

Zone Atlas Page G-13-Z

Purpose of Plat

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

Subdivision Data

GROSS ACREAGE.....	0.7938 ACRES
ZONE ATLAS PAGE NO.....	G-13-Z
NUMBER OF EXISTING LOTS.....	2
NUMBER OF LOTS CREATED.....	3
MILES OF FULL-WIDTH STREETS.....	0.0000 MILES
MILES OF HALF-WIDTH STREETS.....	0.000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....	0.000 ACRES
DATE OF SURVEY.....	JULY 2015

Notes

1. FIELD SURVEY PERFORMED IN JULY 2015.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).

Indexing Information

Projected Section 6, Township 10 North, Range 3 East, N.M.P.M., within the Town of Albuquerque Grant
 Subdivision: Candelaria Plaza
 Owner: Sandia Real Estate Investments, LLC (Lot 10-A)
 Scott Ashcraft (Lot 10-B)
 UPC #: 101306024031720778 (Lot 10-A)
 101306024632020751 (Lot 10-B)

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC #:

 PROPERTY OWNER(S) OF RECORD

 BERNALILLO COUNTY TREASURER'S OFFICE

Legal Description

LOTS NUMBERED TEN-A (10-A) AND TEN-B (10-B) IN BLOCK A, CANDELARIA PLAZA ADDITION 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 MARCH 1, 1994, IN VOLUME 94C, FOLIO 66.

BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE SOUTHEAST CORNER OF SAID LOT 10-A AND BEING A POINT ON THE WESTERLY RIGHT OF WAY OF SAN ISIDRO NW, MARKED WITH A 1/2" REBAR, WHENCE A TIE TO ACS MONUMENT "6-G13AR", BEARS S 43°59'17" W, A DISTANCE OF 473.10 FEET;

THENCE, FROM SAID POINT OF BEGINNING AND LEAVING THE SAID WESTERLY RIGHT OF WAY OF SAN ISIDRO NW, N 79°38'08" W, A DISTANCE OF 240.05 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED WITH A 1/2" REBAR;

THENCE, N 12°11'24" E, A DISTANCE OF 35.27 FEET, MARKED WITH A 1" PIPE;

THENCE, N 77°52'08" W, A DISTANCE OF 42.26 FEET, MARKED WITH A 1/2" REBAR WITH CAP ILLEGIBLE;

THENCE, N 06°04'44" E, A DISTANCE OF 103.77 FEET, TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 10-B, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 75°18'24" E, A DISTANCE OF 280.63 FEET, TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 10-A, BEING A POINT ON THE WESTERLY RIGHT OF WAY OF SAN ISIDRO NW, MARKED WITH A 1 1/4" PIPE;

THENCE, COINCIDING WITH SAID WESTERLY RIGHT OF WAY OF SAN ISIDRO NW, S 05°59'31" W, A DISTANCE OF 119.19 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.7938 ACRES (34,580 SQ. FT.), MORE OR LESS.

Plat for
Lots 10-A1, 10-B1 and 10-B2
Block A,
Candelaria Plaza Addition
 Being comprised of Lots 10-A and 10-B,
 Block A, Candelaria Plaza Addition
 Within Projected
 Section 6, T 10 N, R 3 E, NMPM, within
 the Town of Albuquerque Grant
 City of Albuquerque
 Bernalillo County, New Mexico
 July 2015

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 _____

AMAFCO _____ 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

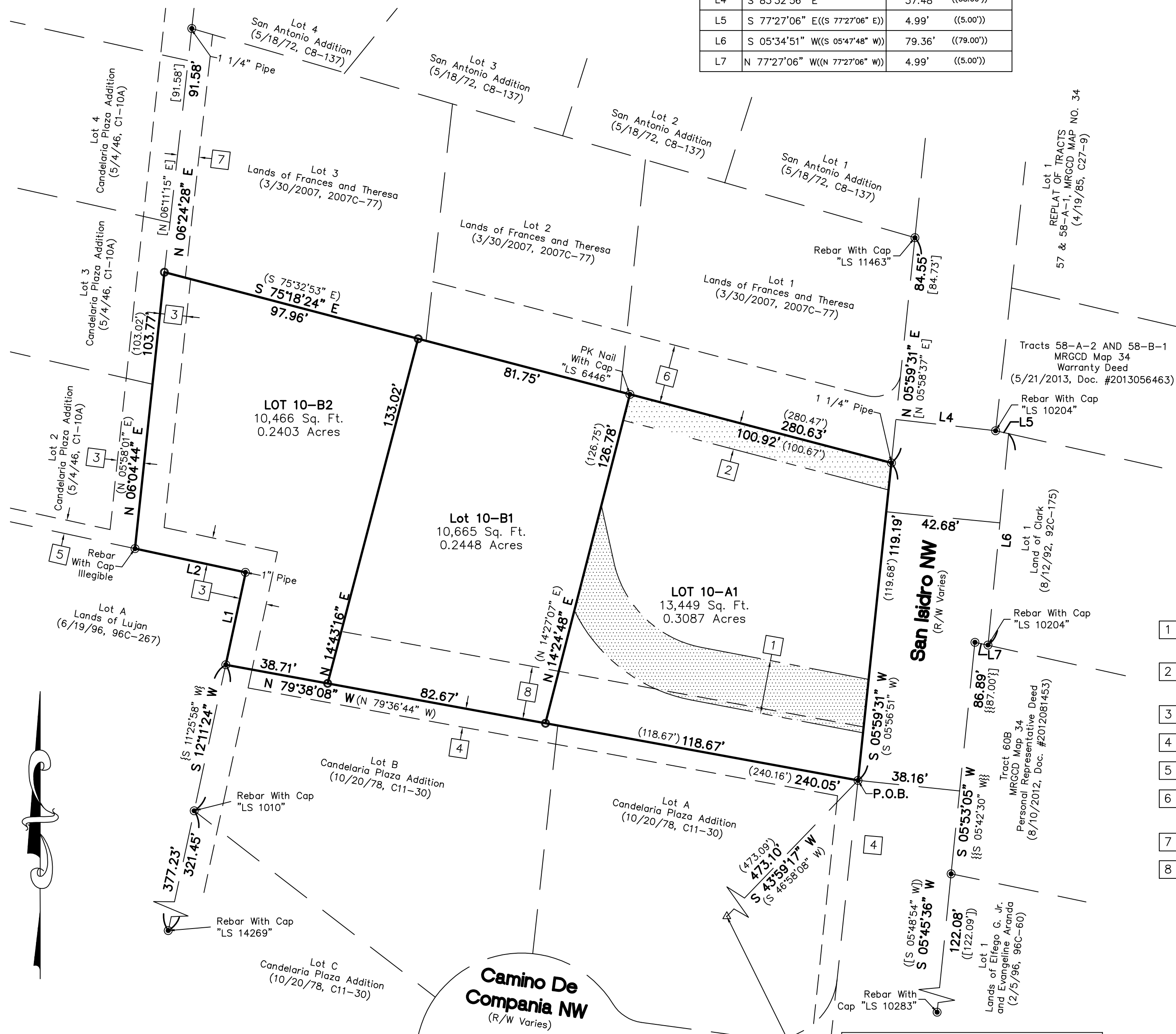
CARTESIAN SURVEYS INC.

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



**Plat for
Lots 10-A1, 10-B1 and 10-B2
Block A,
Candelaria Plaza Addition
Being comprised of Lots 10-A and 10-B,
Block A, Candelaria Plaza Addition
Within Projected
Section 6, T 10 N, R 3 E, NMPM, within
the Town of Albuquerque Grant
City of Albuquerque
Bernalillo County, New Mexico
July 2015**

Line Table		
Line #	Direction	Length (ft)
L1	N 12°11'24" E (N 12°17'36" E)	35.27' (35.05')
L2	N 77°52'08" W (N 77°41'48" W)	42.26' (42.12')
L3	S 12°10'24" W (S 11°25'58" W)	55.77' (55.90')
L4	S 83°32'56" E	37.48' (38.00')
L5	S 77°27'06" E (S 77°27'06" E)	4.99' (5.00')
L6	S 05°34'51" W (S 05°47'48" W)	79.36' (79.00')
L7	N 77°27'06" W (N 77°27'06" W)	4.99' (5.00')

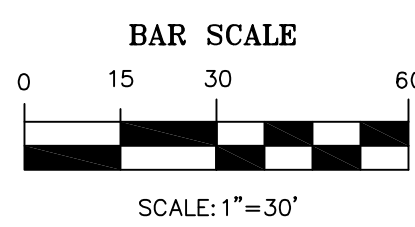


Legend	
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (3/4/94, 94C-66)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES (10/20/78, C14-30)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (3/30/07, 2007C-77)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES (8/12/92, 92C-175)
{{N 90°00'00" E}}	RECORD BEARINGS AND DISTANCES (8/10/12, DOC. NO. 2012081453)
[[N 90°00'00" E]]	RECORD BEARINGS AND DISTANCES (2/5/96, 96C-60)
⊙	FOUND 1/2" REBAR, UNLESS MARKED OTHERWISE
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
△	ACS MONUMENT

Easement Notes

- 1 EXISTING 20' PRIVATE ACCESS EASEMENT (3/4/94, 94C-66), TO BE VACATED BY THE FILING OF THIS PLAT, SHOWN HEREON AS [shaded area].
- 2 EXISTING 10' PRIVATE SANITARY SEWER AND WATER EASEMENT (3/4/94, 94C-66), TO BE VACATED BY THE FILING OF THIS PLAT, SHOWN HEREON AS [shaded area].
- 3 EXISTING 10' IRRIGATION DITCH AND UTILITY EASEMENT (5/4/46, C1-10A)
- 4 EXISTING 7' UTILITY EASEMENT (10/20/78, C14-30)
- 5 EXISTING 5' IRRIGATION DITCH AND UTILITY EASEMENT (5/4/46, C1-10A)
- 6 EXISTING 22' PRIVATE ACCESS, WATER, SANITARY SEWER AND PUBLIC UTILITY EASEMENT (3/30/2007, 2007C-77)
- 7 EXISTING 8' DITCH EASEMENT (3/30/07, 2007C-77)
- 8 20' PRIVATE ACCESS EASEMENT BENEFITING LOTS 10-A1, 10-B1 AND 10-B2, GRANTED WITH THE FILING OF THIS PLAT, TO BE MAINTAINED BY THE OWNERS THEREOF.

ACS Monument " 6-G13AR "
 NAD 1983 CENTRAL ZONE
 X=1515743.949
 Y=1500719.134
 Z=N/A (NAVD 1988)
 G-G=0.999684045
 Mapping Angle=-00°14'23.60"



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