

Vicinity Map  
Zone Atlas K-14-Z

**PURPOSE OF PLAT**

To adjust the existing lot lines between Tract A and Tract B of Block 25 to separate and encompass the existing park area to fall solely within the boundary of the newly created Tract B-1.

**SUBDIVISION DATA**

1. DRB Project No. -
2. Zone Atlas No. K-14-Z
3. Number of Tracts Created: None
4. Gross Acreage: 0.9763 Acre
5. Date of Survey: July - August, 2016
6. Zoned: SU-3 Special Center Zone

**GENERAL NOTES**

1. Bearings are referred to Grid North, New Mexico State Plane Coordinate System - NAD 83, Central Zone - and were derived using GPS relative positioning techniques.
2. All distances shown hereon are horizontal ground distances. Project combined factor = 0.999683611. Elevations are based upon the NAVD 88 datum and are referred to the ACS Benchmark (2nd order - class 1) "17\_J14" (published elevation = 4957.484').
3. Bearings and distances shown are as measured in the field. Record plat information is shown in parenthesis.
4. The following record plats and documents were utilized for this survey:
  - a. Plat entitled "PNM Downtown Replat of Lots 13 thru 24 Blk. 25 and Lots 1 thru 12, Blk. 32 of "New Mexico Town Company's Original Townsite" filed: 9/14/1978, B15-91
  - b. Plat entitled "PNM Downtown Parking Structure Tract A" filed: 1/23/2001, 2001C-27.
  - c. Plat entitled "Tracts A, B-1 & C, A Replat Of Tract B, Block 24; & Lots 8-24, Block 24, Original Townsite, Albuquerque, New Mexico" filed: 3/8/1985, C26-130.
  - d. Grant of Easement entitled "Grant of Easement PNM Downtown" filed: 12/19/1978, B15-166.
  - e. Warranty Deed to PNM Resources filed: 1/31/2002, A31-3854.
  - f. Warranty Deed to PNM Resources filed: 1/31/2002, A31-3855.
  - g. Warranty Deed to Albuquerque Plaza Associates filed: 10/6/78, 74-A, 149-150.
5. This plat shows all easements both apparent and of record.

**OWNER'S CONSENT**

The plat shown hereon has been surveyed and replatted and is now comprised of Tracts A-1 and B-1, Block 25 of PNM Downtown Plat (being a replat of a portion of Block 25 and the Block 32 of New Mexico Town Company's Original Townsite), City of Albuquerque, Bernalillo County, New Mexico, with free consent and in accordance with the desires of the undersigned owner. In addition, said owner does hereby consent to all foregoing and does hereby certify that this plat is its free act deed.

PNM Resources Inc. - Owner Tract A, Block 25  
by Fernando Vigil, Senior Land Specialist

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) SS

This instrument was acknowledged before me on \_\_\_\_\_, 2016.

by \_\_\_\_\_

as \_\_\_\_\_ of \_\_\_\_\_

Notary Public My Commission Expires: \_\_\_\_\_

**OWNER'S CONSENT**

The plat shown hereon has been surveyed and replatted and is now comprised of Tracts A-1 and B-1, Block 25 of PNM Downtown Plat (being a replat of a portion of Block 25 and the Block 32 of New Mexico Town Company's Original Townsite), City of Albuquerque, Bernalillo County, New Mexico, with free consent and in accordance with the desires of the undersigned owner. In addition, said owner does hereby consent to all foregoing and does hereby certify that this plat is its free act deed.

Albuquerque Plaza Associates - Owner Tract B, Block 25  
by Robert W. Horstman, Vice President - Finance for Corporate General Partner

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) SS

This instrument was acknowledged before me on \_\_\_\_\_, 2016.

by \_\_\_\_\_

as \_\_\_\_\_ of \_\_\_\_\_

Notary Public My Commission Expires: \_\_\_\_\_

**SOLAR NOTE**

Tracts A-1 and B-1 shall not at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed or erected within the area of said tracts. The foregoing requirement shall be a condition to approval of this plat.

**TRACTS A-1 and B-1, BLOCK 25  
PNM DOWNTOWN  
BEING A REPLAT OF TRACTS A and B, BLOCK 25  
NEW MEXICO TOWN COMPANY'S  
ORIGINAL TOWNSITE  
PROJECTED SEC. 20, T. 10 N., R. 3 E., N.M.P.M.  
TOWN OF ALBUQUERQUE GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 2016**

**APPROVALS**

City Engineer, City of Albuquerque, N.M. \_\_\_\_\_ Date

City Surveyor, City of Albuquerque, N.M. \_\_\_\_\_ Date

Property Management, City of Albuquerque, N.M. \_\_\_\_\_ Date

Chairperson, Albuquerque Development Review Board \_\_\_\_\_ Date

Albuquerque Metropolitan Arroyo Flood Control Authority \_\_\_\_\_ Date

Traffic Engineer, City of Albuquerque, N.M. \_\_\_\_\_ Date

Utility Development Dept., City of Albuquerque, N.M. \_\_\_\_\_ Date

Albuquerque Bernalillo County Water Utility Authority \_\_\_\_\_ Date

Parks and Recreation Dept., City of Albuquerque, N.M. \_\_\_\_\_ Date

CenturyLink Telecommunications \_\_\_\_\_ Date

Public Service Company of N.M. \_\_\_\_\_ Date

New Mexico Gas Company \_\_\_\_\_ Date

Comcast Cable Communications \_\_\_\_\_ Date

**SURVEYOR'S CERTIFICATION**

I, Randolph C. Hewitt, New Mexico Professional Surveyor No. 14730, do hereby certify that this Plat was prepared from an actual ground survey performed by me and/or under my direct 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 Plat and the field survey upon which it is based meet the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meet the Minimum Standards for Surveying in New Mexico as adopted by the State Board of Registration for Professional Engineers and Surveyors.

Randolph C. Hewitt \_\_\_\_\_ Date  
N.M.P.S. No. 14730



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Albuquerque, New Mexico 87109  
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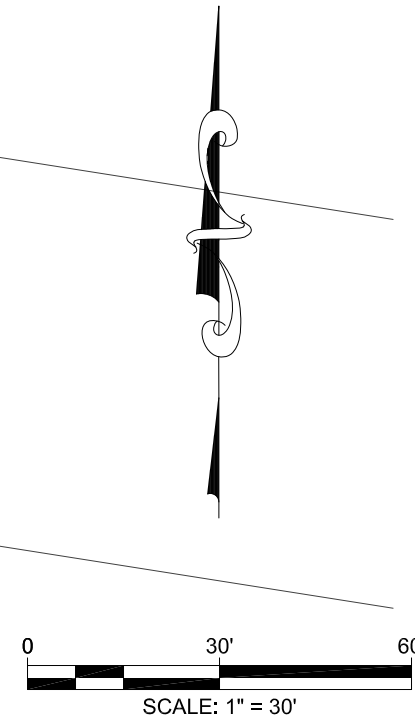
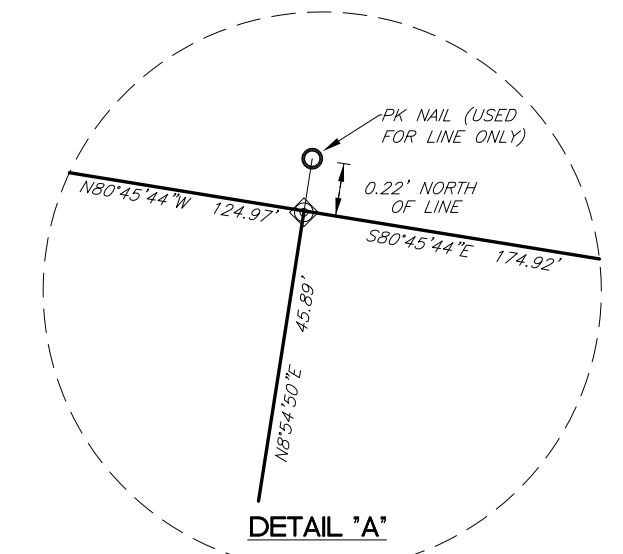


**LEGEND**

- Found Property Corner (as noted)
- 5/8" Rebar & Plastic Cap marked  
"R. HEWITT NMPS 14730" (set this survey)
- ⊕ MAG Nail & Washer marked  
"R. HEWITT NMPS 14730" (set this survey)
- Calculated Point (not set)

**TRACTS A-1 and B-1, BLOCK 25  
PNM DOWNTOWN**  
BEING A REPLAT OF TRACTS A and B, BLOCK 25  
NEW MEXICO TOWN COMPANY'S  
ORIGINAL TOWNSITE  
PROJECTED SEC. 20, T. 10 N., R. 3 E., N.M.P.M.  
TOWN OF ALBUQUERQUE GRANT  
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BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 2016

ACS "17-J14" (3 1/4" Aluminum Disc marked "17-J14 1983")  
N.M. State Plane Coordinates  
(NAD 83 - Central Zone)  
N = 1488866.762'  
E = 1519149.317'  
Elev. = 4957.484' (NAVD 88)  
Delta Alpha = -0'13'59"  
Project CF = 0.999683611



**TRACTS A-1 and B-1, BLOCK 25  
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BEING A REPLAT OF TRACTS A and B, BLOCK 25  
NEW MEXICO TOWN COMPANY'S  
ORIGINAL TOWNSITE  
PROJECTED SEC. 20, T. 10 N., R. 3 E., N.M.P.M.  
TOWN OF ALBUQUERQUE GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 2016**

**LEGAL DESCRIPTION - TRACT A-1**

*A certain parcel of land situate within Block 25, New Mexico Town Company's Original Townsite, Projected Section 20, Township 10 North, Range 3 East, New Mexico Principal Meridian, Town of Albuquerque Grant, City of Albuquerque, Bernalillo County, New Mexico, said parcel being a portion of Parcel A, Block 25, New Mexico Town Company's Original Townsite, as the same is shown and designated on the plat entitled "PNM DOWNTOWN Replat of Lots 13 thru 24 Blk. 25 and Lots 1 thru 12 Blk. 32 of "New Mexico Town Company's Original Townsite" Albuquerque New Mexico" filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 14, 1978 in Volume B15, Folio 91, said parcel being more particularly described by New Mexico State Plane Coordinate System grid bearings (NAD 83, Central Zone) and horizontal ground distances as follows:*

*BEGINNING at the southeast corner of the parcel herein described, said corner being a point on the present (2016) northerly right-of-way line of Silver Avenue S.W., from which the City of Albuquerque Control Monument "17-J14" (a standard ACS aluminum disc set in concrete stamped "17-J14 1983") bears N12°58'59"W a distance of 3290.72 feet, said corner being a MAG nail and washer marked "R. HEWITT NMPS 14730" set this survey;*

*Thence, N80°46'58"W a distance of 55.02 feet along said northerly right-of-way to the southwest corner of the parcel herein described, said corner also being the southwest corner of said Block 25, New Mexico Town Company's Original Townsite and also a point of intersection with the present (2016) easterly right-of-way of Fifth Street S.W., said corner being a chiseled "X" in concrete found in place;*

*Thence, N09°01'48"E a distance of 141.87 feet along said westerly right-of-way line to the northwest corner of the parcel herein described, said corner also being the northwest corner of said Block 25, New Mexico Town Company's Original Townsite and also a point of intersection with the present (2016) southerly right-of-way of a 16 foot public alley, said corner being a chiseled "X" in concrete found in place;*

*Thence, S80°45'44"E a distance of 124.97 feet along said southerly right-of-way to the northeast corner of the parcel herein described, said corner being a MAG nail and washer marked "R. HEWITT NMPS 14730" set this survey;*

*Thence, S08°54'50"W a distance of 45.67 feet to an angle point, said angle point being a chiseled "X" in concrete found in place;*

*Thence, N80°46'58"W a distance of 70.03 feet to an angle point, said angle point being a 5/8" rebar and plastic cap marked "R. HEWITT NMPS 14730" set this survey;*

*Thence, S09°01'48"W a distance of 96.15 feet to the point and place of beginning, said parcel containing 11,003 square feet or 0.2526 acres, more or less.*

**LEGAL DESCRIPTION - TRACT B-1**

*A certain parcel of land situate within Block 25, New Mexico Town Company's Original Townsite, Projected Section 20, Township 10 North, Range 3 East, New Mexico Principal Meridian, Town of Albuquerque Grant, City of Albuquerque, Bernalillo County, New Mexico, said parcel comprising a portion of Parcels A and B, Block 25, New Mexico Town Company's Original Townsite, as the same is shown and designated on the plat entitled "PNM DOWNTOWN Replat of Lots 13 thru 24 Blk. 25 and Lots 1 thru 12 Blk. 32 of "New Mexico Town Company's Original Townsite" Albuquerque New Mexico" filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 14, 1978 in Volume B15, Folio 91, said parcel being more particularly described by New Mexico State Plane Coordinate System grid bearings (NAD 83, Central Zone) and horizontal ground distances as follows:*

*BEGINNING at the southwest corner of the parcel herein described, said corner being a point on the present (2016) northerly right-of-way line of Silver Avenue S.W., from which the City of Albuquerque Control Monument "17-J14" (a standard ACS aluminum disc set in concrete stamped "17-J14 1983") bears N12°58'59"W a distance of 3290.72 feet, said corner being a MAG nail and washer marked "R. HEWITT NMPS 14730" set this survey;*

*Thence, N09°01'48"E a distance of 96.15 feet to an angle point, said angle point being a 5/8" rebar and plastic cap marked "R. HEWITT NMPS 14730" set this survey;*

*Thence, S80°46'58"E a distance of 70.03 feet to an angle point, said angle point being a chiseled "X" in concrete found in place;*

*Thence, N08°54'50"E a distance of 45.67 feet to the northwest corner of the parcel herein described, said corner also being a point of intersection with the present (2016) southerly right-of-way of a 16 foot public alley, said corner being a MAG nail and washer marked "R. HEWITT NMPS 14730" set this survey;*

*Thence, S80°45'44"E a distance of 174.92 feet along said southerly right-of-way to the northeast corner of the parcel herein described, said corner also being the northeast corner of said Block 25, New Mexico Town Company's Original Townsite and also a point of intersection with the present (2016) westerly right-of-way of Fourth Street S.W., said corner being a MAG nail and washer marked "R. HEWITT NMPS 14730" set this survey;*

*Thence, S09°01'48"W a distance of 141.76 feet along said westerly right-of-way to the southeast corner of the parcel herein described, said corner also being the southeast corner of said Block 25, New Mexico Town Company's Original Townsite and also a point of intersection with the present (2016) northerly right-of-way of Silver Avenue S.W., said corner being a MAG nail and washer marked "R. HEWITT NMPS 14730" set this survey;*

*Thence, N80°46'58"W a distance of 244.86 feet along said northerly right-of-way to the point and place of beginning, said parcel containing 31,525 square feet or 0.7237 acres, more or less.*



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