

Vicinity Map - Zone Atlas C-12-Z

N.T.S.

Documents

1. TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-43131 AND AN EFFECTIVE DATE OF DECEMBER 12, 2017.
2. PLAT OF ALBUQUERQUE WEST, UNIT 1, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 8, 1990, IN BOOK 90C, PAGE 67.

Free Consent and 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. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

Michael L. Oberg 3-17-18
 MICHAEL L. OBERG, MANAGING MEMBER DATE
 THIRTY-SEVEN, INC.

STATE OF NEW MEXICO } SS
 COUNTY OF }
 OFFICIAL SEAL
 MISTI GUTIERREZ
 NOTARY PUBLIC-STATE OF NEW MEXICO
 My Commission Expires 03-15-2021

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 17th, 2018
 BY: MICHAEL L. OBERG, MANAGING MEMBER, THIRTY-SEVEN, INC.

By: *Misti Gutierrez*
 NOTARY PUBLIC
 MY COMMISSION EXPIRES March 15th, 2021

Indexing Information

Projected Section 13, Township 11 North, Range 2 East, N.M.P.M. within Town of Alameda Grant
 Subdivision: Albuquerque West, Unit 1
 Owner: Thirty-Seven, Inc.
 UPC #: 101206437535110613

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. DEDICATE PUBLIC RIGHT OF WAY TO THE CITY OF ALBUQUERQUE AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE.....2.4771 ACRES
 ZONE ATLAS PAGE NO.....C-12-Z
 NUMBER OF EXISTING LOTS.....1
 NUMBER OF LOTS CREATED.....2
 MILES OF FULL-WIDTH STREETS.....0.000 MILES
 MILES OF HALF-WIDTH STREETS.....0.000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....0.3210 ACRES
 DATE OF SURVEY.....FEBRUARY 2018

Notes

1. FIELD SURVEY PERFORMED IN FEBRUARY AND MARCH 2018.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE) USING A GROUND TO GRID FACTOR OF 0.99967785.

Legal Description

TRACT LETTERED "F" OF ALBUQUERQUE WEST, UNIT 1, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PLAT OF ALBUQUERQUE WEST, UNIT 1, WITHIN PROJECTED SECTION 13, T. 11 N., R. 2 E., TOWN OF ALAMEDA GRANT, ALBUQUERQUE, NEW MEXICO," FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 8, 1990, IN PLAT BOOK 90C, PAGE 67.

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.

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/switchgear, 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 # 101206437535110613

PROPERTY OWNER OF RECORD
Thirty Seven LLC

BERNALILLO COUNTY TREASURER'S OFFICE
[Signature] 4/24/2018

**Plat for
 Tracts F-1 and F-2,
 Albuquerque West Unit 1
 Being Comprised of
 Tract F, Albuquerque West, Unit 1
 City of Albuquerque
 Bernalillo County, New Mexico
 March 2018**

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: 1003445

Application Number: 18DRB-70090

Plat Approvals:

- [Signature]* 4-13-18
PNM Electric Services
- [Signature]* 4/26/2018
Qwest Corp. d/b/a CenturyLink QC
- [Signature]* 4-13-18
New Mexico Gas Company
- [Signature]* 4/15/18
Comcast

City Approvals:

- [Signature]* P.S. 3/19/18
City Surveyor
- [Signature]* 4/4/18
Traffic Engineer
- [Signature]* 04-26-18
ABCWUA
- [Signature]* 4/4/18
Parks and Recreation Department
- [Signature]* 4/9/18
AMAFCA
- [Signature]* 4/4/18
City Engineer
- [Signature]* 4-26-18
DRB Chairperson, Planning Department
- [Signature]* 4/4/18
Code Enforcement

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. 3/15/18
 Will Plotner Jr. Date
 N.M.R.P.S. No. 14271



CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244

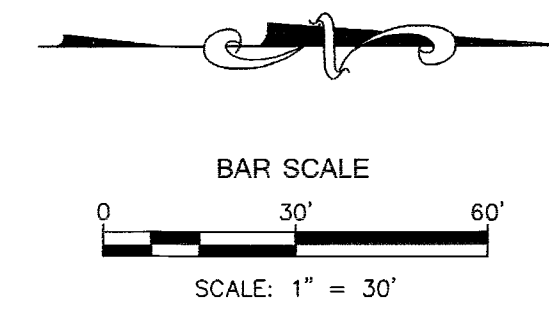
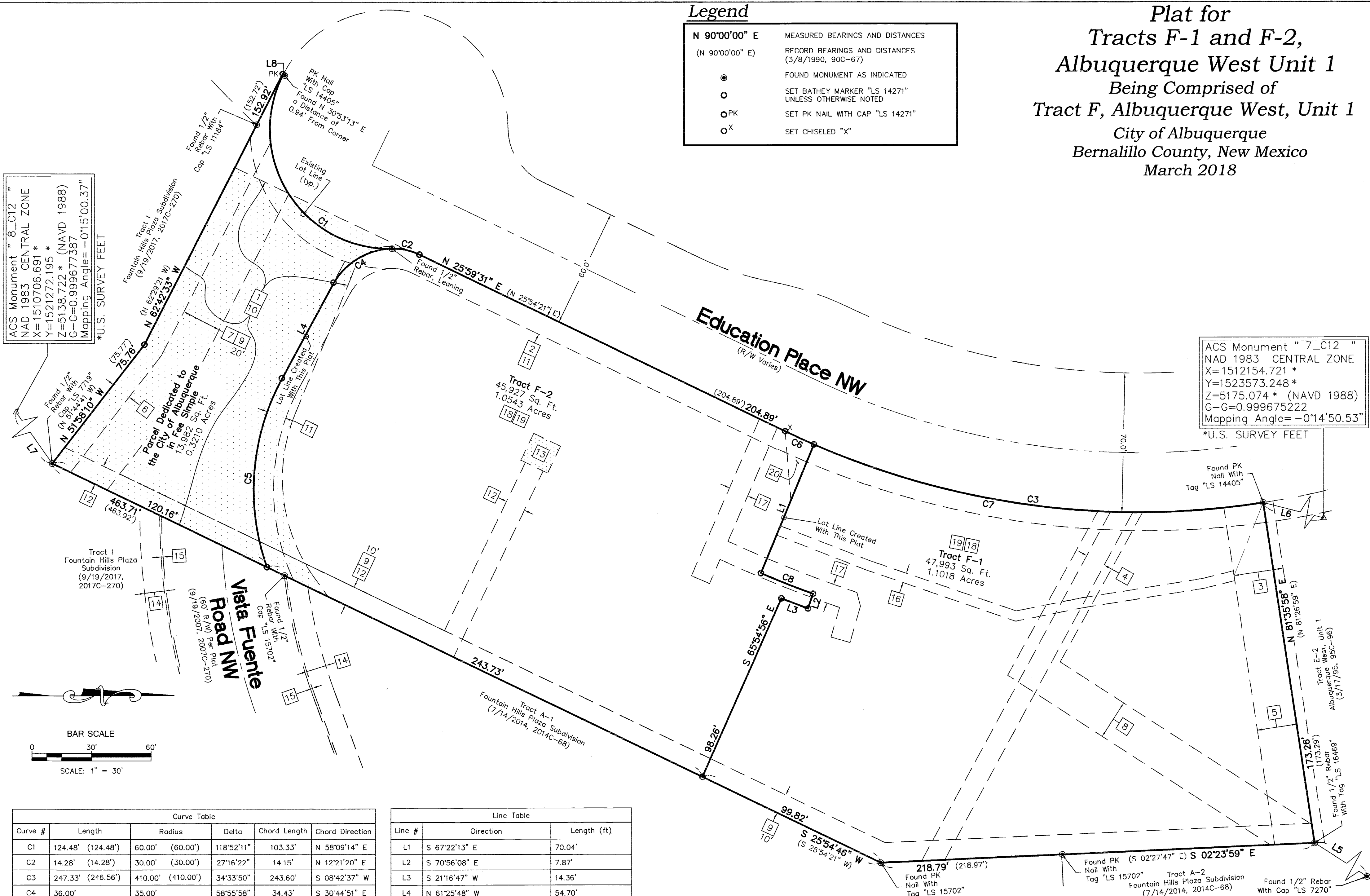
**Plat for
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Tract F, Albuquerque West, Unit 1
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Bernalillo County, New Mexico
March 2018**

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (3/8/1990, 90C-67)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
○PK	SET PK NAIL WITH CAP "LS 14271"
○X	SET CHISELED "X"

ACS Monument " 8_C12 "
NAD 1983 CENTRAL ZONE
X=1510706.691 *
Y=1521272.195 *
Z=5138.722 * (NAVD 1988)
G-G=0.999677387
Mapping Angle=-0°15'00.37"
*U.S. SURVEY FEET

ACS Monument " 7_C12 "
NAD 1983 CENTRAL ZONE
X=1512154.721 *
Y=1523573.248 *
Z=5175.074 * (NAVD 1988)
G-G=0.999675222
Mapping Angle=-0°14'50.53"
*U.S. SURVEY FEET



Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	124.48' (124.48')	60.00' (60.00')	118°52'11"	103.33'
C2	14.28' (14.28')	30.00' (30.00')	27°16'22"	14.15'
C3	247.33' (246.56')	410.00' (410.00')	34°33'50"	243.60'
C4	36.00'	35.00'	58°55'58"	34.43'
C5	97.62'	116.82'	47°52'49"	94.81'
C6	15.98'	410.00' (410.00')	2°13'57"	15.97'
C7	231.36'	410.00' (410.00')	32°19'53"	228.30'
C8	28.27'	411.16'	3°56'24"	28.27'

Line Table		
Line #	Direction	Length (ft)
L1	S 67°22'13" E	70.04'
L2	S 70°56'08" E	7.87'
L3	S 21°16'47" W	14.36'
L4	N 61°25'48" W	54.70'
L5	N 32°48'21" E (N 32°53'54" E)	170.17' (170.00')
L6	N 10°20'25" E	809.72'
L7	S 55°03'54" W	1562.66'
L8	N 30°53'13" E	0.34'

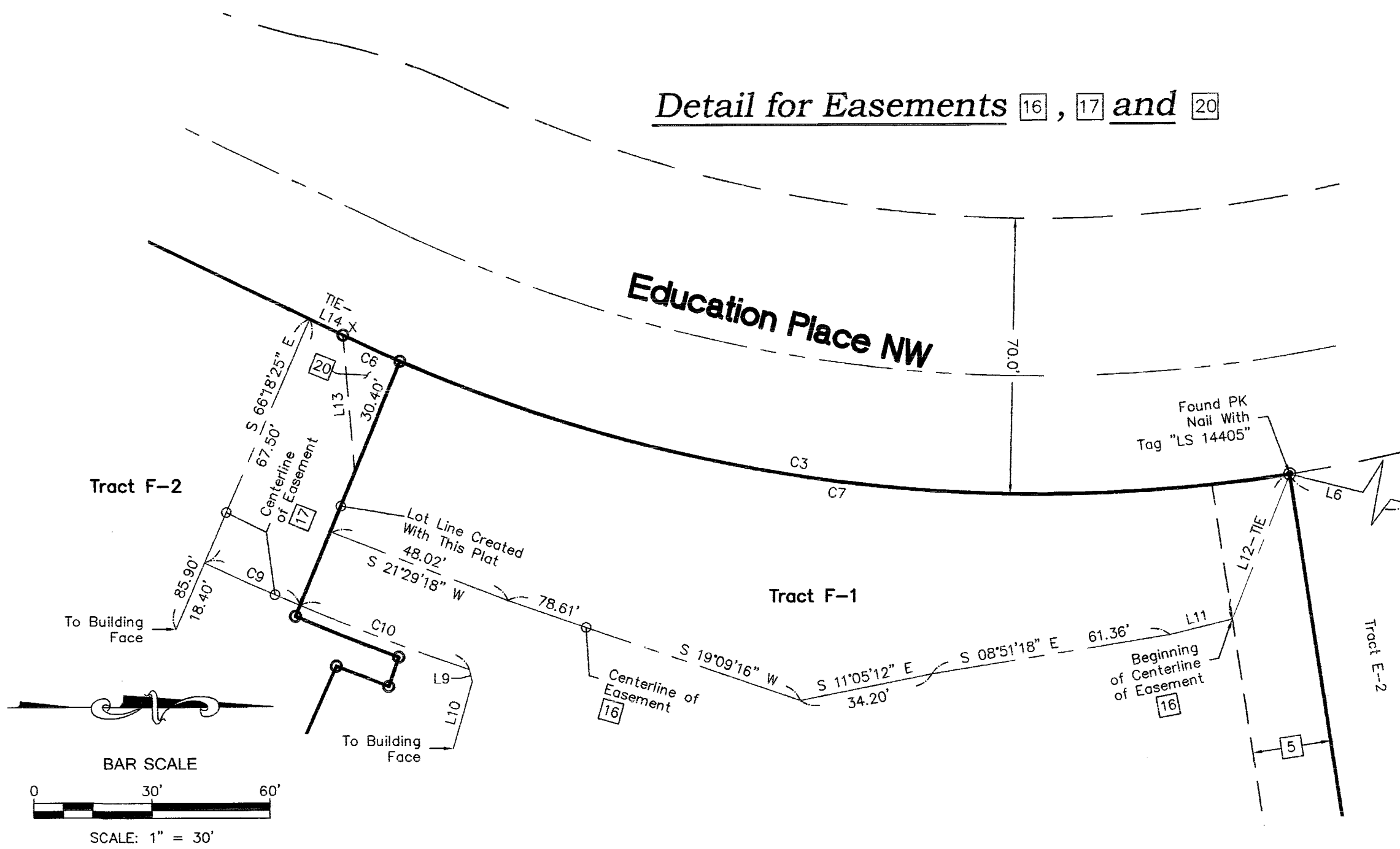
CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244

**Plat for
Tracts F-1 and F-2,
Albuquerque West Unit 1
Being Comprised of
Tract F, Albuquerque West, Unit 1
City of Albuquerque
Bernalillo County, New Mexico
March 2018**

Easement Notes

- 1 EXISTING PUBLIC ACCESS EASEMENT (1/24/2006, BK. A11, PG. 506) SHOWN HEREON AS [Pattern]
- 2 EXISTING 10' P.U.E. (3/8/90, 90C-67)
- 3 EXISTING 25' CROSS LOT ACCESS EASEMENT (1/24/06, DOC. NO. 2006010553). MAINTAINED BY THE OWNERS OF TRACT E-2 AND F (NOW BEING F-1 AND F-2)
- 4 EXISTING 10' PNM AND MST&T EASEMENT (12/21/1962, VOL. D 673, PG. 193) TO BE VACATED WITH THE FILING OF THIS PLAT
- 5 EXISTING 20' SANITARY SEWER EASEMENT (3/8/90, 90C-67)
- 6 EXISTING 10' DRAINAGE AND UTILITY EASEMENT (11/21/1984, C25-138)
- 7 EXISTING 20' TEMPORARY DRAINAGE EASEMENT (3/8/1990, 90C-67)
- 8 EXISTING 20' PERMANENT NEW MEXICO UTILITIES, INC. EASEMENT (3/8/1990, BK. 90-4, PG. 6145)
- 9 EXISTING PRIVATE FACILITY DRAINAGE COVENANT FOR EARTHEN RUNDOWN AND TEMPORARY DROP STRUCTURES (3/26/1991, BK. 91-5, PG. 1381) BENEFITING AND TO BE MAINTAINED BY THE OWNERS OF TRACT F-2
- 10 EXISTING PERMANENT PUBLIC ROADWAY EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE (3/14/2006, BK. A113, PG. 6087) SHOWN HEREON AS [Pattern]
- 11 EXISTING 10' PNM EASEMENT (10/23/2007, DOC. NO. 2007148306)
- 12 EXISTING 10' PNM EASEMENT (8/14/2000, DOC. NO. 2008092238)
- 13 EXISTING 15' X 15' PNM EASEMENT FOR SWITCHGEAR (8/14/2000, DOC. NO. 2008092238) SHOWN HEREON AS [Pattern]
- 14 EXISTING 10' P.U.E. (9/19/2007, 2007C-270)
- 15 EXISTING 1' PUBLIC ROADWAY EASEMENT (9/19/2007, 2007C-270)
- 16 5' SANITARY SEWER EASEMENT BENEFITING TRACT F-2 GRANTED WITH THE FILING OF THIS PLAT. TO BE MAINTAINED BY THE OWNERS OF TRACTS F-1 AND F-2.
- 17 10' PRIVATE FIRE LINE EASEMENT BENEFITING TRACTS F-1 AND F-2 GRANTED WITH THE FILING OF THIS PLAT. TO BE MAINTAINED BY THE OWNERS OF SAID LOTS.
- 18 RECIPROCAL ACCESS AND DRAINAGE EASEMENT BENEFITING TRACTS F-1 AND F-2. TO BE MAINTAINED BY THE INDIVIDUAL OWNERS THEREOF GRANTED WITH THE FILING OF THIS PLAT, EXCLUDING BUILDING AREAS.
- 19 RECIPROCAL, DRAINAGE EASEMENT ACROSS THE PARKING LOT AND DRIVE AISLES OF TRACTS F-1 AND F-2 BENEFITING TRACT E-2 FOR HISTORICAL FLOW GRANTED WITH THE FILING OF THIS PLAT.
- 20 PRIVATE WATER LINE EASEMENT BENEFITING TRACT F-1. TO BE MAINTAINED BY THE OWNERS OF TRACTS F-1 AND F-2. GRANTED WITH THE FILING OF THIS PLAT.

Detail for Easements 16, 17 and 20



ACS Monument " 7_C12 "
NAD 1983 CENTRAL ZONE
X=1512154.721 *
Y=15235730248*
Z=5175.074 * (NAVD 1988)
G-G=0.999675222
Mapping Angle=-0°14'50.53"
*U.S. SURVEY FEET

Line Table		
Line #	Direction	Length (ft)
L6	N 10°20'25" E	809.72'
L9	N 75°54'12" E	3.14'
L10	S 73°45'21" E	17.65'
L11	S 13°40'33" E	16.37'
L12	S 68°03'38" E	39.59'
L13	S 85°24'26" W	34.89'
L14	N 25°59'31" E	9.37'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C3	247.33'	410.00'	34°33'50"	243.60'	S 08°42'37" W
C6	15.98'	410.00'	2°13'57"	15.97'	N 24°52'33" E
C7	231.36'	410.00'	32°19'53"	228.30'	N 07°35'38" E
C9	26.64'	650.55'	2°20'47"	26.64'	N 24°14'56" E
C10	46.05'	650.55'	4°03'20"	46.04'	N 21°02'52" E

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