

VICINITY MAP
Not To Scale

GENERAL NOTES

- Bearings are grid based on the New Mexico State Plane Coordinate System, Central Zone (NAD 83).
- Distances are ground.
- Distances shown along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, do not differ from those established by this field survey.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page: J-10-Z

SUBDIVISION DATA

Total number of existing Tracts: 7
 Total number of Tracts created: 1
 Total Plat Area: 1.3471 AC.

PURPOSE OF PLAT:

- The Purpose of this plat is to:
- Show the easement and easement rights Vacated by 16DRB-70296
 - Eliminate the existing interior tract lines and combine into one (1) Tract as shown hereon.

TREASURERS CERTIFICATION

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

Bernalillo County Treasurer _____ Date _____

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 for the installation, maintenance, and service of such lines, cable, and other related equipment and related 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.

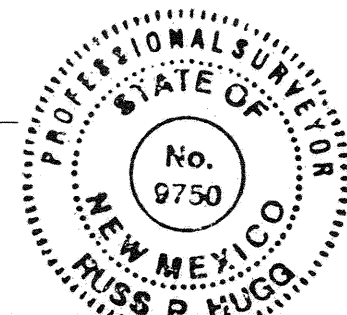
DISCLAIMER

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.

SURVEYOR'S 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 direct supervision; that it meets the Standards for Land Surveys in the State of 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
 August 3, 2016



PLAT OF
 TRACT Q - 2 A
 ATRISCO BUSINESS PARK
 UNIT NO. 2

(BEING A REPLAT OF LOT 10, PORTIONS OF LOTS 6 THRU 9, BLOCK L, NORTHERN HEIGHTS, TRACT Q-2, UNIT NO. 2, ATRISCO BUSINESS PARK, AND A VACATED PORTION OF 62ND STREET NW)

SITUATE WITHIN
 THE TOWN OF ATRISCO GRANT
 IN PROJECTED SECTION 15
 TOWNSHIP 10 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST, 2016

PROJECT NUMBER: 1004309

PLAT APPROVAL

UTILITY APPROVALS:

<i>[Signature]</i> Public Service Company of New Mexico	8-11-16 Date
<i>[Signature]</i> New Mexico Gas Company	8-11-16 Date
<i>[Signature]</i> QWest Corporation d/b/a CenturyLink QC	8/11/2016 Date
<i>[Signature]</i> Comcast	8/3/16 Date

CITY APPROVALS:

<i>[Signature]</i> Soren N. Reinheaver P.E. City Surveyor Department of Municipal Development	8/9/16 Date
<i>[Signature]</i> Real Property Division	10-25-16 Date
Environmental Health Department	_____ Date
Traffic Engineering, Transportation Division	_____ Date
<i>[Signature]</i> ABCWUA	10/05/16 Date
<i>[Signature]</i> Parks and Recreation Department	10-5-16 Date
<i>[Signature]</i> AMATCA	8-12-16 Date
<i>[Signature]</i> City Engineer	10-5-16 Date
DRB Chairperson, Planning Department	_____ Date

**PLAT OF
TRACT Q - 2 A
ATRISCO BUSINESS PARK
UNIT NO. 2**

(BEING A REPLAT OF LOT 10, PORTIONS OF LOTS 6 THRU 9, BLOCK L, NORTHERN HEIGHTS, TRACT Q-2, UNIT NO. 2, ATRISCO BUSINESS PARK, AND A VACATED PORTION OF 62ND STREET NW)

**SITUATE WITHIN
THE TOWN OF ATRISCO GRANT
IN PROJECTED SECTION 15
TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2016**

LEGAL DESCRIPTION

At that certain parcel of land situate within the Town Of Atrisco Grant in Projected Section 15, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising Lot 10 and portions of Lots 9 thru 6, Block L, Northern Heights and a vacated portion of El Vado Drive as the same is shown and designated on the plat entitled "BLOCKS J, K & L, NORTHERN HEIGHTS, A SUBDIVISION, ALBUQUERQUE, NEW MEXICO, SCALE: 1IN.=100FT.", filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 14, 1947, in Volume B, Folio 71, and Tract Q, Atrisco Business Park, Unit No. 2, as the same is shown on the plat entitled "REPLAT OF TRACT Q OF UNIT NO. 2, ATRISCO BUSINESS PARK, WITHIN PROJECTED SEC. 15, T.10N., R.2E., CITY OF ALBUQUERQUE, NEW MEXICO, SEPT., 1984", filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 1, 1985, in Volume C26, Folio 171, more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750, using New Mexico State Plane Grid Bearings (Central Zone - NAD 83) and ground distances as follows:

Beginning at the northwesterly corner of the parcel herein described (a 5/8" rebar with cap stamped "LS 4072" found in place) said point also being the northwesterly corner of said Tract Q, and also being the northeasterly corner of Tract Q-5, Atrisco Business Park, Unit 4, as the same is shown and designated on the plat thereof, filed May 12, 1986, in Volume C30, Folio 103, and also being a point on the southerly right of way line of Fortuna Road N.W. whence Albuquerque Central Survey Monument "6-J10" bears N 41°25'14" W, 3006.60 feet distant; Thence, along the northerly boundaries of said Tract Q, said Lot 10 and said vacated portion of El Vado Drive and said southerly right of way line of Fortune Road N.W.:

S 89°20'22" E, 226.12 feet to a point of curvature; Thence,

Southeasterly, 47.28 feet on the arc of a curve to the right (said curve having a radius of 25.00 feet, a central angle of 108°21'00" and a chord which bears S 35°09'52" E, 40.54 feet) to a point of tangency on the westerly right of way line of Coors Boulevard (State Road 448) as shown on survey entitled "NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, NEW MEXICO PROJECT NO. S-1309(200), BERNALILLO COUNTY, SCALE 1" = 100', SHEET 3 OF 11", on file at New Mexico Department of Transportation; Thence along said westerly right of way line of Coors Boulevard for the following two (2) courses:

S 19°00'38" W, 55.08 feet to a point of curvature; Thence,

Southerly, 204.14 feet on the arc of a curve to the left (said curve having a radius of 5,789.58 feet, a central angle of 02°01'13", and a chord that bears S 18°00'02" W, 204.13 feet) to the southeasterly corner of the parcel herein described, said point also being a point on the southerly boundary of said Lot 6; Thence, along the southerly boundary of said Lot 6,

N 89°20'22" W, 71.67 feet to an angle point, said point also being the southwesterly corner of said Lot 6, and also being a point on the easterly boundary of Tract Q-3, Atrisco Business Park, Unit 4, of said plat filed in Volume C30, Folio 103; Thence, along the westerly boundary of said Lot 6,

N 00°39'38" E, 13.00 feet to an angle point (a 5/8" rebar with cap stamped "LS 4972" found in place), said point also being the northeasterly corner of said Tract Q-3, and also being the southeasterly corner of said Tract Q; Thence, along the northerly boundary of said Tract Q-3, and the southerly boundary of said Tract Q,

N 89°20'22" W, 100.00 feet to the southwesterly corner of the parcel herein described (a 5/8" rebar with cap stamped "LS 4076" found in place), said point also being the southeasterly corner of said Tract Q-5, and also being the southwesterly corner of said Tract Q; Thence,

N 00°39'38" E, 267.00 feet to the point of beginning.

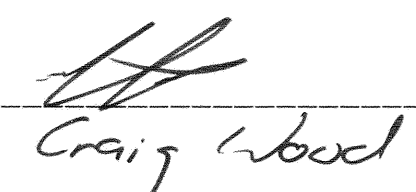
Said parcel contains 1.3471 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATTED and now comprising "PLAT OF TRACT Q-2A, ATRISCO BUSINESS PARK UNIT NO. 2 (BEING A REPLAT OF lot 10, PORTIONS OF LOTS 6 THRU 9, BLOCK L, NORTHERN HEIGHTS, TRACT Q-2, UNIT NO. 2, ATRISCO BUSINESS PARK, AND A VACATED PORTION OF 62ND STREET NW) SITUATE WITHIN THE TOWN OF ATRISCO GRANT IN PROJECTED SECTION 15, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietors(s). 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 public easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

OWNER

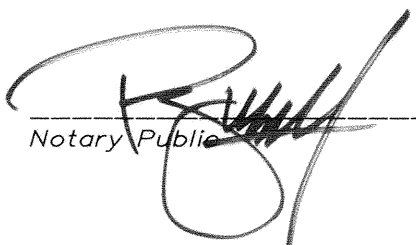
BLAKE'S LOTABURGER, LLC, a Delaware limited liability company

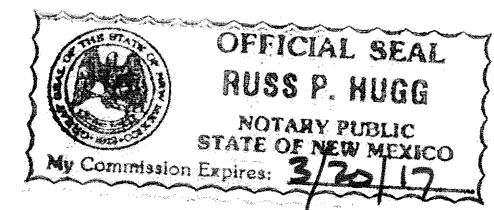
By: 
Craig Wood

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 8th day of AUGUST, 2016, by CRAIG WOOD as _____ of Blake's Lotaburger, LLC

 My commission expires 3/20/17
Notary Public

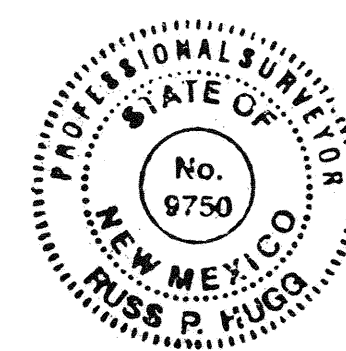


DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

- a. Plat entitled "BLOCKS J, K & L OF NORTHERN HEIGHTS, A SUBDIVISION, ALBUQUERQUE, NEW MEXICO, SCALE: 1 IN.=100 FT., ROSS-BEYER ENGINEERING OFFICE, JAN. 1947", filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 14, 1947, in Volume B, Folio 71.
- b. Plat entitled "PLAT OF TRACT Q OF UNIT NO. 2, ATRISCO BUSINESS PARK, WITHIN PROJECTED SEC. 15, T.10N., R.2E., CITY OF ALBUQUERQUE, NEW MEXICO, SEPT., 1984", filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 1, 1985, in Volume C26, Folio 171, as Doc. No. 85 24816.
- c. Warranty Deed filed July 3, 2003, Book A59, Page 5569, as Doc. No. 2003115820.
- d. Warranty Deed filed June 20, 2007, as Doc. No. 2007089964.
- e. Survey entitled "NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, NEW MEXICO PROJECT NO. S-1309(200), BERNALILLO COUNTY, SCALE 1" = 100' SHEET 3 OF 11", on file at New Mexico Department of Transportation.
- f. Warranty Deed filed June 20, 2007, Doc. No. 2007089965.
- g. Commission Ordinance No. 2484, filed February 17, 1964.

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."



**PLAT OF
TRACT Q - 2 A
ATRISCO BUSINESS PARK
UNIT NO. 2**

(BEING A REPLAT OF LOT 10, PORTIONS OF LOTS 6 THRU 9, BLOCK L, NORTHERN HEIGHTS, TRACT Q-2, UNIT NO. 2, ATRISCO BUSINESS PARK, AND A VACATED PORTION OF 62ND STREET NW)

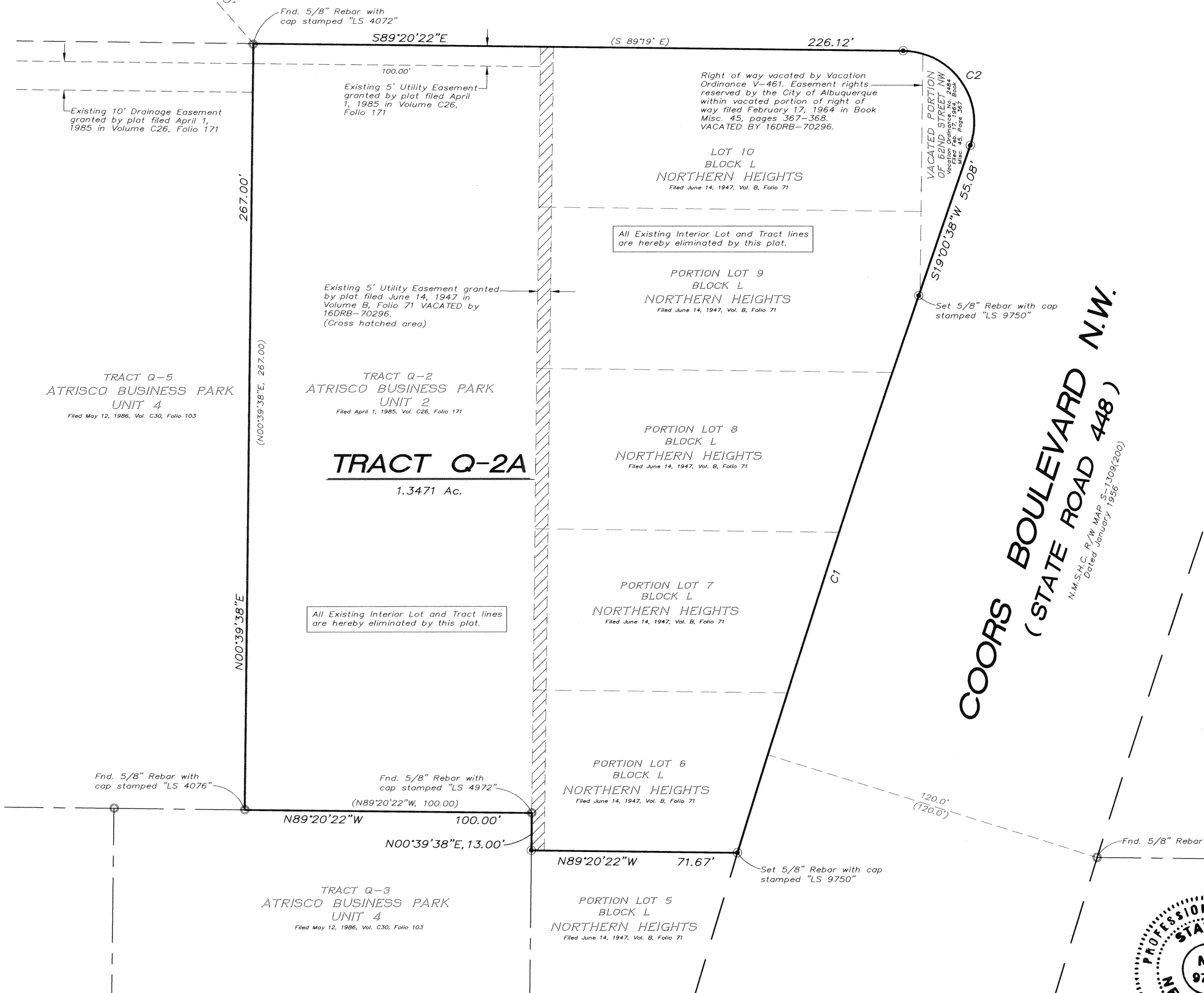
SITUATE WITHIN
THE TOWN OF ATRISCO GRANT
IN PROJECTED SECTION 15
TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2016

Albuquerque Control Survey Monument "6-J10"
New Mexico State Plane Coordinates, Central Zone (NAD83) as published:
Y= 1,492,180.199
X= 1,500,635.082
Ground to grid factor= 0.999681414
Delta Alpha= -00°16'07.41"
Elevation= 5119.814 (NAVD88)

FORTUNA ROAD N. W.

R/W 60'

**COORS BOULEVARD N.W.
(STATE ROAD 448)**



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	204.14'	5789.58'	102.08'	204.13'	S18°00'02"W	2°01'13"
C2	47.28'	25.00'	34.63'	40.54'	N35°09'52"W	108°21'00"

