

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: 7
- Total number of Lots created: 1
- Gross Subdivision acreage: 1.0989 acres.

PURPOSE OF PLAT:

The purpose of this Plat is to:

- Combine seven (7) existing lots into one (1) lot as shown hereon.
- Grant Easements as shown hereon.
- Show the public street right of way Vacated by 15DRB-10429
- Dedicate additional public street right of way to the City of Albuquerque,

DOCN 2015111695

12/29/2015 12:00 PM Page: 1 of 2
PLAT #: 925.00 B: 2015C P: 0177 M. Toulouse Oliver, Bernalillo Cour.

TREASURERS CERTIFICATION

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

2015
1-019-056-1184672202
Parcel Above
George Stone 12-28-15
Bernalillo County Treasurer Date

LEGAL DESCRIPTION

All of Lots 1 thru 7, Block 15, 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.

TOGETHER WITH:

A Southerly portion of Bell Avenue S.E. right of way vacated by 15DRB-10429, said parcel more particularly described as follows:

BEGINNING at the Southwest corner of the parcel herein described, a point on the Easterly right of way line of San Pablo Street S.E. and the Southwest corner of said Lot 7, Block 15 whence the Albuquerque Control Survey Monument "7-K19" bears N 34°41'15"W, 2702.09 feet distant; Thence,

N 01°00'54" E, 350.00 feet along said Easterly right of way line of San Pablo Street S.E. to the Northwest corner of said Lot 1, Block 15; Thence,

S 88°59'06" E, 6.77 feet to a non tangent point of curvature; Thence,

Northeasterly 14.45 feet on the arc of a curve to the right (said curve having a radius of 20.00 feet, a central angle of 41°24'35" and a chord which bears N 70°18'37" E, 14.14 feet) to a point of tangency; Thence,

S 88°59'06" E, 115.00 feet to the Northeast corner of the parcel herein described; Thence,

S 01°00'54" W, 355.00 feet to the Southeast corner of said Lot 7, Block 15; Thence,

N 88°59'06" W, 135.00 feet to the point of beginning of the parcel herein described.

Said parcel contains 1.0989 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

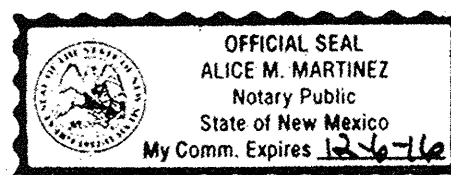
F.R.
By: Felipe Rael, Executive Director

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 1-A, BLOCK 15
EMIL MANN ADDITION

(BEING A REPLAT OF LOTS 1 THRU 7, BLOCK 15, EMIL MANN ADDITION AND VACATED PORTION OF BELL 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: 1010674

PLAT APPROVAL

UTILITY APPROVALS:

Fernando Vigil 11-5-15
Public Service Company of New Mexico Date
Chris Gallegos 11-5-15
New Mexico Gas Company Date
John 11-6-15
Qwest Corporation d/b/a CenturyLink QC. Date
Robb 11-6-15
Comcast Date

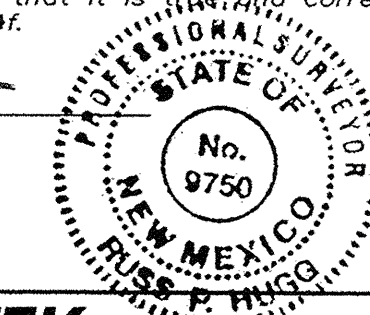
CITY APPROVALS:

Susan M. Raines P.S. 11/4/15
City Surveyor Date
Department of Municipal Development
Scott M. Howell 12-18-15
Real Property Division Date
N/A 12-28-15
Environmental Health Department Date
Russ P. Hugg 12/23/15
Traffic Engineering, Transportation Division Date
Jon Eidsgaard 12/23/15
ABCWUA Date
Carol S. Dumont 12-23-15
Parks and Recreation Department Date
Lynn M. Mason 12-10-15
AMAFCA Date
Alicia 12/23/15
City Engineer Date
Jack 12-28-15
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
Russ P. Hugg
NMPSS No. 9750
November 3, 2015



SHEET 1 OF 2



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

TRUMBULL VILLAGE PARK
Filed April 19, 2000 in Plat Book 2000C, Page 114

LOT 11 LOT 10 LOT 9

DRAINAGE NOTE:

A Private blanket Drainage Easement over Lot 1-A, exclusive of any buildings or structures is hereby granted by this plat for the benefit of adjoining Lots 18 thru 24, Block 15, Emil Mann Addition. Maintenance of said easement shall be the responsibility of the owners of Lot 1-A.

BLOCK ⑤

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

PLAT OF
LOT 1-A, BLOCK 15
EMIL MANN ADDITION

(BEING A REPLAT OF LOTS 1 THRU 7, BLOCK 15, EMIL MANN ADDITION AND VACATED PORTION OF BELL 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	15.00	N01°00'54"E
L2	6.77	S88°59'06"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	31.42'	20.00'	20.00'	28.28'	N46°00'54"E	90°00'00"
C2	16.96'	20.00'	9.03'	16.46'	N25°18'37"E	48°35'25"
C3	14.45'	20.00'	7.56'	14.14'	N70°18'37"E	41°24'35"

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

5' Portion of Public Street right of way VACATED by 100RB-70227 and shown on plat of Plaza Feliz filed October 25, 2010 in Plat Book 2010C, Page 124.

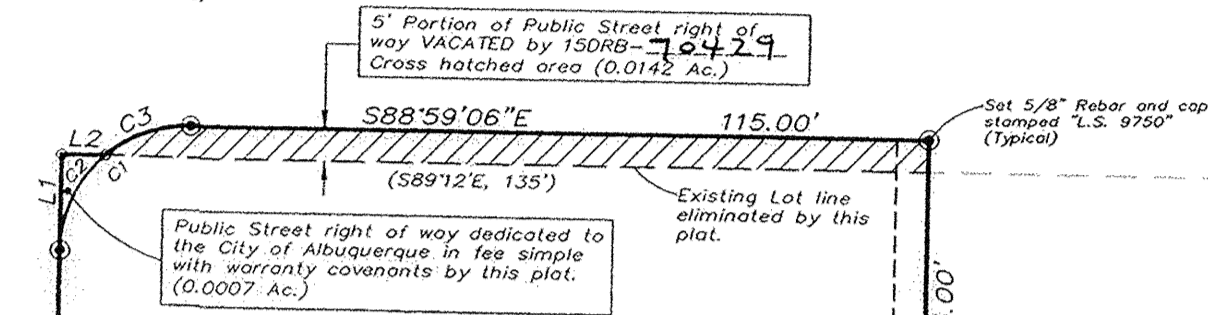
TRACT A
PLAZA FELIZ
Filed October 25, 2010 in Plat Book 2010C, Page 124

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)

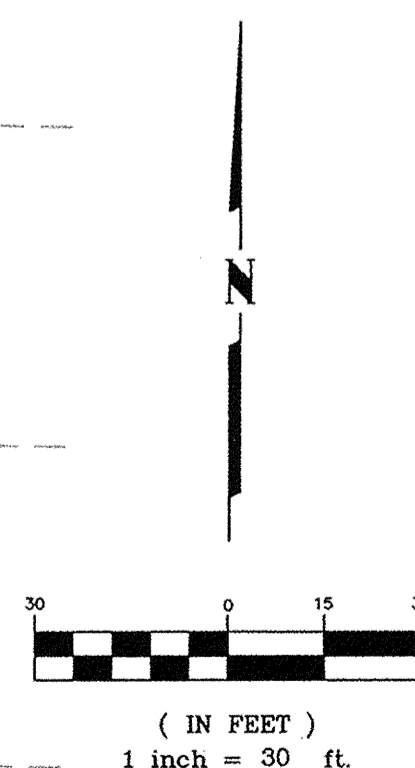
BELL AVENUE S.E.
Existing 60' R/W

60' R/W

NOTE:
Existing public water and sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval.



SAN PABLO STREET S.E.
50' R/W



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EMIL MANN ADDITION
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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