

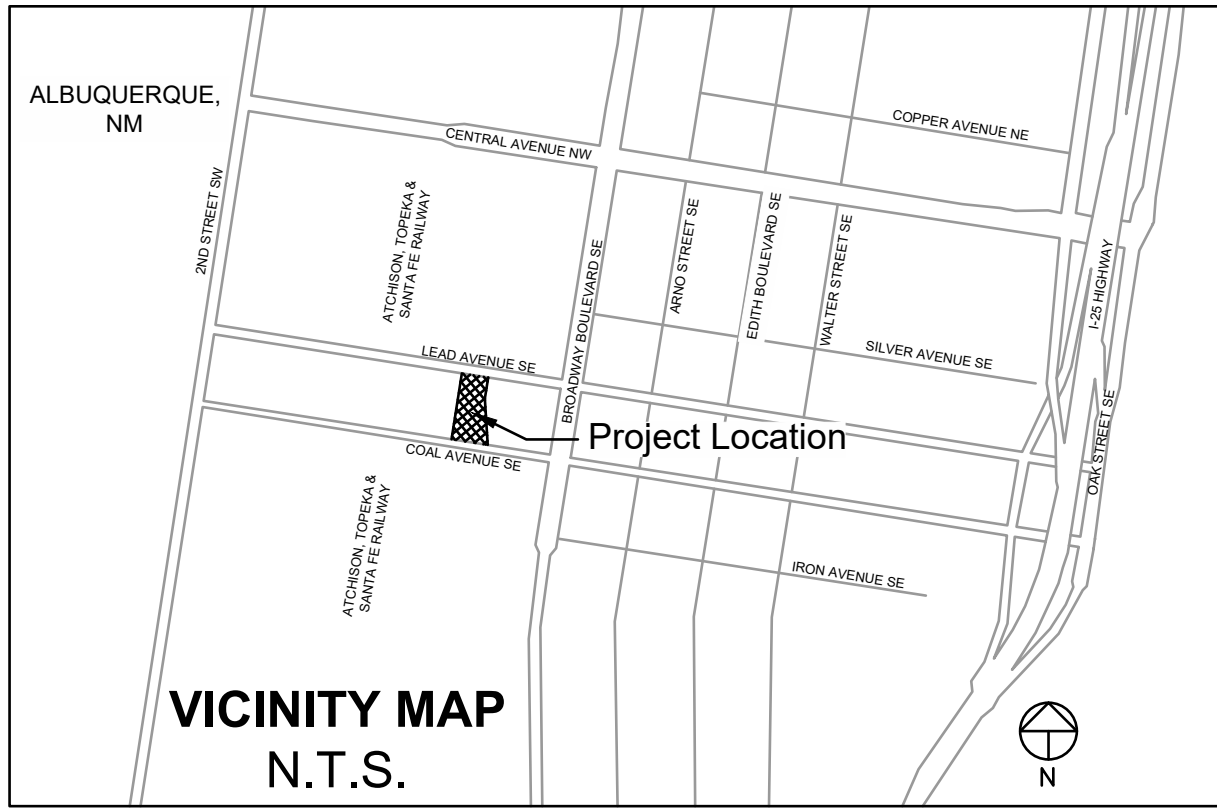
SUMMARY REPLAT - CITY OF ALBUQUERQUE

SALVATION ARMY TRACT 1, UNION DEPOT FRONTAGE ADDITION BEING A PORTION OF JOHN STREET SE SITUATED BETWEEN LEAD AVENUE SE AND COAL AVENUE SE ALONG WITH LOTS 8 THROUGH 13 BLOCK C, UNION DEPOT FRONTAGE SECTION 20 ,TOWNSHIP 10N, RANGE 3E, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO



CITY OF ALBUQUERQUE A.C.S. MONUMENT
28-K14
(AS MEASURED)
NORTHING: 1,485,128.251 U.S. SURVEY FEET
EASTING: 1,524,067.954 U.S. SURVEY FEET
(MODIFIED NM STATE PLANE CENTRAL ZONE NAD 83)
ELEVATION: 4952.771 U.S. SURVEY FEET
(NAVD 88)
GROUND TO GRID FACTOR: 1.0003179369
MAPPING ANGLE: -0° 13' 49.56"

CITY OF ALBUQUERQUE A.C.S. MONUMENT
28-K14
NORTHING: 1,485,104.625 U.S. SURVEY FEET
EASTING: 1,520,485.875 U.S. SURVEY FEET
(NM STATE PLANE CENTRAL ZONE NAD 83)
ELEVATION: 4952.662 U.S. SURVEY FEET
(NAVD 88)



LEGEND

- SET MONUMENT MARKED "N.M.P.S 13239"
- FOUND MONUMENT MARKED "N.M.P.S 13239" UNLESS OTHERWISE NOTED
- △ CONTROL POINT AS NOTED
- ⊕ LIGHT POLE
- POWER POLE
- ⊞ TRAFFIC SIGNAL PULLBOX
- ⊞ TRAFFIC SIGNAL
- ⊞ MONITORING WELL
- ⊞ WATER VALVE
- ⊞ FIRE HYDRANT
- ⊞ WATER METER
- ⊞ SIGN
- ⊞ GATE
- FENCE
- BOUNDARY LINE
- CENTERLINE
- TOP BACK OF CURB
- WALL
- EDGE OF CONCRETE
- EXISTING BUILDING
- VACATED STREET
- CONCRETE HATCHING
- OHE — OVERHEAD ELECTRIC
- ⊞ SANITARY SEWER MAN HOLE
- SAN — SANITARY SEWER LINE
- BOLLARD

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE FROM GPS/GNSS OBSERVATIONS AND CONFORM TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM "NEW MEXICO CENTRAL ZONE" NORTH AMERICAN DATUM OF 1983. TRUE NORTH CAN BE OBTAINED BY APPLYING A CONVERGENCE ANGLE OF -00°13'41.35" AT A FOUND 1/2" REBAR WITH CAP MARKED N.M.P.S 13239" BEING THE THE SOUTHWESTERN MOST CORNER OF THE PROPERTY LOCATED AT N: 1484649.08', E 1521649.41'. DISTANCES SHOWN HEREON ARE IN GROUND AND WERE OBTAINED BY APPLYING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.0003179369 AT THE PREVIOUSLY NOTED POINT.

SURVEYOR'S CERTIFICATION

I, DANIEL R. MUTH, NEW MEXICO PROFESSIONAL SURVEYOR NO. 13239, DO HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; 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.

DANIEL R. MUTH, N.M. P.S. 13239 DATE



7921 N World Dr.
Hobbs, NM 88242-9032
Squarerootservices.net
575-231-7347

TYPE OF SURVEY:
**SUMMARY REPLAT
AND ROW VACATION**

PROJECT NAME:
**UNION DEPOT
FRONTAGE ADDITION**

FOR
SALVATION ARMY

PROJECT NUMBER:
24299

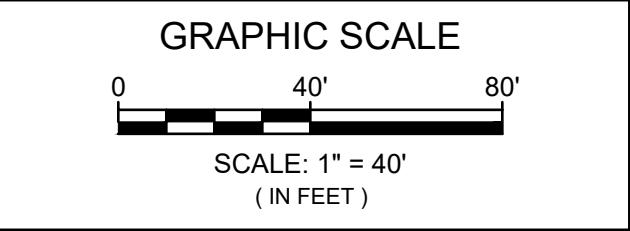
PROJECT SURVEYOR:
Daniel R. Muth

DRAWN BY:
Jason Earnest

**INDEXING INFORMATION
FOR COUNTY CLERK**

OWNER:
Salvation Army

LOCATION:
Section 20
Township 10 North, Range 3 East
N.M.P.M., City of Albuquerque
Bernalillo County, New Mexico



SHEET:
1 of 2
SU - 101

SUMMARY REPLAT - CITY OF ALBUQUERQUE
SALVATION ARMY TRACT 1, UNION DEPOT FRONTAGE ADDITION BEING A PORTION OF JOHN STREET SE SITUATED
BETWEEN LEAD AVENUE SE AND COAL AVENUE SE ALONG WITH LOTS 8 THROUGH 13 BLOCK C,
UNION DEPOT FRONTAGE SECTION 20 ,TOWNSHIP 10N, RANGE 3E, N.M.P.M.,
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

NOTES:

- THIS PLAT SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES, OR OTHER INTERESTED PARTIES.
- BEARINGS ARE GRID AND BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD89).
- DISTANCES ARE GROUND U.S. SURVEY FEET.
- RECORD PLAT, BOOK 2009C, PAGE 28, BEARINGS AND DISTANCES, WHERE THEY DIFFER FROM THOSE ESTABLISHED BY THIS FIELD SURVEY, ARE SHOWN IN PARENTHESIS.
- ALL CORNERS THAT WERE SET ARE A 5/8 INCH REBAR WITH PLASTIC CAP MARKED "MUTH 13239" UNLESS OTHERWISE NOTED.
- BERNALILLO COUNTY ZONE ATLAS PAGE J-13-Z.
- IDO ZONE DISTRICT - NR-LM
(LIGHT MANUFACTURING ZONE DISTRICT)

SUBDIVISION DATA:

- TOTAL NUMBER OF EXISTING LOTS: 6 + THE VACATED STREET (JOHN STREET)
- TOTAL NUMBER OF TRACTS CREATED: 1
- TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0 MILES
- GROSS SUBDIVISION ACREAGE: 0.9964 ACRES ±

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO,

- VACATE JOHN STREET.
- REPLAT AND COMBINE LOTS 8-13 OF UNION FRONTAGE DEPOT AND THE VACATED JOHN STREET INTO ONE TRACT

APPROVED ON THE CONDITION THAT ALL RIGHTS OF MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHT OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED: _____ DATE: _____

OWNER

BY: _____ Date _____
SALVATION ARMY

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____.

MY COMMISSION EXPIRES _____
NOTARY PUBLIC

LEGAL DESCRIPTION OF STREET TO BE VACATED (JOHN STREET)

BEGINNING AT THE NORTHEAST CORNER OF LOT 8, BLOCK C OF UNION DEPOT FRONTAGE ADDITION, BEING A SET MONUMENT MARKED "N.M.P.S 13239"; THENCE S 80°54'59" E, A DISTANCE OF 30.59 FEET TO A POINT; THENCE S 09°25'20" W, WITH A DISTANCE OF 149.88 FEET TO A SET MONUMENT MARKED "N.M.P.S 13239"; THENCE S 06°39'08" E, WITH A DISTANCE OF 155.57 FEET TO SET MONUMENT MARKED "N.M.P.S 13239"; THENCE S 80°56'20" E, WITH A DISTANCE OF 16.79 FEET TO A FOUND MONUMENT MARKED "N.M.P.S 13239"; THENCE N 05°36'15" W, WITH A DISTANCE OF 206.52 FEET TO A FOUND MONUMENT MARKED "N.M.P.S 13239"; THENCE N 07°30'33" E, WITH A DISTANCE OF 99.89 FEET TO THE POINT OF BEGINNING (P.O.B). CONTAINING 0.0151 ACRES ±

LEGAL DESCRIPTION OF SALVATION ARMY TRACT 1

BEGINNING AT THE SOUTHWEST CORNER OF SALVATION ARMY TRACT 1, UNION DEPOT FRONTAGE ADDITION, BEING A FOUND MONUMENT MARKED "N.M.P.S 13239" WHENCE ACS 28-K-14 BEARS N 67°55'24" E, WITH A DISTANCE OF 1274.93; THENCE N 09°13'47" E, 299.69 FEET TO A FOUND MONUMENT IN THE NORTHWESTERLY CORNER OF SAID PROPERTY MARKED "N.M.P.S 13239"; THENCE S 80°54'59" E, 103.99 FEET TO A FOUND MONUMENT MARKED "N.M.P.S 13239"; THENCE S 80°54'59" E, 30.59 FEET TO A SET MONUMENT MARKED "N.M.P.S 13239"; THENCE S 09°25'20" W, 149.91 FEET TO SET MONUMENT MARKED "N.M.P.S 13239"; THENCE S 06°39'19" E, 155.40 FEET TO A SET MONUMENT MARKED "N.M.P.S 13239" THENCE N 80°56'20" W, 16.79 FEET TO A FOUND MONUMENT MARKED N.M.P.S 13239" THENCE N 80°56'20" W, 159.86 FEET TO POINT OF BEGINNING (P.O.B). CONTAINING 0.9963 ACRES ±

OWNERS STATEMENT AND AFFIDAVIT

STATE OF NEW MEXICO:
COUNTY OF BERNALILLO:

THE UNDERSIGNED FIRST DULY SWORN ON OATH, STATE: ON BEHALF OF THE OWNERS AND PROPRIETORS WE HAVE OUR OWN FREE WILL AND CONSENT CAUSED THIS PLAT WITH ITS TRACTS TO BE PLATTED. THE PROPERTY DESCRIBED ON THIS PLAT LIES WITHIN THE PLATTING JURISDICTION OF THE CITY OF ALBUQUERQUE.

BY _____.

ACKNOWLEDGEMENT

STATE OF NEW MEXICO:
COUNTY OF BERNALILLO:

ON THIS _____ DAY OF _____, 2025, BEFORE ME, CINDY CHAVEZ AND MICHELLE KAVANAUGH, TO ME KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES: _____.

NOTARY PUBLIC

CERTIFICATE OF MUNICIPAL APPROVAL

I, CINDY CHAVEZ, CITY MANAGER OF THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DO HEREBY CERTIFY THAT THE FOREGOING PLAT IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, WAS REVIEWED AND DEEMED COMPLIANT WITH THE MUNICIPAL REGULATIONS AND ALL PROPERTIES NOTED AS BEING DEDICATED TO THE PUBLIC ARE HEREBY ACCEPTED BY THE MUNICIPALITY ON THIS _____ DAY OF _____, 2025, BY CITY COMMISSION RESOLUTION NUMBER _____.

CINDY CHAVEZ, CITY MANAGER

MICHELLE KAVANAUGH, CITY CLERK

FREE CONSENT AND DEDICATION

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF, AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHT-OF-WAY SHOWN HEREON TO THE CITY (OR COUNTY OF BERNALILLO) IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT ALL UTILITY EASEMENTS SHOWN HEREON TO THE PUBLIC USE FOREVER, INCLUDING THE RIGHTS OF INGRESS AND EGRESS (BOTH SURFACE AND SUBSURFACE). THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) ALSO GRANT TO THE CITY IN PERPETUITY ALL SANITARY SEWER, WATER LINE, AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN SANITARY SEWERS, WATERLINES, AND DRAINAGE FACILITIES THEREIN. UNLESS SPECIFICALLY LIMITED ELSEWHERE ON THIS PLAT, ALL EASEMENTS GRANTED TO THE CITY MAY BE USED FOR ANY OR ALL OF THE PURPOSES OF SANITARY SEWER, WATER LINE, OR DRAINAGE FACILITY EVEN THOUGH ONLY ONE OF THESE PURPOSES IS STATED ON THE EASEMENT AS DRAWN ON THE PLAT.

THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY FREELY CONSENT TO ALL THE FOREGOING AND DO HEREBY REPRESENT THAT I/WE AM/ARE AUTHORIZED TO SO ACT.

BY: _____ DATE _____
FOR SALVATION ARMY

TREASURERS CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON THE FOLLOWING:

BERNALILLO COUNTY TREASURER _____ Date _____

PLAT APPROVAL

AMAFCA	DATE _____
PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)	DATE _____
NEW MEXICO GAS COMPANY	DATE _____
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE _____
COMCAST CABLE	DATE _____
CITY SURVEYOR	DATE _____
HYDROLOGY DEPARTMENT	DATE _____
TRANSPORTATION DEPARTMENT	DATE _____
ABCWUA	DATE _____

SURVEYOR'S CERTIFICATION

I, DANIEL R. MUTH, NEW MEXICO PROFESSIONAL SURVEYOR NO. 13239, DO HEREBY CERTIFY THAT THIS SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; 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.

DANIEL R. MUTH, N.M. P.S 13239 _____ DATE _____



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TYPE OF SURVEY:

SUMMARY REPLAT
AND ROW VACATION

PROJECT NAME:

UNION DEPOT
FRONTAGE ADDITION

FOR

CLIENT:

SALVATION ARMY

PROJECT NUMBER:

24299

PROJECT SURVEYOR:

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N.M.P.M., City of Albuquerque
Bernalillo County, New Mexico



SHEET:
2 of 2
SU - 102