

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 11, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., COMPRISING OF THE REMAINING PORTIONS OF TRACTS 303, 304, 305 AND 306 IN UNIT EIGHT OF A PORTION OF TRACTS ALLOTTED FROM THE TOWN OF ATRISCO GRANT, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID TRACTS FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 5, 1944 IN MAP BOOK D, FOLIO 117, LESS AND EXCEPTING THOSE PORTIONS TAKEN FOR RIGHT OF WAY UNDER NEW MEXICO PROJECT NO. TPU-040-3(89)155, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF ATRISCO DRIVE N.W. AND THE SOUTHERLY RIGHT-OF-WAY LINE OF MIAMI ROAD N.W., MARKED BY A FOUND CHISELED "X"; WHENCE A TIE TO ACS MONUMENT "12-H11" BEARS N 01°02'31" E, A DISTANCE OF 2137.74 FEET;

THENCE S 13°55'04" E, A DISTANCE OF 598.36 FEET ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ATRISCO DRIVE N.W. TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED AND A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NEW MEXICO INTERSTATE 40, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 83°59'17" W, A DISTANCE OF 324.12 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NEW MEXICO INTERSTATE 40 TO A POINT NON-TANGENT CURVATURE, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1045.92 FEET, AN ARC LENGTH OF 54.65 FEET, A DELTA ANGLE OF 02°59'37", A CHORD BEARING OF N 62°54'02" W, AND A CHORD LENGTH OF 54.64 FEET TO A POINT OF TANGENCY, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, ALONG A COMPOUND CURVE TO THE RIGHT, HAVING A RADIUS OF 472.96 FEET, AN ARC LENGTH OF 197.39 FEET, A DELTA ANGLE OF 23°54'43", A CHORD BEARING OF N 49°23'36" W, AND A CHORD LENGTH OF 195.96 FEET, TO THE SOUTHWEST CORNER OF DESCRIBED TRACT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE N 00°21'00" E, A DISTANCE OF 397.00 FEET TO THE NORTHWEST CORNER LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MIAMI ROAD N.W. MARKED BY A FOUND NO. 4 REBAR WITH TAG "17320";

THENCE, S 89°36'18" E, A DISTANCE OF 373.41 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MIAMI ROAD N.W. TO THE NORTHEAST CORNER AND THE POINT OF BEGINNING, CONTAINING 5.4056 ACRES (235,466 SQ FT) NOW COMPRISING OF TRACT 306-A, UNIT 8, TOWN OF ATRISCO GRANT.

Plat of
Tract 306-A
Town of Atrisco Unit 8
 Town of Atrisco Grant Projected Section 11,
 Township 10 North, Range 02 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 September 2016

Project No. **1002717**

Application No. **16DRB-70351**

Utility Approvals

<i>Fernando Vigil</i>	DATE
	10-19-16
<i>Chin Sallayo</i>	DATE
	10-15-16
NEW MEXICO GAS COMPANY	DATE
	10/11/2016
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
	10/12/16
COMCAST	

City Approvals

<i>Scott N. Risenhoover</i>	P.S.	DATE
		10/3/16
CITY SURVEYOR		
<i>AS</i>		DATE
		10/26/16
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT		
<i>Tom Grove</i>		DATE
		10-12-16
A.B.C.W.U.A.		
<i>Carol S. Dumont</i>		DATE
		10-12-16
PARKS AND RECREATION DEPARTMENT		
<i>MC</i>		DATE
		10-12-16
AMAFCA		
<i>MC</i>		DATE
		10-12-16
CITY ENGINEER		
<i>John Ch...</i>		DATE
		10-27-16
DRB CHAIRPERSON, PLANNING DEPARTMENT		

Subdivision Data:

ZONING:
 GROSS SUBDIVISION ACREAGE: 5.4056 ACRES±
 ZONE ATLAS INDEX NO: H-11-Z
 NO. OF TRACTS CREATED: 1
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: 09/22/2016

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE FOUR EXISTING TRACTS INTO ONE NEW TRACT

Notes:

- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 11, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Public Utility Easements

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF:
 A. 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.
 B. 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.
 C. 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.
 D. 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 WITHIN THE EASEMENT 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 GRANOR 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 ERCTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL 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 PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

Disclaimer

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

INDEXING INFORMATION FOR COUNTY CLERK	
OWNER	WEST BLUFF CENTER LLC
SECTION	11, TOWNSHIP 10 N, RANGE 02 E,
SUBDIVISION	TOWN OF ATRISCO BLUFF BUSINESS CENTER
UPC NO TRACT 306	101105922524031701
UPC NO TRACT 305	101105923923631702
UPC NO TRACT 304	101105925823031703
UPC NO TRACT 303	101105927120931704

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 ERCTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

Free Consent and Dedication

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

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

SAID OWNER DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

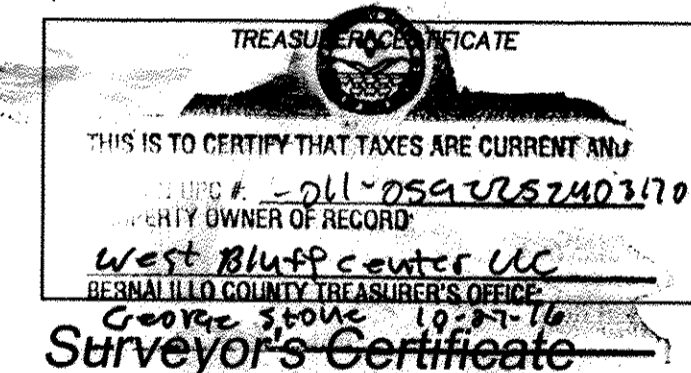
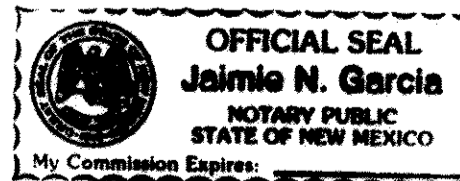
Paul Silverman 10-27-16
 10-3-2016
 DATE
 PAUL SILVERMAN,
 MANAGING MEMBER,
 WEST BLUFF LLC.

Acknowledgment

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF October 2016 BY
 PAUL SILVERMAN, MANAGING MEMBER, WEST BLUFF LLC.

BY *Jaimie N. Garcia* MY COMMISSION EXPIRES: 3-22-2017
 NOTARY PUBLIC



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.

Larry W. Medrano 9/30/16
 LARRY W. MEDRANO
 N.M.P.S. No. 11993
 DATE



OFFICE LOCATION:
 9200 San Mateo Boulevard, NE
 Albuquerque, NM 87113

505.856.5700 PHONE
 505.856.7900 FAX

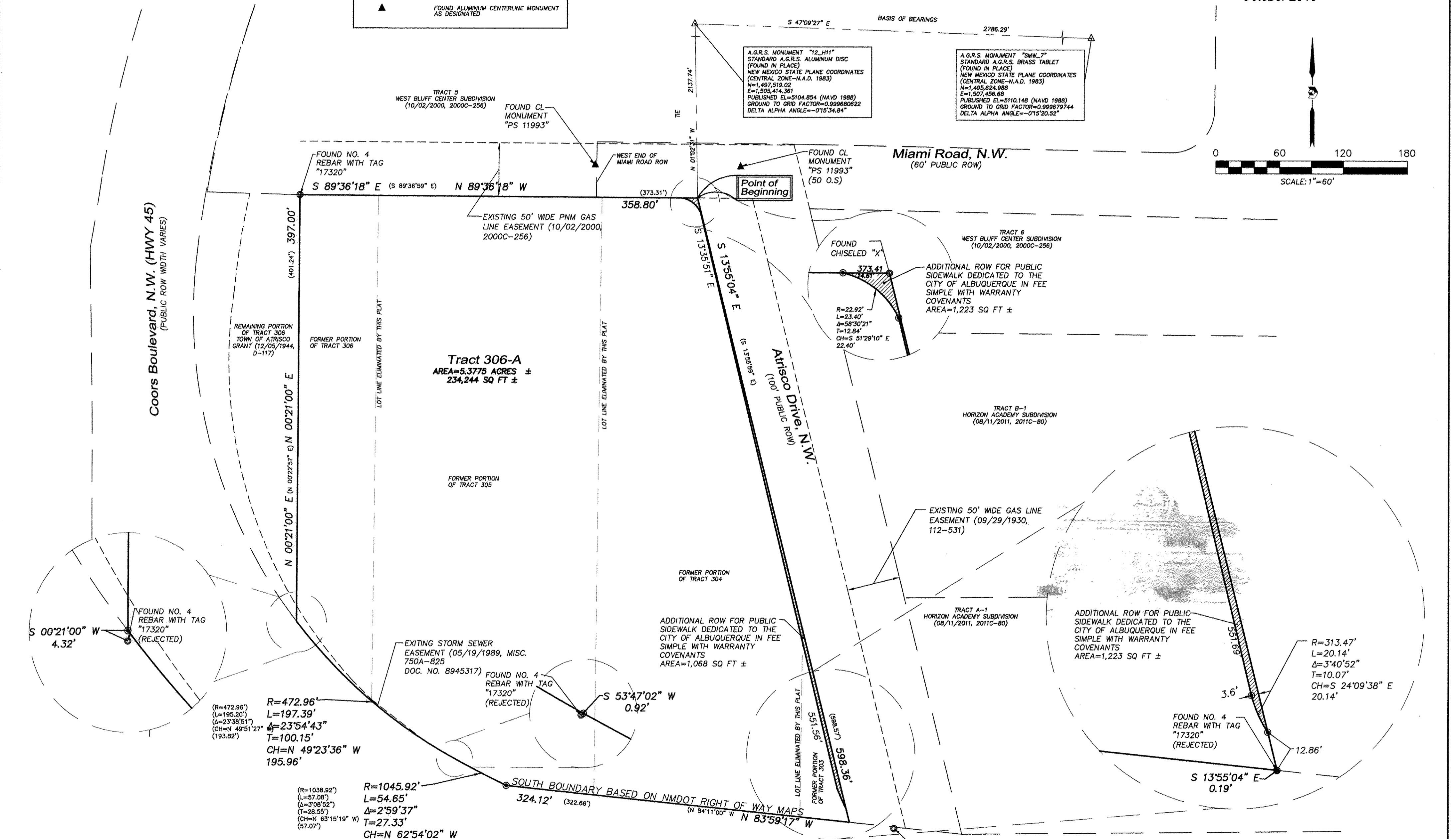
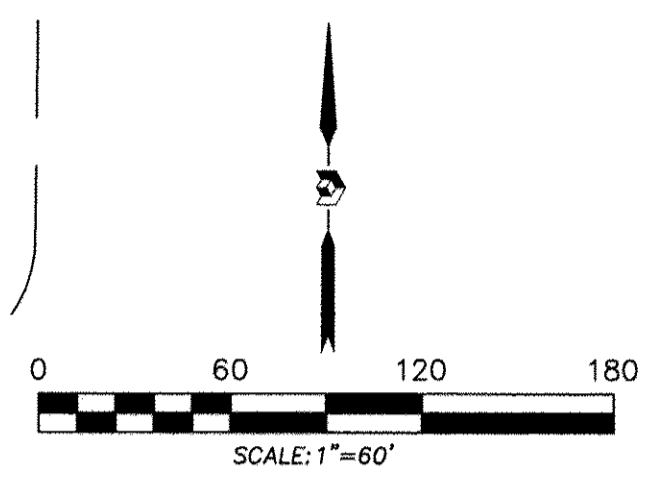
RECORDING STAMP
 DOCH 2016101807
 10/28/2016 09:33 AM Page: 1 of 2
 PLAT R: \$25.00 B: 2016C P: 0133 M. Toulouse Oliver, Bernalillo Coui

Plat of
Tract 306-A
Town of Atrisco Unit 8
 Town of Atrisco Grant Projected Section 11,
 Township 10 North, Range 02 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 October 2016

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
⊙	NOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED
▲	FOUND ALUMINUM CENTERLINE MONUMENT AS DESIGNATED

RECORDING STAMP
 DOCH 2016101807
 10/28/2016 09:33 AM Page: 2 of 2
 PLAT R: 228.00 B: 2016C P: 0133 M: Toulouse Oliver, Bernalillo Cou



INDEXING INFORMATION FOR COUNTY CLERK
 OWNER WEST BLUFF CENTER LLC
 SECTION 11, TOWNSHIP 10 N, RANGE 02 E,
 SUBDIVISION TOWN OF ATRISCO BLUFF BUSINESS CENTER

UPC NO TRACT 306	101105922524031701
UPC NO TRACT 305	101105923923631702
UPC NO TRACT 304	101105925823031703
UPC NO TRACT 303	101105927120931704

Interstate 40
 (N.M.P. NO. TPU-040-3(89)155 PUBLIC ROW WIDTH VARIES)

PRECISION SURVEYS, INC.

OFFICE LOCATION:
 9200 San Mateo Boulevard, NE
 Albuquerque, NM 87113
 505.856.5700 PHONE
 505.856.7900 FAX