

**VICINITY MAP**

SCALE: 1" = 750'

**C-20**

**FREE CONSENT**

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner. I hereby warrant that I hold complete and indefeasible title in fee simple to the land subdivided, hereon.

*Amit Patel*  
Amit Patel, President  
MARK3S, Inc.

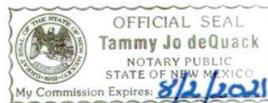
*11/6/18*  
Date

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) SS

This instrument was acknowledged before me on this 6<sup>th</sup> day of November, 2018, by Amit Patel, President, MARK3S, Inc.

*Tammy Jo deQuack*  
Notary Public



PLAT OF  
**TRACT A, HOLLY AVENUE  
SENIOR LIVING**  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2018

**DESCRIPTION**

Tracts C and D, MARK3S Holly Development, 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 December 18, 2017, Plat Book 2017C, Page 146, Doc. #2017119919.

MARK3S, INC.  
OWNER  
PROJECTED (Elena Gallegos Grant)  
SEC. 17, T 11 N, R 4 E, N.M.P.M.  
LOCATION  
HOLLY AVENUE SENIOR LIVING  
SUBDIVISION

DOCH 2018103144  
11/29/2018 11:28 AM Page: 1 of 3  
PLAT R \$25.00 B 2018C P: 0148 Linda Stover, Bernalillo County

**COUNTY CLERK FILING DATA**

PROJECT NUMBER PR-2018-001632

APPLICATION NUMBER PR-2018-001632  
(SD-2018-00109)

**CITY APPROVALS:**

- [Signature]* 11-28-18  
DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- Kristof Cad* 11-28-18  
ABCWUA DATE
- Jane D. Hoyle* 11-28-18  
CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- Nicolai Gredt* 11/13/18  
A.M.A.F.C.A. DATE
- Raymundo M. Urd* 11/28/18  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- N/A*  
PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- Foran M. Rioshoover, P.S.* 11/6/18  
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- [Signature]* 11/28/18  
CODE ENFORCEMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- N/A*  
REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND  
PAID ON UPC # 102006436403340125  
PROPERTY OWNER OF RECORD 102006436403340126  
*[Signature]* Mark3S INC  
COUNTY CLERK'S OFFICE

**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



11-6-2018  
Date

**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 #2016.059.5 PLAT1

PLAT OF  
**TRACT A, HOLLY AVENUE SENIOR LIVING**  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2018

DOCH 2018103144  
11/29/2018 11:28 AM Page: 2 of 3  
PLAT P: 025, 00 3, 2018; P: 014B Linda Stover, Bernalillo County

Notes:

1. A boundary survey was performed in December, 2016 and January, 2017, and verified in October, 2018. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within projected Section 17, Township 11 North, Range 4 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 "7-B20".
5. Record bearings and distances are shown in parenthesis.
6. No public street mileage was created by this plat.
7. The purpose of this plat is to:
  - a. Eliminate the interior property line to create 1 (one) tract from Tracts C and D, MARK3S Holly Development.
  - b. Terminate the Private Non-Specific Drainage Easement, as shown (Keyed Note 6), terminated by the merger of Tracts C and D, MARK3S Holly Development.
8. The following document was used for the performance and preparation of this survey:
  - a. Plat of MARK3S Holly Development, filed 03-01-2007, Plat Book 2007C, Page 49, Doc. #2007033385, Records of Bernalillo County, New Mexico.
9. Gross subdivision acreage = 1.9806 acres.
10. Current Zoning on site is MX-L, based upon review of the City of Albuquerque IDO Zone Atlas (dated May, 2018) and web site.
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.

KEYED NOTES

EASEMENTS – EXISTING

- ① 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2007C-49
- ② 10' PUBLIC ACCESS AND PUBLIC UTILITY EASEMENT GRANTED BY PLAT 99C-89 (OFFSITE)
- ③ 10' PNM OVERHEAD EASEMENT GRANTED BY PLAT 99C-89 (OFFSITE)
- ④ 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2004C-199 (OFFSITE)
- ⑤ 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2017C-146

EASEMENT – TO BE TERMINATED WITH THE FILING OF THIS PLAT

- ⑥ A PRIVATE NON-SPECIFIC DRAINAGE EASEMENT ACROSS FORMER TRACT D GRANTED BY PLAT 2017C-146 FOR THE PURPOSE OF CONVEYING UNDEVELOPED RUNOFF FROM FORMER TRACT C TO HOLLY AVENUE N.E.

MONUMENTS

- Ⓐ FOUND #4 REBAR W/CAP STAMPED "LS 7907", W/WASHER STAMPED "NMPS 11184"
- Ⓑ FOUND #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- Ⓒ FOUND #4 REBAR W/CAP STAMPED "PS 11463", TAGGED W/WASHER STAMPED "NMPS 11184"
- Ⓓ FOUND #4 REBAR, NO I.D. (BENT), REPLACED WITH #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- Ⓔ FOUND CHISELED "+" IN CONCRETE WHEEL CHAIR RAMP
- Ⓕ FOUND ALUMINUM CAP (COA CENTERLINE)
- Ⓖ FOUND CHISELED "+" IN CONCRETE SIDEWALK
- Ⓗ FOUND #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- Ⓙ FOUND #5 REBAR, NO I.D.

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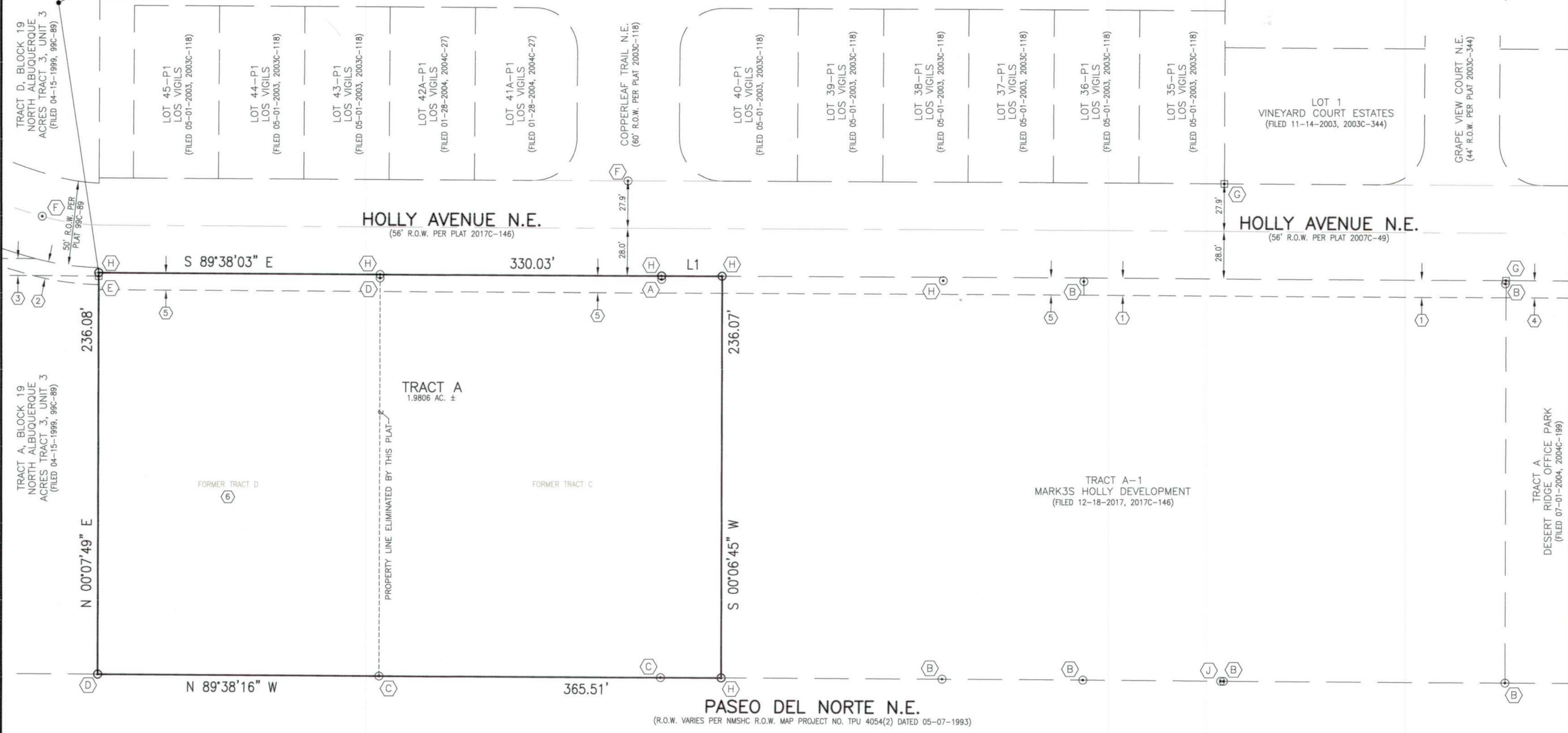


SCALE: 1" = 40'



NEW MEXICO CENTRAL ZONE-NAD 83  
 A.G.R.S. STA. "7\_B20"  
 X=1,553,078.775 (U.S. SURVEY FEET)  
 Y=1,524,900.435 (U.S. SURVEY FEET)  
 COMBINED FACTOR=0.999646331  
 DELTA ALPHA=-00°10'06.48"  
 ELEVATION=5566.658' (NAVD 88, U.S. SURVEY FEET)

N 08°27'07" W (GRID)  
 5636.80' (GROUND)



BOUNDARY TABLE

| LINE | DIRECTION     | DISTANCE |
|------|---------------|----------|
| L1   | S 89°39'42" E | 35.41'   |

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