

Vicinity Map Zone Atlas G-16-Z

Indexing Information

Section 3, Township 10 North, Range 3 East, N.M.P.M.
 Subdivision: Lands of Ted Jorgensen & Cole's Industrial
 Subdivision No. 2
 Owner: Jorgensen-Forde Properties, LLC
 UPC #101606014100730211

Purpose of Plat

1. ELIMINATE THE EXISTING INTERIOR LOT LINE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE..... 0.7943 ACRES
 ZONE ATLAS PAGE NO..... G-16-Z
 NUMBER OF EXISTING LOTS..... 2
 NUMBER OF LOTS CREATED..... 1
 MILES OF FULL WIDTH STREETS..... 0.0 MILES
 MILES OF HALF WIDTH STREETS..... 0.0 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE..... 0.0 ACRES
 DATE OF SURVEY..... JUNE 2014

Legal

LOT LETTERED "A", AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PLAT SHOWING LOT A, LANDS OF TED JORGENSEN BEING THE SOUTHERLY 100' OF TRACT P, COLE'S INDUSTRIAL SUBDIVISION NO. 2..." FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 11, 1987, IN PLAT BOOK C33, FOLIO 31.

AND

THE NORTHERLY ONE HUNDRED FEET (100') OF THE SOUTHERLY TWO HUNDRED FEET (200') OF TRACT "P" IN COLE'S INDUSTRIAL SUBDIVISION 2, 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 THE 4TH DAY OF FEBRUARY, 1959.

BOTH DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT "A" AND THE NORTHWEST CORNER OF TRACT "Q", BEING MARKED BY A 1" PIPE;

THENCE, FROM SAID POINT OF BEGINNING, N 00° 27'01" E, A DISTANCE OF 200.04 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A 1/2" REBAR WITH CAP "LS 7923";

THENCE, S 89°36'22" E, A DISTANCE OF 172.94 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, LYING ON THE WEST RIGHT-OF-WAY LINE OF STANFORD DRIVE NE, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, COINCIDING WITH SAID RIGHT OF WAY, S 00°23'46" W, A DISTANCE OF 199.90 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A 1/2" REBAR WITH CAP "LS 7923";

THENCE, LEAVING SAID RIGHT OF WAY, N 89°39'04" W, A DISTANCE OF 173.13 FEET TO THE POINT OF BEGINNING, CONTAINING 0.7943 ACRES (34,601 SQ. FT.) MORE OR LESS.

**Plat for
 Lot A-1, Lands of Ted Jorgensen**

Being Comprised of
 Lot A, Lands of Ted Jorgensen and
 A Portion of Tract P,
 Cole's Industrial Subdivision No. 2
 City of Albuquerque
 Bernalillo County, New Mexico
 June 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 1010140

Application Number 18-70224

Plat approvals:

	<u>7-9-14</u>
PNM Electric Services	Date
	<u>7/2/14</u>
New Mexico Gas Company	Date
	<u>7/2/14</u>
Qwest Corporation d/b/a CenturyLink QC	Date
	<u>7/3/14</u>
Comcast	Date

City approvals:

	<u>6-23-14</u>
City Surveyor	Date
	<u>07-09-14</u>
Traffic Engineer	Date
	<u>07/09/14</u>
ABCWUA	Date
	<u>7-9-14</u>
Parks and Recreation Department	Date
	<u>7-9-14</u>
AMAFCA	Date
	<u>7-9-14</u>
City Engineer	Date
	<u>7-11-14</u>
DRB Chairperson, Planning Department	Date

Notes

1. FIELD SURVEY PERFORMED IN JUNE 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).
4. LOT LINES BEING ELIMINATED BY PLAT ARE SHOWN AS THUS.....

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.

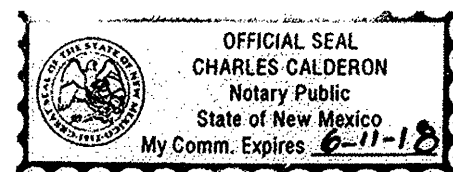
Free Consent & Dedication

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. 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.

ALBERT T. JORGENSEN, MANAGER
 JORGENSEN-FORDE PROPERTIES, LLC
6-23-14
 DATE

Acknowledgment

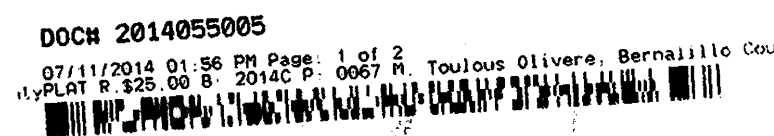
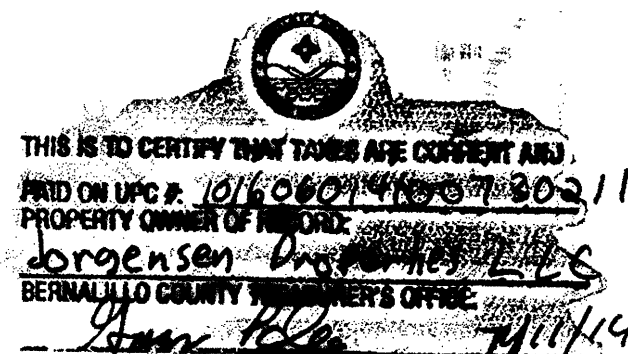
STATE OF NEW MEXICO }
 COUNTY OF } SS



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 23rd of June 2014

BY: ALBERT T. JORGENSEN, MANAGER, JORGENSEN-FORDE PROPERTIES, LLC

NOTARY PUBLIC
 MY COMMISSION EXPIRES 6-11-18



Surveyor's Certificate

"I, BRIAN J. MARTINEZ, 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."

BRIAN J. MARTINEZ
 N.M.R.P.S. No. 18374
6/23/14
 DATE



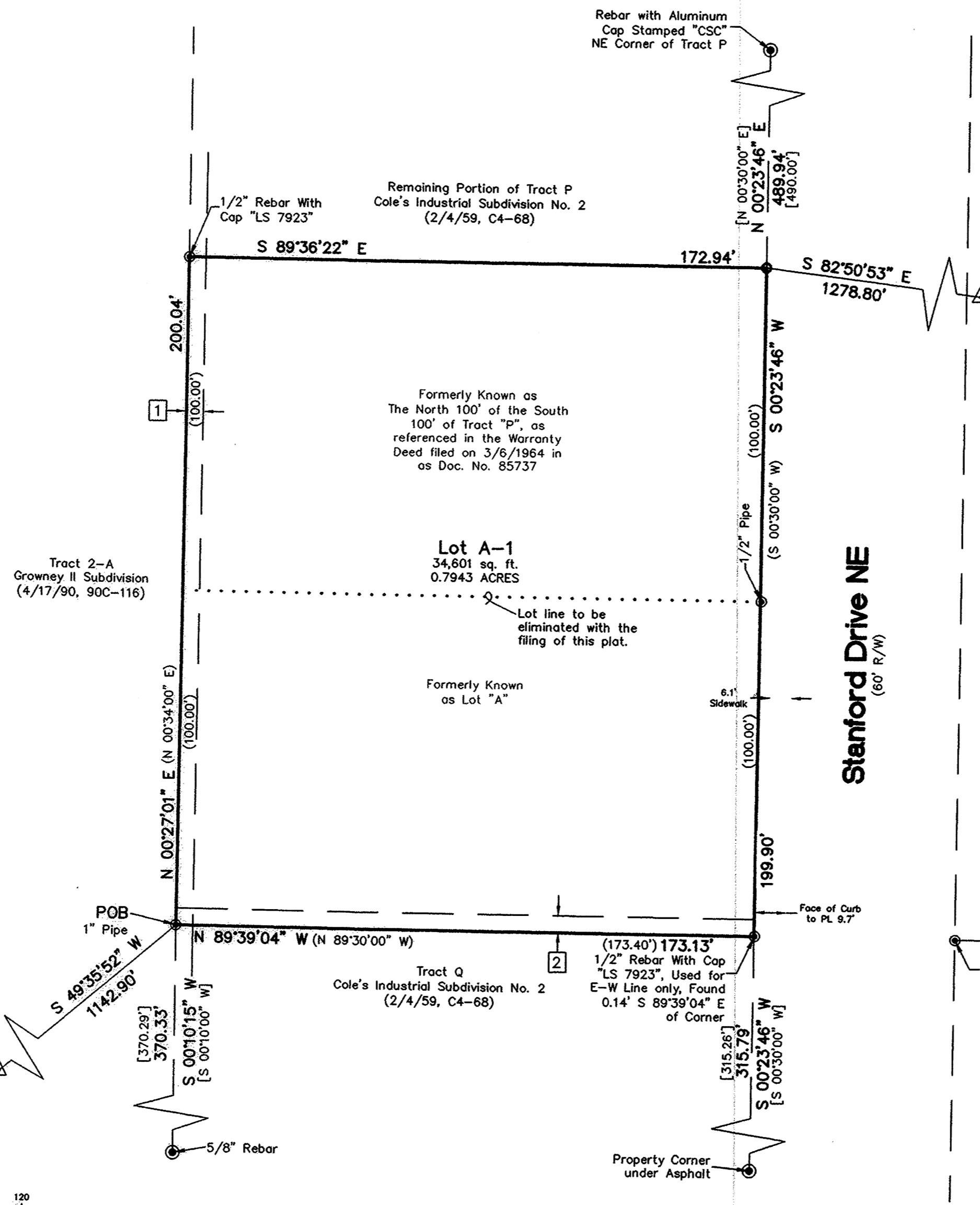
CARTESIAN SURVEYS INC.

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

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (03/11/87, C33-31)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (2/4/59, C4-68)
N 90°00'00" E	MEASURED BEARING AND DISTANCES
⊙	FOUND AND USED MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271"

Plat for
Lot A-1, Lands of Ted Jorgensen
 Being Comprised of
 Lot "A", Lands of Ted Jorgensen and
 A Portion of Tract P,
 Cole's Industrial Subdivision No. 2
 City of Albuquerque
 Bernalillo County, New Mexico
 June 2014



ACS Monument "2_G16"
 NAD 1983 CENTRAL ZONE
 X=1531987.620
 Y=1497951.492
 Z=N/A (NAVD 1988)
 G-G=0.999672684
 Mapping Angle=-0°12'30.87"

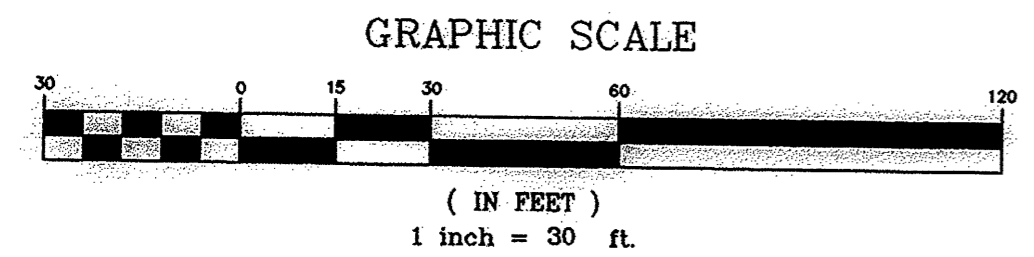
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Easement Notes

- 1 EXISTING 5' UTILITY EASEMENT (2/4/59, C4-68)
- 2 EXISTING 5' PNM & MOUNTAIN STATES EASEMENT (2/5/63, DOC. # 22815).

Disclaimer

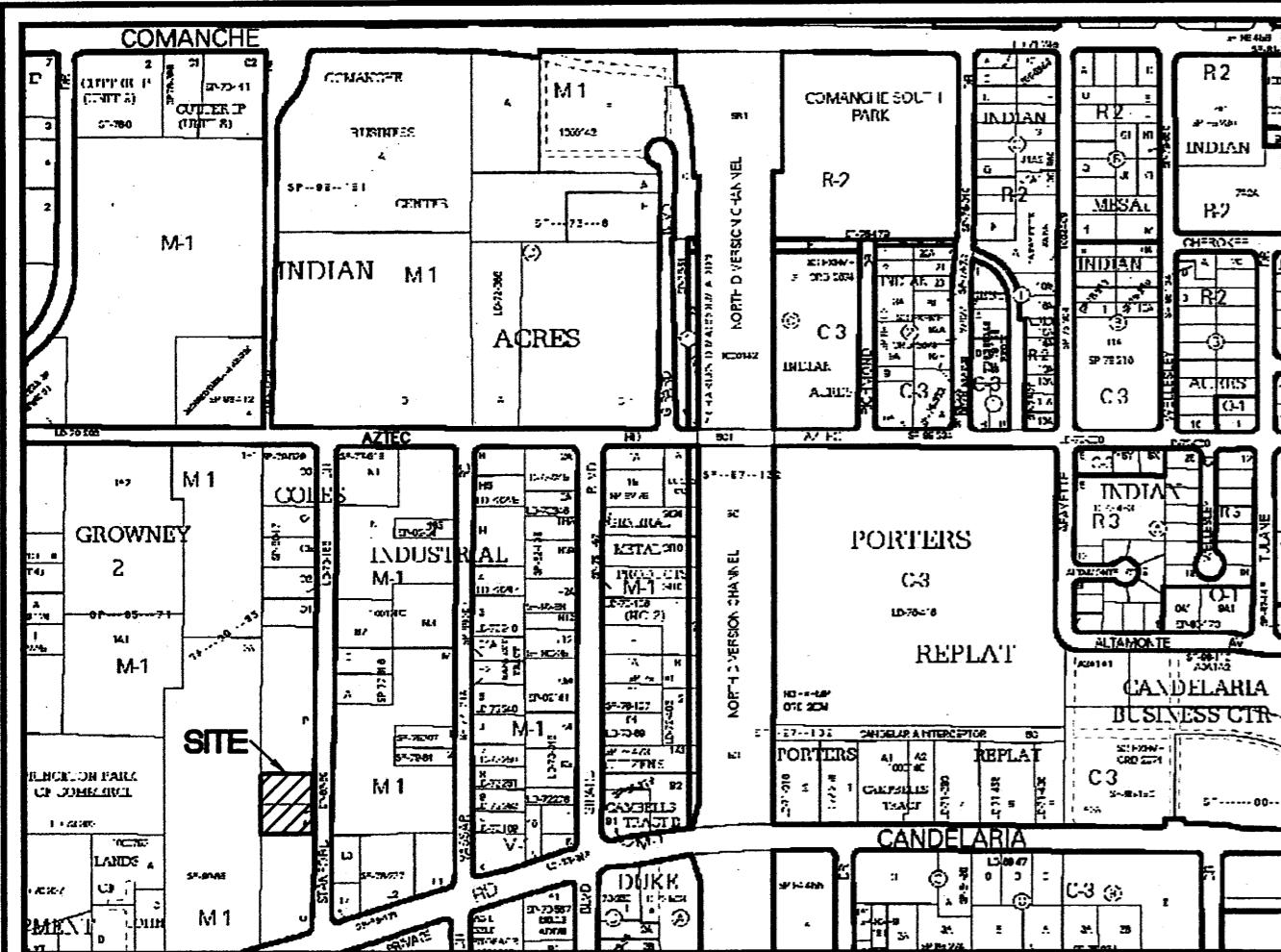
IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC) AND QWEST D/B/A CENTURYLINK QC DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC AND QWEST D/B/A CENTURYLINK QC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.



DOCN 2014055005
 07/11/2014 01:56 PM Page: 2 of 2
 CityPLAT R: 325.00 B: 201405 P: 0067 F: Taulous Oliveira, Bernalillo Cov

CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
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Vicinity Map Zone Atlas G-16-Z

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**Being Comprised of
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 City of Albuquerque
 Bernalillo County, New Mexico
 June 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 Surveyor <i>Don P. Acosta</i>	6-23-14 Date
Traffic Engineer	Date
ABCWJA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

Notes

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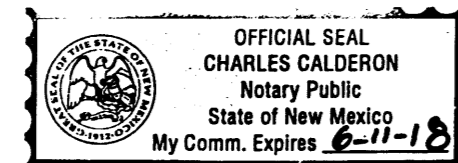
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Albert T. Jorgensen 6-23-14
 ALBERT T. JORGENSEN, MANAGER JORGENSEN-FORDE PROPERTIES, LLC DATE

PROJECT: 1010140
 DATE: 7-9-14
 APP: HDRB-70224(P:F)

Acknowledgment



STATE OF NEW MEXICO } SS
 COUNTY OF }
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 23rd of June 2014
 BY: ALBERT T. JORGENSEN, MANAGER, JORGENSEN-FORDE PROPERTIES, LLC
Charles Calderon 6-11-18
 NOTARY PUBLIC MY COMMISSION EXPIRES

Surveyor's Certificate

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Brian J. Martinez 6/23/14
 BRIAN J. MARTINEZ DATE
 N.M.R.P.S. No. 18374

CARTESIAN SURVEYS INC.

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

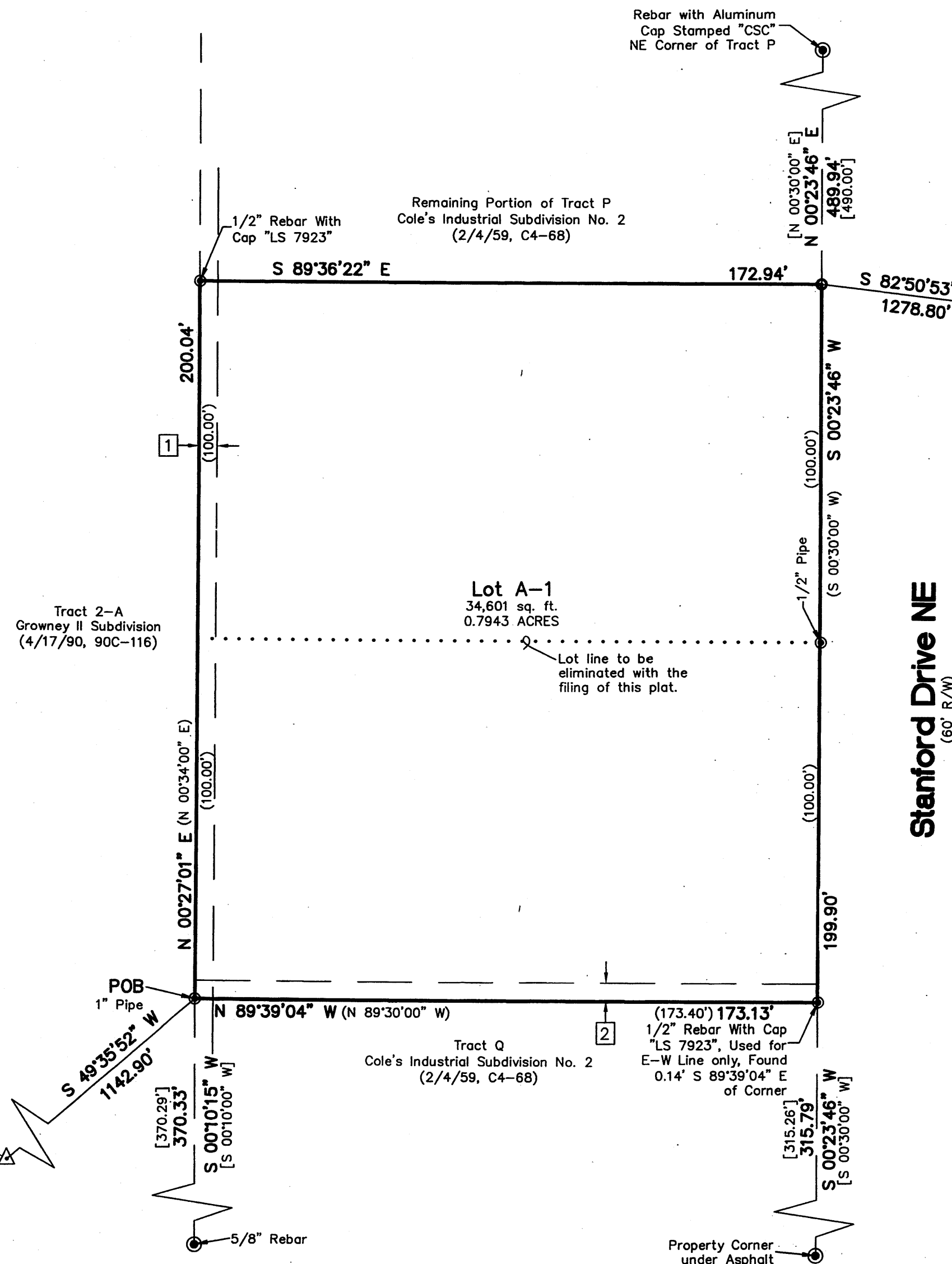


Plat for Lot A-1, Lands of Ted Jorgensen

Being Comprised of
Lot "A", Lands of Ted Jorgensen and
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Cole's Industrial Subdivision No. 2
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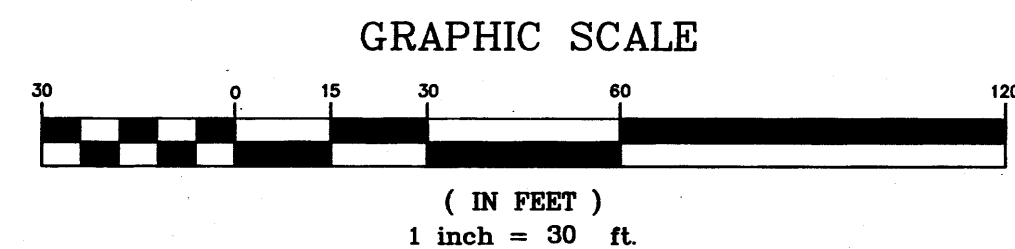
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