

Legal

A PORTION OF TRACT 3, MUNICIPAL ADDITION NO. 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 DECEMBER 15, 2015 IN BOOK 2015C, PAGE 171.

TRACT B-1
MUNICIPAL ADDITION NO. 2
(7/20/98, 98C-212)

TRACT B-2
MUNICIPAL ADDITION NO. 2
(7/20/98, 98C-212)

TRACT A-1
MUNICIPAL ADDITION NO. 2
(7/20/98, 98C-212)

TRACT 3-A
1,165,804 Sq. Ft.
26.7632 Acres

TRACT 3-B
221,172 Sq. Ft.
5.0909 Acres

Site Sketch for
Proposed Tracts 3-A & 3-B
Municipal Addition No. 2
Being Comprised of
A Portion of Tract 3
Municipal Addition No. 2
City of Albuquerque
Bernalillo County, New Mexico
July 2016

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
(N 90°00'00" E)	FOUND MONUMENT AS INDICATED
(N 90°00'00" E)	SET BATHY MARKER "LS 14271"
(N 90°00'00" E)	UNLESS OTHERWISE NOTED
(N 90°00'00" E)	COVERED AREA
(N 90°00'00" E)	CONCRETE
(N 90°00'00" E)	UTILITY PENETRAL
(N 90°00'00" E)	GAS METER
(N 90°00'00" E)	WOOD FENCE
(N 90°00'00" E)	WIRE FENCE
(N 90°00'00" E)	METAL FENCE
(N 90°00'00" E)	BLOCK WALL
(N 90°00'00" E)	CHAINLINK FENCE
(N 90°00'00" E)	ROLLBAR
(N 90°00'00" E)	OVERHEAD UTILITY LINE
(N 90°00'00" E)	UTILITY POLE
(N 90°00'00" E)	ANCHOR
(N 90°00'00" E)	PULL BOX
(N 90°00'00" E)	LIGHT POLE
(N 90°00'00" E)	ELECTRIC METER
(N 90°00'00" E)	WATER VALVE
(N 90°00'00" E)	WATER METER
(N 90°00'00" E)	FIRE HYDRANT
(N 90°00'00" E)	FLAGPOLE
(N 90°00'00" E)	ROOF DRAIN
(N 90°00'00" E)	SANITARY SEWER MANHOLE
(N 90°00'00" E)	SAS CLEANOUT
(N 90°00'00" E)	STORM DRAIN MANHOLE
(N 90°00'00" E)	STORM DRAIN INLET
(N 90°00'00" E)	SIGN
(N 90°00'00" E)	CURB CUT/INDICATION OF ACCESS TO ROADWAY

Easement Notes

- 15' PUBLIC SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 40' PRIVATE ROADWAY, SEWER, PRIVATE WATER AND PRIVATE SIDEWALK EASEMENT GRANTED WITH THE FILING OF THIS PLAT TO BE MAINTAINED BY THE OWNER OF TRACT 3-B
- 7' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- EXISTING ROADWAY DRAINAGE, WATER, SEWER, PUBLIC UTILITY AND PARKING EASEMENT (12/22/76, MISC. 511, PG. 567) (4/6/77, MISC. 528, PG. 729)
- EXISTING 7' POWER LINE EASEMENT (12/15/15, 2015C-171)
- EXISTING CROSS LOT DRAINAGE EASEMENT (12/15/15, 2015C-171) BLANKET IN NATURE
- EXISTING PNM AND M&T&T EASEMENT (7/1/80, DOC. 76089) PORTION VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS
- 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- EXISTING 10' PNM AND M&T&T EASEMENT (4/26/64, DOC. NO. 90911) MODIFIED PER DOCUMENT FILED (7/5/70) VO. D879, FOL. 317) PORTION TO BE VACATED WITH THE FILING OF THIS PLAT SHOWN AS
- 5' UTILITY EASEMENT TO GROWN ATLANTIC COMPANY (12/16/13, DOC. 2013132896)
- EXISTING 10' PNM AND M&T&T EASEMENT (3/2/70, MISC. 166, PG. 185)
- EXISTING 10' PNM AND M&T&T EASEMENT (6/14/77, MISC. 541, PG. 473)
- EXISTING 7' PNM AND M&T&T EASEMENT (6/15/78, MISC. 616, PG. 186) TO BE VACATED WITH THE FILING OF THIS PLAT SHOWN AS
- EXISTING 10' PNM AND M&T&T EASEMENT (6/10/86, MISC. 3604, PG. 688)
- EXISTING 10' PNM EASEMENT (6/3/11, DOC. NO. 2011070979)
- PRIVATE STORM DRAIN EASEMENT GRANTED WITH THE FILING OF THIS PLAT TO BE MAINTAINED BY THE OWNER OF TRACT 3-B, SHOWN HEREON AS

CARTESIAN SURVEYS INC.

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