



84-58519

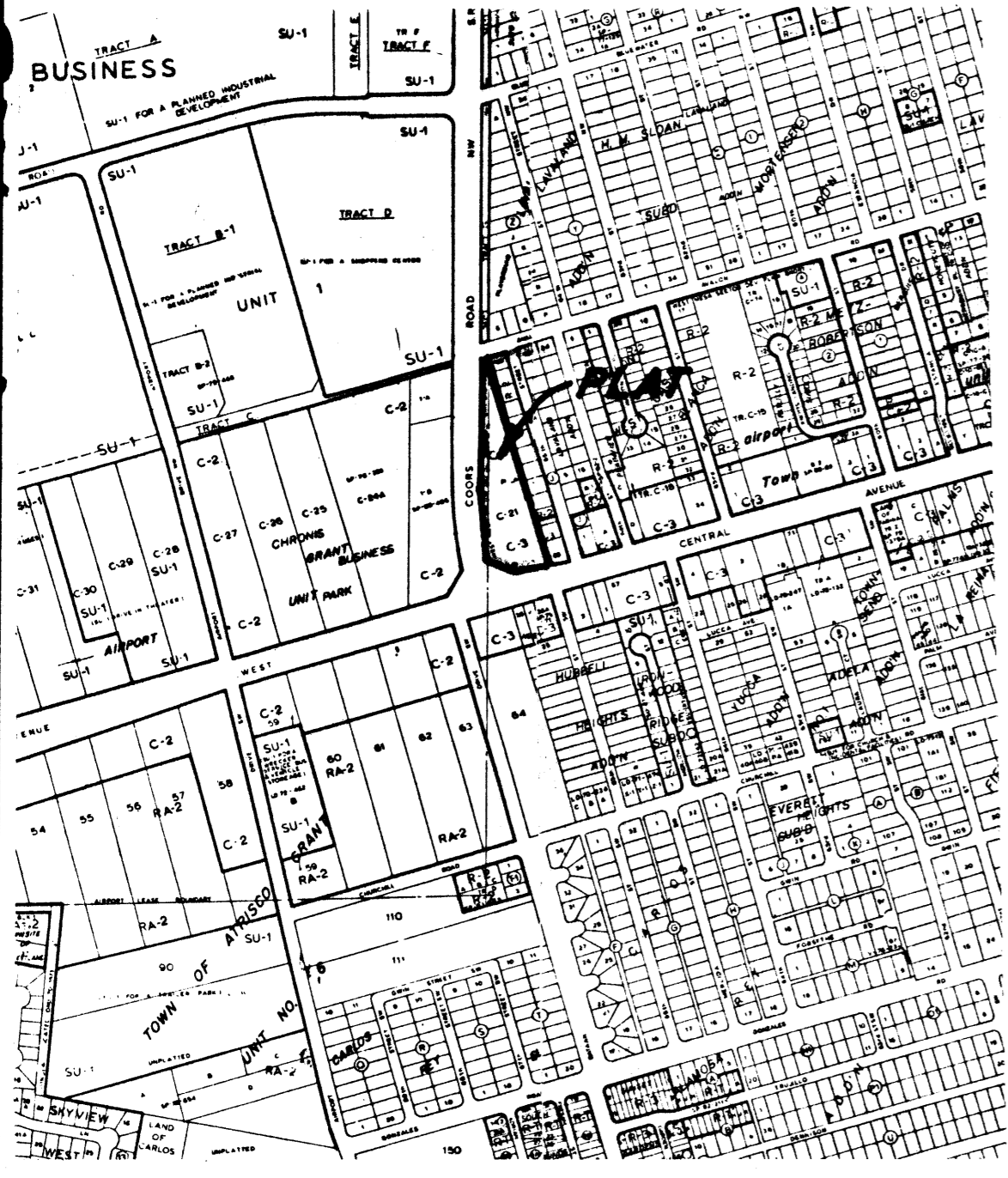
REDIVISION PLAT  
TRACTS "A" "B" "C" "D" AND "E"  
ATRISCO VILLAGE

A REPLAT OF  
A PORTION OF TRACTS C-21 AND C-22  
ATRISCO VILLAGE  
ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

JULY, 1984

State of New Mexico } SS  
County of Bernalillo }  
This instrument was filed for record  
on JUL 6 1984  
at 10 o'clock a.m. Recorded in Vol. 125 of  
records of said County. Folio 125 of 2  
Dale J. Morris, Clerk & Recorder  
Deputy Clerk

C24-125-1



VICINITY MAP  
N.T.S.

LEGAL DESCRIPTION

That certain parcel of land within the Town of Atrisco Grant, in projected Sections 22 and 23, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising a portion of Tracts C-21 and C-22, Atrisco Village, as the same are shown and designated on the plat showing a portion of Tracts allotted from Town of Atrisco Grant, Bernalillo County, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 5, 1944, more particularly described as follows:

BEGINNING at the Southeast corner of the parcel herein described, the intersection of the Northerly right of way line of Central Avenue West with the Westerly line of Lavaland Addition 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 January 12, 1945; Thence,

N 78° 20' 00" W, 181.53 feet along said Northerly right of way line to a point; Thence,

N 60° 10' 00" W, 114.65 feet along said Northerly right of way line to a point on curve on the Easterly right of way line of Coors Road N. W.; Thence,

Northwesterly, 409.87 feet along said Easterly right of way line of Coors Road N. W. on the arc of a curve to the right (said curve having a radius of 1850.00 feet and a chord which bears N 05° 42' 59" W, 409.03 feet) to a point of tangency; Thence,

N 00° 37' 50" E, 557.27 feet along said Easterly right of way line to an intersection with the Southerly right of way line of Avalon Road N. W., and the Northwest corner of the parcel herein described; Thence,

N 73° 44' 10" E, 43.73 feet along said Southerly right of way line of Avalon Road N. W. to an intersection with said Westerly line of Lavaland Addition, and the Northeast corner of the parcel herein described; Thence,

S 15° 08' 55" E, 1032.69 feet along said Westerly line of Lavaland Addition to the Southeast corner, and point of beginning of the parcel herein described.

Said parcel contains 4.0971 acres, more or less.

SURVEYED and REPLATED and now comprising REDIVISION PLAT, TRACTS "A", "B", "C", "D" AND "E", ATRISCO VILLAGE, A REPLAT OF A PORTION OF TRACTS C-21 AND C-22, ATRISCO VILLAGE, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant all utility and drainage easements shown hereon to the public use forever including rights of ingress and egress (both surface and subsurface). The undersigned owner(s) and proprietor(s) do hereby freely consent to all of the foregoing and do hereby represent that they are so authorized to act.

*Dale J. Morris*  
Dale J. Morris, Owner

*Robert S. Casteel*  
Robert S. Casteel, Attorney in fact

ACKNOWLEDGEMENT

STATE OF NEW MEXICO SS  
COUNTY OF SANDOVAL

On this 13 day of July, 1984, before me the undersigned, a Notary Public, personally appeared Robert S. Casteel, to me known to be Attorney in fact for Dale J. Morris, who acknowledged that he signed and sealed the above instrument as his free and voluntary act and deed, and that he is so authorized to act.

My Commission expires on August 15, 1987

*Garry P. Hugg*  
Notary Public

APPROVALS

*Thomas W. Kennedy* 7/16/84  
Traffic Engineer, Transportation Department Date

NA  
Parks and Recreation Department Date

*Robert J. Urban* 7/13/84  
Chief City Surveyor, Engineering Division Date

NA  
Water Resources Department Date

*Howell E. Swain* 7/14/84  
Property Management Date

*Frank J. Aguin* 7/13/84  
Albuquerque Metropolitan Arroyo Flood Control Authority Date

*Frank J. Aguin* 7/13/84  
City Engineer, Engineering Division Date

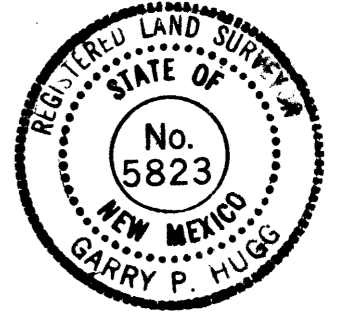
APPROVAL and CONDITIONAL ACCEPTANCE as specified by the Albuquerque Subdivision Ordinance.

*Charles Roberts* 16 July 84  
for Chairman, Albuquerque/Bernalillo County Design Review Board Date

SURVEYORS CERTIFICATION

I, Garry P. Hugg, New Mexico Professional Land Surveyor Number 5823, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision, that it shows all easements of record, that it meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors, and that it is true and correct to the best of my knowledge and belief.

*Garry P. Hugg*  
Garry P. Hugg  
NMPLS No. 5823  
July 12, 1984



GENERAL NOTES

- 1. Bearings are grid, based on the New Mexico State Plane Coordinate System, Central Zone, based on the City of Albuquerque Survey Monument "NM448-N1A".
- 2. Distances shown are ground.
- 3. Delta Alpha at "NM448-N1A = -00° 15' 52"
- 4. Combined factor at "NM448-N1A = .99967813
- 5. All corners are a 5/8" rebar and survcap stamped "HUGG LS 5823" unless otherwise indicated.



SP. 84. 309

C24-125-1

C24-125-2

C24-125-2

84 53519

REDIVISION PLAT  
TRACTS "A", "B", "C", "D" AND "E"  
ATRISCO VILLAGE

State of New Mexico 198  
County of Bernalillo

This instrument was filed for record  
on JUL 16 1984

At 11:00 a.m. Recorded in Vol. 198  
of records of said County. Folio 52 of 2

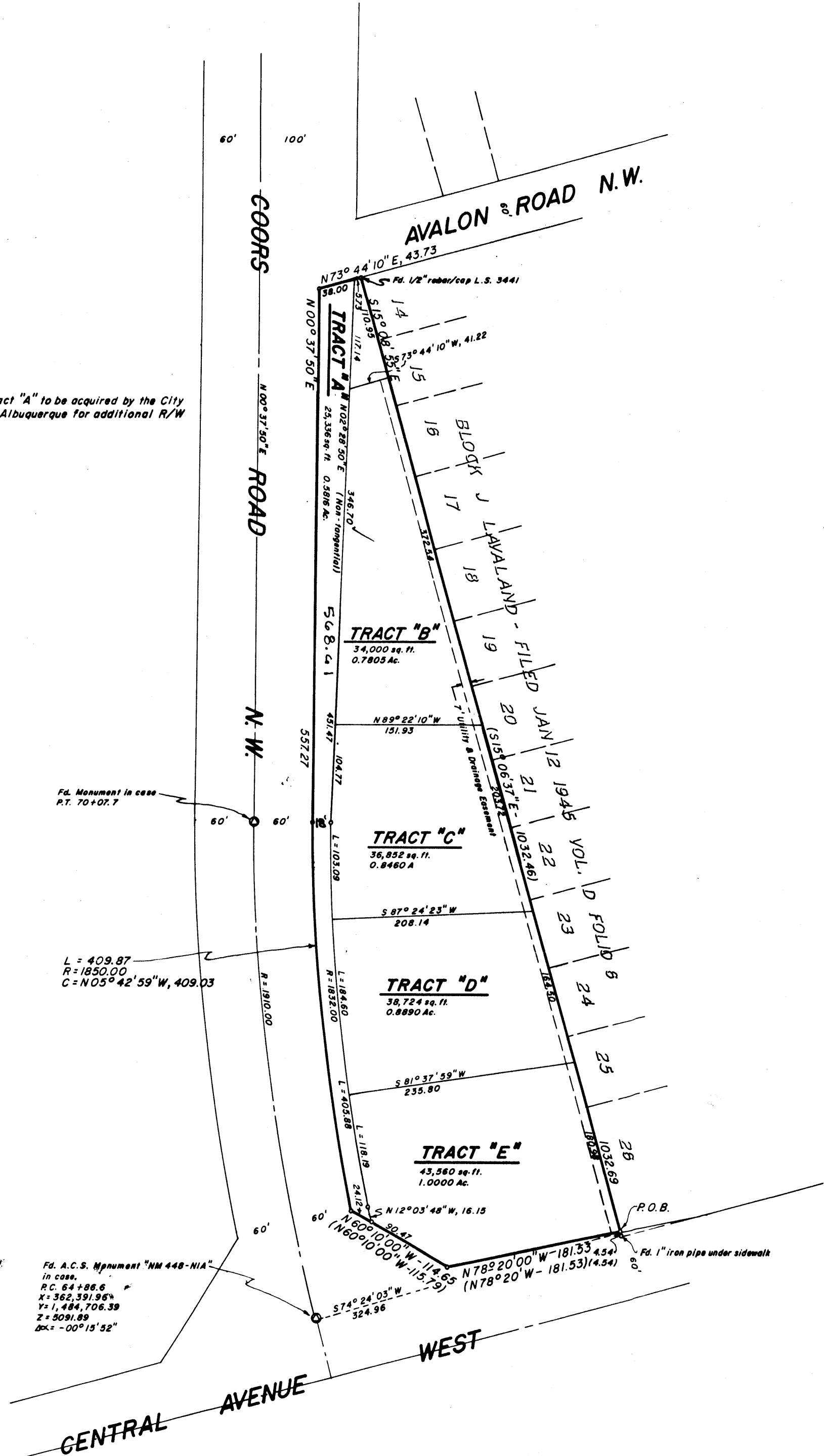
Deputy Clerk & Recorder  
Deputy Clerk

A REPLAT OF  
A PORTION OF TRACTS C-21 AND C-22  
ATRISCO VILLAGE

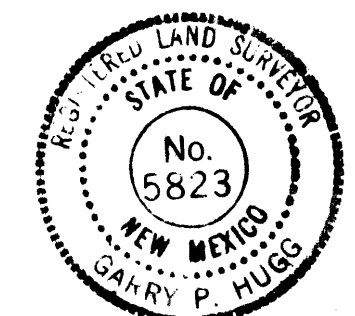
ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

JULY, 1984

NOTE: Tract "A" to be acquired by the City  
of Albuquerque for additional R/W



Scale 1" = 100'

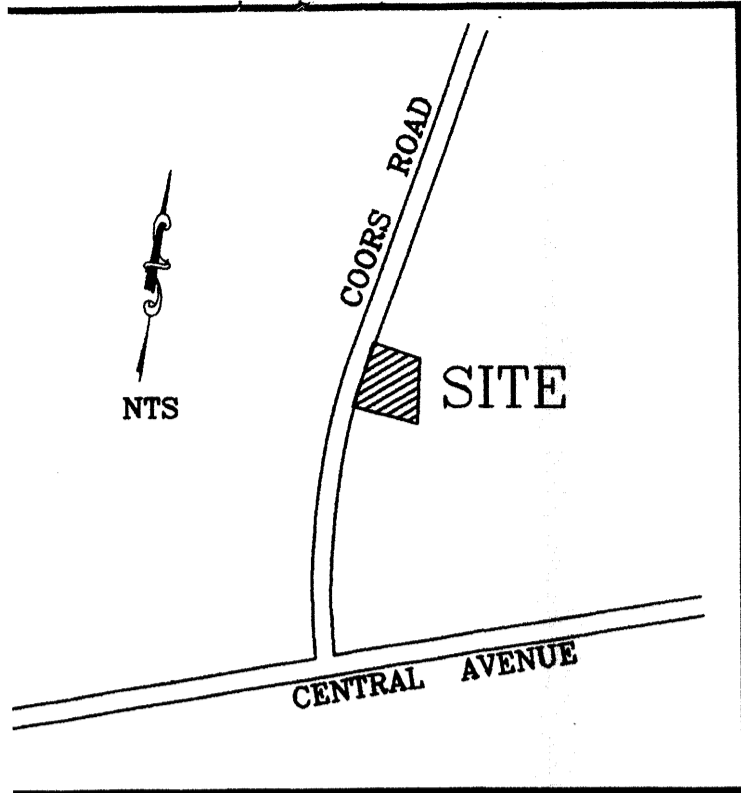


SHEET 2 OF 2

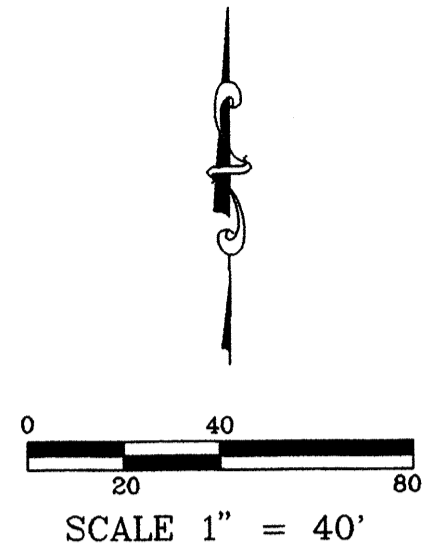
**Rugg Surveying Co.**  
1701 Grande S.E. Rio Rancho, New Mexico 87124 Phone (505) 892 8800

C24-125-2





VICINITY MAP  
ZONE ATLAS K-11-Z



**LEGAL DESCRIPTION**

ONE (1) TRACT OF LAND WITHIN THE ATRISCO GRANT, IN PROJECTED SECTIONS 22 AND 23, TOWNSHIP 10 NORTH, RANGE 2 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN IN BERNALILLO COUNTY, NEW MEXICO, BEING TRACT C AS SHOWN ON PLAT TITLED "REDIVISION PLAT TRACTS A, B, C, D, AND E ATRISCO VILLAGE", FILED IN THE COUNTY CLERKS OFFICE OF BERNALILLO COUNTY ON JULY 16, 1984 IN CABINET C24, FOLIO 125 CONTAINING 0.8461.

**DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO CREATE THE TWO NEW TRACTS AS SHOWN, AND TO GRANT THE NEW 6' PRIVATE DRAINAGE EASEMENT AND THE 20' CROSS ACCESS EASEMENT AS SHOWN.



PLAT OF TRACTS C1 & C2  
ATRISCO VILLAGE

WITHIN  
SECTIONS 22 & 23, TOWNSHIP 10 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY  
FEBRUARY 2003

Project Number: 1002497

**APPROVALS:**

- Application Number: 03DRB-00278
- Shell* 5-01-07  
TRAFFIC ENGINEER, TRANSPORTATION GROUP DATE
  - Christina Sandoval* 3/5/03  
PARKS AND RECREATION DEPARTMENT DATE
  - Leand D. M...* 3-21-03  
PNM ELECTRIC SERVICES DATE
  - Dave R. Miller* 3-27-03  
QWEST TELECOMMUNICATIONS DATE
  - Leand D. M...* 3-21-03  
PNM GAS SERVICES DATE
  - Rita Zubon* 3-21-03  
COMCAST DATE
  - Jan Tiala* 2-19-03  
CITY SURVEYOR, ENGINEERING DIVISION DATE
  - Roger A. Sloan* 3/5/02  
UTILITIES DEVELOPMENT DATE
  - Will D...* 5-01-03  
A.M.A.F.C.A. DATE
  - Brady S. Bijan* 4/28/03  
CITY ENGINEER DATE
  - NA**  
PROPERTY MANAGEMENT DATE
  - Sharon Matson* 5/6/03  
CITY OF ALBUQUERQUE PLANNING DIVISION DEPT. DATE
  - NA**  
REAL PROPERTY DIVISION DATE

**LEGEND**

- = SET PK NAIL PS 13982
- = SET #4 REBAR W/CAP 13982
- = FOUND #5 REBAR
- ⊙ = FOUND #5 REBAR W/CAP PS 5883
- ⊙ = FOUND #4 REBAR W/CAP PS 11463
- \* = FENCELINE
- △ = BRASS CAP SURVEY MONUMENT

"5K10"  
X = 362341.83  
Y = 1484685.30  
ΔX = -00' 15" 52"  
G/G=0.99967811  
NAD 1927

**TAX CERTIFICATION**

I, THE UNDERSIGNED CERTIFY THAT A SEARCH OF THE TAX RECORDS FOR THE TRACTS OF LAND SHOWN HEREON HAS BEEN MADE, AND HAVE DETERMINED THAT ALL TAXES DUE AND PAYABLE FOR THE PREVIOUS TEN (10) YEARS HAVE BEEN MADE.

BERNALILLO COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER'S CERTIFICATION**

THIS PLATTING SHOWN IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND/OR PROPRIETORS THEREOF. THE UNDERSIGNED OWNER AND/OR PROPRIETOR DOES HEREBY FREELY CONSENT TO ALL THE FOREGOING AND DO HEREBY REPRESENT THAT I AM AUTHORIZED TO SO ACT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )

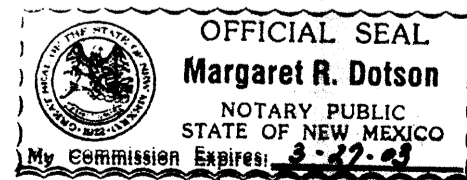
*James R. Dotson*  
JAMES R. DOTSON  
OPERATING MANAGER  
COORS/CENTRAL LLC.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1010 052515 315 102 03  
PROPERTY OWNER OF RECORD:  
*Coors Central LLC*  
BERNALILLO COUNTY TREASURER'S OFFICE:  
*Danny Vigil* 07 May 03

**ACKNOWLEDGEMENT**

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 19th DAY OF FEBRUARY, 2003, BY JAMES R. DOTSON OPERATING MANAGER, COORS CENTRAL LLC.

MY COMM. EXPIRES 3-27-03 *Margaret R. Dotson*  
NOTARY PUBLIC

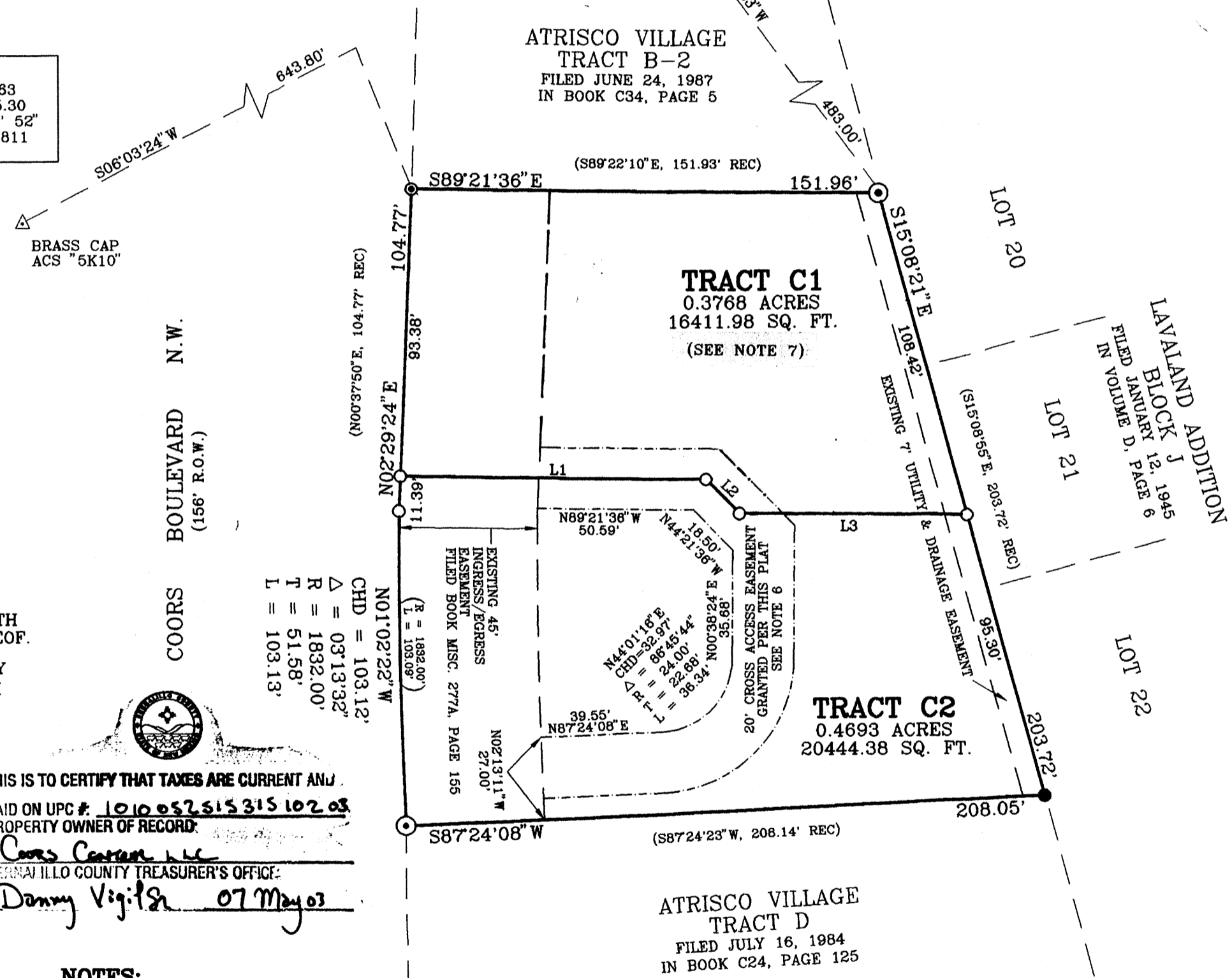


**NOTES:**

- DATE OF SURVEY: JANUARY 2003.
- BASIS OF BEARING IS NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927 BASED ON THE TWO FOUND MONUMENTS "3K10" AND "5K10". BEARINGS SHOWN ARE GRID.
- DATA IN PARENTHESIS AS (REC) ARE TAKEN FROM THE PREVIOUS RECORDED PLAT FILED IN CABINET C24, PAGE 125.
- DISTANCES ARE GROUND.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- CROSS ACCESS EASEMENT IS FOR THE USE OF TRACTS C1 & C2 AND SHALL BE MAINTAINED BY THE UNDERLYING PROPERTY OWNER.
- A BLANKET DRAINAGE EASEMENT ACROSS TRACT C1, TO BE FURTHER DEFINED UPON THE DEVELOPMENT OF SAID TRACT, IS HEREBY ESTABLISHED TO ALLOW DEVELOPED FLOWS FROM TRACT C2 TO CROSS TRACT C1 AND DISCHARGE INTO COORS BOULEVARD. THE MAINTENANCE OF SAID DRAINAGE EASEMENT SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER.

LINE	DIRECTION	DISTANCE
L1	S89°21'36" E	99.43'
L2	S44°21'36" E	15.56'
L3	S89°21'36" E	74.03'

BRASS CAP ACS "3K10"  
"3K10"  
X = 362381.29  
Y = 1485771.51  
ΔX = -00' 15" 51.8"  
G/G=0.9996782  
NAD 1927



ATRISCO VILLAGE  
TRACT D  
FILED JULY 16, 1984  
IN BOOK C24, PAGE 125

**INDEX INFORMATION FOR COUNTY CLERK**

OWNER: COORS/CENTRAL LLC.  
SECTIONS 22 & 23, TOWNSHIP 10 NORTH, RANGE 2 EAST  
SUBDIVISION: ATRISCO VILLAGE  
FIRM MAP: EFFECTIVE DATED: SEPTEMBER 20, 1996  
COMMUNITY PANEL NUMBER - 35001C0329 D  
ZONE X

*T. Martinez*  
TIMOTHY S. MARTINEZ, NMPS #13982

DATE 2-11-03



01011E.DWG  
02-11-03  
TM

**TM SURVEYING**  
TIM MARTINEZ - NMPS# 13982  
1130 LA VEGA ROAD  
BOSQUE FARMS, NEW MEXICO 87068  
PHONE: (505) 869-0711  
FAX: (505) 869-0499