

PURPOSE OF THIS PLAT

THE PURPOSE OF THIS PLAT IS TO COMBINE FOUR (4) EXISTING UNPLATTED PARCELS AND A PORTION OF VACATED 1ST STREET NW AND CREATE FOUR NEW TRACTS. NEW TRACT 4 WILL BE DEDICATED AS PUBLIC RIGHT OF WAY BY THIS PLAT.

FREE CONSENT AND DEDICATION

THE PROPERTY SHOWN HEREON IS REPLATTED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) GRANT:

ALL ACCESS, UTILITY, DRAINAGE AND SIDEWALK EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. THE OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED. THOSE SIGNING WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY BEING REPLATTED HEREON.

Robert J. Perry
Chief Administrative Officer

(STATE OF NEW MEXICO) SS
(COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY ROBERT J. PERRY, AS THE CHIEF ADMINISTRATIVE OFFICER OF THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION.

BY: _____
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

**PLAT
ONE CENTRAL
MRGCD MAP 40, PARCELS 121, 122, 123 & 124
AND A VACATED PORTION OF FIRST ST. NW
WITHIN PROJECTED SECTION 20, T.10N., R.3E., N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NM**

DATE OF SURVEY: AUGUST 2016

LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND SITUATE WITHIN PROJECTED SECTION 20, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., TOWN OF ALBUQUERQUE GRANT, WITHIN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, SAID PARCEL COMPRISES MRGCD MAP 40, PARCEL 121 AS DESCRIBED WITHIN A WARRANTY DEED RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON DECEMBER 12, 1973 IN VOLUME D954, PAGES 523-527 AS DOCUMENT 85800 AND MRGCD MAP 40, PARCEL 122 AS DESCRIBED WITHIN A QUIT CLAIM DEED RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON JUNE 2, 1987 IN VOLUME D305A, PAGES 199-201 AS DOCUMENT 08757176 AND MRGCD MAP 40, PARCEL 123 AS DESCRIBED WITHIN A QUIT CLAIM DEED RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON AUGUST 18, 1988 IN VOLUME D304A PAGE 884 AS DOCUMENT 08875267 AND MRGCD MAP 40, PARCEL 124 AS DESCRIBED WITHIN A QUIT CLAIM DEED RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON SEPTEMBER 8, 1988 IN VOLUME D342A PAGES 237-242 AS DOCUMENT 08881127 AND A PORTION OF FIRST ST. NW VACATED BY VACATION ACTION No. 16DRB-70275 SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CENTRAL AVENUE NW FROM WHENCE ACSM BRASS CAP 18_K15 BEARS S14°21'41"W 83.42 FEET;
THENCE, N80°50'32"W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF CENTRAL AVENUE NW, 188.61 FEET TO A POINT OF CURVATURE;
THENCE, NORTHWESTERLY 78.55 FEET, ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'23" A RADIUS OF 50.00 FEET AND A CHORD BEARING N35°50'20" W 70.72 FEET TO A POINT OF TANGENCY;
THENCE, N9°09'51"E ALONG THE EASTERLY RIGHT-OF-WAY LINE OF FIRST STREET NW, 270.64 FEET TO A POINT;
THENCE, S80°50'58"E 11.00 FEET TO A POINT;
THENCE, N9°09'51"E ALONG THE EASTERLY RIGHT-OF-WAY LINE OF FIRST STREET NW, 212.72 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF TIJERAS AVENUE NW;
THENCE, S81°23'09"E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF TIJERAS AVENUE NW, 232.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE NEW MEXICO DEPARTMENT OF TRANSPORTATION RAILROAD (NMDOTR);
THENCE, S9°09'02"W ALONG THE WESTERLY RIGHT-OF-WAY LINE OF THE NMDOTR, SAID RIGHT-OF-WAY LINE BEING PARALLEL WITH AND 18.50 FEET WEST OF THE CENTERLINE OF THE MAINLINE TRACK, 220.30 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE;
THENCE, N80°50'58"W CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 11.50 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE;
THENCE, S9°09'02"W CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SAID RIGHT-OF-WAY LINE BEING PARALLEL WITH AND 30.00 FEET WEST OF THE CENTERLINE OF THE MAINLINE TRACK, 289.73 FEET TO A POINT ON A CURVE;
THENCE, EASTERLY CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 7.00 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 1°29'38" A RADIUS OF 268.50 FEET AND A CHORD BEARING S80°10'39" E 7.00 FEET;
THENCE, S9°09'02"W CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 25.46 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

SAID PARCEL CONTAINING 2.8367 ACRES (123,568 SQUARE FEET) MORE OR LESS.

SUBDIVISION DATA

DRB NO.	1010947	PLAT ACRES	2.8367
NO. OF LOTS	0	LOT ACRES	0
NO. OF PARCELS	0	PARCEL ACRES	0
NO. OF TRACTS	4	TRACT ACRES	2.8367
STREET MILES (FULL)	0	STREET ACRES	0

NOTES

- EXISTING UTILITY EASEMENTS TO REMAIN AS SHOWN ON THE EXISTING SUBDIVISION PLATS.
- ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE, DISTANCES ARE HORIZONTAL GROUND DISTANCES IN FEET.
- RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIZE (S65°04'00"W, 365.00).
- BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUERQUE ACS MONUMENT "18_K14" ELEVATION = 4963.42
- ALL PROPERTY CORNERS ARE AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.

EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE NATURAL GAS.
- COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE CABLE TV SERVICE.

PNM, NEW MEXICO GAS COMPANY, COMCAST, AND QWEST d/b/a CENTURYLINK QC COMMUNICATIONS DO NOT RELEASE ANY PREVIOUS EASEMENT RIGHT WHICH WAS GRANTED BY PRIOR PLATTING OR RECORD DOCUMENT UNLESS SPECIFICALLY NOTED HEREON.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSE 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 ERRECTED 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 CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

SOLAR NOTE

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 ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:

- MRGCD MAP 40, PARCEL #121 UPC # 101405728742211922
- MRGCD MAP 40, PARCEL #122 UPC # 101405728941311923
- MRGCD MAP 40, PARCEL #123 UPC # 101405729044211919
- MRGCD MAP 40, PARCEL #124 UPC # 101405730645311924

BERNALILLO COUNTY TREASURERS OFFICE:

BY: _____ DATE: _____

SURVEYOR'S CERTIFICATION

I, KIM C. STELZER, NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7482, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST. THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THE "MINIMUM STANDARDS FOR LAND SURVEYS" AS ESTABLISHED BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Kim C. Stelzer
Kim C. Stelzer, N.M.P.L.S. NO. 7482

Sgt. 12/20/16
DATE



PROJECT NO. 1010947
APPLICATION NO. 16DRB-70278

UTILITY APPROVALS

PNM ELECTRIC SERVICES	DATE
NEW MEXICO GAS COMPANY	DATE
COMCAST	DATE

CITY APPROVALS

<i>Soren M. Rainbow</i> P.S. CITY SURVEYOR	9/12/16 DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
A.B.C.W.U.A.	DATE
DEPARTMENT OF PARKS & REC.	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

HUITT-ZOLLARS

333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

**PLAT
ONE CENTRAL**
MRGCD MAP 40, PARCELS 121, 122, 123 & 124
AND A VACATED PORTION OF FIRST ST. NW
WITHIN PROJECTED SECTION 20, T.10N., R.3E., N.M.P.M.
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NM

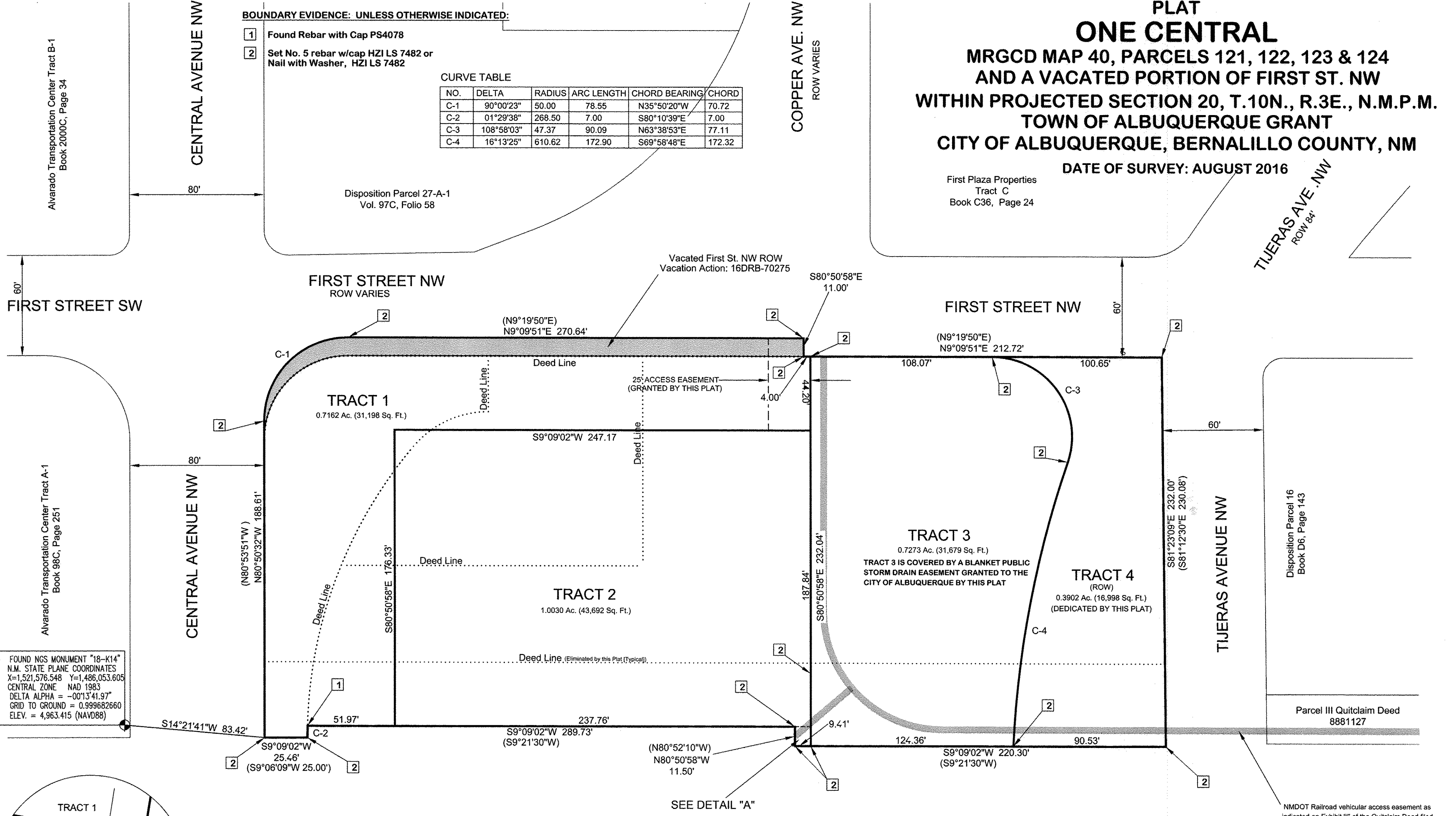
DATE OF SURVEY: AUGUST 2016
First Plaza Properties
Tract C
Book C36, Page 24

BOUNDARY EVIDENCE: UNLESS OTHERWISE INDICATED:

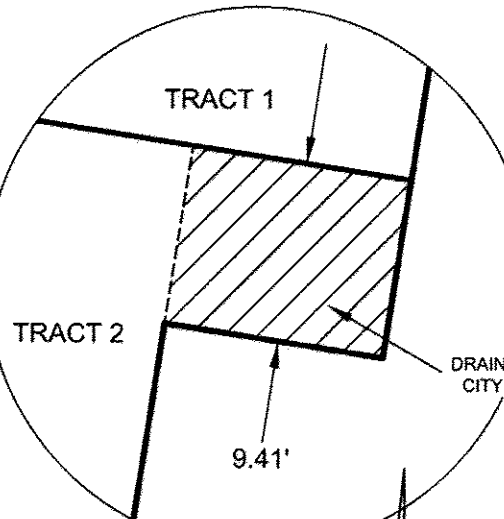
- 1 Found Rebar with Cap PS4078
- 2 Set No. 5 rebar w/cap HZI LS 7482 or Nail with Washer, HZI LS 7482

CURVE TABLE

NO.	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD
C-1	90°00'23"	50.00	78.55	N35°50'20"W	70.72
C-2	01°29'38"	268.50	7.00	S80°10'39"E	7.00
C-3	108°58'03"	47.37	90.09	N63°38'53"E	77.11
C-4	16°13'25"	610.62	172.90	S69°58'48"E	172.32

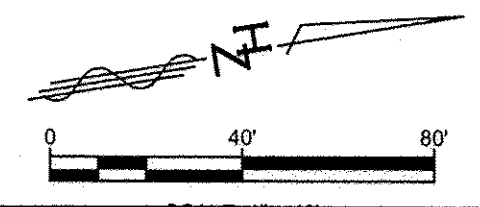


FOUND NGS MONUMENT "18-K14"
N.M. STATE PLANE COORDINATES
X=1,521,576.548 Y=1,486,053.605
CENTRAL ZONE NAD 1983
DELTA ALPHA = -00°13'41.97"
GRID TO GROUND = 0.999682660
ELEV. = 4,963.415 (NAVD88)



NEW MEXICO DEPARTMENT OF TRANSPORTATION RAILROAD
Quitclaim Deed 2006038332
ROW VARIES

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141



KIM C. STELZER
NEW MEXICO
7482
REGISTERED PROFESSIONAL LAND SURVEYOR

NMDOT Railroad vehicular access easement as indicated on Exhibit "I" of the Quitclaim Deed filed September 8, 1988, in Volume D342A, Pages 237-242, as Document No. 08881127.
Location is schematic and width is undetermined.

Parcel III Quitclaim Deed 8881127

Parcel II
Quitclaim Deed 8881127

Book C37, Page 107

Parcel A, Block 1
Commercial Addition
Book C15, Pg. 146