



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 K-17.

SUBDIVISION DATA

- Total number of existing Lots: 19
- Total number of Lots created: 1
- No Public Street right of way dedicated by this plat
- Gross Subdivision acreage: 2.2496 acres.

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following: 101705718925234704
1017057129337347201
1017057198234702
Titan Hill LLC
12-17-18
Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- 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.
- 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.
- Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- 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.

PURPOSE OF PLAT

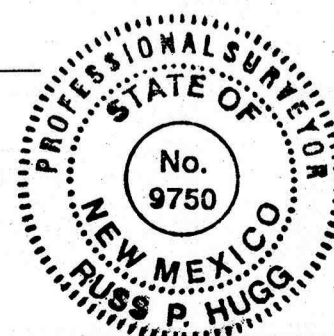
The purpose of this plat is to:

- Show the 16' Public Alley VACATED by 18DRB-00089.
- Combine nineteen (19) existing lots and vacated public alley into One (1) new Lot as shown hereon.
- Grant the Public Utility Easements as shown hereon.

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
NMPS No. 9750
October 9, 2018



PLAT OF
LOT 1-A, BLOCK 2
MESA GRANDE ADDITION

(BEING A REPLAT OF LOTS 1 THRU 19 AND VACATED ALLEY WITHIN BLOCK 2, MESA GRANDE ADDITION.)

SITUATE WITHIN
SECTION 23, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 2018

PROJECT NUMBER: 2018-001542
SD-2018-00102

PLAT APPROVAL

UTILITY APPROVALS:

[Signature] 11-7-18
Public Service Company of New Mexico Date
[Signature] 11/14/18
New Mexico Gas Company Date
[Signature] 10/30/2018
QWest Corporation d/b/a CenturyLink QC Date
[Signature] 10/31/18
Comcast Date

CITY APPROVALS:

[Signature] 10/12/18
Joan M. Richman P.S. City Surveyor Date
Department of Municipal Development
N/A Real Property Division Date
N/A Environmental Health Department Date
[Signature] 11/14/18
Rogers M. M... Traffic Engineering, Transportation Division Date
[Signature] 11-14-18
ABCWUA Date
N/A Parks and Recreation Department Date
[Signature] 10/30/18
AMATCA Date
[Signature] 11/14/18
City Engineer Date
[Signature] 11/14/18
Code Enforcement Date
[Signature] 11-20-18
DRB Chairperson, Planning Department Date

DOCH 2018108290
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PLAT R-325.00 B: 2018C P: 0158 Linda Stover, Bernalillo County

SHEET 1 OF 3
SURVOTEK, INC.
Consulting Surveyors Phone: 505-897-3366
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

**PLAT OF
LOT 1-A, BLOCK 2
MESA GRANDE ADDITION**

(BEING A REPLAT OF LOTS 1 THRU 19 AND VACATED ALLEY WITHIN BLOCK 2, MESA GRANDE ADDITION.)

SITUATE WITHIN

**SECTION 23, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**

OCTOBER, 2018

LEGAL DESCRIPTION

That certain parcel of land situate within Section 23, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising all of Lots numbered One (1) thru Nineteen (19) and Vacated public alley all within Block Two (2), Mesa Grande Addition as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on July 18, 1931, in Volume C2, Folio 27, more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750, using New Mexico State Plane Coordinate System, Central Zone (NAD83) grid bearings and ground distances as follows:

BEGINNING at the Southwest corner of the parcel herein described, a point of intersection of the Northerly right of way line of Central Avenue N.E. and the Easterly right of way line of Montclair Street N.E., said point being the Southwest corner of Lot 4, Block 2, Mesa Grande Addition whence the Albuquerque Control Survey Monument "5-K17A" bears S 71°51'09"W, 215.18 feet distant; Thence;

N 07° 42' 55" E, 296.16 feet along said Easterly right of way line of Montclair Street N.E. to a point of intersection with the Southerly right of way line of Copper Avenue N.E. (a 5/8" rebar and cap found in place), said point being the Northwest corner of Lot 1, Block 2, Mesa Grande Addition; Thence,

S 89°42'01"E, 312.25 feet along said Southerly right of way line of Copper Avenue N.E. to a point of intersection with the Westerly right of way line of Sierra Street N.E. (a 5/8" rebar found in place), said point being the Northeast corner of Lot 19, Block 2, Mesa Grande Addition; Thence,

S 07°39'17"W, 336.38 feet along said Westerly right of way line of Sierra Street N.E. to a point of intersection with said Northerly right of way line of Central Avenue N.E. (a 1/2" rebar found in place), said point being the Southeast corner of Lot 15, Block 2, Mesa Grande Addition; Thence,

N 82°18'03"W, 310.00 feet along said Northerly right of way line of Central Avenue N.E. to the point of beginning of the parcel herein described.

Said parcel contains 2.2496 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF TRACTS D-1-B-1 AND D-1-B-2, GATEWAY SUBDIVISION (BEING A REPLAT OF TRACT D-1-B, GATEWAY SUBDIVISION, LOTS 16 AND 17, TROTTER ADDITION NO. 2 AND A VACATED PORTION OF HIGH STREET N.E.) SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTION 16, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, 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 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)

TITAN NOB HILL, LLC
a New Mexico limited liability company


By: _____

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 11th
day of October, 2018, by Kurt Browning
as manager of Titan Nob Hill, LLC.

Camilla Gurule My commission expires 9/29/2021
Notary Public

OFFICIAL SEAL
CAMILLA GURULE
NOTARY PUBLIC State of New Mexico
My Commission Expires 9/29/2021

DOCUMENTS USED IN THE PREPARATION ON THIS SURVEY:

- a. Plat entitled "MESA GRANDE ADDITION TO THE CITY OF ALBUQUERQUE, N.M., SCALE: 1 IN = 100 FT, SURVEY-PLAT BY ROSS ENGINEERING OFFICE, JUNE-1931, WPM-AG-CBB", filed in the office of the County Clerk of Bernalillo County, New Mexico on July 18, 1931, in Volume C2, Folio 27.
- b. City Commission Ordinance No. 120-1969, filed September 26, 1969 in Book 151, Page 400, as Document No. 51194.
- c. Title Commitment prepared for this property by Old Republic National Title Insurance Company, Commitment No.: 1706073, File No.: 1706073, Effective Date: October 25, 2017.

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 plat."

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) lies within "Zone X" (areas determined to be outside 0.2% annual chance flood plain) in as shown on National Flood Insurance Program Flood Insurance Rate Map Number 35001C0353H, Map Revised August 16, 2012.



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PLAT R-525-00 B: 2018C P: 0158 Linda Stover, Bernalillo County

SHEET 2 OF 3

SURV TEK, INC.

Consulting Surveyors Phone: 505-897-3368
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

PLAT OF
LOT 1-A, BLOCK 2
MESA GRANDE ADDITION

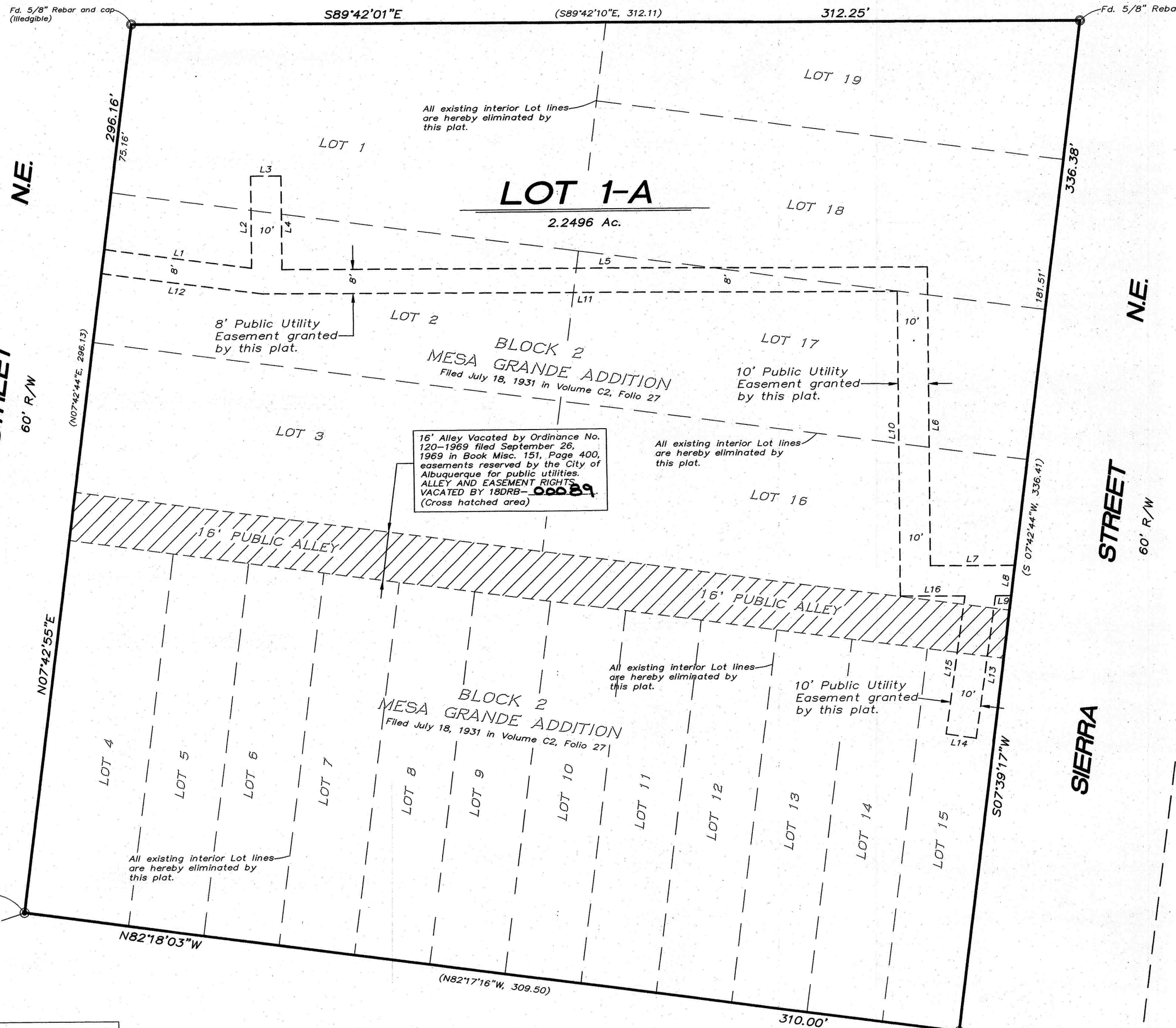
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OCTOBER, 2018

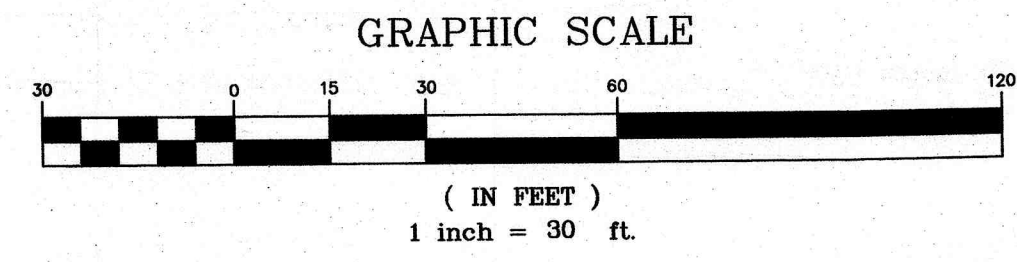
COPPER AVENUE N.E.

60' R/W



LINE TABLE		
LINE	LENGTH	BEARING
L1	48.90	S82°17'16"E
L2	30.44	N00°17'51"E
L3	10.00	S89°40'19"E
L4	30.94	S00°17'51"W
L5	212.34	S89°41'44"E
L6	98.65	S00°18'16"W
L7	27.89	S89°41'44"E
L8	10.08	S07°39'17"W
L9	5.18	N89°41'44"W
L10	100.65	N00°18'16"E
L11	209.01	N89°41'44"W
L12	53.30	N82°17'16"W
L13	47.51	S08°37'07"W
L14	10.00	N81°22'53"W
L15	46.05	N08°37'07"E
L16	21.31	N89°41'44"W

VARIANCE NOTE:
 A VARIANCE TO NOT DEDICATE THE R.O.W. RETURNS WAS APPROVED BY THE D.R.B ON Nov. 14, 2018 AS VA-2018-11151



Albuquerque Survey Control Monument "5-K17A"
 New Mexico State Plane Coordinates,
 Central Zone (NAD 83)
 N = 1,484,259.419 U.S. Survey feet
 E = 1,535,891.429 U.S. Survey feet
 Delta Alpha = -0°12'02.83"
 Ground to Grid Factor = 0.999666619
 Elevation = 5222.211 (NAVD 88)



SHEET 3 OF 3

SURV TEK, INC.

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