

**SUBDIVISION DATA:**  
TOTAL NO. OF LOTS EXISTING: 19  
TOTAL NO. OF LOTS CREATED: 1  
GROSS SUBDIVISION ACREAGE: 2.7880 ACRES  
TOTAL MILES OF STREETS CREATED: -  
ZONE ATLAS INDEX NO: J-12-Z  
DATE OF SURVEY: MAY 2013  
CURRENT ZONING: -

**DISCLOSURE STATEMENT:**  
THE PURPOSE OF THIS PLAT IS TO VACATE A PORTION OF NEW YORK AVENUE AND VACATE A RECIPROCAL ACCESS EASEMENT AND DEDICATE ADDITIONAL STREET RIGHT-OF-WAY FOR CUL-DE-SAC SHOWN HEREON AND TO CONSOLIDATE LOTS AS SHOWN HEREON AND TO GRANT EASEMENTS AS SHOWN HEREON.

**GENERAL NOTES:**

1. FIELD SURVEY WAS PERFORMED IN NOVEMBER, 2012.
2. ALL DISTANCES ARE GROUND DISTANCES.
3. RECORD PLAT BEARINGS AND DISTANCE, WHERE THEY DIFFER FROM THOSE ESTABLISHED BY THIS FIELD SURVEY, ARE SHOWN IN PARENTHESES ( ). ALL BEARINGS AND DISTANCES DO NOT DIFFER FROM RECORDED PLAT.
4. BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE NAD 83) BASED UPON A LINE FROM ACS "13-J12" TO ACS "12-J12". SAID BEARING BEING: N.6315.58"E.
5. ALL CORNERS IDENTIFIED AS "SET", ARE A 5/8" REBAR WITH CAP STAMPED "W.D. NEISH PS 21081" AND SHOWN AS — UNLESS OTHERWISE INDICATED.
6. THE FOLLOWING DOCUMENT(S) WERE USED IN THE PREPARATION OF THIS PLAT:  
a.) TITLE "SEARCH" REPORT PREPARED FOR THIS PROPERTY BY STEWART TITLE, DATED 10/22/2012, REFERENCE NO. 12100586.  
b.) BOUNDARY SURVEY, DATED 11/15/2012, DOC. #201212089C.
7. 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 PLAT FOR SUBDIVISION.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #: 1-012-058-474-271-10201  
PROPERTY OWNER OF RECORD: CITY OF ALBUQUERQUE  
(L8A-1A,B6, TRACTION PARK & CITY ADDITION)  
UNIFORM PROPERTY CODE #: 1-012-058-487-280-10230  
PROPERTY OWNER OF RECORD: CITY OF ALBUQUERQUE  
(L8A-3,B6, TRACTION PARK & CITY ADDITION)  
UNIFORM PROPERTY CODE #: 1-012-058-488-268-10206  
PROPERTY OWNER OF RECORD: CITY OF ALBUQUERQUE  
(L8A-2A,B6, TRACTION PARK & CITY ADDITION)  
UNIFORM PROPERTY CODE #: 1-012-058-465-250-40131  
PROPERTY OWNER OF RECORD: CITY OF ALBUQUERQUE  
(L24HU39,B3EX51Y7.5, WESTPARK ADDITION)

BERNALILLO COUNTY TREASURER'S OFFICE: DATE:

**INDEXING INFORMATION FOR COUNTY CLERK**

OWNERS: VARIOUS  
SECTION 13, T10 N., R2 E., N.M.P.M.  
SUBDIVISION: Traction Park & City Addition AND Westpark Addition

Layout Name: SHEET 1 OF 2  
Drawing Name: 123007102-Preliminary Plat.dwg  
NETWORK ADDRESS: m:\SGR\12-300-071-02\2.0 Project\_Disciplines\Survey\Drawings\Working Drawings

**LEGAL DESCRIPTION:**

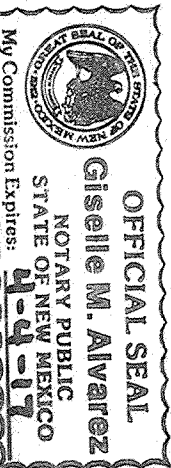
A CERTAIN PARCEL OF LAND BEING COMPRISED OF LOTS 8A-1A AND 8A-2A, IN BLOCK NUMBERED SIX (6) OF TRACTION PARK & CITY ADDITION, SECTION 13, T.10N.,R.2E., N.M.P.M., ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 18, 1993, IN PLAT BOOK 93C, PAGE 297, TOGETHER WITH,  
LOT 8A-3, IN BLOCK NUMBERED SIX (6) OF TRACTION PARK & CITY ELECTRIC ADDITION, SECTION 13, T.10N.,R.2E., N.M.P.M., ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 4, 1992, IN PLAT BOOK 92C, PAGE 194, TOGETHER WITH,  
ALL OF LOTS NUMBERED TWENTY-FOUR (24) TO THIRTY-FIVE (35), INCLUSIVE, AND ALL OF LOTS NUMBERED THIRTY-SIX (36), THIRTY-SEVEN (37), THIRTY-EIGHT (38) AND THIRTY-NINE (39) LYING EASTERLY OF A LINE DRAWN ON 6 DEGREE 4' CURVE FROM A POINT ON THE NORTH LINE OF LOT 36 WHICH IS 10.97 FEET WESTERLY FROM THE NORTHEAST CORNER THEREOF TO A POINT ON THE SOUTH LINE OF LOT 39 WHICH IS 21.32 FEET WESTERLY FROM THE SOUTHEAST CORNER THEREOF, ALL IN BLOCK NUMBERED THREE (3) OF THE WESTPARK ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 9, 1929, THERE IS EXCEPTED FROM ALL OF THE ABOVE DESCRIBED LOTS THE SOUTH 7.5 FEET THEREOF, TOGETHER WITH,  
A PORTION OF NEW YORK AVENUE SW,  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE WESTERN BOUNDARY LINE OF THE PARCEL HEREIN DESCRIBED, ALSO BEING A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF CENTRAL AVENUE SW; WHENCE, THE A.C.S. (ALBUQUERQUE CONTROL STATION) "13-J12", A BRASS CAP IN PLACE, BEARS N6917°24'W, 100.08 FEET DISTANT; THENCE FROM SAID POINT OF BEGINNING, ALONG SAID EASTERN RIGHT OF WAY LINE OF CENTRAL AVENUE SW (FOR THE NEXT TWO (2) COURSES),  
S86°35'35"E A DISTANCE OF 16.66 FEET TO A POINT OF CURVATURE; THENCE,  
NORTHEASTERLY 494.53 FEET, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 828.47 FEET, AND A CENTRAL ANGLE OF 34° 12' 03", SUBTENDED BY A CHORD OF 487.22 FEET WHICH BEARS N55°50'0"E TO A POINT OF NON-TANGENCY BEING THE MOST NORTHERN CORNER OF SAID PARCEL HEREIN DESCRIBED; THENCE, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE,  
S05°03'17"W A DISTANCE OF 280.48 FEET; THENCE,  
N85°35'35"W A DISTANCE OF 12.66 FEET TO A POINT OF CURVATURE; THENCE,  
NORTHWESTERLY 29.96 FEET, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AND A CENTRAL ANGLE OF 68° 39' 39", SUBTENDED BY A CHORD OF 28.20 FEET WHICH BEARS N51°15'46"W TO A POINT OF REVERSE CURVATURE; THENCE,  
SOUTHWESTERLY 203.98 FEET, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 47.00 FEET, AND A CENTRAL ANGLE OF 248°39' 39", SUBTENDED BY A CHORD OF 77.63 FEET WHICH BEARS S38°44'14"W TO A POINT OF NON-TANGENCY; THENCE,  
S4°24'2"W A DISTANCE OF 162.50 FEET TO A POINT; THENCE,  
N85°35'35"W A DISTANCE OF 393.02 FEET TO A POINT OF CURVATURE ON THE WESTERLY RIGHT-OF-WAY LINE OF CENTRAL AVENUE SW; THENCE,  
NORTHEASTERLY 182.12 FEET, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1797.36 FEET, AND A CENTRAL ANGLE OF 05°48'20", SUBTENDED BY A CHORD OF 182.04 FEET WHICH BEARS N31°11'48"E TO THE POINT OF BEGINNING, SAID COMPRISED PARCEL CONTAINING AN AREA OF 118,021 SQUARE FEET OR 2.7094 ACRES MORE OR LESS.

**FREE CONSENT AND DEDICATION:**

THE TRACT SHOWN HEREON IS REPLATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS(S). SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE, IN FEE SIMPLE AND DO HEREBY GRANT: ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN; ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR OVERHEAD AND/OR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND AND/OR OVERHEAD UTILITIES WHERE 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 OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

**PROPERTY OWNER SIGNATURE(S):**

TRACT ~~TRACTION PARK & CITY ADDITION~~  
ROBERT J. PERRY, CHIEF ADMINISTRATIVE OFFICER  
FOR: CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION  
MUNICIPAL CORPORATION  
STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss.  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 13 DAY OF June, 2013, BY ROBERT J. PERRY, CHIEF ADMINISTRATIVE OFFICER, CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION.  
NOTARY PUBLIC: Giselle M. Alvarez  
MY COMMISSION EXPIRES: 4-4-2017



**PLAT OF TRACT A, TRACTION CITY ADDITION**

REPLAT OF LOTS 8A-1A, 8A-2A and 8A-3, BLOCK 6, TRACTION PARK and CITY ELECTRIC ADDITION and A PORTION OF LOTS 24-39, INCLUSIVE, BLOCK 3, WESTPARK ADDITION WITHIN PROJECTED SECTION 13, TOWNSHIP 10 NORTH, RANGE 2 EAST, TOWN OF ALBUQUERQUE GRANT NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO JUNE 2013

PROJECT NUMBER: \_\_\_\_\_

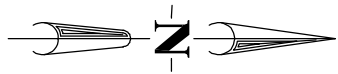
APPLICATION NUMBER: \_\_\_\_\_

**PLAT APPROVAL**

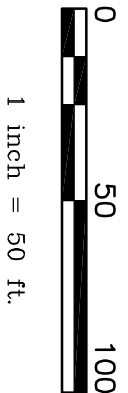
UTILITY APPROVALS: PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE NOT EXCLUSIVE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF THE UTILITIES DESIGNATED ON THIS PLAT. THEIR SUCCESSORS AND ASSIGNS, AND FOR THE USE OF ANY OTHER PUBLIC UTILITIES WHOSE USE OF SAID EASEMENT IS DEEDED TO BE IN THE PUBLIC INTEREST. DISCLAIMER: IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGCO) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON, CONSEQUENTLY, PNM AND NMGCO DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT, WHICH ARE NOT SHOWN ON THIS PLAT.

NEW MEXICO GAS COMPANY	DATE
PNM ELECTRIC SERVICES	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE
CITY APPROVALS: <u>Giselle M. Alvarez</u>	DATE <u>6-14-13</u>
CITY SURVEYOR	DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
SURVEYOR'S CERTIFICATION: I, WILLIAM D. NEISH, A DUTY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST, IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007.	
<b>WILSON &amp; COMPANY</b> 4900 LANG AVENUE N.E. ALBUQUERQUE, NEW MEXICO 87109 (505) 348-4000	
SHEET 1 OF 2	

PLAT OF  
**TRACT A, TRACTION CITY ADDITION**  
REPLAT OF LOTS 8A-1A, 8A-2A and 8A-3, BLOCK 6,  
TRACTION PARK and CITY ELECTRIC ADDITION and  
A PORTION OF LOTS 24-39, INCLUSIVE, BLOCK 3, WESTPARK ADDITION  
WITHIN PROJECTED SECTION 13, TOWNSHIP 10 NORTH,  
RANGE 2 EAST NEW MEXICO PRINCIPAL MERIDIAN TOWN OF  
ALBUQUERQUE GRANT  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JUNE 2013



GRAPHIC SCALE



ACS STA. "12--J12"  
X=1513.276, 0.47  
Y=1480.348, 7.40  
GRND. TO GRID  
=0.999655396  
DELTA ALPHA  
=(-100°14'39.76"  
CENTRAL ZONE  
NAD 1983

**LEGEND:**

- FOUND REBAR (AS NOTED)
- SET 5/8" REBAR WITH CAP  
STAMPED "W.D. NEISH PS 21081"
- - - EXISTING LOT LINE TO BE  
ELIMINATED BY THIS PLAT
- ▨ R/W DEDICATED BY THIS PLAT
- ▨ EASEMENT VACATED BY THIS PLAT
- ▨ R/W VACATED AND DEDICATED  
AS A PUBLIC UTILITY AND  
PEDESTRIAN/BICYCLE ACCESS  
EASEMENT BY THIS PLAT

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	182.12'	1,797.36'	05°48'20" N31°11'48"E, 182.04'
C2	494.53'	828.47'	34°12'03" N55°05'50"E, 487.22'
C3	75.03'	47.00'	91°27'47" S39°51'42"E, 67.31'
C4	29.96'	25.00'	68°39'39" N61°15'46"W, 28.20'
C5	203.98'	47.00'	248°39'39" S38°44'14"W, 77.63'
C6	128.95'	47.00'	157°11'52" N84°28'07"E, 92.15'
C7	20.06'	47.00'	24°27'23" S55°46'16"E, 19.91'
C8	12.31'	828.47'	0°51'04" N88°31'12"E, 12.31'

