

VICINITY MAP  
NOT TO SCALE

**SHEET INDEX**

SHEET 1	GENERAL NOTES, APPROVALS, SURVEYOR CERTIFICATION
SHEET 2	EXISTING LOTS AND TRACTS IMPROVEMENTS
SHEET 3	NEW TRACT CREATED & R/W DEDICATION

**GENERAL NOTES**

- BASIS OF BEARINGS TAKEN FROM A PLAT ENTITLED "SUNPUEBLO APARTMENTS" RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK IN VOL. C30 FOLIO 21 BETWEEN ACS 7-K19 AND FOUND REBAR (S77'08"04"E) DATE IN SINGLE ( ) IS TAKEN FROM SAID PLAT ROTATE CCW 00'33'27" FROM THIS BASIS TO GRID AZIMUTH.
- REFER TO PLAT ENTITLED "LA MESA No. 2" AS FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK IN VOL. D4, FOLIO 1 DATA IN DOUBLE ( ( ) ) IS FROM SAID PLAT.
- REFER TO A SPECIAL WARRANTY DEED FROM THE CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION TO GRAND CENTRAL DEVELOPMENT LLC, AS FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK AS DOCUMENT No. 2007085555.
- CITY OF ALBUQUERQUE ZONE ATLAS PAGE: K-19-Z
- IMPROVEMENTS SHOWN ARE CURRENT AS OF JUNE 2012.
- PLAT SHOWS ALL EASEMENTS OF RECORD KNOWN TO ME AT THE TIME OF THIS SURVEY.

**SUBDIVISION DATA**

TOTAL NUMBER OF EXISTING LOTS:	9
TOTAL NUMBER OF NEW TRACTS CREATED:	1
GROSS SUBDIVISION ACREAGE:	0.967 ACRES

**PURPOSE OF PLAT:**

- THE PURPOSE OF THIS PLAT IS TO:
- ELIMINATE ALL EXISTING INTERIOR LOT LINES FOR THE 9 EXISTING LOTS (1-8 & A) AND COMBINE INTO ONE LOT HEREBY DESIGNATED AS TRACT A.
  - DEDICATE THE ADDITIONAL PUBLIC STREET RIGHT OF WAY AS SHOWN HEREIN TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

**TREASURERS CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON THE FOLLOWING:  
2013  
101905704200720223 parcel Above  
Grand central development LLC  
Morgan Stone 11-18-13  
 BERNALILLO COUNTY TREASURER DATE

**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 OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION."

**OWNERS CONSENT AND DEDICATION**

THE UNDERSIGNED INDIVIDUAL(S), AS THE OWNER(S) OF THE LAND SURVEYED HEREIN, DOES HEREBY CONSENT TO THE LOT CONSOLIDATION SHOWN HEREIN. THE UNDERSIGNED DOES ALSO HEREBY DEDICATE THE ADDITIONAL PUBLIC STREET RIGHT OF WAY AS SHOWN HEREIN TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO ALL OF THE FOREGOING AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT. THIS PLATTING IS IN ACCORDANCE WITH THE UNDERSIGNED OWNERS DESIRES AND WISHES. THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF ALBUQUERQUE, NEW MEXICO.

**OWNER**

[Signature]  
 BY: GRAND CENTRAL DEVELOPMENT LLC VICTOR LIMARY, MANAGING MEMBER

STATE OF NEW MEXICO }  
 COUNTY OF BERNALILLO } S S

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17<sup>th</sup> DAY OF JANUARY, 2013, BY VICTOR LIMARY

MY COMMISSION EXPIRES 2-25-15



OFFICIAL SEAL  
 Richard A. Morris  
 NOTARY PUBLIC  
 STATE OF NEW MEXICO  
 My Commission Expires 2-25-15

[Signature]  
 NOTARY PUBLIC

**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 UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- 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.
- CENTURY LINK FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO GROUND PEDESTALS AND CLOSURES.
- COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, 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 EASEMENTS TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMERS/SWITCHGEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

**DISCLAIMER**

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NWGC DO NOT HAVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS LOT CONSOLIDATION SURVEY AND THE NOTES SHOWN HEREON WERE PREPARED UNDER MY DIRECTION FROM A SURVEY PERFORMED IN THE FIELD, FOR THE PURPOSE OF ELIMINATING INTERIOR LOT LINES AND COMBINE INTO ONE LOT AS INSTRUCTED BY THE OWNER(S), TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTS AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND THAT IT COMPLIES WITH SURVEYING STANDARDS ESTABLISHED BY THE STATE BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS.



[Signature]  
 RICHARD A. MORRIS  
 N.M.P.S. No. 10277

JAN 17, 2013  
 DATE

**PLAT OF  
 TRACT A-1, BLOCK 11  
 LA MESA No. 2**

(BEING A CONSOLIDATION OF  
 LOTS 1 THRU 8 AND LOT A, BLOCK 11,  
 LA MESA No. 2)

SECTION 19, TOWNSHIP 10 NORTH, RANGE 4 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY 2013

APPLICATION NUMBER: 1009289

**PLAT APPROVAL**

UTILITY APPROVALS	DATE
<u>[Signature]</u> PUBLIC SERVICE COMPANY OF NEW MEXICO	<u>1-18-13</u>
<u>[Signature]</u> NEW MEXICO GAS COMPANY	<u>1-18-2013</u>
<u>[Signature]</u> CENTURY LINK	<u>1-18-13</u>
<u>[Signature]</u> COMCAST	<u>1/18/13</u>
<b>CITY APPROVALS</b>	
ACTING <u>[Signature]</u> CITY SURVEYOR DEPARTMENT OF MUNICIPAL DEVELOPMENT	<u>1/18/13</u> DATE
<u>[Signature]</u> REAL PROPERTY DIVISION	DATE
<u>[Signature]</u> ENVIRONMENTAL HEALTH DEPARTMENT	DATE
<u>[Signature]</u> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	<u>10-10-13</u> DATE
<u>[Signature]</u> ARBWA	<u>01/30/13</u> DATE
<u>[Signature]</u> PARK AND RECREATION DEPARTMENT	<u>1-20-13</u> DATE
<u>[Signature]</u> AMAFCA	<u>1-30-17</u> DATE
<u>[Signature]</u> CITY ENGINEER	<u>1-30-17</u> DATE
<u>[Signature]</u> DRB CHAIRPERSON, PLANNING DEPARTMENT	<u>10-17-13</u> DATE

GENERAL NOTES, APPROVALS, CERT. SHEET 1 OF 3

INDEXING INFORMATION FOR COUNTY CLERK				
OWNER	SECTION	TWNSH.	RANGE	LOCATION
GRAND CENTRAL DEVELOPMENT	19	10 N.	4 E.	ALBUQUERQUE



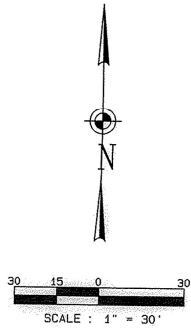
**MORRIS**  
 surveying | engineering

1216-A Parkway Drive Phone: (505) 498-9100  
 Santa Fe, NM 87507 FAX: (505) 474-8723

DRAWN BY: A.J.N SCALE: NTS CHECKED BY: R.A.M.  
 NAME: ALCAZAR ST. AND CENTRAL AVE. PROJECT No. 12501

PLAT OF  
TRACT A-1, BLOCK 11  
LA MESA No. 2

(BEING A CONSOLIDATION OF  
LOTS 1 THRU 8 AND LOT A, BLOCK 11,  
LA MESA No. 2)  
WITHIN  
SECTION 19, TOWNSHIP 10 NORTH, RANGE 4 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
AREA = 0.967 ACRES  
JANUARY 2013



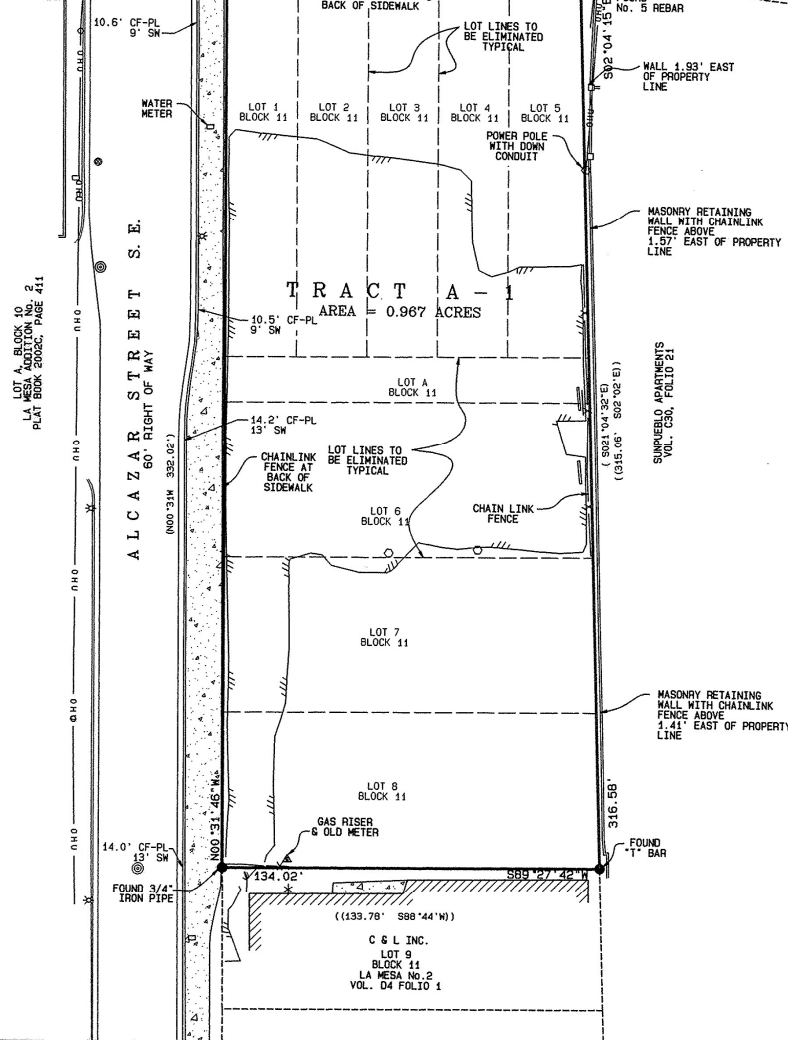
BASIS OF BEARING  
(GRID 878°34'34"E)  
(S77°08'01"E <math>\angle</math> 423.64')  
S77°08'01"E - 423.62'

BRASS CAP 7-K19  
NEW MEXICO STATE PLANE  
COORDINATES-CENTRAL ZONE - NAD 83  
X= 1,545,165.94  
Y= 1,483,044.08  
GROUND-TO-GRID FACTOR=0.999699513  
GAMMA=0.14152  
ELEV.= 5325.987 (NAVD 1988)

LOT A, BLOCK 10,  
LA MESA No. 2  
PLAT BOOK 2003C, PAGE 411

ALCAZAR STREET S.E.  
60' RIGHT OF WAY  
(N00°31M 332.02')

CENTRAL AVENUE S.E.  
100' RIGHT OF WAY



LEGEND

- FOUND MONUMENT AS NOTED
- ⊙ SANITARY OR STORM SEWER MANHOLE
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ SIGNAGE
- ⊙ POWER POLE
- ⊙ LIGHT POLE
- OHU— OVERHEAD UTILITY LINE
- X— EXISTING FENCE
- / — EDGE OF ASPHALT
- - - - LOT LINES ELIMINATED BY THIS PLAT
- 14.0' CF-PL = DISTANCE TO CURB FACE TO PROPERTY LINE
- 13.0' SW = SIDEWALK WIDTH



EXISTING LOTS & TRACTS SHEET 2 OF 3

INDEXING INFORMATION FOR COUNTY CLERK				
OWNER	SECTION	TOWNSHIP	RANGE	LOCATION
GRAND CENTRAL DEVELOPMENT	19	10 N.	4 E.	ALBUQUERQUE

	<b>MORRIS</b>	
	surveying   engineering	
1216-A Parkway Drive Santa Fe, NM 87507	Phone: (505) 498-9100 FAX: (505) 474-8723	
DRAWN BY: A.J.N	SCALE: 1" = 30'	CHECKED BY: R.A.M.
NAME: ALCAZAR ST. AND CENTRAL AVE.		PROJECT No. 12501

PLOTTED: 01/07/2013  
PROJECT: 12501  
TITLE: GCO

DOCH 2013124811  
11/18/2013 01:28 PM Pages: 2 of 3  
PLAT R-325, 00 B; 2013C P. 0130 R Toulous Oliveira, Bernalillo Cou

PLAT OF  
TRACT A-1, BLOCK 11  
LA MESA No. 2  
(BEING A CONSOLIDATION OF  
LOTS 1 THRU 8 AND LOT A, BLOCK 11,  
LA MESA No. 2)

SECTION 19, TOWNSHIP 10 NORTH, RANGE 4 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
AREA = 0.949 ACRES  
JANUARY 2013

LEGEND

- FOUND MONUMENT AS NOTED
- SET MONUMENT #4 REBAR W/CAP
- ⊙ SANITARY OR STORM SEWER MANHOLE
- ⊗ WATER VALVE
- △ WATER METER
- ⊥ SIGNAGE
- POWER POLE
- \* LIGHT POLE
- OHU — OVERHEAD UTILITY LINE
- X — EXISTING FENCE
- / — EDGE OF ASPHALT
- 14.0' CF-PL = DISTANCE TO CURB FACE TO PROPERTY LINE
- 13.0' SW = SIDEWALK WIDTH

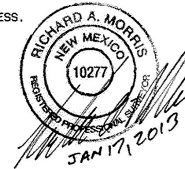
LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND DESIGNATED AS TRACT A-1, LYING WITHIN BLOCK 11 LA MESA No. 2 SUBDIVISION AT THE SOUTHEAST CORNER OF THE INTERSECTION OF CENTRAL AVENUE & ALCAZAR STREET WITHIN SECTION 19, T. 10N., R. 4E., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, STATE OF NEW MEXICO

BEGINNING AT A CITY OF ALBUQUERQUE CONTROL MONUMENT 7-K19, MARKED BY A BRASS DISC THENCE S76°33'17"E, A DISTANCE OF 424.77 FEET TO NORTHEAST CORNER OF THIS TRACT A AND THE POINT AND PLACE OF BEGINNING;

THENCE FROM SAID POINT OF BEGINNING S02°04'25"E, A DISTANCE OF 312.14 FEET TO THE SOUTHEAST CORNER; THENCE S89°27'42"W, A DISTANCE OF 134.02 FEET TO THE SOUTHWEST CORNER AND A POINT ON THE EAST RIGHT ROW LINE OF ALCAZAR STREET THENCE N00°34'46"W, ALONG SAID ROW, A DISTANCE OF 299.10 FEET TO THE BEGINNING OF A CURVE; THENCE NORTHEASTERLY ALONG SAID CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 88°05'43" (CHD N51°53'55"E, 41.72') AND AN ARC DISTANCE OF 46.13 FEET TO THE END OF SAID CURVE AND A POINT ON THE SOUTH ROW LINE OF CENTRAL AVENUE; THENCE S82°50'47"E ALONG SAID ROW, A DISTANCE OF 93.39 FEET TO POINT & PLACE OF BEGINNING.

CONTAINING 0.949 OF AN ACRE (41338 Sq. Ft.) MORE OR LESS.



REVISED 10/10/13  
ADJUST ROW NAME

NEW TRACT CREATED, R/W DEDICATION SHEET 3 OF 3

INDEXING INFORMATION FOR COUNTY CLERK				
OWNER	SECTION	TWNSHP.	RANGE	LOCATION
GRAND CENTRAL DEVELOPMENT	19	10 N.	4 E.	ALBUQUERQUE



**MORRIS**  
surveying | engineering

1216-A Parkway Drive  
Santa Fe, NM 87507

Phone: (505) 438-9100  
FAX: (505) 474-8723

DRAWN BY: A.J.N	SCALE: 1" = 30'	CHECKED BY: R.A.M.
NAME: ALCAZAR ST. AND CENTRAL AVE.		PROJECT No. 12501

BRASS CAP 7-K19  
NEW MEXICO STATE PLANE  
COORDINATES-CENTRAL ZONE - NAD 83  
X= 1,545,185.384  
Y= 1,483,044.08  
GROUND-TO-GRID FACTOR=0.999659513  
Δ=+00'10.95'  
ELEV.= 5325.987 (NAVD 1988)

BASIS (GRID S76°34'34"E)  
OF DEARING  
(S77°08'01"E - 423.84')  
S77°08'01"E - 423.82'

Additional Public Street Right of Way  
dedicated to the City of Albuquerque  
in fee simple with warranty covenants  
by this plat (atched area=5076±=0.019ac)

CENTRAL AVENUE S. E.  
12.8' CF-PL 100' RIGHT OF WAY ORIGINAL  
9' SW 104' RIGHT OF WAY NEW

CHAINLINK FENCE AT BACK OF SIDEWALK  
12.6' CF-PL 9' SW FOUND NO. 6 REBAR  
126.84'  
93.39'

R=30.00'  
Δ 97°05'43"  
A=46.13  
N51°53'55"E  
Lc=41.72'

TRACT A-1  
AREA = 0.949 ACRES

ALCAZAR STREET S. E.  
60' RIGHT OF WAY  
(N00°34'46" 332.02')

LOT A, BLOCK 10  
LA MESA ADDITION NO. 2  
PLAT BOOK 2002C, PAGE 411

SUNBELT APARTMENTS  
VOL. 150, FOLIO 21

MASONRY RETAINING WALL WITH CHAINLINK FENCE ABOVE 1.4' EAST OF PROPERTY LINE

FOUND T" BAR

GAS RISER & OLD METER

134.02'  
S89°27'42"W  
(133.78' 886°44'W)

C & L INC.  
LOT 9  
BLOCK 11  
LA MESA No. 2  
VOL. D4 FOLIO 1

14.0' CF-PL 13' SW  
FOUND 3/4" IRON PIPE

14.2' CF-PL 13' SW  
CHAINLINK FENCE AT BACK OF SIDEWALK

10.5' CF-PL 9' SW

10.6' CF-PL 9' SW

OHU

OHU

OHU

OHU

