

VICINITY MAP

SCALE: 1" = 750'

DEDICATION AND FREE CONSENT

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner and does hereby dedicate to the City of Albuquerque in fee simple the public street rights-of-way and grant the easement as shown, including the rights of ingress and egress and the right to trim interfering trees. I hereby warrant that I hold complete and indefeasible title in fee simple to the land subdivided, hereon.

Michael R. Houx
Michael R. Houx, Managing Partner
MIDEB, LLC

August 11, 2016
Date

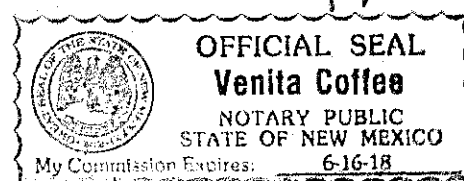
ACKNOWLEDGEMENT

STATE OF NEW MEXICO)

COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on this 11th day of August, 2016, by Michael R. Houx, Managing Partner, MIDEB, LLC

Venita Coffee
Notary Public



HIGH MESA Consulting Group

6010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.com
JOB #2016.015.4 PLAT 1

VACATION REQUEST AND PLAT OF TRACT A, LOID'S COLLISION CENTER ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AUGUST, 2016

DESCRIPTION

Lots 29 and 30, Block 5, North Albuquerque Acres, Tract A, Unit B, Albuquerque, New Mexico, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on April 24, 1936, Plat Book D, Page 130.

MIDEB, LLC
OWNER
PROJECTED
SEC. 12, T 11 N, R 3 E, N.M.P.M.
LOCATION
LOID'S COLLISION CENTER
SUBDIVISION

COUNTY CLERK FILING DATA

DRB PROJECT NUMBER 1010863

APPLICATION NUMBER _____

APPROVALS:

DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO _____ DATE _____

ABCWUA _____ DATE _____

CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO _____ DATE _____

A.M.A.F.C.A. _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO _____ DATE _____

PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO _____ DATE _____

Soren M. Pischke P.S.
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO 8/23/16
DATE

REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO _____ DATE _____

PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE _____

QWEST CORPORATION d/b/a CENTURYLINK QC _____ DATE _____

NEW MEXICO GAS COMPANY _____ DATE _____

COMCAST CABLE VISION OF NEW MEXICO, INC. _____ DATE _____

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

Charles G. Cala, Jr.
Charles G. Cala, Jr., NMPS 11184



August 9, 2016
Date

VACATION REQUEST AND PLAT OF
TRACT A, LOID'S COLLISION CENTER
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2016

Notes:

1. A boundary survey was performed in March, 2016. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within projected Section 12, Township 11 North, Range 3 East, N.M.P.M. (Elena Gallegos Grant).
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone (NAD 83). These bearings are positioned from A.G.R.S. Control Station "NMSHC L25_11".
5. Record bearings and distances are shown in parenthesis.
6. Public street mileage created by this plat = 0.06 miles (half-width).
7. The purpose of this plat is to:
 - a. Eliminate the interior property line to create 1 (one) tract from Lots 29 and 30, Block 5, North Albuquerque Acres, Tract A, Unit B.
 - b. Dedicate in Fee Simple the necessary public street right-of-way San Diego Avenue N.E. (half-width).
 - c. Vacate the Public Road Easement granted by document filed 06-10-2003, Book A57, Page 8157, Doc# 2003098364.
 - d. Grant the Public Utility Easement as shown.
8. The following documents and instruments were used for the performance and preparation of this survey:
 - a. Plat of North Albuquerque Acres, Tract A, Unit B, filed 04-24-1936, Plat Book D, Page 130, Doc. #1936042436, Records of Bernalillo County, New Mexico.
 - b. Plat of North Albuquerque Acres, Tract A, Unit B, filed 09-29-2003, Plat Book 2003C, Page 294, Doc. #2003178327, Records of Bernalillo County, New Mexico.
 - c. Plat of Verano Plaza, filed 04-08-2004, Plat Book 2004C, Page 115, Doc. #2004046774, Records of Bernalillo County, New Mexico.
 - d. Plat of North Albuquerque Acres, Tract A, Unit B, filed 03-21-2011, Plat Book 2011C, Page 27, Doc. #2011027503, Records of Bernalillo County, New Mexico.
 - e. Plat of North I-25 Corporate Center, filed 10-04-2010, Plat Book 2010C, Page 115, Doc. #2010100048, Records of Bernalillo County, New Mexico.
 - f. Special Warranty Deed filed 01-04-2016, Doc. #2016000377, Records of Bernalillo County, New Mexico.
 - g. Commitment for Title Insurance, Commitment No. 5011635-20944189-AL04, prepared by First American Title Insurance Company dated 11-25-2015.
 - h. Boundary Survey of Lots 29 and 30, Block 5, North Albuquerque Acres, Tract A, Unit B prepared by this firm and dated 03-10-2016 (unrecorded)
9. The property surveyed hereon is subject to the Subdivision Improvements Agreement with the City of Albuquerque filed 08-27-2003, Book A63, Page 2845, Doc. #2003153173, records of Bernalillo County, New Mexico.
10. Gross subdivision acreage = 2.0016 acres.
11. No property within the area of requested final action 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 the proposed plat.

PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat are granted for the common and joint use of:

1. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. 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.
3. Qwest Corporation d/b/a CenturyLink QC for the installation, maintenance, and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services including, but not limited to, above ground pedestals and closures.
4. Comcast Cable Vision of New Mexico, Inc. for the installation, maintenance, and service of such lines, cables, 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 the 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 the 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 the National Electric Safety Code by construction or pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electrical transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink (CL) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and CL 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.

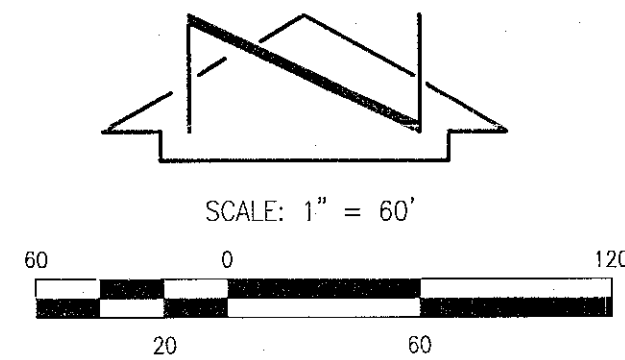
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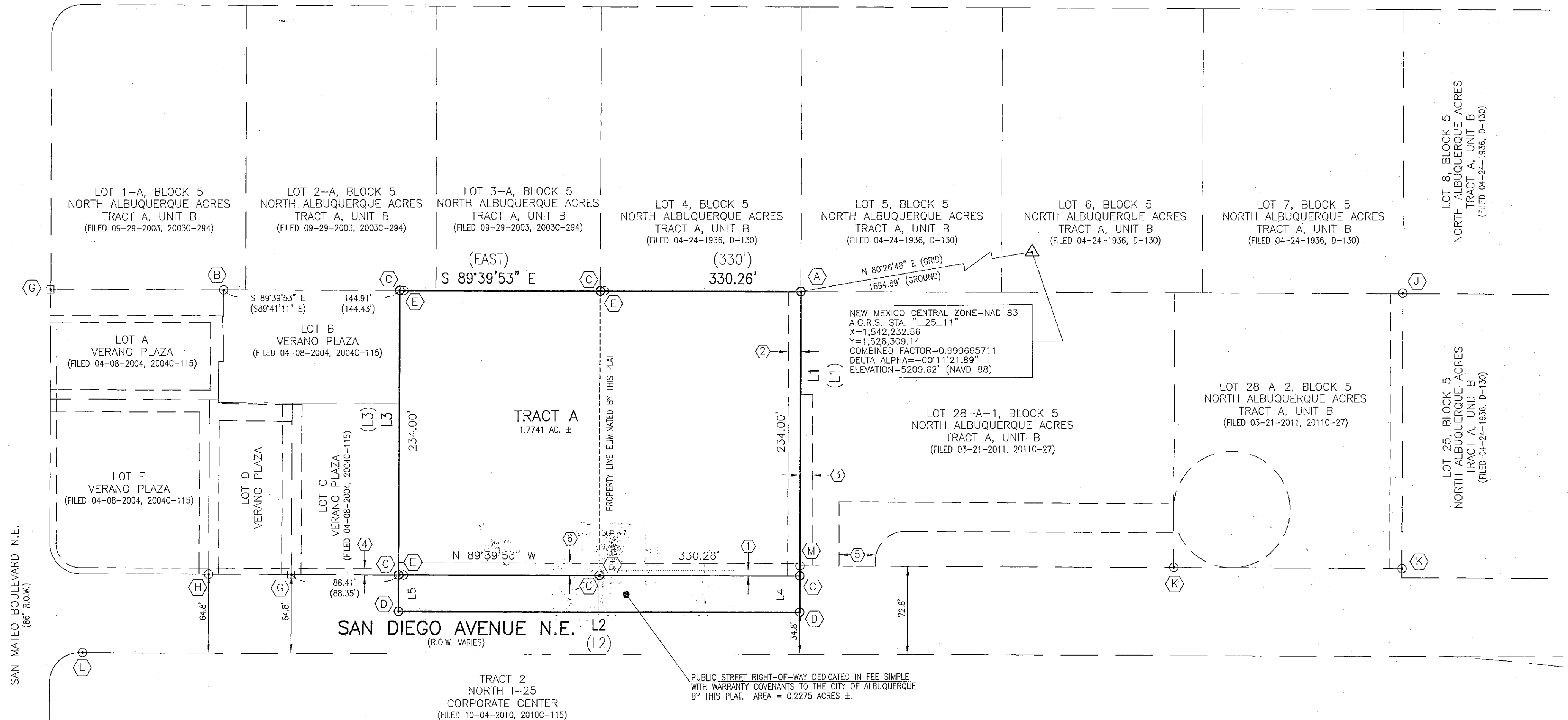
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TRACT A, LOID'S COLLISION CENTER
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2016

BOUNDARY TABLE

LINE	DIRECTION	DISTANCE
L1	S 00°20'07" W	264.00'
(L1)	SOUTH	264'
L2	N 89°39'53" W	330.26'
(L2)	WEST	330'
L3	N 00°20'07" E	264.00'
(L3)	NORTH	264'
L4	S 00°20'07" W	30.00'
L5	N 00°20'07" E	30.00'



BEVERLY HILLS AVENUE N.E.
 (60' R.O.W.)



KEYED NOTES

EASEMENT TO BE VACATED BY THIS PLAT

- (1) 4' PUBLIC ROAD EASEMENT GRANTED BY DOCUMENT FILED 06-10-2003, BOOK A57, PAGE 8157, DOC. #2003098364

EASEMENT

- (2) 10' P.N.M. AND QWEST CORPORATION EASEMENT GRANTED BY DOCUMENT FILED 09-26-2003, BOOK A65, PAGE 6797, DOC. #2003177168

EASEMENTS - OFFSITE

- (3) 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2011C-27
 (4) 5' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2004C-115
 (5) PRIVATE ACCESS EASEMENT GRANTED BY PLAT 2011C-27

NEW EASEMENT

- (6) 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT

MONUMENTS

- (A) FOUND #5 REBAR W/CAP STAMPED "HUGG LS 9750", TAGGED W/WASHER STAMPED "NMPS 11184"
 (B) FOUND #4 REBAR W/CAP STAMPED "CARTESIAN PLS 14271", TAGGED W/WASHER STAMPED "NMPS 11184"
 (C) SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
 (D) CALCULATED POSITION, CORNER NOT SET
 (E) FOUND #4 REBAR W/CAP STAMPED "TM 13982", NOT HONORED
 (F) FOUND #4 REBAR, NOT HONORED
 (G) FOUND CHISELED "+" IN CONCRETE

MONUMENTS - CONTINUED

- (H) FOUND TPOST W/CAP STAMPED "PLS 14271"
 (J) FOUND #4 REBAR W/TAG STAMPED "9750"
 (K) FOUND #5 REBAR W/CAP STAMPED "HUGG LS 9750"
 (L) FOUND MAG NAIL W/WASHER STAMPED "PLS 8686"
 (M) FOUND #5 REBAR W/CAP STAMPED "HUGG LS11808", ON LINE

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