

LOCATION MAP ZONE ATLAS SHEET B-14
SCALE 1" = 750' +/-

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 1014065 144 331 20110
PROPERTY OWNER OF RECORD:
10051 COORS PDN LLC
BERNALILLO COUNTY TREASURER'S OFFICE:
Hana Chavira 4/12/2012

PUBLIC UTILITY EASEMENT APPROVALS

<u>Alaluk Ramirez</u>	04-10-12
QWEST CORPORATION dba CENTURY LINK QC	DATE
<u>Forrest Vigil</u>	4-9-12
PUBLIC SERVICE CO. OF NEW MEXICO	DATE
<u>M-S</u>	4-10-2012
NEW MEXICO GAS CO.	DATE
<u>Peter</u>	4-10-12
COMCAST CABLE	DATE

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAN ARE GRANTED FOR COMMON AND JOINT USE OF:
1. PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. NEW MEXICO GAS COMPANY FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.
3. QWEST COMMUNICATIONS FOR THE 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 CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER 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 WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATION OF THE NATIONAL ELECTRIC OR SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO, OR WITHIN, OR NEAR EASEMENTS SHOWN ON THIS PLAT.

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE TOWN OF ALAMEDA GRANT, IN PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO; SAID PARCEL BEING THE SAME AS LOT 12-B, QUESTA DEL SOL SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 5, 1995 IN BOOK 95C, PAGE 244 AS DOC. NO. 1995065937 AND MORE PARTICULARLY DESCRIBED USING NEW MEXICO STATE PLANE (CENTRAL ZONE, NAD 83) GRID BEARINGS AND GROUND DISTANCES AS FOLLOWS:

BEGINNING AT THE EAST NORTHEAST CORNER OF LOT 12-B-1 FROM WHENCE THE ACS MONUMENT NM-448-N12 BEARS N34°21'17"E A DISTANCE OF 1669.89 FEET; THENCE,
S32°55'14"W, 324.48 FEET ALONG THE WESTERLY RIGHT-OF-WAY OF COORS BLVD. NW; THENCE DEPARTING FROM THE WESTERLY RIGHT-OF-WAY OF COORS BLVD. NW,
N57°05'52"W, 176.91 FEET TO A POINT; THENCE,
N32°55'35"E, 20.02 FEET TO A POINT; THENCE,
N57°09'13"W, 69.10 FEET TO A POINT; THENCE,
N32°47'45"E, 6.77 FEET TO A POINT; THENCE,
N57°06'20"W, 271.25 FEET TO A POINT; THENCE,
N24°44'26"E, 91.73 FEET TO A POINT; THENCE,
S57°27'18"E, 305.61 FEET TO A POINT; THENCE,
N32°34'30"E, 135.30 FEET TO A POINT; THENCE,
N57°30'45"W, 43.10 FEET TO A POINT; THENCE,
N32°31'58"E, 108.60 FEET TO A POINT; THENCE,
NORTHEASTERLY, 21.29 FEET ALONG THE ARC OF A CURVE LEFT, HAVING A RADIUS OF 28.00 FEET AND A LONG CHORD BEARING N10°37'04"E A DISTANCE OF 20.78 FEET TO A POINT, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF SEVEN BAR LOOP RD. NW; THENCE,
S55°40'23"E, 177.96 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF SEVEN BAR LOOP RD. NW TO A POINT; THENCE,
SOUTHEASTERLY, 41.80 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 200.00 FEET AND A LONG CHORD BEARING S49°41'54"E A DISTANCE OF 41.72 FEET TO A POINT, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF SEVEN BAR LOOP RD. NW; THENCE,
SOUTHEASTERLY, 55.36 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 108.00 FEET AND A LONG CHORD BEARING S28°56'32"E A DISTANCE OF 54.75 FEET TO A POINT, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF SEVEN BAR LOOP RD. NW; THENCE,
SOUTHWESTERLY, 24.81 FEET ALONG THE ARC OF A CURVE RIGHT, HAVING A RADIUS OF 30.00 FEET AND A LONG CHORD BEARING S09°12'56"W A DISTANCE OF 24.11 FEET TO A POINT, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY OF COORS BLVD. NW; THENCE,
S32°55'14"W, 324.48 FEET ALONG THE WESTERLY RIGHT-OF-WAY OF COORS BLVD. NW TO A POINT; SAID POINT BEING THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2.6686 ACRES MORE OR LESS.

NOTES

1. MILES OF FULL WIDTH STREETS CREATED BY THIS PLAT: 0.0000 MILES.
2. CURRENT SUBDIVISION ZONING: SU-1 FOR IP PURPOSES.
3. TOTAL NUMBER OF LOTS: EXISTING - 1, PROPOSED - 2
4. MONUMENT DATA & BASIS OF BEARINGS; (MONUMENT DATA SHOWN IS NEW MEXICO STATE PLANE CENTRAL ZONE, NAD 1983 AND NAVD 1988.)

ACS "NM-448-N12"	MAPPING ANGLE = -00°13'47.11"
N = 1,528,973.229	GROUND TO GRID
E = 1,521,354.471	FACTOR = 0.999679709
ELEVATION = 5026.132	
ACS "8-B14"	DELTA ALPHA = -0°13'48.87"
N = 1,528,602.961	GROUND TO GRID
E = 1,521,096.792	FACTOR = 0.999679817
ELEVATION = 5025.358	
ACS "KOAT"	
N = 1,533,533.274	
E = 1,580,452.068	
5. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
6. ALL BEARINGS ARE NEW MEXICO STATE PLANE (CENTRAL ZONE, NAD 83) GRID BEARINGS.
7. ALL NEW LOT CORNERS AND ANGLE POINTS ARE MONUMENTED WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "BORDENAVE, LS 5110" UNLESS OTHERWISE SHOWN.
8. NO STREET CENTERLINE MONUMENTATION IS INSTALLED.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 12-B INTO 2 LOTS DESIGNATED 12-B-1 AND 12-B-2, GRANT A DEFINED PRIVATE WATERLINE EASEMENT AND A BLANKET PRIVATE DRAINAGE EASEMENT ON LOT 12-B-1 FOR THE BENEFIT OF LOT 12-B-2; AND GRANT A GENERAL PARKING AND CROSS ACCESS EASEMENT AND DEFINED PUBLIC WATER & SANITARY SEWER EASEMENTS ON LOTS 12-B-1 AND 12-B-2.

PLAT OF
LOTS 12-B-1 AND 12-B-2
QUESTA DEL RIO
SUBDIVISION
ALBUQUERQUE, NEW MEXICO
MARCH, 2012

APPROVALS

PROJECT NO: 1000900 APPLICATION NO: 12DRB70048

<u>[Signature]</u>	3/26/12
CITY OF ALBUQUERQUE SURVEYOR	DATE
<u>Carol S. Dumont</u>	4-4-12
PARKS AND RECREATION DEPARTMENT	DATE
<u>Christa C. Chen</u>	4-6-12
A.M.A.F.C.A.	DATE
<u>[Signature]</u>	4-4-12
CITY ENGINEER	DATE
<u>Alban Peter</u>	04/04/12
A.B.C.W.U.A.	DATE
<u>[Signature]</u>	04-04-12
TRAFFIC ENGINEERING AND TRANSPORTATION DIVISION	DATE
<u>[Signature]</u>	4-6-12
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

DOCH 2012037143
04/12/2012 02:29 PM Page: 1 of 2
City: PLAT R: 325.00 S: 2012C P: 0041 W: Toulouse Olivero, Bernalillo Cou

FREE CONSENT AND DEDICATION

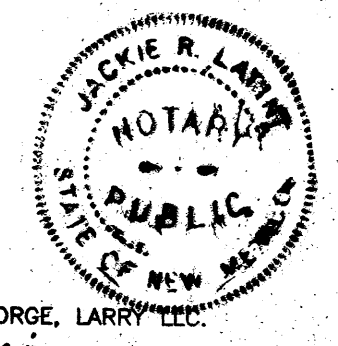
THE SUBDIVISION OF THE LAND DESCRIBED ON THIS PLAT IS WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER OF THE LAND. THE OWNER DOES HEREBY:

WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE, IN FEE SIMPLE, TO THE LAND SUBDIVIDED;

- GRANT A SPECIFIC INGRESS/EGRESS EASEMENT AS DELINEATED ON THIS PLAT;
- GRANT SPECIFIC PRIVATE EASEMENTS AS DELINEATED ON THIS PLAT;
- ACKNOWLEDGE EXISTING EASEMENTS AS SHOWN ON THIS PLAT;
- STATE THAT THIS SUBDIVISION LIES WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

DENNIS, GEORGE, LARRY, LLC
[Signature]
DENNIS CARPENTER, MANAGING MEMBER

STATE OF NEW MEXICO
COUNTY OF BERNALILLO) SS
NOTARY PUBLIC:
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 3/22/2012 BY
Dennis Carpenter, MANAGING MEMBER OF DENNIS, GEORGE, LARRY, LLC
MY COMMISSION EXPIRES: 12/23/2013 BY: Jakie R. Latini



SURVEYOR'S CERTIFICATION

I, JEAN J. BORDENAVE, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNDER THE LAWS OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION; MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS; SHOWS ALL EASEMENTS OF RECORD OR SHOWN IN THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE CO. (#NCS-464671-OR1) DATED 06/17/06 OR MADE KNOWN TO ME BY THE OWNER; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature] 03/22/12
JEAN J. BORDENAVE, NMPE&LS NO. 5110



BORDENAVE DESIGNS
P.O. BOX 91194, ALBUQUERQUE, NM 87199-1194
OFFICE (505) 823-1344 FAX (505) 821-9105
CELL (505) 480-6812 jakebordenave@comcast.net

PLAT OF
LOTS 12-B-1 AND 12-B-2
QUESTA DEL RIO
SUBDIVISION
 ALBUQUERQUE, NEW MEXICO
 MARCH, 2012

TANGENT TABLE

LINE	BEARING	DISTANCE	BEARING	DISTANCE
	FIELD		RECORD	
T1	N32°55'35"E	20.02'	N32°53'54"E	20.00'
T2	N57°09'13"W	69.10'	N57°06'06"W	69.13'
T3	N32°47'45"E	6.77'	N32°53'54"E	6.77'
T4	N57°30'45"W	43.10'	N57°27'59"W	43.00'
T5	N57°09'13"W	10.29'		
T6	N57°09'13"W	58.81'		
T7	N32°46'24"E	99.61'		
T8	N57°27'18"W	37.26'		

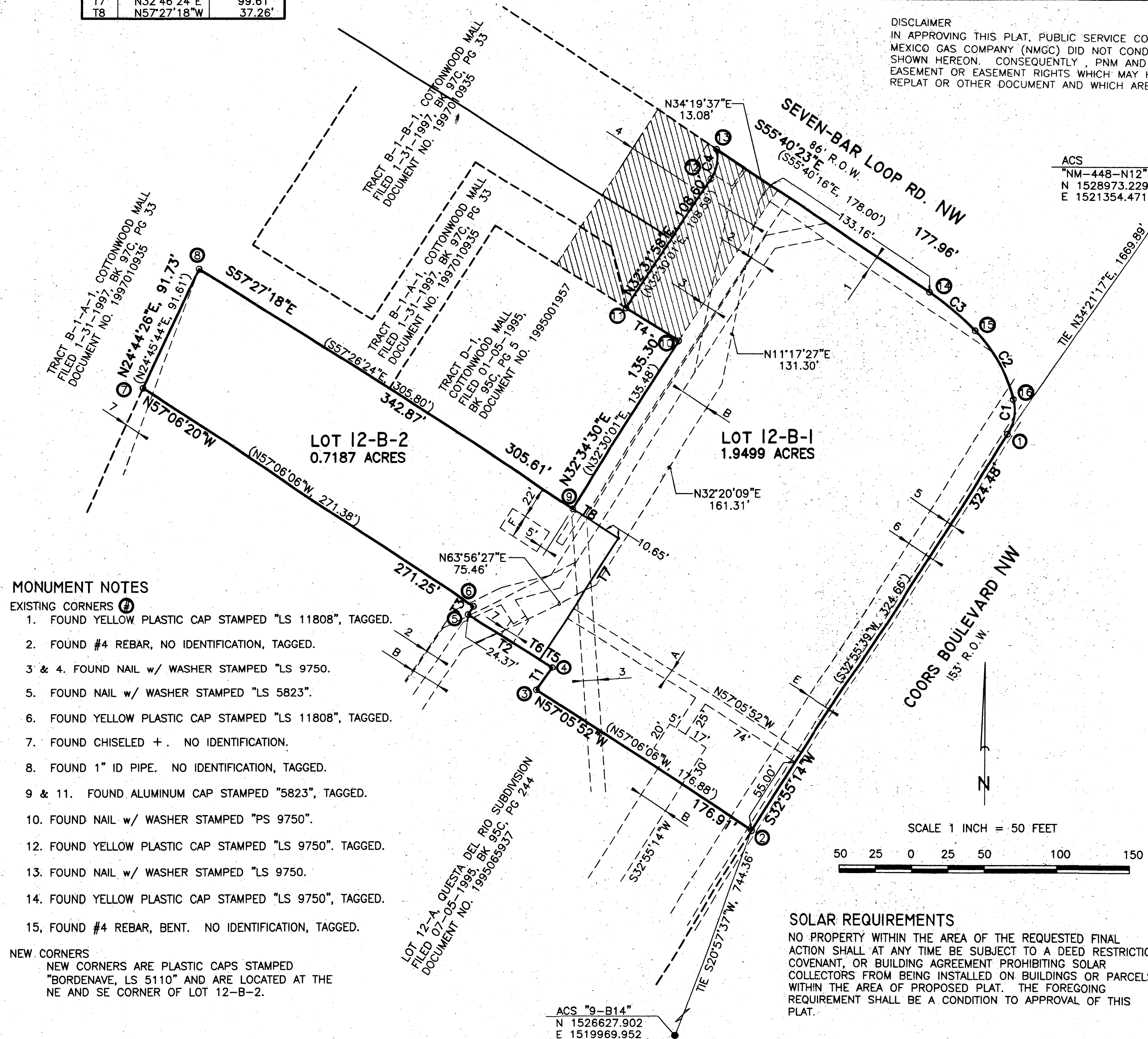
CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG	FIELD RECORD
C1	47°23'24"	30.00'	24.81'	24.11'	S09°12'56"W	FIELD RECORD
	47°11'46"	30.00'	24.71'	24.02'	N09°19'46"E	FIELD RECORD
C2	29°22'00"	108.00'	55.36'	54.75'	S28°56'32"E	FIELD RECORD
	29°26'01"	108.00'	55.48'	54.87'	N28°59'08"W	FIELD RECORD
C3	11°58'28"	200.00'	41.80'	41.72'	S49°41'54"E	FIELD RECORD
	11°58'08"	200.00'	41.78'	41.70'	N49°41'12"W	FIELD RECORD
C4	43°33'34"	28.00'	21.29'	20.78'	N10°37'04"E	FIELD RECORD
	43°45'13"	28.00'	21.38'	20.86'	N10°37'24"E	FIELD RECORD

SURVEY NOTE:
 ALL CURVES ARE NONTANGENT

DISCLAIMER
 IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH FOR 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.

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 CityPLAT R: 825 03 B: 20120 P: 0081 A: Toulouse Oliviere, Bernalillo Cou



ACS
 "NM-448-N12"
 N 1528973.229
 E 1521354.471

BEARING BASIS

ACS "KOAT"
 N 1533533.274
 E 1580452.068

EASEMENT NOTES

- NEW EASEMENTS**
- 8' PRIVATE UTILITY SERVICE EASEMENT ON LOT 12-B-1 GRANTED BY THIS PLAT FOR THE BENEFIT OF LOT 12-B-2. MAINTENANCE OF THE UTILITIES AND CORRESPONDING MAINTENANCE OF THE EASEMENT SURFACE IS THE RESPONSIBILITY OF THE OWNER OF LOT 12-B-2.
 - 20' PUBLIC WATER & SANITARY SEWER EASEMENT ON LOTS 12-B-1 AND 12-B-2 GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.
 - BLANKET SURFACE DRAINAGE EASEMENT ON LOT 12-B-1 GRANTED BY THIS PLAT FOR THE BENEFIT OF LOT 12-B-2. MAINTENANCE OF THE EASEMENT SURFACE IS THE RESPONSIBILITY OF THE OWNER OF LOT 12-B-1.
 - A GENERAL CROSS ACCESS AND PARKING EASEMENT ON LOTS 12-B-1 AND 12-B-2 GRANTED BY THIS PLAT. MAINTENANCE OF THE EASEMENT SURFACE IS THE RESPONSIBILITY OF THE OWNER OF THE UNDERLYING LOT.
 - 17' PRIVATE LANDSCAPE AND PUBLIC (CITY OF ALBUQUERQUE) SIDEWALK EASEMENT GRANTED BY THIS PLAT.
 - 30'x16' REFUSE ENCLOSURE EASEMENT FOR THE BENEFIT OF LOT 12-B-1. MAINTENANCE OF THE FACILITIES ON THE EASEMENT IS RESPONSIBILITY OF THE OWNER OF LOT 12-B-2.

- EXISTING EASEMENTS**
- 10' UNDERGROUND POWER AND COMMUNICATIONS EASEMENT. FILED JUNE 20, 1995, IN BOOK 95-14, PAGE 6665 AS DOCUMENT NO. 95060580.
 - 10' UNDERGROUND POWER AND COMMUNICATIONS EASEMENT. FILED JUNE 20, 1995, IN BOOK 95-30, PAGE 769 AS DOCUMENT NO. 95126467.
 - 10' OVERHEAD POWER AND COMMUNICATIONS EASEMENT. FILED SEPT. 19, 1989, IN BOOK MISC. 790A, PAGE 498 AS DOCUMENT NO. 8981107.
 - ELECTRIC UTILITY EASEMENT. FILED DEC. 12, 1994, IN BOOK 94-33, PAGE 5356-5363 AS DOCUMENT NO. 94143767.
 - 6' UNDERGROUND COMMUNICATIONS EASEMENT. FILED JULY 15, 1960, IN BOOK D552, PAGE 153 AS DOCUMENT NO. 78069.
 - 20' WATER LINE EASEMENT. FILED SEPT. 25, 1984, IN BOOK 158A, PAGE 697 AS DOCUMENT NO. 8473686.
 - VARIABLE WIDTH SLOPE EASEMENT. FILED DEC. 20, 1994 IN BOOK 94-34, PAGE 2708 AS DOCUMENT NO. 94147041.

MONUMENT NOTES

- EXISTING CORNERS**
- FOUND YELLOW PLASTIC CAP STAMPED "LS 11808", TAGGED.
 - FOUND #4 REBAR, NO IDENTIFICATION, TAGGED.
 - & 4. FOUND NAIL w/ WASHER STAMPED "LS 9750".
 - FOUND NAIL w/ WASHER STAMPED "LS 5823".
 - FOUND YELLOW PLASTIC CAP STAMPED "LS 11808", TAGGED.
 - FOUND CHISELED +. NO IDENTIFICATION.
 - FOUND 1" ID PIPE. NO IDENTIFICATION, TAGGED.
 - & 11. FOUND ALUMINUM CAP STAMPED "5823", TAGGED.
 - FOUND NAIL w/ WASHER STAMPED "PS 9750".
 - FOUND YELLOW PLASTIC CAP STAMPED "LS 9750". TAGGED.
 - FOUND NAIL w/ WASHER STAMPED "LS 9750".
 - FOUND YELLOW PLASTIC CAP STAMPED "LS 9750", TAGGED.
 - FOUND #4 REBAR, BENT. NO IDENTIFICATION, TAGGED.
- NEW CORNERS**
 NEW CORNERS ARE PLASTIC CAPS STAMPED "BORDENAVE, LS 5110" AND ARE LOCATED AT THE NE AND SE CORNER OF LOT 12-B-2.

SOLAR REQUIREMENTS
 NO PROPERTY WITHIN THE AREA OF THE REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

BORDENAVE DESIGNS
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