

LOCATION MAP H-14-Z

PURPOSE OF PLAT

- To adjust the lot line between Lot 1-A-1 and 1-A-2 to create Lot 1-A-1-A and 1-A-2-A.
- To eliminate lot line as shown hereon.
- To ~~vacate~~ **DEDICATE** cross lot access and parking easement as shown hereon.

SUBDIVISION DATA

- Zone Atlas Index No.: H-14-Z
- Total Number of Lots created: 2
- Total Number of Tracts created: 0
- Total Number of existing Lots: 2
- Gross Subdivision Acreage: 10.7027 Acres

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
 - Distances are ground distances.
 - Bearings and Distances in parenthesis are record.
 - Basis of boundary are the following plats and documents or record entitled:
 - "WALGREEN ADDITION", (12-21-2010, 2010C-138)
 - "WALGREEN ADDITION", (06-11-1992, 92C-115)
 - "WALGREEN ADDITION", (12-30-1971, D4-179)
 - "FRANCISCAN ADDITION", (01-16-1974, C9-142)
 - "FRANCISCAN ADDITION", (12-17-1934, D-13)
 - "KOURY-DOCTOR PARCEL", (07-22-1987, C34-48)
 - "LANDS OF COMFORT AIR SYSTEMS INC.", (02-19-1985, C26-86)
 - "BECKER TRACT", (06-08-1955, C3-14)
 records of Bernalillo County, New Mexico.
 - Date of Field Survey: May, 2018.
 - Title Report: Fidelity National Title Insurance Company, Policy No. 27-041-06-226723
 - Address of Property: 300 Menaul Boulevard NW, Albuquerque, NM 87107.
 - City of Albuquerque, New Mexico IDO Zone: MX-M
 - 100 Year Flood Zone Designation: Zone X, as shown on Panel 332 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008.
- This Property does not lie within the 100 Year Flood Plain.

FREE CONSENT

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of Lots 1-A-1-A and 1-A-2-A as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to vacating the cross lot access and parking easement as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of new easement as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this lot line adjustment is their free act and deed.

Owner: Fourth Street & Menaul, Inc., a New Mexico corporation

 Robert Powers, President Date 5-31-18

DESCRIPTION

A tract of land situate within Town of Albuquerque Grant, projected Section 8, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of LOT 1-A-1 AND 1-A-2, WALGREEN ADDITION as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on December 21, 2010 in Plat Book 2010C, Page 138, and containing 10.7027 acres more or less.

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 erected on the lots or parcels within the area of this plat.

DISCLAIMER

In approving this plat, PNM, NMGCO, QWEST and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, QWEST and COMCAST 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.

DISCLAIMER

LOT LINE ADJUSTMENT FOR
 LOT 1-A-1-A & 1-A-2-A
 WALGREEN ADDITION
 WITHIN
 TOWN OF ALBUQUERQUE GRANT
 PROJECTED SECTION 8
 TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2018

PROJECT NUMBER: 1002934 PR-2018-00217
 Application Number: SD 2018-00016

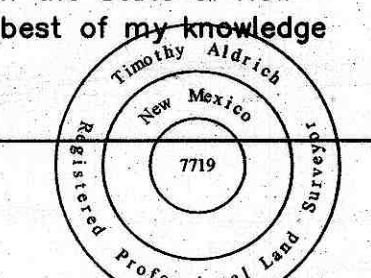
PLAT APPROVAL

- Utility Approvals:
- Public Service Company of New Mexico Date 6-8-18
 - New Mexico Gas Company Date 6/11/18
 - Qwest Corporation and CenturyLink QC Date 6-8-18
 - Comcast Date 5/8/18
- City Approvals:
- Loren J. Rinne Hoover P.S. City Surveyor Date 6/5/18
 - N/A Real Property Division Date
 - Traffic Engineering, Transportation Division Date 6/13/18
 - Albuquerque-Bernalillo County Water Utility Authority Date 6/13/18
 - Parks and Recreation Department Date
 - N/A AMAFCA Date
 - City Engineer Date 6/13/2018
 - Code Enforcement Date 6/13/18
 - Chairperson, Planning Department Date 6/14/2018

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the City of Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

Timothy Aldrich, NMPLS #7719 05-30-18 Date



P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1014059337265424! 101405931523042420
 PROPERTY OWNER OF RECORD
 Fourth & Menaul Inc
 BERNALILLO COUNTY TREASURER'S OFFICE

 6/18/18

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

On this 31st day of May, 2018, this instrument was acknowledged before me by Robert Powers, President of Fourth Street & Menaul, Inc., on behalf of said corporation.

Ruth J. Logano
 Notary Public
 My Commission Expires 04/22/2019

Drawn By:	JPA/TA	Date:	05-30-18
Checked By:	TA	Drawing Name:	10025PL2.DWG
Job No.:	10-025	Sheet:	1 of 2

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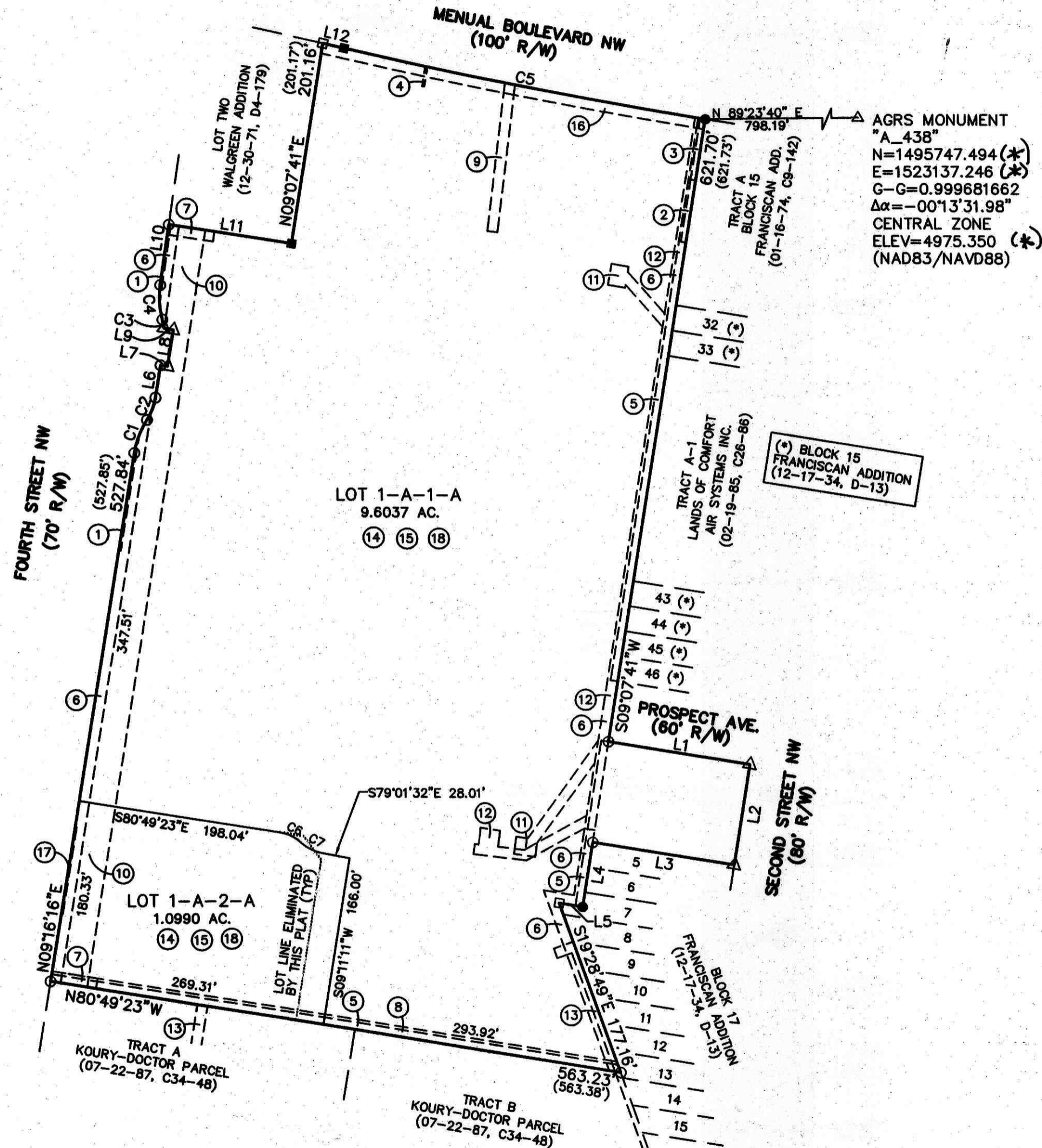
EXISTING EASEMENTS

- ① EXISTING 2' COA RIGHT-OF-WAY AND UTILITY EASEMENT (12-08-1953, BK. D262, PG. 443-444)
- ② EXISTING 5' PUE (02-20-1959, BK. D465, PG. 148)
- ③ EXISTING 5' PUE (02-20-1959, BK. D465, PG. 150)
- ④ EXISTING 2' PUE (07-02-1959, BK. D489, PG. 120)
- ⑤ EXISTING 7' PUE (03-02-1972, BK. MS250, PG. 463)
- ⑥ EXISTING 10' PUE (11-21-1972, BK. MS287, PG. 102)
- ⑦ EXISTING 10' X 45' ANCHOR EASEMENT (11-21-1972, BK. MS287, PG. 102)
- ⑧ EXISTING 10' PUE (07-07-1976, BK. MS485, PG. 618)
- ⑨ EXISTING 10' COA WATERLINE EASEMENT (07-07-1972, BK. MS267, PG. 662-663)
- ⑩ EXISTING COA LANDSCAPE EASEMENT (06-22-2004, DOC. 2004086653)
- ⑪ EXISTING UG PUE (04-19-2005, DOC. 2005053719)
(04-19-2005, DOC. 2005053721)
- ⑫ EXISTING NMGC EASEMENT (04-19-2005, DOC. 2005053723)
- ⑬ EXISTING 10' OH PUE (06-08-1955, C3-14)
- ⑭ EXISTING CROSS LOT DRAINAGE EASEMENT ACROSS THE PROPERTY LINE OF LOT 1-A-1 & 1-A-2 FOR THE BENEFIT OF EACH LOT. EACH LOT OWNER SHALL BE RESPONSIBLE FOR THE SURFACE MAINTENANCE OF THEIR RESPECTIVE LOTS. (12-21-2010, 2010C-138)
- ⑮ EXISTING CROSS LOT ACCESS AND PARKING EASEMENT ACROSS THE PROPERTY LINE OF LOT 1-A-1 & 1-A-2 FOR THE BENEFIT OF BOTH LOTS. EACH LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE LOTS. (12-21-2010, 2010C-138) **(TO BE VACATED BY THIS PLAT)**
- ⑯ EXISTING 10' PUE (12-21-2010, 2010C-138)
- ⑰ EXISTING 1.5' X 87.25' COA PUBLIC SIDEWALK EASEMENT (12-21-2010, 2010C-138)
- ⑱ CROSS LOT ACCESS AND PARKING EASEMENT ACROSS THE PROPERTY LINE OF LOT 1-A-1-A & 1-A-2-A FOR THE BENEFIT OF LOT 1-A-2-A. EACH LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THEIR RESPECTIVE LOTS. (GRANTED BY THIS PLAT)

LINE	BEARING	DISTANCE
L1	S 80°52'19" E	140.00'
L2	S 09°07'41" W	100.00'
L3	N 80°52'19" W	140.00'
L4	S 09°07'41" W	64.50'
L5	N 80°52'19" W	23.11'
L6	N 09°16'16" E	32.00'
L7	S 80°43'44" E	7.00'
L8	N 09°16'16" E	36.00'
L9	N 80°43'44" W	9.02'
L10	N 08°29'31" E	60.19'
L11	S 80°52'19" E	120.94'
		(121.00')
L12	S 77°01'19" E	21.21'

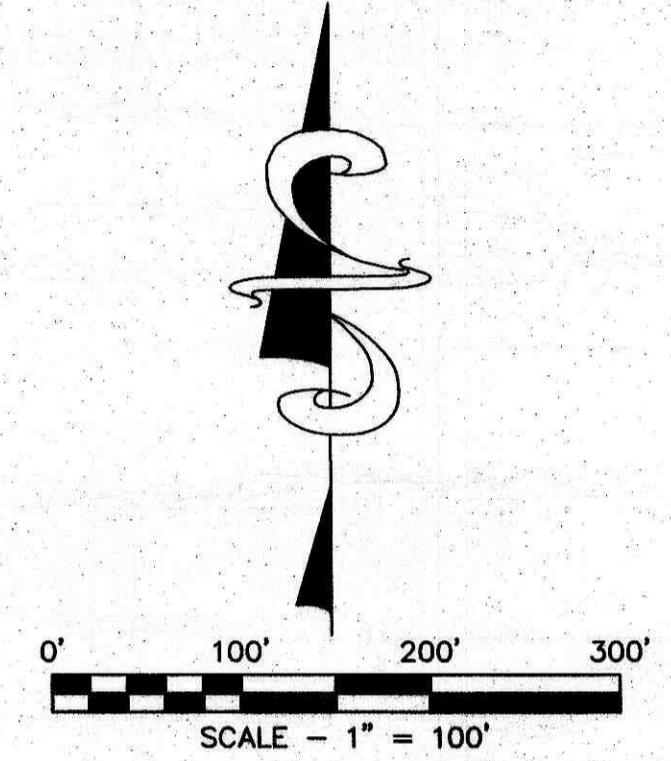
CURVE	RADIUS	ARC	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	84.75'	35.17'	34.92'	N 21°09'35" E (N 21°09'36" E)	23°46'38"
C2	56.63'	23.50'	23.33'	N 21°09'35" E (N 21°09'36" E)	23°46'38"
C3	56.62'	8.85' (8.86')	8.85'	N 10°34'12" W	08°57'37"
C4	83.24'	34.20'	33.96'	N 03°16'45" W	23°32'32"
C5	5779.58'	359.04' (359.13')	358.99' (359.08')	S 78°48'06" E (S 78°48'07" E)	03°33'34" (03°33'37")

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C6	23.56'	40.00'	33°45'14"	S 63°56'46" E	23.23'
C7	22.11'	40.00'	31°40'32"	S 62°54'25" E	21.83'



AGRS MONUMENT
 "A_438"
 N=1495747.494 (*)
 E=1523137.246 (*)
 G-G=0.999681662
 Δα=-00°13'31.98"
 CENTRAL ZONE
 ELEV=4975.350 (*)
 (NAD83/NAVD88)

(*) BLOCK 15
 FRANCISCAN ADDITION
 (12-17-34, D-13)



PROPERTY CORNERS

- FOUND 5/8" REBAR W/CAP "LS 4078"
- FOUND 1/2" REBAR W/CAP "LS 4078"
- FOUND CROSS ON CONCRETE
- △ SET CROSS ON CONCRETE
- SET 1/2" REBAR W/CAP "LS 7719"
- * LS SURVEY FOOT

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