

**SUBDIVISION PLAT OF  
UNSER TOWNE CROSSING**

(BEING A REPLAT OF TRACTS A AND B, MERIDIAN BUSINESS PARK II  
AND TRACT S-2A-1, ATRISCO BUSINESS PARK, UNIT 2)

SITUATE WITHIN  
THE TOWN OF ATRISCO GRANT

IN  
PROJECTED SECTION 15, TOWNSHIP 10 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALLILLO COUNTY, NEW MEXICO  
FEBRUARY, 2008

**TREASURERS CERTIFICATION**

This is to certify that taxes are current and paid on the following:  
1-010-059-08810-301-01, 1-010-059-050170-301-06  
1-010-059-035039-301-02

*Maria J. Gault* Aug. 15, 2008  
Bernalillo County Treasurer Date

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- PNM Electric Services for installation, maintenance, and service of underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment, facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, 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 transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

**DISCLAIMER**

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

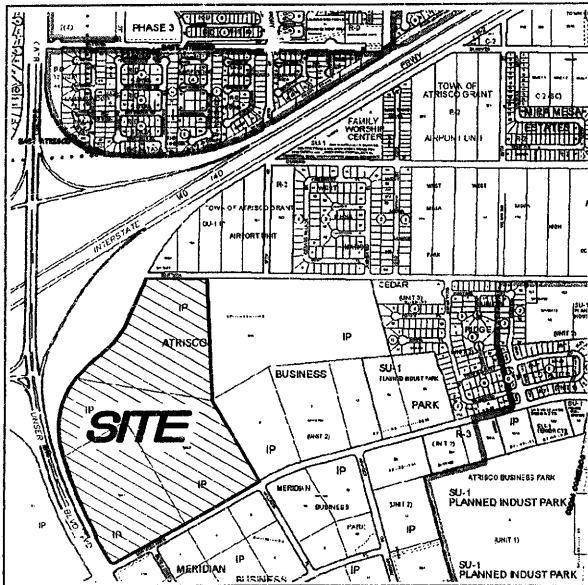
**PURPOSE OF PLAT**

The purpose of this plat is to:

- Create 16 new lots from 3 existing tracts.
- Grant the Public and Private Utility Easements as shown hereon.
- Dedicate the additional Public Street right of ways to the City of Albuquerque as shown hereon.
- Show the Public Utility Easement Vacated by 08 DRB-70108
- Show the Private Drainage Easement Vacated by 08 DRB-70111
- Grant the Sidewalk easements to the City of Albuquerque.

**SHEET INDEX**

- SHEET 1 - General notes, Approvals, Surveyor Certification  
SHEET 2 - Legal Description, Free Consent and Dedication  
SHEET 3 - Existing Boundary and Easements  
SHEET 4 - New Lots and New Easement  
SHEET 5 - Additional Public Street Right of Way detail  
SHEET 6 - Additional New Easements  
SHEET 7 - Additional New Easements  
SHEET 8 - Additional New Sidewalk Easements  
SHEET 9 - Line and Curve Tables



VICINITY MAP  
Not To Scale

**GENERAL NOTES**

- Bearings are grid, based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27).
- Distances are ground.
- Bearings and distances in parentheses ( ) are record.
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either 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.
- Documents used in the preparation of this survey are as follows:
  - Plat entitled "PLAT OF TRACT A THRU D, MERIDIAN BUSINESS PARK II, A REPLAT OF LOT 3 AND TRACTS S-1A, S-2A-2, UNIT 2, WITHIN PROJECTED SECTION 15, T.10N., R.2E., N.M.P.M., TOWN OF ALAMEDA GRANT, BERNALLILLO COUNTY, NEW MEXICO, AUGUST 2007", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 29, 2008 in Plat Book 2008C, Page 100.
  - Plat entitled "TRACTS S-2A-1 AND S-2A-2, ATRISCO BUSINESS PARK UNIT 2 (BEING A REPLAT OF TRACT S-2A, ATRISCO BUSINESS PARK UNIT 2), CITY OF ALBUQUERQUE, BERNALLILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on December 23, 1998, in Plat Book 98C, page 363.
  - Plat entitled "TRACTS S-1A AND S-2A, ATRISCO BUSINESS PARK UNIT 2 (BEING A REPLAT OF AN UNDIVIDED PORTION OF TRACTS S-1 AND ALL OF LOTS 4 THRU 6, ATRISCO BUSINESS PARK UNIT 2), CITY OF ALBUQUERQUE, BERNALLILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on February 28, 1995, in Volume 55C, Folio 69.
- City of Albuquerque Zone Atlas Pages: J-10-Z and J-9-Z
- U.C.L.S. Log Number: 2007433020
- Subject properties are zoned "IP - INDUSTRIAL PARK ZONE" as shown on zoning Atlas pages, amended through 9/6/2007.
- All street centerline monumentation shall be installed at all centerline P.C.'s, P.T.'s, angle points and street intersections and shown thus: ( ) all centerline monumentation will be set using the standard four (4") aluminum monument stamped "City of Albuquerque Centerline Monument - Do not disturb, PS Number 9750" and will be set flush with the final asphalt lift.

PROJECT NUMBER: 1006833

Application Number: 08 DRB-70280

**PLAT APPROVAL**

Utility Approvals:

<i>Fernando Vigil</i> PNM (Electric)	7-10-2008 Date
<i>Fernando Vigil</i> PNM (Gas)	7-10-2008 Date
<i>Amell Bedul</i> QWest Corporation	7/19/08 Date
<i>Ronnie Baker</i> Comcast	2-26-08 Date

City Approvals:

<i>[Signature]</i> City Surveyor Department of Municipal Development	2/25/08 Date
--	-----------------

N/A Real Property Division	Date
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N/A Environmental Health Department	Date
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<i>[Signature]</i> Traffic Engineering, Transportation Division	7-9-08 Date
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<i>Ronnie Baker</i> Albuquerque Bernalillo County Water Utility Authority	7-9-08 Date
--	----------------

<i>Christina Sandoval</i> Parks and Recreation Department	7/9/08 Date
--	----------------

<i>Bradley D. Bingham</i> AMAFC	7/9/08 Date
------------------------------------	----------------

<i>Bradley D. Bingham</i> City Engineer	7/9/08 Date
--	----------------

<i>Paul Clark</i> DRB Chairperson, Planning Department	8-15-08 Date
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**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  
February 15, 2008



SHEET 1 OF 9

**SURV TEK, INC.**  
Consulting Surveyors  
9504 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
Phone: 505-697-3368 Fax: 505-697-3377

SUBDIVISION PLAT OF  
UNSER TOWNE CROSSING

(BEING A REPLAT OF TRACTS A AND B, MERIDIAN BUSINESS PARK II  
AND TRACT S-2A-1, ATRISCO BUSINESS PARK, UNIT 2)

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

OCTOBER, 2007

REVISED FEBRUARY, 2008

LEGAL DESCRIPTION

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:

All of Tract A and Tract B, Meridian Business Park II, as the same is shown and designated on the plat entitled "PLAT OF TRACTS A THRU D, MERIDIAN BUSINESS PARK II (BEING A REPLAT OF LOT 3 AND TRACTS S-1A, S-2A-2, UNIT 2) WITHIN PROJECTED SECTION 15, T.10N., R.2E., N.M.P.M., TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO" filed in the office of the County Clerk of Bernalillo County on April 29, 2008 in Plat Book 2008C, Page 100.

AND

All of Tract S-2A-1, Atrisco Business Park Unit 2, as the same is shown and designated on the plat entitled "TRACTS S-2A-1 AND S-2A-2, ATRISCO BUSINESS PARK UNIT 2 (BEING A REPLAT OF TRACT S-2A, ATRISCO BUSINESS PARK UNIT 2) CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" filed in the office of the County Clerk of Bernalillo County on December 23, 1998 in Book 98C, Page 363.

Said parcel contains 70.3629 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATTED and now comprising " SUBDIVISION PLAT OF UNSER TOWNE CROSSING (BEING A REPLAT OF TRACTS A AND B, MERIDIAN BUSINESS PARK II AND TRACT S-2A-1, ATRISCO BUSINESS PARK UNIT 2), 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 proprietor(s). Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee to the land subdivided. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate to the City of Albuquerque in fee simple with warranty covenants the additional public street right of way 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 TRACTS A AND B, MERIDIAN BUSINESS PARK II

Tabet Lumber Co., Inc., a New Mexico Corporation

By: [Signature] 19  
Hermon Tabet, Vice President

ACKNOWLEDGMENT

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 11th  
day of November 2007, by Hermon Tabet, Vice President

[Signature] My commission expires 5/15/08  
Notary Public



OWNER TRACT S-2A-1, ATRISCO BUSINESS PARK, UNIT 2

BCI Coca-Cola Bottling Company of Los Angeles, a Delaware corporation, successor by merger to The Coca-Cola, Dr. Pepper Bottling Company of Albuquerque, a New Mexico corporation.

By: [Signature] Matthew J. Panos  
Corporate Director  
Real Estate & Facilities

ACKNOWLEDGMENT

STATE OF GEORGIA  
COUNTY OF COBB SS

The foregoing instrument was acknowledged before me this 22th

day of February 2008, by Matthew J. Panos

[Signature] My commission expires 5/15/08  
Notary Public



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00715/2008 01 30 PM 2:46 2 of 2  
Tatouos Oliveira, Bernalillo Cou



SHEET 2 OF 9

070100 FINAL PLAT SHTS 1-3.dwg

**SURV+TEK, INC.**

Consulting Surveyors  
9304 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3326 Fax: 505-897-3377

**SUBDIVISION FLAT OF  
UNSER TOWNE CROSSING**

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SITUATE WITHIN  
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NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY, 2008

**EXISTING EASEMENTS**

- (A) 10' Water Line Easement granted by plat filed September 12, 1973 in Volume D5, Folio 181
- (B) 5' U.S. West Communications Eouement granted by document filed June 25, 1992 in Book 92-14, Pages 9536-9538.
- (C) 10' Public Utility Easement; granted by plat filed February 28, 1995 in Volume 95-C, Folio 69.
- (D) 7' Public Utility Easement granted by plat filed September 12, 1973 in Volumes D5-C, Folio 181.
- (E) Public Utility Easement granted by plat filed February 25, 1995 in Volume 95-C, Folio 59.
- (F) 10' Private Storm Drain Line Easement to serve Tract S-2A-1 granted by plat filed December 23, 1998 in Volume 98-C, Page 363
- (J) 20' Private Drainage Easement for the benefit of Tract A to be maintained by the property owner of Tract B granted by plat filed April 29, 2008 in Plat Book 2008C, Page 100.
- (K) 22' Public Storm Drain Easement granted to the City of Albuquerque by document filed June 30, 1995 in Book 95-15, Pages 6361-6363.
- (L) Public Water Line Easement granted to the City of Albuquerque by document filed November 12, 1996 in Book BCR 96-30, Page 1982.
- (M) Public Water Line Easement granted to the City of Albuquerque by document filed December 19, 1996 in Book BCR 96-33, Pages 4420-4421
- (N) 15' x 35' U.S. West CEB Site Easement granted by document filed June 25, 1992 in Book BCR 92-14, Page 9536.
- (O) Underground Electric Easement granted to Public Service Company of New Mexico by document filed November 5, 2004 in Book A86, Page 5613.

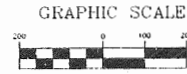
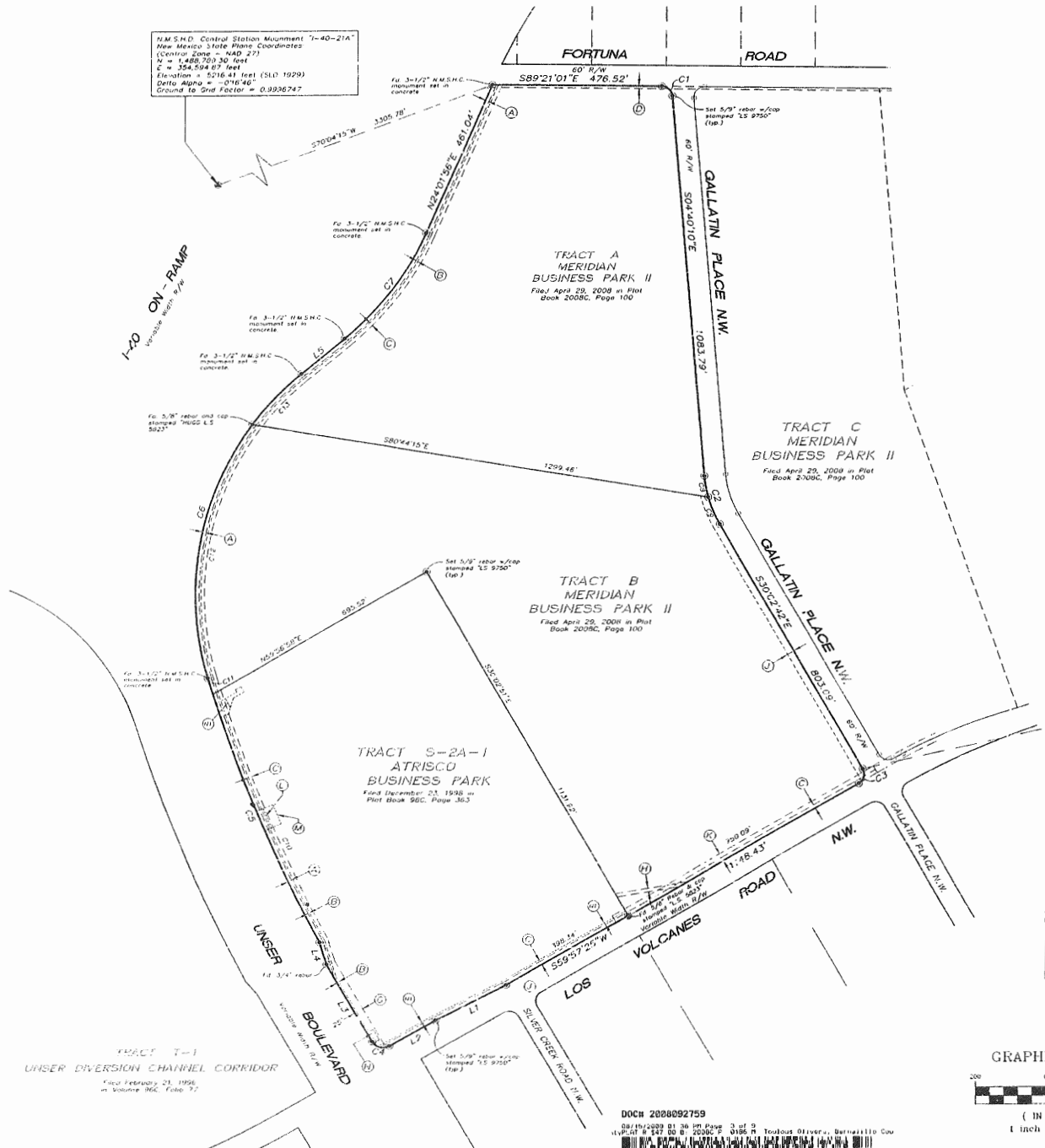
Ⓞ = Set 5/8" rebar with cap stamped "LS 8750" unless otherwise indicated.  
**NEW LOT MONUMENTATION NOTED AND DESCRIBED ON SHEET 4**

**EXISTING BOUNDARY  
AND EASEMENTS**

(ALSO SEE SHEETS 6 & 7 FOR EXISTING EASEMENTS)

N.M.S.N.D. Control Station Monument "1-40-21A"  
New Mexico State Plane Coordinates  
(Central Zone - NAD 27)  
E = 1,488,763.36 feet  
N = 354,594.87 feet  
Elevation = 5216.48 feet (SLD 1929)  
Delta Alpha = -0'16"46"  
Ground to Grid Factor = 0.9936747

Albuquerque Control Station Monument "7-10"  
New Mexico State Plane Coordinates:  
(Central Zone - NAD 27)  
E = 1,488,768.45 feet  
N = 362,370.40 feet  
Elevation = 5103.225 feet (SLD 1929)  
Delta Alpha = -0'15"22"  
Ground to Grid Factor = 0.9936767



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02/16/2009 01:30 PM Page 3 of 3  
07/10/08 11:41:00 AM 2008C 0186 R Toulous Drive, Bernalillo, NM  
07/10/08 11:41:00 AM 2008C 0186 R Toulous Drive, Bernalillo, NM

**SURVOTEK, INC.**  
Consulting Surveyors  
9306 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3344 Fax: 505-897-3377

**NOTE**

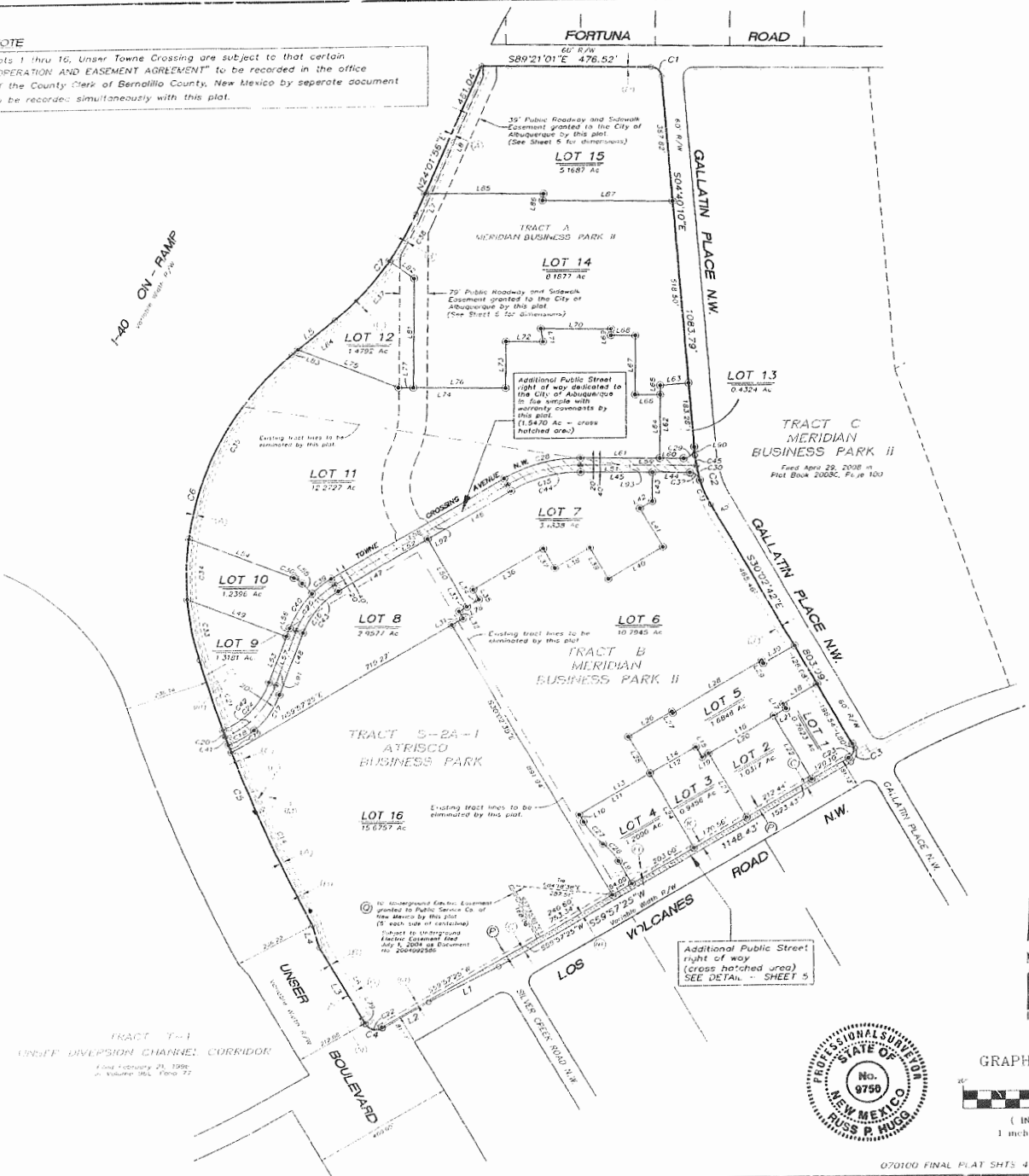
Lots 1 thru 16, Unser Towne Crossing are subject to that certain "OPERATION AND EASEMENT AGREEMENT" to be recorded in the office of the County Clerk of Bernalillo County, New Mexico by separate document to be recorded simultaneously with this plat.

**SUBDIVISION PLAT OF  
UNSER TOWNE CROSSING**

(BEING A REPLAT OF TRACTS A AND B, MERIDIAN BUSINESS PARK II AND TRACT S-2A-1, ATRISCO BUSINESS PARK, UNIT 2)

**SITUATE WITHIN  
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**IN  
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NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY, 2008**



**EXISTING EASEMENTS**

- (A) 10' Water Line Easement granted by plat filed September 12, 1973 in Volume D5, Folio 181
- (B) 5' U.S. West Communications Easement granted by document filed June 25, 1992 in Book 92-14, Pages 9536-9538.
- (C) 10' Public Utility Easement granted by plat filed February 28, 1995 in Volume 95-C, Folio 69. PORTION VACATED BY 08 DRB-7010A
- (D) 7' Public Utility Easement granted by plat filed September 12, 1973 in Volume D5-C, Folio 181.
- (E) Public Utility Easement granted by plat filed February 28, 1995 in Volume 95-C, Folio 69.
- (H) 10' Private Storm Drain Line Easement to serve Tract S-2A-1 granted by plat filed December 23, 1998 in Volume 98-C, Page 363.
- (J) 20' Private Drainage Easement for the benefit of Tract A to be maintained by the property owner of Tract B, granted by plat filed April 29, 2008 in Plat Book 2008C, Page 100. VACATED BY 08 UNM-70111
- (K) 22' Public Storm Drain Easement granted to the City of Albuquerque by document filed June 30, 1995 in Book 95-15, Pages 6361-6363.
- (L) Public Water Line Easement granted to the City of Albuquerque by document filed November 12, 1996 in Book BCR 96-30, Page 1982
- (M) Public Water Line Easement granted to the City of Albuquerque by document filed December 19, 1996 in Book BCR 96-33, Pages 4420-4421.
- (N) 15' x 35' U.S. West CEB Site Easement granted by document filed June 25, 1992 in Book BCR 92-14, Page 5536.
- (O) Underground Electric Easement granted to Public Service Company of New Mexico by document filed November 5, 2004 in Book A86, Page 5613

**NEW EASEMENTS**

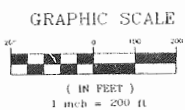
- (P) 10' Public Utility Easement granted by this plat.
- (Q) 10' Underground Electric Easement granted to Public Service Company of New Mexico by this plat.

Ⓜ = Set 5/8" rebar with cap stamped LS 4750  
**EXISTING BOUNDARY MONUMENTATION NOTED AND DESCRIBED ON SHEET 3**

Lots 1 and 13 are currently proposed for use as drainage detention ponds (the "Ponds") pursuant to the drainage plan approved for this Subdivision (the "Drainage Plan"). So long as the ponds are required pursuant to the Drainage Plan, as it may be modified from time to time, the owners of Lots 2 through 16, inclusive, 14 and 15, (the "Benefited Lots") shall be obliged to maintain the Ponds, and failing to do so the City may maintain the Ponds and procure reimbursement from the Benefited Lots, which reimbursement obligation may be secured by a lien imposed against the Benefited Lots. The Owners of the Benefited Lots may further allocate among themselves the manner in which the Ponds are maintained and how the cost of maintenance is allocated among them.

**NEW LOTS AND EASEMENTS**

DOCH 2008092759  
 No. 9750  
 PROFESSIONAL SURVEYOR STATE OF NEW MEXICO  
 RUSSELL HUGGINS



**SURV TEK, INC.**  
 Consulting Surveyors  
 2384 Valley View Drive, N.W. Albuquerque, New Mexico 87111 Phone: 505-897-3300 Fax: 505-897-3877

NOTE:  
 PNM Gas and Electric Services to retain easement rights within the newly dedicated street right of way along Los Volcanes Road N.W., to cover existing underground gas and electric facilities.

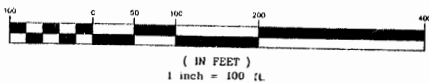
Ⓞ 10' Underground Electric Easement granted to Public Service Co. of New Mexico by this plat. (5' each side of centerline)

Additional Public Street right of way dedicated to the City of Albuquerque in fee simple with warranty covenants by this plat. (0.4723 Ac - cross hatched area)

**NEW EASEMENTS**

- Ⓞ 10' Public Utility Easement granted by this plat.
- Ⓞ 10' Underground Electric Easement granted to Public Service Company of New Mexico by this plat.

**GRAPHIC SCALE**



**ADDITIONAL PUBLIC STREET RIGHT OF WAY DETAIL**

SUBDIVISION PLAT OF  
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 (BEING A REPLAT OF TRACTS A AND B, MERIDIAN BUSINESS PARK II AND TRACT S-2A-1, ATRISCO BUSINESS PARK, UNIT 2)  
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 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 FEBRUARY, 2008



DOCS 2008092758  
 08/15/2008 01:36 PM Page 6 of 8  
 PLAT N. 117. 01 1' 2008 P. 0186 R  
 T. J. P. Jones, Surveyor  
 T. J. P. Jones, Surveyor  
 T. J. P. Jones, Surveyor

**SURV TEK, INC.**

Consulting Surveyors  
 9304 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3368  
 Fax: 505-897-3372



Lots 1 and 13 are currently proposed for use as drainage detention ponds (the "Ponds") pursuant to the drainage plan approved for this Subdivision (the "Drainage Plan"). So long as the ponds are required pursuant to the Drainage Plan, as it may be modified from time to time, the owners of Lots 2 through 12, inclusive, 14 and 15, (the "Benefited Lots") shall be obliged to maintain the Ponds, and failing to do so the City may maintain the Ponds and procure reimbursement from the Benefited Lots, which reimbursement obligation may be secured by a lien imposed against the Benefited Lots. The Owners of the Benefited Lots may further allocate among themselves the manner in which the Ponds are maintained and how the cost of maintenance is allocated among them.

Existing 20' Private Drainage Easement granted by plat filed April 29, 2008 in Plat Book 2008C - page 100. VACATED BY DRB-70111 (cross hatched area) vacated by this plat.

Portion of existing 10' Public Utility Easement granted by plat filed February 28, 1995 in Volume 95-C, Page 69 - VACATED BY DRB-70105 (cross hatched area) vacated by this plat.

- AA 20' Public Water Line Easement granted to the Albuquerque Bernalillo County Water Utility Authority by this plat.
- BB 20' Public Sanitary Sewer Easement granted to the Albuquerque Bernalillo County Water Utility Authority by this plat.
- CC 20' Public Storm Drain granted to the City of Albuquerque by this plat.
- DD 10' Private Storm Drain Easement to serve Lot 16 granted by this plat.
- EE 10' Public Utility Easement granted by this plat.
- FF 10' Public Utility Easement granted by this plat.
- GG 27.50' Public Sanitary Sewer and Water Line Easement granted to the Albuquerque Bernalillo County Water Utility Authority by this plat.
- HH Sidewalk Easement granted to the City of Albuquerque by this plat.
- JJ Sidewalk Easement granted to the City of Albuquerque by this plat.

Additional Public Street right of way (cross hatched area) SEE DETAIL - SHEET 5

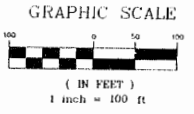
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 02/18/2009 01:26 PM Page: 7 of 9  
 14:54:11 8:18:00 2009 01:26 PM 0164 N. Paulous Oliver, Bernalillo Co.

**ADDITIONAL NEW EASEMENTS**

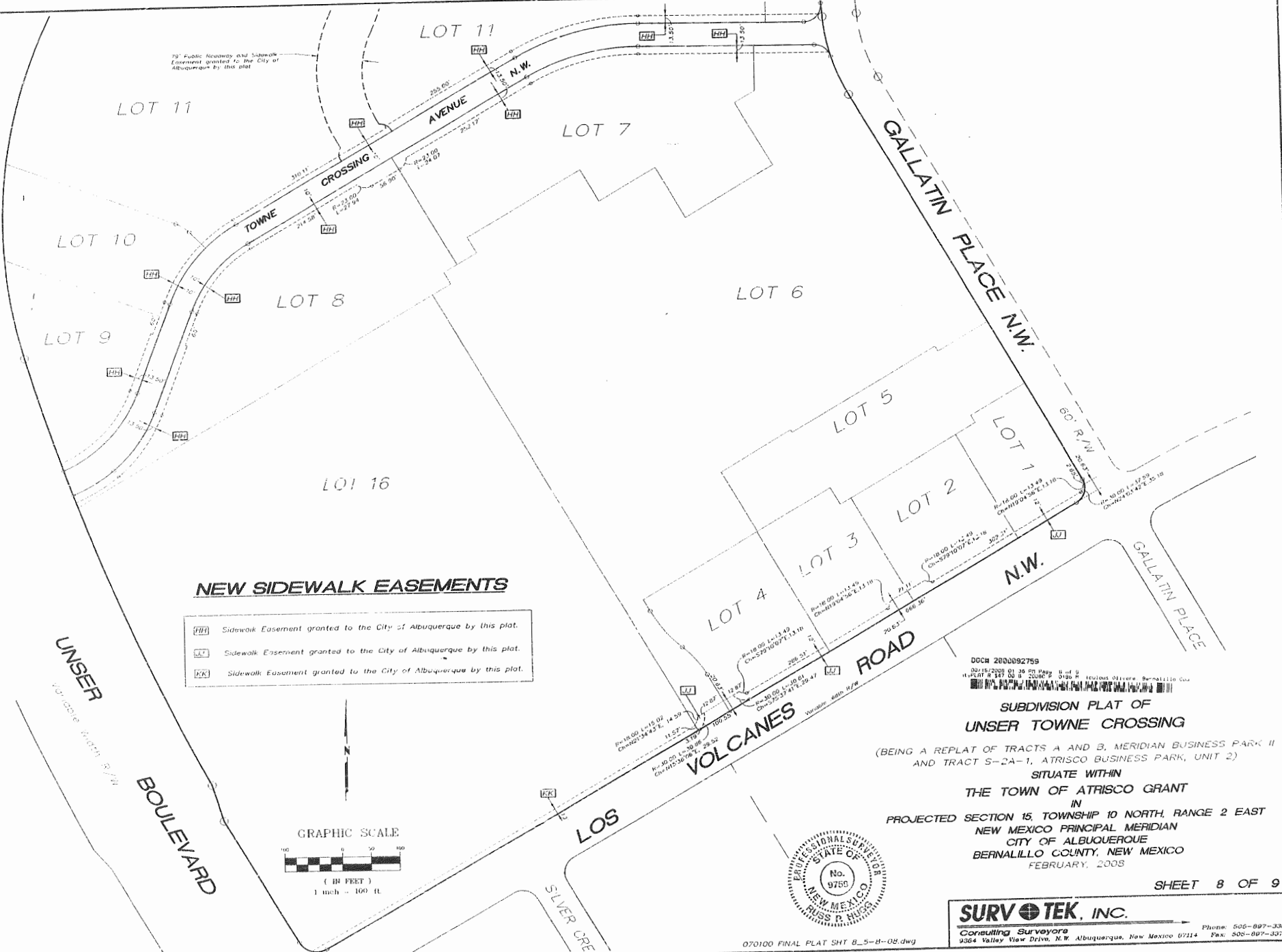
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 FEBRUARY, 2008






**SURV+TEK, INC.**  
 Consulting Surveyors  
 9394 Valley View Drive, N.E. Albuquerque, New Mexico 87114. Phone: 505-997-3368  
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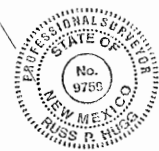
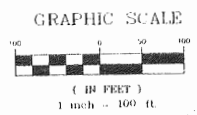


70' Public Access and Sidewalk Easement granted to the City of Albuquerque by this plat



**NEW SIDEWALK EASEMENTS**

-  Sidewalk Easement granted to the City of Albuquerque by this plat.
-  Sidewalk Easement granted to the City of Albuquerque by this plat.
-  Sidewalk Easement granted to the City of Albuquerque by this plat.



DOCH 2800092755  
 0018/2003 01 28 PM Page 8 of 8  
 PLAT # 137 00 B 2006'S 0180 R  
 Heulous Oliveira, Bernalillo Co

**SUBDIVISION PLAT OF  
 UNSER TOWNE CROSSING**  
 (BEING A REPLAT OF TRACTS A AND B, MERIDIAN BUSINESS PARK II  
 AND TRACT S-2A-1, ATRISCO BUSINESS PARK, UNIT 2)  
 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  
 FEBRUARY, 2008

SHEET 8 OF 9

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SUBDIVISION PLAT OF  
UNSER TOWNE CROSSING

(BEING A REPLAT OF TRACTS A AND B, MERIDIAN BUSINESS PARK II  
AND TRACT S-2A-1, ATRISCO BUSINESS PARK, UNIT 2)

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

FEBRUARY, 2008

LINE	LENGTH	BEARING
L1	235.27	S62°44'24"W
L2	150.00	S59°27'26"W
L3	256.12	N50°01'55"W
L4	166.22	N16°28'05"W
L5	156.84	N02°44'43"E
L6	252.05	N50°01'55"W
L7	64.47	N19°42'19"E
L8	396.57	N24°01'56"E
L9	75.47	N30°02'35"W
L10	49.95	N30°02'35"W
L11	230.60	N30°02'35"W
L12	149.06	N59°57'25"E
L13	341.50	N59°57'25"E
L14	128.36	S59°57'25"W
L15	34.26	S30°02'35"E
L16	274.00	N59°57'25"E
L17	75.00	N30°02'35"W
L18	110.00	N59°57'25"E
L19	81.50	N59°57'25"E
L20	312.44	N59°57'25"E
L21	40.26	N59°57'25"E
L22	711.34	N30°02'35"W
L23	111.54	N30°02'35"W
L24	49.83	N30°02'35"W
L25	122.30	N30°02'35"W
L26	141.00	N59°57'25"E
L27	5.21	S30°02'35"E
L28	300.51	N59°57'25"E
L29	10.00	N59°57'25"E
L30	60.80	N59°57'25"E
L31	36.80	N59°57'25"E
L32	27.85	N30°02'35"W
L33	26.50	N59°57'25"E
L34	40.00	N59°57'25"E
L35	35.26	N30°02'35"W
L36	228.00	N59°57'25"E
L37	64.00	S30°02'35"E
L38	114.00	N59°57'25"E
L39	101.83	S30°02'35"E
L40	172.50	N59°57'25"E
L41	178.74	N30°02'35"W
L42	40.45	N59°57'25"E
L43	60.58	N59°57'25"E
L44	105.31	N59°57'25"E
L45	201.47	N59°57'25"E
L46	273.85	N59°57'25"E
L47	291.29	N59°57'25"E
L48	158.68	N59°57'25"E
L49	598.48	N59°57'25"E
L50	270.00	N59°57'25"E
L51	106.78	N59°57'25"E
L52	365.11	N59°57'25"E
L53	740.23	N59°57'25"E
L54	74.77	N59°57'25"E
L55	74.77	N59°57'25"E
L56	55.77	N59°57'25"E
L57	166.50	N59°57'25"E
L58	56.11	N59°57'25"E
L59	388.70	N59°57'25"E
L60	177.83	N59°57'25"E
L61	225.00	N59°57'25"E
L62	407.83	N59°57'25"E
L63	90.31	N59°57'25"E
L64	181.54	N59°57'25"E
L65	26.29	N59°57'25"E
L66	75.26	N59°57'25"E
L67	105.92	N59°57'25"E
L68	68.82	N59°57'25"E
L69	18.00	N59°57'25"E
L70	187.16	N59°57'25"E
L71	37.56	N59°57'25"E
L72	103.93	N59°57'25"E
L73	130.00	N59°57'25"E
L74	302.25	N59°57'25"E
L75	302.44	N59°57'25"E
L76	280.50	N59°57'25"E
L77	41.25	N59°57'25"E
L78	62.50	N59°57'25"E
L79	14.74	N59°57'25"E
L80	15.80	N59°57'25"E
L81	370.00	N59°57'25"E
L82	255.65	N59°57'25"E
L83	23.50	N59°57'25"E
L84	133.34	N59°57'25"E
L85	133.79	N59°57'25"E
L86	19.63	N59°57'25"E
L87	369.54	N59°57'25"E
L88	06.10	N59°57'25"E
L89	24.79	N59°57'25"E
L90	169.40	N59°57'25"E
L91	562.71	N59°57'25"E
L92	225.16	N59°57'25"E

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	44.34	30.00	27.34	40.41	S47°00'35"E	84°40'51"
C2	146.150	330.00	74.30	144.96	S17°21'26"E	252°22'32"
C3	47.12	30.00	30.00	42.43	N14°57'21"W	90°00'02"
C4	54.98	35.00	35.01	49.50	N70°02'13"W	90°00'37"
C5	520.69	4184.78	411.68	819.37	N22°06'19"W	171°41'11"
C6	958.99	812.51	409.52	812.51	N17°00'38"E	67°32'32"
C7	781.74	816.30	194.42	738.27	N17°25'45"E	263°37'38"
C8	61.90	330.00	31.04	61.81	S10°02'34"E	10°44'49"
C9	84.26	330.00	42.36	84.03	S22°43'50"E	14°32'44"
C10	772.06	4184.78	387.13	770.97	S22°46'17"E	10°34'15"
C11	49.63	4184.78	74.31	48.62	S17°09'11"E	0°39'57"
C12	288.65	812.51	409.52	281.59	S09°56'48"W	93°29'52"
C13	200.34	812.51	100.66	199.84	S43°45'34"W	14°07'40"
C14	542.95	4184.78	271.66	542.57	S24°20'24"E	7°26'02"
C15	203.56	380.00	104.29	201.14	S75°18'12"W	30°41'34"
C16	156.56	230.60	81.45	153.55	S40°22'25"W	39°00'00"
C17	124.69	236.00	63.84	123.25	N36°05'35"E	30°16'22"
C18	93.42	280.00	42.02	93.11	N59°45'51"E	1°04'10"
C19	23.08	4184.78	11.54	23.08	S02°22'54"E	0°18'57"
C20	20.01	4184.78	10.01	20.01	S19°48'50"E	0°16'26"
C21	238.04	4184.78	104.34	206.62	S18°14'55"E	2°51'24"
C22	54.98	35.00	35.01	49.50	S23°02'11"E	90°00'33"
C23	47.12	30.00	30.00	42.43	N14°57'21"E	90°00'07"
C24	191.98	234.00	114.76	186.64	S47°35'35"E	47°00'52"
C25	133.76	270.00	95.81	130.26	S40°27'28"W	30°00'00"
C26	65.58	176.50	33.12	65.20	N40°41'15"W	211°20'20"
C27	84.16	226.50	42.57	83.68	S40°41'15"E	211°20'20"
C28	224.99	220.00	115.26	222.31	S75°18'12"W	30°41'34"
C29	49.91	30.00	32.92	44.35	N42°59'25"E	95°19'09"
C30	42.15	330.00	21.12	42.15	S13°31'38"E	7°19'27"
C31	76.01	330.00	37.62	74.85	S23°32'01"E	13°31'23"
C32	42.82	30.00	21.93	35.41	N53°11'10"W	72°19'42"
C33	176.60	812.51	88.65	176.25	S10°34'31"E	122°21'12"
C34	170.68	812.51	85.26	170.57	S01°40'35"W	120°03'00"
C35	611.51	812.51	321.05	592.16	S29°15'45"W	43°07'19"
C36	27.95	65.00	14.21	27.77	N58°42'28"W	24°40'15"
C37	227.27	816.30	114.37	226.53	N42°51'01"E	15°27'06"
C38	154.42	816.30	77.42	154.24	N29°27'12"E	10°59'22"
C39	67.52	220.00	33.94	67.35	S52°47'32"W	147°49'45"
C40	116.26	220.00	59.04	115.36	S33°17'32"W	24°40'15"
C41	26.01	4184.78	13.01	26.01	S20°07'44"E	0°21'22"
C42	209.16	254.00	110.92	203.30	N44°32'51"E	47°05'52"
C43	130.17	250.00	68.52	126.90	S40°22'25"W	39°00'00"
C44	214.28	330.00	109.27	214.22	S26°51'14"E	30°41'34"
C45	28.97	330.00	14.49	28.96	S07°11'04"E	5°01'43"

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C50	765.08	722.01	416.77	734.54	S22°26'55"W	56°24'58"
C51	588.13	812.51	302.61	575.37	S30°05'13"W	41°28'23"
C52	90.76	420.00	45.36	90.58	S84°27'33"W	12°22'32"
C53	15.02	420.00	7.51	15.02	S77°44'39"W	2°02'56"
C54	119.21	420.00	60.62	118.91	S68°05'18"W	16°15'46"
C55	123.93	390.00	62.00	123.93	N59°57'25"E	18°41'51"
C56	20.63	360.00	10.32	20.62	S70°24'29"W	3°06'37"
C57	99.00	360.00	29.56	58.94	S64°24'12"W	8°53'46"
C58	33.60	220.00	16.82	33.58	S56°33'31"W	7°07'48"
C59	39.43	220.00	19.75	39.39	S48°38'32"W	9°2'59"
C60	110.26	220.00	56.12	109.98	S32°42'31"W	23°02'13"
C61	104.86	132.00	52.43	104.86	S10°31'15"E	30°02'41"
C62	111.17	257.01	56.12	110.48	S00°33'58"E	15°53'48"
C63	130.59	257.01	65.46	130.42	S03°52'01"W	9°53'01"
C64	332.88	257.01	171.80	335.08	S51°18'44"W	25°34'24"
C65	128.57	257.01	64.44	128.42	S32°14'52"W	9°43'33"
C66	88.65	257.01	44.38	88.60	S47°28'06"W	6°42'36"
C67	74.82	234.00	37.58	74.72	N53°35'00"W	28°45'44"
C68	117.45	234.00	59.89	116.25	N30°04'50"E	16°14'50"
C69	51.40	236.00	25.85	51.33	N27°12'28"E	12°30'08"
C70	23.20	236.00	11.89	22.90	N42°20'39"E	17°46'14"
C71	10.91	26.00	5.54	10.63	N12°00'45"E	24°02'15"
C72	26.85	64.00	13.63	26.65	N12°00'45"E	24°02'15"
C73	112.20	832.70	56.18	112.11	N22°29'29"E	74°31'21"
C74	29.31	64.00	15.03	28.95	S10°12'07"W	11°06'06"
C75	112.28	269.50	57.35	111.97	N13°06'39"E	24°52'20"
C76	147.24	338.50	74.80	146.08	N13°06'39"E	24°52'20"
C77	233.48	240.50	116.26	224.42	S02°14'22"E	55°32'23"
C78	156.78	161.50	85.19	150.70	S02°14'22"E	55°32'23"
C79	25.34	23.00	14.41	24.00	N30°33'25"E	63°07'52"
C80	27.50	23.00	15.60	25.91	N59°57'25"E	63°07'52"
C81	62.52	200.00	26.41	52.37	N62°31'15"W	15°02'41"
C82	30.00	440.00	15.01	29.99	S80°18'09"W	3°42'44"
C83	35.99	470.00	18.00	35.99	N29°12'36"E	32°52'06"

LINE	LENGTH	BEARING
L100	259.00	S69°02'35"E
L101	45.95	N68°58'05"W
L102	30.00	N69°02'35"W
L103	44.18	N20°57'25"E
L104	92.25	N20°57'25"E
L105	56.66	N20°57'25"E
L106	30.00	N69°02'35"W
L107	272.00	N20°57'25"E
L108	30.00	N69°02'35"W
L109	30.00	N20°57'25"E
L110	160.25	N69°02'35"W
L111	49.66	N50°49'34"W
L112	49.00	S69°02'35"E
L113	139.00	S20°57'25"W
L114	48.08	S69°02'35"E
L115	129.94	N59°57'25"E
L116	12.50	S30°02'35"E
L117	292.00	N59°57'25"E
L118	12.50	S30°02'35"E
L119	38.00	N59°57'25"E
L120	195.24	N30°02'35"W
L121	20.01	N09°57'27"W
L122	283.36	N09°57'27"W
L123	30.00	N59°57'25"E
L124	122.93	N09°57'27"W
L125	155.74	N09°57'27"W
L126	30.00	N59°57'25"E
L127	68.42	N00°38'59"E
L128	21.73	N07°23'35"E
L129	30.00	S02°33'25"E
L130	79.67	N07°23'35"E
L131	128.76	N07°23'35"E
L132	154.24	N00°38'59"E
L133	32.00	N00°38'59"E
L134	27.00	S89°21'01"E
L135	32.00	N00°38'59"E
L136	262.53	S89°21'01"E
L137	3.20	S44°21'01"E
L138	25.00	N45°38'59"E
L139	51.65	S44°21'01"E
L140	269.54	S04°40'10"E
L141	20.00	S85°26'08"W
L142	304.64	S04°40'10"E
L143	150.47	S00°38'59"W
L144	20.00	S89°21'01"E
L145	56.50	S00°38'59"W
L146	20.00	S00°38'