

Location Map

Zone Atlas Map No. P-10-Z

N.T.S.

Subdivision Data:

ZONING: SU-1 FOR C-1 PERMANENT USES PACKAGE LIQUOR ASSOCIATED WITH GROCERY STORE-RESTUARANT WITH FULL SERVICE LIQUOR-DRIVE UP RESTUARANT
 GROSS SUBDIVISION ACREAGE: 1.7319 ACRES±
 ZONE ATLAS INDEX NO: P-10-Z
 NO. OF TRACTS CREATED: 3
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: APRIL 07, 2011

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING ONE TRACT INTO THREE NEW TRACTS AND TO GRANT A WATERLINE EASEMENT.

Notes:

1. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - MAD 1983).
2. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
3. THIS PROPERTY LIES WITHIN PROJECTED SECTION 10, TOWNSHIP 9 NORTH, RANGE 2 EAST, TOWN OF ATRISCO GRANT, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. UPC NO. 1-010-053-400-360-10205

Utility Notes

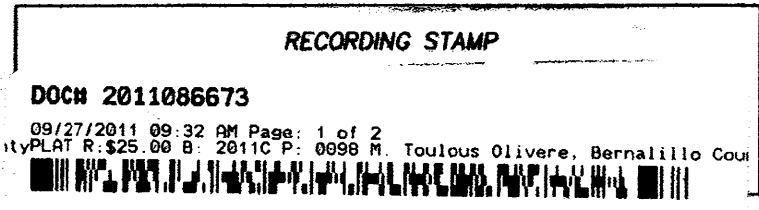
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. 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.
2. PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICE.
3. QWEST FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST FOR 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 RIGHT OF WAY AND EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, AND TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.



Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 10, TOWNSHIP 9 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACT 1-A-2, LANDS OF LAMONICA AND WENK, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 05, 2003, IN BOOK 2003C, PAGE 365, CONTAINING 1.7319 ACRES MORE OR LESS, NOW COMPRISING TRACTS 1-A-2-A, 1-A-2-B AND 1-A-2-C LANDS OF LAMONICA AND WENK.

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISIONS FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE 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 [Signature] DATE 9/21/11

[Signature] 9/21/11
 M.R.G.C.D. 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 ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. 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 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 OWNER AND/OR PROPRIETOR 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.

[Signature] 06/01/11
 TIM HOGSETT
 MANAGING MEMBER
 LL PARTNERS, LLC

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF June 2011 BY
 TIM HOGSETT, MANAGING MEMBER, LL PARTNERS, LLC

BY [Signature] MY COMMISSION EXPIRES 11-18-2012
 NOTARY PUBLIC

Plat of
 Tracts 1-A-2-A, 1-A-2-B and 1-A-2-C
Lands of Lamonica & Wenk

City of Albuquerque, Bernalillo County, New Mexico
 June 2011

Project No. 1000650

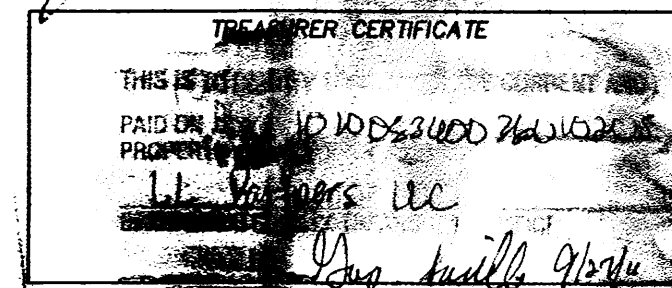
Application No. 11DRB-

Utility Approvals

[Signature] 7-8-11
 PNM DATE
[Signature] 6-22-11
 NEW MEXICO GAS COMPANY DATE
[Signature] 07-01-11
 QWEST TELECOMMUNICATIONS DATE
[Signature] 8/18/11
 COMCAST DATE

City Approvals

9-26-11 [Signature] 6-14-11
 CITY SURVEYOR DATE
[Signature] 09-21-11
 TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT DATE
[Signature] 09/21/11
 A.B.C.W.U.A. DATE
[Signature] 9/21/11
 PARKS AND RECREATION DEPARTMENT DATE
[Signature] 9-20-11
 AMAFCA DATE
[Signature] 9-21-11
 CITY ENGINEER DATE
[Signature] 9-27-11
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE



Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

[Signature] 06/01/11
 LARRY W. MEDRANO
 N.M.S. No. 11993
 DATE



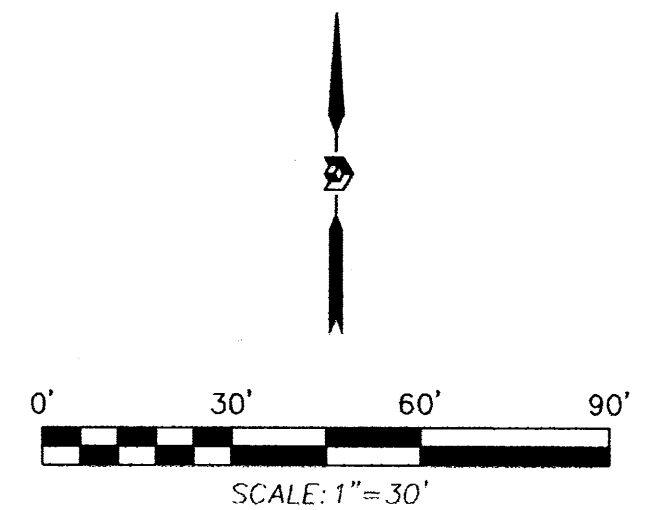
OFFICE LOCATION:
 5571 Midway Park Place, NE
 Albuquerque, NM 87109
 MAILING ADDRESS:
 PO Box 90636
 Albuquerque, NM 87199

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 505.856.7900 FAX

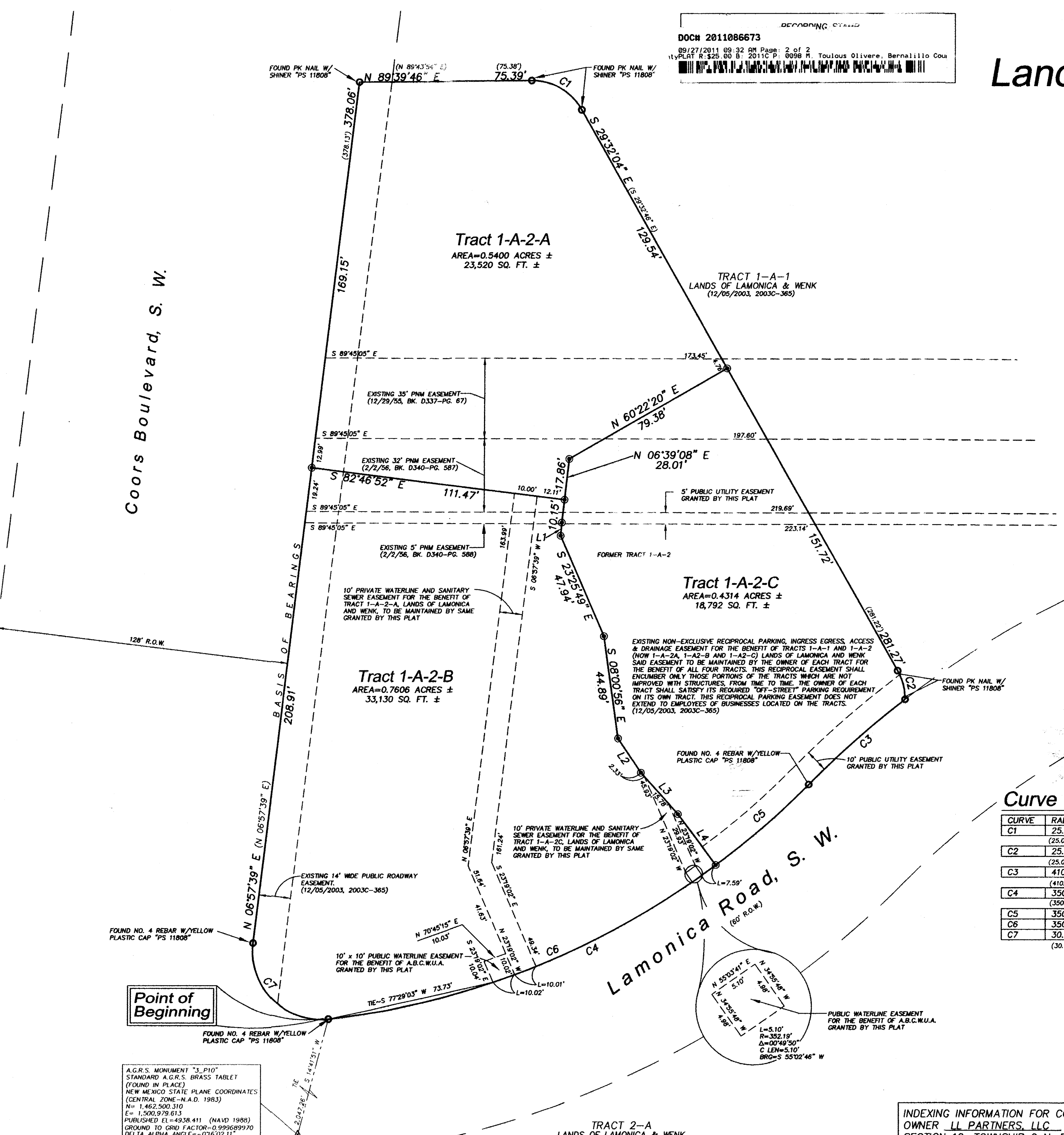
INDEXING INFORMATION FOR COUNTY CLERK
 OWNER LL PARTNERS, LLC
 SECTION 10, TOWNSHIP 9 N, RANGE 2 E,
 SUBDIVISION LANDS OF LAMONICA AND WENK

Plat of
Tracts 1-A-2-A, 1-A-2-B and 1-A-2-C
Lands of Lamonica & Wenk
 City of Albuquerque, Bernalillo County, New Mexico
 June 2011

DOCH 2011086673
 09/27/2011 09:32 AM Page: 2 of 2
 PLAT R: \$25.00 B: 2011C P: 0098 M: Toulous Olivere, Bernalillo Cou



Coors Boulevard, S. W.



Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11808"
- △ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

Line Table

LINE	BEARING	DISTANCE
L1	S 04°46'51" W	5.79'
L2	S 33°35'38" E	18.00'
L3	S 41°47'38" E	24.34'
L4	S 36°35'54" E	27.97'

Curve Table

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	26.53'	14.67'	60°47'41"	S 59°57'56" E	25.30'
C2	25.00'	13.08'	6.69'	29°58'58"	S 14°35'40" E	12.93'
C3	410.00'	56.07'	28.08'	7°50'10"	S 48°35'24" W	56.03'
C4	350.00'	237.99'	123.80'	38°57'34"	S 64°03'16" W	233.43'
C5	350.00'	53.83'	26.97'	8°48'42"	N 48°58'50" E	53.77'
C6	350.00'	184.16'	94.27'	30°08'53"	N 68°27'37" E	182.05'
C7	30.00'	54.00'	37.81'	103°07'58"	N 44°45'29" W	47.00'

Point of Beginning
 FOUND NO. 4 REBAR W/YELLOW PLASTIC CAP "PS 11808"

AGRS MONUMENT "3_P10" STANDARD A.G.R.S. BRASS TABLE (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE - N.A.D. 1983) N= 1,462,500.310 E= 1,500,979.613 PUBLISHED E= 4938.411 (NAVD 1988) GROUND TO GRID FACTOR= 0.99969970 DELTA ALPHA ANGLE= -0°16'02.11"

INDEXING INFORMATION FOR COUNTY CLERK
 OWNER LL PARTNERS, LLC
 SECTION 10, TOWNSHIP 9 N, RANGE 2 E,
 SUBDIVISION LANDS OF LAMONICA AND WENK

PRECISION SURVEYS, INC.

OFFICE LOCATION:
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 Albuquerque, NM 87109
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