

**TREASURERS CERTIFICATION**

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

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

PROJECT: 1010667  
 DATE: 11-18-15  
 APP: 15-70416 (P&F)  
 REQUEST:

**LEGAL DESCRIPTION**

All of Lots 16, 17 and 18, Block 13, Emil Mann Addition as the same are shown and designated on the plat entitled "PLAT OF EMIL MANN ADDITION, ALBUQUERQUE, NEW MEXICO, PLATTED OCTOBER 1943, ROSS-BEYER ENGINEERING OFFICE", filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 18, 1944, in Volume D, folio 78.

Said parcel contains 0.4649 acres, more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising, "PLAT OF LOT 16-A, BLOCK 13, EMIL MANN ADDITION (BEING A REPLAT OF LOTS 16, 17 AND 18, BLOCK 13, EMIL MANN ADDITION) SITUATE WITHIN SECTION 30, TOWNSHIP 10 NORTH, RANGE 4 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 public 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)**

Greater Albuquerque Housing Partnership

*F. Rael*

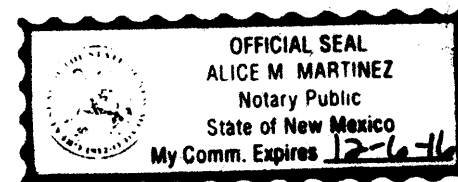
By: Felipe Rael, Executive Director

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of November, 2015, by Felipe Rael, as Executive Director of the Greater Albuquerque Housing Partnership.

*Alice M. Martinez* My commission expires 12-16-16  
 Notary Public



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

PLAT OF  
**LOT 16-A, BLOCK 13**  
**EMIL MANN ADDITION**  
 (BEING A REPLAT OF LOTS 16, 17 AND 18, BLOCK 13, EMIL MANN ADDITION)  
 SITUATE WITHIN  
 SECTION 30, TOWNSHIP 10 NORTH, RANGE 4 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2015

PROJECT NUMBER:

PLAT APPROVAL

UTILITY APPROVALS:

*Leonardo Vigil* 11-5-15  
 Public Service Company of New Mexico Date  
*Chi Salgado* 11-5-15  
 New Mexico Gas Company Date

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

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

CITY APPROVALS:

*Steven R. Rios* 11/4/15  
 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 \_\_\_\_\_

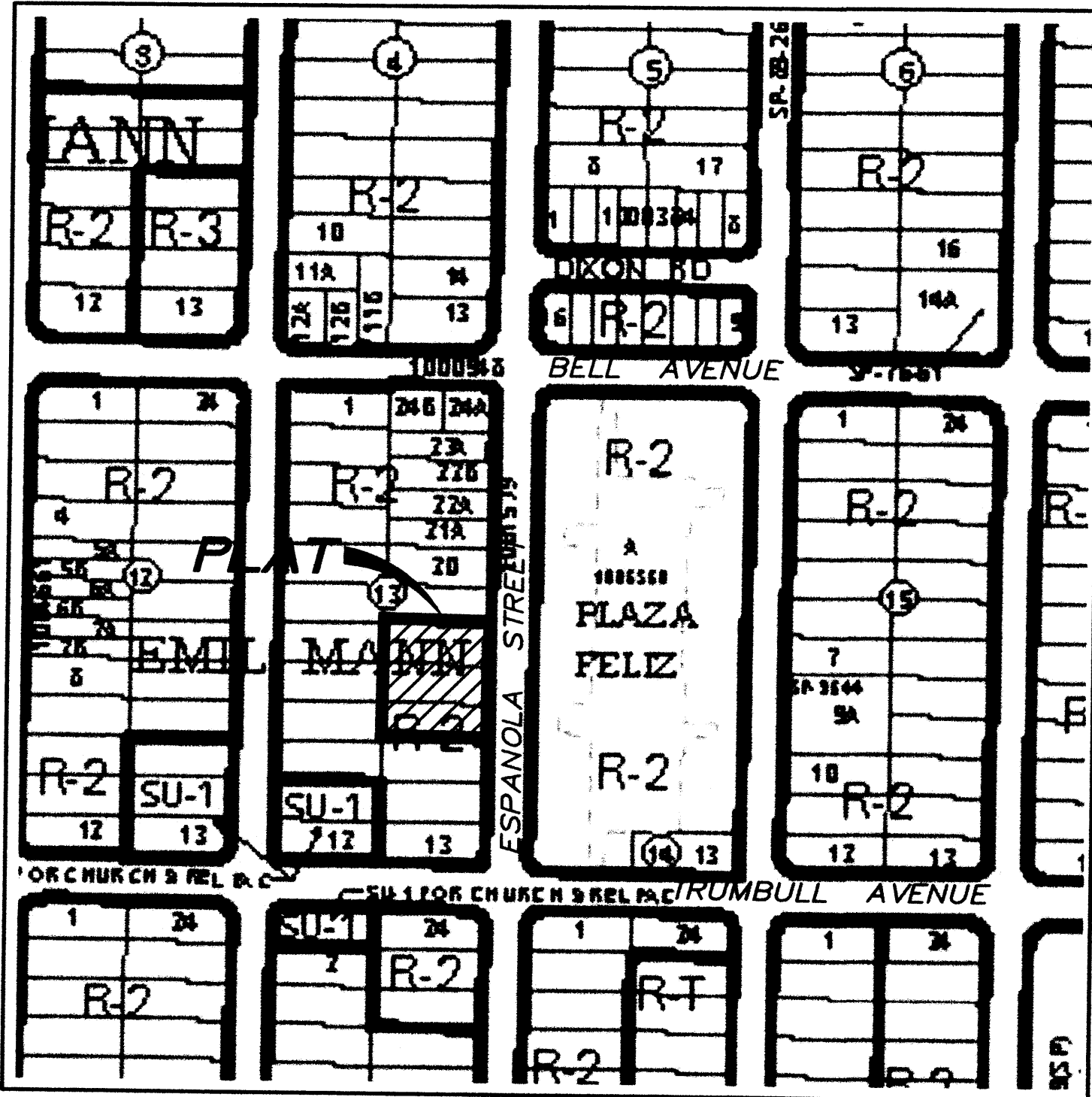
AMAFCA \_\_\_\_\_ Date \_\_\_\_\_

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.



**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 L-19-Z.

**SUBDIVISION DATA**

- Total number of existing Lots: 3
- Total number of Lots created: 1
- Gross Subdivision acreage: 0.4649 acres.

**PURPOSE OF PLAT:**

The purpose of this Plat is to:

- Combine three (3) existing lots into one (1) lot as shown hereon.
- Grant Easements as shown hereon.

PLAT OF  
**LOT 16-A, BLOCK 13**  
**EMIL MANN ADDITION**

(BEING A REPLAT OF LOTS 16, 17 AND 18, BLOCK 13, EMIL MANN ADDITION)

SITUATE WITHIN

**SECTION 30, TOWNSHIP 10 NORTH, RANGE 4 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**

NOVEMBER, 2015

BLOCK 13  
 LOT 5  
 EMIL MANN ADDITION  
 Filed July 18, 1944 in Volume D, Folio 78C

Albuquerque City Survey Monument "7-K19"  
 New Mexico State Plane Coordinates,  
 Central Zone (NAD 83) as follows:  
 N= 1483044.082  
 E= 1545165.941  
 Delta Alpha= -00°10'58.61"  
 Ground to grid factor= 0.999659513  
 Elevation= 5325.987 feet (NAVD88)

LOT 6

LOT 19  
 EMIL MANN ADDITION  
 Filed July 18, 1944 in Volume D, Folio 78C

LOT 7

LOT 18

LOT 8

BLOCK 13  
 LOT 17  
**LOT 16-A**  
 0.4649 Ac.

BLOCK 13

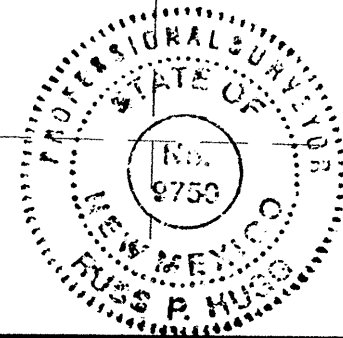
EMIL MANN ADDITION  
 Filed July 18, 1944 in Volume D, Folio 78C

LOT 9

EMIL MANN ADDITION  
 Filed July 18, 1944 in Volume D, Folio 78C

LOT 10

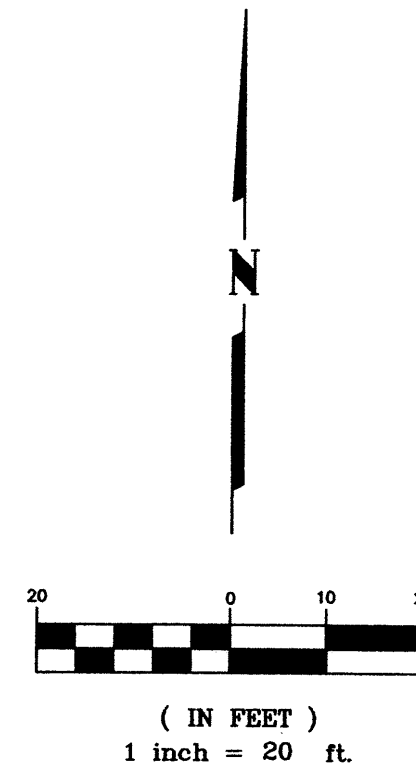
BLOCK 13  
 LOT 15  
 EMIL MANN ADDITION  
 Filed July 18, 1944 in Volume D, Folio 78C



150604\_LOT 16-A, BLOCK 13.DWG

S.E.  
 STREET  
 51.5 R/W  
 ESPANOLA

TRACT A  
 PLAZA FELIZ  
 Filed October 25, 2010 in Plat Book 2010C, Page 124



**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.

**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

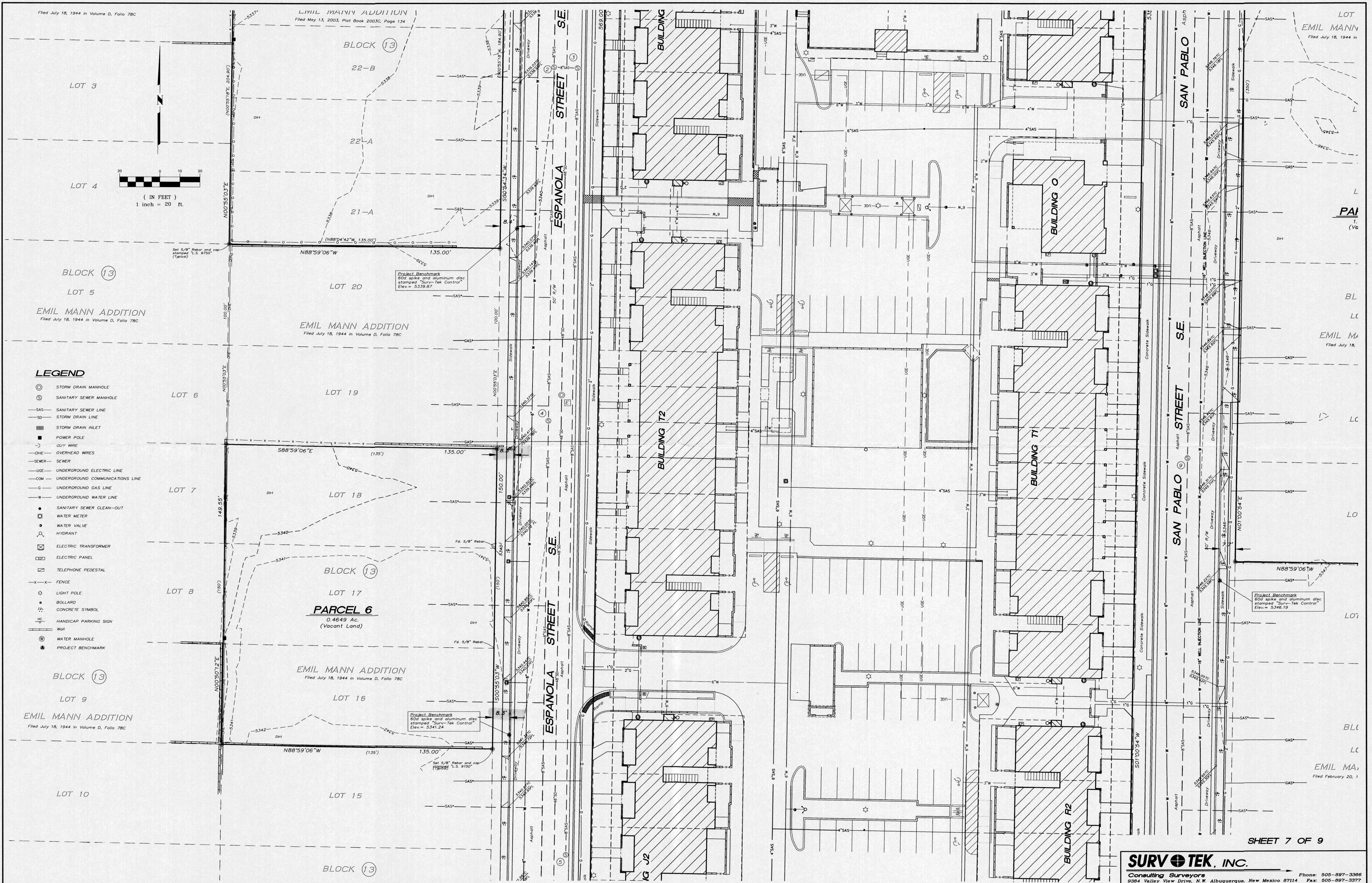
SHEET 2 OF 2

**SURV TEK, INC.**

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



PROJECT: 1010667  
 DATE: 11-18-15 (P.F.)



- LEGEND**
- ⊙ STORM DRAIN MANHOLE
  - ⊙ SANITARY SEWER MANHOLE
  - SAS- SANITARY SEWER LINE
  - SD- STORM DRAIN LINE
  - STORM DRAIN INLET
  - POWER POLE
  - GUY WIRE
  - OH- OVERHEAD WIRES
  - SEWER- SEWER
  - UOE- UNDERGROUND ELECTRIC LINE
  - COM- UNDERGROUND COMMUNICATIONS LINE
  - G- UNDERGROUND GAS LINE
  - W- UNDERGROUND WATER LINE
  - SANITARY SEWER CLEAN-OUT
  - WATER METER
  - WATER VALVE
  - HYDRANT
  - ⊠ ELECTRIC TRANSFORMER
  - ⊠ ELECTRIC PANEL
  - ⊠ TELEPHONE PEDESTAL
  - X-X- FENCE
  - LIGHT POLE
  - BOLLARD
  - CONCRETE SYMBOL
  - HANDICAP PARKING SIGN
  - Wall
  - WATER MANHOLE
  - PROJECT BENCHMARK