



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

GROSS ACREAGE,	1.2505 ACRES
ZONE ATLAS PAGE NO.	G-11-Z
NUMBER OF EXISTING LOTS.	2
NUMBER OF LOTS CREATED.	1
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.	0.0000 ACRES
DATE OF SURVEY.	JANUARY 2016

1. FIELD SURVEY PERFORMED IN JUNE 2015.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NM STATE PLANE COORDINATES (NAD-83-CENTRAL-GROUND). G-G FACTOR USED WAS 0.999680352.

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 REQUIREMENTS SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Projected Section 2, Township 10 North, Range 2 East,
N.M.P.M., within the Town of Atrisco Grant
Subdivision: Northeast Unit, Town of Atrisco Grant Allotments
UPC #101106026526331205 (Tract A-43-A)
UPC #101106026725431210 (Tract A)

TRACT LETTERED "A-FORTY-THREE-A" (A-43-A), SUMMARY PLAT OF NORTHEAST UNIT TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, 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 APRIL 19, 1979, IN PLAT BOOK A7, FOLIO 54.

AND

TRACT LETTERED "A" OF THE REPLAT OF TRACT A-43 OF THE N.E. UNIT & VACATED PORTIONS OF CORONA DRIVE & BLANCO PLACE N.W., TOWN OF ATRISCO GRANT, SEC. 2, T 10 N, R 2 E, BERNALILLO COUNTY, 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 DECEMBER 21, 1984 IN VOLUME C25, FOLIO 194.

BEING DESCRIBED BY METES AND BOUNDS TOGETHER AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE SOUTHEAST CORNER OF EXISTING SAID TRACT "A" AND REFERENCED BY A REBAR WITH CAP, ILLEGIBLE FOUND 0.50 FEET N 89°12'26" W OF TRUE CORNER, WHENCE A TIE TO ACS MONUMENT "12_H11" BEARS S 05°12'15" W, A DISTANCE OF 2881.29 FEET;

THENCE, FROM SAID POINT OF BEGINNING, N 89°51'26" W, A DISTANCE OF 249.70 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, POINT LYING ON THE EASTERLY RIGHT-OF-WAY OF COORS BLVD NW, AND MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, COINCIDING SAID RIGHT-OF-WAY, N 00°17'41" E, A DISTANCE OF 224.92 FEET TO A POINT OF CURVATURE, REFERENCED BY A REBAR WITH CAP, ILLEGIBLE, FOUND 0.71 FEET N 56°59'49" W FROM TRUE CORNER;

THENCE, 39.22 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 89°52'54", AND A CHORD BEARING N 45°14'08" E, A DISTANCE OF 35.32 FEET TO A POINT OF TANGENCY, LYING ON THE SOUTHERLY RIGHT-OF-WAY OF TUCSON RD NW, AND REFERENCED BY A REBAR WITH CAP, ILLEGIBLE, FOUND 0.29 FEET, N 89°49'25" W OF TRUE CORNER;

THENCE, COINCIDING SAID RIGHT-OF-WAY, S 89°49'25" E, A DISTANCE OF 162.52 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, POINT LYING ON THE WESTERLY SIDE OF A 20' ALLEY, AND MARKED BY A REBAR WITH CAP "LS 11463";

THENCE, COINCIDING SAID ALLEY, S 13°42'21" E, A DISTANCE OF 257.24 FEET TO THE POINT OF BEGINNING, CONTAINING 1.2505 ACRES (54,471 SQ.FT.) MORE OR LESS.

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

PROPERTY OWNER(S) OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

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
<i>City Approvals:</i>	
City Surveyor	Date
Traffic Engineer	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

"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
Coors Crossing
Being comprised of Tracts "A" & "A-43-A"
Northeast Unit, Town of Atrisco Grant Allottments
Within Projected
Section 2, Township 10 North, Range 2 East,
N.M.P.M, within the Town of Atrisco Grant
City of Albuquerque
Bernalillo County, New Mexico
February 2016

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.

JOHN MANCINI, MANAGER
DFC, LLC
(OWNER OF TRACT A–43–A)

DATE

Acknowledgement

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

BY: JOHN MANCINI, MANAGER, DFC, LLC (OWNER OF TRACT A–43–A)

NOTARY PUBLIC MY COMMISSION EXPIRES

Free Consent & Dedication

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STEVE MAESTAS, MANAGER
COORS & TUCSON, LLC
(OWNER OF TRACT A)

DATE

Acknowledgement

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

BY: STEVE MAESTAS, MANAGER, COORS & TUCSON, LLC (OWNER OF TRACT A)

NOTARY PUBLIC MY COMMISSION EXPIRES

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) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC 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

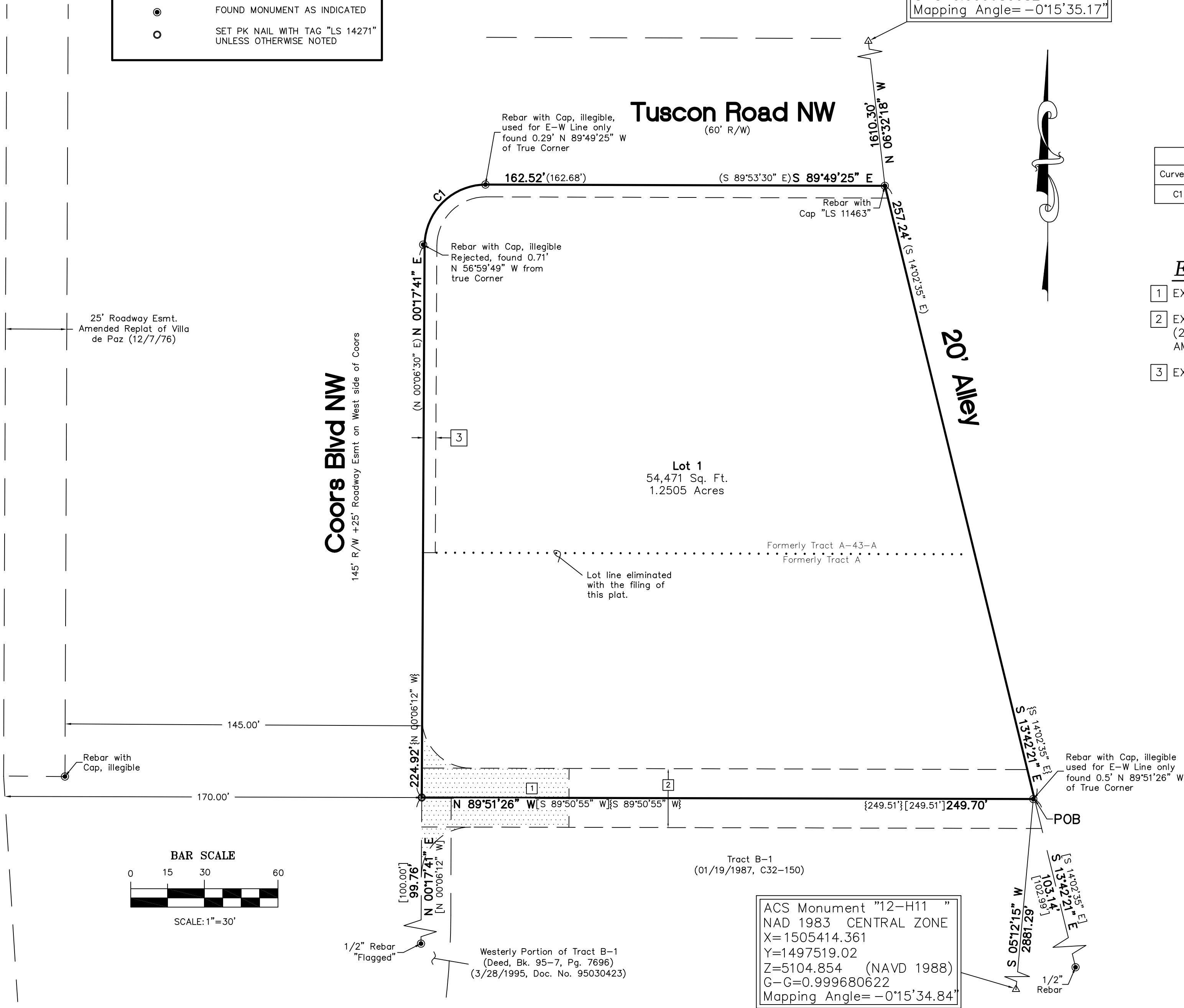
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (A7-54)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (C32-150)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES (C25-194)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES (97C-54)
●	FOUND MONUMENT AS INDICATED
○	SET PK NAIL WITH TAG "LS 14271" UNLESS OTHERWISE NOTED

Plat for
Coors Crossing
Being comprised of Tracts "A" & "A-43-A"
Northeast Unit, Town of Atrisco Grant Allotments
Within Projected
Section 2, Township 10 North, Range 2 East,
N.M.P.M, within the Town of Atrisco Grant
City of Albuquerque
Bernalillo County, New Mexico
February 2016

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	39.22' (37.27')	25.00' (25.00')	89°52'54"	35.32'	N 45°14'08" E

Easement Notes

- 1 EXISTING 24' COMMON ACCESS EASEMENT (1/19/87, C32-150)
- 2 EXISTING 24' ACCESS AND ROADWAY INTERCHANGE EASEMENT (2/4/87, BK. MISC. 449-A, PG. 120) AMENDED BY DOCUMENT (9/21/15, DOC. NO. 2015081982)
- 3 EXISTING 5' UTILITY EASEMENT (4/19/79, A7-54)



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