

**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  
January 2016

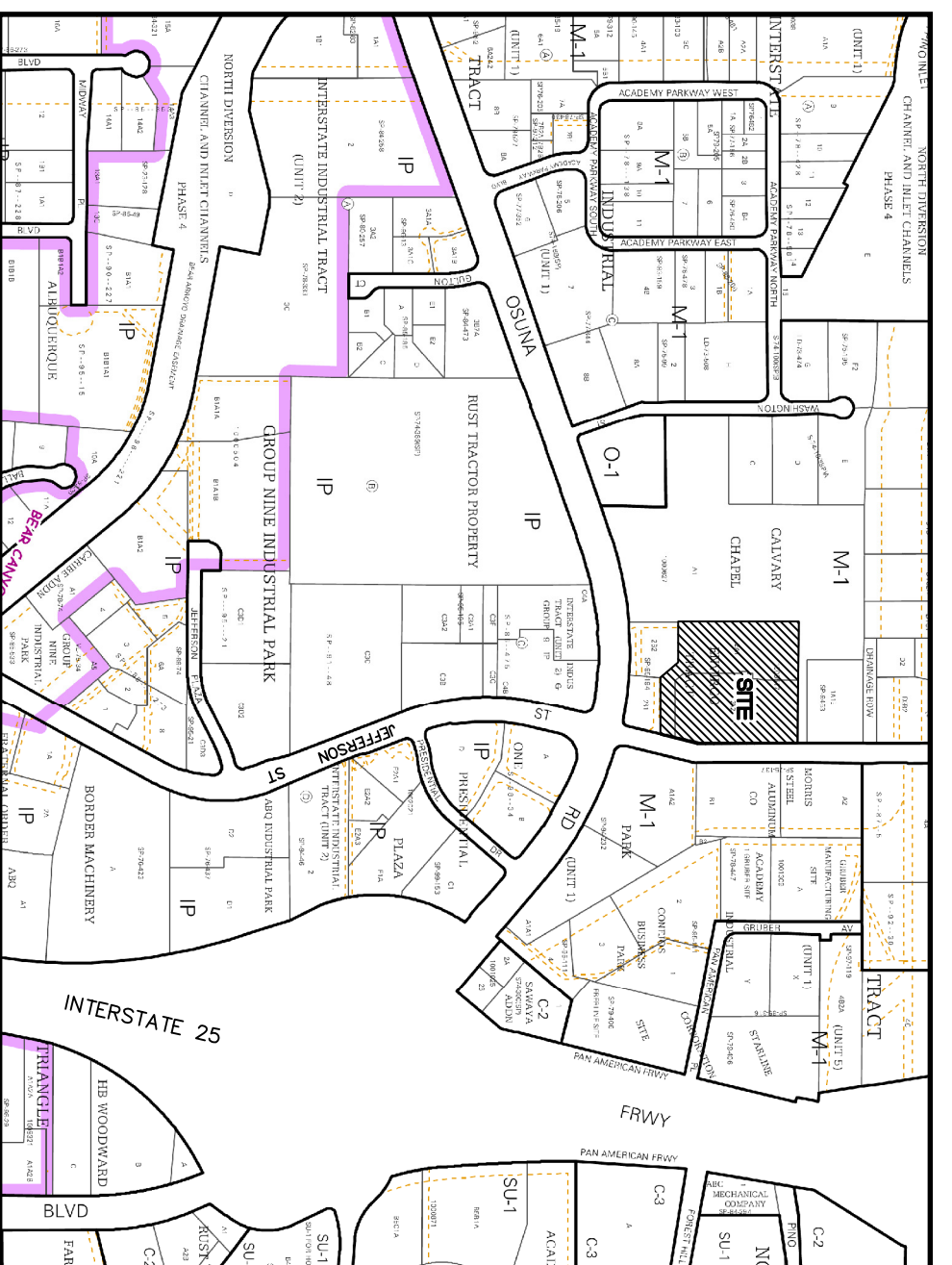
**Disclosure Statement**

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 THUS . . . . .

**Benchmark - NAVD 88**

ACS MONUMENT "13.E17" HAVING AN ELEVATION  
OF 5141.056.



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 AND DESIGNATED ON THE PLAT HEREOF, 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°56'02" 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.

**Notes**

1. FIELD SURVEY PERFORMED IN NOVEMBER, DECEMBER 2012 AND SURFACE UPDATED WITH REBARNS TO THE SURFACE AND CONTOURS ONLY IN MARCH 2014.
2. ALL DISTANCES ARE GROUND DISTANCES. U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES RECORD ROTATED TO NEW MEXICO STATE PLANE COORDINATES (NAD83-GRID).
4. TOTAL NUMBER OF EXISTING LOTS: 2
5. TOTAL NUMBER OF LOTS CREATED: 4
6. TOTAL MILEAGE OF STREETS CREATED: 0
7. TOTAL AREA: 7.1471 ACRES
8. THE ZONING FOR SUBJECT PROPERTY IS: M-1
9. PROPERTY CORNERS TO BE SET ARE AND 18" BATTERY MONUMENT WITH STEEL CAP STAMPED "LS 14271".

SCOTT THROCKMORTON, MANAGER

DATE

CITY SURVEYOR

LOREN RISENHOOVER

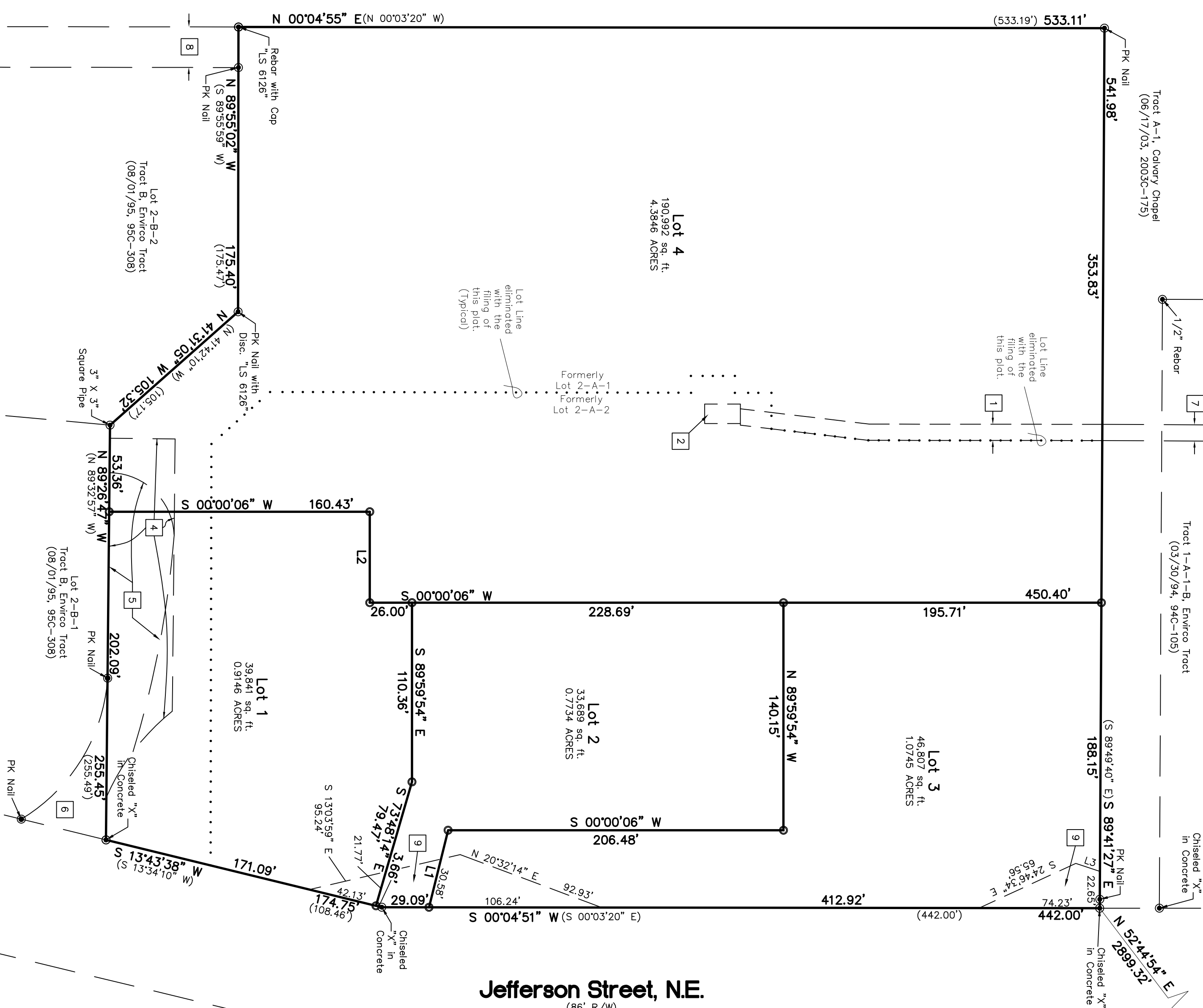
ARGUS JEFFERSON PARTNERS, LLC, OWNER

DATE

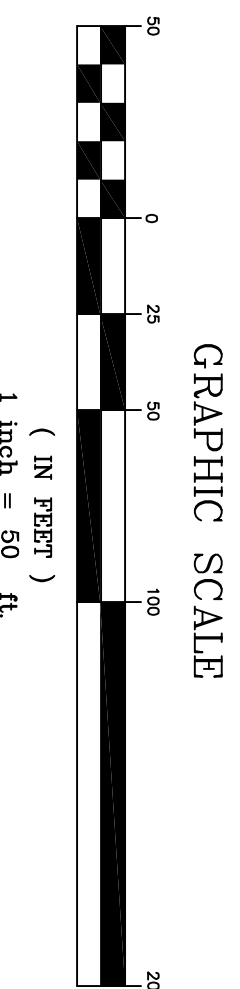
LINE	LENGTH	BEARING
L1	48.87'	N 76°06'03" W
L2	56.00'	S 89°59'54" E
L3	15.63'	N 18°21'53" E



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



ACS Monument "1\_25\_14"  
NAD 1983 CENTRAL ZONE  
X=1540074.230  
Y=1514923.410 (NAVD 1988)  
Z=N/A  
G=0.999666707  
Mopping Angle=-0°11'36.07"



**Legend**

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARING AND DISTANCES PER PLAT OF RECORD (5/18/07, 07C-127)
●	FOUND AS INDICATED
○	SET BATTERY MARKER "LS 14271" UNLESS OTHERWISE NOTED

**Easement Notes**

1. 10' PNM EASEMENT (94C-180, 06/02/94) VACATED WITH THE FILING OF THIS PLAT
2. 12' X 22' PNM EASEMENT (94C-180, 06/02/94) (MODIFIED BY 07C-127, 05/18/07) VACATED WITH THE FILING OF THIS PLAT
3. BLANKET SURFACE DRAINAGE EASEMENT ON LOT 2-A-1, FOR THE BENEFIT OF LOT 2-A-2 (07C-127, 05/18/07) VACATED WITH THE FILING OF THIS PLAT
4. ACCESS EASEMENT AGREEMENT (BK, 95-21, PG. 6308-6315, 09/06/95)
5. EASEMENT AGREEMENT (BK, 95-9, PG. 1118-1134, 04/12/95)
6. PRIVATE INGRESS & EGRESS EASEMENT & LANDSCAPE EASEMENT (94C-180, 06/02/94)
7. 10' UNDERGROUND ELECTRIC EASEMENT (C20-120, 12/10/82)
8. 25' PRIVATE INGRESS/EGRESS, SANITARY SEWER EASEMENT AND PRIVATE DRAINAGE EASEMENT (94C-180, 06/02/94)
9. SIGN VISIBILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT NO IMPROVEMENTS HIGHER THAN THE BASE OF SIGN SHALL BE BUILT WITHIN THIS RESTRICTED AREA

**CARTESIAN SURVEYS INC.**

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