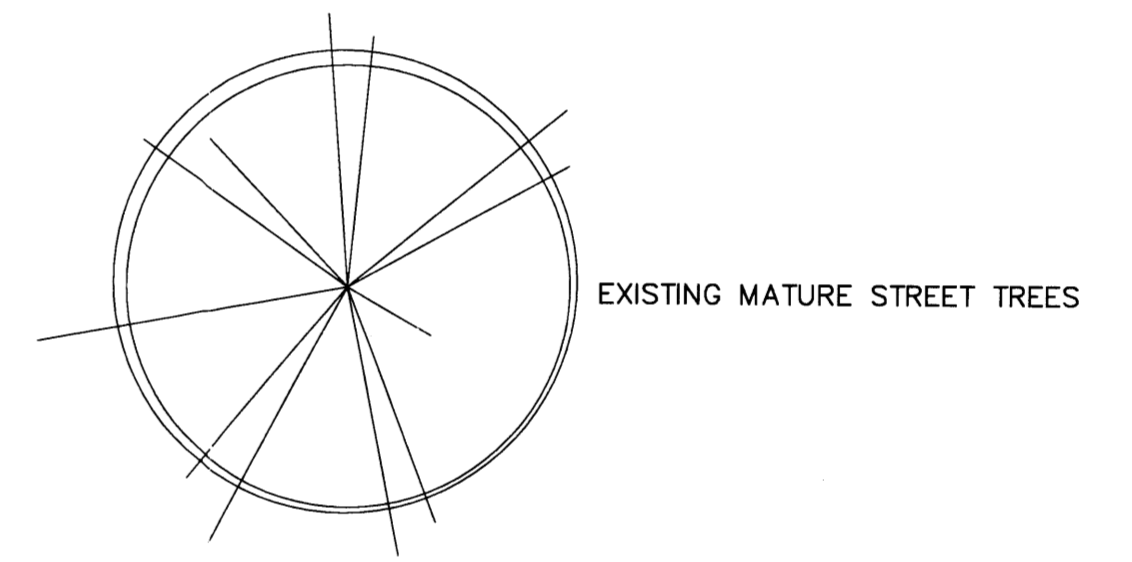
PARKING LOT WILL PROVIDE ADEQUATE PARKING SPACES (10)
 ONE OF WHICH IS A VAN HANDICAPPED ACCESSIBLE SPACE
 ONE MOTORCYCLE SPACE IS PROVIDED
 A BIKE RACK WILL BE PROVIDED TO ACCOMMODATE 2+ BIKES MIN.

SITE LIGHTING

EXISTING OR NEW PROPOSED MOTION DETECTED / NEW LIGHTING
 WILL BE PHOTO SENSOR-MOTION DETECTED WALL MOUNT ABOVE DOORS
 WITH LIGHT DIRECTED DOWN
 LIGHT FIXTURES WILL NOT SHINE DIRECTLY ON ANY PUBLIC RIGHT-OF-WAY
 OR OTHER RESIDENTIAL PREMISES AND SHALL CONFORM TO AREA LIGHTING
 REQUIREMENTS AS REGULATING BY SECTION 14-16-3-9 (AREA LIGHTING
 REGULATIONS) THE ZONING CODE.

REFUSE

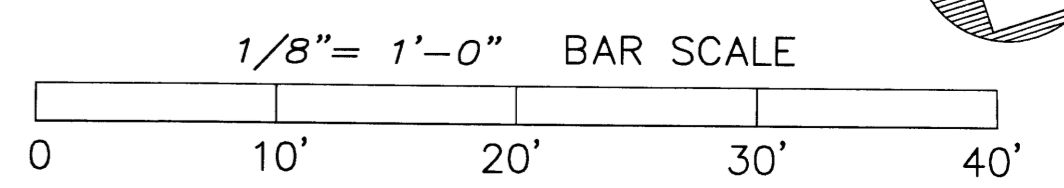
REFUSE IS DISPOSED OF THROUGH RESIDENTIAL TRASH BINS
 FOR PICK UP ON PHOENIX AVENUE



LEGEND

- EXISTING CHAINLINK FENCING
- EXISTING PROPERTY LINE
- - - EXISTING OVERHEAD POWER DROP
- EXISTING METAL FENCING
- NEW CONCRETE PAVING
- ▨ EXISTING ASPHALT PAVING

SITE PLAN



PROJECT: 1010532
DATE: 7/15/15
APP: 15-70242(SK)

OFFICE BUILDING

T.L. Design Services Eric V. Murray
 717 Ogden Drive NE, Albuquerque, NM 87108 686-2914

ANGEL TOUCH PERSONAL CARE
 OFFICE SPACE ADDITION
 ALBUQUERQUE, NEW MEXICO 87107
 2818 4th Street NW

SHEET

A1

7-7-15
 DATE

PROJECT NO.