

Vicinity Map - Zone Atlas C-16-Z

**Purpose of Plat**

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

**Legal Description**

LOTS NUMBERED TWO (2) AND THREE (3) OF ALAMEDA BUSINESS PARK, (A REPLAT OF TRACT B-1-A-1, LANDS OF SPRINGER BUILDING MATERIALS CORPORATION), ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 29, 1999, IN BOOK 99C, PAGE 167, AS DOC. NO. 19990085494.

**Notes**

1. FIELD SURVEY PERFORMED IN FEBRUARY 2017.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE) USING A GROUND TO GRID FACTOR OF 0.999676572.
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS . . . . .

**Free Consent and 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.

*Lester Norman* 10/3/17  
LESTER NORMAN, AS MANAGER  
LPN, LLC

STATE OF NEW MEXICO }  
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON October 3rd, 2017  
BY: LESTER NORMAN, AS MANAGER OF LPN, LLC

By: *Jeanne Rayburn*  
NOTARY PUBLIC

MY COMMISSION EXPIRES 5-13-19



**Indexing Information**

Projected Section 15, Township 11 North, Range 3 East, N.M.P.M. into the Elena Gallegos Land Grant  
Subdivision: Alameda Business Park  
Owner: LPN, LLC  
UPC #: 101606442736240135 (Lot 2)  
101606442334440103 (Lot 3)

**Subdivision Data**

GROSS ACREAGE . . . . . 1.7677 ACRES  
ZONE ATLAS PAGE NO. . . . . C-16-Z  
NUMBER OF EXISTING LOTS . . . . . 2  
NUMBER OF LOTS CREATED . . . . . 1  
MILES OF FULL-WIDTH STREETS . . . . . 0.000 MILES  
MILES OF HALF-WIDTH STREETS . . . . . 0.000 MILES  
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE . . . . . 0.000 ACRES  
DATE OF SURVEY . . . . . SEPTEMBER 2017

**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 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.
- 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.

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND  
PAID ON UPC # 1016-064-427-362-40135  
# 1016-064-423-344-40103

PROPERTY OWNER OF RECORD  
LPN LLC  
BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for Lot 2-A**

**Alameda Business Park**  
Being Comprised of

**Lots 2 and 3, Alameda Business Park**  
City of Albuquerque  
Bernalillo County, New Mexico  
October 2017

**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:** 1011391

**Application Number:** 17DRB-70254

**Plat Approvals:**

- Fernando Vigil* 10-3-17  
PNM Electric Services
- [Signature]* 10/3/2017  
Qwest Corp. d/b/a CenturyLink QC
- [Signature]* 10-3-17  
New Mexico Gas Company
- [Signature]* 10/4/17  
Comcast

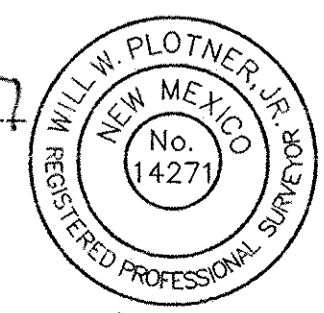
**City Approvals:**

- Soren M. Rasmussen P.S.* 10/3/17  
City Surveyor
- [Signature]* 10/25/17  
Traffic Engineer
- [Signature]* 10/25/17  
ABCWUA
- [Signature]* 10/25/17  
Parks and Recreation Department
- [Signature]* 11/3/17  
AMAFCA
- [Signature]* 10/25/17  
City Engineer
- [Signature]* 11-13-17  
DRB Chairperson, Planning Department

**Surveyor's Certificate**

"I, WILL PLOTNER JR., A 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.* 10/2/17  
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  
Lot 2-A  
Alameda Business Park  
Being Comprised of  
Lots 2 and 3,  
Alameda Business Park  
City of Albuquerque  
Bernalillo County, New Mexico  
October 2017**

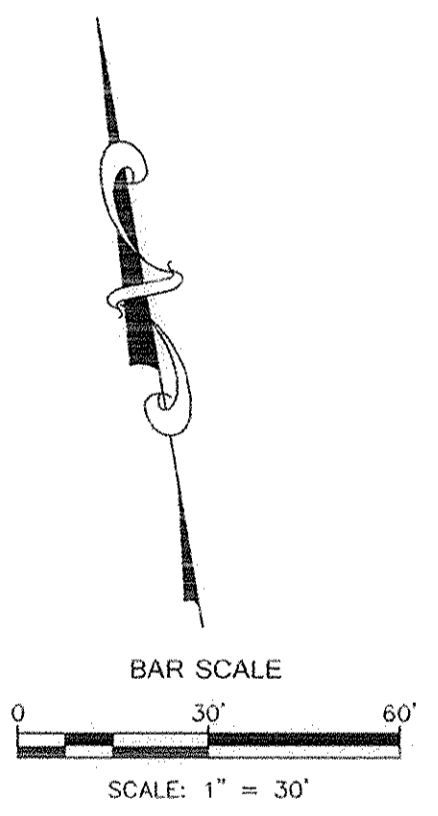
ACS Monument "NM 47-2"  
NAD 1983 CENTRAL ZONE  
X=1530417.388 \*  
Y=1521594.698 \*  
Z=4997.592 \* (NAVD 1988)  
G-G=0.99967868  
Mapping Angle=-0°12'43.58"  
\* U.S. Survey Foot

ACS Monument "NDC-7"  
NAD 1983 CENTRAL ZONE  
X=1534340.591 \*  
Y=1522698.249 \*  
Z=N/A \* (NAVD 1988)  
G-G=0.999674466  
Mapping Angle=-0°12'16.43"  
\* U.S. Survey Foot

**Disclosure Statement**

THE SUBJECT PROPERTY IS LOCATED NEAR A FORMER LANDFILL. DUE TO THE SUBJECT PROPERTY BEING NEAR A FORMER LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY THE MOST CURRENT VERSION OF THE INTERIM GUIDELINES FOR DEVELOPMENT WITHIN CITY DESIGNATED LANDFILL BUFFER ZONES) SHALL BE CONSULTED PRIOR TO DEVELOPMENT AT THE SITE.

ENVIRONMENTAL HEALTH DEPARTMENT

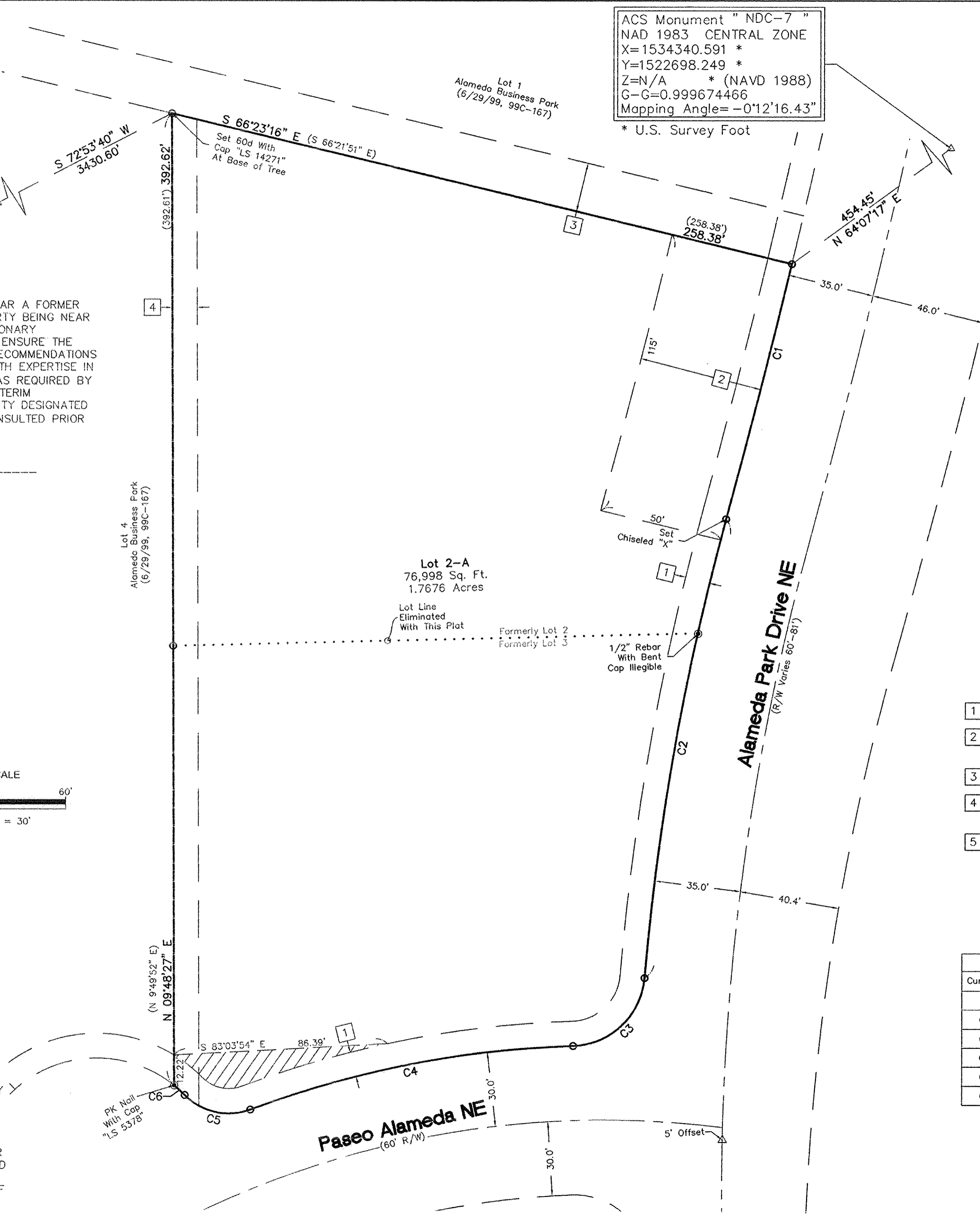


**Flood Notes**

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP DATE SEPTEMBER 26, 2008, MAP NO. 35001C0136G.

**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 ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.



**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (06/29/1999 99C-167 DOC. #1999085494)
⊙	FOUND MONUMENT AS INDICATED
○	FOUND BATHEY MARKER WITH CAP "LS 14271", UNLESS MARKED OTHERWISE
△	CENTERLINE MONUMENT "PLS 5978"
.....	LOT LINE ELIMINATED WITH THIS PLAT

**Documents**

- TITLE COMMITMENTS PROVIDED BY STEWART TITLE, HAVING FILE NUMBERS 01147-35892 (LOT 2) AND 01147-35891 (LOT 3) AND AN EFFECTIVE DATES OF FEBRUARY 09, 2017.
- PLAT FOR ALAMEDA BUSINESS PARK, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 29, 1999, IN BOOK 99C, PAGE 167, AS DOC. NO. 1999085494.

**Easement Notes**

- EXISTING 10' P.U.E. (06/29/1999 99C-167)
- EXISTING 115 X 50' PRIVATE COMMON ACCESS EASEMENT BENEFITING LOT 1 (06/29/1999 99C-167)
- EXISTING 20' PUBLIC WATERLINE EASEMENT (6/29/99, 99C-167)
- EXISTING 10' PRIVATE DRAINAGE EASEMENT MAINTAINED BY THE OWNER OF LOT 2-A (6/29/99, 99C-167)
- PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT. SHOWN HEREON AS

DOCH 2017108188  
11/13/2017 10:35 AM Page: 2 of 2  
PLAT R: \$25.00 B: 2017C P: 0126 Linda Stover, Bernalillo County

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	106.36' (106.36')	3657.88' (3657.88')	1°39'58"	106.36'	S 24°26'43" W
C2	188.57' (188.57')	1035.00' (1035.00')	10°26'21"	188.31'	S 20°03'31" W
C3	43.66' (43.66')	30.00' (30.00')	83°23'11"	39.91'	S 56°31'56" W
C4	133.69' (133.69')	410.00' (410.00')	18°40'57"	133.10'	S 88°53'03" W
C5	28.71' (28.71')	25.00' (25.00')	65°47'51"	27.16'	N 67°33'30" W
C6	5.79' (5.78')	50.00' (50.00')	6°37'47"	5.78'	N 37°58'27" W

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