

Legal Description
SEE SHEET 3 OF 3

DHO Approval Date: August 2, 2023

DHO approved waiver on June 28, 2023 per PR 2022-007324 / VA 2023-0124 permitting the 6-foot sidewalk on Central Avenue fronting along the subject property to remain at its existing width

Plat of
Lots A and B, Block 4
Traction Park & City Electric Addition
Section 18, Township 10 North, Range 3 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
October 2022

Project No. PR-2022-007324
Application No. 2022-00203
Utility Approvals

Rate 10/6/2022
Water 10/10/2022
Gas 10/11/2022
Electric 10/11/2022

City Approvals

Loren Rosenhauer, P.S. 10/7/2022
City Director 10/6/2023
Emet Amayo 10/12/2023
Traffic Engineering, Transportation Department 10/12/2023
Alberca 10/6/2023
Shirley Bala 11/21/2022
Parks and Recreation Department 10/6/2023
Repun Chao 10/6/2023
City Engineer 10/27/2023
DRB Chairperson, Planning Department 10/10/2023
Code Enforcement 2/5/2022
Middle Rio Grande Conservancy District

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 1.2639 ACRE(S)
ZONE ATLAS INDEX NO: J-13-Z
NO. OF TRACTS CREATED: 0
NO. OF LOTS CREATED: 0
MILES OF FULL-WIDTH STREETS CREATED: 0

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PUBLIC SERVICE COMPANY OF NEW MEXICO (PSC) HAS RECEIVED FROM THE APPLICANT THE FULL AMOUNT OF THE FEE FOR THIS PLAT AND HAS DEPOSITED THE SAME IN THE PUBLIC SERVICE COMPANY OF NEW MEXICO (PSC) TREASURY OFFICE. **10/11/2023**

Notes:

1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Public Utility Easements

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF A PUBLIC SERVICE COMPANY OF NEW MEXICO (PSC), A NEW MEXICO CORPORATION, (PSC) ELECTRIC AND GAS SERVICE, AND THE SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

IF NEW MEXICO HAS CONTRACTS FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.

IF NEW MEXICO HAS CONTRACTS FOR INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

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Disclaimer

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PSC), (PSC) ELECTRIC AND GAS SERVICE, AND THE SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES, HAS CONDUCTED A VISUAL SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PSC, (PSC) ELECTRIC AND GAS SERVICE, AND THE SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES, DOES NOT WARRANT OR RELEASE ANY EASEMENT OR EASEMENT PROFITS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY FLOOD NO. 300010210, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. IT IS AN AREA DESIGNATED AS "AREA WITH REDUCED FLOOD RISK DUE TO LEVEES." NO FLOOD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING ONE LOT INTO TWO NEW LOTS, TO GRANT AN EASEMENT AND TO DEDICATE PUBLIC RIGHT OF WAY FOR ROADSIDE PURPOSES.

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 OF PARCELS WITHIN THE AREA OF THIS PLAT.

Free Consent and Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER, EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES, WIRE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

SAID OWNER DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

DERRICK MERCHANT, MANAGER, VIA REAL ESTATE, LLC 10-11-2022

Acknowledgment

STATE OF TEXAS)
COUNTY OF LUBBOCK) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF October, 2022 BY DERRICK MERCHANT, MANAGER, VIA REAL ESTATE, LLC.

By **Derrick Merchant** My Commission Expires: 08-02-2025
NOTARY PUBLIC



Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND SURVEY AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND LAND SURVEYING OF THE CITY OF ALBUQUERQUE. SUBDIVISION MONUMENTATION AND LAND SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSES FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

By **Larry W. Medrano** 10/11/2022
DATE DATE
LARRY W. MEDRANO
S. No. 11993



NO.	DATE	REVISIONS	BY	DESCRIPTION

COORDINATE AND DIMENSION INFORMATION COORDINATE SYSTEM: NM-C GRID STANDARD HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD83 CONTROL SYSTEM: ALBUQUERQUE GEODETIC REFERENCE SYSTEM COMBINED SCALE FACTOR: E = 0 GRID TO GROUND: 1.000316211 GROUND TO GRID: 0.999683889		PLSS INFORMATION LAND GRANT: TOWN OF ALBUQUERQUE GRANT SECTION: 18 TOWNSHIP: 10 NORTH RANGE: 3 EAST MERIDIAN: NM/PM CITY: ALBUQUERQUE COUNTY: BERNALILLO STATE: NM UPRC: 1013058055279210208 ADDRESS: 2100 CENTRAL AVENUE, S.W. 2124 CENTRAL AVENUE, S.W. UPRC: 1013058055279210209 ADDRESS: 2100 CENTRAL AVENUE, S.W. 2124 CENTRAL AVENUE, S.W.		INDEXING INFORMATION FOR COUNTY CLERK PROPERTY OWNER: VIA REAL ESTATE LLC SUBDIVISION NAME: TRACTION PARK & CITY ELECTRIC ADDITION		PRECISION SURVEYS, INC. OFFICE LOCATION: 9300 San Mateo Boulevard, NE Albuquerque, NM 87113 505.856.5700 PHONE 505.856.7900 FAX		PROJECT INFORMATION CREW/TECH: MCMST DATE OF SURVEY: 11/29-12/22/2021 DRAWN BY: JK CHECKED BY: LM PLOT JOB NO.: 216224P SHEET NUMBER: 1 OF 3	
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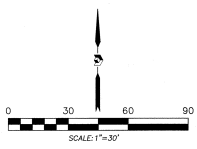
Legend

- N 90°00'00" E MEASURED BEARINGS AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES
- FOUND AND USED MONUMENT AS SHOWN
- BEARINGS IN ITALIC WITH WALKER TO FIRST SET THIS SURVEY
- BEARINGS AND S BEARING WITH PINK PLASTIC CAP TO FIRST SET THIS SURVEY
- △ FOUND ALUMINUM ARMS MONUMENT AS SHOWN

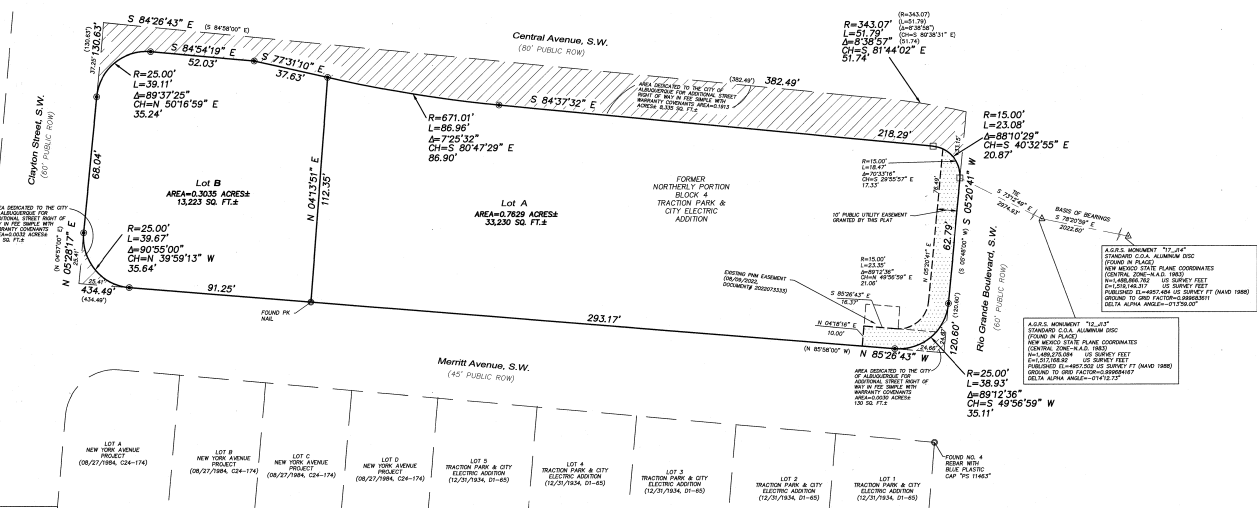
APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE AND GRANDE CONSERVANCY DISTRICT IN CASADITO'S RIGHTS OF WAY, ASSIGNMENTS AND EASEMENTS ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVISION FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ADVISED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURBUETS.

RECORDING STAMP
 DOC# 2023084953
 11/29/2023 10:10:00 AM
 BERNALILLO COUNTY

Plat of
Lots A and B, Block 4
Traction Park & City Electric Addition
 Section 18, Township 10 North, Range 3 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 October 2022



EXISTING PUBLIC WATER AND/OR CANNERY DRAINAGE INFRASTRUCTURE MAY NOT BE CONSISTENT OR ACCORD WITH THE CITY OF ALBUQUERQUE'S DEVELOPMENT IMPROVEMENT SCHEDULE OF EXISTING PUBLIC INFRASTRUCTURE AND BE REVIEWED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.



REVISIONS	
NO.	DATE BY DESCRIPTION

COORDINATE AND DIMENSION INFORMATION		PLSS INFORMATION		INDEXING INFORMATION FOR COUNTY CLERK		PROJECT INFORMATION	
STATE PLSS: NM-C	GRID: STANDARD	LAND GRANT: TOWN OF ALBUQUERQUE GRANT	PROPERTY OWNER: VIA REAL ESTATE LLC	PRECISION SURVEY, INC.		OFFICE LOCATION: 2200 San Mateo Boulevard, NE Albuquerque, NM 87113	DATE OF SURVEY: 11/29-12/22/2021
VERTICAL DATUM: NAVD83	STATION ANGLES: TWO-FACE DRIVING UNITS (2) 90° 00' 00" YES	SECTION: 18	TOWNSHIP: 10 NORTH	RANGE: 3 EAST	MERIDIAN: NM/PM	505.856.5700 PHONE	CHECKED BY: LM
CORNER: ALBUQUERQUE GEODETIC REFERENCE SYSTEM	BASE POINT FOR SCALING AND ORIENTATION: N = 0	PROJECT: Traction Park & City Electric Addition	PROJECT: Traction Park & City Electric Addition	PROJECT: Traction Park & City Electric Addition	PROJECT: Traction Park & City Electric Addition	505.856.7900 FAX	CHECKED BY: LM
COMBINED SCALE FACTOR: GRD TO GROUND: 1.0001621	CELESTIAL REFERENCE: N = 0	CITY: ALBUQUERQUE	COUNTY: BERNALILLO	STATE: NM	ADDRESS: 2100 CENTRAL AVENUE, S.W. 2124 CENTRAL AVENUE, S.W.	PROJECT NO: 216224P	SHEET NUMBER: 2 OF 3
GROUND TO GRID: 0.99983889	BEARING TRANSLATION: ND	ELEVATION UNITS: ND					

DOCS 2022086953
 10/27/2022 01:17:58:000 3.00 3.00
 10/27/2022 01:17:58:000 3.00 3.00
 10/27/2022 01:17:58:000 3.00 3.00

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF ALL OF BLOCK NUMBERED FOUR (4), WHICH LIES NORTH OF THE NORTHERLY LINE OF MERRITT (FORMERLY ROSLINGTON) ROAD, THE EASTERLY 20 FEET OF THE NORTHERLY 130.63 FEET OF CLAYTON (FORMERLY ANDERSON) STREET, THE NORTHERLY 15 FEET OF MERRITT (FORMERLY ROSLINGTON) ROAD, ALL BEING IN THE TRACTION PARK AND CITY ELECTRIC ADDITION OLD ALBUQUERQUE, NEW MEXICO, AS SHOWN AND DESIGNATED ON THE SUBDIVISION PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 31, 1934, IN PLAT BOOK 271, FOLIO 65, LESS THAN AND EXCEPTING THOSE AREAS OUT TO PUBLIC RIGHT OF WAY, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (NAD 83-CENTRAL ZONE) AND GRID DISTANCES (VS SURVEY FEET) AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE WEST RIGHT OF WAY LINE OF RIO GRANDE BOULEVARD, S.E., MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993", FROM WHENCE A BE TO A.G.R.S. MONUMENT "12_03" BEARS S 73°27'48" E, A DISTANCE OF 2874.93 FEET;
 THENCE FROM SAID POINT OF BEGINNING, ALONG SAID WEST RIGHT OF WAY LINE S 03°20'41" W, A DISTANCE OF 62.79 FEET TO A POINT OF CURVATURE, MARKED BY A SET PK NAIL WITH WASHER "PS 11993";
 THENCE LEAVING SAID WEST RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 58.93 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 89°12'36", A CHORD BEARING OF S 49°56'29" W, AND A CHORD LENGTH OF 35.11 FEET, TO A POINT OF TANGENCY, LYING ON THE NORTH RIGHT OF WAY LINE OF MERRITT AVENUE, S.W., MARKED BY A SET PK NAIL WITH WASHER "PS 11993";
 THENCE ALONG SAID NORTH RIGHT OF WAY LINE N 85°26'43" W, A DISTANCE OF 384.42 FEET TO A POINT OF CURVATURE, MARKED BY A SET PK NAIL WITH WASHER "PS 11993";
 THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 39.67 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 90°55'00", A CHORD BEARING OF N 39°09'13" W, AND A CHORD LENGTH OF 35.84 FEET, TO A POINT OF TANGENCY, LYING ON THE EAST RIGHT OF WAY LINE OF CLAYTON STREET, S.W., MARKED BY A SET PK NAIL WITH WASHER "PS 11993";
 THENCE ALONG SAID EAST RIGHT OF WAY LINE, N 02°28'17" E, A DISTANCE OF 68.04 FEET TO A POINT OF CURVATURE, MARKED BY A SET PK NAIL WITH WASHER "PS 11993";
 THENCE LEAVING SAID EAST RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 39.11 FEET, A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 89°37'25", A CHORD BEARING OF N 52°16'50" E, AND A CHORD LENGTH OF 35.24 FEET, TO A POINT OF TANGENCY, LYING ON THE SOUTH RIGHT OF WAY LINE OF CENTRAL AVENUE, S.W., MARKED BY A SET PK NAIL WITH WASHER "PS 11993";
 THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, S 84°54'19" E, A DISTANCE OF 52.03 FEET TO AN ANGLE POINT, MARKED BY A SET PK NAIL WITH WASHER "PS 11993";
 THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, S 77°31'10" E, A DISTANCE OF 37.63 FEET TO A POINT OF CURVATURE, MARKED BY A SET PK NAIL WITH WASHER "PS 11993";
 THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 86.96 FEET, A RADIUS OF 671.61 FEET, A DELTA ANGLE OF 172°25'32", A CHORD BEARING OF S 80°47'29" E, AND A CHORD LENGTH OF 86.90 FEET, TO A POINT OF TANGENCY, MARKED BY A SET PK NAIL WITH WASHER "PS 11993";
 THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, S 84°37'32" E, A DISTANCE OF 218.29 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";
 THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 23.08 FEET, A RADIUS OF 15.00 FEET, A DELTA ANGLE OF 89°10'29", A CHORD BEARING OF S 42°29'52" E, AND A CHORD LENGTH OF 20.87 FEET, TO THE POINT OF BEGINNING, CONTAINING 1.0664 ACRES (46,453 SQUARE FEET), MORE OR LESS.

REVISIONS		
NO.	DATE	DESCRIPTION

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK				PROJECT INFORMATION					
STATE PLANE ZONE	GRID	STANDARD		LAND GRANT TOWN OF ALBUQUERQUE GRANT				PROPERTY OWNER VIA REAL ESTATE LLC				CREW/TECH MC/ST		DATE OF SURVEY 11/29-12/2/2022			
PROJECTION DATUM	VERTICAL DATUM	ROTATION ANGLE	MATCHES DRAWING UNIT	SECTION	TOWNSHIP	RANGE	MERIDIAN	SUBDIVISION NAME				DRAWN BY:		CHECKED BY:			
NAD83	NAVD88	0° 00' 00.00"	YES	18	10 NORTH	3 EAST	NMPM	TRACTION PARK & CITY ELECTRIC CITY ELECTRIC ADDITION				JK		LM			
SOURCE: U.S. ALBUQUERQUE GEODETIC REFERENCE SYSTEM N = 0 E = 0				CITY				ADDRESS				PSI JOB NO.		SHEET NUMBER			
ELEVATION: GROUND GRID TO GROUND: 1.000316211 GROUND TO GRID: 0.999683889				ALBUQUERQUE				CITY ELECTRIC ADDITION 101305805527920208 101305805527920209				2100 CENTRAL AVENUE, S.W. 2124 CENTRAL AVENUE, S.W.		218224P		3 OF 3	



OFFICE LOCATION:
 308 San Mateo Boulevard, NE
 Albuquerque, NM 87113
 505.856.5700 PHONE
 505.856.5700 FAX