

Vicinity Map Zone Atlas M-21-Z

**Notes**

1. FIELD SURVEY PERFORMED IN FEBRUARY 2014.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).

**Free Consent & Dedication**

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 DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

JANE E. MORGAN, OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**Acknowledgment**

STATE OF NEW MEXICO }  
 COUNTY OF \_\_\_\_\_ } SS  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_  
 BY: JANE E. MORGAN, OWNER

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**Indexing Information**

Section 33, Township 10 North, Range 4 East, N.M.P.M.  
 Subdivision: Sandia Research Park  
 Owner: Jane E. Morgan

**Treasurer's Certification**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND

PAID ON UPC#: \_\_\_\_\_  
 PROPERTY OWNER OF RECORD: \_\_\_\_\_

BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_

PROJECT #: 1009988  
 DATE: 3-12-14  
 APP#: 14-70061

**Purpose of Plat**

1. SUBDIVIDE AS SHOWN HEREON.
2. VACATE EASEMENTS AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.

**Subdivision Data**

GROSS ACREAGE, . . . . . 3.8895 ACRES  
 ZONE ATLAS PAGE NO. . . . . M-21-Z  
 NUMBER OF EXISTING LOTS, . . . . . 1  
 NUMBER OF LOTS CREATED, . . . . . 3  
 MILES OF FULL WIDTH STREETS, . . . . . 0.00 MILES  
 MILES OF HALF WIDTH STREETS, . . . . . 0.00  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE, . . . . . 0.0000 ACRES  
 DATE OF SURVEY, . . . . . FEBRUARY 2014

**Legal**

LOT NUMBERED THREE (3) IN BLOCK NUMBERED FOUR (4) OF THE SUBDIVISION PLAT FOR SANDIA RESEARCH PARK, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 6, 1988, IN PLAT BOOK C36, PAGE 115, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED WITH A 1/2" REBAR WITH CAP "LS 6544", WHENCE A TIE TO ACS MONUMENT "7-M21", S 36°15'37" E, A DISTANCE OF 4296.69 FEET;

THENCE, FROM THE POINT OF BEGINNING, N. 89°17'42" W, A DISTANCE OF 439.16 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED WITH A 1/2" REBAR WITH CAP "LS 11993";

THENCE, N 00°57'23" E, A DISTANCE OF 387.15 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED WITH A PK NAIL WITH TAG ILLEGIBLE, ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF RESEARCH ROAD SE;

THENCE, COINCIDING WITH SAID SOUTHERLY RIGHT-OF-WAY OF RESEARCH ROAD SE, S 89°03'25" E, A DISTANCE OF 438.17 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED WITH A 1/2" REBAR WITH CAP "LS 6544";

THENCE, LEAVING SAID SOUTHERLY RIGHT-OF-WAY OF RESEARCH ROAD SE, S 00°48'35" W, A DISTANCE OF 385.33 FEET TO THE POINT OF BEGINNING, CONTAINING 3.8895 ACRES (169,427 SQ. FT.) MORE OR LESS.

**Solar Collection Note**

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

Sketch Plat for  
**Lost 3-A, 3-B and 3-C, Block 4  
 Sandia Research Park**

Comprised of  
**Lot 3, Block 4, Sandia Research Park**  
 Located Within Section 33, Township 10 North,  
 Range 4 East, New Mexico Principal Meridian  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 March 2014

**Approved and Accepted by:**

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number \_\_\_\_\_

Application Number \_\_\_\_\_

**Plat approvals:**

PNM Electric Services \_\_\_\_\_ Date \_\_\_\_\_

New Mexico Gas Company \_\_\_\_\_ Date \_\_\_\_\_

Qwest Corporation d/b/a CenturyLink QC \_\_\_\_\_ Date \_\_\_\_\_

Comcast \_\_\_\_\_ Date \_\_\_\_\_

**City approvals:**

City Surveyor \_\_\_\_\_ Date \_\_\_\_\_

Traffic Engineer \_\_\_\_\_ Date \_\_\_\_\_

ABCWUA \_\_\_\_\_ Date \_\_\_\_\_

Parks and Recreation Department \_\_\_\_\_ Date \_\_\_\_\_

AMAFCA \_\_\_\_\_ Date \_\_\_\_\_

City Engineer \_\_\_\_\_ Date \_\_\_\_\_

DRB Chairperson, Planning Department \_\_\_\_\_ Date \_\_\_\_\_

**Surveyor's Certificate**

"I, WILL PLOTNER JR., 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, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES 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."

WILL PLOTNER JR. \_\_\_\_\_ DATE \_\_\_\_\_  
 N.M.R.P.S. No. 14271

**CARTESIAN SURVEYS INC.**

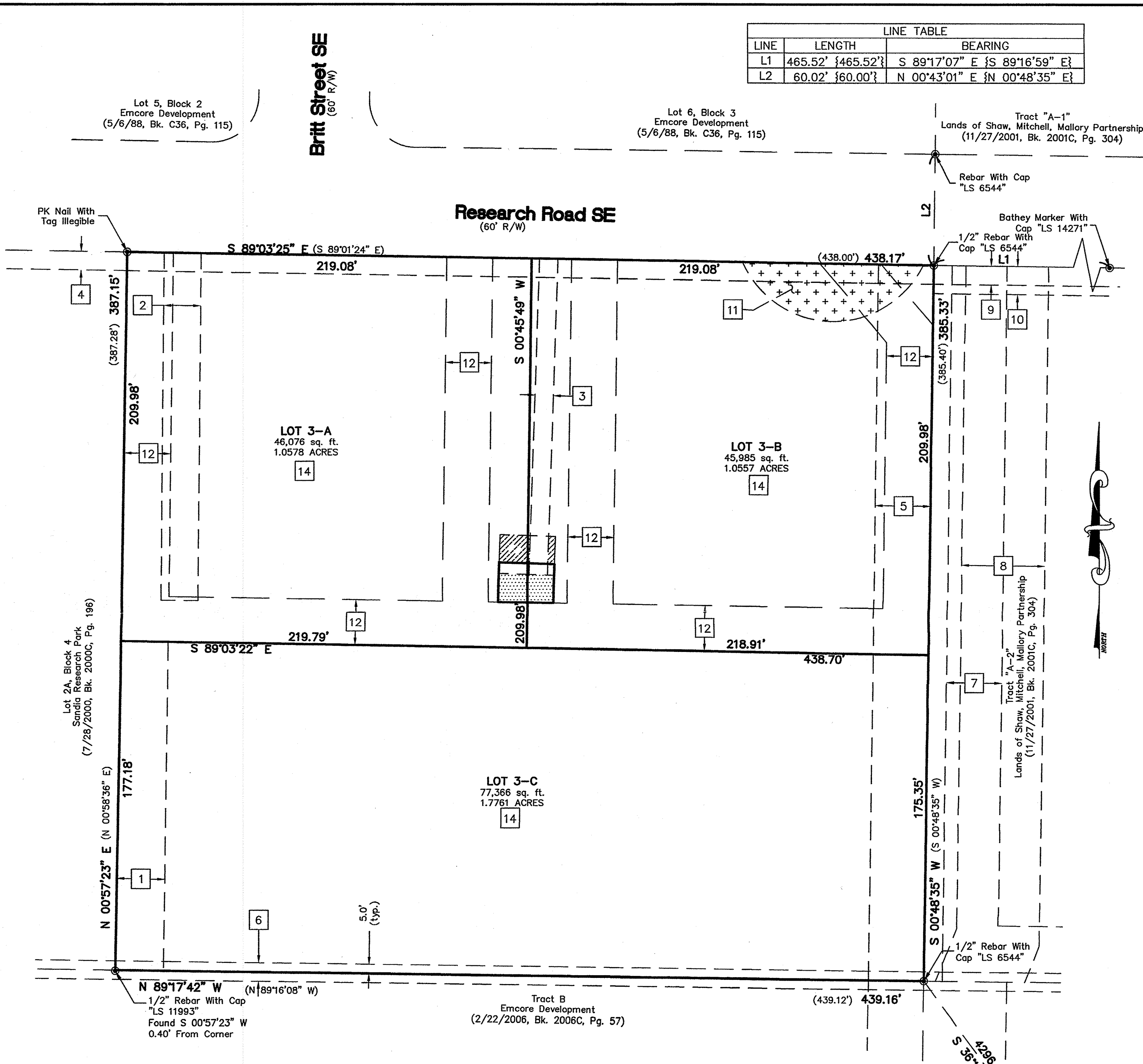
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244



# Sketch Plat for Lost 3-A, 3-B and 3-C, Block 4 Sandia Research Park

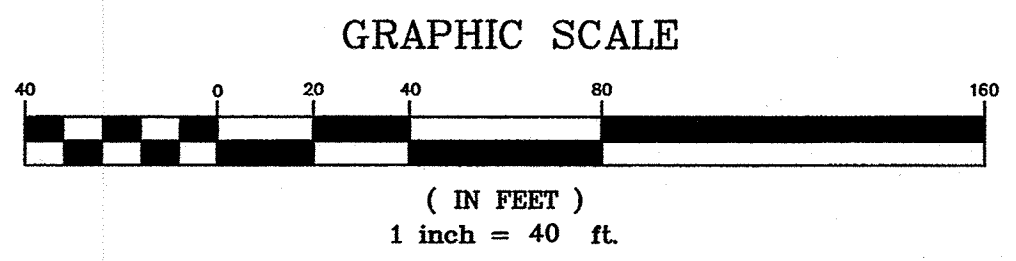
Comprised of  
**Lot 3, Block 4, Sandia Research Park**  
Located Within Section 33, Township 10 North,  
Range 4 East, New Mexico Principal Meridian  
City of Albuquerque  
Bernalillo County, New Mexico  
March 2014

LINE TABLE		
LINE	LENGTH	BEARING
L1	465.52' {465.52'}	S 89°17'07" E {S 89°16'59" E}
L2	60.02' {60.00'}	N 00°43'01" E {N 00°48'35" E}



Legend	
N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD INFO PLAT OF RECORD (5/6/88, BK. C36, PG. 115)
{N 90°00'00" E}	RECORD INFO PLAT (11/27/2001, BK. 2001C, PG. 304)
●	FOUND AND USED MONUMENT AS INDICATED

- ### Easement Notes
- 1 EXISTING 25' ACCESS EASEMENT (10/7/88, BK. MISC. 672A, PG. 465) VACATED WITH THE FILING OF THIS PLAT
  - 2 EXISTING 20' WATERLINE EASEMENT (1/31/89, BK. MISC. 708A, PG. 804-806)
  - 3 EXISTING 10' UNDERGROUND UTILITY EASEMENT (5/18/89, BK. MISC. 750A, PG. 200) PORTIONS VACATED WITH THE FILING OF THIS PLAT. SHOWN HEREON AS
  - 4 EXISTING 10' PNM & MTN. BELL EASEMENT (5/6/88, BK. C36, PG. 115)
  - 5 EXISTING 30' PNM EASEMENT (3/1/56, BK. D343, PG. 511)
  - 6 EXISTING 10' PNM EASEMENT (8/24/82, BK. C20, PG. 24)
  - 7 EXISTING 30' SANITARY SEWER EASEMENT (10/26/92, BK. MISC. 92-25, PG. 2002-2004)
  - 8 EXISTING 45' PUBLIC STORM SEWER EASEMENT (11/27/2001, BK. 2001C, PG. 304)
  - 9 EXISTING 10' P.U.E. (11/27/2001, BK. 2001C, PG. 304)
  - 10 EXISTING 15' PUBLIC PEDESTRIAN EASEMENT (11/27/2001, BK. 2001C, PG. 304)
  - 11 EXISTING 55' RADIUS TEMPORARY TURN-AROUND EASEMENT (5/6/88, C36-115) SHOWN HEREON AS BEING VACATED WITH THE FILING OF THIS PLAT.
  - 12 25' PRIVATE ACCESS EASEMENT BENEFITTING LOTS 3-A, 3-B AND 3-C BEING GRANTED WITH THE FILING OF THIS PLAT.
  - 13 PNM EASEMENT GRANTED BY THE FILING OF THIS PLAT SHOWN HEREON AS
  - 14 MUTUAL CROSS LOT PARKING, ACCESS, DRAINAGE AND UTILITY EASEMENT BENEFITTING LOTS 3-A, 3-B AND 3-C TO BE MAINTAINED BY THE OWNERS OF LOTS 3-A, 3-B AND 3-C AND MAY BE MORE SPECIFICALLY DETAILED IN AN AGREEMENT BETWEEN THE OWNERS. INCLUDING, BUT NOT LIMITED TO THE SHARED WATER LINES, AND ALLOCATIONS OF MAINTENANCE COSTS.



ACS Monument "7-M21  
NAD 1983 CENTRAL ZONE  
X=1559637.958  
Y=1471683.328  
Z=N/A (NAVD 1988)  
G-G=0.999648202  
Delta Alpha=-0°09'17.90"

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