

VICINITY MAP  
NOT TO SCALE

K-19

OWNER'S CERTIFICATE, DEDICATION AND FREE CONSENT

The undersigned hereby represents; that he is authorized to affirm on behalf of said owner that the subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner and proprietor thereof; and that the undersigned owner does hereby dedicate to the City of Albuquerque in fee simple the public street rights-of-way and grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees.

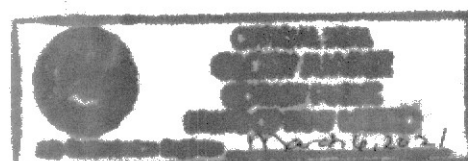
*Sarita Nair*  
Sarita Nair, Chief Administrative Officer,  
City of Albuquerque, a Municipal Corporation  
Date: 3/26/20

ACKNOWLEDGEMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) SS

This instrument was acknowledged before me on this 26<sup>th</sup> day of March, 2020, by Sarita Nair, Chief Administrative Officer for the City of Albuquerque, New Mexico, a Municipal Corporation, on behalf of said Municipal Corporation.

*Gloria Juarez*  
Notary Public



DOCH 2020057642

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PLAT R: \$25.00 B: 2020C P: 0057 Linda Stover, Bernalillo County

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JOB #2018.017.2 PLATBASE

VACATION REQUEST AND PLAT OF

TRACT A, INTERNATIONAL DISTRICT LIBRARY

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2020

DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, Bernalillo County, New Mexico, comprising The Replat of Block 2 of Loma Verde, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 19, 1974, Plat Book B9, Page 50; together with The Replat of Block 3 of Loma Verde, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on June 18, 1974, Plat Book C10, Page 8; and together with the vacated portion of Grove Street N.E., and being more particularly described as follows:

Beginning at a northwest corner of the parcel herein described, being the northwest property corner of said Block 2, also being the point of intersection of the east right-of-way line of San Pablo Street N.E. with the south right-of-way line of Chico Road N.E. whence the A.G.R.S. Control Station "7-K19" bears S 84°53'06" W a distance of 1631.29 feet; thence S 89°59'32" E a distance of 599.85 feet along said south right-of-way line to the northeast corner of the parcel herein described being the northeast property corner of said Block 3, also being the point of intersection of the south right-of-way line of Chico Road N.E. with the west right-of-way line of Charleston Street N.E.; thence S 00°01'01" W a distance of 388.48 feet along said west right-of-way line to the southeast corner of the parcel herein described being the southeast property corner of said Block 3, also being the point of intersection of the west right-of-way line of Charleston Street N.E. with the north right-of-way line of East Central Avenue; thence N 82°20'19" W a distance of 604.68 feet along said north right-of-way line to the southwest corner of the parcel herein described being the southwest property corner of said Block 2, also being the point of intersection of the north right-of-way line of East Central Avenue with the east right-of-way line of San Pablo street N.E.; thence N 00°05'01" W a distance of 307.95 feet along said east right-of-way line to the point of beginning and containing 4.7928 acres more or less.

THIS IS TO CERTIFY THAT THIS IS THE CURRENT AND  
PAID ON 06/26/2020 10:54 AM Page: 1 of 3  
PROPERTY OWNER OF RECORD  
City of Albuquerque  
BERNALILLO COUNTY TREASURER'S OFFICE  
*Michelle Rodriguez*

CITY OF ALBUQUERQUE  
OWNER  
SEC. 19, T 10 N, R 4 E, N.M.P.M.  
LOCATION  
INTERNATIONAL DISTRICT LIBRARY  
SUBDIVISION

COUNTY CLERK FILING DATA

PROJECT NUMBER: PR-2019-002544

APPLICATION NUMBER SD-2020-00042

CITY APPROVALS:

*Jalene Wolfson* 6/26/20  
DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE  
*Kristoph Cadena* 05-06-20  
ABCWUA DATE  
*[Signature]* 3-4-2020  
CITY ENGINEER/HYDROLOGY, CITY OF ALBUQUERQUE, NEW MEXICO DATE  
*[Signature]* 2/5/2020  
A.M.A.F.C.A. DATE  
*[Signature]* 03-09-20  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE  
*[Signature]* 03-04-2020  
PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE  
*[Signature]* 3/4/2020  
CODE ENFORCEMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE  
*Foran N. Rishorove P.S.* 1/9/2020  
CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO DATE  
*[Signature]* 3-5-2020  
REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE

UTILITY APPROVALS:

*[Signature]* 2/27/2020  
PUBLIC SERVICE COMPANY OF NEW MEXICO DATE  
Due to COVID-19 Constraints, Plat approved by digital signature dated 4/6/2020, and letter dated 6/22/2020 6/29/2020  
QWEST CORPORATION d/b/a CENTURYLINK QC DATE  
*[Signature]* 1/31/2020  
NEW MEXICO GAS COMPANY DATE  
*[Signature]* 1/28/20  
COMCAST CABLE VISION OF NEW MEXICO, INC. DATE

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and Qwest Corporation D/B/A CenturyLink 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.

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.

*[Signature]*  
Charles G. Cala, Jr., NMPS 1184



1-8-2020  
Date



VACATION REQUEST AND PLAT OF

TRACT A, INTERNATIONAL DISTRICT LIBRARY

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2020

NOTES:

1. A BOUNDARY SURVEY WAS PERFORMED IN APRIL, 2018 AND VERIFIED IN JUNE, 2019. PROPERTY CORNERS WERE FOUND OR SET AS INDICATED.
2. ALL DISTANCES ARE GROUND DISTANCES.
3. SITE LOCATED WITHIN SECTION 19, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M.
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-K19".
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. CREATE 1 (ONE) TRACT FROM FORMER BLOCK 2, LOMA VERDE; FORMER BLOCK 3, LOMA VERDE; TOGETHER WITH THE VACATED PORTION OF GROVE STREET N.E.
  - B. VACATE THE PORTION OF THE PUBLIC RIGHT-OF-WAY OF GROVE STREET N.E. BETWEEN CHICO ROAD N.E. AND EAST CENTRAL AVENUE, INCLUDING THE PUBLIC UTILITY EASEMENTS, SEE KEYED NOTE 2.
  - C. VACATE THE 16' RESERVATIONS FOR EASEMENTS FOR PUBLIC UTILITIES, WETHER MUNICIPALLY OR PRIVATELY OWNED GRANTED BY V-612, SEE KEYED NOTE 1.
  - D. VACATE THE RESERVATIONS FOR DITCHES OR CANALS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, SEE KEYED NOTE 3.
  - E. GRANT THE PNM AND CENTURYLINK OVERHEAD ANCHOR EASEMENTS, A PNM TRANSFORMER EASEMENT AND AN ABCWUA WATER LINE EASEMENT, AS SHOWN.
  - F. DEDICATE IN FEE SIMPLE THE PUBLIC STREET RIGHT-OF-WAY AT THE SOUTHEAST CORNER OF TRACT A TO THE CITY OF ALBUQUERQUE, AS SHOWN.
  - G. GRANT THE BUS SHELTER AND PUBLIC SIDEWALK EASEMENT ALONG EAST CENTRAL AVENUE TO THE CITY OF ALBUQUERQUE, AS SHOWN.
8. THE FOLLOWING DOCUMENTS AND INSTRUMENTS WERE USED FOR THE PERFORMANCE AND PREPARATION OF THIS SURVEY:
  - A. PLAT OF THE REPLAT OF BLOCK 2 OF LOMA VERDE, FILED 02-19-1974, PLAT BOOK B9, PAGE 50, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
  - B. PLAT OF THE REPLAT OF BLOCK 3 OF LOMA VERDE, FILED 06-18-1974, PLAT BOOK C10, PAGE 8, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
  - C. BOUNDARY SURVEY OF THE REPLATS OF BLOCKS 2 AND 3, LOMA VERDE, PREPARED BY CARTESIAN SURVEYS INC. (NMPS 14271) DATED 11-09-2016 (UNRECORDED).
  - D. PLAT OF LOMA VERDE, FILED 07-27-1983, PLAT BOOK C21, PAGE 166, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
  - E. PLAT OF LOMA VERDE, FILED 10-21-1941, PLAT BOOK C, PAGE 41, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
  - F. PLAT OF FIREHOUSE NUMBER 5, FILED 09-22-2004, PLAT BOOK 2004C, PAGE 293, DOC. #2004133310, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
  - G. SPECIAL WARRANTY DEED, FILED 12-15-2016, DOC. #2016116939, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
  - H. OWNER'S POLICY OF TITLE INSURANCE, POLICY NO. O-9301-004139326, PREPARED BY STEWART TITLE GUARANTY COMPANY DATED 12-15-2016.
  - I. CITY COMMISSION VACATION ORDINANCE NO. 10-1968 (V-612), FILED 01-17-1968, BOOK MISC. 91, PAGES 695-696, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
  - J. BOUNDARY SURVEY OF THE REPLATS OF BLOCKS 2 AND 3, LOMA VERDE, PREPARED BY THIS FIRM (NMPS 11184) DATED 04-30-2018.
9. GROSS SUBDIVISION ACREAGE = 4.7928 ACRES.
10. CURRENT ZONING ON SITE IS MX-M, 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

PUBLIC OR PRIVATE UTILITY EASEMENTS TO BE VACATED BY THIS PLATTING ACTION

- ① 16' RESERVATION FOR EASEMENTS FOR PUBLIC UTILITIES, WHETHER MUNICIPALLY OR PRIVATELY OWNED GRANTED BY DOCUMENT FILED 01-17-1968, MISC. BOOK 91, PAGES 695-696 (V-612); TOGETHER WITH A 16' SEWER EASEMENT GRANTED BY PLAT C10-8

PUBLIC RIGHT-OF-WAY AND UTILITIES TO BE VACATED BY THIS PLATTING ACTION

- ② 60' PUBLIC RIGHT-OF-WAY FOR GROVE STREET N.E. BETWEEN CHICO ROAD N.E. AND EAST CENTRAL AVENUE (APPROVED 02/03/2020 BY CITY COUNCIL EC-20-7); TOGETHER WITH THE PUBLIC UTILITY EASEMENTS (0.4797 ACRES±)

RESERVATIONS CONTAINED IN PATENT TO BE VACATED BY THIS PLATTING ACTION

- ③ VACATE THE RESERVATIONS FOR DITCHES OR CANALS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA, FILED 05-03-1900, BOOK 33, PAGE 12, RECORDS OF BERNALILLO COUNTY, NEW MEXICO

NEW EASEMENTS

- ④ 10' PNM AND CENTURYLINK OVERHEAD ANCHOR EASEMENT GRANTED BY THIS PLAT
- ⑤ PUBLIC WATER LINE EASEMENT GRANTED BY THIS PLAT TO SERVE THE ABCWUA
- ⑥ PUBLIC SIDEWALK EASEMENT GRANTED BY THIS PLAT
- ⑦ PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT
- ⑧ PUBLIC BUS SHELTER EASEMENT GRANTED BY THIS PLAT

FORTHCOMING EASEMENTS

- ⑨ DOCUMENTARY EASEMENTS TO BE GRANTED BY THE CITY OF ALBUQUERQUE TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY TO ADDRESS THE MAINTENANCE AND OPERATION OF PUBLIC WATER AND SANITARY SEWER LINES IN THIS VICINITY

MONUMENTS

- A FOUND MAG NAIL W/WASHER STAMPED "CARTESIAN SURVEYS PLS 14271" SET IN ASPHALT
- B FOUND 1" IRON PIPE, (BENT), REPLACED WITH #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- C FOUND 1/2" REBAR, NO I.D., (BENT), REPLACED WITH #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- D SET MAG NAIL W/WASHER STAMPED "NEW MEXICO PS 11184" SET IN ASPHALT

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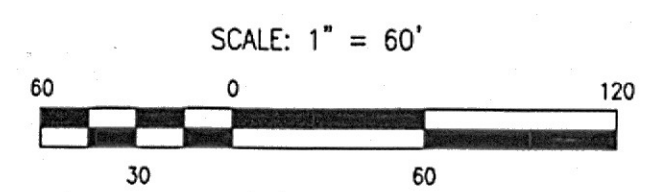
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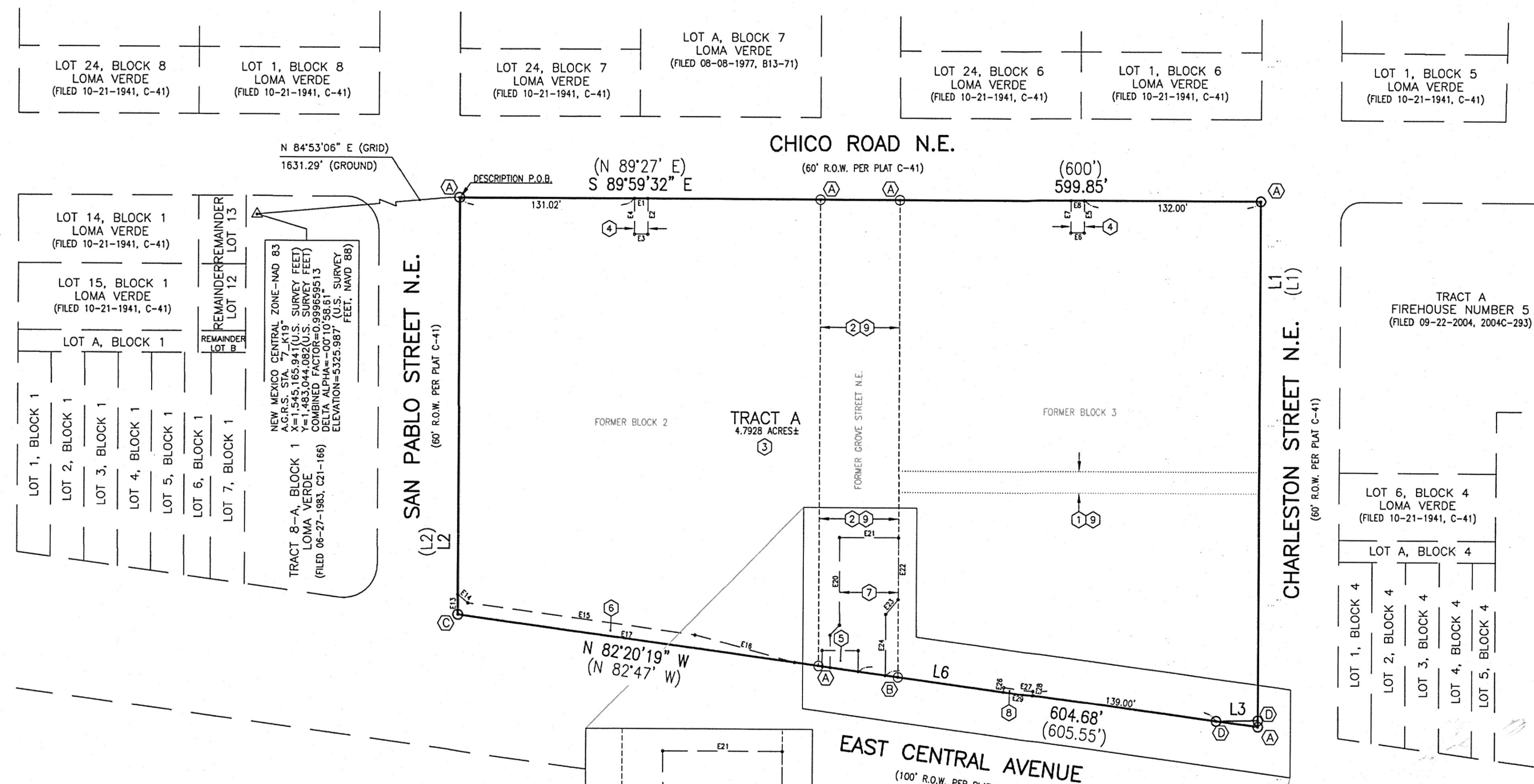
JOB #2018.017.2 PLATBASE



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 JANUARY, 2020



NOTE: FOR KEYED NOTES SEE SHEET 2

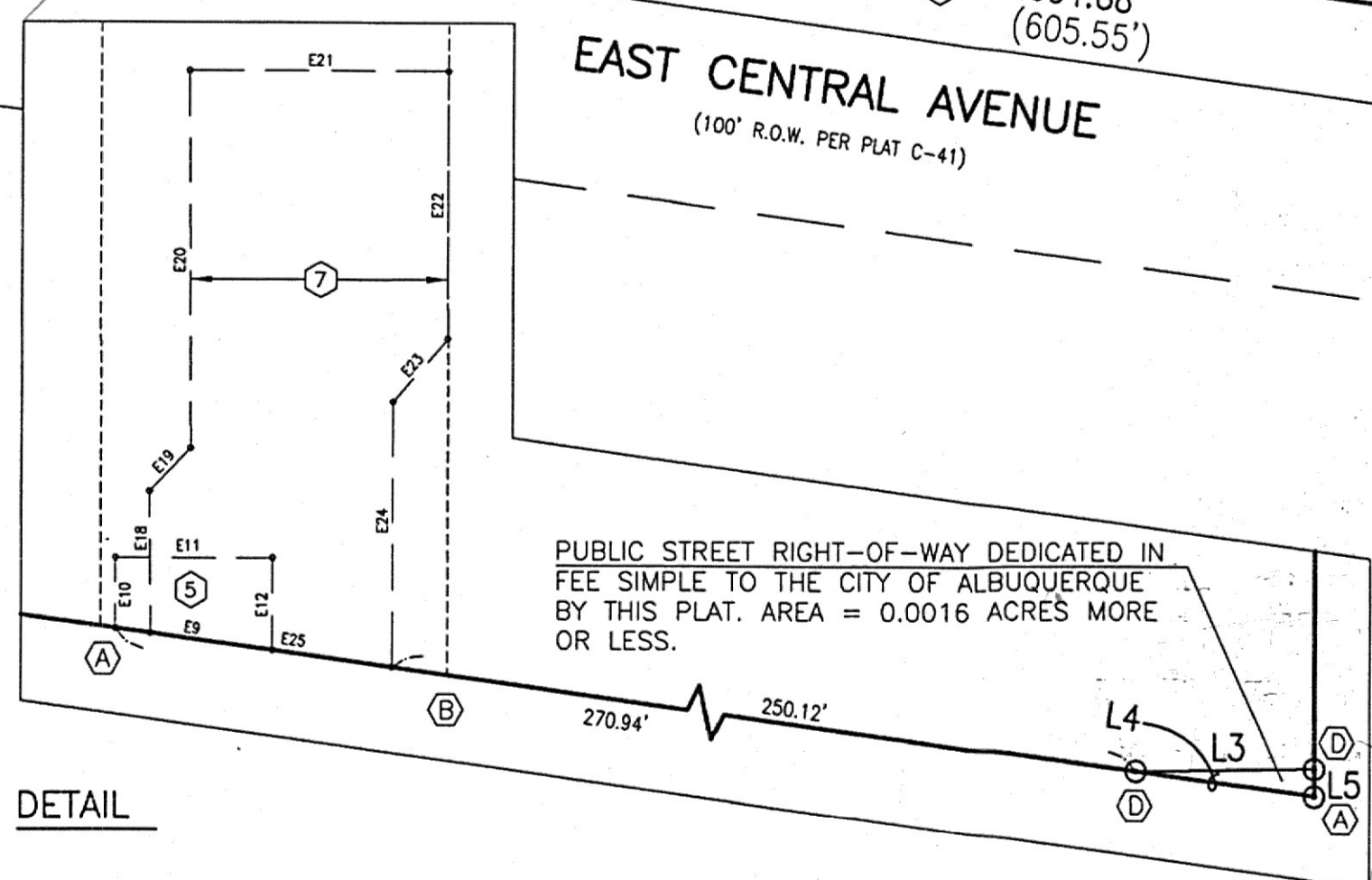


EASEMENT TABLE

LINE	DIRECTION	DISTANCE
E1	S 89°59'32" E	10.00'
E2	S 00°00'28" W	26.42'
E3	N 89°59'32" W	10.00'
E4	N 00°00'28" E	26.42'
E5	S 00°00'28" W	23.71'
E6	N 89°59'32" W	10.00'
E7	N 00°00'28" E	23.71'
E8	N 89°59'32" W	10.00'
E9	N 82°20'19" W	27.46'
E10	N 00°00'28" E	11.77'
E11	S 89°59'32" E	27.71'
E12	S 00°00'28" W	15.42'
E13	N 00°05'01" W	14.65'
E14	S 50°39'54" E	9.45'
E15	S 82°23'06" E	171.89'

BOUNDARY TABLE

LINE	DIRECTION	DISTANCE
E16	S 75°07'36" E	77.22'
E17	N 82°20'19" W	254.57'
E18	N 00°31'55" W	23.87'
E19	N 43°58'32" E	10.21'
E20	N 00°21'12" W	64.43'
E21	N 89°59'39" E	44.60'
E22	S 00°05'01" E	45.47'
E23	S 40°49'51" W	14.46'
E24	S 00°02'28" W	44.84'
E25	N 82°20'19" W	42.03'
E26	N 82°20'19" W	22.00'
E27	N 07°39'41" E	3.50'
E28	S 82°20'19" E	22.00'
E29	S 07°39'41" W	3.50'



DETAIL

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