



Vicinity Map - Zone Atlas J-11-Z

Indexing Information

Projected Section 14, Township 10 North, Range 2 East,
N.M.P.M. Town of Atrisco Grant
Subdivision: Lands of Campbell
Owner: 730 Coors LLC
UPC #101105803528320209

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE, 3.8171 ACRES
ZONE ATLAS PAGE NO., J-11-Z
NUMBER OF EXISTING LOTS, 1
NUMBER OF LOTS CREATED, 2
MILES OF FULL-WIDTH STREETS, 0.00 MILES
MILES OF HALF-WIDTH STREETS, 0.00 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE, 0.00 ACRES
DATE OF SURVEY, SEPTEMBER 2017

Notes

1. FIELD SURVEY PERFORMED IN JUNE 2017.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND) USING GROUND TO GRID FACTOR OF 0.999682855.

Legal Description

TRACT "C-2-A-1-A" OF CAMPBELL LANDS, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, A REPLAT OF TRACT C-2-A-1 AND C-2-A-2, CAMPBELL LANDS, WITHIN PROJECTED SECTION 14, T10N, R2E, N.M.P.M., TOWN OF ATRISCO GRANT, BERNALILLO COUNTY, NEW MEXICO, 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 APRIL 29, 2010, IN PLAT BOOK 2010C, PAGE 51.

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 overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- 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 services.
- Qwest Corporation d/b/a CenturyLink QC** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Cable TV** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, 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, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, 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 adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC

101105803528320209

PROPERTY OWNER OF RECORD

Jeff Poston Manager 730 Coors LLC

BERNALILLO COUNTY TREASURER'S OFFICE

Patty McEany

Plat for
Tracts C-2-A-1-A-1 &
C-2-A-1-A-2, Lands of Campbell
Being Comprised of
Tract C-2-A-1-A, Lands of Campbell
City of Albuquerque
Bernalillo County, New Mexico
September 2017

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number: 1001989

Application Number: 17 DRB-70284

Plat Approvals:

- PNM Electric Services: *Fernando Vigil* 10-11-17
- Qwest Corp. d/b/a CenturyLink QC: *[Signature]* 10/10/2017
- New Mexico Gas Company: *[Signature]* 10/10/2017
- Comcast: *[Signature]* 10/19/17

City Approvals:

- Surveyor: *Steven M. Reinharder P.S.* 10/3/17
- Traffic Engineer: *Raquel M. Mead* 12/13/17
- ABCWA: *Jon Entgaard* 12/13/17
- Parks and Recreation Department: *[Signature]* 12/13/17
- AMAFCA: *Bradley B. Bigham* 12/14/17
- City Engineer: *[Signature]* 12/13/17
- DRB Chairperson, Planning Department: *[Signature]* 12/15/2017
- Real Property Division: N/A

Surveyor's Certificate

"I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, 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 AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

Will Plotner Jr. 10/2/17
Date
WILL PLOTNER JR.
REGISTERED PROFESSIONAL SURVEYOR
No. 14271
CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

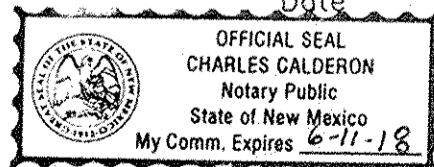
Documents

1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC TITLE, HAVING FILE NO. 1401844.
2. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 29, 2010, IN PLAT BOOK 2010C, PAGE 51.
3. NMDOT RIGHT OF WAY MAP HAVING PROJECT NO. S-1309(200).

Free Consent & 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 DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Jeff Poston 10/2/17
Date
Jeff Poston, Manager
730 Coors, LLC



STATE OF NEW MEXICO }
COUNTY OF Sandoval }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2nd of October, 2017
BY: Jeff Poston, Manager, 730 Coors, LLC

By: *[Signature]*
NOTARY PUBLIC

MY COMMISSION EXPIRES June 11, 2018

DOCH 2017119626

12/15/2017 01:33 PM Page: 1 of 2
PLAT # 101105803528320209 P. 0145 Linda Stover, Bernalillo County

Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF 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 ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Line Table		
Line #	Direction	Length (ft)
L1	S 00°36'16" W (S 00°37'12" W)	120.34' (120.00')
L2	S 89°31'52" E {S 89°19'00" E}	19.22'
L3	N 18°56'09" E (N 18°57'52" E)	84.17' (84.62')
L4	S 70°43'45" E (S 71°02'08" E)	33.36' (33.51')
L5	N 18°56'09" E (N 18°57'52" E)	102.71' (102.50')
L6	N 70°43'45" W (N 71°02'08" W)	33.36' (33.40')
L7	N 18°56'09" E ((N 19°01'40" E))	102.71' ((102.50'))
L10	S 19°01'38" W	16.53'
L11	S 71°05'32" E	68.38'
L12	S 89°32'21" E	56.00'

Easement Notes

- EXISTING 7' UTILITY EASEMENT (7/19/79, A7-116)
- EXISTING 7' PRESCRIPTIVE EASEMENT FOR POWER LINE AND BURIED TELEPHONE CABLE (8/8/96, 96C-351)
- EXISTING CROSS LOT ACCESS EASEMENT TRAVERSING TRACT C-1-A-3-1 (8/8/96, 96C-351)
- 7' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- CROSS LOT ACCESS EASEMENT ACROSS LOTS C-2-A-1-A-1 AND C-2-A-1-A-2, BENEFITING LOTS C-2-A-1-A-1, C-2-A-1-A-2 AND TRACT B, REPLAT OF A PORTION OF TRACT 161, 162 AND 163 OF AIRPORT UNIT OF TRACTS ALLOTTED FROM THE TOWN OF ATRISCO. TO BE MAINTAINED BY THE INDIVIDUAL OWNERS OF EACH LOT. GRANTED WITH THE FILING OF THIS PLAT.*
- DRAINAGE EASEMENT ACROSS LOTS C-2-A-1-A-1 AND C-2-A-1-A-2, BENEFITING LOTS C-2-A-1-A-1, C-2-A-1-A-2 TO BE MAINTAINED BY THE INDIVIDUAL OWNERS OF EACH LOT. GRANTED WITH THE FILING OF THIS PLAT.*

*DRAINAGE AND ACCESS EASEMENTS LIMITED TO THE PARKING LOT DRIVE ISLES.

**Plat for
Tracts C-2-A-1-A-1 &
C-2-A-1-A-2, Lands of Campbell
Being Comprised of
Tract C-2-A-1-A, Lands of Campbell
City of Albuquerque
Bernalillo County, New Mexico
September 2017**

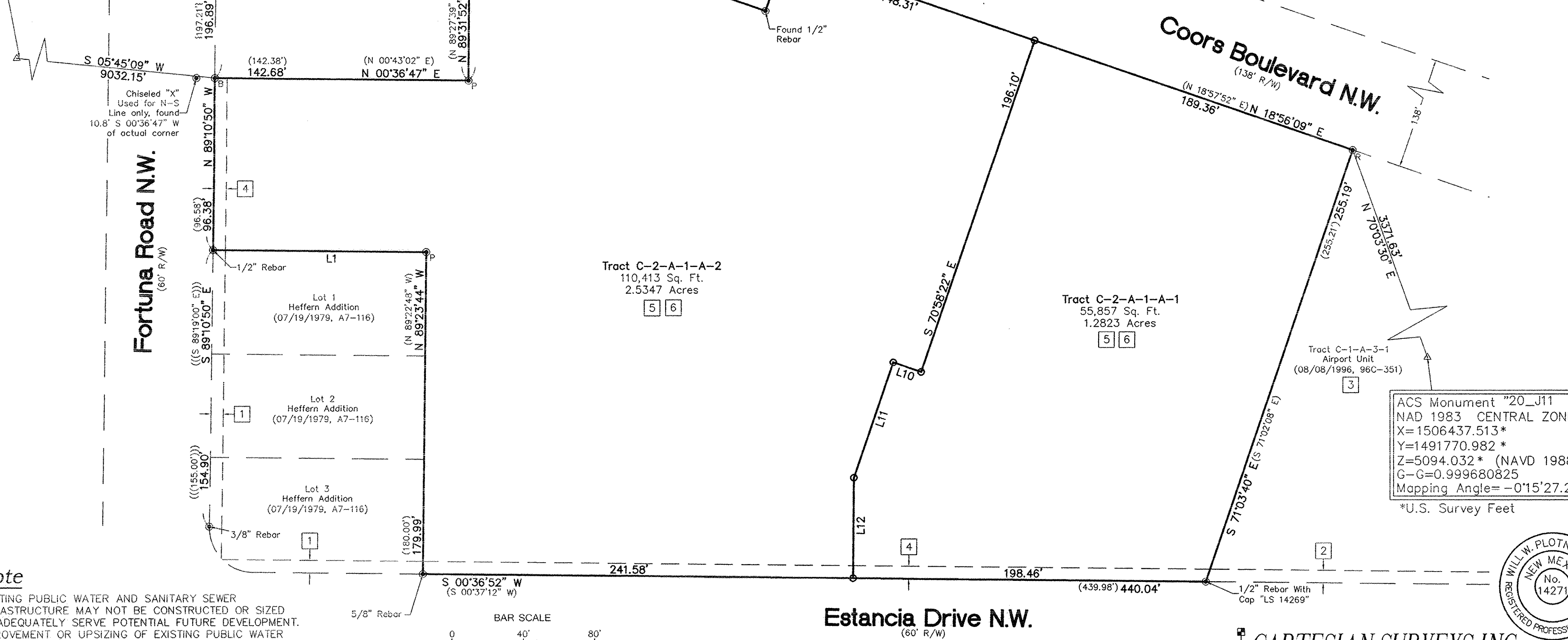
Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (4/29/2010, 2010C-51)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES (7/19/79, A7-116)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES (1/5/73, B7-90)
⊙	FOUND MONUMENT AS INDICATED
⊙ ^R	FOUND 1/2" REBAR WITH CAP ILLEGIBLE
⊙ ^B	FOUND BATHEY MARKER WITH CAP "LS 14271"
⊙ ^P	FOUND PK NAIL WITH CAP "LS 14271"
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED

ACS Monument "2_L20"
NAD 1983 CENTRAL ZONE
X=1502323.077*
Y=1480997.867*
Z=5035.95 * (NAVD 1988)
G-G=0.999684884
Mapping Angle=-0°15'54.64"

*U.S. Survey Feet

Tract B, Replat of A
Portion of Tracts 161,
162 and 163 of
Airport Unit of Tracts
Allotted from the Town
of Atrisco Grant
(01/05/1973,
Vol. B7, Fol. 90.)



Fortuna Road N.W.
(60' R/W)

Coors Boulevard N.W.
(138' R/W)

Estancia Drive N.W.
(60' R/W)

Tract C-2-A-1-A-2
110,413 Sq. Ft.
2.5347 Acres

Tract C-2-A-1-A-1
55,857 Sq. Ft.
1.2823 Acres

Lot 1
Heffern Addition
(07/19/1979, A7-116)

Lot 2
Heffern Addition
(07/19/1979, A7-116)

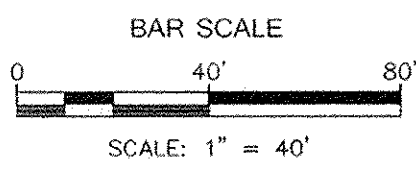
Lot 3
Heffern Addition
(07/19/1979, A7-116)

ACS Monument "20_J11"
NAD 1983 CENTRAL ZONE
X=1506437.513*
Y=1491770.982*
Z=5094.032 * (NAVD 1988)
G-G=0.999680825
Mapping Angle=-0°15'27.22"

*U.S. Survey Feet

Note

EXISTING PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT. IMPROVEMENT OR UPSIZING OF EXISTING PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.



CARTESIAN SURVEYS INC.

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