

# 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

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

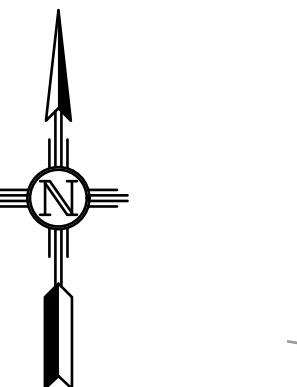
FOR  
CLIENT:  
SALVATION ARMY

PROJECT NUMBER:  
24299

PROJECT SURVEYOR:  
Daniel R. Muth  
DRAWN BY:  
Jason Ernest

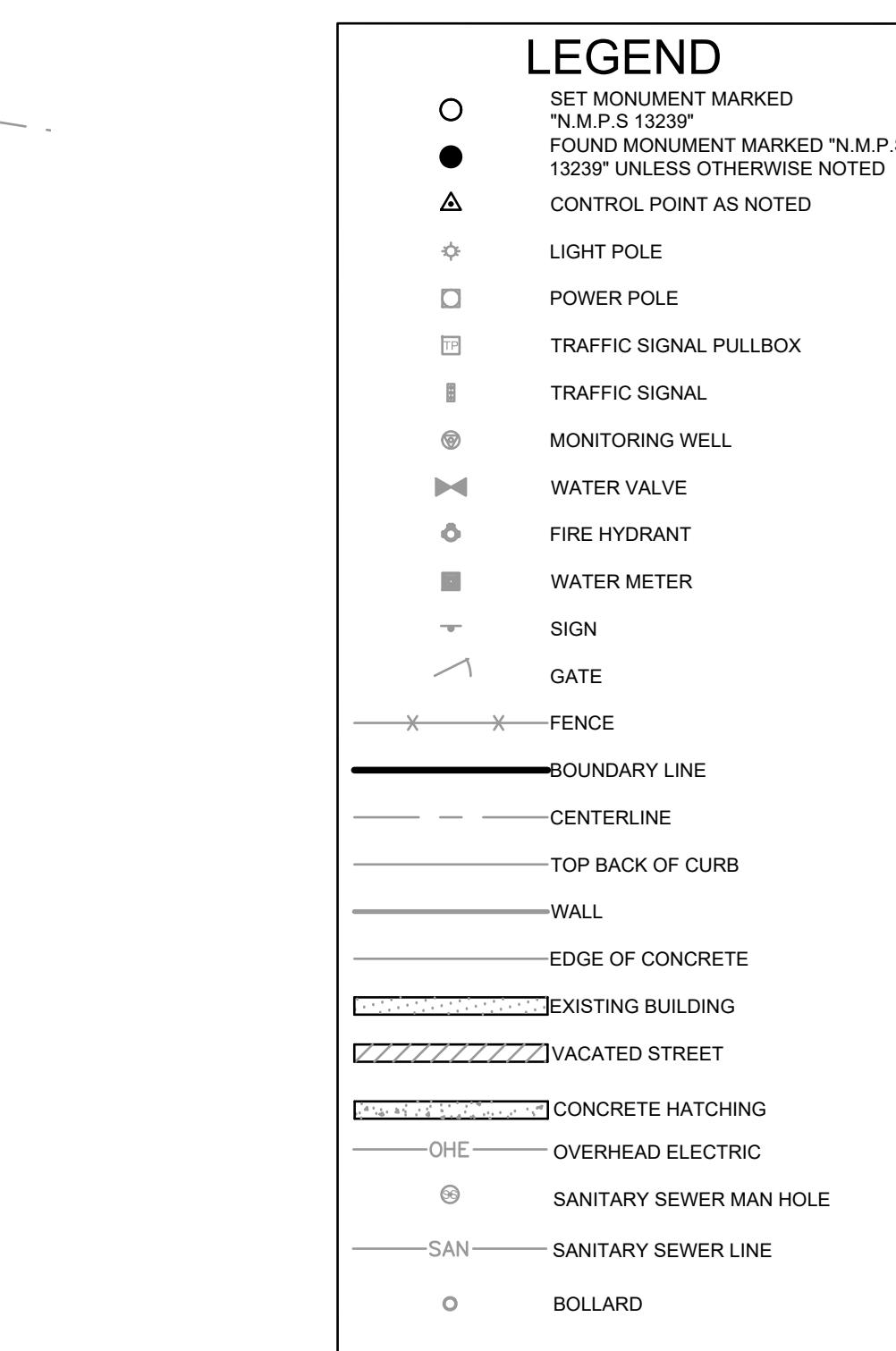
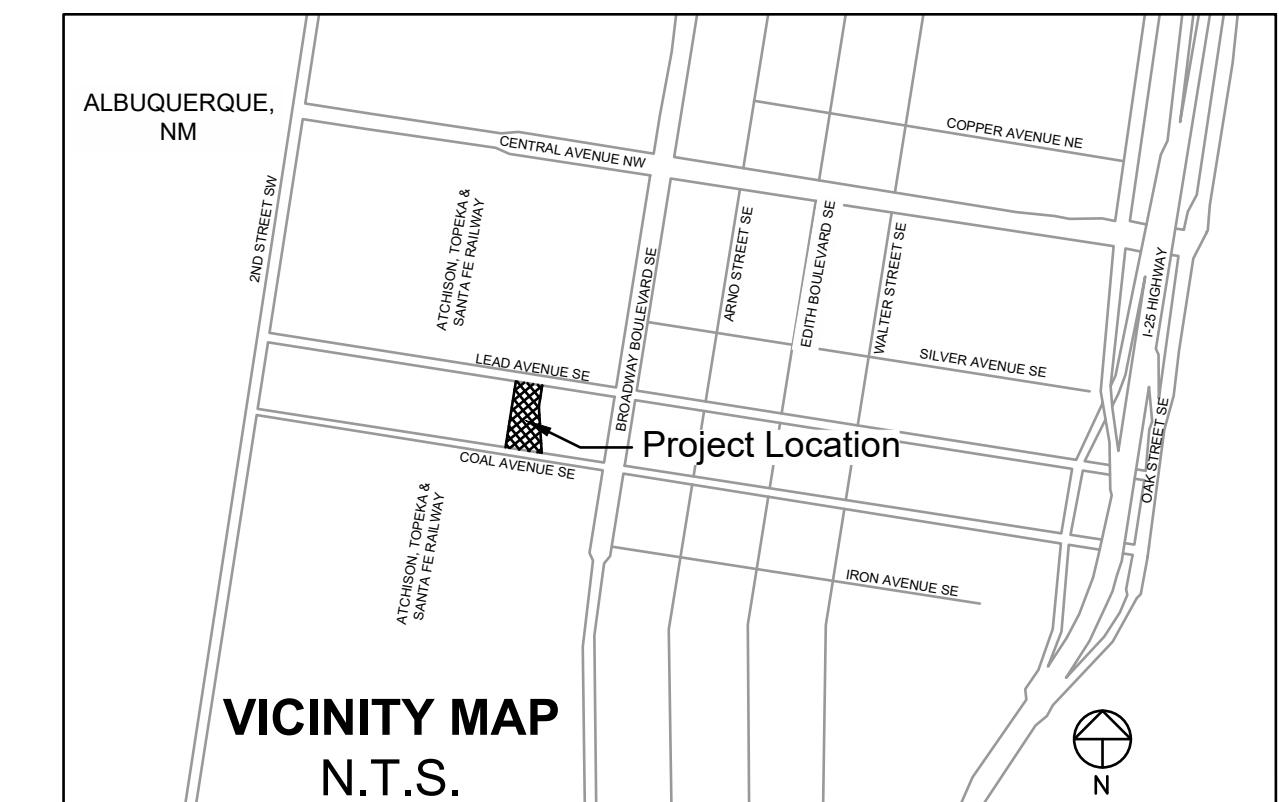
INDEXING INFORMATION  
FOR COUNTY CLERK  
OWNER:  
Salvation Army  
LOCATION:  
Section 20  
Township 10 North, Range 3 East  
N.M.P.M., City of Albuquerque  
Bernalillo County, New Mexico

GRAPHIC SCALE  
0 40' 80'  
SCALE: 1" = 40'  
(IN FEET)



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)



**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 -000°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

**PRE-REVIEW**  
DANIEL R. MUTH  
NEW MEXICO  
PROFESSIONAL SURVEYOR  
SU - 101

SHEET: 1 of 2

7921 N World Dr.  
Hobbs, NM 88242-9032  
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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: Daniel R. Muth	
DRAWN BY: Jason Ernest	
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	

## 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:

1. 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.
2. BEARINGS ARE GRID AND BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD89).
3. DISTANCES ARE GROUND U.S. SURVEY FEET.
4. RECORD PLAT, BOOK 2009C, PAGE 28, BEARINGS AND DISTANCES, WHERE THEY DIFFER FROM THOSE ESTABLISHED BY THIS FIELD SURVEY, ARE SHOWN IN PARENTHESIS.
5. ALL CORNERS THAT WERE SET ARE A 5/8 INCH REBAR WITH PLASTIC CAP MARKED "MUTH 13239" UNLESS OTHERWISE NOTED.
6. BERNALILLO COUNTY ZONE ATLAS PAGE K-14-Z.
7. IDO ZONE DISTRICT - NR-LM (LIGHT MANUFACTURING ZONE DISTRICT)

### SUBDIVISION DATA:

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

### PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO,

1. VACATE JOHN STREET.
2. 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: SALVATION ARMY Date \_\_\_\_\_

### 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-K14 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 08°56'20" W, 16.79 FEET TO A FOUND MONUMENT MARKED N.M.P.S 13239"; THENCE N 08°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 SWEORN 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: FOR SALVATION ARMY DATE: \_\_\_\_\_

### 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

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 \_\_\_\_\_

