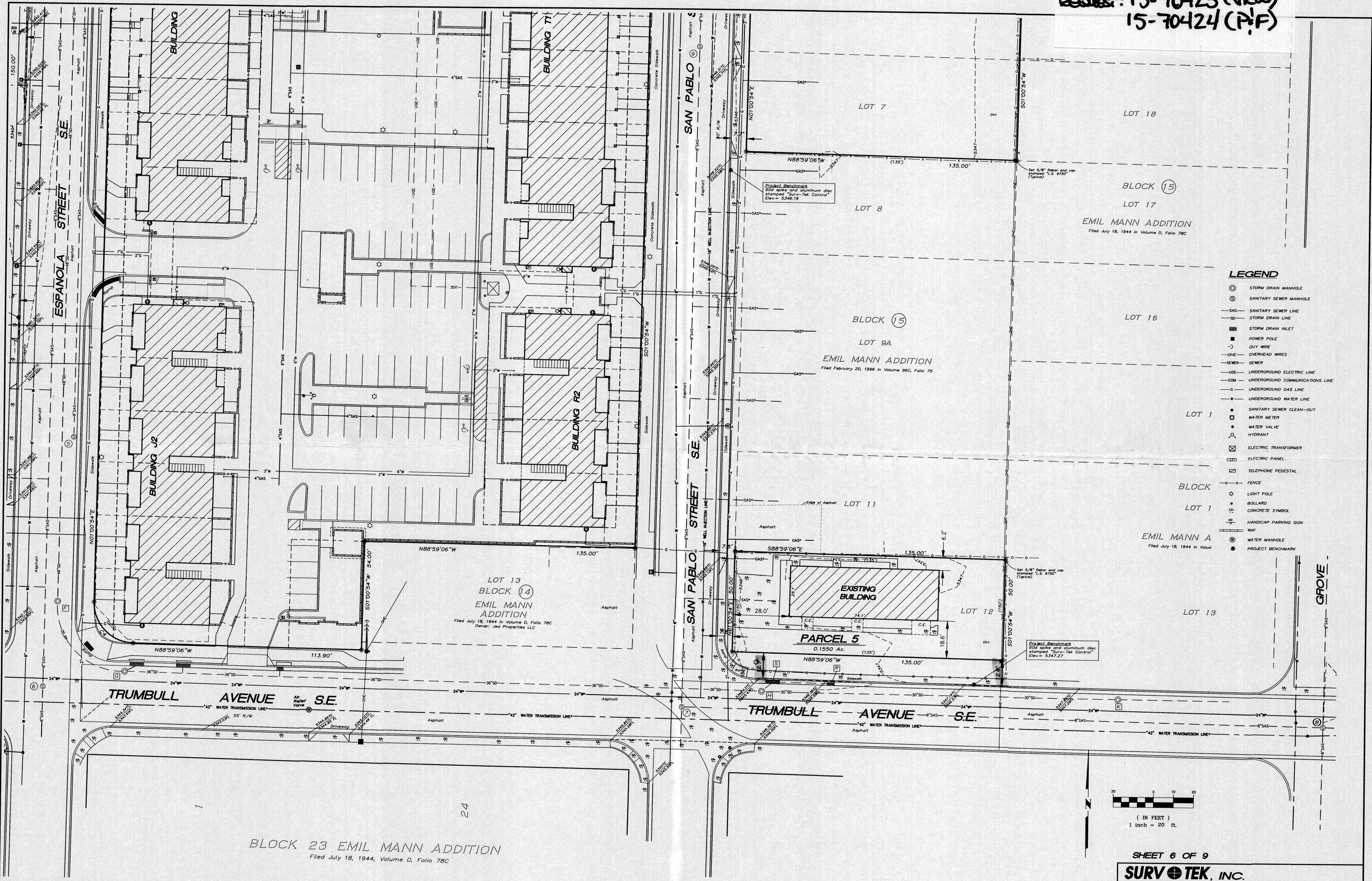
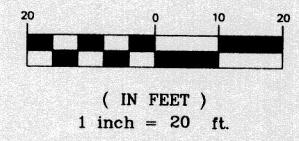


PROJECT: 1010671
 DATE: 12-9-15
 APP:
 REQUEST: 15-70423 (VRU)
 15-70424 (P/F)



BLOCK 23 EMIL MANN ADDITION
 Filed July 18, 1944, Volume D, Folio 78C



SHEET 6 OF 9
SURV TEK, INC.
 Consulting Surveyors
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3366 Fax: 505-897-3377

TREASURERS CERTIFICATION

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

Bernalillo County Treasurer _____ Date _____

LEGAL DESCRIPTION

All of Lot 12, Block 15, Emil Mann Addition as the same is 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.

TOGETHER WITH:

A Northerly portion of Trumbull Avenue S.E right of way vacated by 15DRB-_____, said parcel more particularly described as follows:

BEGINNING at the Northwest corner of the parcel herein described, a point on the Easterly right of way line of San Pablo Street S.E. and the Northwest corner of said Lot 12, Block 15 whence the Albuquerque Control Survey Monument "7-K19" bears N 32°21'16"W, 2866.88 feet distant; Thence,

S 88°59'06" E, 135.00 feet to the Northeast corner of said Lot 12; Thence,

S 01°00'54" W, 54.00 feet to the Southeast corner of the parcel herein described; Thence,

N 88°59'06" W, 115.00 feet to a point of curvature; Thence,

Northeasterly 12.87 feet on the arc of a curve to the right (said curve having a radius of 20.00 feet, a central angle of 36°52'12" and a chord which bears N 70°33'01" W, 12.65 feet) to a non tangent point on curve; Thence,

N 88°59'06" W, 8.00 feet to the Southwest corner of said Lot 12, Block 15 and a point on said Easterly right of way line of San Pablo Street S.E.; Thence,

N 01°00'54" E, 50.00 feet along said Easterly right of way line of San Pablo Street S.E. to the point of beginning of the parcel herein described.

Said parcel contains 0.1663 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, "PLAT OF LOT 1-A, BLOCK 15, EMIL MANN ADDITION (BEING A REPLAT OF LOTS 1 THRU 7, BLOCK 15, 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 dedicate the additional public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants. 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

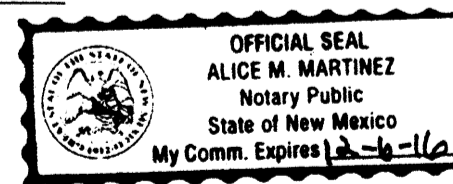
By: Felipe Rael, Executive Director

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

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

Alice M. Martinez My commission expires 12-6-16
Notary Public



PLAT OF
LOT 12-A, BLOCK 15
EMIL MANN ADDITION

(BEING A REPLAT OF LOT 12, BLOCK 15, EMIL MANN ADDITION AND VACATED PORTION OF TRUMBULL AVENUE S.E.)

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:

<u>Public Service Company of New Mexico</u>	<u>11-5-15</u>
Date	
<u>New Mexico Gas Company</u>	<u>11-5-15</u>
Date	
<u>Qwest Corporation d/b/a CenturyLink QC.</u>	<u>11-6-15</u>
Date	
<u>Comcast</u>	<u>11-6-15</u>
Date	

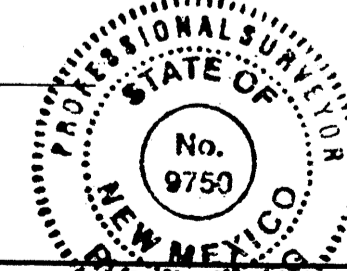
CITY APPROVALS:

<u>Sarah N. Richardson P.S.</u>	<u>11/4/15</u>
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.

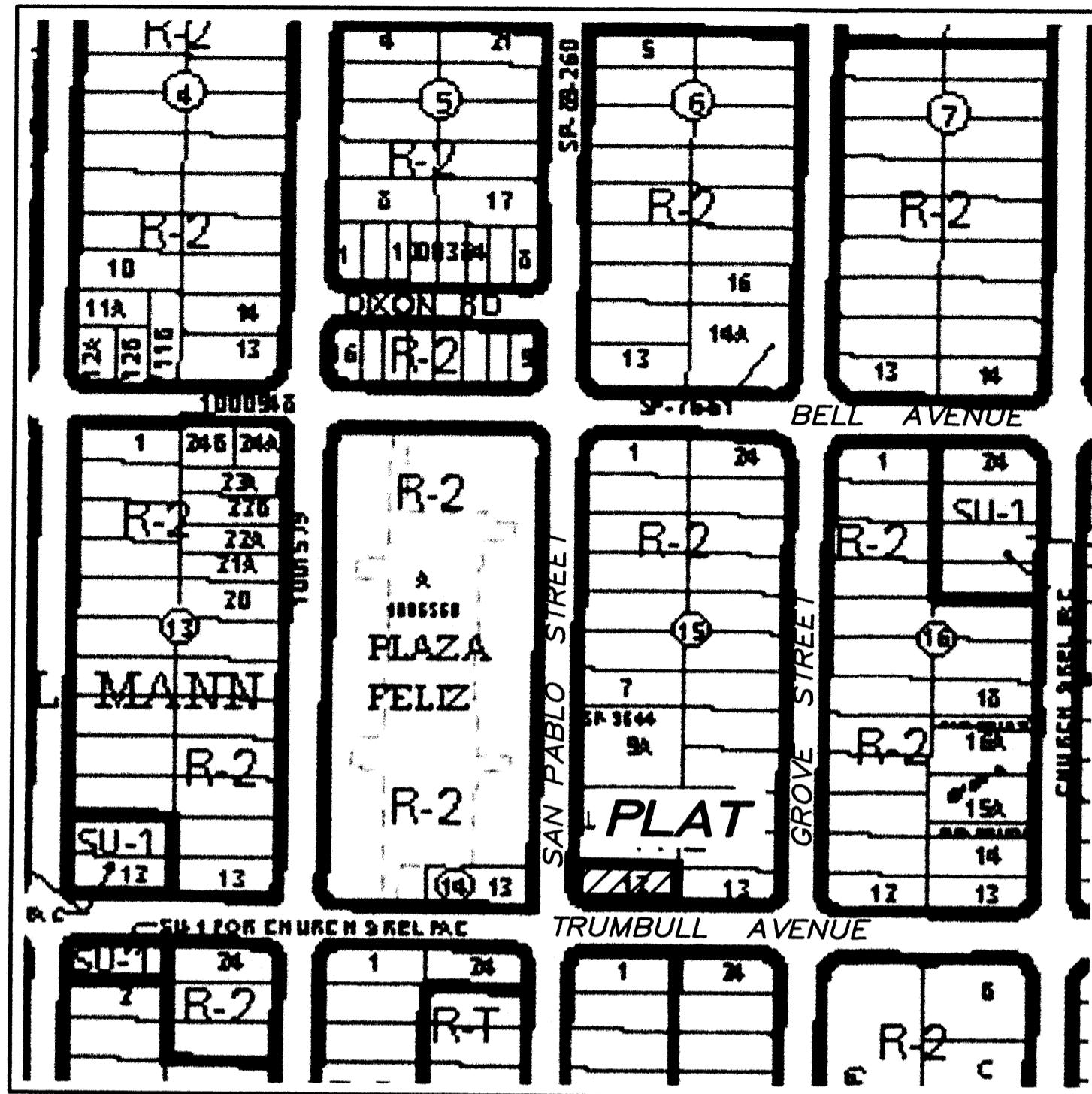
Russ P. Hugg
NMPs No. 9750
November 4, 2015



SHEET 1 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



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: 1
- Total number of Lots created: 1
- Gross Subdivision acreage: 0.1663 acres.

PURPOSE OF PLAT:

The purpose of this Plat is to:

- Grant Easements as shown hereon.
- Show the public street right of way Vacated by 15DRB-_____
- Dedicate additional public street right of way to the City of Albuquerque,

PROJECT: 101067H
DATE: 12-9-15
APP: 15-10423 (URD)
REMARKS: 15-10424 (PIE)

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.

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

LINE TABLE

LINE	LENGTH	BEARING
L1	8.00	N88°59'06"W
L2	16.00	N01°00'54"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	12.87'	20.00'	6.67'	12.65'	S70°33'00"E	36°52'12"
C2	18.55'	20.00'	10.00'	17.89'	S25°33'00"E	53°07'48"

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)

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

TRACT A
 PLAZA FELIZ

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

BLOCK (14)

4' Portion of Public Street right of way VACATED by 10DRB-70227 and shown on plat filed October 25, 2010 in Plat Book 2010C, Page 124.

TRUMBULL AVENUE S.E.

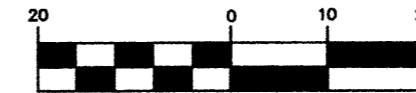
AVENUE S.E.

AVENUE S.E.

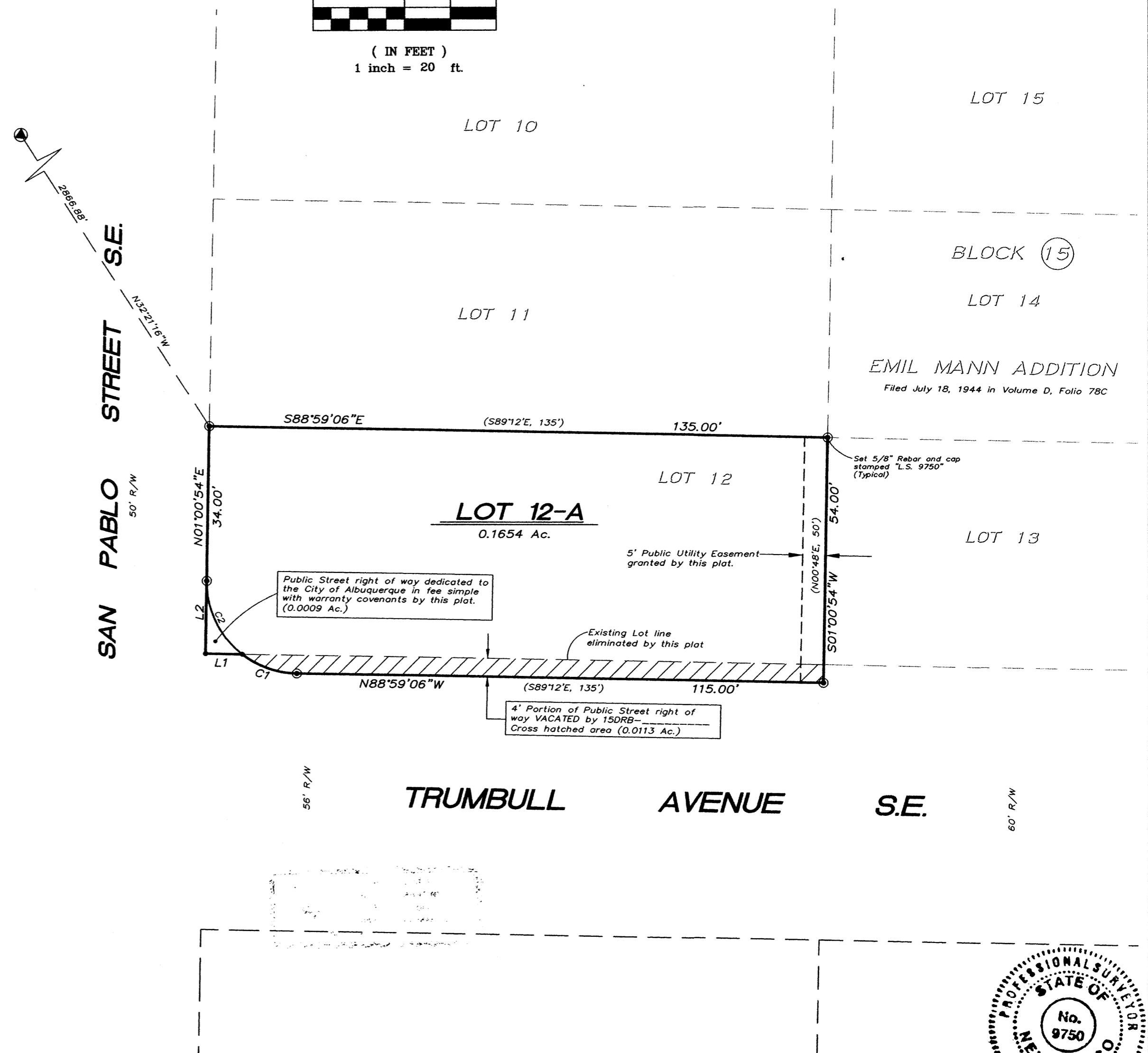
BLOCK (23)

LOT 24
 EMIL MANN ADDITION
 Filed July 18, 1944 in Volume D, Folio 78C

PLAT OF
 LOT 12-A, BLOCK 15
EMIL MANN ADDITION
 (BEING A REPLAT OF LOT 12, BLOCK 15, EMIL MANN ADDITION AND VACATED PORTION OF TRUMBULL AVENUE S.E.)
 SITUATE WITHIN
 SECTION 30, TOWNSHIP 10 NORTH, RANGE 4 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2015



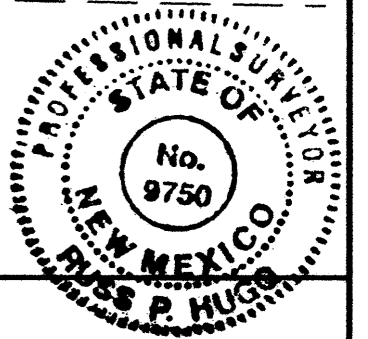
(IN FEET)
 1 inch = 20 ft.



Public Street right of way dedicated to the City of Albuquerque in fee simple with warranty covenants by this plat. (0.0009 Ac.)

4' Portion of Public Street right of way VACATED by 15DRB- Cross hatched area (0.0113 Ac.)

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



SURVOTEK, INC.
 Consulting Surveyors
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 Phone: 505-897-3368 Fax: 505-897-3377