

VICINITY MAP
Not To Scale

GENERAL NOTES

- Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 83).
- Distances are ground.
- Plat bearings and distances shown hereon do not differ from those shown on the prior plat of record.
- All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- Albuquerque City Zone Atlas page D-18.

SUBDIVISION DATA

- Total number of existing Lots: 5
- Total number of Lots created: 2
- No Additional Public Right of way dedicated.
- Gross Subdivision acreage: 6.7652 acres.

SHEET INDEX

SHEET 1 OF 4	Approvals, General Notes, Etc...
SHEET 2 OF 4	Legal Description, Free consent and dedication
SHEET 3 OF 4	Existing Plat Boundary and Vacated Easements
SHEET 4 OF 4	New Lots and Easements created

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:
 1018-063-341-505-10501 & 1018-063-314-505-10502-
 1018-063-287-504-10503 & 1018-063-292-489-10504
 1018-063-331-489-10505
 Bernillo County Treasurer Date 5/1/18

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- 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.
- 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.
- Qwest Corporation 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.
- 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 within the easement, 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.

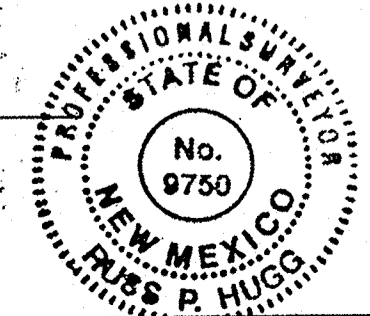
PURPOSE OF PLAT:

- The purpose of this Plat is to:
- Re-divide (5) existing Lots into Two (2) new Lots as shown hereon.
 - Show the Private Easements VACATED BY 18DRB-70085
 - Grant the New Private Easements as shown hereon.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
 NMPS No. 9750
 March 6, 2018



PLAT OF
LOTS 1-A AND 2-A
PASEO MARKETPLACE
 (BEING A REPLAT OF LOTS 1 THRU 5, PASEO MARKETPLACE)
 SITUATE WITHIN
THE ELENA GALLEGOS GRANT
 IN
PROJECTED SECTION 13
TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2018

PROJECT NUMBER: #1010675

PLAT APPROVAL

UTILITY APPROVALS:

	4-10-18
Public Service Company of New Mexico	Date
	4.10.18
New Mexico Gas Company	Date
	4/10/2018
Qwest Corporation, d/b/a CenturyLink QC.	Date
	3/13/18
Comcast	Date

CITY APPROVALS:

	3/13/18
City Surveyor	Date
Department of Municipal Development	
N/A	4/1/18
Real Property Division	Date
N/A	4/1/18
Environmental Health Department	Date
	5/1/18
Traffic Engineering, Transportation Division	Date
	4/4/18
ABQNUA	Date
	4/4/18
Parks and Recreation Department	Date
	4/10/18
AMAFCA	Date
	4/4/18
City Engineer	Date
	4/4/18
Code Enforcement	Date
	5.1.2018
DRB Chairperson, Planning Department	Date

SHEET 1 OF 4

SURV TEK, INC.
 Consulting Surveyors
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3366 Fax: 505-897-3377

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LEGAL DESCRIPTION

All of Lots 1 thru 5, Paseo Marketplace as the same are shown and designated on the plat entitled "PLAT OF LOTS 1 THRU 5, PASEO MARKETPLACE (BEING A REPLAT OF LOTS 5-A; 28 THRU 31 AND EAST PORTION OF LOT 32, BLOCK 11, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES) SITUATE WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on November 1, 2017 in Plat Book 2017C, Page 120.

Said parcel contains 6.7357 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF LOTS 1-A AND 2-A, PASEO MARKETPLACE (BEING A REPLAT OF LOTS 1 THRU 5, PASEO MARKETPLACE) SITUATE WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby grant the private easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

LOTS 1 THRU 5
 CAMEL ROCK DEVELOPMENT, LLC
 a New Mexico limited liability company

James R. Achen Sr.
 By: James R. Achen Sr., Managing Member

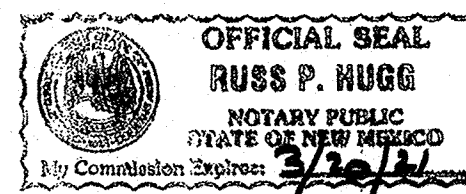
ACKNOWLEDGMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on this 12TH day of MARCH, 2018, by James R. Achen Sr. as Managing Member of Camel Rock Development, LLC.

[Signature]
 Notary Public

3/20/21
 My commission expires



DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

- a. Plat entitled "PLAT OF LOT 5-A, BLOCK 11 (BEING PORTIONS OF LOTS 1-5, BLOCK 11) NORTH ALBUQUERQUE ACRES, TRACT A, UNIT A, WITHIN THE ELENA GALLEGOS GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, APRIL, 2007", filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 23, 2007, in Plat Book 2007C, Page 197.
- b. Plat entitled "TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed March 17, 1937, Volume D, Folio 129.
- c. Special Warranty Deed filed March 22, 1996, Book 96-8, Page 5001, Document No. 96032833.
- d. Special Warranty Deed filed February 2, 2017, Document No. 2017014798.
- e. Special Warranty Deed filed February 2, 2017, Document No. 2017014797.
- f. Plat entitled "PLAT OF LOTS 1 THRU 5, PASEO MARKETPLACE (BEING A REPLAT OF LOTS 5-A; 28 THRU 31 AND EAST PORTION OF LOT 32, BLOCK 11, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES) SITUATE WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo, New Mexico on November 1, 2017 in Plat Book 2017C, Page 120.

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding 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."

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) appears to lie within "ZONE X" (Areas determined to be outside 0.2% annual chance floodplain) with a 1% Annual Chance Flood Discharge contained in Paseo Del Norte Storm Drain System in the proximity of and within the northwesterly corner of the subject property as shown on National Flood Insurance Program Flood Insurance Rate Map Number 35001C0137H, Map Revised August 16, 2012.



SHEET 2 OF 4

SURV TEK, INC.

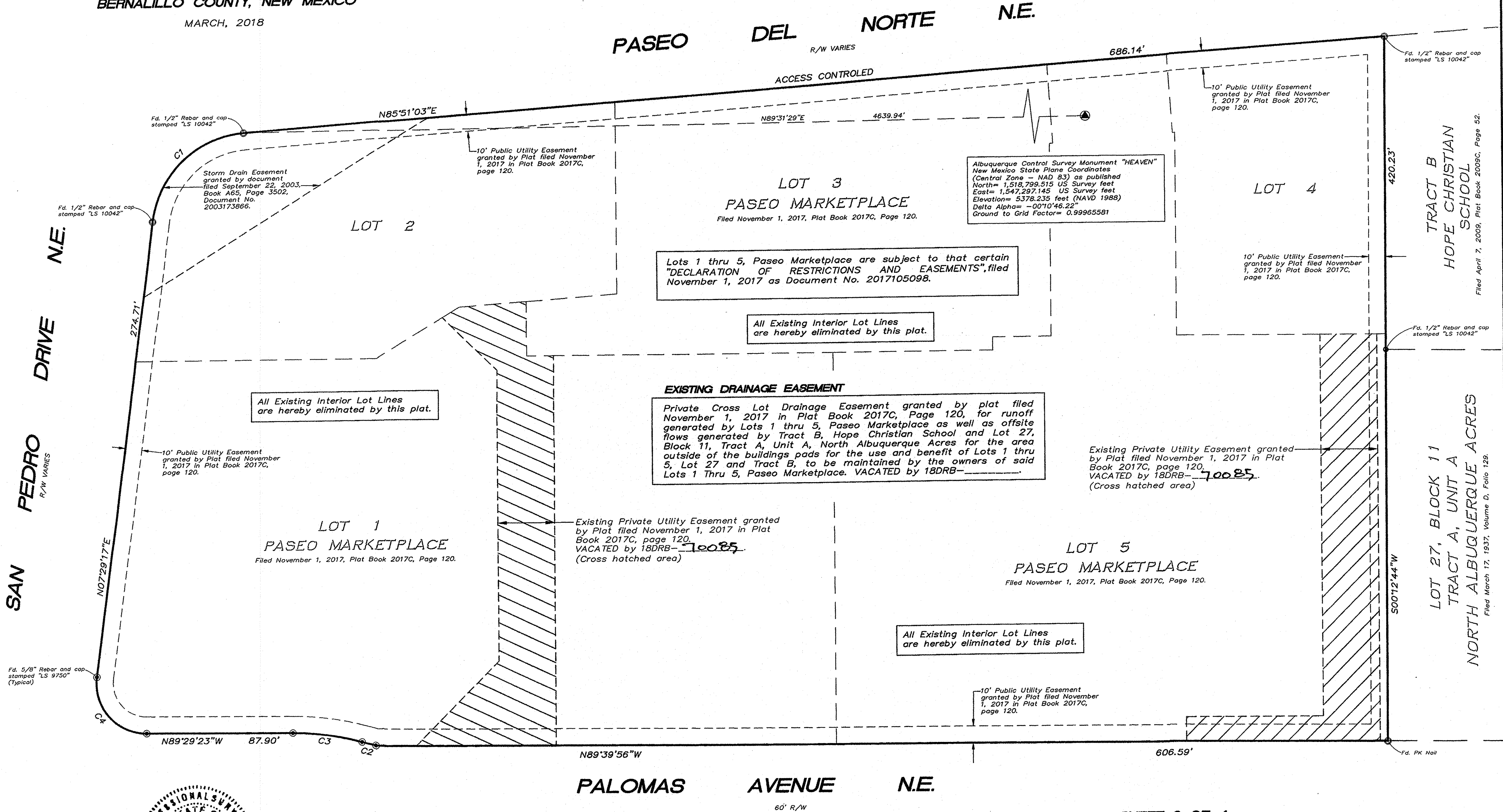
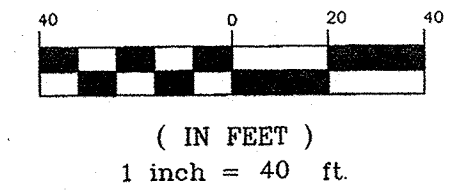
Consulting Surveyors Phone: 505-897-3366
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 MARCH, 2018

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	82.11'	60.00'	48.94'	75.85'	S46°38'44"W	78°24'38"
C2	8.54'	143.37'	4.27'	8.54'	S75°59'47"E	3°24'42"
C3	42.04'	156.62'	21.15'	41.91'	N81°58'35"W	15°22'42"
C4	50.78'	30.00'	33.90'	44.93'	S41°00'03"E	96°58'40"



170664. DWG

FLOOD ZONE DETERMINATION:
 The subject property (as shown hereon) lies within Zone "X" (Areas determined to be outside 0.2% annual chance floodplain.) in accordance with the National Flood Insurance Program Rate Map No. 35001C0137 H, Effective Date 8-16-2012.

DOCH 2018037781
 05/01/2018 11:20 AM Page: 3 of 4
 PLAT R-325.00 8: 2018C P: 0053 Linda Stover, Bernalillo County

SHEET 3 OF 4

SURV TEK, INC.
 Consulting Surveyors
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366
 Fax: 505-897-3377

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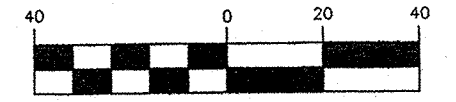
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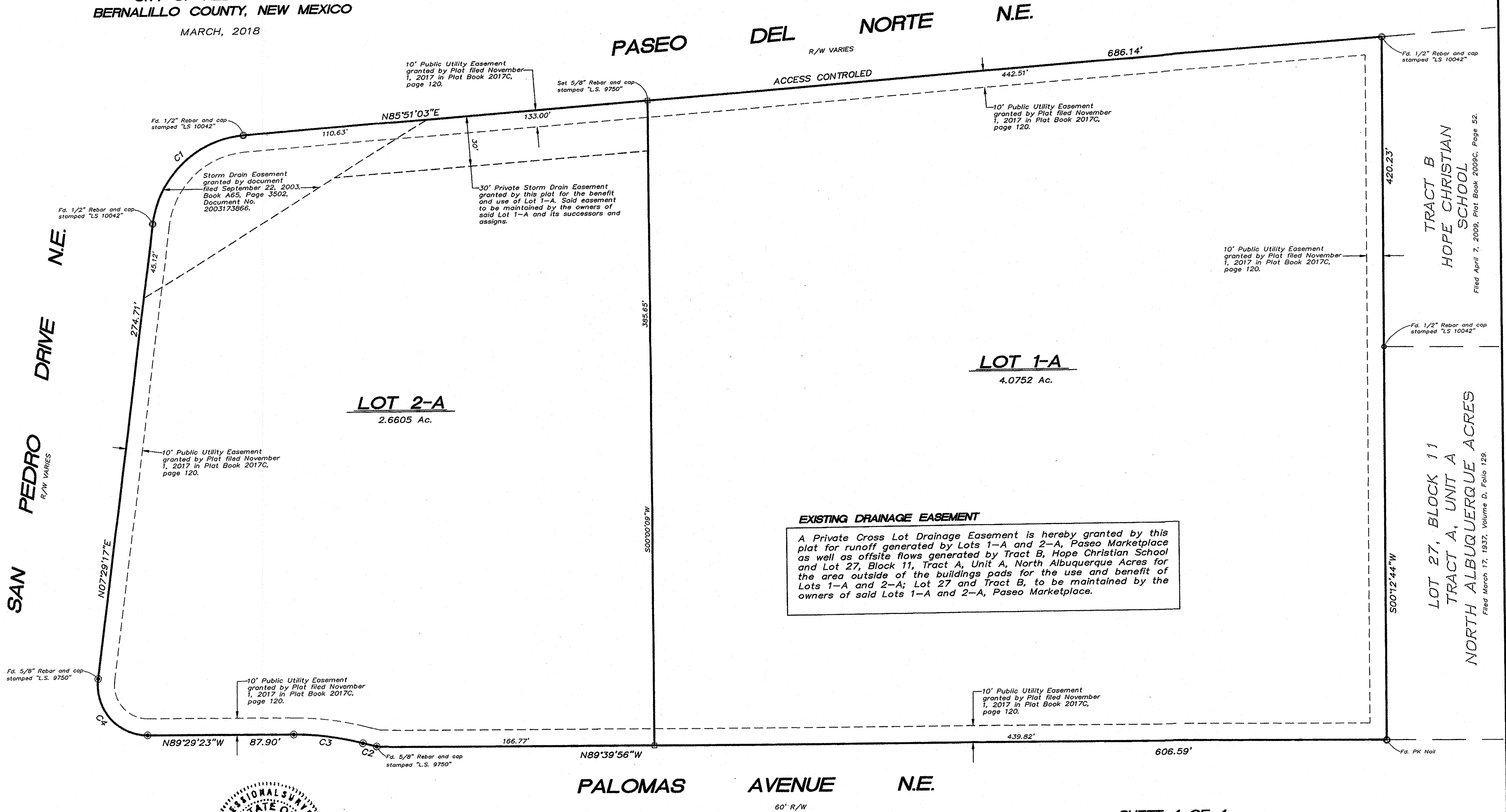
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(IN FEET)
 1 inch = 40 ft.



EXISTING DRAINAGE EASEMENT

A Private Cross Lot Drainage Easement is hereby granted by this plat for runoff generated by Lots 1-A and 2-A, Paseo Marketplace as well as offsite flows generated by Tract B, Hope Christian School and Lot 27, Block 11, Tract A, Unit A, North Albuquerque Acres for the area outside of the buildings pads for the use and benefit of Lots 1-A and 2-A; Lot 27 and Tract B, to be maintained by the owners of said Lots 1-A and 2-A, Paseo Marketplace.

