

LOCATION MAP
NOT TO SCALE

PLAT DATA:

1. DRB No. 16DRB-70334
2. Zone Atlas Index No.: J-8-Z & J-10-Z
3. INTENTIONALLY OMITTED
4. Gross Acreage: 50.4641 Acres
5. Net Acreage: 50.3747 Acres (gross acres less total access easement acres)
6. Area of public right-of-way vacated: 0.7233 acre (31508 sq. ft.)
7. Number of existing Lots: 14
8. Number of Lots created: 1
9. No streets were created.
10. Date of Survey: August 2016

NOTICE OF SUBDIVISION PLAT CONDITIONS:

Future subdivision of lands with in this plat, zoning Site Development Plan approval, and development permits may be conditioned upon dedication of rights of way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision the City makes no representation or warranties as to the availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and, excavation, filling or grading requirements. Any person intending developments of lands within this subdivision is cautioned to investigate the status of these terms.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

FILED: _____
(BK _____, PG _____)
DOC. No. _____

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 One 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), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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 specifically described and shown on this plat.

PURPOSE OF PLAT:

The purpose of this plat as shown and described hereon is to consolidate fourteen (14) existing lots into one (1) lot, to vacate easements, to vacate public right-of-way, and to grant easements.

DESCRIPTION:

A certain tract of land situate within the Town of Atrisco Grant, within projected Sections 15, 16, 21, 22, Township 10 North, Range 2 East, New Mexico Principal Meridian (N.M.P.M.), Bernalillo County, New Mexico, being and comprising all of Lots 1 through 7, 9 through 15, and a portion of Towne Crossing Avenue N.W. of UNSER TOWNE CROSSING, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk, Bernalillo County, New Mexico on August 15, 2008 in book 2008C, Page 186 as Document No. 2008092759.

Tract contains 50.4641 acres, more or less.

FREE CONSENT AND DEDICATION:

The plat shown hereon is made with free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of the City of Albuquerque, Bernalillo County, New Mexico. Said owner(s) hereby grant all new Easements as may be shown on this plat.

OWNER LOT 1-A:
TABEL LUMBER CO, INC., a New Mexico corporation

By: [Signature]
Name: V.P.
Title: V.P.

State of New Mexico)
County of Bernalillo) SS

This instrument was acknowledged before me on 9th day of September, 2016, by Herman Tabet, Notary Public

My Commission Expires: 7/5/17



OFFICIAL SEAL
KENNETH A. HUNT
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Public Filed with Secretary of State
My Commission Expires 7/5/17

NOTES:

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983.
2. Basis of Bearings is between City of Albuquerque Control Stations (ACS) "B-K10" and USC&GS "REWARD". Bearing = S76°20'17"E.
3. This survey was made on the ground and the instrumentation and field procedures utilized in preparation of this survey were RTK GPS using Trimble Survey grade instruments.
4. Distances are ground distances.
5. Record bearings and distances are shown in parenthesis ().
6. Lot 1-A is located in ZONE "X" (areas determined to be outside the 0.2% annual chance floodplain), per FEMA FIRM Maps No. 35001C0328H and 35001C0326H, with a revision date of August 12, 2012.
7. This plat was prepared with information included in the Title Commitment issued by Old Republic National Title Insurance Company, Commitment No. 1603542, Effective Date: May 19, 2016.
8. This plat includes all easements of record as provided in the aforementioned Title Commitment, as shown on the Plat of record or made known to me by the owner, utility companies, or other interested parties. (SEE SHEETS 3-5)
9. Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "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."
10. A portion of Lot 1-A is subject to Drainage Covenant recorded September 25, 1995 in Book 95-23, Pages 1540 - 1546 as Document No. 95097099; amended by Amendment to Drainage Covenant recorded June 24, 2002 in Book A37, Page 9402 as Document No. 2002079627, records of Bernalillo County, New Mexico. (SEE CROSSHATCHED AREA SHEETS 2, 4, & 5)
11. A portion of Lot 1-A is subject to Memorandum of Agreement Related to Land Division and Special Assessment recorded February 28, 1997 in Book 97-8, Pages 1141 - 1143 as Document No. 97021336; amended by Assignment and Assumption of Agreement Related to Land Division and Special Assessment recorded February 9, 1998 in Book 9805, Page 3054 as Document No. 1998014493, records of Bernalillo County, New Mexico.
12. INTENTIONALLY OMITTED.
13. A private, blanket cross lot drainage easement over Lot 1-A, for the benefit of Lot 8, Unser Towne Crossing, is granted with the filing of this plat to allow storm water drainage conveyance across Lot 1-A.
14. Lot 1-A is subject to Drainage Agreement recorded September 14, 1992 in Book BCR 92-21 Pages 6019 - 6031 as Document No. 9291790, Drainage Agreement recorded September 14, 1992 in Book BCR 92-21, Pages 6032 - 6044 as Document No. 9291791, and Drainage Agreement recorded September 14, 1992 in Book BCR 92-21, Pages 6045 - 6057 as Document No. 9291792, records of Bernalillo County, New Mexico.

**BULK PLAT OF LOT 1-A
UNSER TOWNE CROSSING
(A REPLAT OF LOTS 1-7, 9-15, & A PORTION OF TOWNE CROSSING AVE, UNSER TOWNE CROSSING)
WITHIN THE TOWN OF ATRISCO GRANT,
WITHIN PROJECTED SECTIONS 15, 16, 21, & 22,
TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.,
BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO**

SEPTEMBER 2016

PROJECT NUMBER: 1006833
APPLICATION NUMBER: 16DRB-70334

PLAT APPROVALS:

<u>[Signature]</u> DRB CHAIRPERSON, PLANNING DEPARTMENT	<u>12-28-16</u> DATE
<u>[Signature]</u> REAL PROPERTY DIVISION	<u>12-27-16</u> DATE
<u>[Signature]</u> CITY ENGINEER	<u>12-15-16</u> DATE
<u>[Signature]</u> PARKS & RECREATION DEPARTMENT	<u>12-7-16</u> DATE
<u>[Signature]</u> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	<u>12/7/16</u> DATE
<u>[Signature]</u> CITY SURVEYOR	<u>9/9/16</u> DATE
<u>[Signature]</u> A.M.A.F.C.A.	<u>12-07-16</u> DATE
<u>[Signature]</u> QWEST CORPORATION d/b/a CENTURYLINK QC	<u>12/6/2016</u> <u>10/19/2016</u> DATE
<u>[Signature]</u> COMCAST CABLE	<u>10/12/16</u> DATE
<u>[Signature]</u> PNM ELECTRIC SERVICES	<u>10-19-16</u> DATE
<u>[Signature]</u> NEW MEXICO GAS COMPANY	<u>10/18/16</u> DATE

TAX CERTIFICATION:

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC # 101005805418130501 ; 101005809809930603

PROPERTY OWNER OF RECORD Tabel Lumber CO Inc Attn: Herman Tabet

UPC # _____

PROPERTY OWNER OF RECORD _____

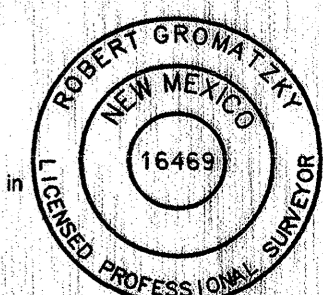
[Signature] 02/09/2017
BERNALILLO COUNTY TREASURER'S OFFICE DATE

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02/10/2017 12:54 PM Page: 1 of 6
PLAT #: 825, 00 3, 2017C P. 0014 Linda Stover, Bernalillo County

SURVEYOR'S CERTIFICATION:

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the City of Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

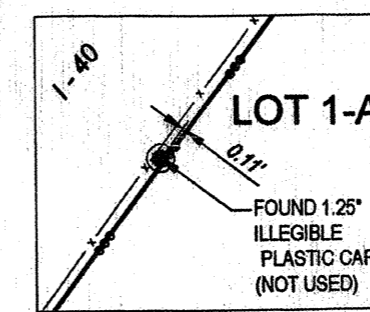
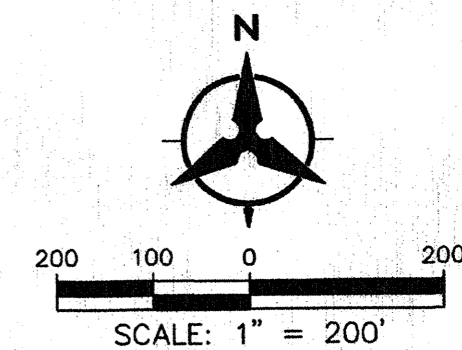
[Signature] SEPTEMBER 9, 2016
Robert Gromatzky DATE
New Mexico Professional Surveyor 16469



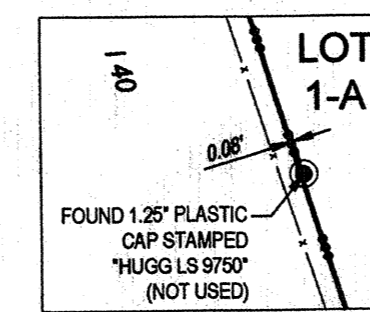
Bohannon & Huston
Courtland 17500 Jefferson St. NE
Albuquerque, NM 87109 (505) 823-1000

**BULK PLAT OF
LOT 1-A
UNSER TOWNE CROSSING**
(A REPLAT OF LOTS 1-7, 9-15, & A PORTION OF
TOWNE CROSSING AVE, UNSER TOWNE CROSSING)
WITHIN THE TOWN OF ATRISCO GRANT,
WITHIN PROJECTED SECTIONS 15, 16, 21, & 22,
TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.,
BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO

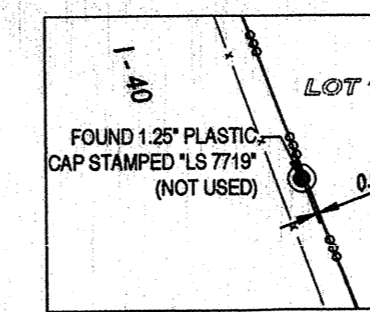
OCTOBER 2016



DETAIL "A"
SCALE 1" = 5'



DETAIL "B"
SCALE 1" = 5'



DETAIL "C"
SCALE 1" = 5'

LEGEND	
	FOUND BRASS CAP
	FOUND ALUMINUM CAP
	FOUND REBAR WITH CAP
	FOUND NAIL
	SET REBAR W/ YELLOW PLASTIC CAP STAMPED "GROMATZKY PS 16469"
	BOUNDARY LINE
	NEW EASEMENT LINE
	LOT LINE TO BE ELIMINATED
	ADJOINING PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING ACCESS CONTROL LINE
	EASEMENT / RIGHT-OF-WAY TO BE VACATED

LOT 1-A
GROSS AREA = 50.4641 ACRES
ACCESS ESMT = -0.1167 ACRE
NET AREA = 50.3474 ACRES

ACS: USC&GS BRASS CAP STAMPED "REWARD 1969"
GEOGRAPHIC POSITION (NAD 83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
N = 1487364.063, E = 1491190.819
GROUND TO GRID FACTOR = 0.999675005
MAPPING ANGLE = -0°17'12.26"
NAVD 1988 ELEVATION = 5319.688

VACATIONS:	
EASEMENTS VACATED PER VACATION ACTION	16DRB-70332
RIGHT-OF-WAY VACATED PER VACATION ACTION	16DRB-70317

DOCUMENTS USED IN THE PREPARATION OF THIS PLAT:

- Plat of TRACTS S-1A AND S-2A, ATRISCO BUSINESS PARK, UNIT 2, filed on February 28, 1995 in Book 95C, Page 69 as Document No. 95020163, records of Bernalillo County.
- Plat of TRACTS S-2A-1 AND S-2A-2, ATRISCO BUSINESS PARK, UNIT 2, filed on December 23, 1998 in Book 98C, Page 363 as Document No. 1998165532.
- Bulk Land Plat of TRACTS A THRU D, MERIDIAN BUSINESS PARK II, filed on April 29, 2008 in Book 2008C, Page 100 as Document No. 2008047900.
- Plat of UNSER TOWNE CROSSING, filed on August 15, 2008 in Book 2008C, Page 186 as Document No. 2008092759, records of Bernalillo County.

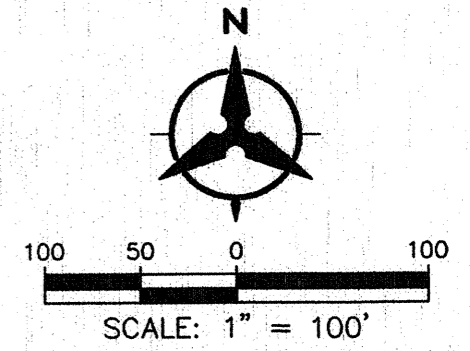
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02/10/2017 12:54 PM Page 2 of 6
PLAT R: \$25.00 B: 20170 P: 0014 Linda Stover, Bernalillo County



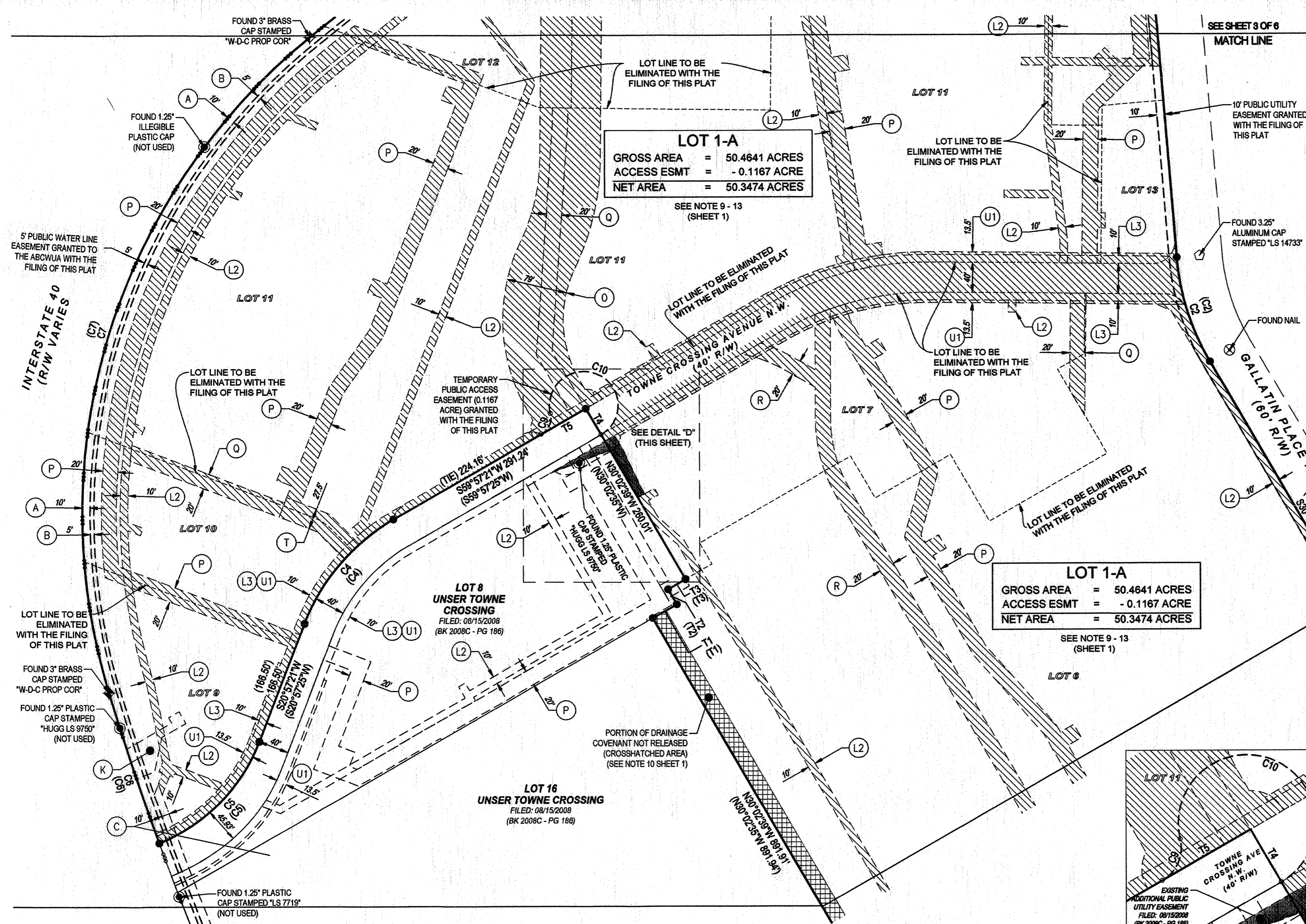
Bohannon & Huston
Surveyors
Albuquerque, NM 87109 (505) 823-1000

**BULK PLAT OF
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TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.,
BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO

OCTOBER 2016



LEGEND	
	FOUND BRASS CAP
	FOUND ALUMINUM CAP
	FOUND REBAR WITH CAP
	FOUND NAIL
	SET REBAR W/ YELLOW PLASTIC CAP STAMPED "GROMATZKY PS 16469"
	BOUNDARY LINE
	NEW EASEMENT LINE
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	ADJOINING PROPERTY LINE
	EXISTING EASEMENT LINE
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	EASEMENT / RIGHT-OF-WAY TO BE VACATED

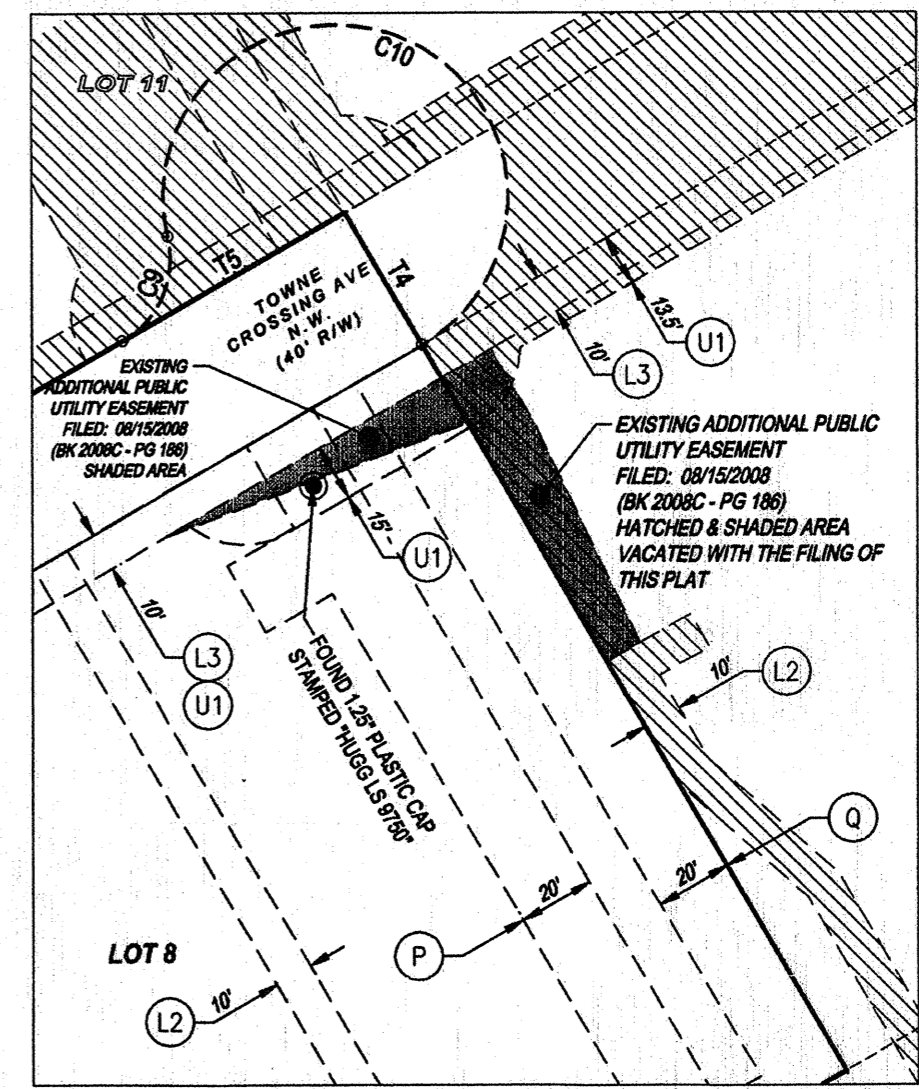


LOT 1-A
GROSS AREA = 50.4641 ACRES
ACCESS ESMT = -0.1167 ACRE
NET AREA = 50.3474 ACRES
SEE NOTE 9 - 13
(SHEET 1)

LOT 1-A
GROSS AREA = 50.4641 ACRES
ACCESS ESMT = -0.1167 ACRE
NET AREA = 50.3474 ACRES
SEE NOTE 9 - 13
(SHEET 1)

**LOT 8
UNSER TOWNE CROSSING**
FILED: 08/15/2008
(BK 2008C - PG 186)

**LOT 16
UNSER TOWNE CROSSING**
FILED: 08/15/2008
(BK 2008C - PG 186)



DETAIL "D"
SCALE 1" = 50'

SEE SHEET 3 FOR EXISTING EASEMENTS LIST, CURVE AND TANGENT TABLES

VACATIONS:	
EASEMENTS VACATED PER VACATION ACTION	16DRB-70332
RIGHT-OF-WAY VACATED PER VACATION ACTION	16DRB-70317

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PLAT R: \$25.00 B: 2017C P: 0014 Linda Stover, Bernalillo County

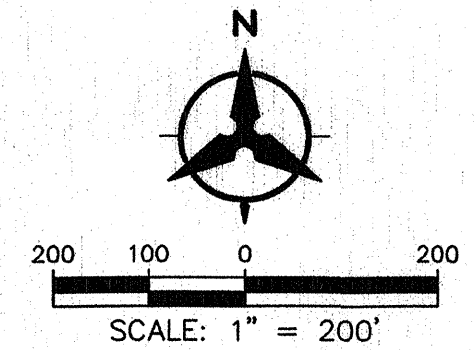


Bohannon & Huston
Court yard 1, 7500 Jefferson St. NE
Albuquerque, NM 87109 (505) 823-1000

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**BULK PLAT OF
LOT 1-A
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(A REPLAT OF LOTS 1-7, 9-15, & A PORTION OF
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TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.,
BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO

OCTOBER 2016



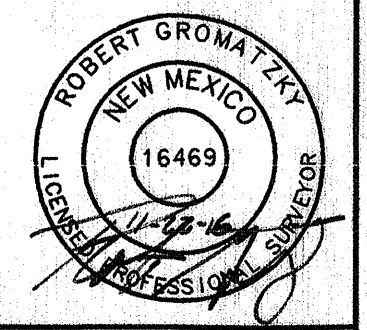
LEGEND	
	FOUND BRASS CAP
	FOUND ALUMINUM CAP
	FOUND REBAR WITH CAP
	FOUND NAIL
	SET REBAR W/ YELLOW PLASTIC CAP STAMPED "GROMATZKY PS 16469"
	BOUNDARY LINE
	NEW EASEMENT LINE
	LOT LINE TO BE ELIMINATED
	ADJOINING PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING ACCESS CONTROL LINE
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VACATIONS:	
EASEMENTS VACATED PER VACATION ACTION	16DRB-70332
RIGHT-OF-WAY VACATED PER VACATION ACTION	16DRB-70317

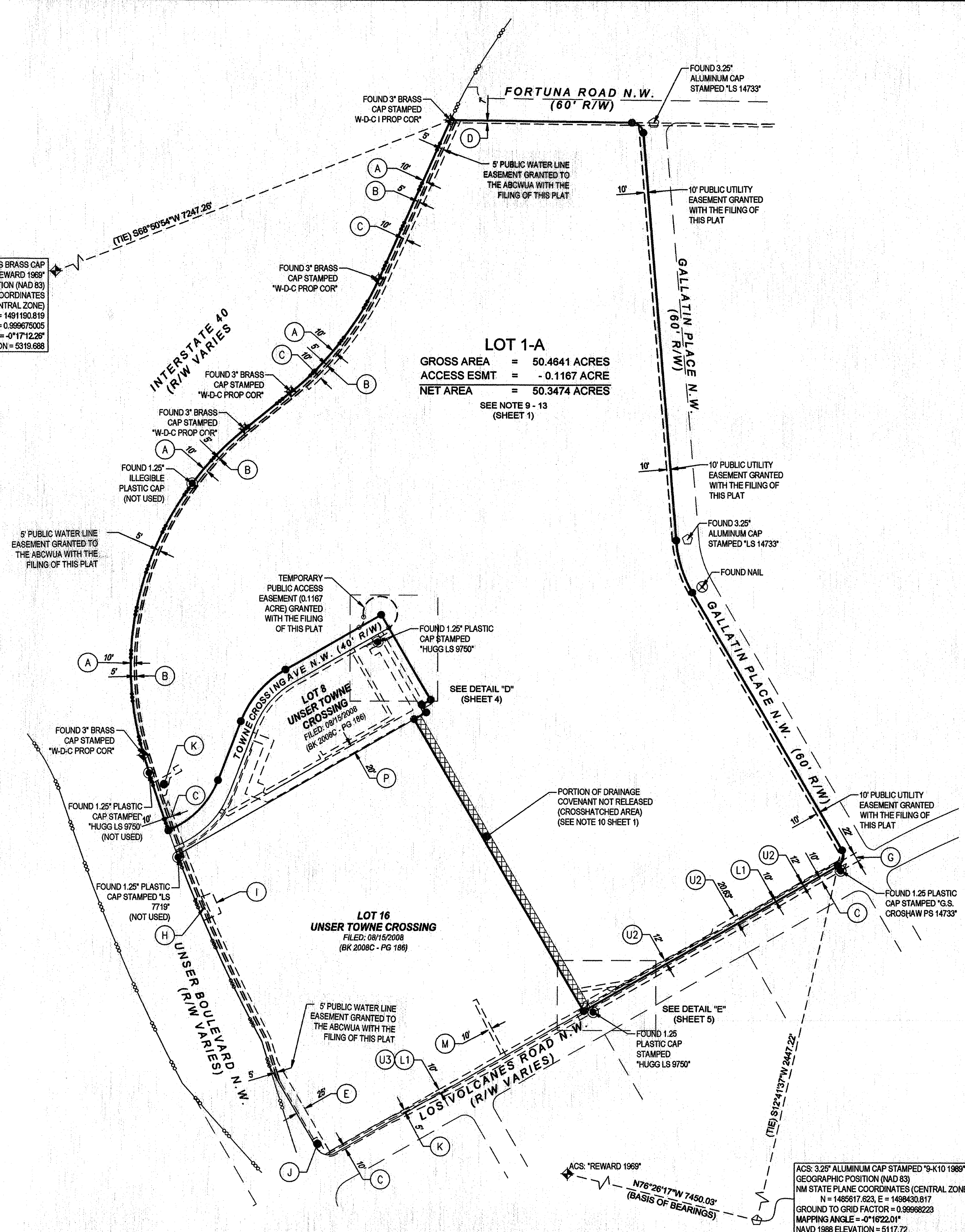
ACS: USC&GS BRASS CAP
STAMPED "REWARD 1969"
GEOGRAPHIC POSITION (NAD 83)
NM STATE PLANE COORDINATES
(CENTRAL ZONE)
N = 1487364.063, E = 1491190.819
GROUND TO GRID FACTOR = 0.999675005
MAPPING ANGLE = -0°17'12.28"
NAVD 1988 ELEVATION = 5319.688

LOT 1-A
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SEE NOTE 9 - 13
(SHEET 1)

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PLAT R \$25.00 B 2017C P 0014 Linda Stover, Bernalillo County



Bohannon & Huston
Surveyors
Albuquerque, NM 87109 (505) 823-1000

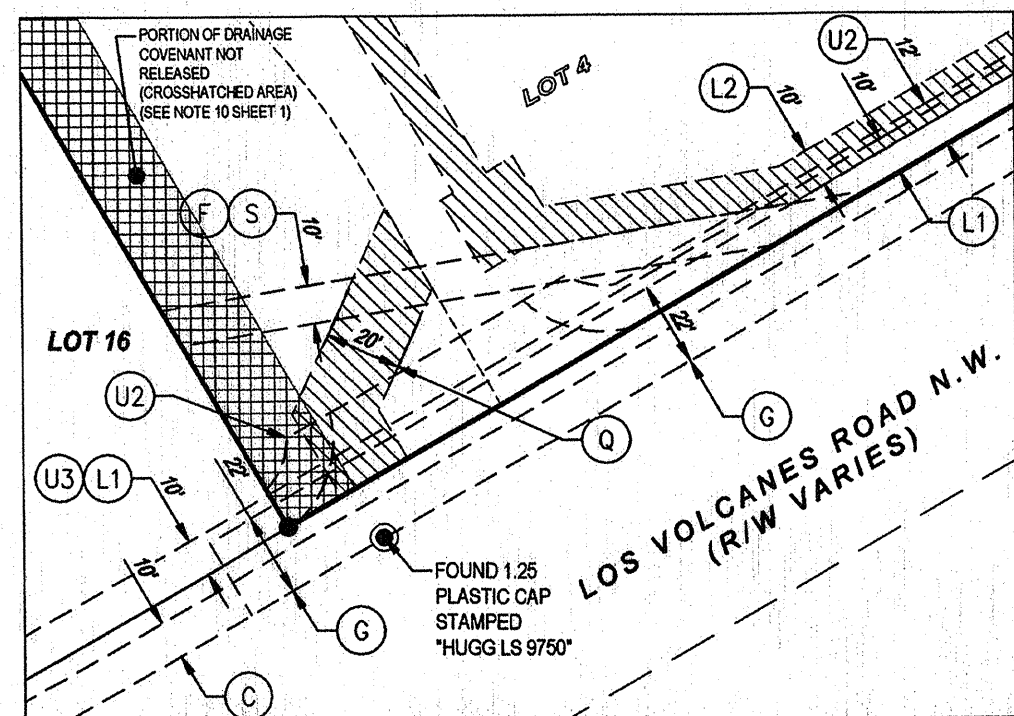
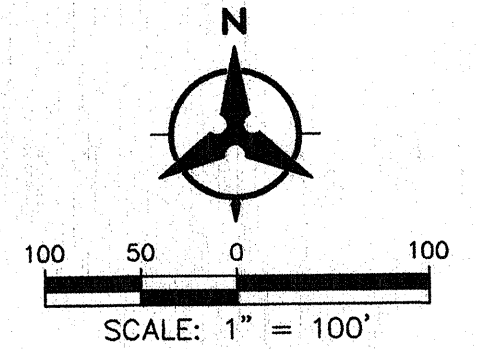


ACS: 3.25" ALUMINUM CAP STAMPED "S-K10 1969"
GEOGRAPHIC POSITION (NAD 83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
N = 1485617.623, E = 1490430.817
GROUND TO GRID FACTOR = 0.99968223
MAPPING ANGLE = -0°16'22.01"
NAVD 1988 ELEVATION = 5117.72

ACS: "REWARD 1969"
N76°26'17"W 7450.03'
(BASIS OF BEARINGS)

**BULK PLAT OF
LOT 1-A**
UNSER TOWNE CROSSING
(A REPLAT OF LOTS 1-7, 9-15, & A PORTION OF
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WITHIN THE TOWN OF ATRISCO GRANT,
WITHIN PROJECTED SECTIONS 15, 16, 21, & 22,
TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.,
BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO

OCTOBER 2016



DETAIL "E"
SCALE 1" = 50'

FOUND 1.25" PLASTIC CAP STAMPED "LS 7719" (NOT USED)

**LOT 16
UNSER TOWNE CROSSING**
FILED: 09/15/2008
(BK 2008C - PG 186)

PORTION OF DRAINAGE COVENANT NOT RELEASED (CROSSHATCHED AREA) (SEE NOTE 10 SHEET 1)

SEE DETAIL "E" (THIS SHEET)

FOUND 1.25" PLASTIC CAP STAMPED "HUGG LS 9750"

LEGEND	
	FOUND BRASS CAP
	FOUND ALUMINUM CAP
	FOUND REBAR WITH CAP
	FOUND NAIL
	SET REBAR W/ YELLOW PLASTIC CAP STAMPED "GROMATZKY PS 16469"
	BOUNDARY LINE
	NEW EASEMENT LINE
	LOT LINE TO BE ELIMINATED
	ADJOINING PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING ACCESS CONTROL LINE
	EASEMENT / RIGHT-OF-WAY TO BE VACATED

ACS: 3.25" ALUMINUM CAP STAMPED "9-K10 1989"
GEOGRAPHIC POSITION (NAD 83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
N = 1485617.623, E = 1498430.817
GROUND TO GRID FACTOR = 0.99968223
MAPPING ANGLE = -0°16'22.01"
NAVD 1988 ELEVATION = 5117.72

VACATIONS:

EASEMENTS VACATED PER VACATION ACTION 16DRB-70332
RIGHT-OF-WAY VACATED PER VACATION ACTION 16DRB-70317

DOCH 2017012563

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PLAT R: \$25.00 B: 2017C P: 0014 Linda Stover, Bernalillo County



SEE SHEET 3 FOR EXISTING EASEMENTS LIST, CURVE AND TANGENT TABLES

SHEET 5 OF 6

Bohannon & Huston
Courtward 1 7900 Jefferson St. NE
Albuquerque, NM 87109 (505) 823-1000