

Vicinity Map Zone Atlas L-20-Z

**Indexing Information**

Sections 20 & 29, Township 10 North, Range 4 East, N.M.P.M.  
 Subdivision: Buena Ventura  
 UPC #102005648654211801

**Purpose of Plat**

1. SUBDIVIDE AS SHOWN HEREON.
2. DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON
3. GRANT EASEMENTS AS SHOWN HEREON.

**Legal**

LOTS LETTERED "E" AND "F" IN BLOCK NUMBERED SEVEN (7), BUENA VENTURA, AN ADDITION TO THE CITY OF 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 SEPTEMBER 11, 1941, IN PLAT BOOK C1, PAGE 8, LESS AND EXCEPTING THEREFROM THE NORTH TWENTY FEET (N. 20') OF SAID LOT LETTERED "F" CONVEYED TO THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, BY QUITCLAIM DEED RECORDED NOVEMBER 3, 1954, IN BOOK D 295, PAGE 435, AS DOC. NO. 38395, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

BEING MORE BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED WITH A 1/2" REBAR; WHENCE A TIE TO ACS MONUMENT "14-K20", BEARS N 61°09'29" W, A DISTANCE OF 5358.35 FEET; THENCE, FROM THE POINT OF BEGINNING, N 89°44'22" E, A DISTANCE OF 269.99 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE WESTERLY RIGHT-OF-WAY OF GLORIETA STREET NE, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271"; THENCE, COINCIDING WITH THE SAID WESTERLY RIGHT-OF-WAY, S 00°15'38" E, A DISTANCE OF 408.86 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF CENTRAL AVENUE NE, MARKED WITH CHISELED X; THENCE, COINCIDING WITH THE SAID NORTHERLY RIGHT-OF-WAY, N 82°15'08" W, A DISTANCE OF 272.65 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF ESPEJO STREET NE, MARKED WITH A CHISELED X; THENCE, COINCIDING WITH THE SAID EASTERLY RIGHT-OF-WAY, N 00°15'38" W, A DISTANCE OF 370.87 FEET TO THE POINT OF BEGINNING, CONTAINING 2.4164 ACRES (105,260 SQ. FT.), MORE OR LESS.

**Plat for  
 East Central Gateway Plaza  
 Being Comprised of  
 Lot E and a Portion of Lot F, Block 7,  
 Buena Ventura  
 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.

<b>Project Number</b>	_____
<b>Application Number</b>	_____
<b>Plat approvals:</b>	
PNM Electric Services	_____ Date
New Mexico Gas Company	_____ Date
Qwest Corporation d/b/a CenturyLink QC	_____ Date
Comcast	_____ Date
<b>City approvals:</b>	
<i>Will P. Plotner</i> City Surveyor	4/7/14 Date
Traffic Engineer	_____ Date
ABCWJA	_____ Date
Parks and Recreation Department	_____ Date
AMAFA	_____ Date
City Engineer	_____ Date
DRB Chairperson, Planning Department	_____ Date

**Notes**

1. FIELD SURVEY PERFORMED IN NOVEMBER 2012.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).
4. LOT LINES BEING ELIMINATED BY PLAT ARE SHOWN AS THUS. ....

**Subdivision Data**

GROSS ACREAGE. .... 2.4164 ACRES  
 ZONE ATLAS PAGE NO. .... L-20-Z  
 NUMBER OF EXISTING LOTS. .... 2  
 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. .... 0.0064 ACRES  
 DATE OF SURVEY. .... NOVEMBER 2012

**Free Consent & Dedication**

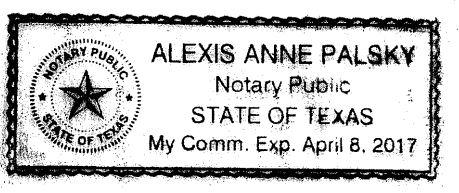
THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND 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.

*Mark Tekin*  
 MARK TEKIN  
 04/02/2014  
 DATE

**Acknowledgment**

STATE OF TEXAS }  
 COUNTY OF COLLIN } SS  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 04/02/2014

BY: MARK TEKIN  
*Alexis Anne Palsky*  
 ALEXIS ANNE PALSKY  
 Notary Public  
 STATE OF TEXAS  
 My Comm. Exp. April 8, 2017  
 APRIL 8, 2017  
 MY COMMISSION EXPIRES



**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.*  
 WILL PLOTNER JR.  
 N.M.R.P.S. No. 14271  
 4/1/14  
 DATE



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

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**Easement Notes**

- 1 CROSS LOT DRAINAGE EASEMENT OUTSIDE OF BUILDING AREAS, TO BE MAINTAINED BY THE OWNERS OF EACH INDIVIDUAL TRACT.

**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.

**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, 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.

**Legend**

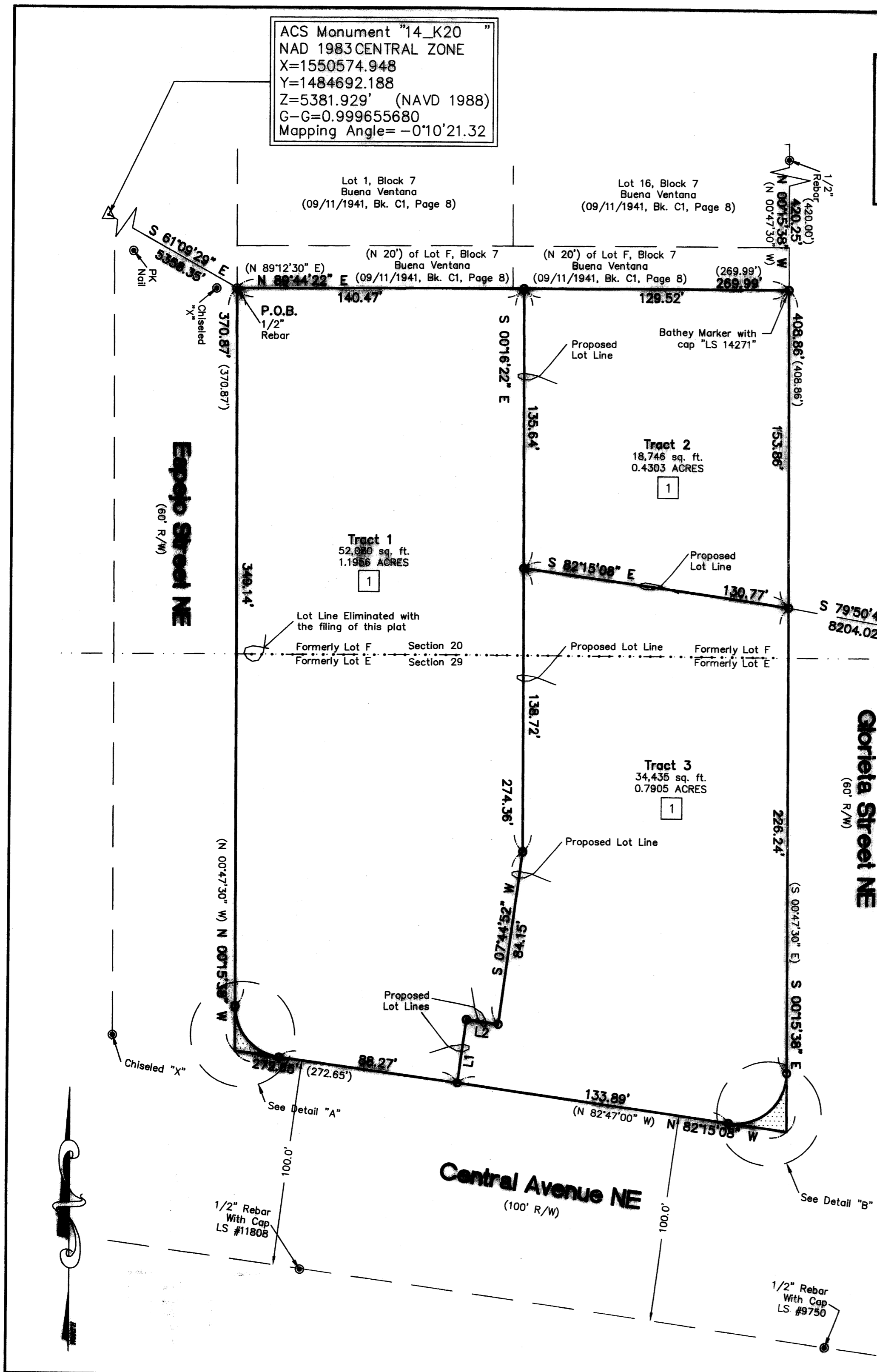
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- FOUND AND USED MONUMENT AS INDICATED
- CHISELED X UNLESS INDICATED OTHERWISE
- ▨ ADDITIONAL RIGHT-OF-WAY DEDICATED TO THE CITY OF ALBUQUERQUE WITH FILING OF THIS PLAT
- SECTION LINE

LINE TABLE		
LINE	LENGTH	BEARING
L1	31.00'	S 07°44'52" W
L2	15.71'	N 82°15'08" W
L3	21.73'	N 00°15'38" W
L4	21.73'	N 82°15'08" W
L5	28.76'	N 82°15'08" W
L6	28.76'	S 00°15'38" E

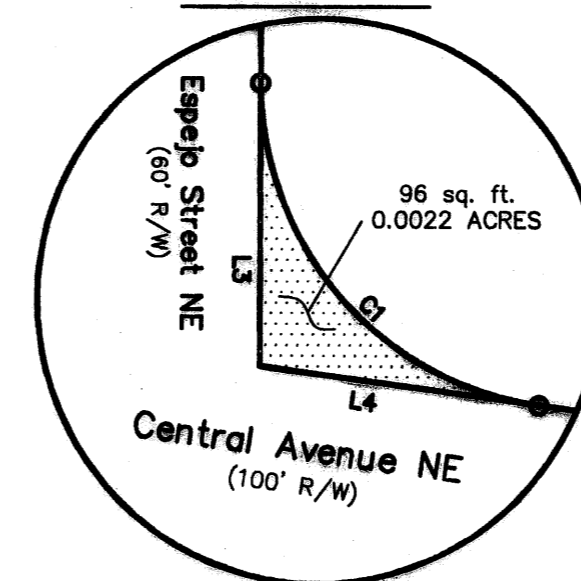
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	35.78'	25.00'	81°59'30"	32.80'	S 41°15'23" E
C2	42.76'	25.00'	98°00'30"	37.74'	N 48°44'37" E

ACS Monument "4\_L22"  
NAD 1983 CENTRAL ZONE  
X=1563610.492  
Y=1480509.445  
Z=5586.425' (NAVD 1988)  
G-G=0.999643379  
Mapping Angle= -0°08'50.94"

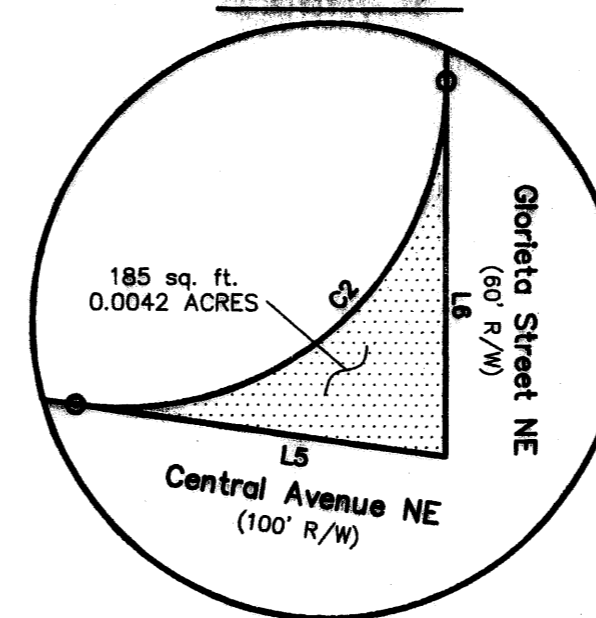
ACS Monument "14\_K20"  
NAD 1983 CENTRAL ZONE  
X=1550574.948  
Y=1484692.188  
Z=5381.929' (NAVD 1988)  
G-G=0.999655680  
Mapping Angle= -0°10'21.32"



**Detail "A"**



**Detail "B"**



**GRAPHIC SCALE**

