

**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 16, 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 Northernly 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 Grove Street S.E. and the Northwest corner of said Lot 12, Block 16 whence the Albuquerque Control Survey Monument "7-K19" bears N 37°23'36"W, 3054.48 feet distant; Thence,

S 89°12'55" E, 135.00 feet to the Northeast corner of said Lot 12; Thence,

S 00°56'56" W, 54.00 feet to the Southeast corner of the parcel herein described; Thence,

N 89°12'55" W, 114.94 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°46'49" W, 12.65 feet) to a non tangent point on curve; Thence,

N 89°12'55" W, 8.05 feet to the Southwest corner of said Lot 12, Block 16 and a point on said Easterly right of way line of San Pablo Street S.E.; Thence,

N 00°56'56" E, 50.00 feet along said Easterly right of way line of Grove 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

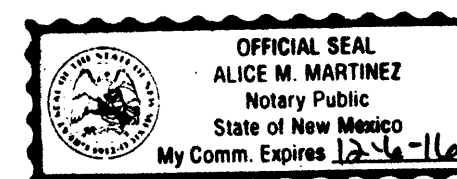
*F. Rael*  
By: Felipe Rael, Executive Director

**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 12-16-16  
Notary Public



PLAT OF  
LOT 12-A, BLOCK 16  
**EMIL MANN ADDITION**  
(BEING A REPLAT OF LOT 12, BLOCK 16, 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:	_____
<b>PLAT APPROVAL</b>	
UTILITY APPROVALS:	
<i>Fernando Vigil</i> Public Service Company of New Mexico	<u>11-5-15</u> Date
<i>Chi Salgado</i> New Mexico Gas Company	<u>11-15-15</u> Date
<i>[Signature]</i> Qwest Corporation d/b/a CenturyLink QC.	<u>11-6-15</u> Date
<i>[Signature]</i> Comcast	<u>11-6-15</u> Date
<b>CITY APPROVALS:</b>	
<i>[Signature]</i> City Surveyor Department of Municipal Development	<u>11/4/15</u> Date
Real Property Division	_____ Date
Environmental Health Department	_____ Date
Traffic Engineering, Transportation Division	_____ Date
ABCWUA	_____ Date
Parks and Recreation Department	_____ Date
AMAFCFA	_____ Date
City Engineer	_____ Date
DRB Chairperson, Planning Department	_____ Date

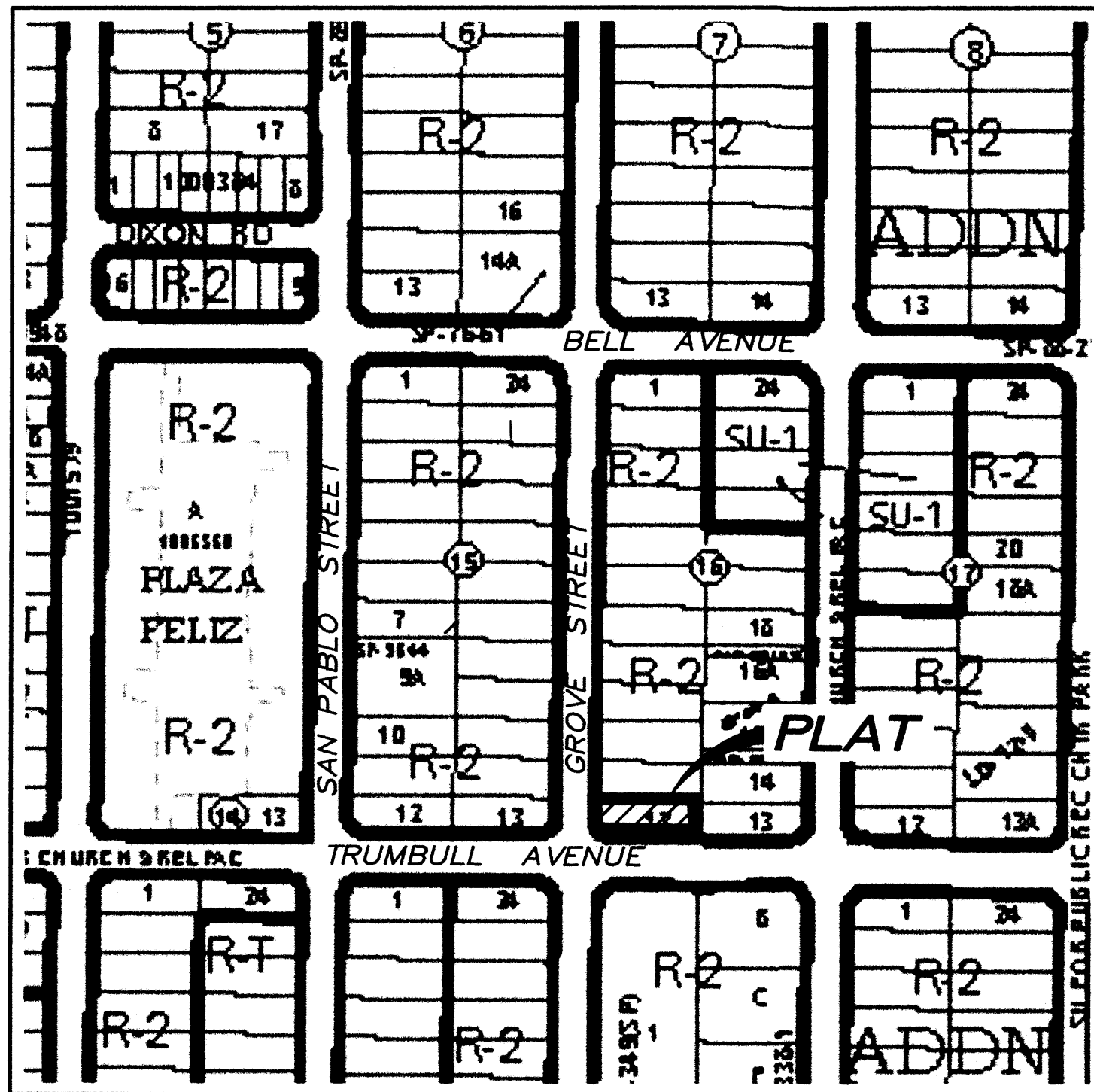
**SURVEYORS CERTIFICATION**

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, correct to the best of my knowledge and belief.

*[Signature]*  
Russ P. Hugg  
NMPS No. 9750  
November 3, 2015



SHEET 1 OF 2



**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.

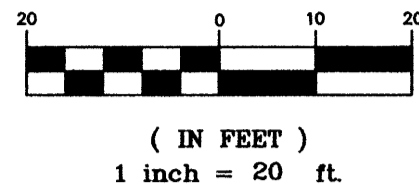
PROJECT: 1010673  
 DATE: 12-9-15  
 APP: \_\_\_\_\_  
 REALTOR: 15-70426 (PRJ)  
 15-70427 (PIF)

PLAT OF  
**LOT 12-A, BLOCK 16**  
**EMIL MANN ADDITION**

(BEING A REPLAT OF LOT 12, BLOCK 16, EMIL MANN ADDITION  
 AND VACATED PORTION OF TRUMBELL 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



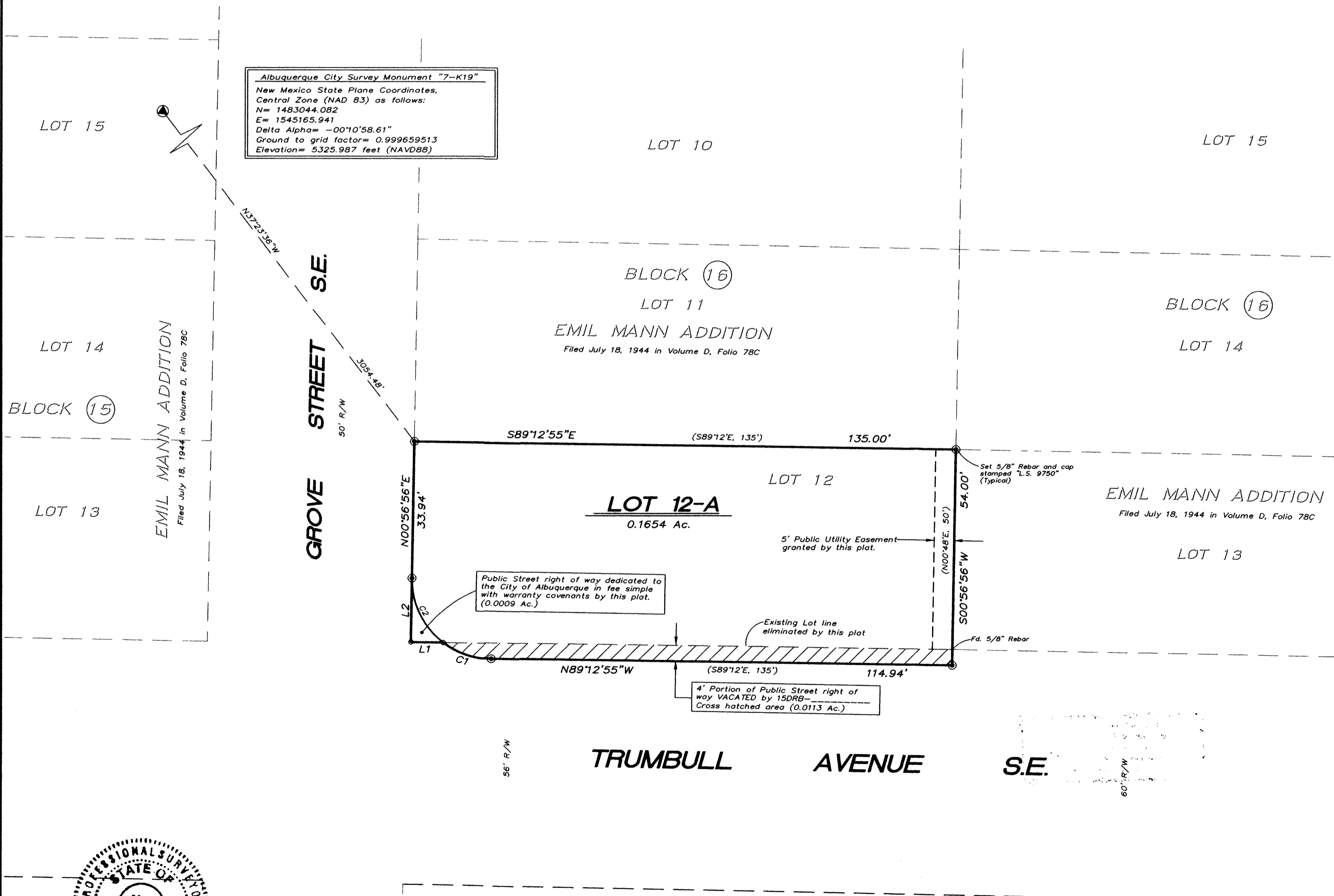
LINE TABLE

LINE	LENGTH	BEARING
L1	8.05	N89°12'55"W
L2	16.06	N00°56'56"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	12.87'	20.00'	6.67'	12.65'	S70°46'49"E	36°52'12"
C2	18.60'	20.00'	10.04'	17.94'	S25°41'54"E	53°17'39"

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)



**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



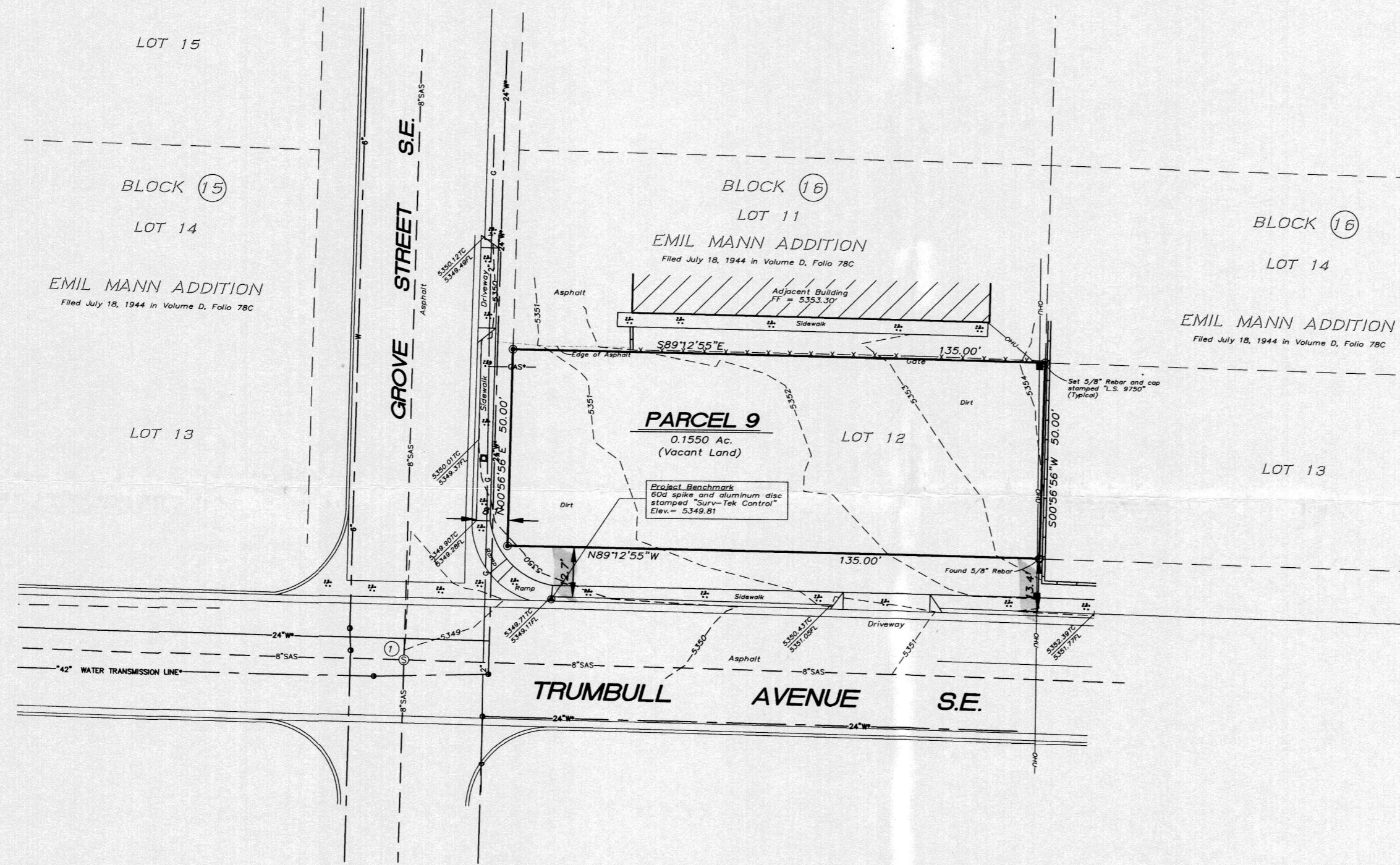
PROJECT: 1010673  
 DATE: 12-9-15  
 APP: 15-70426 (VLD)  
 REQUEST: 15-70427 (P/F)

BOUNDARY AND TOPOGRAPHIC SURVEY  
 LOT 12, BLOCK 16  
 EMIL MANN ADDITION  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER, 2015

LEGEND

- ⊙ SANITARY SEWER MANHOLE
- SAS— SANITARY SEWER LINE
- POWER POLE
- OH— OVERHEAD WIRES
- SAS— SANITARY SEWER
- G— UNDERGROUND GAS LINE
- W— UNDERGROUND WATER LINE
- ⊠ WATER METER
- WATER VALVE
- X— FENCE
- ⊠ CONCRETE SYMBOL
- WALL
- PROJECT BENCHMARK

- SANITARY MANHOLES
- ① 24" DIA.
  - ② 18" DIA.
  - ③ 15" DIA.
  - ④ 12" DIA.



LEGAL DESCRIPTION

Lot 12, Block 16, 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.

GENERAL NOTES

1. Bearings are New Mexico State Plane Grid Bearings, Central Zone - NAD83.
2. Distances are ground.
3. Record plat or deed bearings and distances, where they differ from those established by this field survey, are shown in parentheses ( ).
4. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" or "HUGG L.S. 11808" unless otherwise indicated hereon.
5. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or "HUGG L.S. 11808" or a concrete nail with brass disk stamped "HUGG L.S. 9750" or "HUGG L.S. 11808" unless otherwise indicated hereon.
6. Vertical Datum is based upon the Albuquerque Control Survey Benchmark "7-K19", Elevation = 5325.987 (NAVD 1988)
7. Contour interval is one foot.
8. Field surveys were performed during the month of October, 2015.
9. The word Certify or Certification as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information and belief, as such, and does not constitute a guarantee, nor a warranty, expressed or implied.
10. No title report was provided for this property. Any possible easements, conditions or restrictions that may be disclosed by such a report are not shown on this survey.
11. City of Albuquerque Zone Atlas Page: L-19-Z.

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

- a. Plat entitled "PLAT OF EMIL MANN ADDITION, ALBUQUERQUE, NEW MEXICO, PLATTED OCTOBER 1943, ROSS-BEYER ENGINEERING OFFICE, G.M.S.", filed July 18, 1944 Volume D, Folio 78C, records of Bernalillo County, New Mexico.
- b. Plat entitled "PLAT OF LOTS 11-A, 11-B, 12-A AND 12-B, BLOCK 4, EMIL MANN ADDITION, SECT. 30, T10N, R4E, NMPM, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, APRIL 2001", filed June 25, 2001 Volume 2001C, Folio 178, records of Bernalillo County, New Mexico.
- c. Plat entitled "PLAT OF LOTS 21-A, 22-A, 22-B, 23-A, 24-A AND 24-B, BLOCK 13, EMIL MANN ADDITION, SEC. 30, T10N, R4E, NMPM, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DECEMBER 2002", filed May 13, 2003 Volume 2003C, Folio 134C, records of Bernalillo County, New Mexico.
- d. Plat entitled "REPLAT OF LOTS 1, 2, 3, 22, 23 & 24 BLOCK 5, EMIL MANN ADDITION, ALBUQUERQUE, NEW MEXICO, (NOW BEING TRACT A)", filed May 12, 1977 Volume B13, Folio 1, records of Bernalillo County, New Mexico.
- e. Plat entitled "PLAT OF TRACT A, PLAZA FELIZ (BEING A REPLAT OF LOTS 1 THRU 12 AND 14 THRU 24, BLOCK 14, EMIL MANN ADDITION AND VACATED PORTIONS OF BELL AND TRUMBULL AVENUES), SITUATE WITHIN SECTION 30, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JULY 2010", filed October 25, 2010 Volume 2010C, Folio 124, records of Bernalillo County, New Mexico.
- f. Plat entitled "PLAT OF LOTS 1 THRU 16 INCLUSIVE, TRUMBULL PARK VILLAGE, SECTION 30, T10N, R4E, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, MARCH, 1998" filed April 19, 2000 Volume 2000C, Folio 114, records of Bernalillo County, New Mexico.

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) appears to lie within Zone "X" (areas determined to be outside 0.2% annual chance floodplain) in accordance with the National Flood Insurance Program Rate Map No. 35001C0354 H, Effective Date 8-16-2012.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this Topographic and Boundary Survey Plat was prepared from an actual ground survey performed by me or under my supervision; that I am responsible for this survey; that this survey is true and correct to the best of my knowledge and belief; and that this Topographic and Boundary Survey Plat and the field survey upon which it is based meet the Minimum Standards for Surveying in New Mexico; and that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act.

IN WITNESS WHEREOF, this certificate is executed at Albuquerque, New Mexico, on this 8th day of October, 2015.

Russ P. Hugg  
 NMPS No. 9750

UTILITY DISCLAIMER

SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

NEW MEXICO ONE CALL (NM811) LOCATE REQUEST CONFIRMATION LINE-SPOTTING TICKET NUMBERS 2015250108, 2015250114 AND 2015250116, DATE: 6/15/2015.

UTILITIES LABELED WITH AN ASTERISK (\*) ARE DERIVED OR TRANSCRIBED FROM PROVIDED PLANS AND MUST BE VERIFIED BY THE APPROPRIATE UTILITY.

THERE MAY PRIVATE UNDERGROUND UTILITY LINES NOT WITHIN DOCUMENTED EASEMENTS THAT WERE NOT MARKED OUT BY UTILITY LINE-SPOTTING COMPANIES NOTIFIED BY NEW MEXICO ONE CALL (NM811).

THIS PROJECT WAS CALLED IN TO NEW MEXICO ONE CALL (NM811) AS A "DESIGN LOCATE". SOME UTILITY LINE-SPOTTING COMPANIES NOTIFIED BY NEW MEXICO ONE CALL (NM811) CONSIDER "DESIGN LOCATE" CALLS AS LOW PRIORITY AND IN SOME CASES DELAY RESPONSE, PARTIALLY COMPLETE OR NOT RESPOND AT ALL.

THE RETAINING OF A PRIVATE UTILITY LINE-SPOTTING COMPANY MAY BE NECESSARY FOR COMPLETE UTILITY LINE-SPOTTING OF A SUBJECT PROPERTY.

**SURV-TEK, INC.**  
 Consulting Surveyors  
 8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
 Phone: 505-897-3366  
 Fax: 505-897-3377