

Preliminary Plat for Lots 1-4, Independence Square

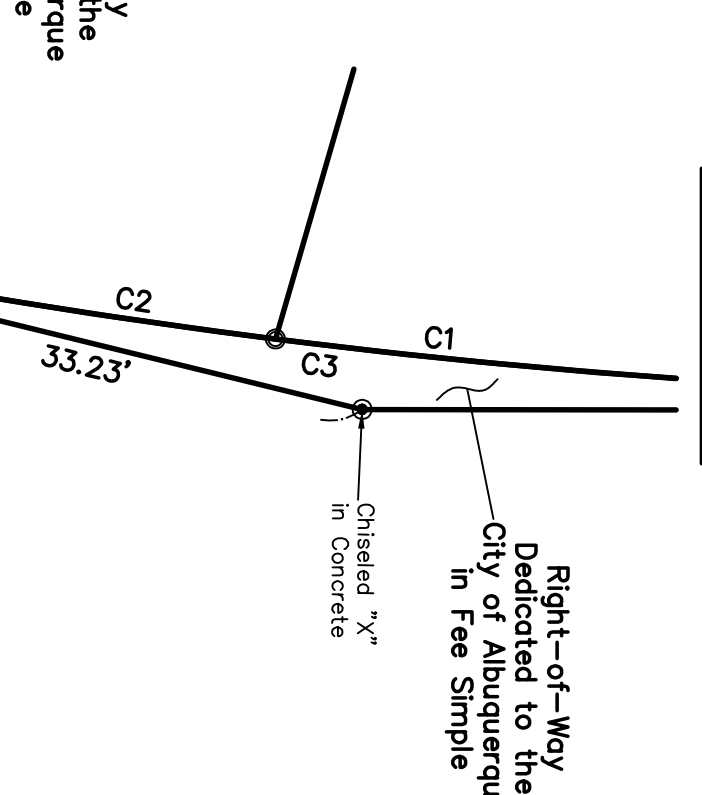
Being Comprised of
Lots 2-A-1 & 2-A-2, Tract B, Enviroco Tract
City of Albuquerque
Bernalillo County, New Mexico
February 2016

Easement Notes

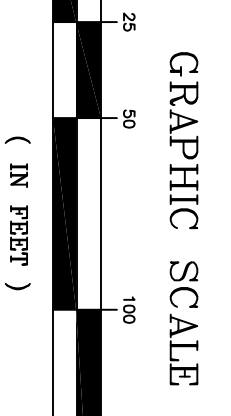
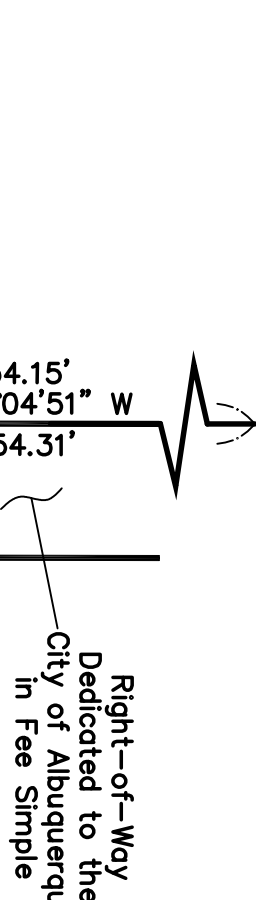
- 10' PNM EASEMENT (94C-180, 06/02/94) VACATED WITH THE FILING OF THIS PLAT
- 12' X 22' PNM EASEMENT (94C-180, 06/02/94) (MODIFIED BY 07C-127, 02/19/07) VACATED WITH THE FILING OF THIS PLAT
- BLANKET SURFACE DRAINAGE EASEMENT ON LOT 2-A-1, FOR THE BENEFIT OF LOT 2-A-2 (07C-127, 05/18/07)
- ACCESS EASEMENT AGREEMENT (BK, 95-21, PG. 6308-6315, 09/06/95)
- EASEMENT AGREEMENT (BK, 95-9, PG. 1118-1134, 04/12/95)
- PRIVATE INGRESS & EGRESS EASEMENT & LANDSCAPE EASEMENT (94C-180, 06/02/94)
- 10' UNDERGROUND ELECTRIC EASEMENT (C20-120, 12/10/82)
- 25' PRIVATE INGRESS/EGRESS, SANITARY SEWER EASEMENT AND PRIVATE DRAINAGE EASEMENT (94C-180, 06/02/94)
- SIGN VISIBILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT NO ABOVE GROUND IMPROVEMENTS BETWEEN THE ELEVATIONS OF 5145.00-5168.00 FEET (NAVD 88) SHALL BE BUILT WITHIN THIS RESTRICTED AREA
- ACCESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- PRIVATE GROSS LOT DRAINAGE & ACCESS EASEMENT EXCLUSIVE OF BUILDING AREAS, BENEFITING LOTS 1-4 & TO BE MAINTAINED BY THE OWNERS OF LOTS 1-4, GRANTED WITH THE FILING OF THIS PLAT
- EXISTING 10' PRIVATE DRAINAGE EASEMENT
- EXISTING 30' CONSTRUCTION EASEMENT
- EXISTING 30' CONSTRUCTION EASEMENT

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	32.22'	260.00'	7.0558°	32.20'	N 03°37'50" E
C2	28.71'	260.00'	6.5324°	28.69'	N 02°27'14" E
C3	61.93'	260.00'	13.5847°	61.78'	N 06°54'15" E
C4	33.74'	150.00'	12.5320°	33.67'	S 82°59'35" E
C5	61.08'	40.00'	87°29'33"	55.32'	S 44°16'48" W
C6	67.31'	138.90'	27°45'49"	66.65'	S 52°30'34" E
C7	34.84'	138.90'	14°22'17"	34.75'	S 45°48'48" E
C8	32.47'	138.90'	13°23'32"	32.39'	S 59°41'43" E
C9	135.85'	621.05'	12°31'59"	135.58'	N 79°13'48" W

Detail "D"



Detail "B"



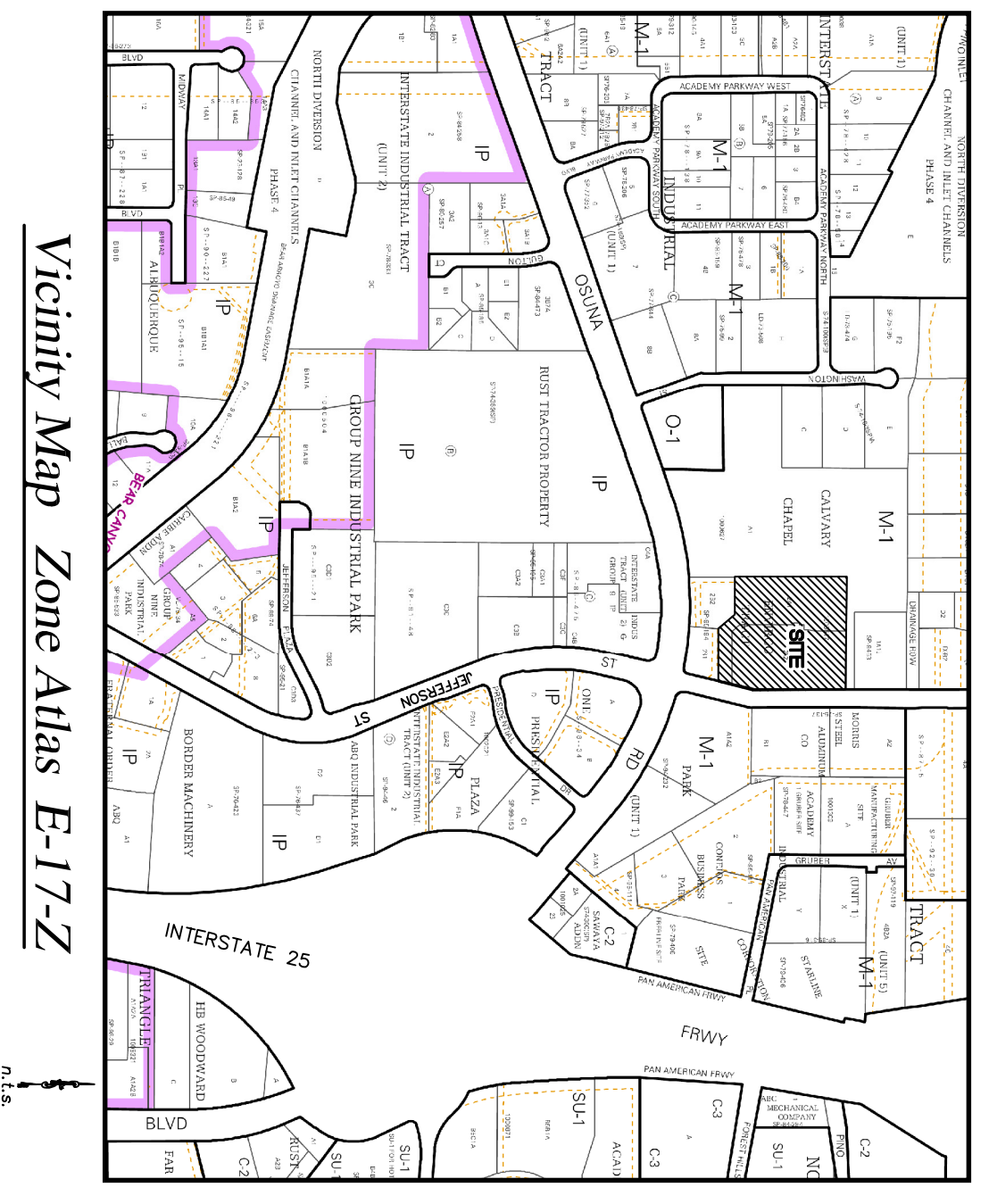
CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244 Sheet 1 of 1

- ## Disclosure Statement
- THE PURPOSE OF THIS PLAT IS TO:
1. CREATE 4 NEW LOTS.
 2. GRANT EASEMENT AS SHOWN HEREON.
 3. VACATE EASEMENTS AS SHOWN HEREON.
 4. LOT LINES TO BE ELIMINATED SHOWN AS THIS
 5. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.

Benchmark - NAVD 88

ACS MONUMENT "13.E17" HAVING AN ELEVATION OF 5141.0361.

LINE	LENGTH	BEARING
L1	48.35'	N 76°06'03" W
L2	56.00'	S 89°59'54" E
L3	11.64'	N 18°21'53" E
L4	14.09'	S 00°04'51" W
L5	1.50'	N 89°55'09" E
L6	1.50'	S 00°04'51" W
L7	28.50'	S 89°55'09" E
L8	3.03'	S 00°07'11" W
L9	16.05'	S 89°55'09" E
L10	3.04'	S 89°41'27" E
L11	2.00'	S 89°41'27" E
L12	40.16'	N 00°35'28" E



Vicinity Map Zone Atlas E-17-Z

Legal

LOT TWO-A-1 (2-A-1) AND TWO-A-2 (2-A-2) OF TRACT LETTERED "B" ENVIROCO TRACT AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 18, 2007, IN MAP BOOK 2007C, FOLIO 127, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, LYING ON THE WESTERLY RIGHT-OF-WAY OF JEFFERSON STREET NE, MARKED BY A CHISELED "X" IN CONCRETE, WHENCE A TIE TO ACS MONUMENT "1_25_14" BEARS N 52°44'54" E, A DISTANCE 2899.32 FEET;

THENCE, FROM SAID POINT OF BEGINNING, CONJOINING WITH SAID RIGHT-OF-WAY THE FOLLOWING TWO COURSES:

S 00°04'51" W, A DISTANCE OF 442.00 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X" IN CONCRETE;

S 13°43'38" W, A DISTANCE OF 174.75 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A CHISELED "X" IN CONCRETE;

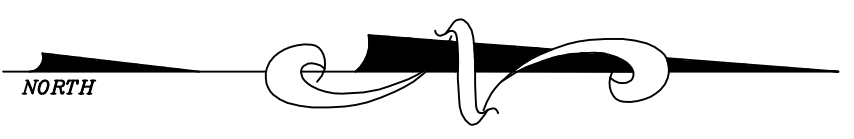
THENCE, LEAVING SAID RIGHT-OF-WAY N 89°26'47" W, A DISTANCE OF 255.45 FEET TO AN ANGLE POINT, MARKED BY A "3" X "3" SQUARE PIPE;

THENCE, N 41°31'05" W, A DISTANCE OF 105.32 FEET TO AN ANGLE POINT, MARKED BY A PK NAIL WITH DISC, "LS 6126";

THENCE, N 89°55'02" W, A DISTANCE OF 175.40 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A REBAR WITH CAP "LS 6126";

THENCE, N 00°04'55" E, A DISTANCE OF 533.11 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A PK NAIL;

THENCE, S 89°41'27" E, A DISTANCE OF 541.98 FEET TO THE POINT OF BEGINNING, CONTAINING 7.1471 ACRES (311,328 SQ. FT.) MORE OR LESS.



Tract A-1, Calvary Chapel
(06/17/03, 2003C-175)

South Pino Channel

Rebar with Cap
LS 7719

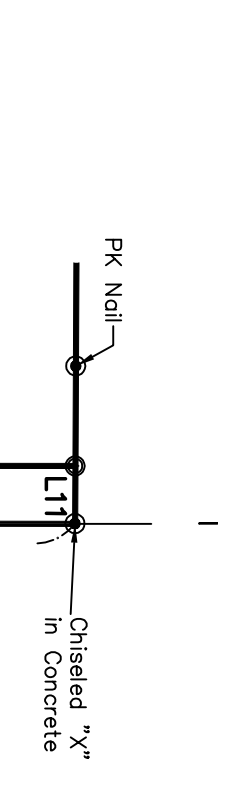


Jefferson Street, N.E.

(86' R/W)

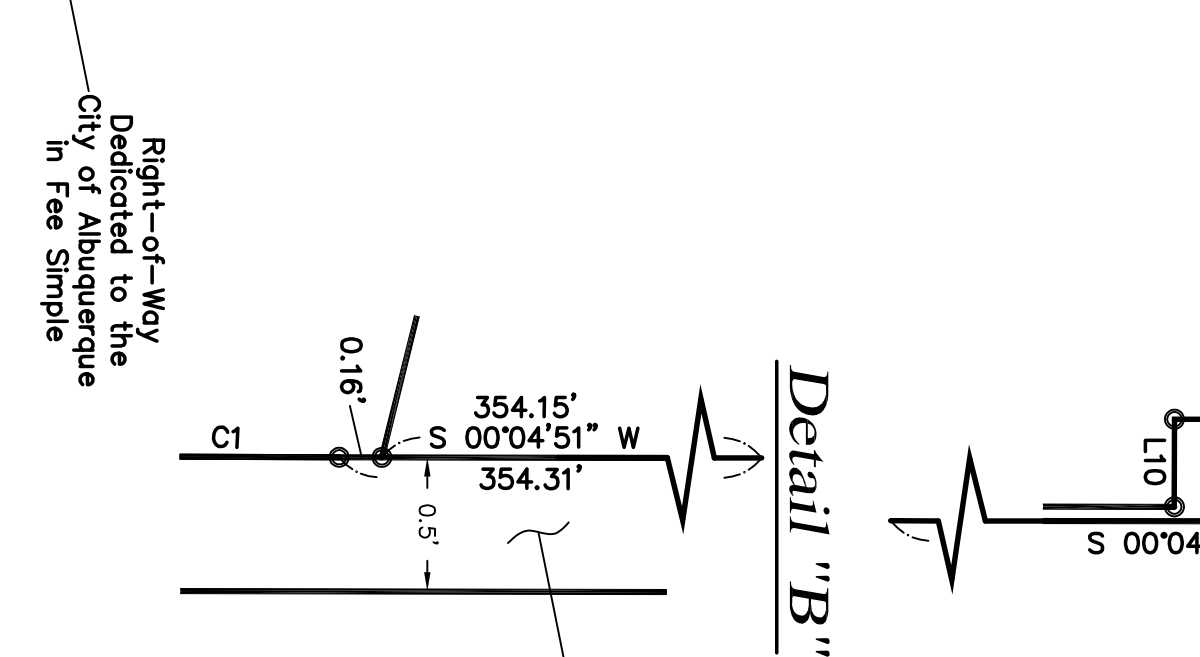
ACS Monument "1_25_14"
NAD 1983 CENTRAL ZONE
X=1540074.230
Y=1514923.410
Z=N/A
G-G=0.999666707
Mapping Angle=-0111°36.07"

Detail "A"

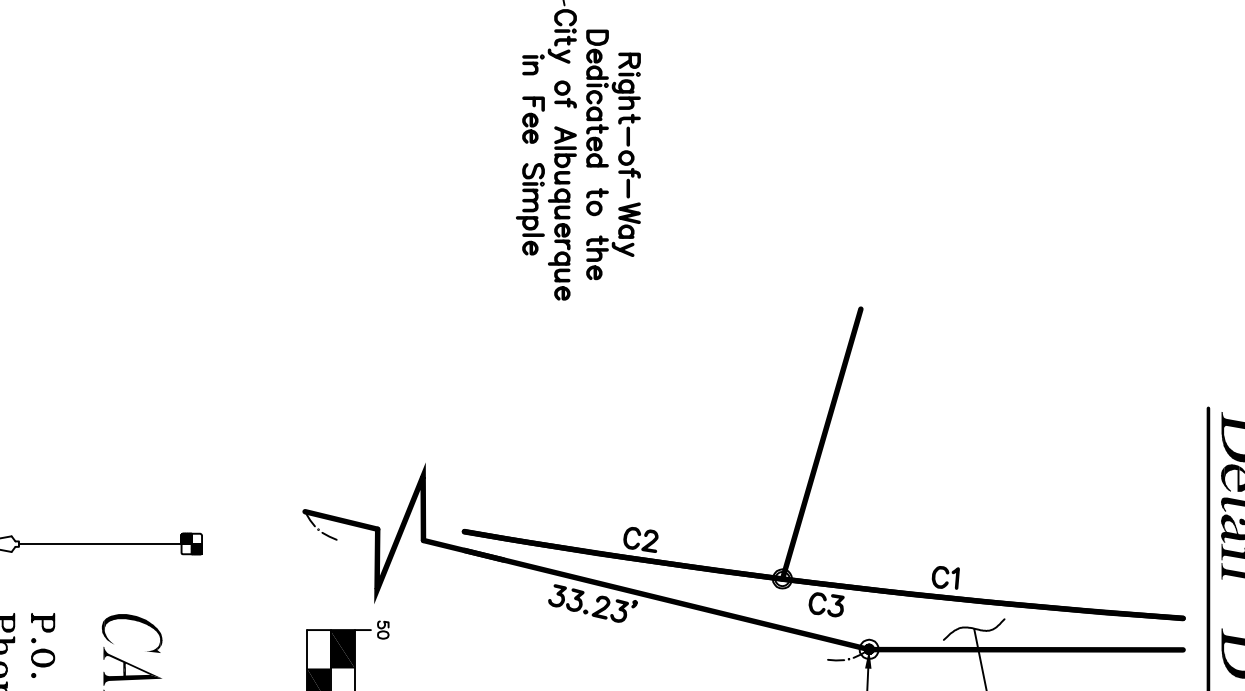


Right-of-Way Dedicated to the City of Albuquerque In Fee Simple
0.0076 acres

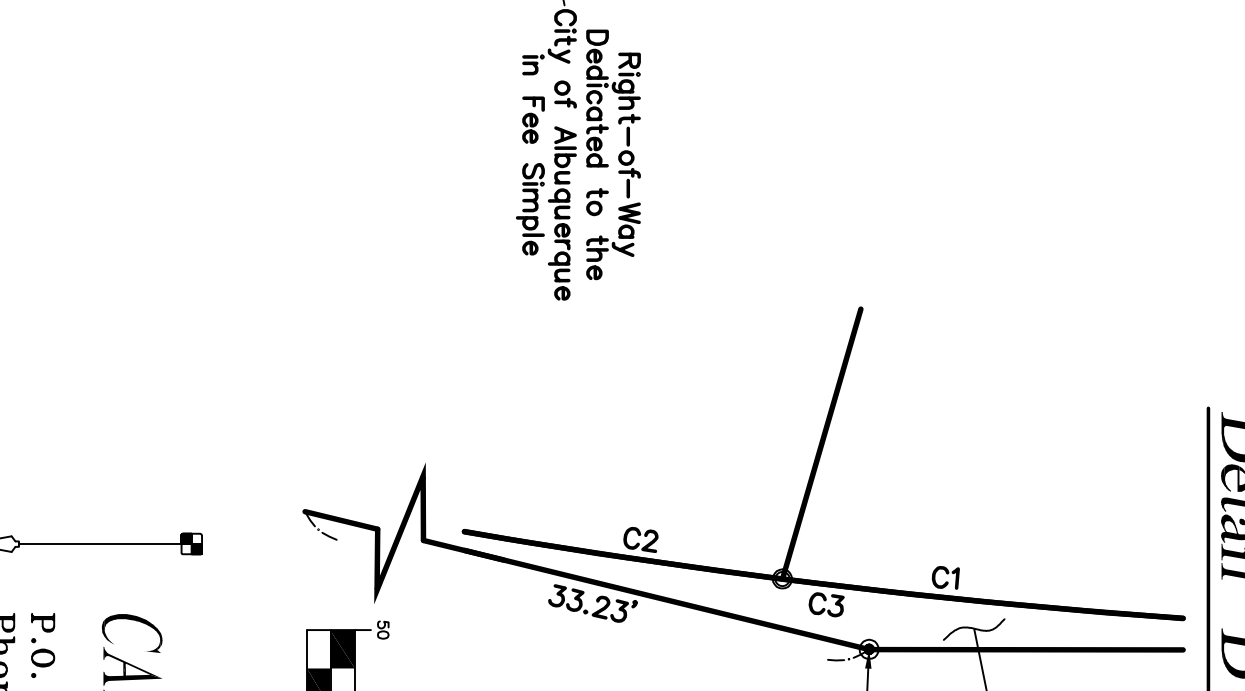
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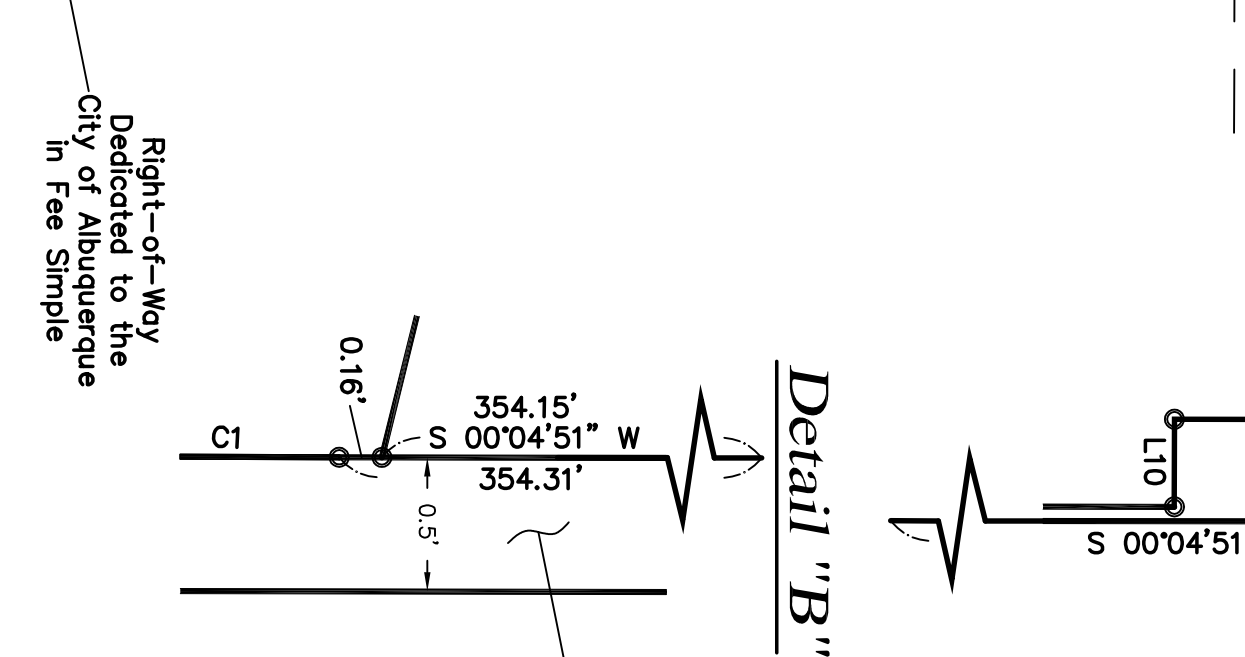
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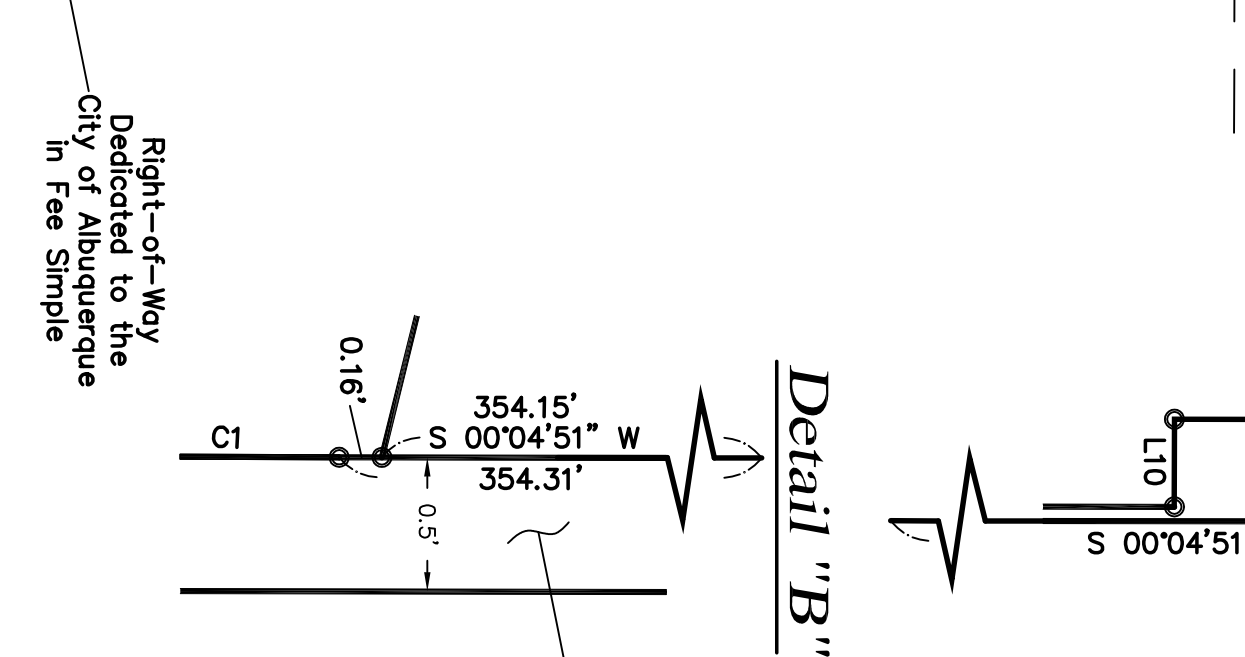
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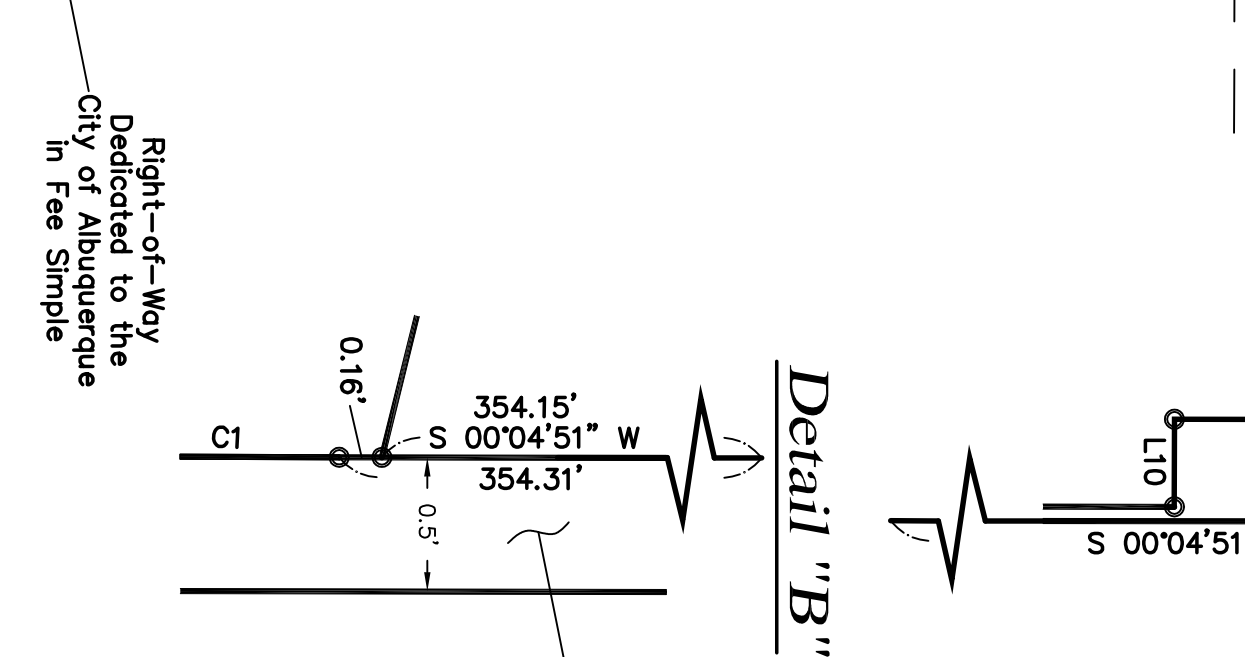
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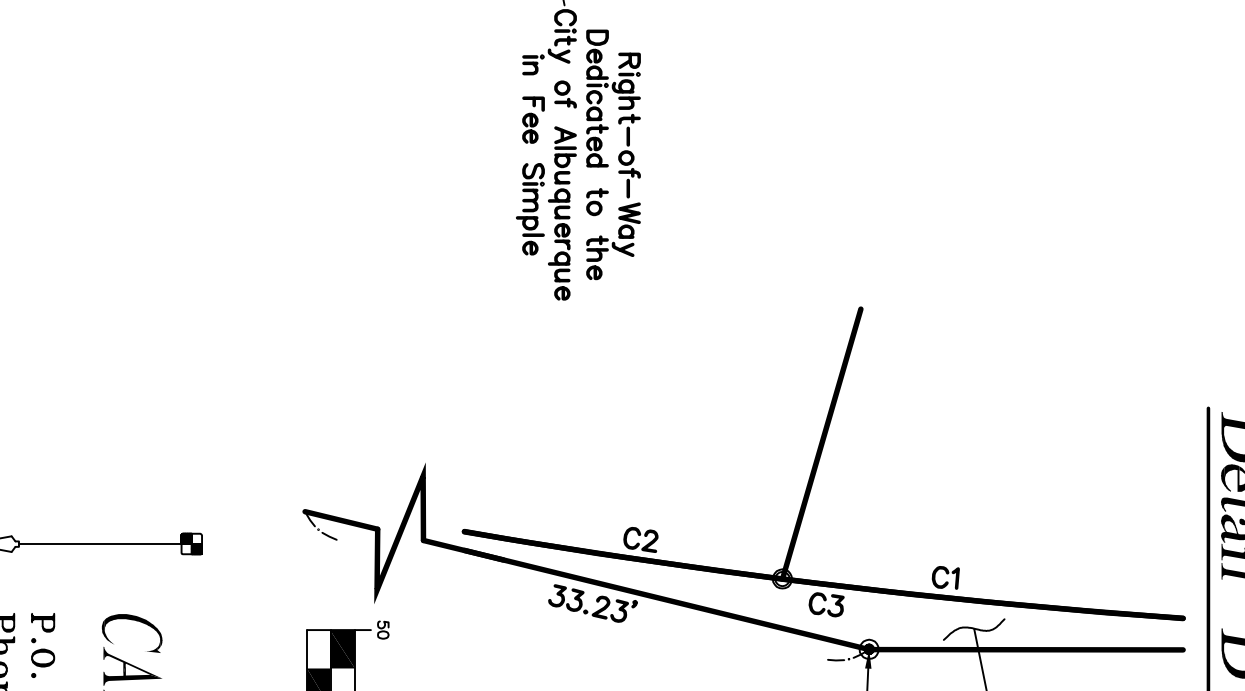
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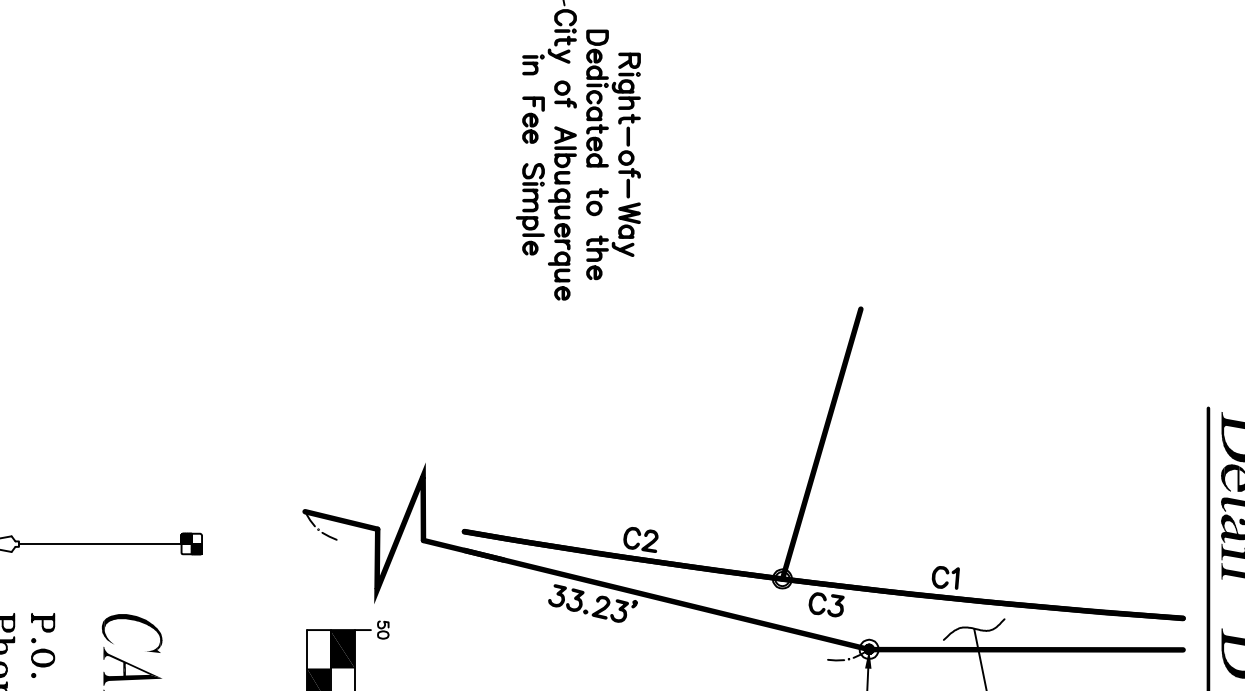
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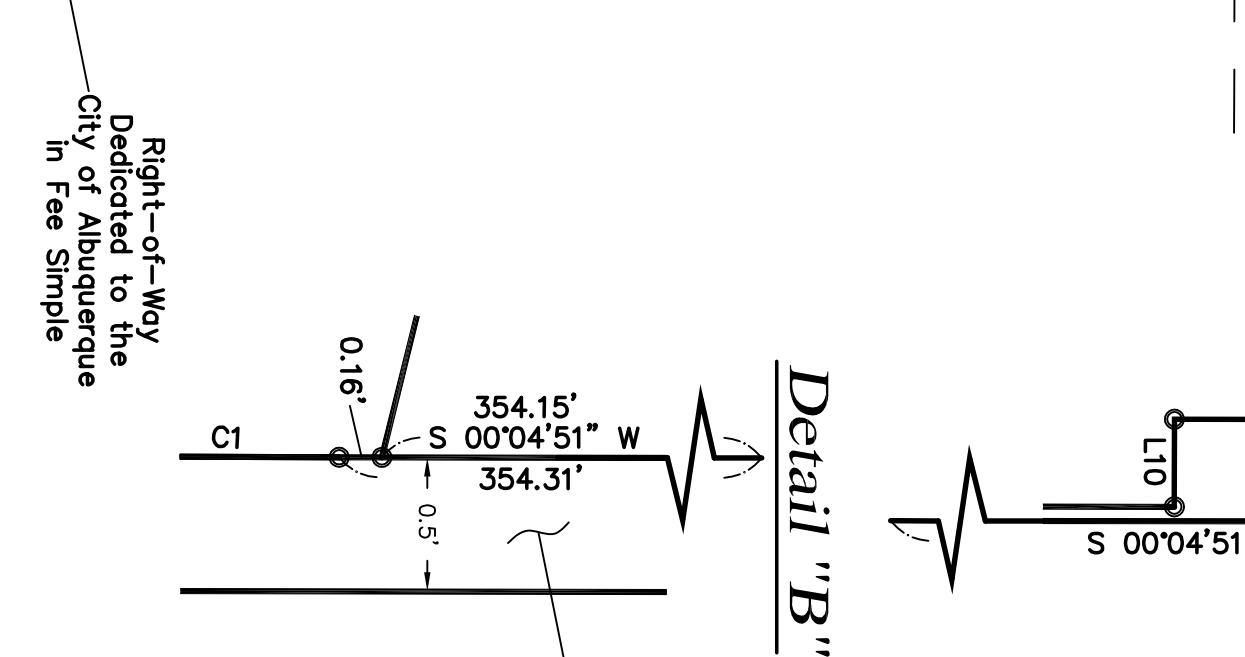
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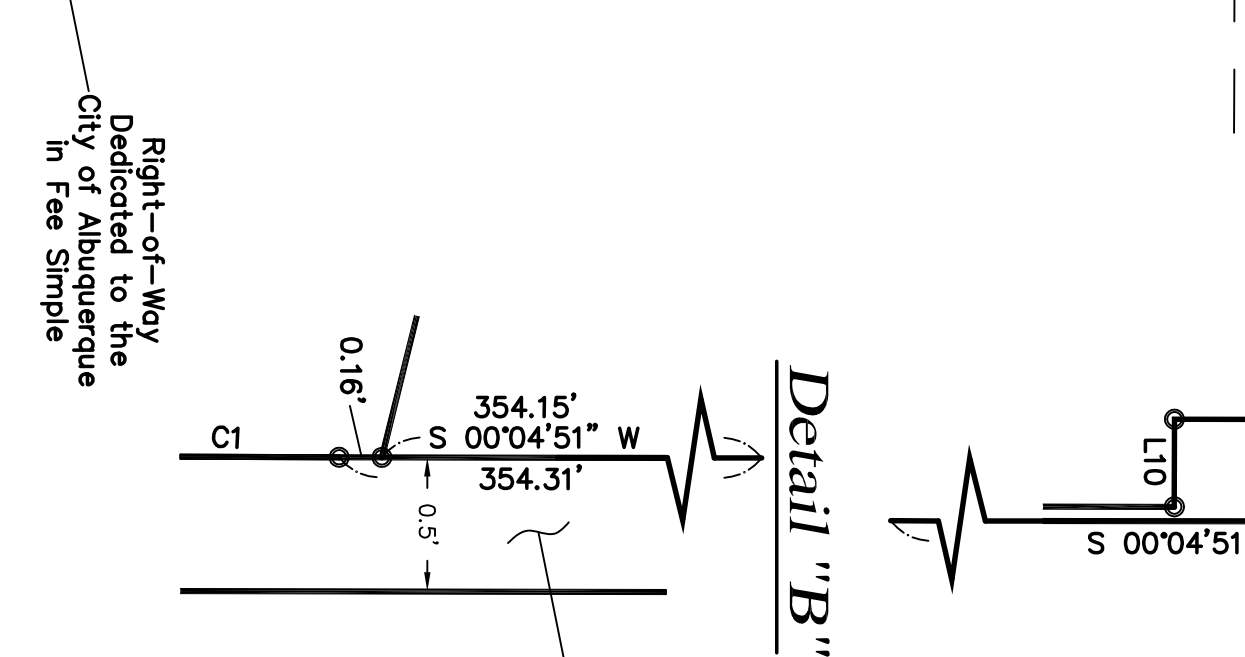
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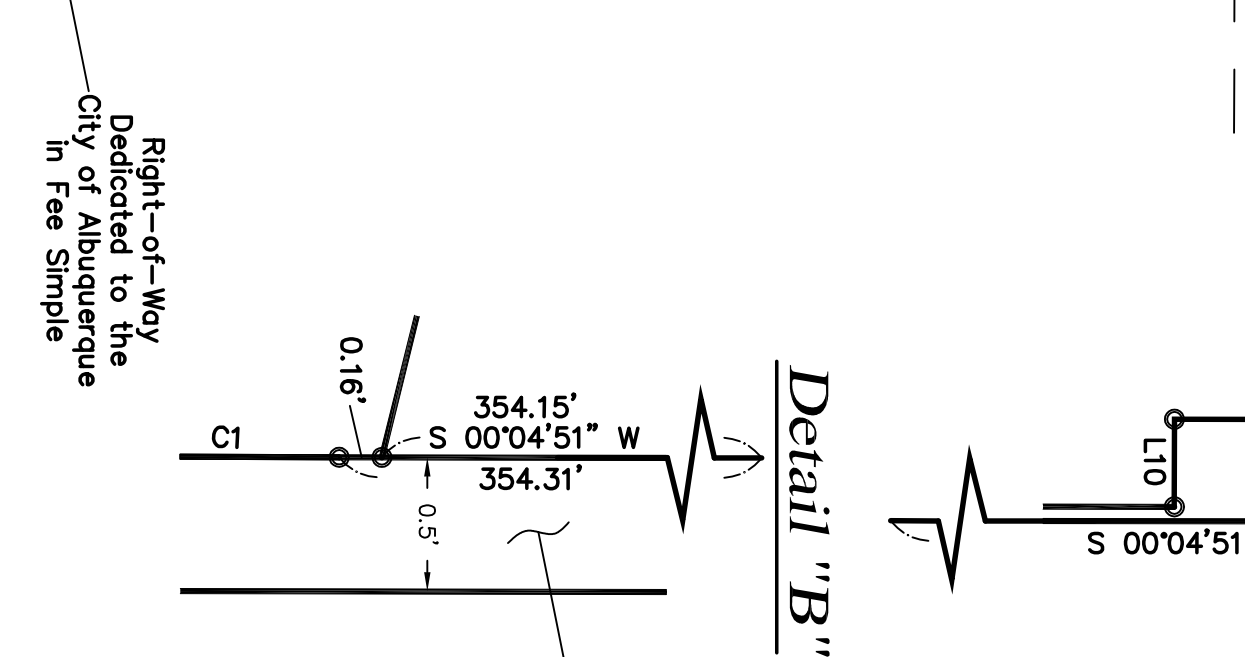
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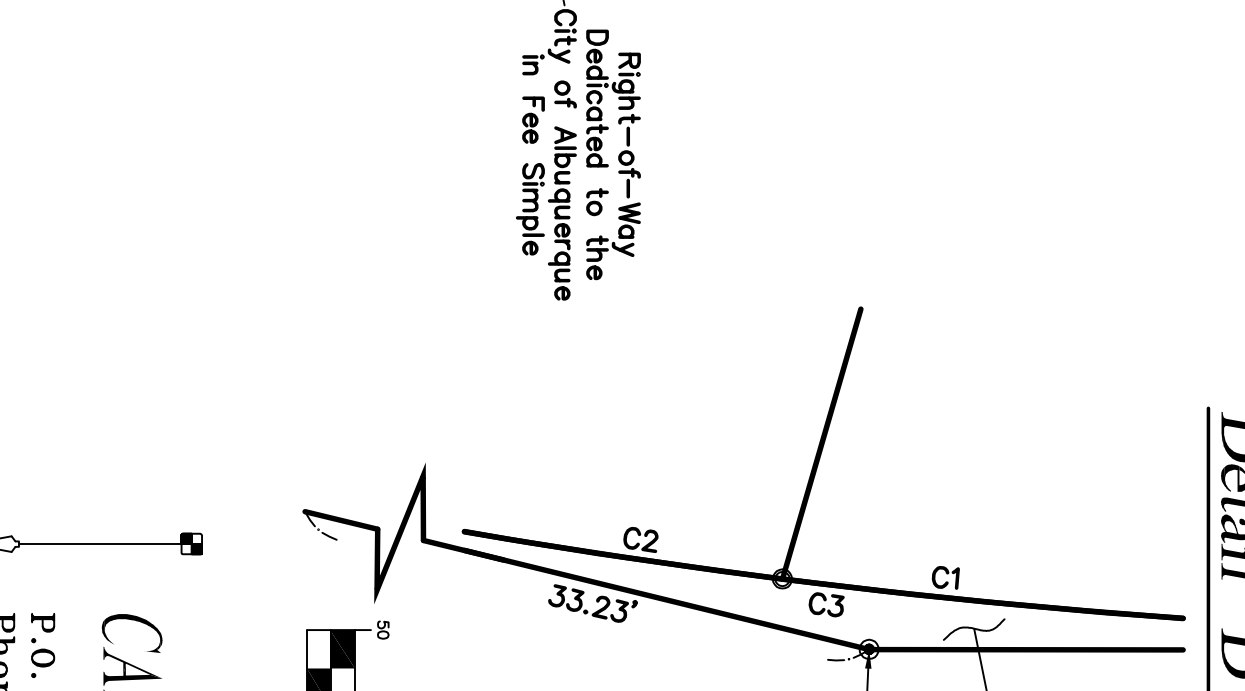
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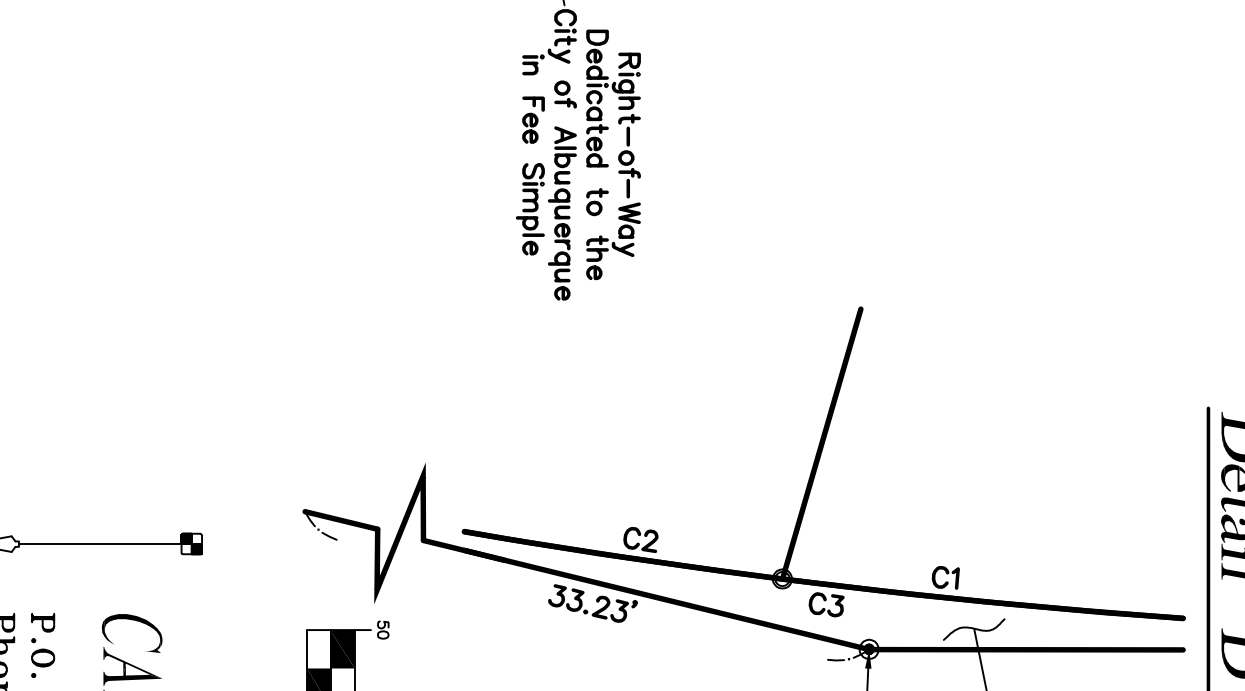
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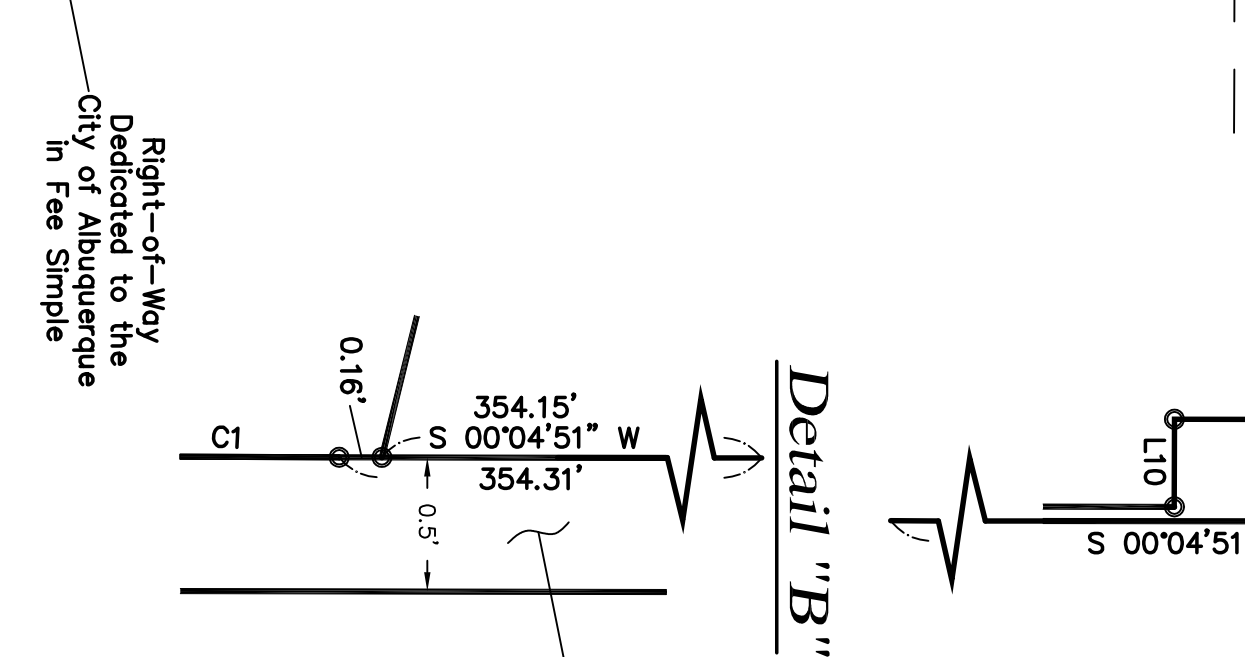
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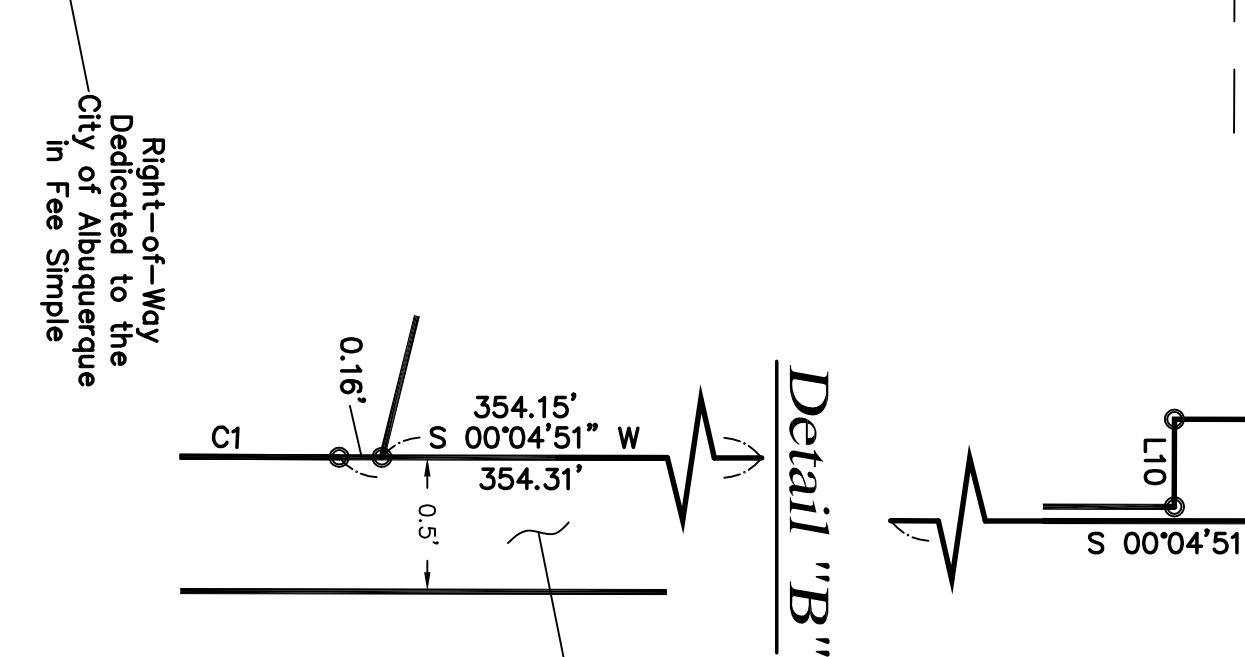
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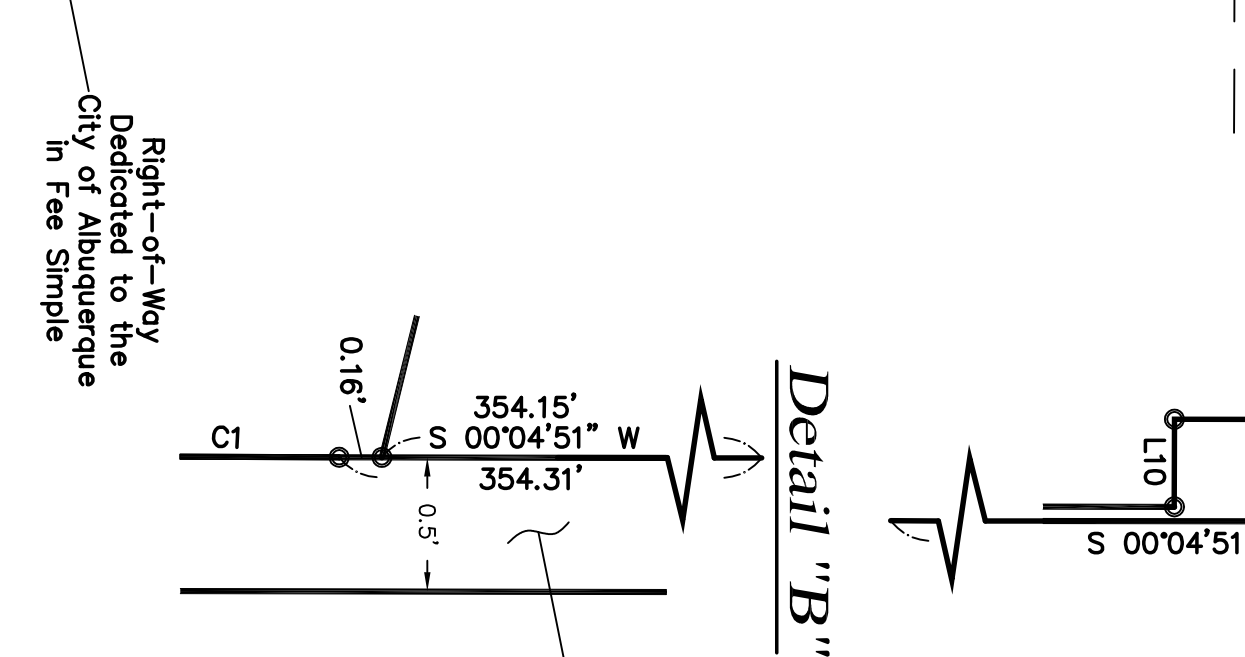
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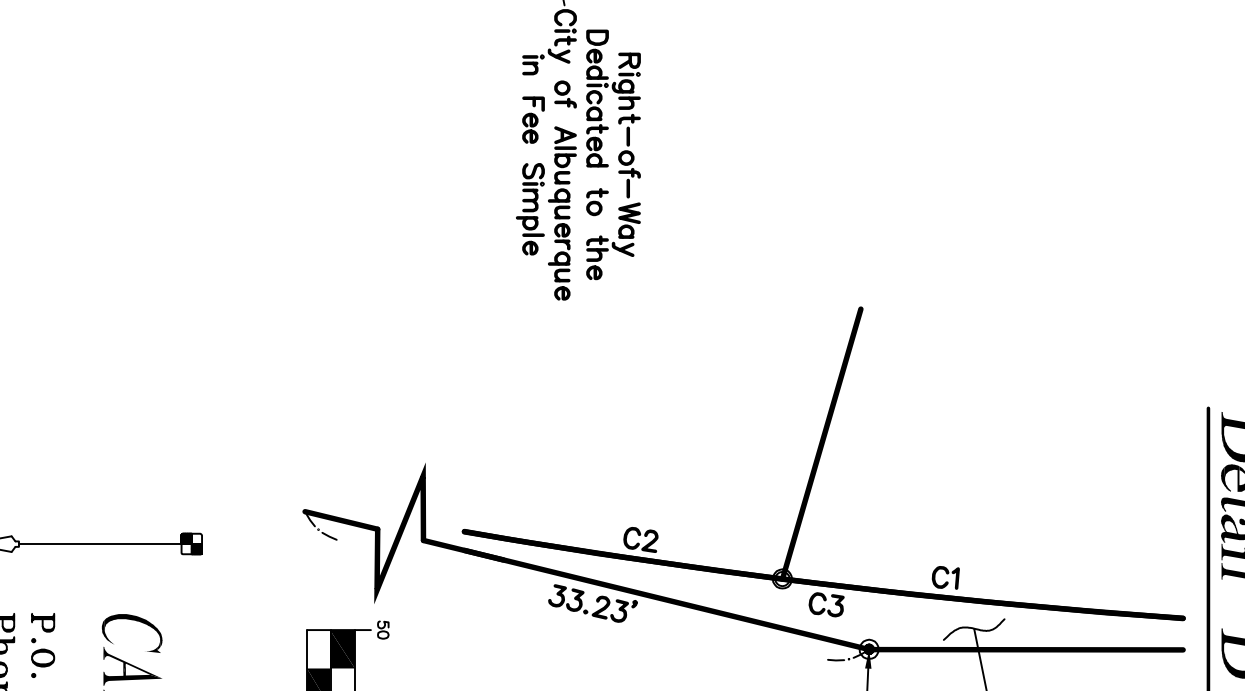
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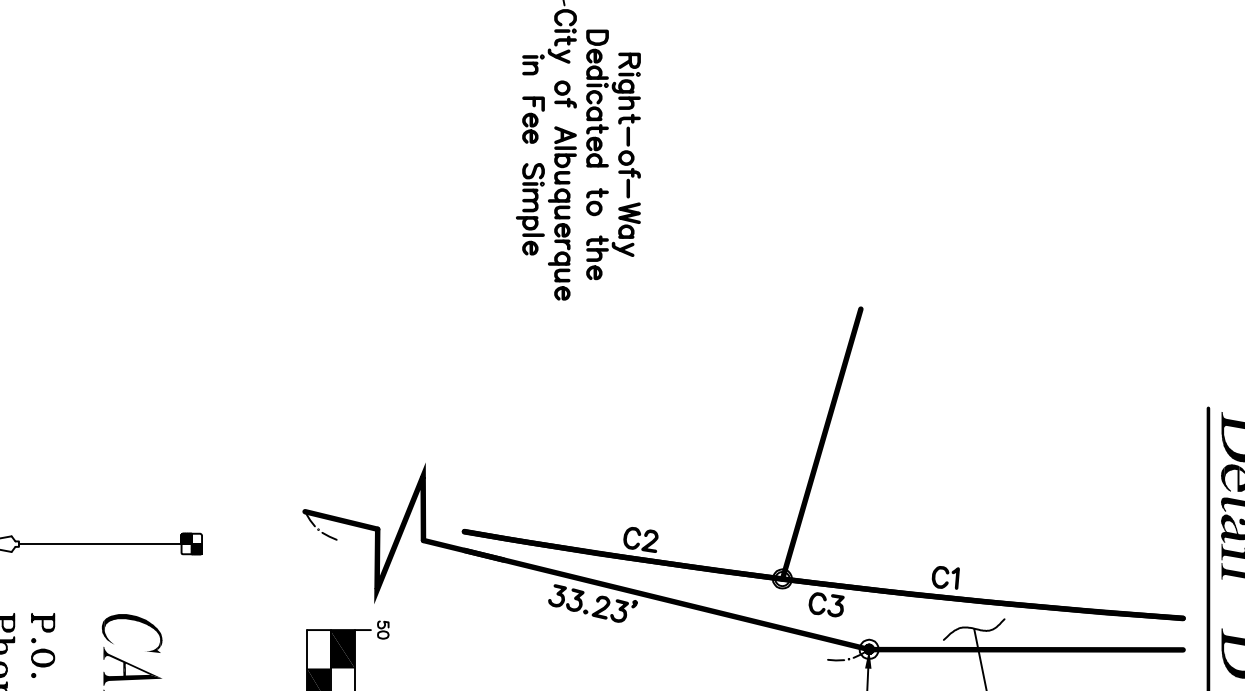
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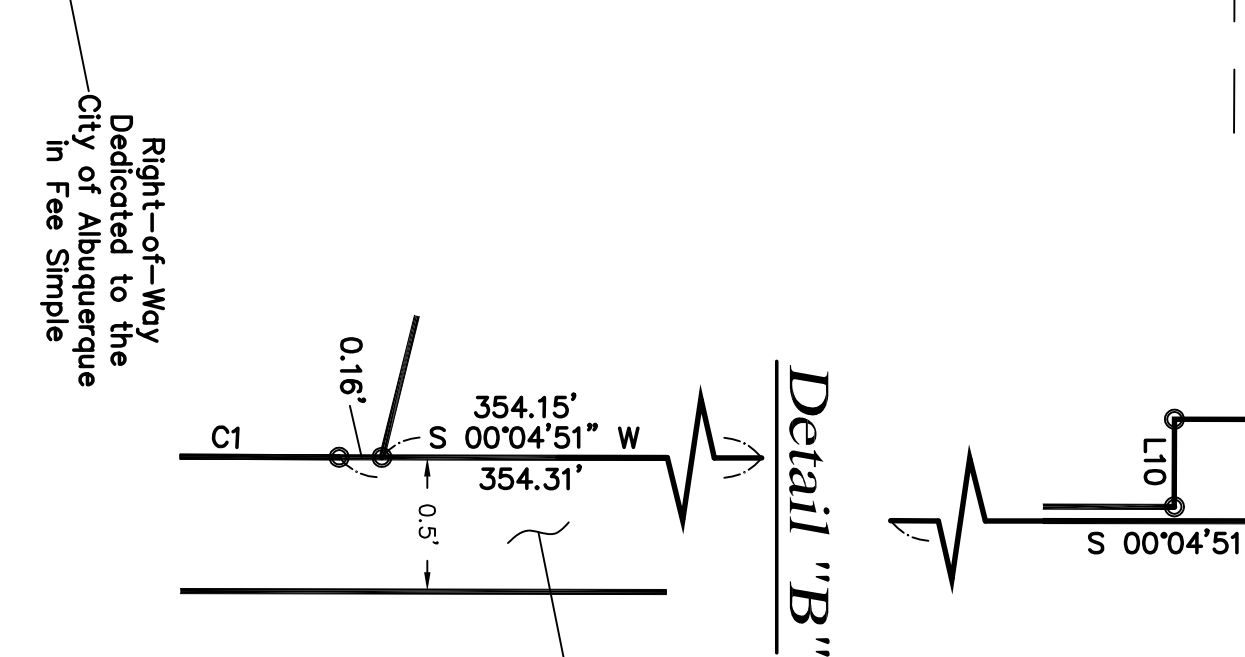
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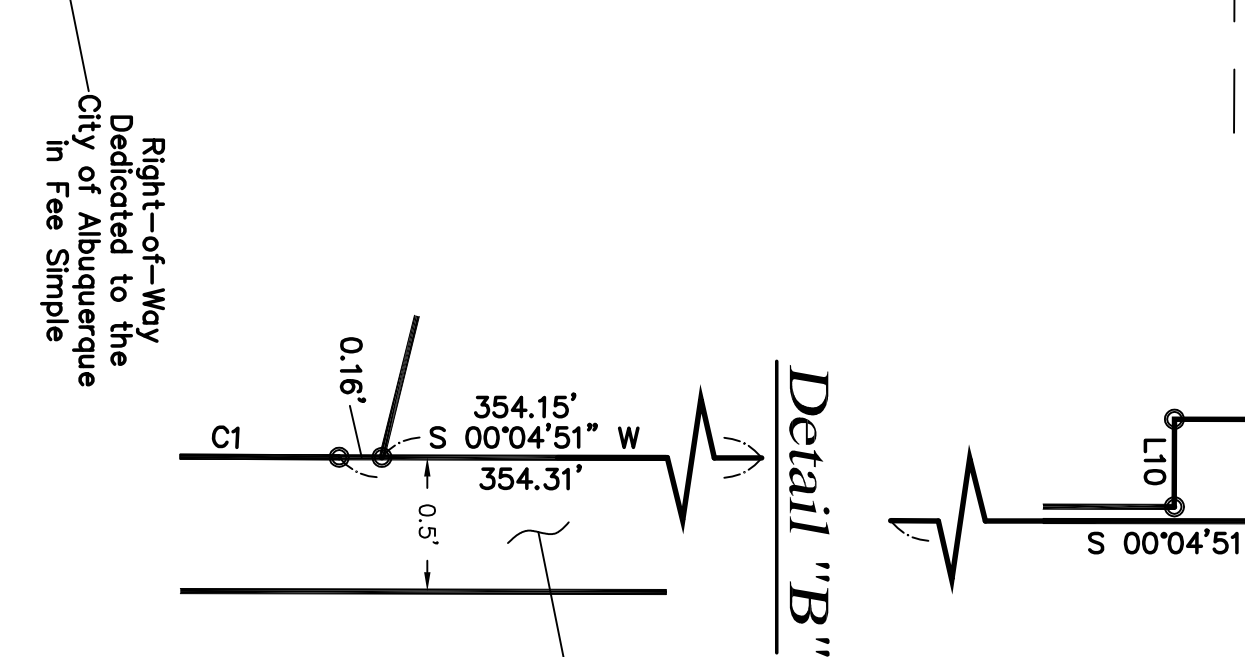
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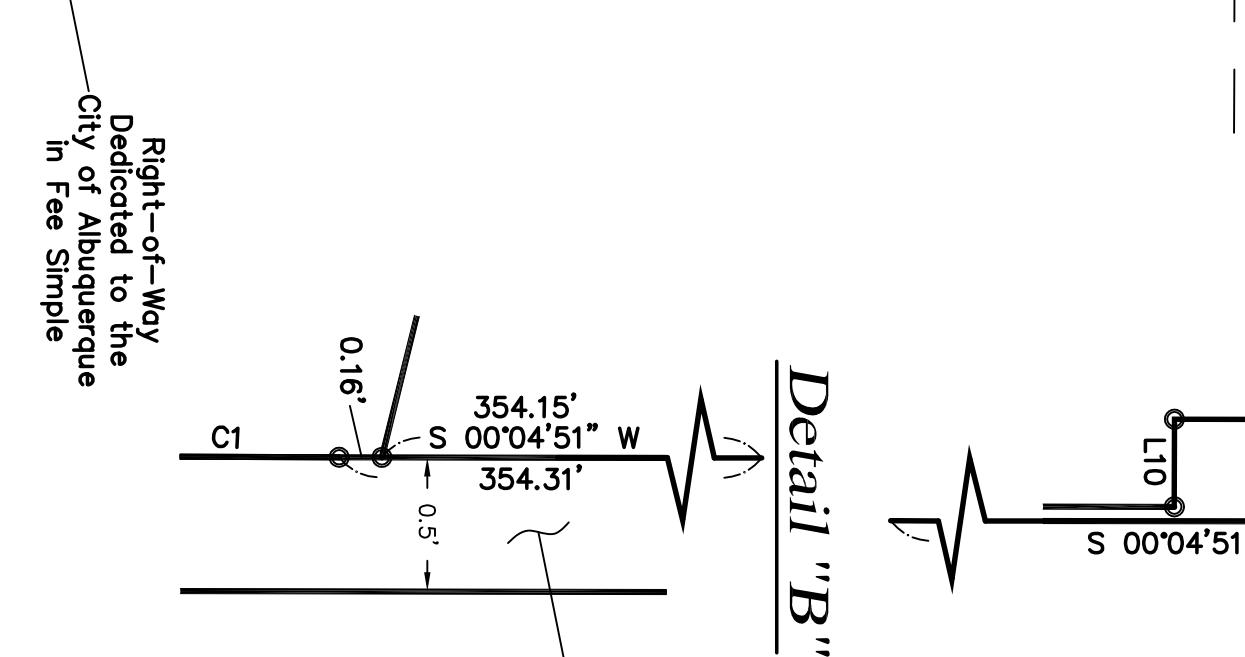
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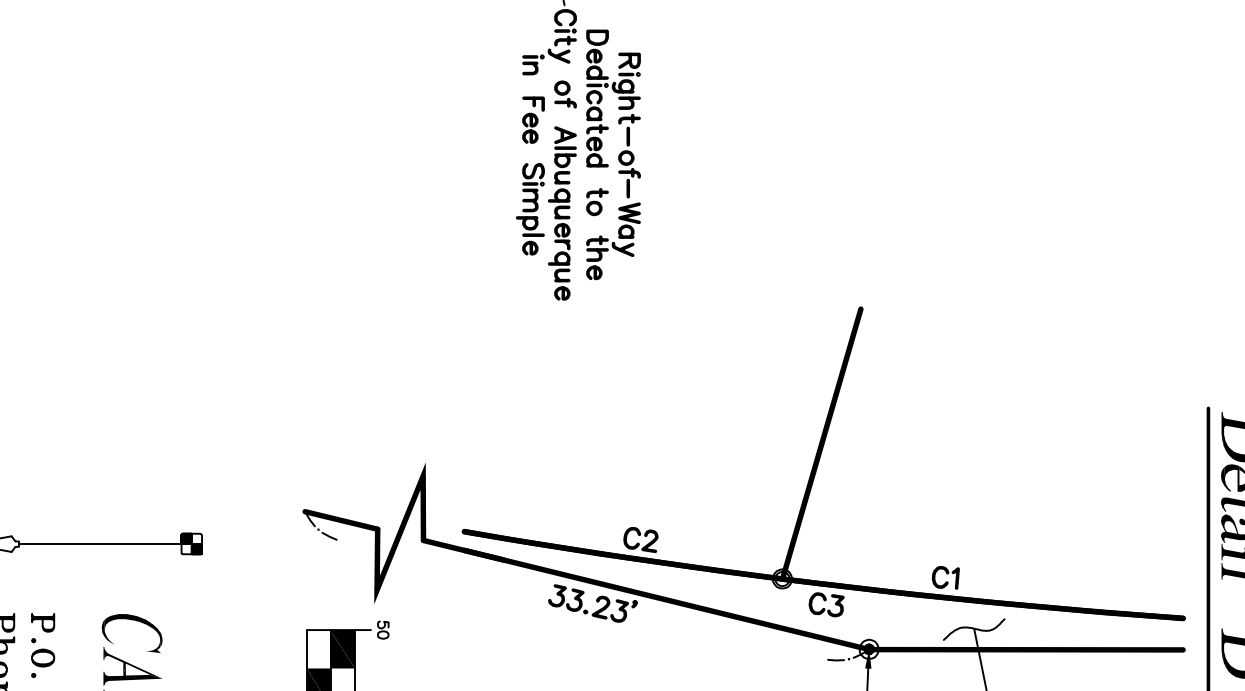
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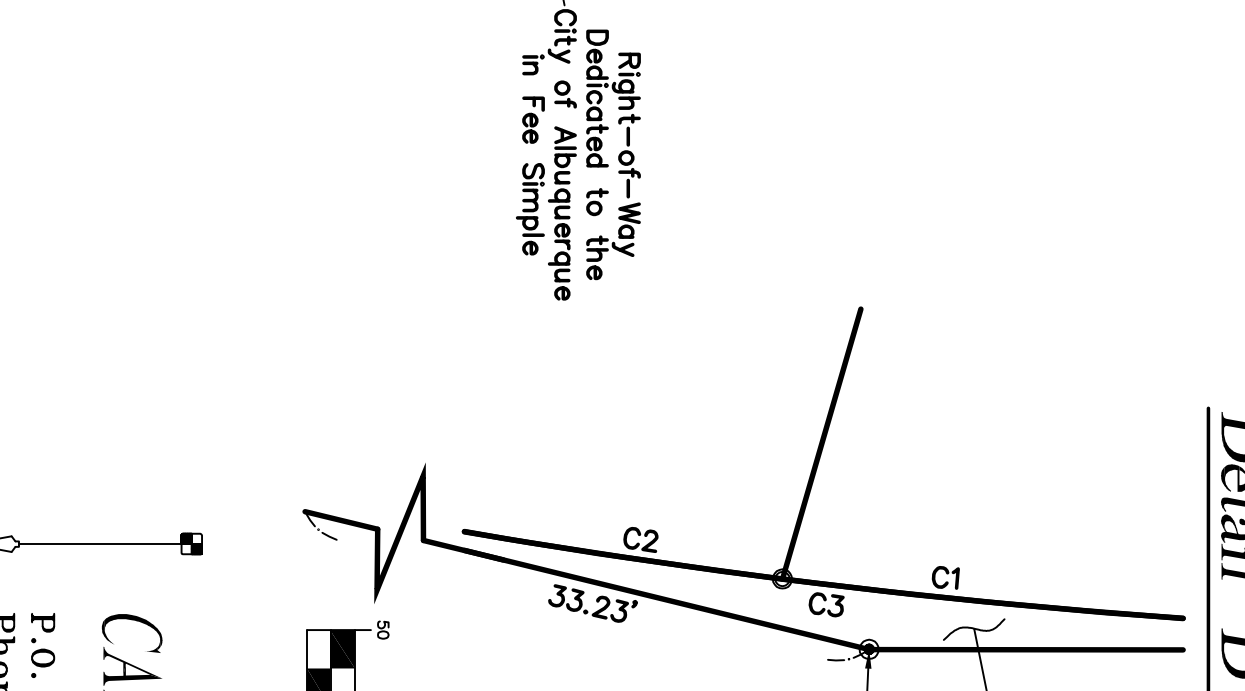
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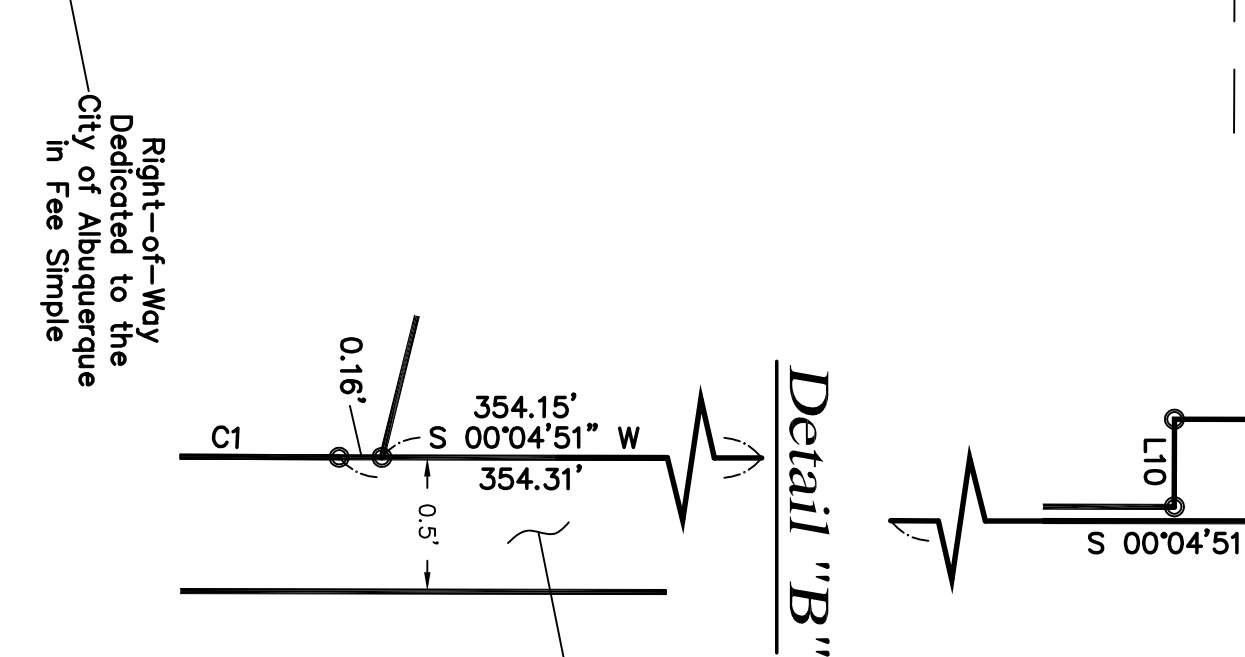
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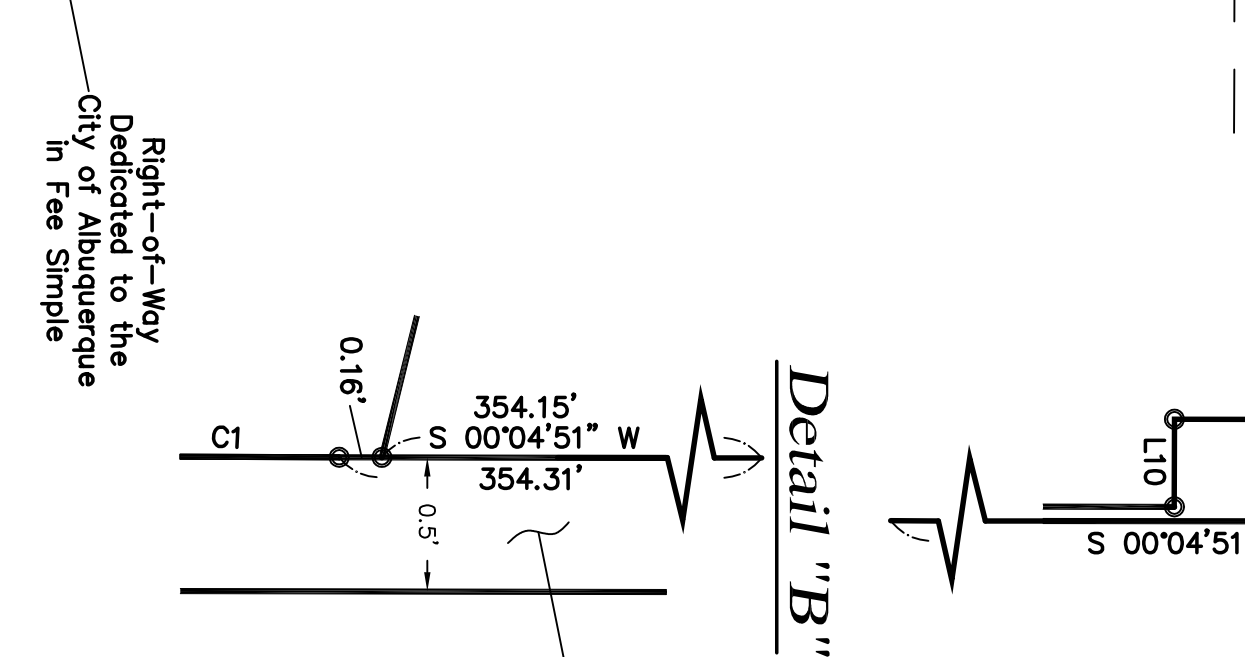
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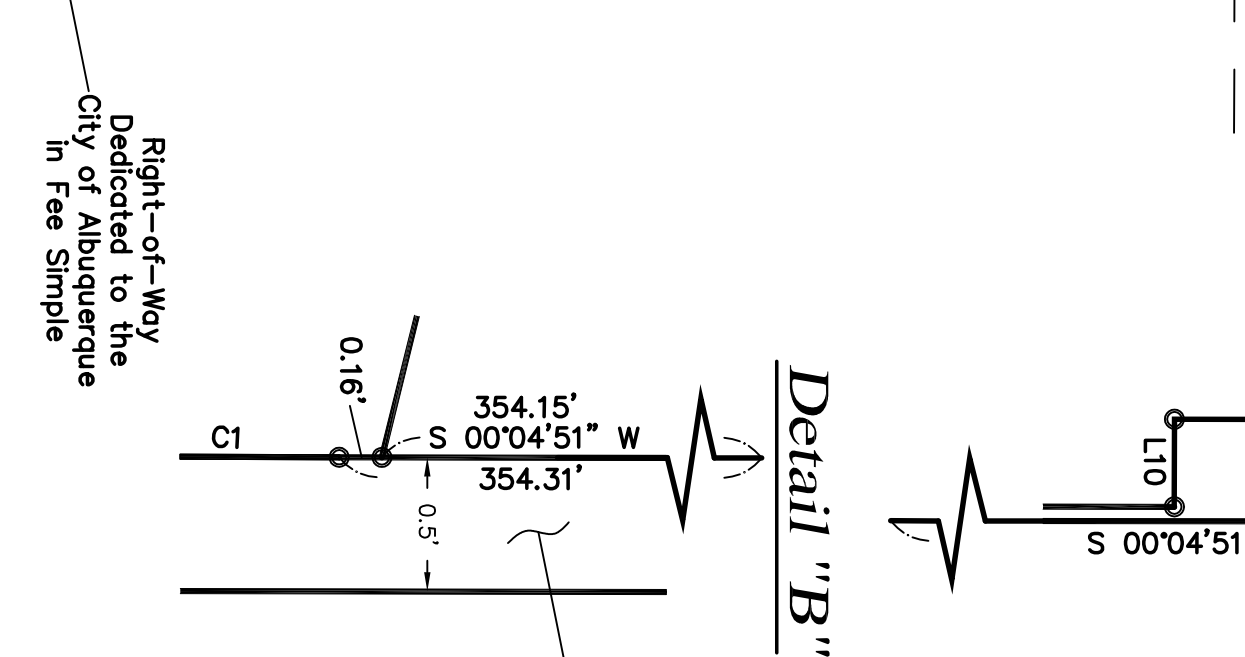
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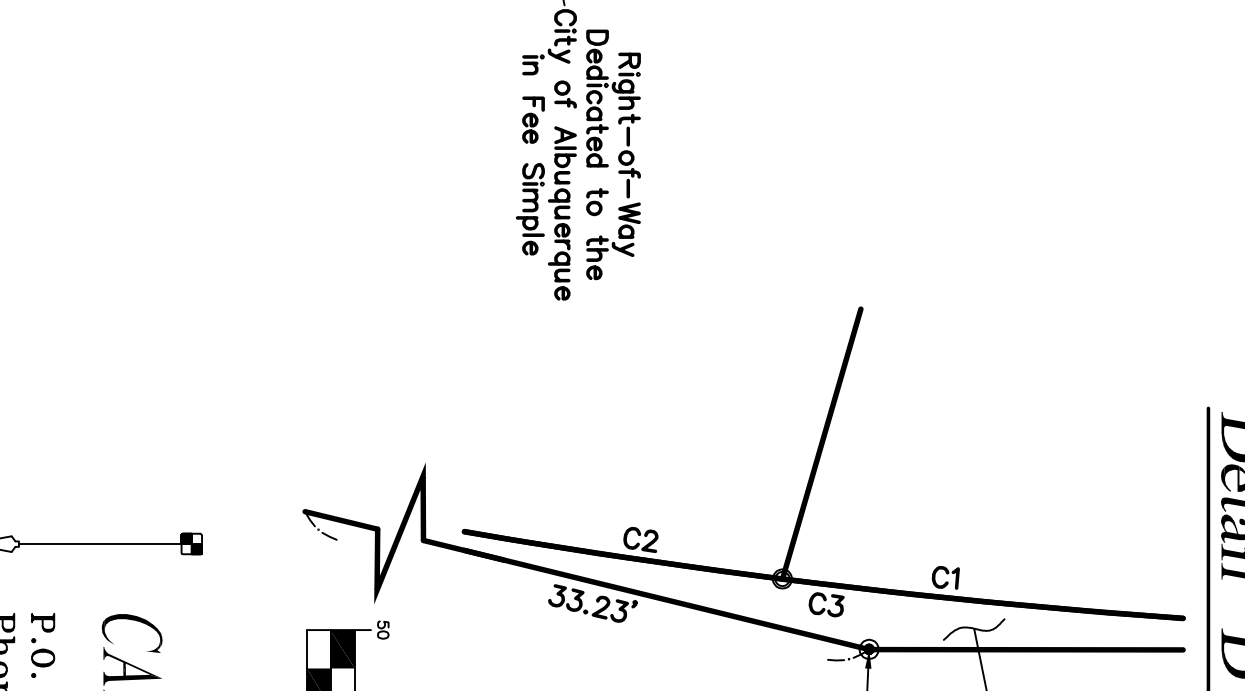
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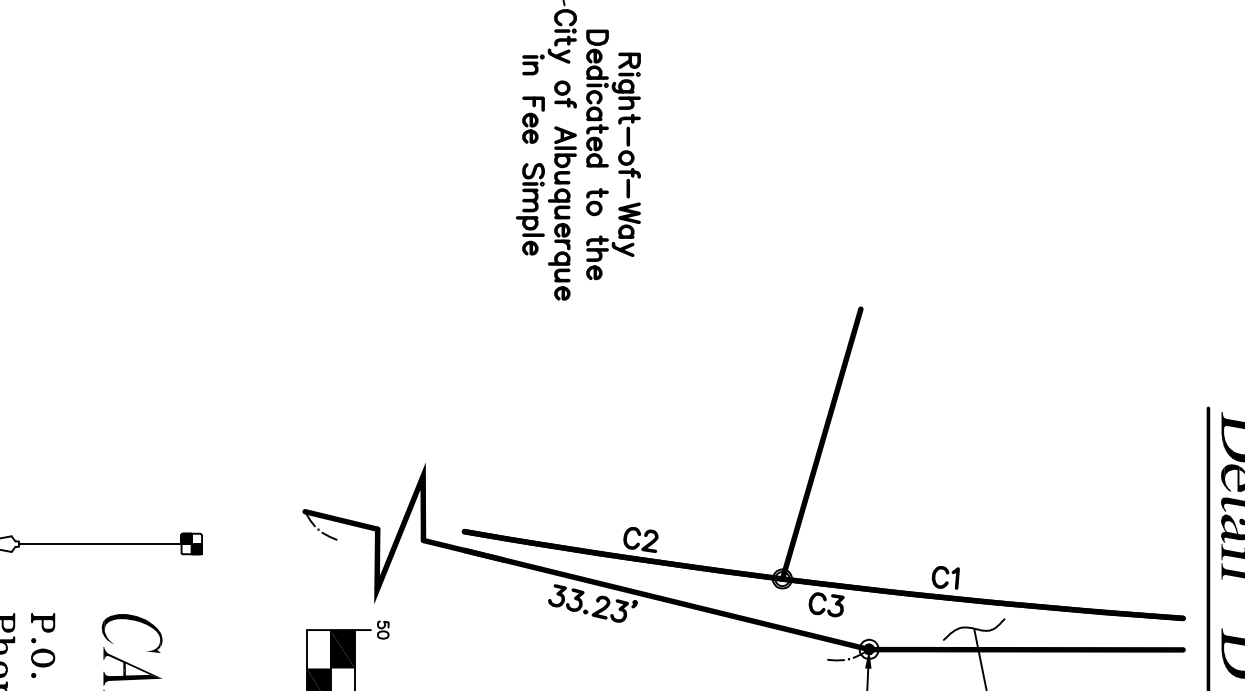
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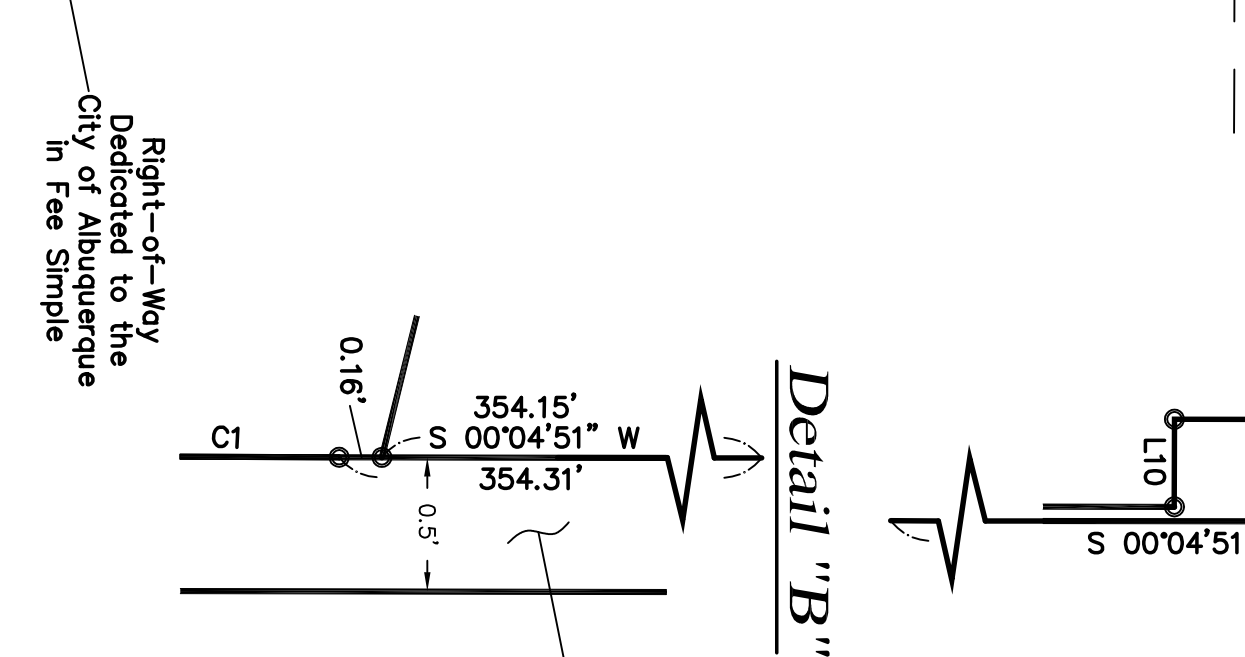
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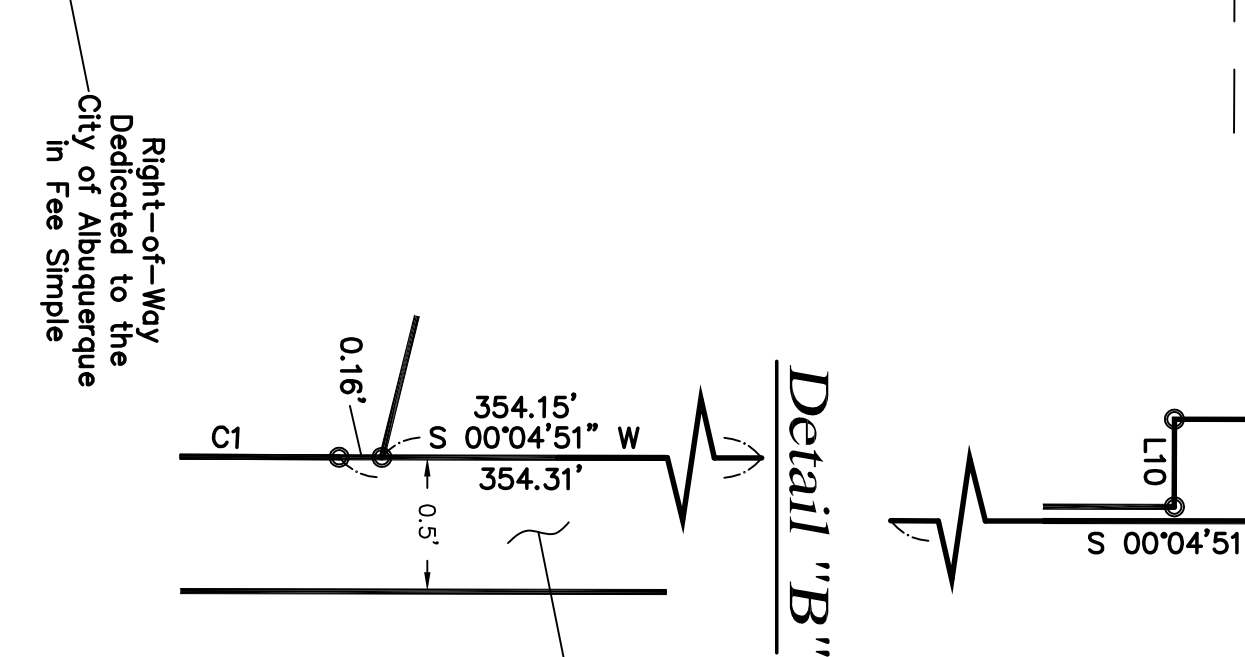
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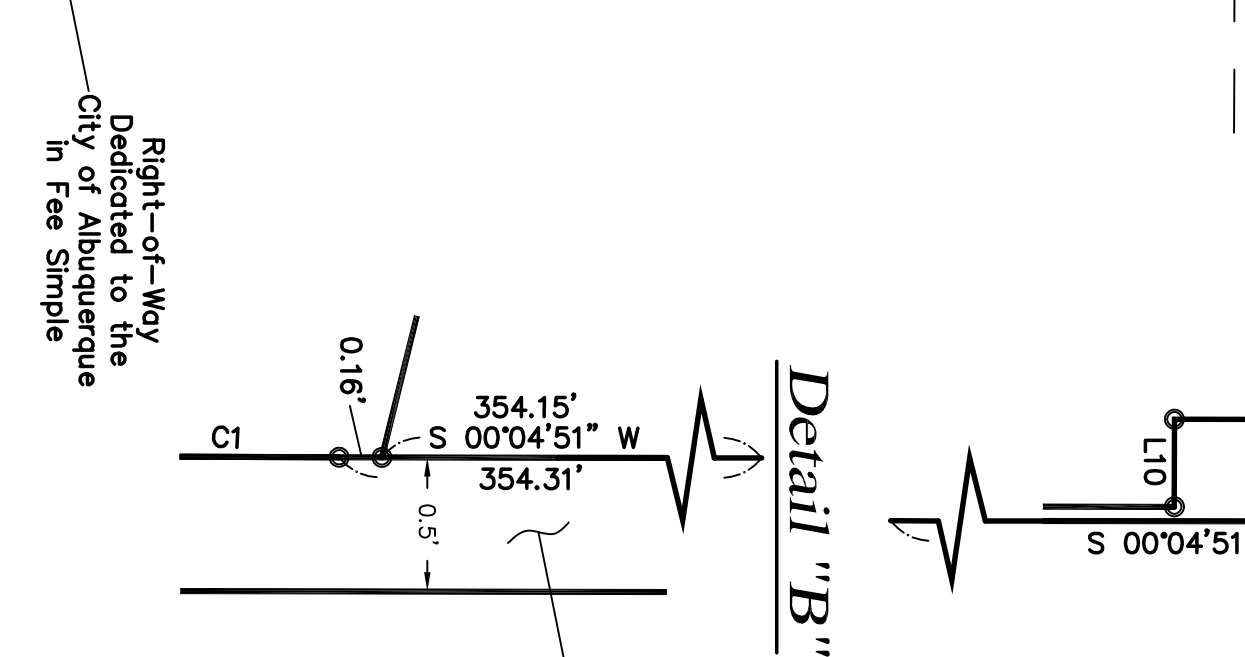
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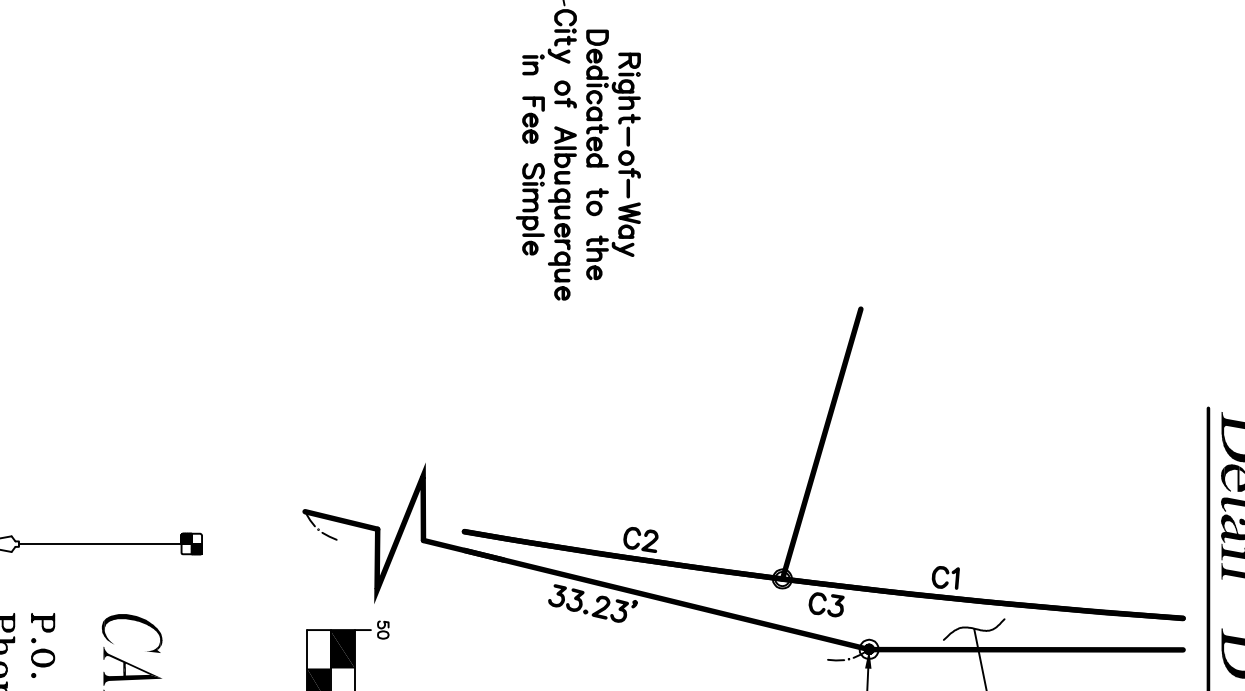
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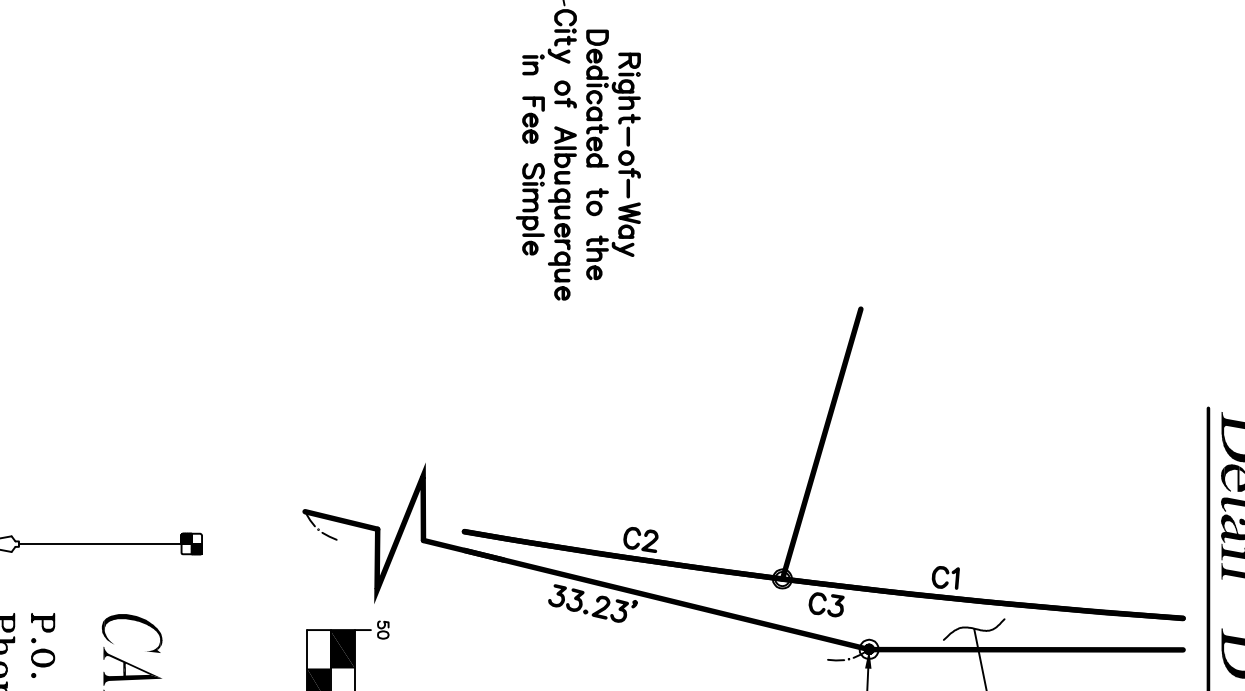
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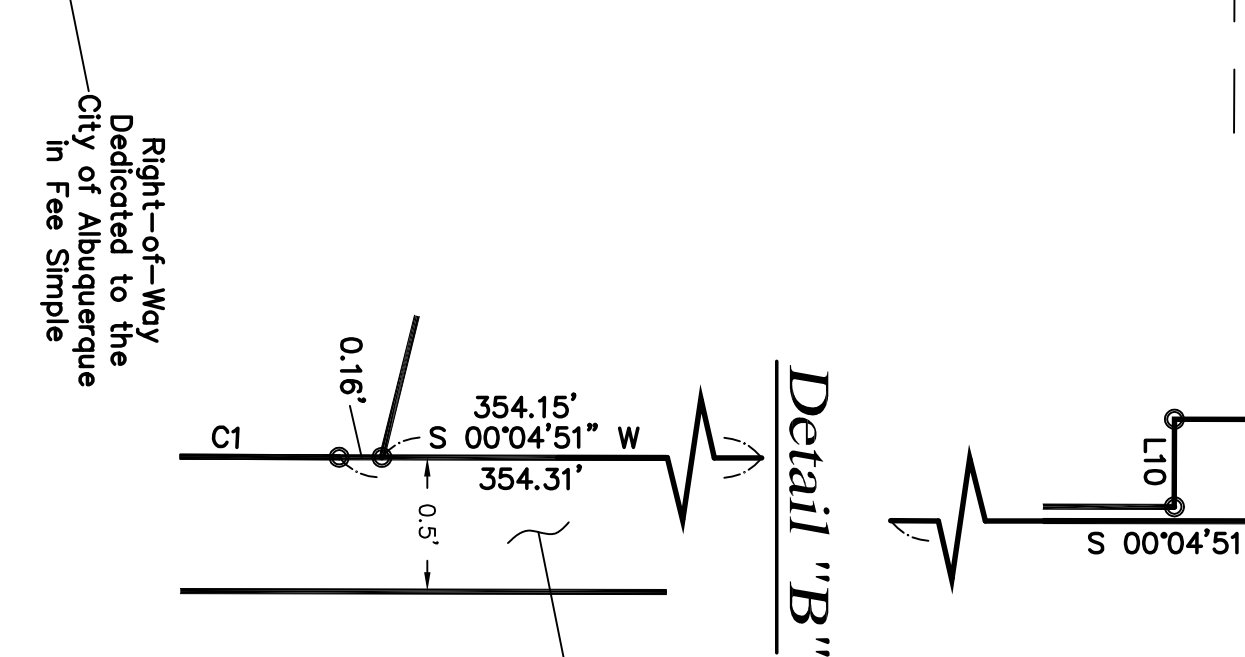
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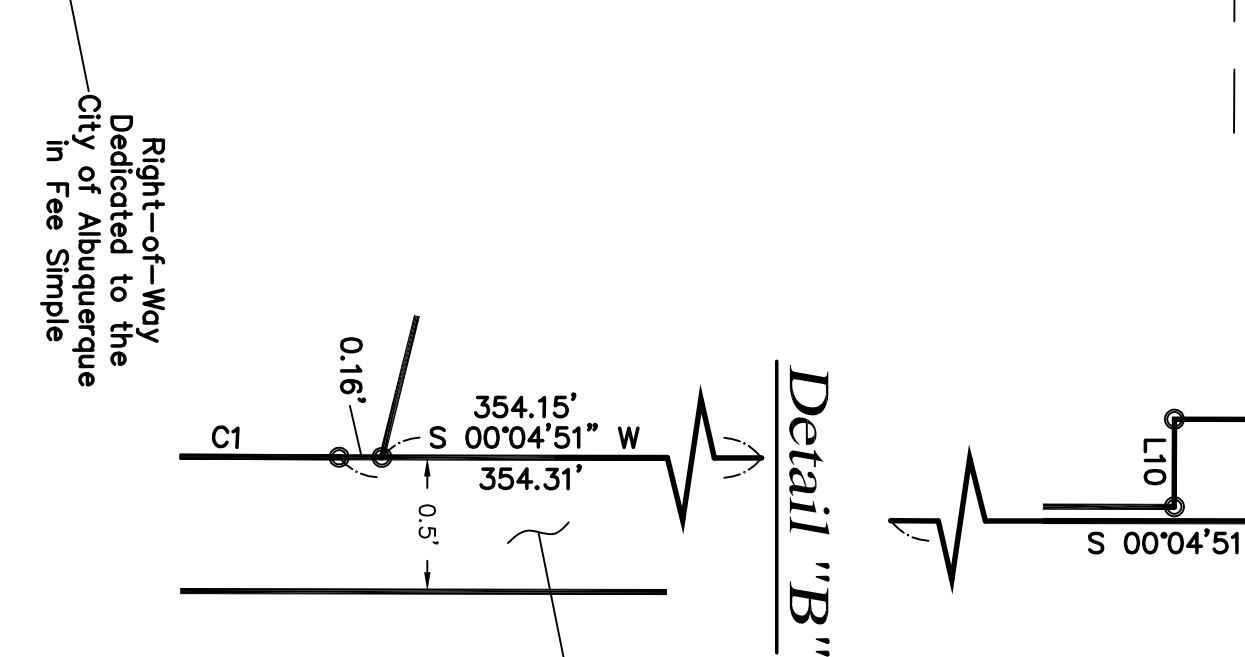
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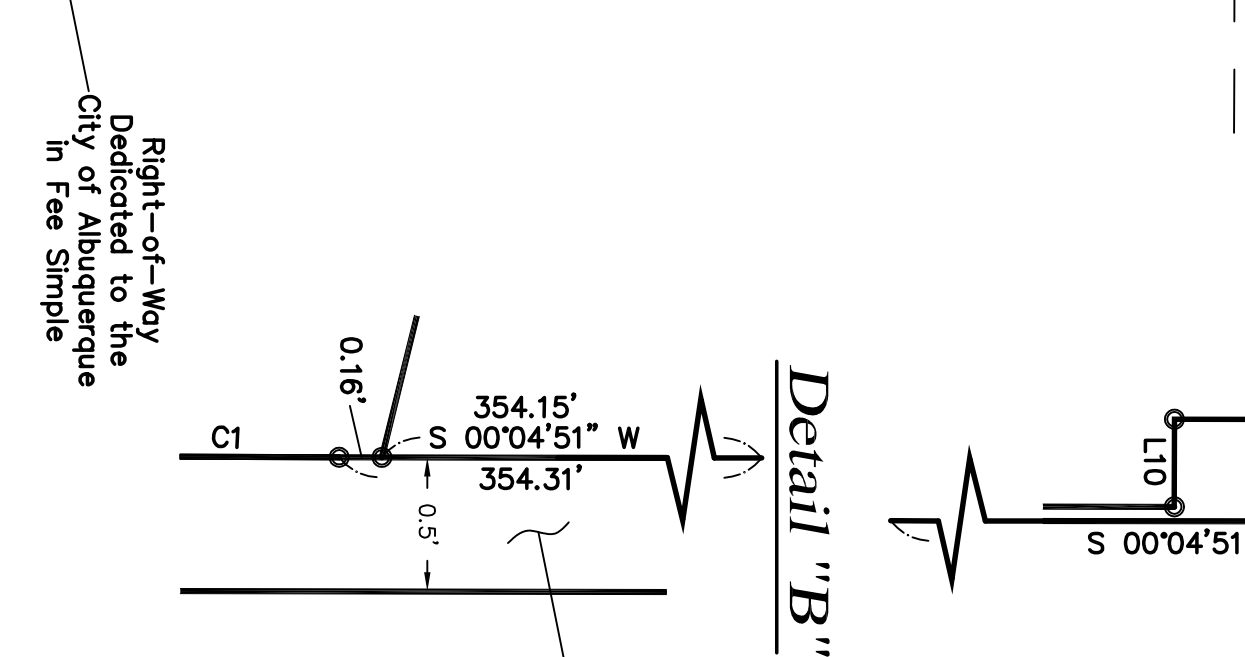
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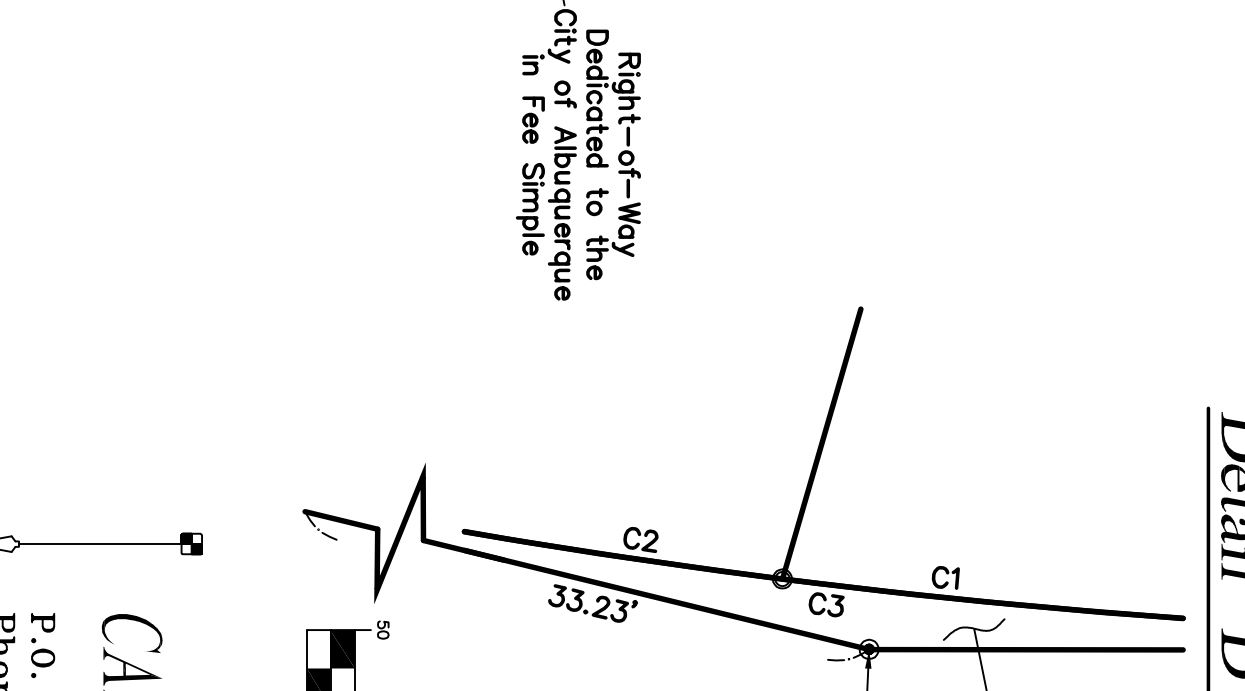
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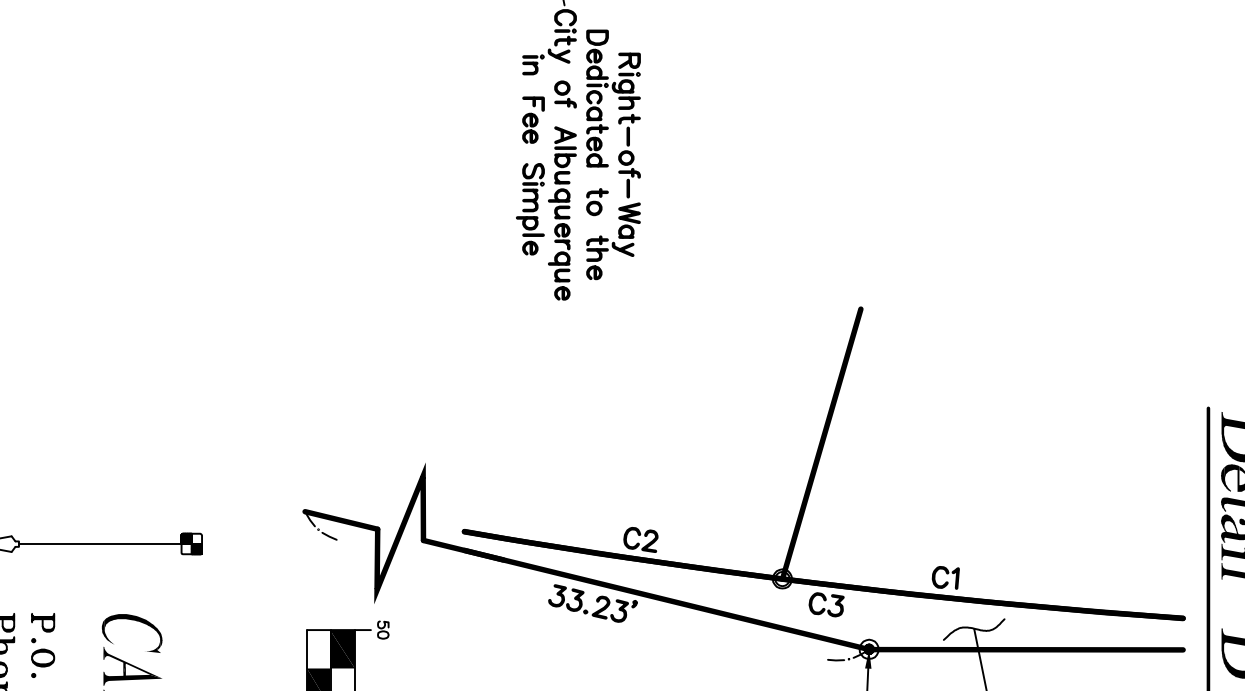
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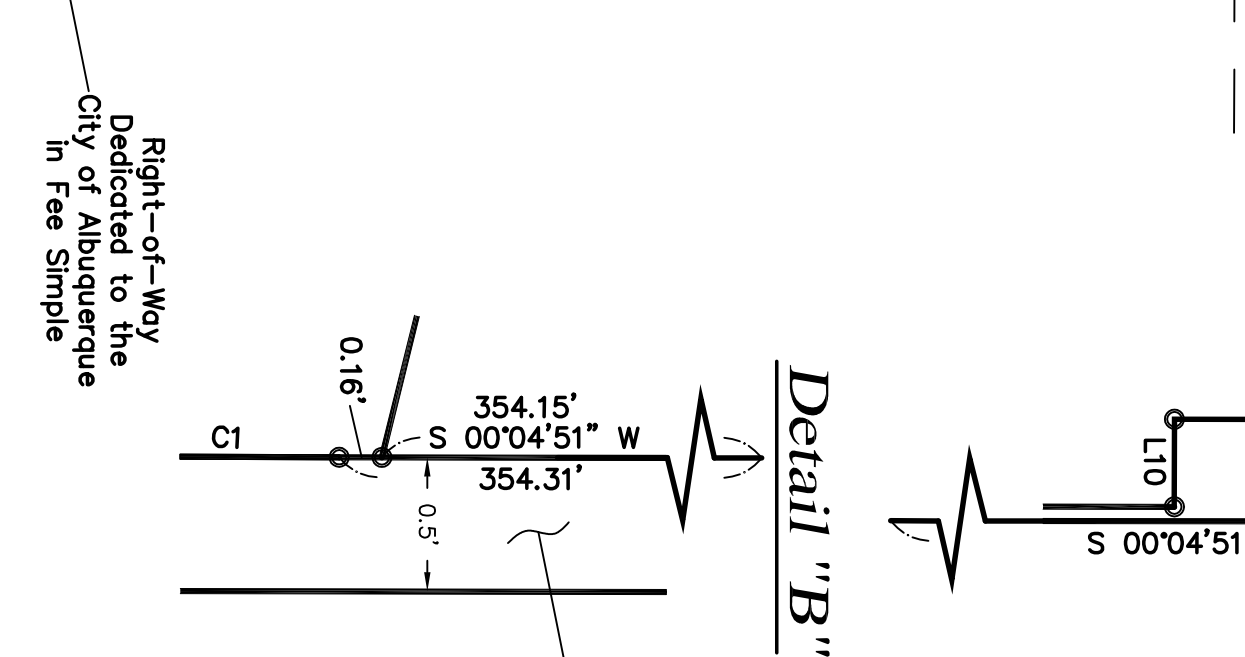
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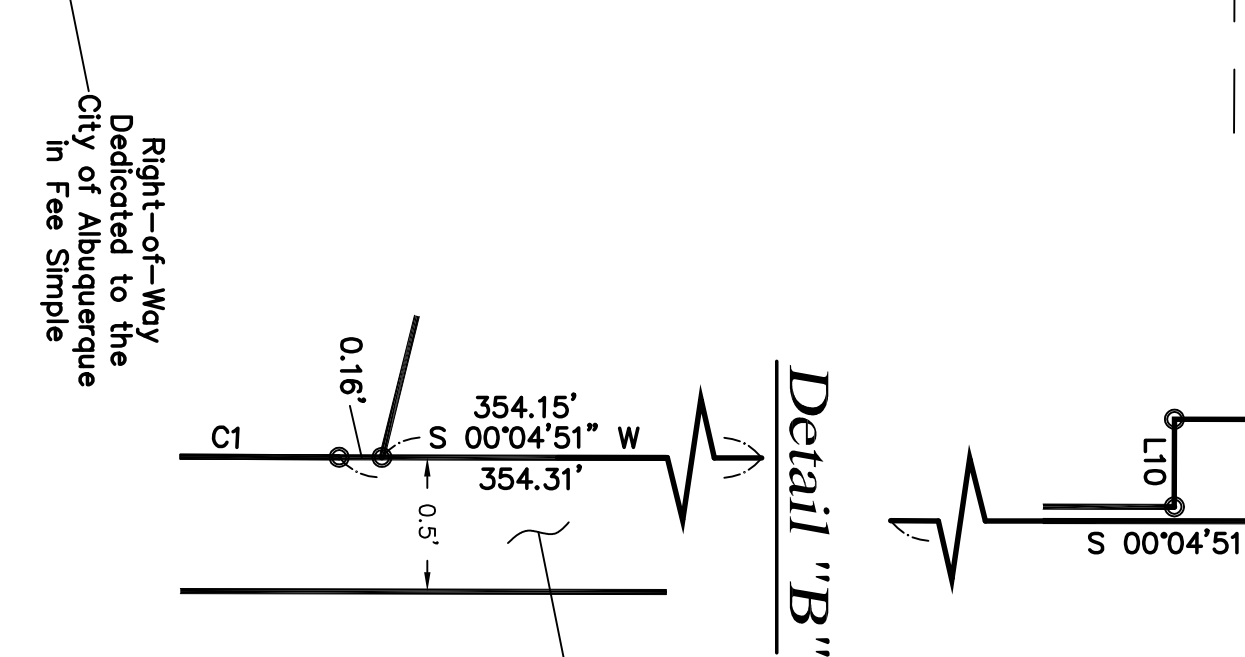
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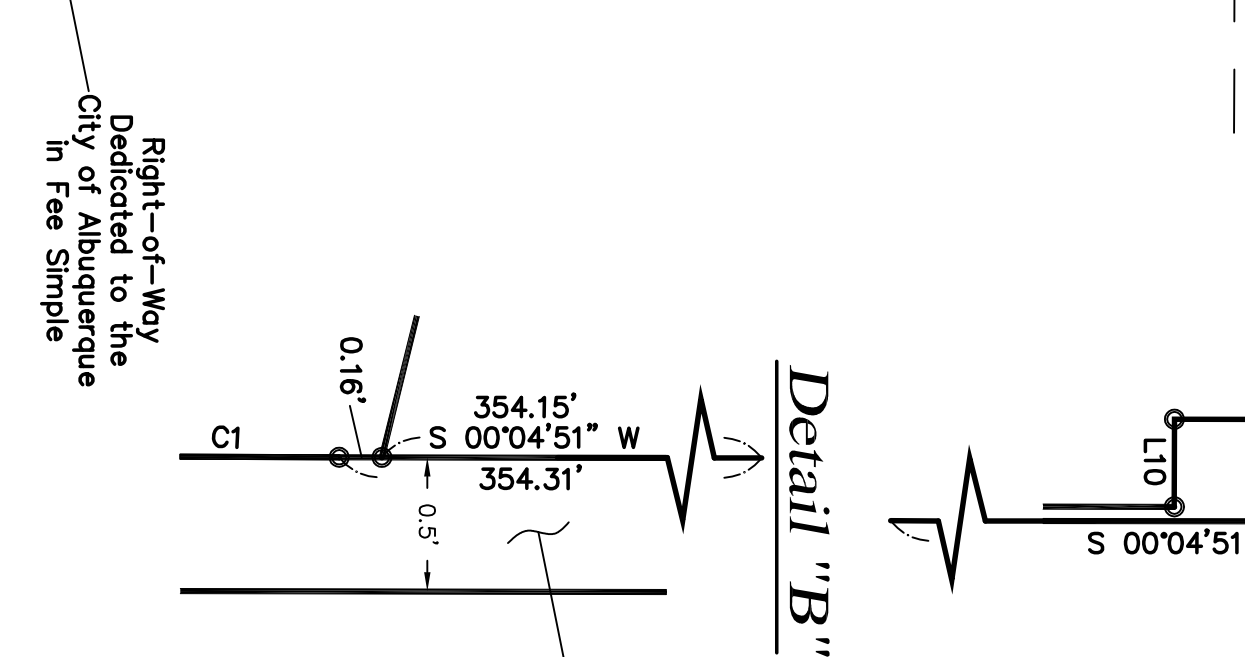
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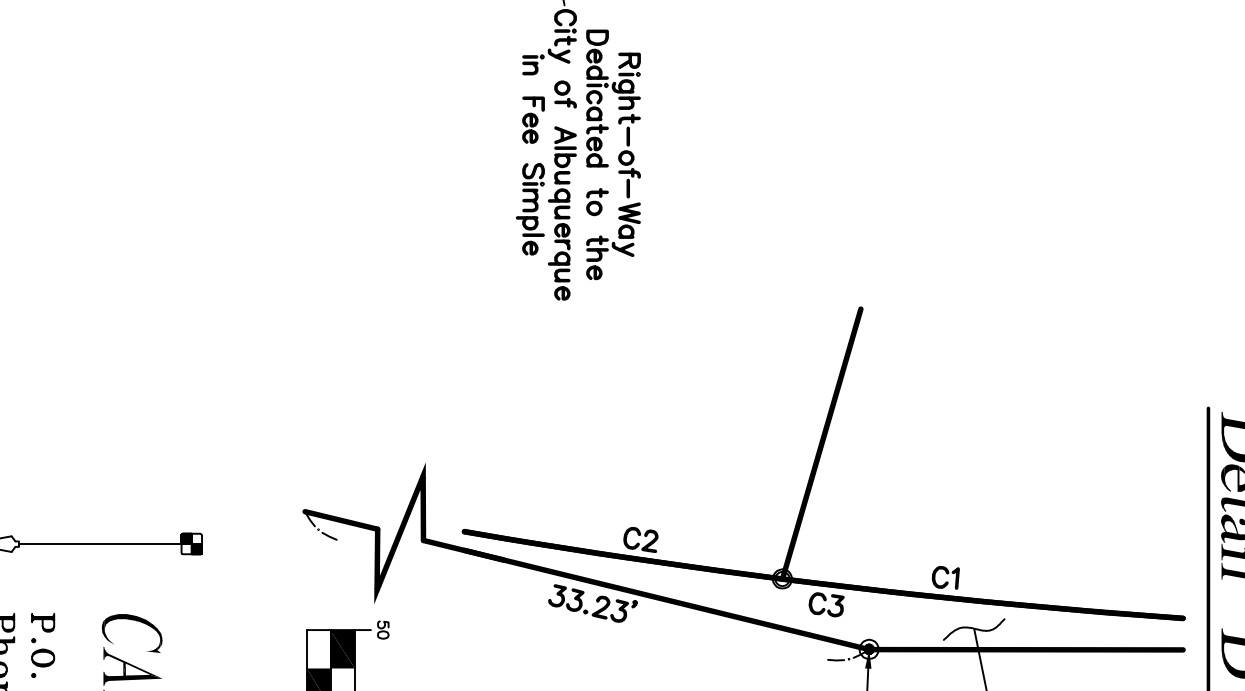
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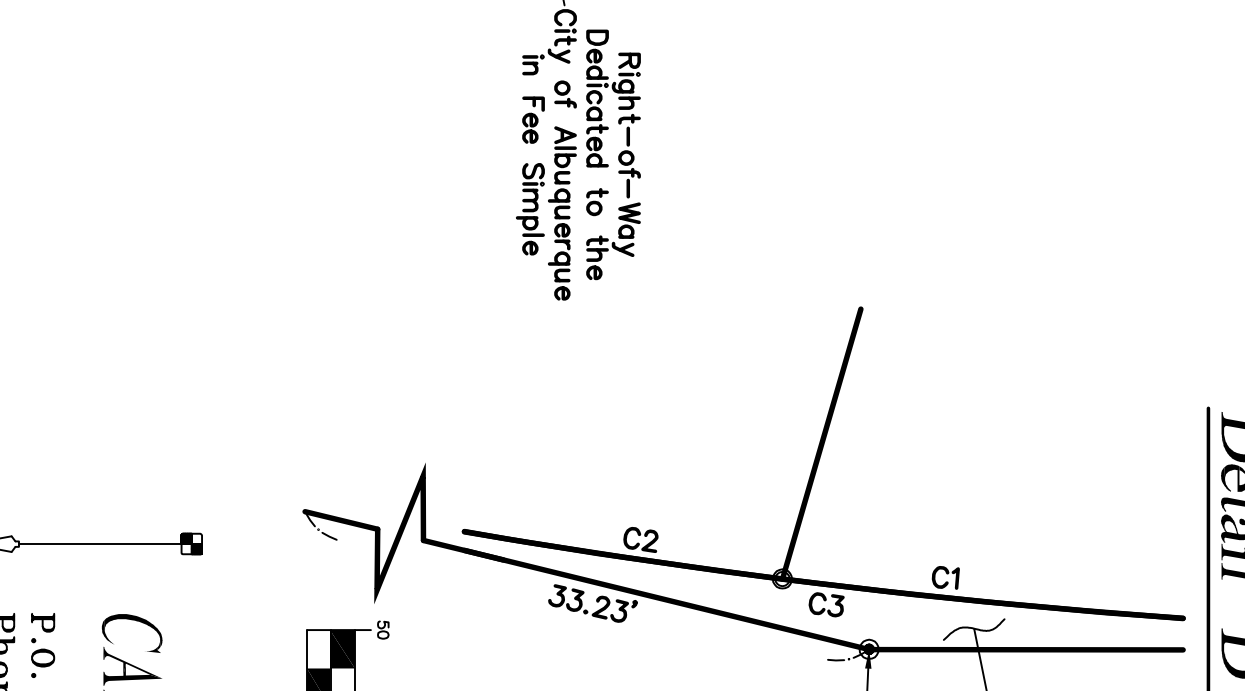
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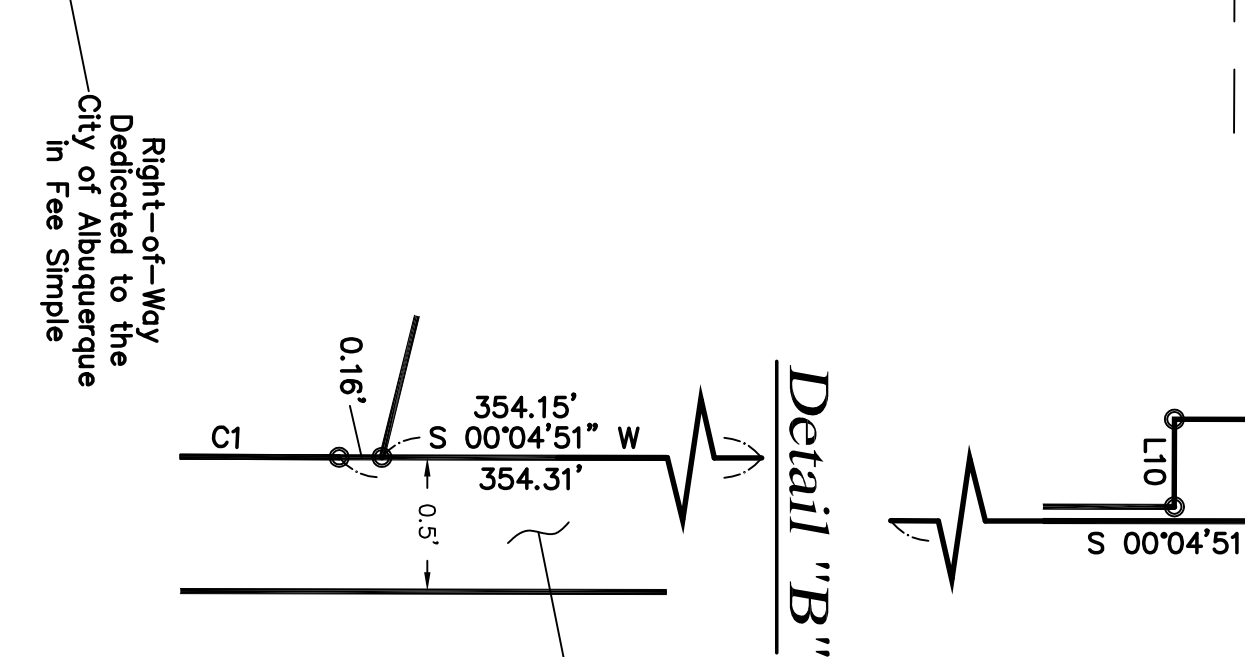
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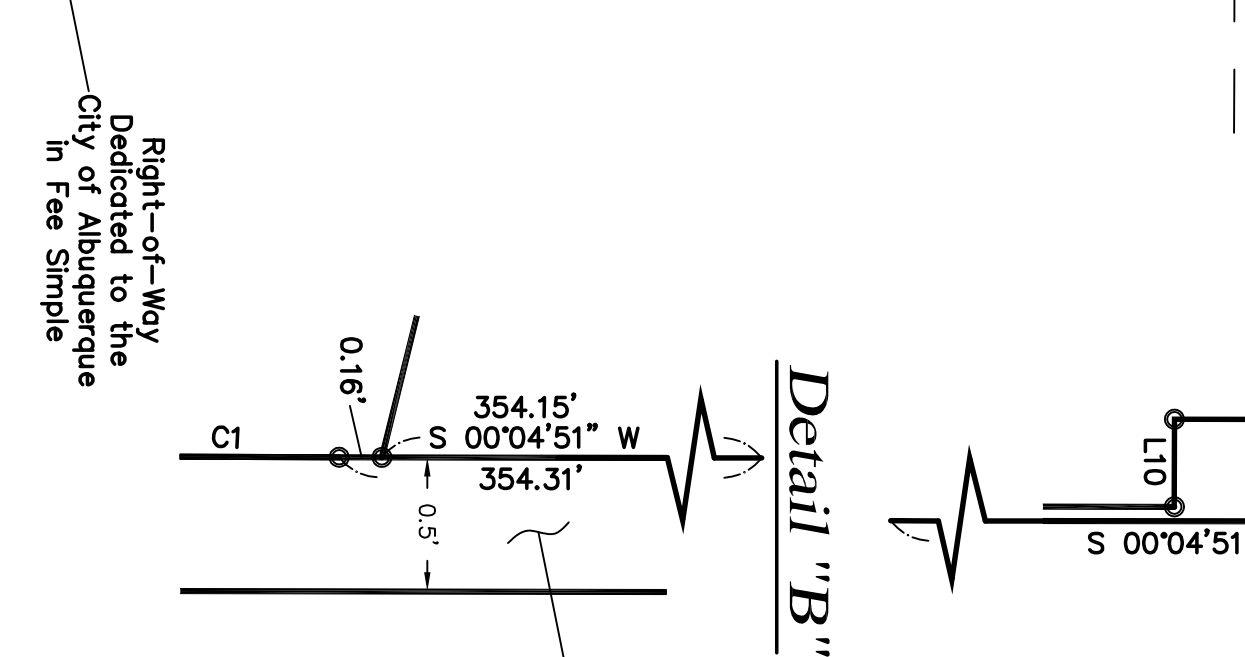
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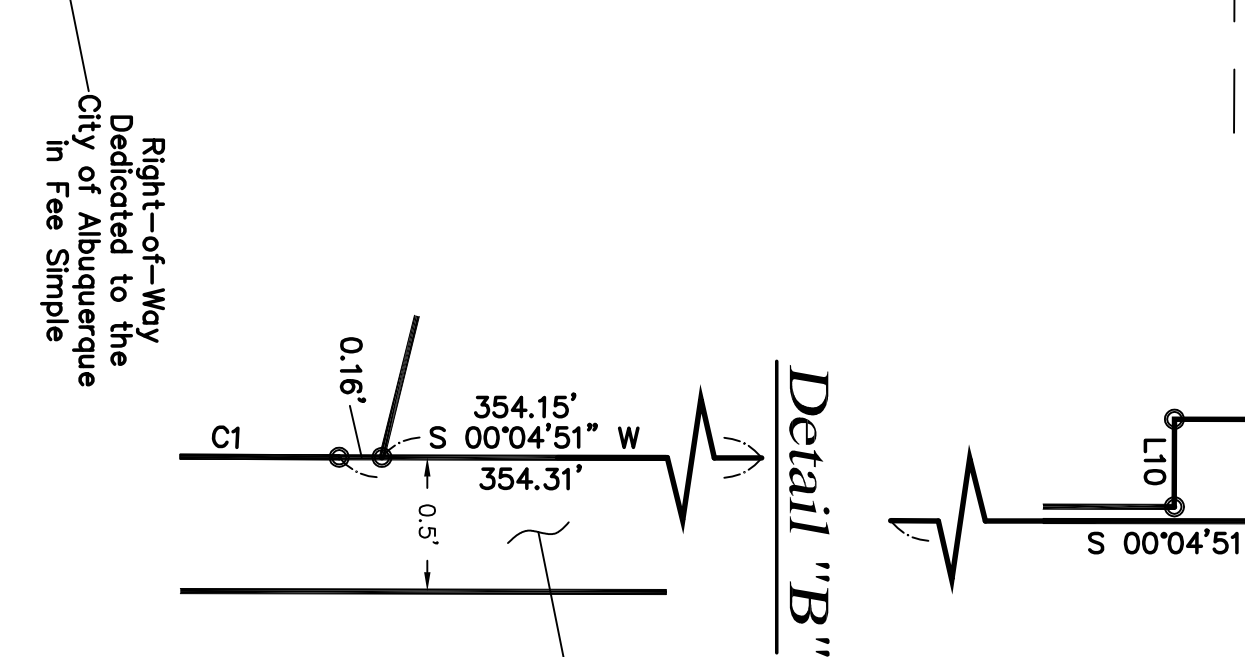
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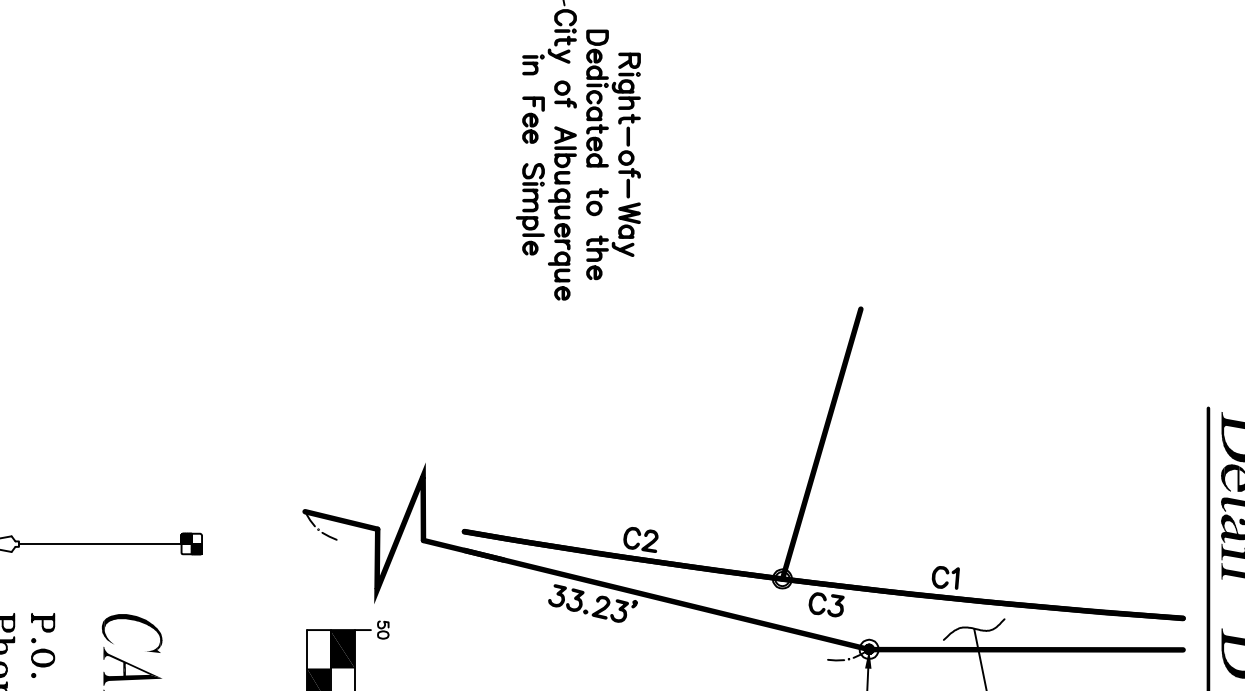
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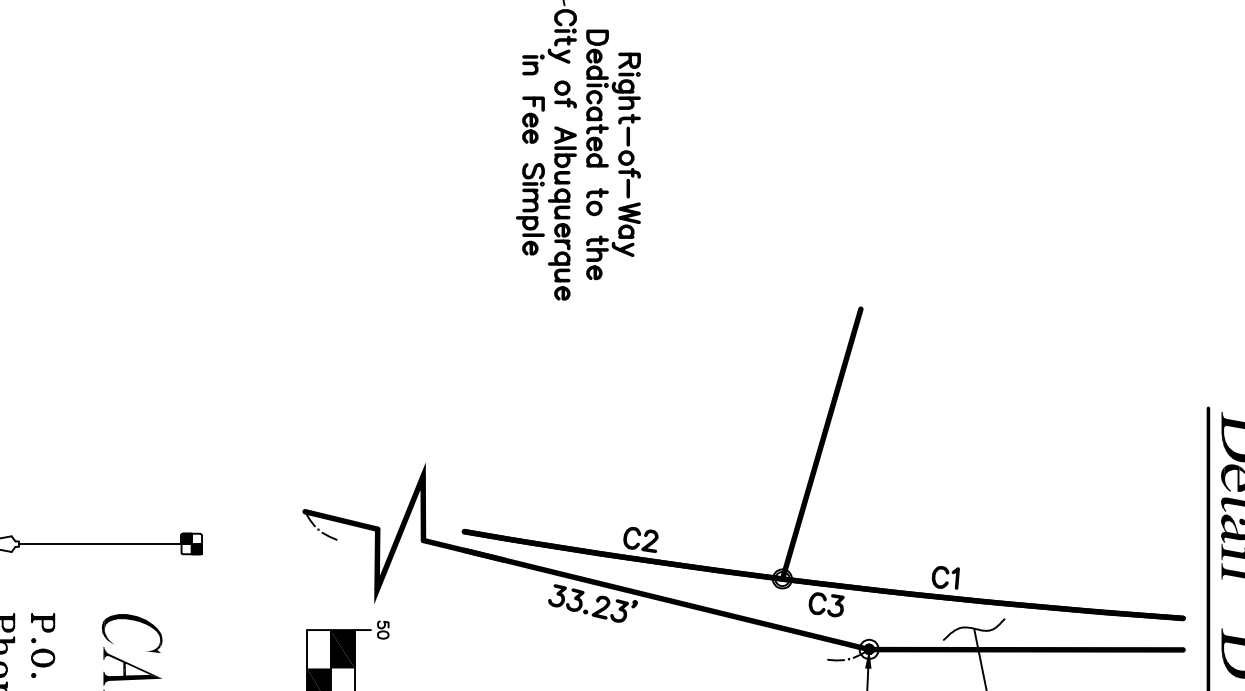
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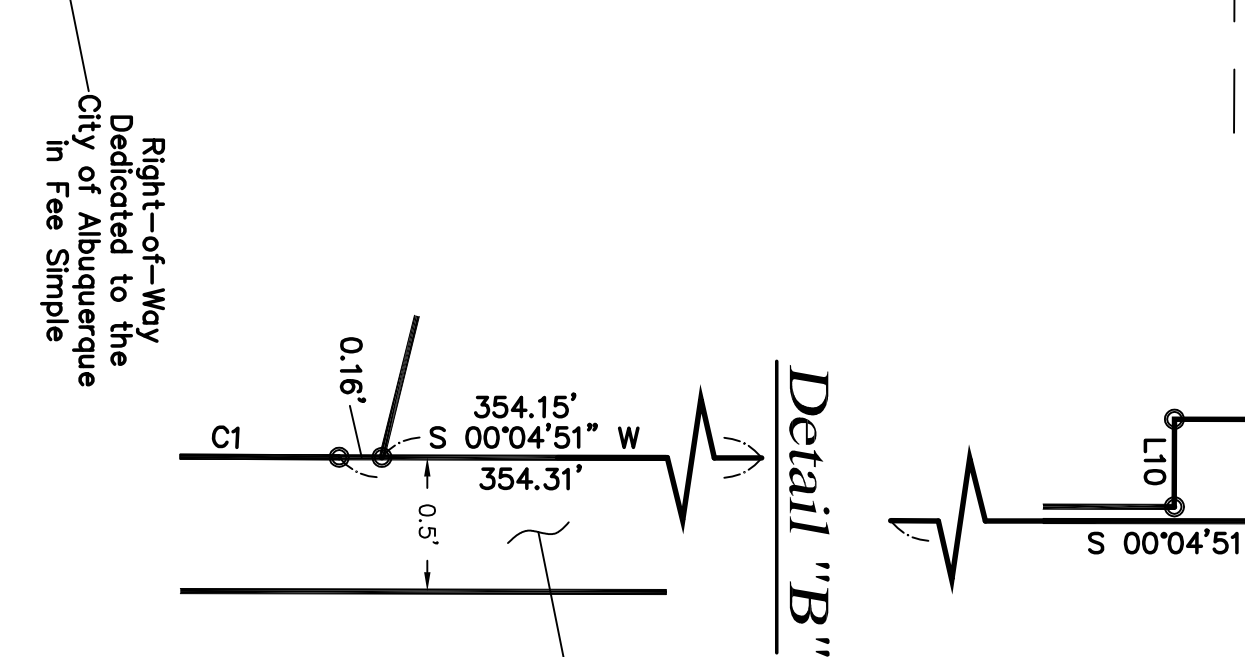
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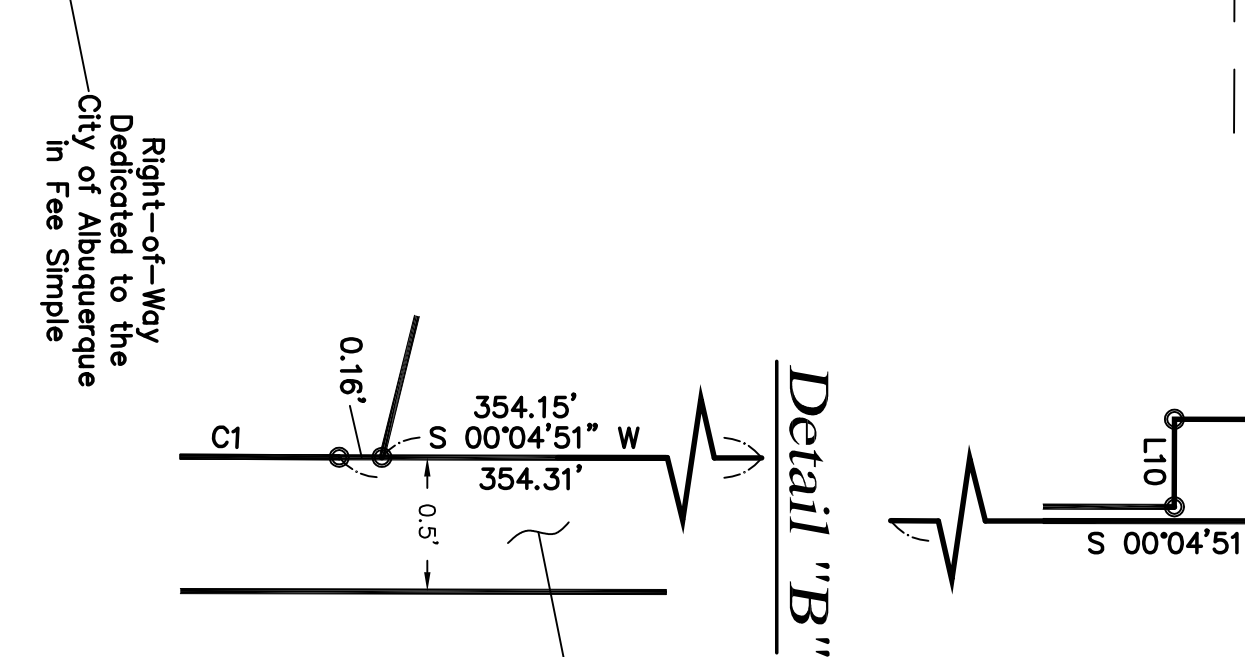
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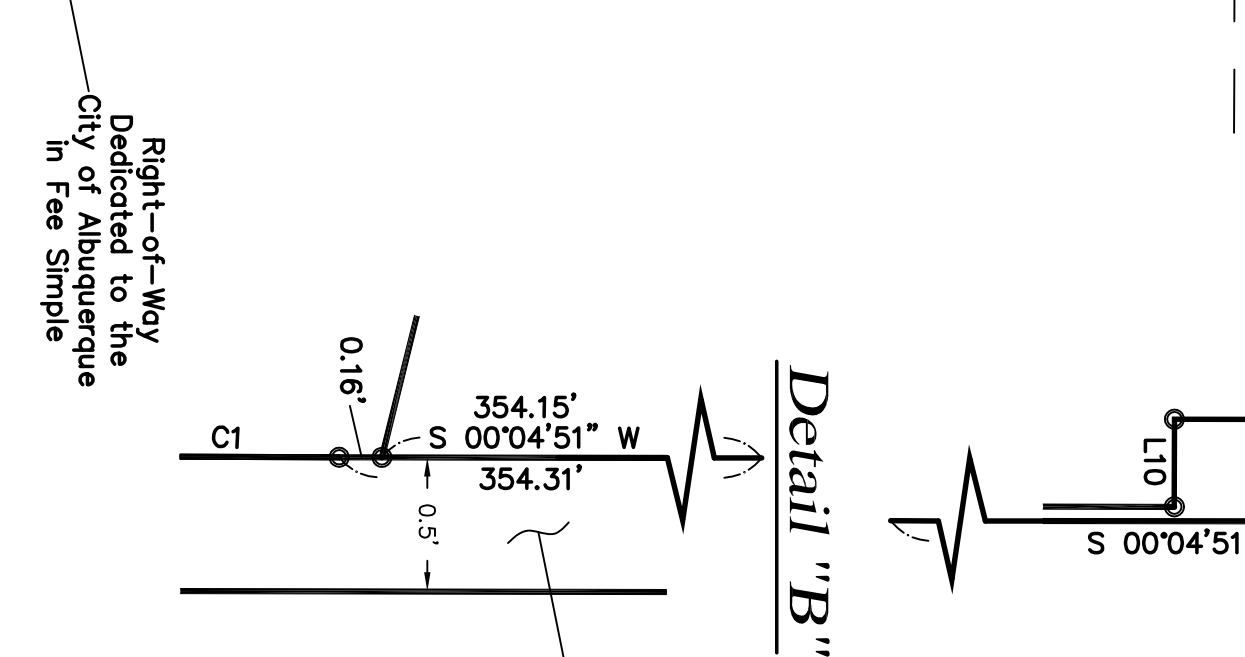
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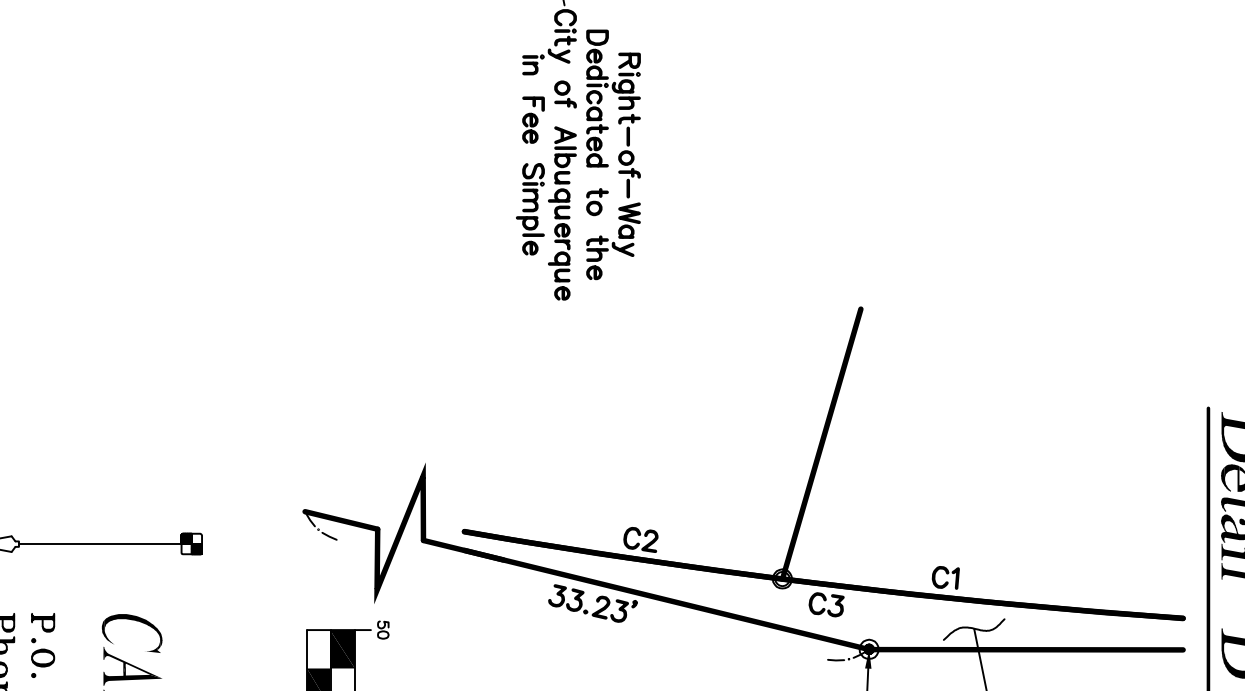
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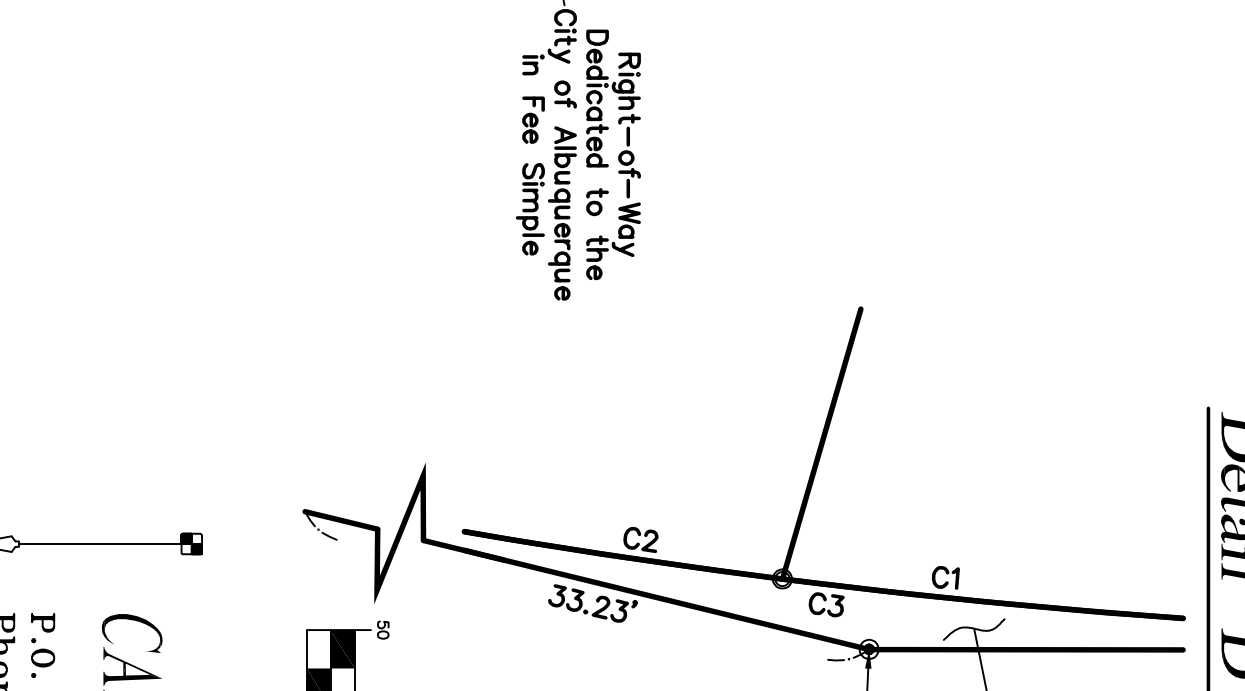
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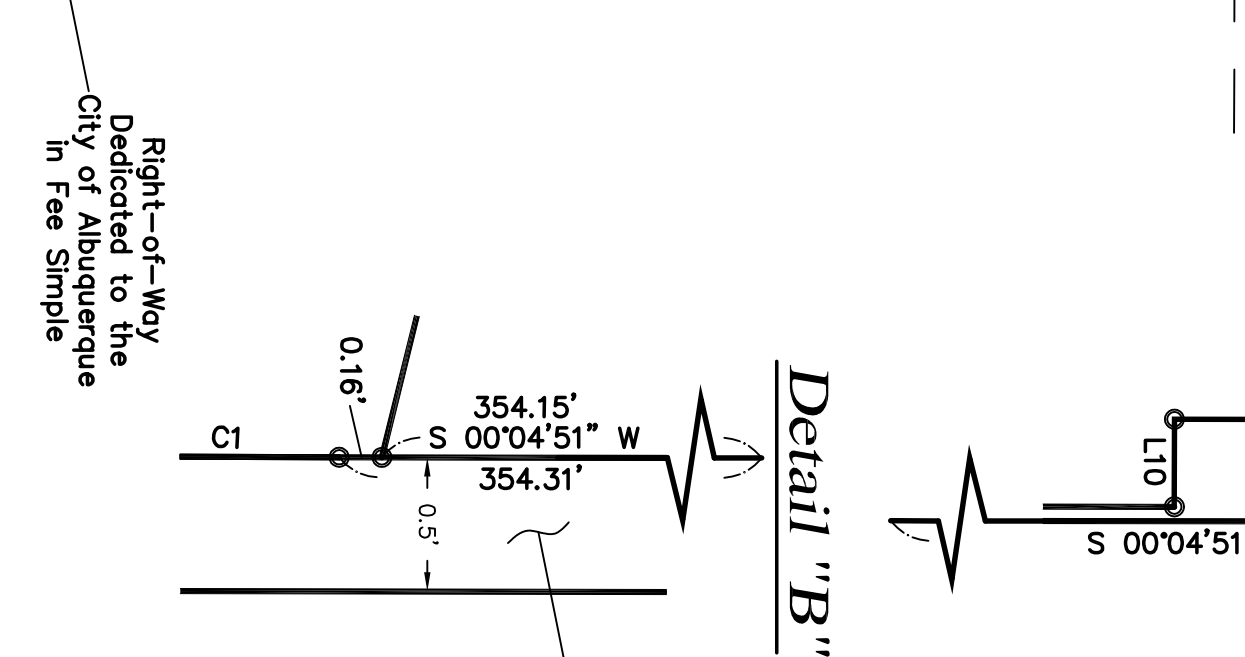
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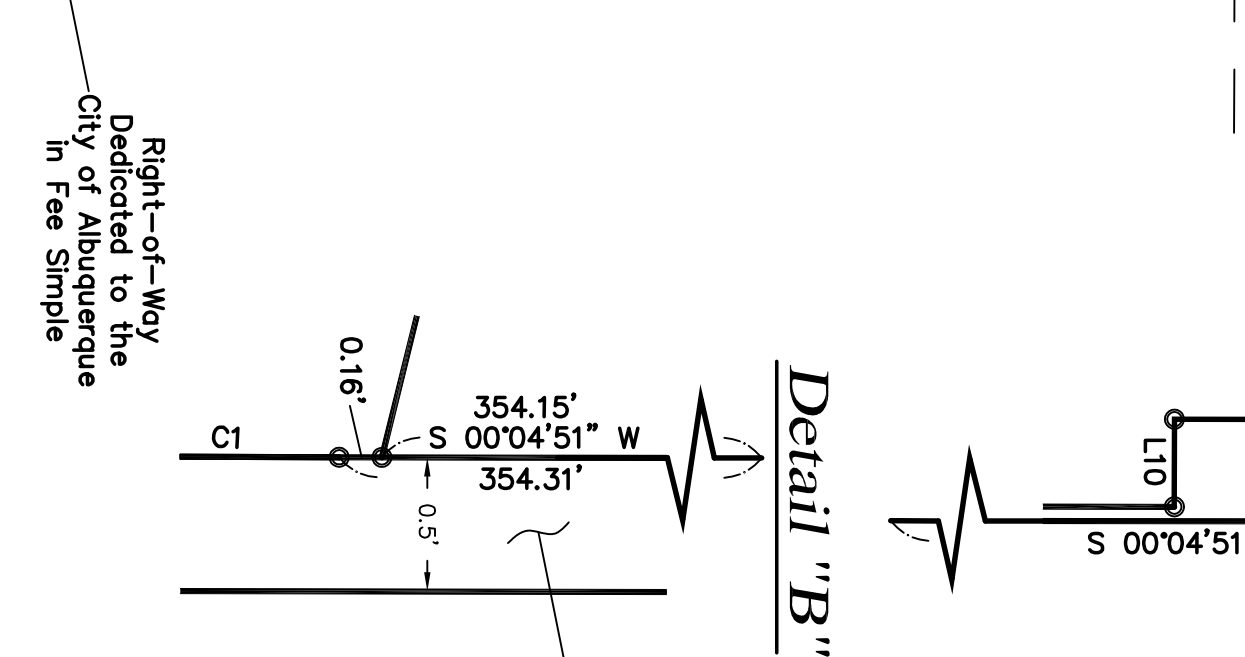
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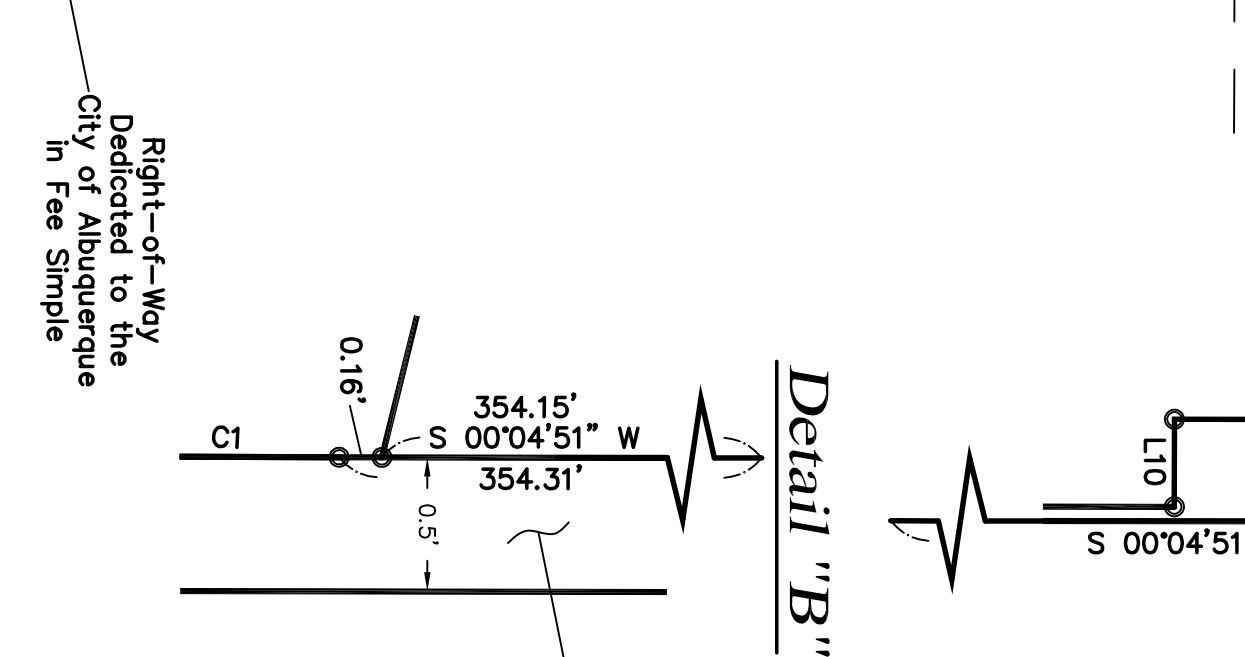
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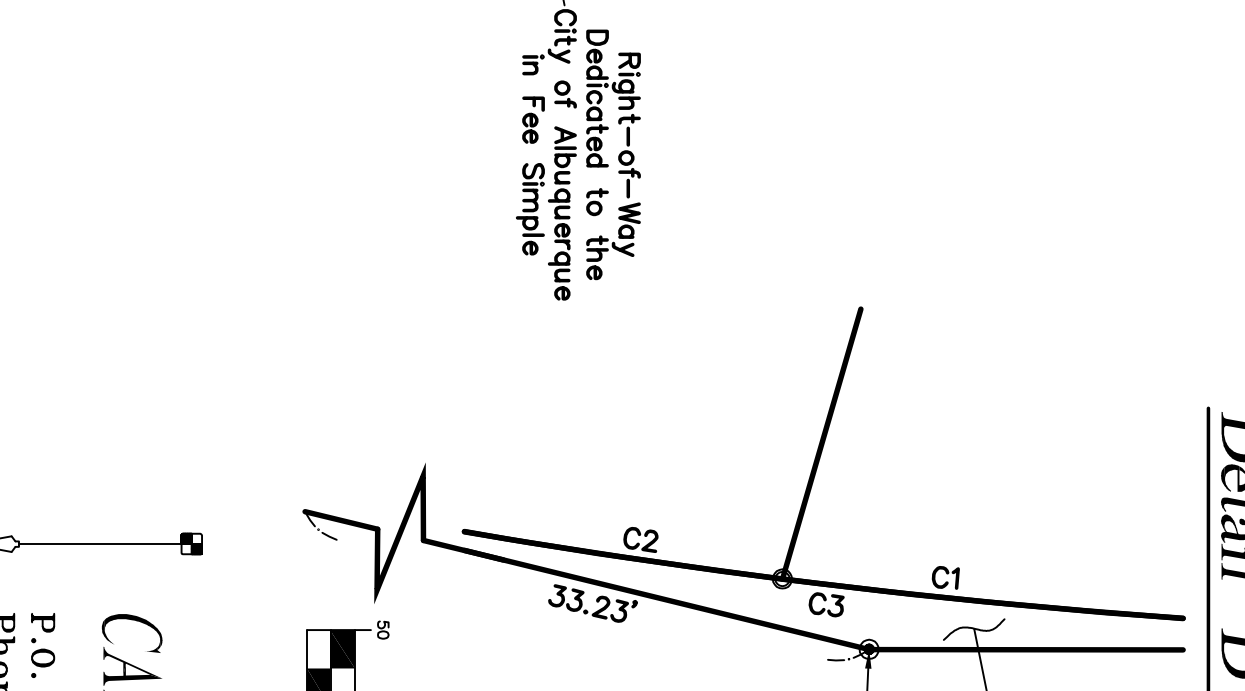
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Detail "C"



Detail "E"



Detail "D"

