

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 J-15.

SUBDIVISION DATA

- Total number of existing Lots: 2
- Total number of existing tracts: 1
- Total number of Tracts created: 1
- No Public Street right of way dedicated by this plat
- Gross Subdivision acreage: 1.6637 acres.

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

10150580401531502
101505803110631111

[Signature] 2/28/2019
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 portion of High Street right of way VACATED by 18DRB-1000060.
- Combine two (2) existing lots, one (1) existing tract and vacated portion of High Street right of way into Two (2) new tracts 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
December 5, 2018



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, NEW MEXICO

DECEMBER, 2018

PROJECT NUMBER: PR-2018-001929
SD-2018-00130

PLAT APPROVAL

UTILITY APPROVALS:

[Signature] 12-5-18
Public Service Company of New Mexico Date

[Signature] 12/5/18
New Mexico Gas Company Date

[Signature] 12/05/2018
QWest Corporation d/b/a CenturyLink QC Date

[Signature] 12-5-18
Comcast Date

CITY APPROVALS:

[Signature] 12/19/18
Loren M. Riechman P.S. City Surveyor Date

[Signature] 1-24-19
Real Property Division Date

N/A
Environmental Health Department Date

[Signature] 1/9/19
Traffic Engineering, Transportation Division Date

[Signature] 01-09-19
ABCWUA Date

N/A
Parks and Recreation Department Date

[Signature] 12/5/18
RMAFCA Date

[Signature] 1/9/19
Renee Brissett City Engineer Date

[Signature] 1/9/19
Code Enforcement Date

[Signature] 2-28-2019
DRB Chairperson, Planning Department Date

DOCH 2019015481
02/28/2019 01:44 PM Page: 1 of 4
PLAT R: \$25.00 B: 2019C P: 0017 Linda Stover, Bernalillo County

SHEET 1 OF 4

SURVOTEK, INC.

Consulting Surveyors Phone: 505-897-3366
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

LEGAL DESCRIPTION

That certain parcel of land 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, New Mexico comprising: All of Tract D-1-B, Gateway Subdivision as the same is shown and designated on the plat entitled "PLAT OF TRACTS D-1-A & D-1-B, GATEWAY SUBDIVISION (REPLAT OF TRACT D-1, GATEWAY SUBDIVISION), ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on November 1, 2002 in Plat Book 2002C, Page 352.

TOGETHER WITH:

All of Lots numbered Sixteen (16) and Seventeen (17), Trotter Addition No. 2 as the same are shown and designated on the plat entitled "PLAT OF THE TROTTER ADDITION NO. 2 TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on September 16, 1939 in Volume C, Folio 190.

TOGETHER WITH:

A Vacated portion of High Street N.E. right of way Vacated by 18DRB- 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 (NAD 83) grid bearings and ground distances as follows:

BEGINNING at the Northeast corner of said Tract D-1-B, a non tangent point on curve on the Westerly right of way line of Woodward Place N.E. whence the Albuquerque Survey Control Monument "9-J15" bears N 79°46'24"E, 2431.21 feet distant; Thence along said Westerly right of way line of Woodward Place N.E. for the following four (4) courses:

Southwesterly, 64.12 feet on the arc of a curve to the left (said curve having a radius of 338.00 feet, a central angle of 10°52'08" and a chord which bears S 00°25'06"E, 64.02 feet) to a point of compound curvature; Thence,

Southeasterly, 87.14 feet on the arc of a curve to the left (said curve having a radius of 235.00 feet, a central angle of 21°14'42" and a chord which bears S 15°38'20"E, 86.64 feet) to a point of tangency; Thence,

S 26°15'41"E, 59.93 feet to a non tangent point on curve (a 5/8" Rebar and cap stamped L.S. 6544" found in place); Thence,

Southwesterly, 31.72 feet on the arc of a curve to the right (said curve having a radius of 30.00 feet, a central angle of 60°34'37" and a chord which bears S 37°45'20" W, 30.26 feet) to a point of compound curvature on the Northerly right of way line of Lomas Boulevard N.E.; Thence,

Southwesterly, 269.45 feet along said Northerly right of way line of Lomas Boulevard N.E. on the arc of a curve to the right (said curve having a radius of 1362.50 feet, a central angle of 11°19'51" and a chord which bears S 73°42'35" W, 269.01 feet) to a point of intersection with the Easterly right of way line of High Street N.E.; Thence,

N 09°15'31"E, 23.77 feet along said Easterly right of way line of High Street N.E. to a point; Thence,

N 38°19'32" W, 35.00 feet to a point; Thence,

N 83°19'32" W, 34.95 feet to the Southeast corner of Lot 17, Trotter Addition No. 2 and a point on the Northerly right of way line of Slate Avenue N.E.; Thence,

N 83°19'32" W, 50.00 feet along said Northerly right of way line of Slate Avenue N.E. to the Southwest corner of Lot 16, Trotter Addition No. 2 and the Southwest corner of the parcel herein described; Thence,

N 06°40'31"E, 89.20 feet along the Westerly line of said Lot 16 to the Northwest corner of said Lot 16; Thence,

S 81°15'18"E, 1.34 feet to the Southeast corner of Lot 10, Block 3, Jesus Romero Addition as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on April 26, 1922 in Volume B2, Folio 90 (a 1" Iron pipe found in place) said point also being a point on the Westerly line of said Tract D-1-B; Thence,

N 37°12'57"E, 158.34 feet along a line common to said Lot 10 and Tract D-1-B to a point on the Southerly right of way line of Page Avenue N.E. (a 5/8" Rebar and cap stamped L.S. 6544" found in place); Thence along the Southerly and Easterly right of way line of said Page Avenue N.E. for the following four (4) courses: S 83°07'11"E, 47.94 feet to a point; Thence,

S 85°09'22"E, 13.87 feet to a point (a 5/8" Rebar and cap stamped L.S. 6544" found in place); Thence,

S 83°34'31"E, 147.25 feet to a point on the Easterly right of way line of said Page Avenue N.E.; Thence,

N 06°25'29"E, 50.00 feet along said Easterly right of way line of said Page Avenue N.E. to a point on the Northerly right of way line of said Page Avenue N.E. (a 5/8" Rebar and cap stamped L.S. 6544" found in place) said point also being a point on the Northerly line of Tract D-1-B; Thence,

S 83°34'44"E, 8.85 feet along said Northerly line of Tract D-1-B to the point of beginning of the parcel herein described

Said parcel contains 1.6637 acres, more or less.

FREE CONSENT

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, 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 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)

TRACT D-1-B
New Heart, Inc.

By: Barry Ramo
Barry Ramo

LOTS 16 AND 17, TROTTER ADDITION NO. 2

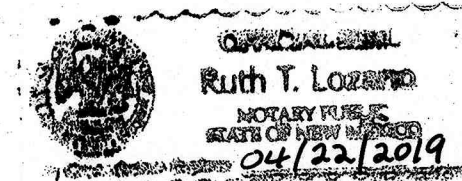
Nichole Ramie Chavez
Nichole Ramie Chavez

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF Bernalillo SS

The foregoing instrument was acknowledged before me this 5th day of December, 2018 by Barry Ramo

Ruth T. Lozano My commission expires 04/22/2019
Notary Public

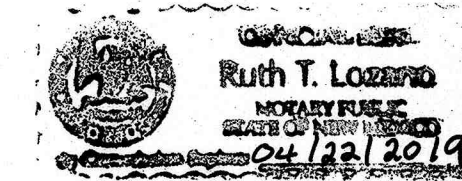


ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF Bernalillo SS

The foregoing instrument was acknowledged before me this 17th day of December, 2018 by Nichole Ramie Chavez.

Ruth T. Lozano My commission expires 04/22/2019
Notary Public



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 majority of the subject property lies within a Zone X (Areas determined to be outside the 0.2% annual chance floodplain) as shown on the National Flood Insurance Program, Flood Insurance Rate Maps Panel 35001C0334G, dated September 26, 2008.

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.)

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

DECEMBER, 2018

DOCUMENTS USED IN THE PREPARATION ON THIS SURVEY:

- a. Plat entitled "PLAT OF TRACTS D-1-A & D-1-B, GATEWAY SUBDIVISION (REPLAT OF TRACT D-1, GATEWAY SUBDIVISION), ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on November 1, 2002 in Plat Book 2002C, Page 352.
- b. Plat entitled "PLAT OF THE TROTTER ADDITION NO. 2 TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on September 16, 1939 in Volume C, Folio 190.
- c. Plat entitled "PLAT OF VARIOUS TRACTS OF LANDS OF SOUTHWESTERN CONSTRUCTION IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 10, 1957 in Volume C6, Folio 150.
- d. Plat entitled "PLAT OF THE TROTTER ADDITION TO THE CITY OF ALBUQUERQUE, N.M.", filed in the office of the County Clerk of Bernalillo County, New Mexico on August 15, 1931.
- e. Plat entitled "PLAT FOR LOTS 1 & 2, TRACTS D-1-A-1, GATEWAY SUBDIVISION (BEING A REPLAT OF TRACT D-1-A, GATEWAY SUBDIVISION AND A UNPLATTED PARCEL), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on May 17, 2005 in Plat Book 2005C, Page 160.
- f. Plat entitled "PLAT OF TRACT D-1, GATEWAY SUBDIVISION (A REPLAT OF TRACT D, GATEWAY SUBDIVISION), ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on November 1, 2002 in Plat Book 2002C, Page 351.
- g. Plat entitled "PLAT OF TRACT B-1, GATEWAY SUBDIVISION (A REPLAT OF TRACTS B & C, GATEWAY SUBDIVISION), ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on October 22, 2003 in Plat Book 2003C, Page 316.
- h. Plat entitled "PLAT OF GATEWAY SUBDIVISION, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on February 18, 1998 in Plat Book 98C, Page 48.
- i. Plat entitled "A PLAT OF TRACTS A AND B, JESUS ROMERO ADDITION (BEING A REPLAT OF THE EASTERLY HALF OF LOT 7, ALL OF LOT 8 AND THE WESTERLY POR. OF LOT 9, ALL IN BLOCK 3 OF THE JESUS ROMERO ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on March 30, 1988 in Volume C36, Folio 41.
- j. Plat entitled "JESUS ROMERO ADDITION TO THE CITY OF ALBUQUERQUE, N.M.", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 26, 1922.
- k. Plat entitled "PLAT OF TRACTS A & B, LANDS OF SECOND PRESBYTERIAN CHURCH, BEING A REPLAT OF LOTS 1 THRU 5, BLOCK 3, JESUS ROMERO ADDITION, LOTS 1 THRU 6, TROTTER ADDITION NO. 2 7 TRACT 213, M.R.G.C.D. MAP NO. 37, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on March 9, 1989 in Volume 90C, Folio 70.

DOCH 2019015481
02/28/2019 01:44 PM Page: 2 of 4
PLAT R: 525 00 B: 2019C P: 8017 Linda Stover, Bernalillo County

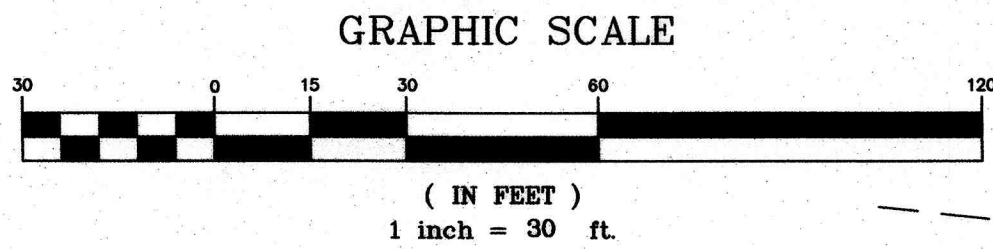


SHEET 2 OF 4

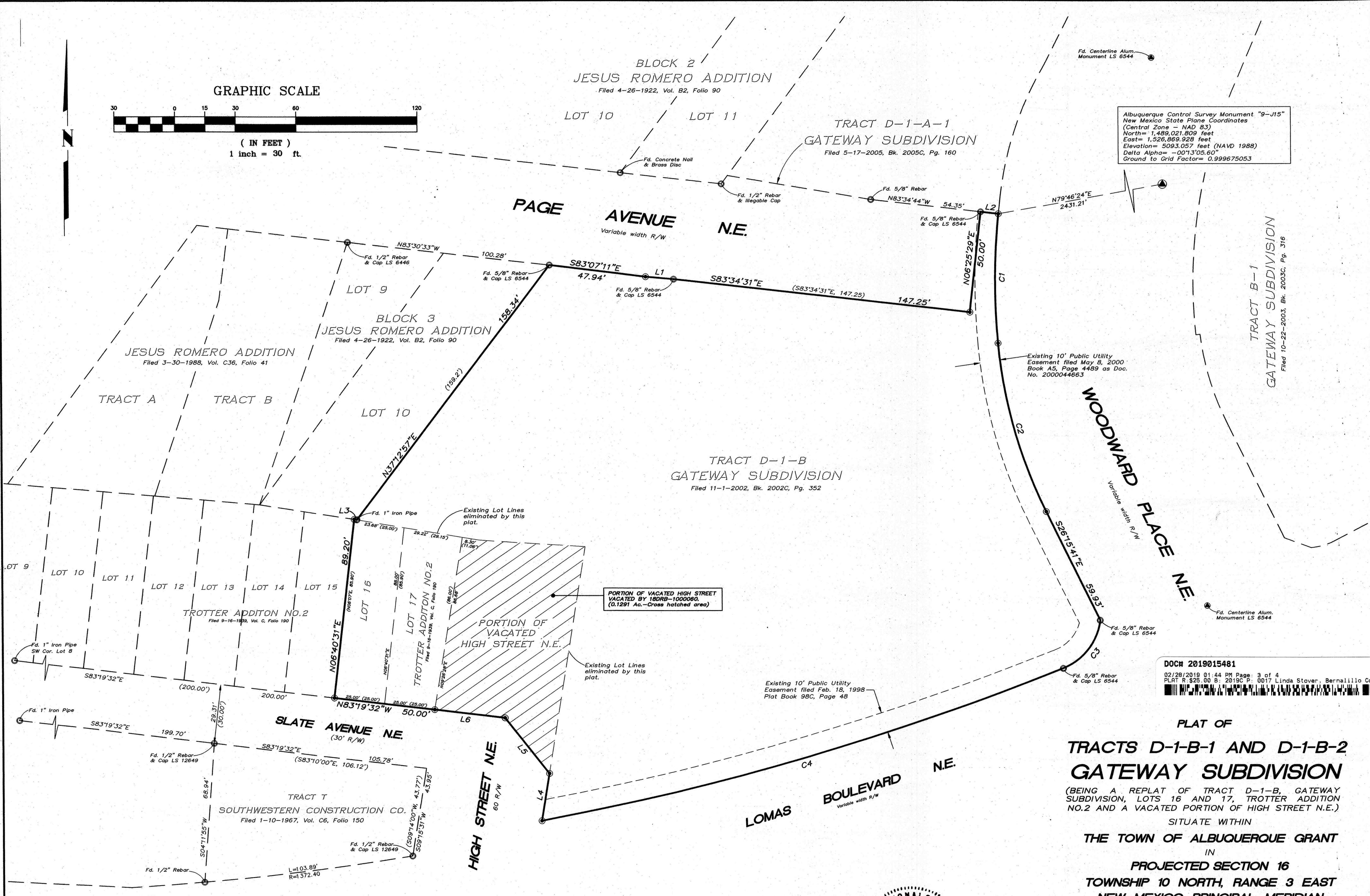
SURV TEK, INC.

Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366
Fax: 505-897-3377



Albuquerque Control Survey Monument "9-J15"
 New Mexico State Plane Coordinates
 (Central Zone - NAD 83)
 North = 1,489,021.809 feet
 East = 1,526,809.928 feet
 Elevation = 5093.057 feet (NAVD 1988)
 Delta Alpha = -00°13'05.60"
 Ground to Grid Factor = 0.999675053



PORTION OF VACATED HIGH STREET
 VACATED BY 18DRB-1000080.
 (0.1291 Ac. - Cross hatched area)

Existing 10' Public Utility
 Easement filed Feb. 18, 1998
 Plat Book 98C, Page 48

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 PLAT R. \$25.00 B. 2019C P. 0017 Linda Stover, Bernalillo County

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
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IN
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NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2018



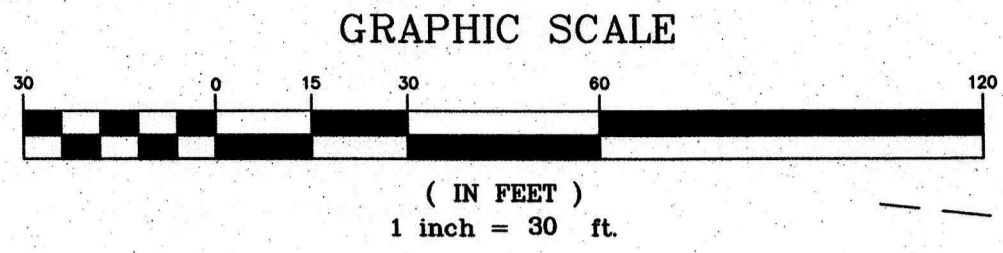
LINE TABLE

| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 13.87 | S85°09'22"E |
| L2 | 8.85 | S83°34'44"E |
| L3 | 1.34 | S81°15'18"E |
| L4 | 23.77 | N09°15'31"E |
| L5 | 35.00 | N38°19'32"W |
| L6 | 34.95 | N83°19'32"W |

CURVE TABLE

| CURVE | LENGTH | RADIUS | TANGENT | CHORD | CHORD BEARING | DELTA |
|-------|---------|----------|---------|---------|---------------|-----------|
| C1 | 64.12' | 338.00' | 32.16' | 64.02' | S00°25'06"W | 10°52'08" |
| C2 | 87.14' | 235.00' | 44.07' | 86.64' | S15°38'20"E | 21°14'42" |
| C3 | 31.72' | 30.00' | 17.52' | 30.26' | N37°45'20"E | 60°34'37" |
| C4 | 269.45' | 1362.50' | 135.17' | 269.01' | N73°42'35"E | 11°19'51" |

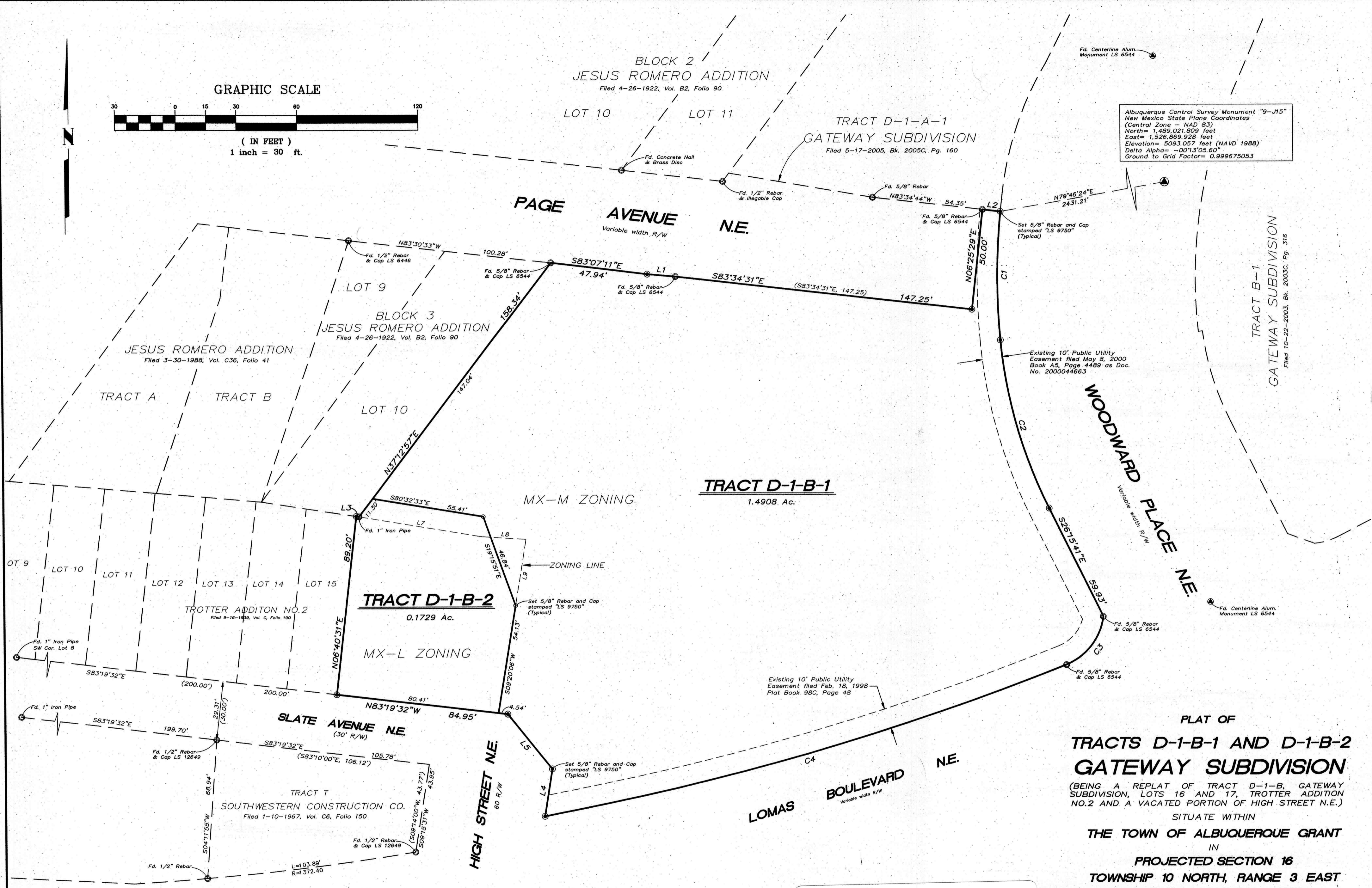
SURVOTEK, INC.
 Consulting Surveyors
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3388 Fax: 505-897-3377



BLOCK 2
JESUS ROMERO ADDITION
Filed 4-26-1922, Vol. B2, Folio 90

TRACT D-1-A-1
GATEWAY SUBDIVISION
Filed 5-17-2005, Bk. 2005C, Pg. 160

Albuquerque Control Survey Monument "9-J15"
New Mexico State Plane Coordinates
(Central Zone - NAD 83)
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Elevation = 5093.057 feet (NAVD 1988)
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Ground to Grid Factor = 0.999675053



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| LINE | LENGTH | BEARING |
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| L4 | 23.77 | N09°15'31"E |
| L5 | 35.00 | N38°19'32"W |
| L6 | 34.95 | N83°19'32"W |
| L7 | 61.20 | S80°32'33"E |
| L8 | 22.03 | S86°23'10"E |
| L9 | 33.32 | S09°20'06"W |

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