

VICINITY MAP
Not To Scale

GENERAL NOTES

1. Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 83).
2. Distances are ground.
3. Plat bearings and distances do not differ from those shown on the plat of record.
4. All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
5. Albuquerque City Zone Atlas pages H-9 and H-10

SUBDIVISION DATA

1. Total number of existing Tracts: 1
2. Total number of Tracts created: 2
3. Additional Public Right of way dedicated: None
4. Gross Subdivision acreage: 3.2384 acres.

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding 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."

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

10004-059-49310541007
Western Albany

George Stone 7-5-18
Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and 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 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.

PURPOSE OF PLAT:

The purpose of this Plat is to:

1. Divide One (1) existing Tract into Two (2) new Tracts as shown hereon.
2. Grant the New Private and Public Easements as shown hereon.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, 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 meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

[Signature]
Russ P. Hugg
NMPS No. 9750
September 21, 2017



PLAT OF
TRACTS 5-A-1C-1 AND 5-A-1C-2
EL RANCHO ATRISCO PHASE III
(BEING A REPLAT OF TRACT 5-A-1C, EL RANCHO ATRISCO PHASE III)
SITUATE WITHIN
THE TOWN OF ATRISCO GRANT
IN
PROJECTED SECTIONS 9 AND 10
TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER, 2017

PROJECT NUMBER: 1003274

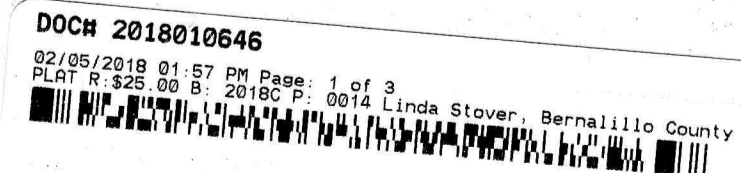
PLAT APPROVAL

UTILITY APPROVALS:

<i>[Signature]</i> Public Service Company of New Mexico	9-25-17 Date
<i>[Signature]</i> New Mexico Gas Company	9-25-17 Date
<i>[Signature]</i> Qwest Corporation d/b/a CenturyLink QC.	9/26/2017 Date
<i>[Signature]</i> Comcast	9/26/17 Date

CITY APPROVALS:

<i>[Signature]</i> City Surveyor Department of Municipal Development	9/25/17 Date
N/A Real Property Division	Date
N/A Environmental Health Department	Date
<i>[Signature]</i> Traffic Engineering, Transportation Division	10/4/17 Date
<i>[Signature]</i> ABCWA	10/4/17 Date
<i>[Signature]</i> Parks and Recreation Department	10/4/17 Date
<i>[Signature]</i> AMAFCA	11/9/17 Date
<i>[Signature]</i> City Engineer	10/4/2017 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	2-1-2018 Date



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NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2018

LEGAL DESCRIPTION

Tract 5-A-1C of Plat of Tracts 5-A-1A, 5-A-1B, and 5-A-1C of EL RANCHO ATRISCO PHASE III, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the replat filed in the Office of the County Clerk of Bernalillo County, New Mexico, on June 29, 1995 in Volume 95C, Folio 241.


Said tract contains 3.2384 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF TRACTS 5-A-1C-1 AND 5-A-1C-2, EL RANCHO ATRISCO PHASE III (BEING A REPLAT OF TRACT 5-A-1C, EL RANCHO ATRISCO PHASE III) SITUATE WITHIN THE TOWN OF ATRISCO GRANT IN PROJECTED SECTIONS 9 AND 10, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, 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 warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby grant the private easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

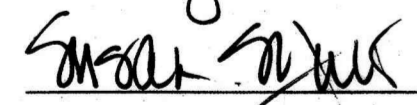
TITAN LADERA SS, LLC
 a New Mexico limited liability company


 By: DREW DOLAN

ACKNOWLEDGMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on this 26th day
 of January 2018, by Drew Dolan as
Manager of Titan Ladera SS, LLC.


 Notary Public

3.21.2020
 My commission expires



OFFICIAL SEAL
 SUSAN S YULO
 NOTARY PUBLIC State of New Mexico
 My Commission Expires 3.21.2020

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

- A. Plat entitled "TRACTS 5-A-1A, 5-A-1B, and 5-A-1C OF EL RANCHO ATRISCO PHASE III, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, MAY, 1995", filed June 29, 1995, in Volume 95C, Folio 241, records of Bernalillo County, New Mexico.
- B. Plat entitled "EL RANCHO ATRISCO PHASE III TRACTS 5-A, 6-A & THE BIKE & JOGGING TRAIL, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING A REPLAT OF EL RANCHO ATRISCO, PHASE III, TRACTS 5 & 6 & THE BIKE & JOGGING TRAIL, NOVEMBER, 1986," filed February 2, 1987, in Volume C32, Folio 184, records of Bernalillo County, New Mexico.
- C. Plat entitled "BULK LAND PLAT OF TRACTS A, B AND C, HERITAGE MARKETPLACE (BEING A REPLAT OF TRACT 1-A-1, EL RANCHO ATRISCO PHASE III) WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTIONS 9, 10, 15 AND 16, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, OCTOBER, 2014," filed February 2, 2015, in Plat Book 2015C, Page 14, records of Bernalillo County, New Mexico.
- D. Plat entitled "TRACTS A-1 THRU A-3 AND C-1 THRU C-3, HERITAGE MARKETPLACE (BEING A REPLAT OF TRACTS A AND C, HERITAGE MARKETPLACE), WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTIONS 9, 10, 15 AND 16, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FEBRUARY, 2015," filed February 19, 2015, in Plat Book 2015C, Page 14, records of Bernalillo County, New Mexico.
- E. Unrecorded survey entitled "A.L.T.A. / A.C.S.M. LAND TITLE SURVEY OF PROPOSED TRACT A, HERITAGE MARKETPLACE (BEING A PORTION OF TRACT 1-A-1, EL RANCHO ATRISCO, PHASE III) WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTIONS 9 AND 10, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JANUARY, 2015," prepared by Russ P. Hugg, NMPS No. 9750, for Surv-Tek, Inc., Albuquerque, New Mexico.
- F. Title Commitment prepared for the surveyed property by First American Title Insurance Company, Commitment for Title Insurance File No. 5011635-2235675-A104, dated May 16, 2017.

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) appears to lie within Zone "X" (areas determined to be outside 0.2% annual chance floodplain) in accordance with the National Flood Insurance Program Rate Map No. 35001C0326 J, Effective Date 11-04-2016.

LINE TABLE		
LINE	LENGTH	BEARING
L1	67.48	S56°43'30"W
L2	65.80	S20°24'13"E
L3	10.00	S33°16'32"E
L4	13.00	N56°43'30"E
L5	13.00	N56°43'30"E
L6	176.59	S33°16'32"E
L7	18.56	S20°48'52"E
L8	108.87	S33°16'32"E
L9	78.15	S20°48'53"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	37.85'	25.00'	23.62'	34.34'	S48°43'41"E	86°45'17"
C2	217.51'	1478.00'	108.95'	217.32'	N09°34'01"W	8°25'56"
C3	565.97'	1040.00'	290.18'	559.01'	N72°18'54"E	31°10'49"
C4	329.77'	1040.00'	166.28'	328.39'	N78°49'17"E	18°10'03"
C5	26.50'	1040.00'	13.25'	26.50'	N70°28'03"E	1°27'35"
C6	27.03'	1040.00'	13.52'	27.03'	N68°59'35"E	1°29'22"
C7	236.20'	1040.00'	118.61'	235.69'	N63°13'52"E	13°00'46"
C8	19.12'	25.00'	10.05'	18.66'	N01°05'46"E	43°48'50"
C9	18.54'	25.00'	9.72'	18.12'	S42°03'22"E	42°29'03"

DOCH 2018010646

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 PLAT R. \$25.00 B. 2018C P. 0014 Linda Stover, Bernalillo County



SHEET 2 OF 3

SURV TEK, INC.

Consulting Surveyors Phone: 505-897-3368
 8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

PLAT OF
TRACTS 5-A-1C-1 AND 5-A-1C-2
EL RANCHO ATRISCO PHASE III

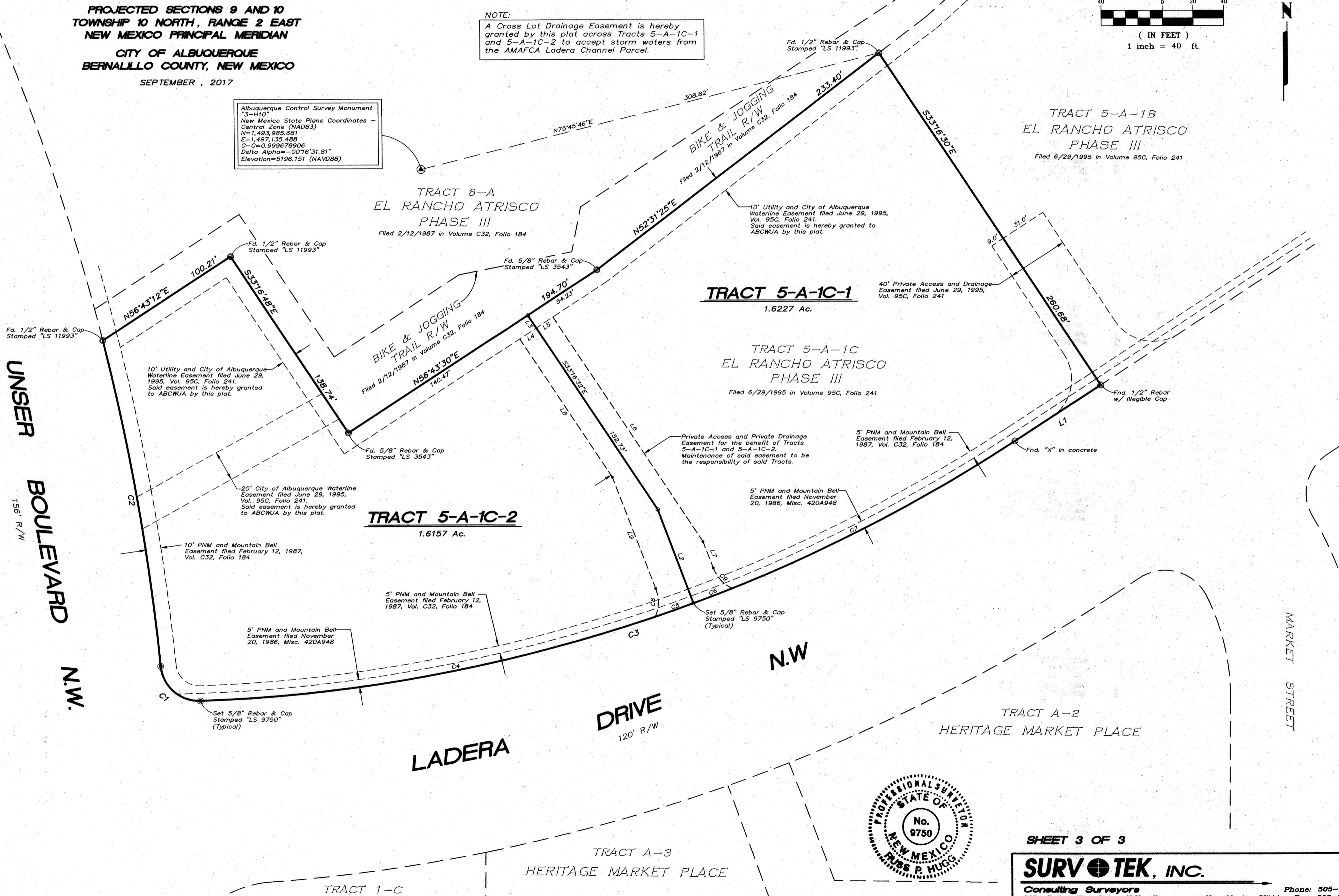
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CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER, 2017

Albuquerque Control Survey Monument
 "3-1110"
 New Mexico State Plane Coordinates -
 Central Zone (NAD83)
 N=1,493,985.681
 E=1,497,133.488
 G=0.999678906
 Delta Alpha=-00'16"31.81"
 Elevation=5196.151 (NAVD88)

NOTE:
 A Cross Lot Drainage Easement is hereby
 granted by this plat across Tracts 5-A-1C-1
 and 5-A-1C-2 to accept storm waters from
 the AMAFCA Ladera Channel Parcel.

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 PLST R: \$25.00 B: 2018C P: 0014 Linda Stover, Bernalillo County



UNSER BOULEVARD N.W.
 156' R/W

MARKET STREET

LADERA DRIVE
 120' R/W

