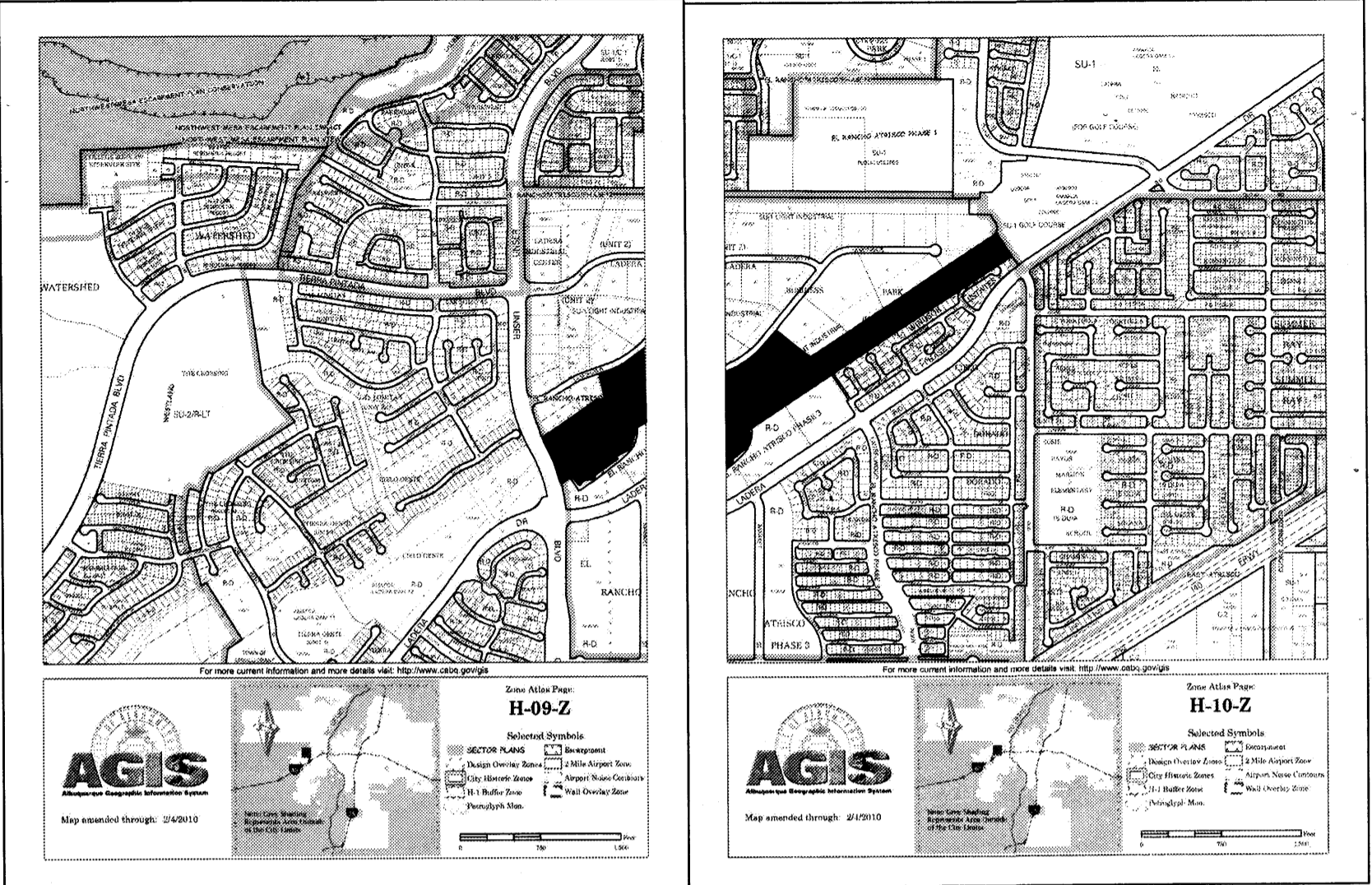
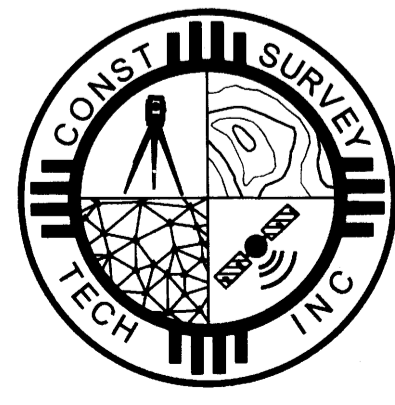
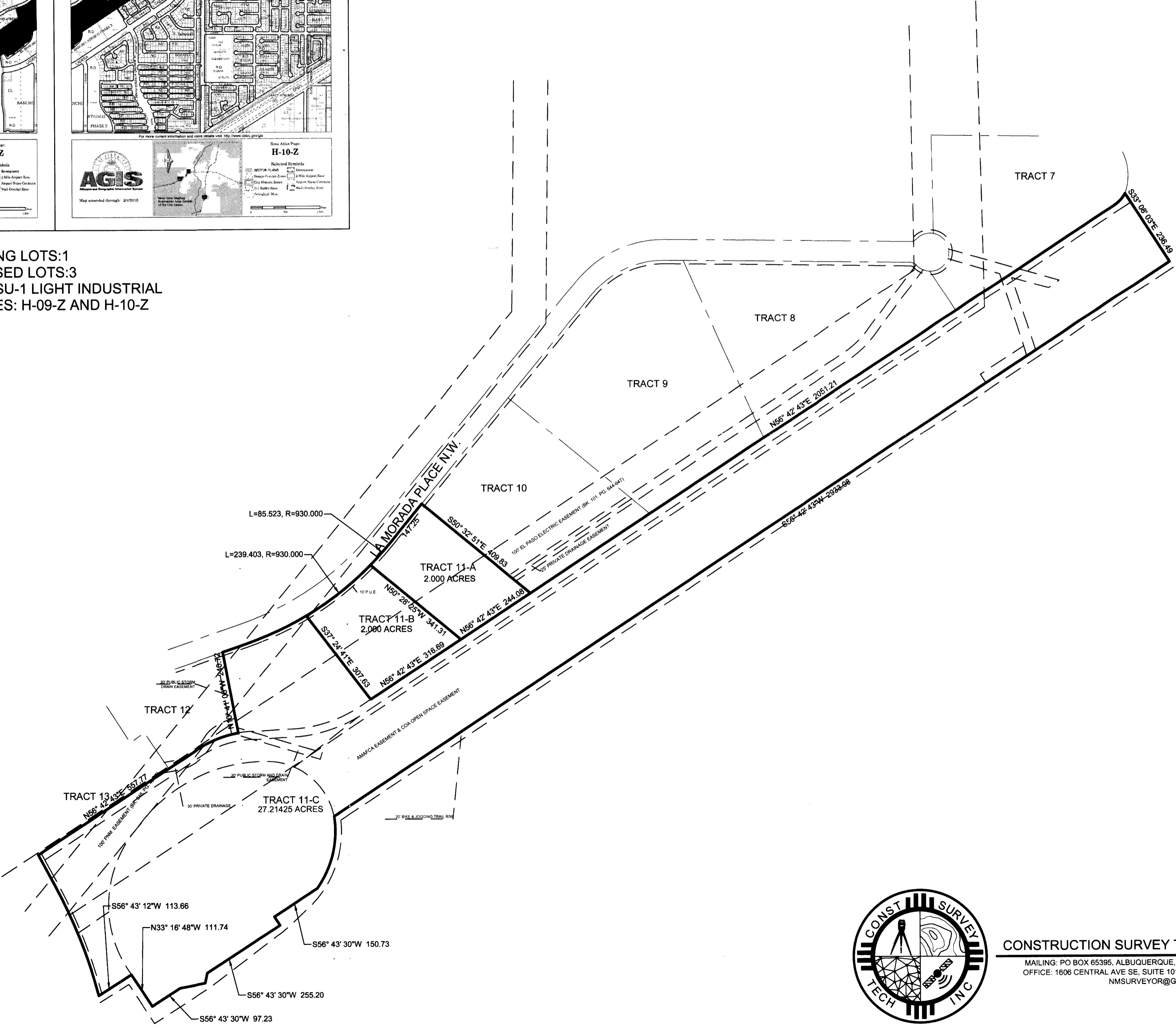
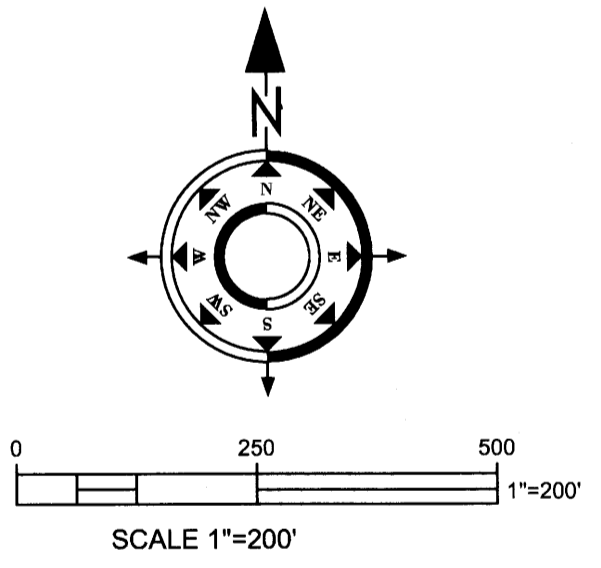


SKETCH PLAT  
 OF TRACTS 11-A, 11-B AND 11-C  
 BEING A PROPOSED RE-PLAT OF TRACT 11  
 LADERA BUSINESS PARK, UNIT 1  
 NOVEMBER 2015



EXISTING LOTS:1  
 PROPOSED LOTS:3  
 CURRENT ZONING: SU-1 LIGHT INDUSTRIAL  
 ZONE ATLAS PAGES: H-09-Z AND H-10-Z



CONSTRUCTION SURVEY TECHNOLOGIES, INC  
 MAILING: PO BOX 65395, ALBUQUERQUE, NM 87193 505-917-8921  
 OFFICE: 1606 CENTRAL AVE SE, SUITE 101, ALBUQUERQUE, NM 87106  
 NMSURVEYOR@GMAIL.COM

**DESCRIPTION:**

A tract of land situate within the Town of Atrisco Grant, projected Sections 9 and 10, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOT 2, LADERA INDUSTRIAL CENTER as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on February 12, 1993 in Volume 93C, Folio 39 and containing 116.5761 acres more or less.

**NOTES:**

1. Bearings are grid based on the New Mexico State Plane Coordinate System (Central Zone).
2. Distances are ground distances.
3. Bearings and distances in parenthesis are record.
4. Basis of boundary are the following plats of record entitled:

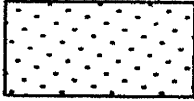
PLAT FOR "LADERA INDUSTRIAL CENTER, LOTS 1 AND 2",  
(02-12-93, 93C-39)

all being records of Bernalillo County, New Mexico.

5. Field Survey performed January, 2002.
6. Title Report: First American Title Company, Commitment No.: 01014032 (Effective date: 08-15-01)
7. 30' private drainage easement granted to the owners of tracts 20, 26, 27, 28 & 29 and to be jointly maintained by said owners.
8. 25' private drainage easement granted to the owners of tracts 21, 22 & 23 and to be jointly maintained by said owners.
9. 30' private drainage easement granted to the owners of tracts 12, 13, & 14 and to be jointly maintained by said owners.
10. 25' private drainage easement granted to the owners of tracts 7-11 & to be jointly maintained by said owners.
11. 60' wide private access easement granted to the owners of Tracts 12-16, 23, and future Unit II, Tracts 16-22 as shown on DRB-approved preliminary plat (10-8-03) and to be jointly maintained by said owners. Overlapping this private access easement is a 60' wide public drainage, waterline and sanitary sewer easement granted to the City of Albuquerque by this plat.
12. Owner of tract 7 shall be required to provide a private on-site sanitary sewer lift station.
13. Tract B to be dedicated to and maintained by the Parks and Recreation Dept. and Open Space Division in exchange for park credits and subject to pre-existing AMAFCA drainage easement rights.

**PLAT FOR**  
**LADERA BUSINESS PARK**  
**UNIT 1**  
 WITHIN THE  
**TOWN OF ATRISCO GRANT**  
**PROJECTED SECTIONS 9 AND 10**  
**TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
**NOVEMBER, 2003**

**EASEMENTS**

- ⑬ EXISTING TEMPORARY BLANKET PUBLIC DRAINAGE EASEMENT (LOT 2)  
(02-12-93, 93C-39)
- ⑭ EXISTING 10' PNM AND M.S.T.&T. EASEMENT  
(12-09-80, BK.MISC. 817, PGS. 339-340)
- ⑮ EXISTING 100' PNM AND M.S.T.&T. EASEMENT  
(04-12-56, BK. D 318, PGS. 39-42)
- ⑯ EXISTING 10' PNM AND US WEST COMMUNICATIONS EASEMENT  
(06-25-96, BK. 96-17, PGS. 5360-5361)
- ⑰ EXISTING 100' PNM EASEMENT  
DISTRICT COURT CAUSE NO. A-33139  
(05-28-68, BK.MISC. 104, PGS. 540-543)
- ⑱ EXISTING AMAFCA EASEMENT  
DISTRICT COURT CAUSE NO. 7-76-03096  
(09-28-76, BK.MISC. 498, PGS. 648-683)
- ⑲ EXISTING 60' CONTINENTAL DIVIDE ELECTRIC COOPERATIVE RIGHT-OF-WAY EASEMENT  
(03-16-53, BK.MISC. D 235, PGS. 619-622)
- ⑳ EXISTING 100' EL PASEO ELECTRIC COMPANY EASEMENT  
DISTRICT COURT CAUSE NO. A-32886  
(04-29-68, BK.MISC. 101, PGS. 644-647)
- ㉑ EXISTING 100' PNM EASEMENT  
(04-12-56, BK.MISC. D 348, PGS. 43-47)
- ㉒ EXISTING 100' PNM EASEMENT AND RIGHT-OF-WAY  
(04-12-68, BK.MISC. D 348, PG. 193)
- ㉓ EXISTING 100' PNM EASEMENT  
(05-14-76, BK.MISC. 477, PGS. 107-110)
- ㉔ EXISTING PNM AND US WEST COMMUNICATIONS EASEMENT  
(10-20-94, BK. 94-29, PGS. 6190-6193)
- ㉕ EXISTING 200' EASEMENT  
UNITED STATES DISTRICT COURT CAUSE NO. 1845  
(02-05-52, BK.MISC. D 197, PGS. 571-572)
- ㉗ EXISTING C.O.A. OPEN SPACE DIVISION MANAGEMENT EASEMENT  
(10-11-95, BK. 95-24, PGS. 6418-6422)
- ㉘ EXISTING 10' UNDERGROUND PNM & MOUNTAIN BELL EASEMENT  
(02-12-87, C32-184)
- ㉙ EXISTING LADERA CHANNEL EASEMENT  
(12-08-81, C19-39)
-  EXISTING LADERA CHANNEL EASEMENT  
(12-08-81, C19-39)



P.O. BOX 30701, ALBQ., N.M. 87190  
505-884-1990


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 Mary Herrera Bern. Co. PLAT R 42.00 Bk-2884C Pg-24

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LINE	DIRECTION	DISTANCE
L1	S56°43'12"W (S56°43'30"W)	113.66' (113.31')
L2	N00°13'43"W (N00°13'32"W)	133.40'
L3	N02°09'26"E (N02°09'37"E)	240.21'
L4	N00°13'43"W (N00°13'32"W)	280.00'
L5	N86°53'35"E (N86°53'45"E)	164.51'
L6	N36°09'08"W (N36°08'57"W)	60.00'
L7	N16°52'11"E (N16°52'22"E)	692.84'
L12	S89°31'13"E (S89°31'02"E)	152.47'
L13	S00°41'05"W (S00°41'16"W)	150.87'
L14	S89°23'10"E (S89°22'59"E)	198.16' (199.08')
L15	S33°21'19"E (S33°21'08"E)	70.03'
L16	S33°08'03"E (S33°16'07"E)	236.49' (237.03')
L17	S56°42'43"W (S56°43'42"W)	2933.08' (2933.80')
L18	S56°43'30"W (S56°43'43"W)	150.73' (150.00')
L19	S33°24'33"E (S33°24'22"E)	30.00'
L20	S56°43'30"W (S56°43'02"W)	255.20' (255.00')
L21	S11°44'54"W (S11°45'05"W)	30.24' (30.52')
L22	S78°58'51"W (S78°59'02"W)	74.92' (74.40')
L23	S56°43'30"W (S56°46'36"W)	97.23' (97.91')
L24	N33°16'48"W (N33°20'15"W)	111.74' (111.96')
L25	S89°22'47"E (S89°22'36"E)	378.64'
L26	S89°22'33"E (S89°22'22"E)	1014.26'
L27	S88°33'57"E (S88°33'46"E)	51.36'
L28	S89°19'36"E (S89°19'25"E)	268.09'
L29	S89°31'13"E	608.29'

**MONUMENTS**

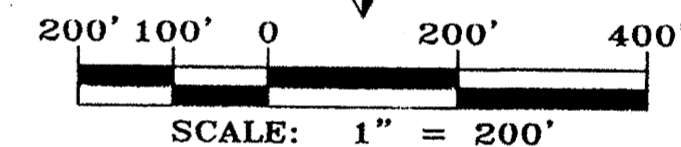
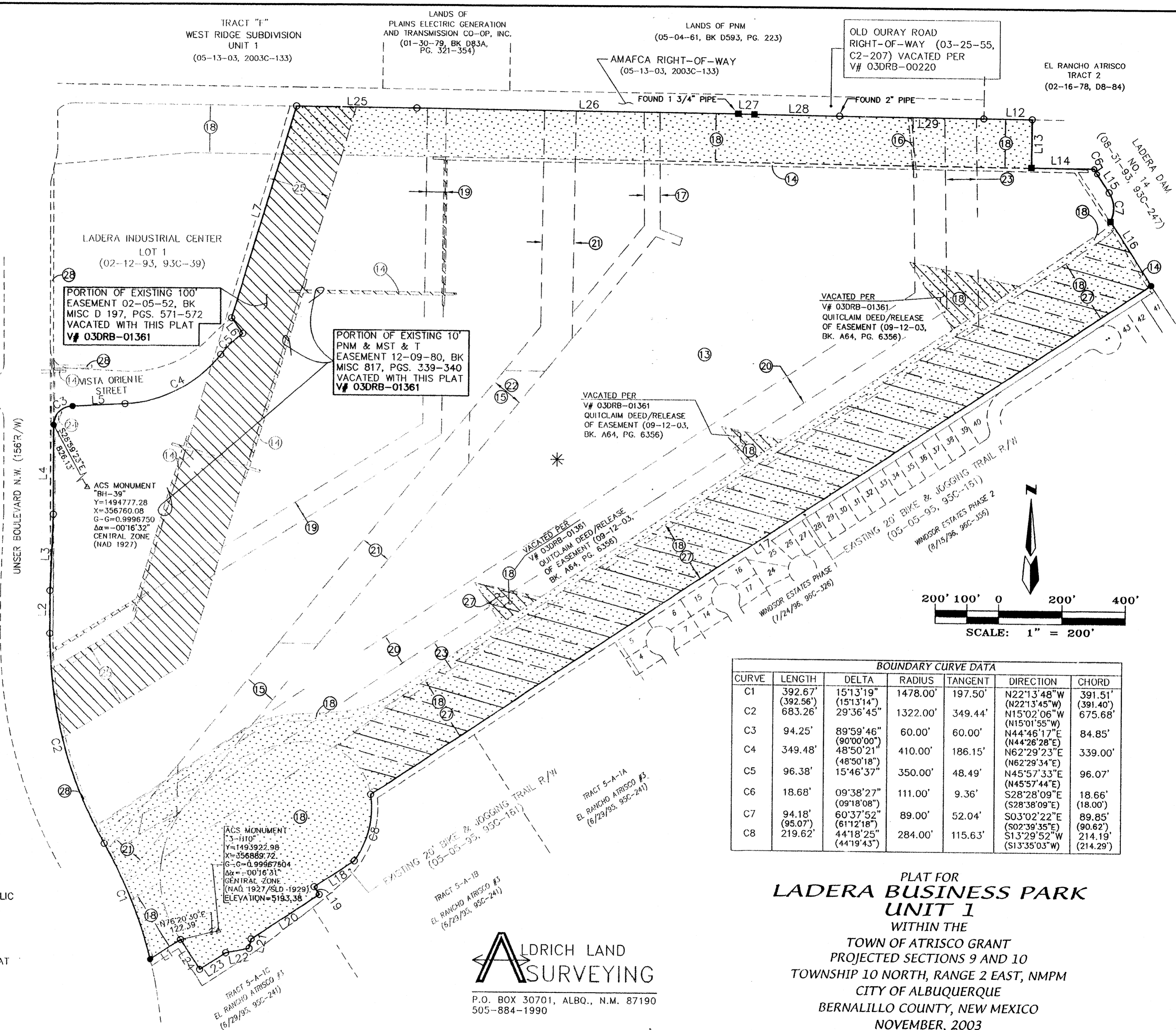
- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- FOUND 5/8" REBAR WITH CAP "LS 7430" (TYP)
- FOUND 5/8" REBAR WITH CAP "LS 4100" (TYP)

⑬ \* EXISTING TEMPORARY BLANKET PUBLIC DRAINAGE EASEMENT VACATED WITH THIS PLAT V# 03DRB-01361

⑭ ⑮ ⑯ DENOTES PORTION OF EXISTING EASEMENTS VACATED WITH THIS PLAT V# 03DRB-01361

□ DENOTES EXISTING OPEN SPACE

SEE SHEET 2 FOR ADDITIONAL EASEMENT INFORMATION



CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION	CHORD
C1	392.67' (392.56')	15°13'19" (15°13'14")	1478.00'	197.50'	N22°13'48"W (N22°13'45"W)	391.51' (391.40')
C2	683.26'	29°36'45"	1322.00'	349.44'	N15°02'06"W (N15°01'55"W)	675.68'
C3	94.25'	89°59'46" (90°00'00")	60.00'	60.00'	N44°46'17"E (N44°26'28"E)	84.85'
C4	349.48'	48°50'21" (48°50'18")	410.00'	186.15'	N62°29'23"E (N62°29'34"E)	339.00'
C5	96.38'	15°46'37"	350.00'	48.49'	N45°57'33"E (N45°57'44"E)	96.07'
C6	18.68'	09°38'27" (09°18'08")	111.00'	9.36'	S28°28'09"E (S28°38'09"E)	18.66' (18.00')
C7	94.18'	60°37'52" (61°12'18")	89.00'	52.04'	S03°02'22"E (S02°39'35"E)	89.85' (90.62')
C8	219.62'	44°18'25" (44°19'43")	284.00'	115.63'	S13°29'52"W (S13°35'03"W)	214.19' (214.29')

**PLAT FOR**  
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 TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2003

**ALDRICH LAND**  
**SURVEYING**

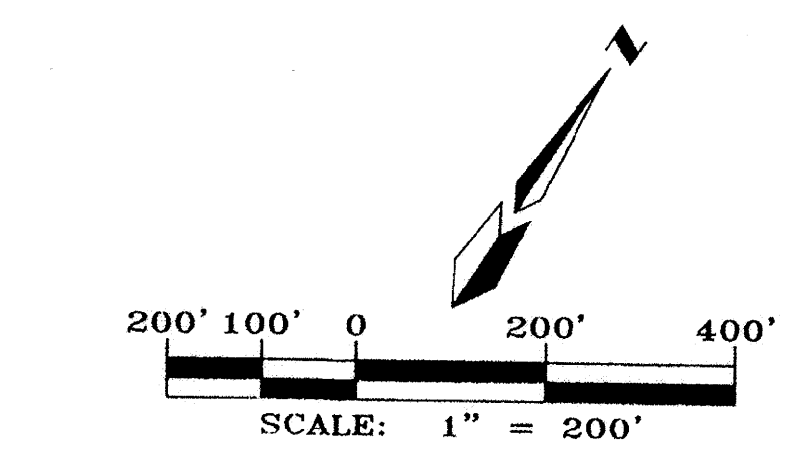
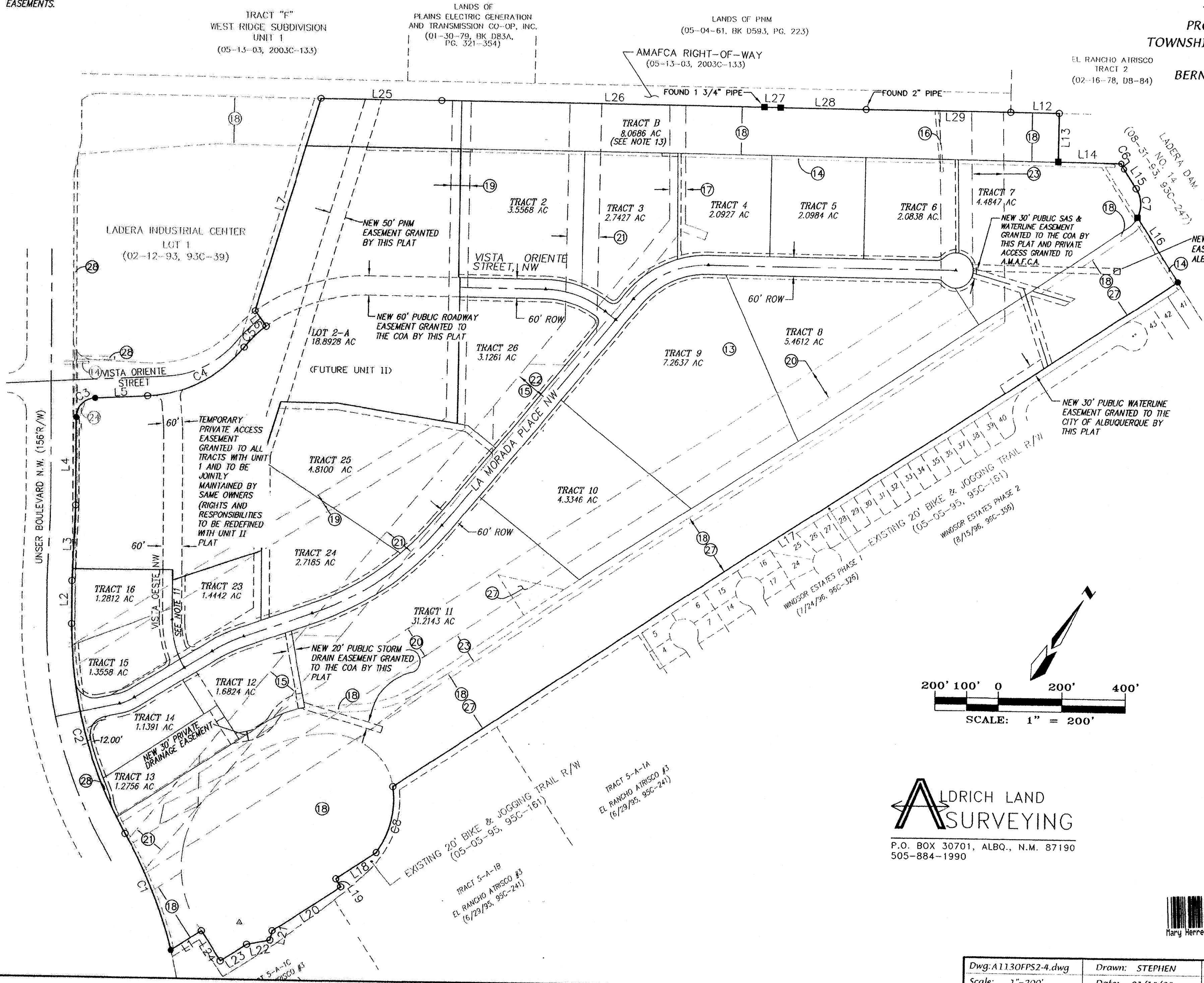
P.O. BOX 30701, ALBU., N.M. 87190  
 505-884-1990

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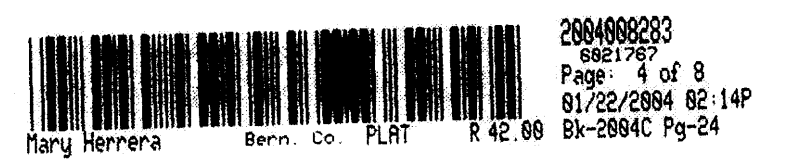
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 Mary Herrera Bern. Co. PLRT R 42.00

NOTE: NO FENCES, STRUCTURES OR OTHER IMPROVEMENTS SHALL BE INSTALLED WITHIN PNM TRANSMISSION EASEMENTS WITHOUT FIRST EXECUTING A WRITTEN EASEMENT ENCROACHMENT AGREEMENT WITH PNM. PNM SHALL AT ALL TIMES HAVE UNRESTRICTED ACCESS TO ITS TRANSMISSION POWER POLE STRUCTURES LOCATED WITHIN SAID EASEMENTS.

PLAT FOR  
**LADERA BUSINESS PARK  
 UNIT 1**  
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 TOWN OF ATRISCO GRANT  
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 P.O. BOX 30701, ALBQ., N.M. 87190  
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Dwg: A1130FPS2-4.dwg	Drawn: STEPHEN	Checked: ALS	Sheet 4 of 8
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