

Zone Atlas Page G-11-Z n.t.s.

Purpose of Plat

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

Subdivision Data

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. 0.000 ACRES
 DATE OF SURVEY. JANUARY 2016

Notes

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.

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.

Indexing Information

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)

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC # 1-011-060-265-26331205
Parcel Above
 PROPERTY OWNER(S) OF RECORD
maestas steve
 BERNALILLO COUNTY TREASURER'S OFFICE
George Stone 4-8-16

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

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: 1010575

Application Number: 16DRB-70076

Plat Approvals:

<u>Fernando Vigil</u> PNM Electric Services	<u>3-7-16</u> Date
<u>[Signature]</u> New Mexico Gas Company	<u>3/3/16</u> Date
<u>[Signature]</u> QWEST Corporation d/b/a Centurylink QC	<u>3/3/16</u> Date
<u>[Signature]</u> Comcast	<u>3/3/16</u> Date

City Approvals:

<u>Soren M. Risenheaver J.S.</u> City Surveyor	<u>2/23/16</u> Date
<u>Russell M. [Signature]</u> Traffic Engineer	<u>3/2/14</u> Date
<u>[Signature]</u> ABCWUA	<u>03/22/16</u> Date
<u>Carol S. Dumont</u> Parks and Recreation Department	<u>3-2-16</u> Date
<u>[Signature]</u> AMAFCA	<u>3-22-16</u> Date
<u>[Signature]</u> City Engineer	<u>3-2-16</u> Date
<u>[Signature]</u> DRB Chairperson, Planning Department	<u>4-5-16</u> 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. 2/18/16
 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**
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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.

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.

STEVE MAESTAS, MANAGER
COORS & TUCSON, LLC

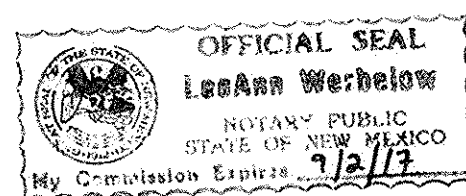
4-4-16
DATE

Acknowledgement

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

April 4, 2016



BY: STEVE MAESTAS, MANAGER, COORS & TUCSON, LLC

LeeAnn Werbelow
NOTARY PUBLIC

9/2/17
MY COMMISSION EXPIRES

DOC# 2016031479

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PLAT R: \$25.00 S: 2016C P: 0092 N: Toulouse Oliver, Bernalillo Cour

CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
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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

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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)
- 4 5' P.U.E. GRANTED WITH THE FILING OF THIS PLAT

Tucson Road NW
(60' R/W)

Coors Blvd NW
145' R/W + 25' Roadway Esmt on West side of Coors

20' Alley

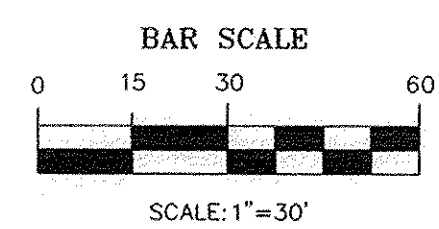
Lot 1
54,471 Sq. Ft.
1.2505 Acres

Formerly Tract A-43-A
Formerly Tract A

Lot line eliminated
with the filing of
this plat.

ACS Monument "12-H11"
NAD 1983 CENTRAL ZONE
X=1505414.361
Y=1497519.02
Z=5104.854 (NAVD 1988)
G-G=0.999680622
Mapping Angle=-0°15'34.84"

ACS Monument "8-G11"
NAD 1983 CENTRAL ZONE
X=1505431.887
Y=1502236.625
Z=5116.009 (NAVD 1988)
G-G=0.999680082
Mapping Angle=-0°15'35.17"



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