

ZONE ATLAS K-10-Z

N.T.S.

PURPOSE OF THIS PLAT

THE PURPOSE OF THIS PLAT IS TO DEDICATE ADDITIONAL RIGHT-OF-WAY FOR THE IMPROVEMENTS OF UNSER BLVD. NW.

FREE CONSENT AND DEDICATION

THE PROPERTY SHOWN HEREON IS REPLATTED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) GRANT: ALL ACCESS, UTILITY, DRAINAGE AND SIDEWALK EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. THE OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT-OF-WAY FOR UNSER BOULEVARD NW AS SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT TO THE CITY ALL ACCESS. THOSE SIGNING WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY BEING REPLATTED HEREON.

**WEST ROUTE 66 ADDITION II
BEING A REPLAT**

OF
TRACT B of West Route 66 Addition
AS RECORDED ON AUGUST 12, 2013 IN BOOK 2013C, PAGE 91
AND
LOT 1 of UNM HOSPITALS CLINIC
AS RECORDED ON JANUARY 22, 2009 IN BOOK 2009C, PAGE 18

SITUATE WITHIN
Projected Section 22, T.10N., R.2E., N.M.P.M.
Town of Atrisco Land Grant
City of Albuquerque
Bernalillo County, New Mexico

DATE OF SURVEY: SEPTEMBER 2016

SHEET 1 of 2

LEGAL DESCRIPTION

A CERTAIN TRACTS OF LAND SITUATED WITHIN THE TOWN OF ATRISCO LAND GRANT, IN PROJECTED SECTION 22, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN.

SAID TRACT BEING TRACT B, WEST ROUTE 66 ADDITION RECORDED IN THE OFFICE OF THE BERNALILLO CLERK ON AUGUST 12, 2013 AS DOCUMENT NUMBER 2013089889, IN BOOK 2013C, PAGE 91 AND LOT 1, UNM HOSPITALS CLINIC RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON JANUARY 22, 2009 AS DOCUMENT 2009006044, IN BOOK 2009C, PAGE 18, WITHIN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.

SAID TRACT CONTAINING 8.4141 ACRES MORE OR LESS.

Thomas M. Neale
Thomas M. Neale,
Real Estate Director, University of New Mexico,
A body corporate of the State of New Mexico

(STATE OF NEW MEXICO) SS
(COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Oct. 6, 2016
BY THOMAS M. NEALE, AS THE REAL ESTATE DIRECTOR OF THE UNIVERSITY OF
NEW MEXICO A BODY CORPORATE OF THE STATE OF NEW MEXICO.

BY: *[Signature]*
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/30/2019

Richard J. Perry
Chief Administrative Officer

(STATE OF NEW MEXICO) SS
(COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
BY ROBERT J. PERRY, AS THE CHIEF ADMINISTRATIVE OFFICER OF THE CITY OF
ALBUQUERQUE, A MUNICIPAL CORPORATION.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SUBDIVISION DATA

DRB NO.	PLAT ACRES	8.4141
NO. OF LOTS	LOT ACRES	1.7649
NO. OF PARCELS	PARCEL ACRES	0
NO. OF TRACTS	TRACT ACRES	6.2470
STREET MILES (FULL)	STREET ACRES	0.4024

NOTES

- EXISTING UTILITY EASEMENTS TO REMAIN AS SHOWN ON THE EXISTING SUBDIVISION PLATS.
- ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE, DISTANCES ARE HORIZONTAL GROUND DISTANCES IN FEET.
- RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIZE (S65°04'00"W, 365.00).
- BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUERQUE ACS MONUMENT "7-K10" ELEVATION = 5097.854
- ALL PROPERTY CORNERS ARE AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.

EASEMENTS

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
- PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 - NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE NATURAL GAS.
 - QWEST d/b/a CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
 - COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE CABLE TV SERVICE.
- PNM, NEW MEXICO GAS COMPANY, COMCAST, AND QWEST d/b/a CENTURYLINK QC COMMUNICATIONS DO NOT RELEASE ANY PREVIOUS EASEMENT RIGHT WHICH WAS GRANTED BY PRIOR PLATTING OR RECORD DOCUMENT UNLESS SPECIFICALLY NOTED HEREON.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSE 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 ERRECTED 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 CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

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 ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

SURVEYOR'S CERTIFICATION

I, KIM C. STELZER, NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7482, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST. THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THE "MINIMUM STANDARDS FOR LAND SURVEYS" AS ESTABLISHED BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
Kim C. Stelzer, N.M.P.L.S. No. 7482
DATE: 9/16/2016



TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:
TRACT B UPC # 101005709218331321
LOT 1 UPC # 101005706125531318
BERNALILLO COUNTY TREASURERS OFFICE:
BY: _____ DATE: _____

PROJECT NO. _____
APPLICATION NO. _____

EXISTING EASEMENTS

- 10' P.U.E. GRANTED BY PLAT RECORDED 08/12/2013, VOL. 2013C, PG. 91
- 100' PARKING EASEMENT TOGETHER WITH A NON-EXCLUSIVE PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR PEDESTRIANS AND VEHICULAR TRAFFIC OVER AND ACROSS FORMER LOT 2, UNM HOSPITALS CLINIC (VOL. 2009C, PG. 18) GRANTED BY DOCUMENT RECORDED 10/16/2009, AS DOCUMENT NO. 2009115620.
- 50' PRIVATE ACCESS EASEMENT GRANTED BY PLAT RECORDED 01/22/2009, VOL. 2009C, PG. 18 TO SERVE LOTS 1 AND 2 UNM HOSPITALS CLINIC (VOL. 2009C, PG. 18). MAINTENANCE IS THE RESPONSIBILITY OF THE OWNERS OF FORMER LOT 2, UNM HOSPITALS CLINIC (VOL. 2009C, PG. 18).
- 50' VEHICULAR AND PEDESTRIAN ACCESS EASEMENT GRANTED BY DOCUMENT RECORDED 05/15/2009, AS DOCUMENT NO. 2009054146, TO SERVE FORMER TRACT C-43, TOWN OF ATRISCO GRANT (VOL. D, PG. 18).
- PRIVATE TRAFFIC CIRCULATION AND PARKING EASEMENT SERVING TRACT A (VOL. 2013C, PG. 91) GRANTED BY PLAT RECORDED 08/12/2013, VOL. 2013C, PG. 91. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNERS OF SAID TRACT A.
- REMAINING PORTION OF A BLANKET PRIVATE DRAINAGE EASEMENT ACROSS FORMER LOT 2, UNM HOSPITALS CLINIC (VOL. 2009C, PG. 18) TO CONVEY EXISTING AND DEVELOPED STORM RUNOFF SERVING LOT 1 UNM HOSPITALS CLINIC (VOL. 2009C, PG. 18) GRANTED BY PLAT RECORDED 01/22/2009, VOL. 2009C, PG. 1. MAINTENANCE IS THE RESPONSIBILITY OF THE OWNER OF TRACT B (VOL. 2013C, PG. 91).

PLAT APPROVALS

UTILITY APPROVALS

[Signature]
PNM ELECTRIC SERVICES
DATE: 10-14-16

[Signature]
NEW MEXICO GAS COMPANY
DATE: 10/11/16

[Signature]
QWEST CORPORATION d/b/a CenturyLink QC
DATE: 10/11/2016

[Signature]
COMCAST
DATE: 10/11/16

CITY APPROVALS

[Signature] P.S.
CITY SURVEYOR
DATE: 9/16/16

REAL PROPERTY DIVISION
DATE: _____

ENVIRONMENTAL HEALTH DEPARTMENT
DATE: _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION
DATE: _____

A.B.C.W.U.A.
DATE: _____

DEPARTMENT OF PARKS & REC.
DATE: _____

AMAFCA
DATE: _____

CITY ENGINEER
DATE: _____

DRB CHAIRPERSON, PLANNING DEPARTMENT
DATE: _____

Plotted: 9/16/2016 8:15:37 AM, By: Stelzer, Kim
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HUITT-ZOLLARS

333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

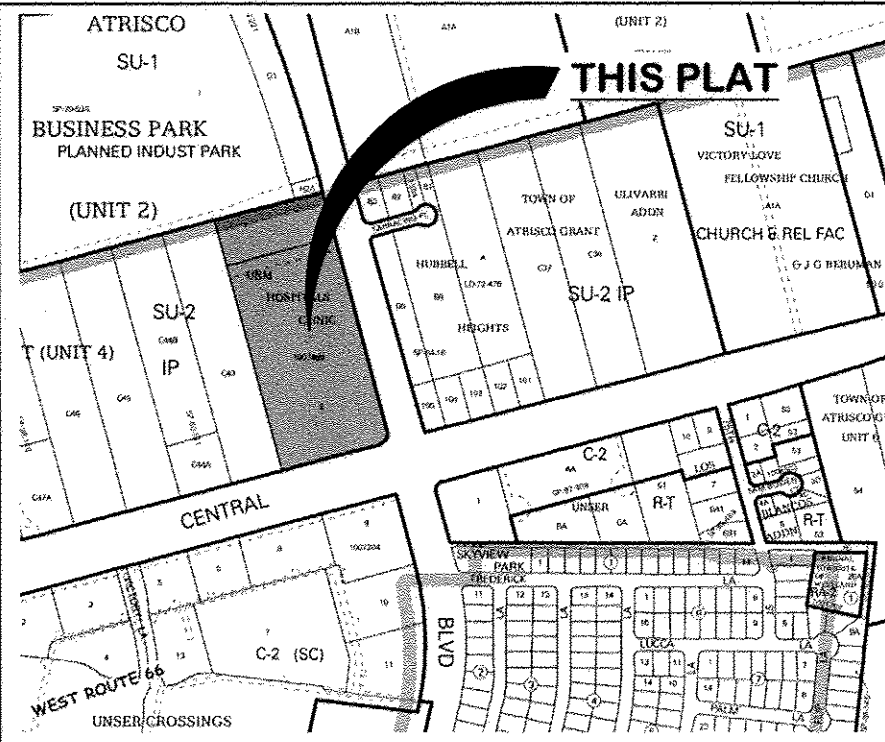
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SITUATE WITHIN
Projected Section 22, T.10N., R.2E., N.M.P.M.
Town of Atrisco Land Grant
City of Albuquerque
Bernalillo County, New Mexico

DATE OF SURVEY: SEPTEMBER 2016
SHEET 2 of 2

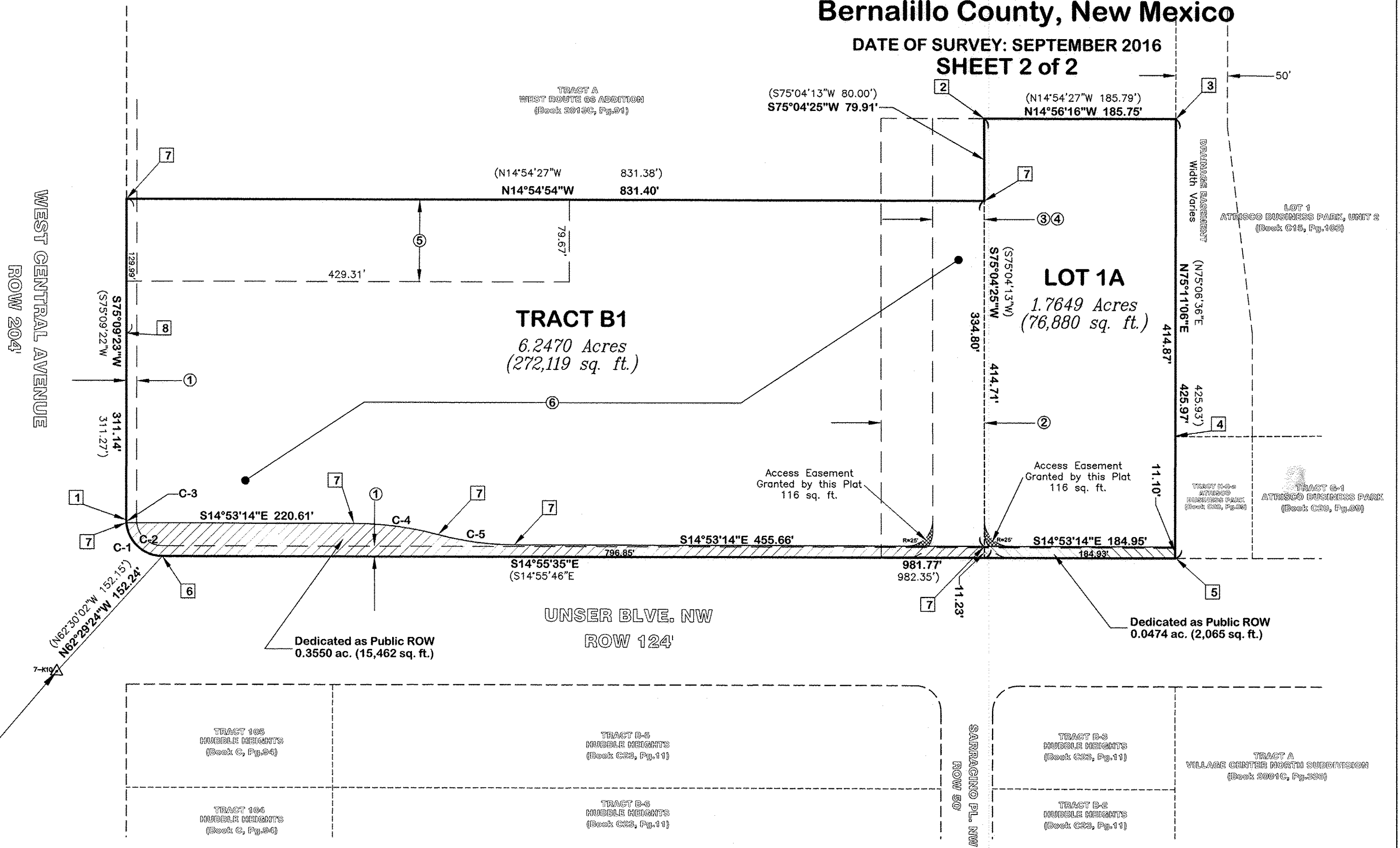


ZONE ATLAS K-10-Z

N.T.S.

BOUNDARY EVIDENCE: UNLESS OTHERWISE INDICATED:

- 1 Found Rebar with Orange Cap NMPS 10204
- 2 Found Rebar with Yellow Cap NMPS 11184
- 3 Found Rebar with Cap "illegible" Tagged with washer NMPS 11184
- 4 Found Rebar with Cap PS 11463 (REJECTED)
- 5 Found Rebar with Cap PWT 10204 (Accepted for N/S Line only)
- 6 Found Rebar with Cap "illegible"
- 7 Set No. 5 rebar w/cap HZI LS 7482 or Nail with Washer, HZI LS 7482
- 8 Found T-post with Aluminum Cap PLS 14271



UNSER BLVE. NW
ROW 158

UNSER BLVE. NW
ROW 124

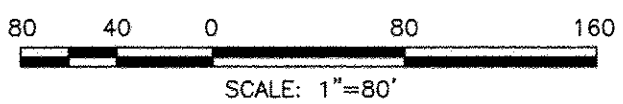
Dedicated as Public ROW
0.0474 ac. (2,065 sq. ft.)

Dedicated as Public ROW
0.3550 ac. (15,462 sq. ft.)

BOUNDARY CURVE TABLE

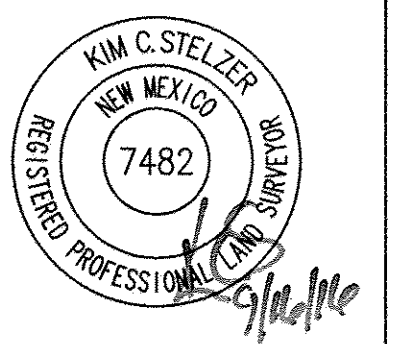
No.	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	90°04'58"	35.00'	S30°06'54"W	49.53'	55.03'
	(90°05'08")	(35.00')	(S30°06'48"W)	(49.53')	(55.03')
C-2	85°34'26"	35.00'	S27°51'02"W	47.55'	52.26'
C-3	04°30'32"	35.00'	S73°08'33"W	2.75'	2.75'
C-4	15°01'14"	315.62'	S07°22'37"E	82.51'	82.74'
C-5	15°01'14"	284.38'	S07°22'37"E	74.34'	74.55'

FOUND NGS MONUMENT "7-K10"
N.M. STATE PLANE COORDINATES
X=1,498,962.651 Y=1,483,739.165
CENTRAL ZONE NAD 1983
DELTA ALPHA = -00'16"18.14"
GRID TO GROUND = 0.999683006
ELEV. = 5,097.854' (NAVD88)



HUITT-ZOLLARS

333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141



Plotted: 10/14/2016 10:55:26 AM. By: Stelzer, Kim
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