

PLAT OF
 TRACT M-1-B-2-A
 SEVEN-BAR RANCH
 WITHIN THE
 TOWN OF ALAMEDA GRANT
 PROJECTED SECTION 7,
 TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER, 2017

DESCRIPTION

A tract of land situate within the Town of Alameda Grant, Projected Section 7, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of TRACT M-1-B-2, SEVEN-BAR RANCH, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on July 25, 2017, in Plat Book 2017C, Page 84, and containing 0.9880 acres more or less.

SOLAR NOTE

No property within the area of requested final action 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 this plat.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation dba CenturyLink QC did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGC and CenturyLink 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.

PUBLIC UTILITY EASEMENTS

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

1. Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. New Mexico Gas Company (NMGC) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
3. Qwest Corporation dba CenturyLink QC (QWEST) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
4. Comcast for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

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 right-of-way and easement, 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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.

DISCLAIMER

In approving this plat, PNM, NMGC, QWEST and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGC, QWEST and COMCAST 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.

PROJECT NUMBER: _____
 Application Number: _____

PLAT APPROVAL

Utility Approvals:

Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Qwest Corporation dba CenturyLink QC	_____	Date
Comcast	_____	Date
City Approvals:		
<i>Soren M. Risenhoover</i> P.S.	12/1/17	Date
City Surveyor	_____	Date
Real Property Division	_____	Date
Traffic Engineering, Transportation Division	_____	Date
Albuquerque-Bernalillo County Water Utility Authority	_____	Date
Parks and Recreation Department	_____	Date
AMAFC	_____	Date
City Engineer	_____	Date
DRB Chairperson, Planning Department	_____	Date

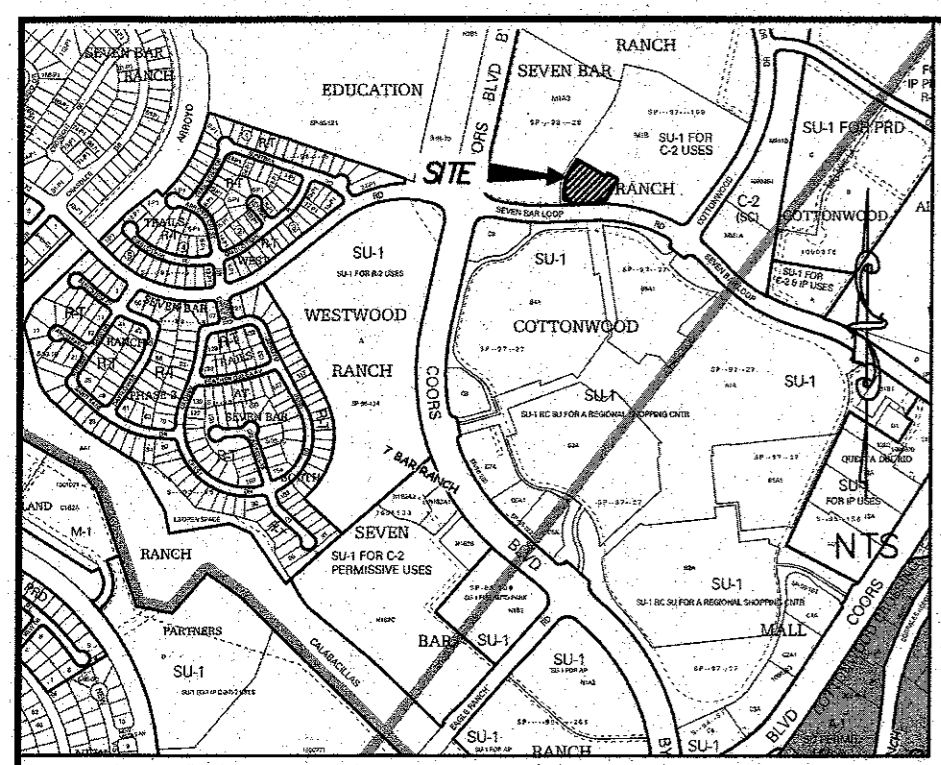
SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

Timothy Aldrich
 Timothy Aldrich, P.S. No. 7719
 11/12/2017
 Date



ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990



LOCATION MAP B-13-Z

PURPOSE OF PLAT

1. To grant ABCWUA waterline easement as shown hereon.

SUBDIVISION DATA

1. Zone Atlas Index No.: B-13-Z
2. Total Number of existing Tracts: 1
3. Total Number of Tracts created: 1
4. Subdivision Acreage: 0.9880 Acres

NOTES

1. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
2. Distances are ground distances.
3. Bearings and distances are field and record.
4. Basis of boundary are the following plats of record entitled: "TRACTS M-1-B-1 & M-1-B-2, SEVEN-BAR RANCH", (07-25-2017, 2017C-084) all being records of Bernalillo County, New Mexico.
5. Field Survey performed in October, 2017.
6. City of Albuquerque, New Mexico Zone: SU-1 (C-2 USES)
7. 100 Year Flood Zone Designation: Zone X, as shown on Panel 104 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated August 16, 2012. This property does not lie in the 100 Year Flood Zone.
8. Address: Seven-Bar Loop NW, Albuquerque, NM 87114
9. Title Report: None provided

FREE CONSENT

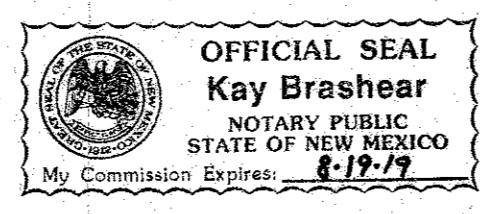
The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of Tract M-1-B-2-A as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easement as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: Mel Sloan CEO. Taco Cabana of El Paso, Inc.
Mel Sloan 11/17/17
 Date

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

On this 11 day of November, 2017, this instrument was acknowledged before me by Mel Sloan CEO. Taco Cabana of El Paso, inc

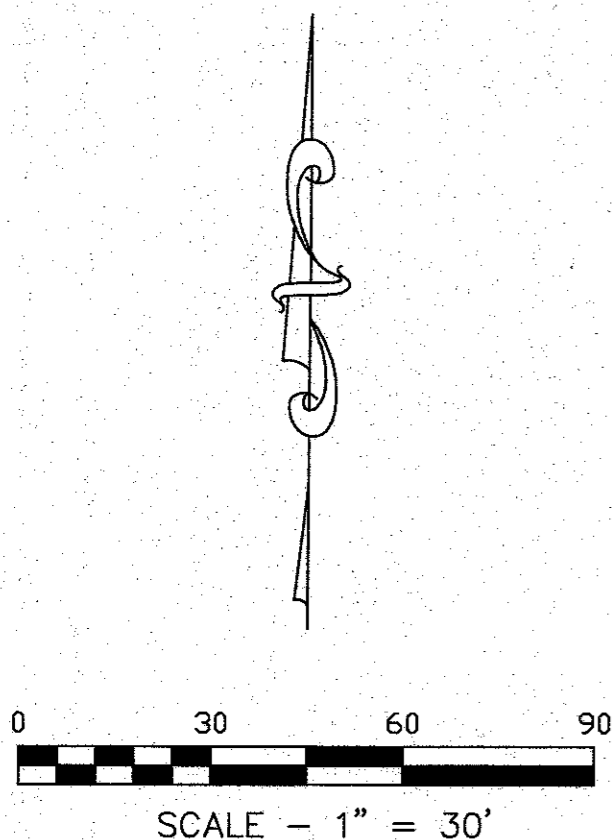
Kay Brashear 8-19-19
 Notary Public MY COMMISSION EXPIRES



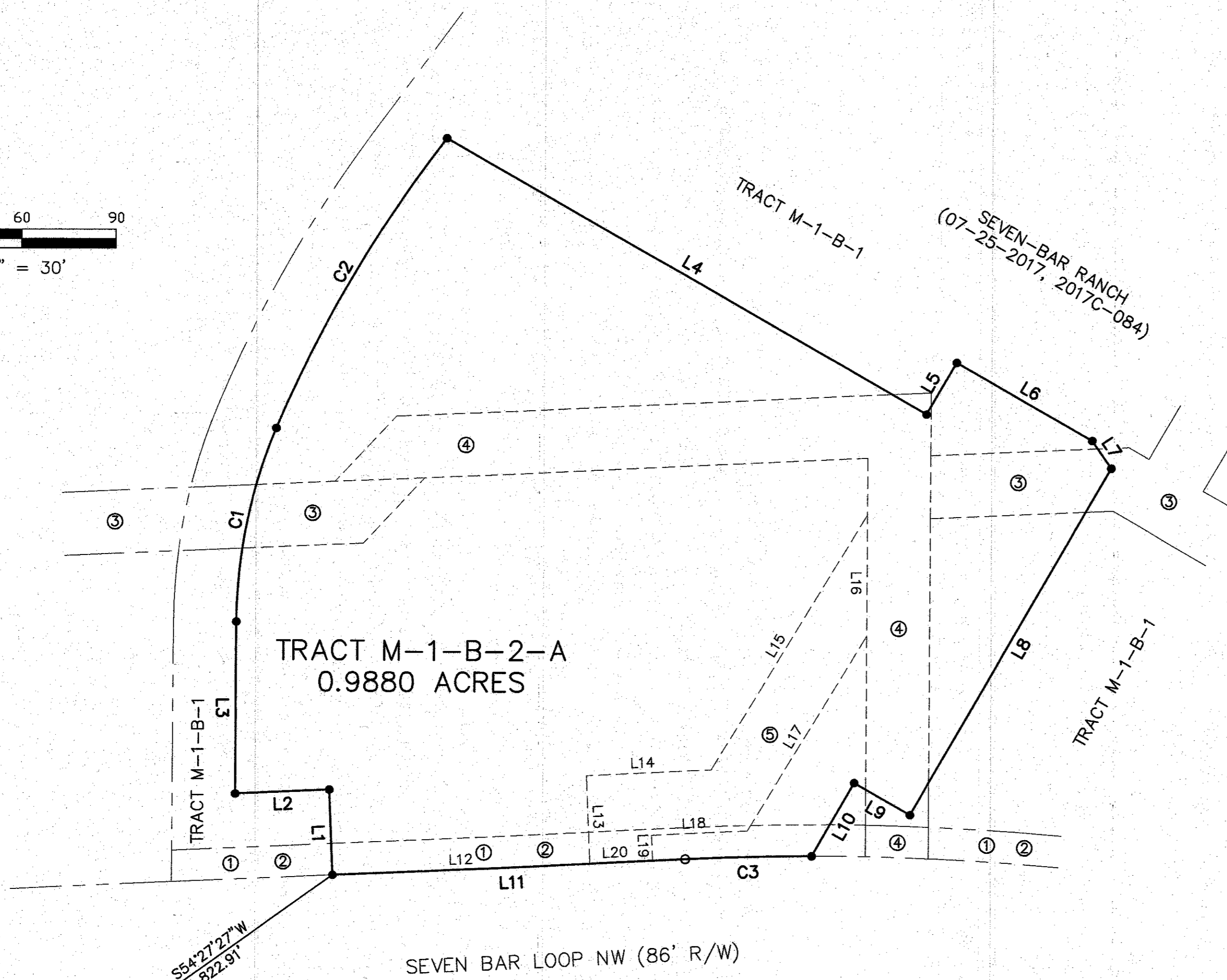
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CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	63.20'	162.40'	22°17'49"	N 11°17'32" E	62.80'
C2	106.80'	415.40'	14°43'51"	N 30°02'08" E	106.51'
C3	40.22'	880.82'	02°36'59"	S 88°41'33" W	40.22'



LINE	BEARING	DISTANCE
L1	N 02°35'41" W	27.16'
L2	S 87°24'19" W	29.90'
L3	N 00°03'28" W	54.56'
L4	S 60°14'28" E	176.29'
L5	N 29°51'32" E	19.00'
L6	S 60°15'31" E	49.87'
L7	S 34°47'16" E	10.69'
L8	S 29°44'46" W	127.26'
L9	N 60°09'24" W	20.51'
L10	S 29°44'29" W	26.90'
L11	S 87°25'39" W	111.98'



EASEMENTS

- ① EXISTING 10' PUBLIC PEDESTRIAN EASEMENT (05-29-1997, 97C-167)
- ② EXISTING 10' PUE (01-06-1995, 95C-003)
- ③ EXISTING 20' ABCWUA WATERLINE EASEMENT (05-29-1997, 97C-167)
- ④ EXISTING 20' ABCWUA WATERLINE EASEMENT (07-25-2017, 2017C-084)
- ⑤ 20' ABCWUA WATERLINE EASEMENT (GRANTED BY THIS PLAT)

AGRS MONUMENT
 "10-B13"
 N=1528304.616 U.S. SURVEY FOOT
 E=1517724.365 U.S. SURVEY FOOT
 G-G=0.999678411
 Δα=-00°14'12.27"
 ELEVATION=5074.478 U.S. SURVEY FOOT
 CENTRAL ZONE
 (NAD83/NAVD88)

LINE	BEARING	DISTANCE
L12	N 87°25'39" E	81.77'
L13	N 02°33'54" W	28.05'
L14	N 87°26'07" E	39.56'
L15	N 31°13'59" E	94.70'
L16	S 00°04'07" E	38.50'
L17	S 31°13'59" W	72.48'
L18	S 87°26'07" W	30.24'
L19	S 02°33'54" E	8.05'
L20	S 87°25'39" W	20.00'

PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 5978"
- FOUND 1/2" REBAR WITH CAP OR PK NAIL WITH TAG "LS 11993"

ALDRICH LAND SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
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