

Vicinity Map Zone Atlas M-21-Z

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# 102105511041520165
 PROPERTY OWNER OF RECORD:
 Morgan, Jane E
 BERNALILLO COUNTY TREASURER'S OFFICE:
 J.A. 08-26-2014

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,

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.

Plat for
**Lots 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
 April 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 1009988

Application Number 14 DCB - 70100

Plat approvals:

<u>Fernando Vial</u> PNM Electric Services	8-15-14 Date
<u>[Signature]</u> New Mexico Gas Company	8/15/14 Date
<u>[Signature]</u> Qwest Corporation d/b/a CenturyLink QC	8/22/14 Date
<u>[Signature]</u> Comcast	8/19/14 Date

City approvals:

<u>Dale P. Acosta</u> City Surveyor	4/8/14 Date
<u>[Signature]</u> Traffic Engineer	8-20-14 Date
<u>Allan Porter</u> ABCWJA	08/22/14 Date
<u>Carl E. Dumont</u> Parks and Recreation Department	8-20-14 Date
<u>Antonio A. Chene</u> AMAFCA	8-20-14 Date
<u>Antonio A. Chene</u> City Engineer	8-20-14 Date
<u>[Signature]</u> DRB Chairperson, Planning Department	8-28-14 Date
<u>[Signature]</u> Real Property Division	8-28-14 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. 4/7/14
 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



Notes

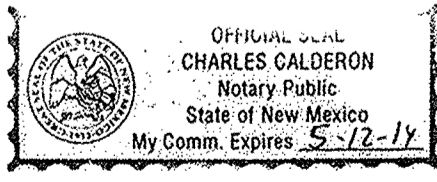
1. FIELD SURVEY PERFORMED IN FEBRUARY 2014.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).

Free Consent

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND 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 ALL OF 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.

Jane E. Morgan 4-7-14
 JANE E. MORGAN, OWNER DATE

Acknowledgment



STATE OF NEW MEXICO }
 COUNTY OF Sandoval } SS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 7, 2014

BY: Jane E. Morgan
 JANE E. MORGAN, OWNER
Charles Calderon 5-12-14
 NOTARY PUBLIC MY COMMISSION EXPIRES

Plat for Lots 3-A, 3-B and 3-C, Block 4 Sandia Research Park

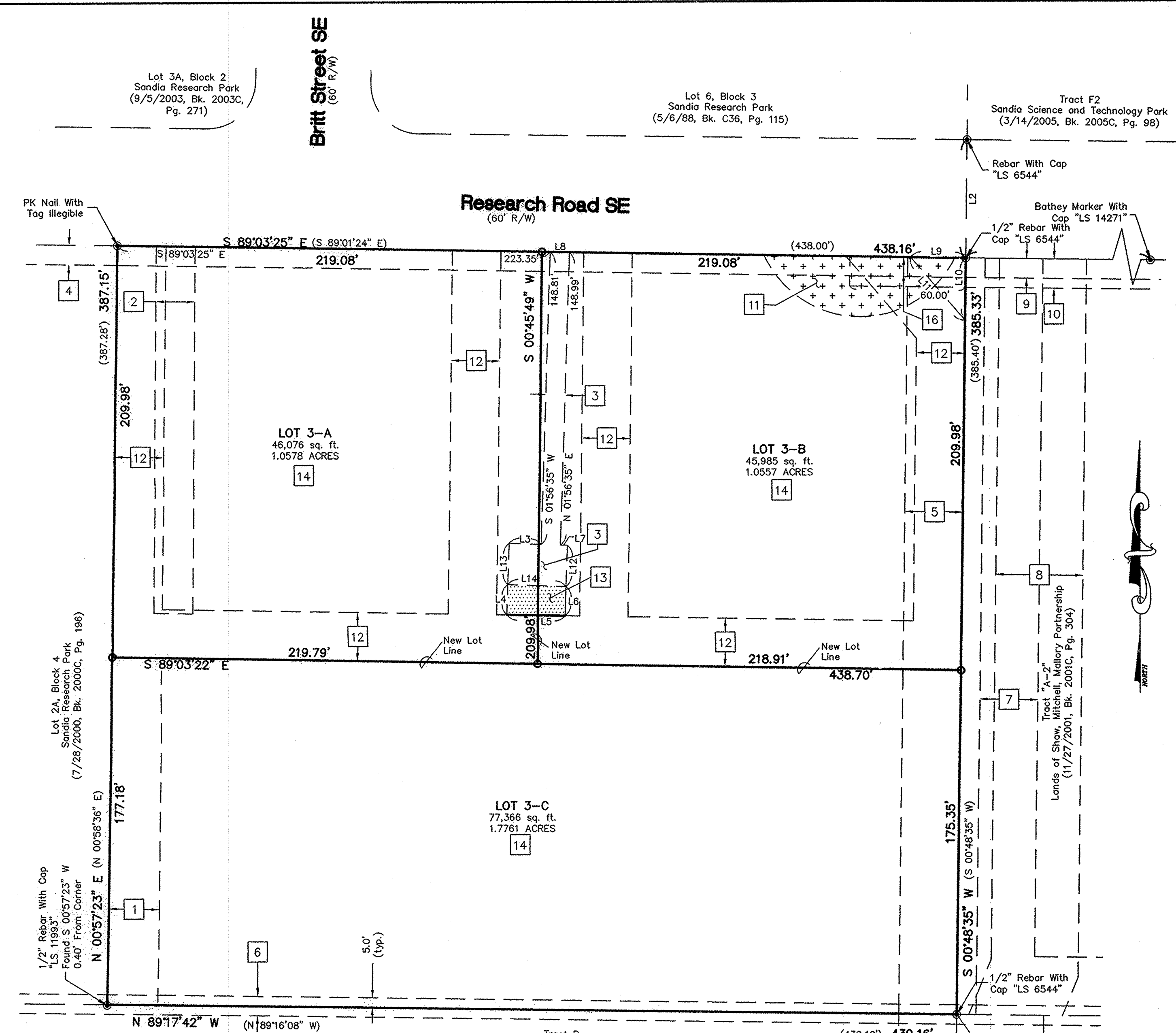
Comprised of
Lot 3, Block 4, Sandia Research Park
Located Within Section 33, Township 10 North,
Range 4 East, New Mexico Principal Meridian
City of Albuquerque
Bernalillo County, New Mexico
April 2014

Legend

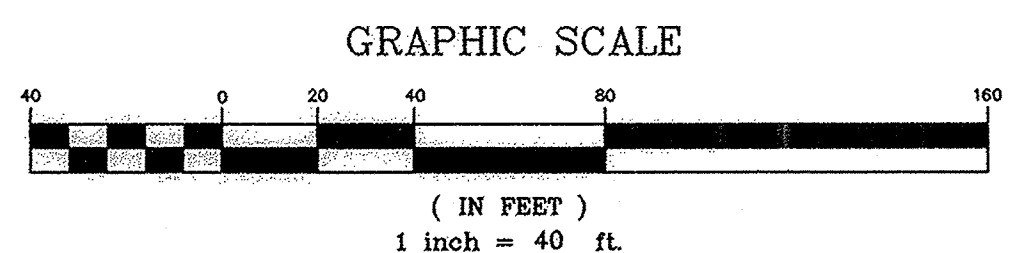
N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD INFO PLAT OF RECORD (5/6/88, BK. C36, PG. 115)
{N 90°00'00" E}	RECORD INFO PLAT (11/27/2001, BK. 2001C, PG. 304)
⊙	FOUND AND USED MONUMENT AS INDICATED
○	SET BATHEY MARKER WITH CAP "LS 14271"

Easement Notes

- 1 EXISTING 25' ACCESS EASEMENT (10/7/88, BK. MISC. 672A, PG. 465)
- 2 EXISTING 20' WATERLINE EASEMENT (1/31/89, BK. MISC. 708A, PG. 804-806)
- 3 EXISTING UNDERGROUND PNM AND MST&T EASEMENT (5/18/89, BK. MISC. 750A, PG. 200).
- 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 (14DRB-70079).
- 12 25' PRIVATE ACCESS EASEMENT BENEFITING LOTS 3-A, 3-B AND 3-C BEING GRANTED WITH THE FILING OF THIS PLAT.
- 13 PUBLIC UTILITY EASEMENT GRANTED BY THE FILING OF THIS PLAT SHOWN HEREON AS
- 14 MUTUAL CROSS LOT PARKING, ACCESS, DRAINAGE AND UTILITY EASEMENT BENEFITING 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. GRANTED WITH THE FILING OF THIS PLAT.
- 15 INTENTIONALLY OMITTED.
- 16 60' EXTENSION OF A 15' PUBLIC PEDESTRIAN EASEMENT TO BE MAINTAINED BY LOTS 3-A, 3-B AND 3-C, GRANTED BY THE FILING OF THIS PLAT



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}
L3	16.40'	N 88°03'25" W
L4	15.48'	S 01°56'35" W
L5	30.00'	S 89°03'22" E
L6	14.96'	N 01°56'35" E
L7	3.60'	N 88°03'25" W
L8	10.00'	N 89°03'25" W
L9	28.54'	S 89°03'25" E
L10	31.79'	S 00°48'20" W
L11	42.77'	N 41°02'56" W
L12	21.00'	N 01°56'35" E
L13	21.00'	N 01°56'35" E
L14	30.00'	S 88°03'25" E



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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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 Corp. 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 TV 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 D/B/A Centurylink QC did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and Qwest D/B/A Centurylink QC 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.

Plat for
Lots 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,
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