

Vicinity Map - Zone Atlas C-18-Z

N.T.S.

Notes

1. FIELD SURVEY PERFORMED IN AUGUST 2015.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND) USING GROUND TO GRID FACTOR OF 0.9996648025.
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS

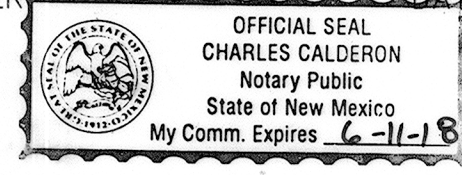
Documents

1. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE, HAVING FILE NO. 2289453-AL01 AND AN EFFECTIVE DATE OF NOVEMBER 28, 2017.
2. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 24, 1936 IN BOOK D, PAGE 130.
3. CITY OF ALBUQUERQUE RIGHT-OF-WAY MAP HAVING PROJECT #7663.91

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.

By: A. K. DATE 3/16/18
 ALEEM KASSAM, MANAGING MEMBER
 VANDY INVESTMENTS LLC



STATE OF NEW MEXICO }
 COUNTY OF Sandoval } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 16th, 2018
 BY: ALEEM KASSAM, MANAGING MEMBER, VANDY INVESTMENTS LLC

By: [Signature]
 NOTARY PUBLIC

MY COMMISSION EXPIRES 6-11-18

Indexing Information

Section 13, Township 11 North, Range 3 East, N.M.P.M. as Projected into the Elena Gallegos Grant
 Subdivision: North Albuquerque Acres
 Owner: Vandy Investments LLC
 UPC # 101806427340510332 (Lot 1)
 101806428840510331 (Lot 2)
 101806430340610330 (Lot 3)
 101806430338310303 (Lot 30)
 101806428838310302 (Lot 31)
 101806427338310301 (Lot 32)

Purpose of Plat

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

Subdivision Data

GROSS ACREAGE.....4.4413 ACRES
 ZONE ATLAS PAGE NO.....C-18-Z
 NUMBER OF EXISTING LOTS.....6
 NUMBER OF LOTS CREATED.....1
 MILES OF FULL-WIDTH STREETS.....0.00 MILES
 MILES OF HALF-WIDTH STREETS.....0.00 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....0.0 ACRES
 DATE OF SURVEY.....NOVEMBER 2017

Utility Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

Legal Description

LOTS NUMBERED ONE (1), TWO (2), THREE (3), THIRTY (30), THIRTY-ONE (31), AND THIRTY-TWO (32), IN BLOCK NUMBERED TWENTY-EIGHT (28), OF TRACT "A", UNIT "B" OF NORTH ALBUQUERQUE ACRES, WITHIN SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST, OF N.M.P.M., AS PROJECTED INTO THE ELENA GALLEGOS GRANT, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 24, 1936, IN PLAT BOOK D, FOLIO 130, LESS THAN AND EXCEPTING THAT PORTION OF LOTS NUMBERED ONE (1), THIRTY (30), THIRTY-ONE (31) AND THIRTY-TWO (32), BLOCK NUMBERED TWENTY-EIGHT (28), OF TRACT "A", UNIT "B" OF NORTH ALBUQUERQUE ACRES, AS THE SAME ARE SHOWN AND DESCRIBED ON THE WARRANTY DEED TO THE CITY OF ALBUQUERQUE FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 27, 2013, AS DOCUMENT NO. 2013108288.

THE REMAINING PORTIONS OF LOTS NUMBERED ONE (1), THIRTY (30), THIRTY-ONE (31), THIRTY-TWO (32) AND ALL OF LOTS NUMBERED TWO (2) AND THREE (3), DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE NORTHEAST CORNER OF SAID LOT 3, AND BEING A POINT ON THE SOUTHERLY RIGHT OF WAY OF OAKLAND AVENUE NE, MARKED WITH A PK NAIL WITH CAP "LS 14271", WHENCE A TIE TO ACS MONUMENT "10-C18", BEARING N 23°52'50" W, A DISTANCE OF 1142.43 FEET;

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID SOUTHERLY RIGHT OF WAY, S 00°09'02" W, A DISTANCE OF 436.35 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE NORTHERLY RIGHT OF WAY OF ALAMEDA BOULEVARD NE, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, COINCIDING WITH SAID NORTHERLY RIGHT OF WAY, N 89°46'14" W, A DISTANCE OF 405.78 FEET TO AN ANGLE POINT, MARKED WITH A PK NAIL WITH CAP "LS 14271";

THENCE, N 44°48'16" W, A DISTANCE OF 56.60 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF SAN PEDRO DRIVE NE, MARKED WITH AN ALUMINUM CAP "LS 11599";

THENCE, COINCIDING WITH SAID EASTERLY RIGHT OF WAY, N 00°09'48" E, A DISTANCE OF 366.17 FEET TO A POINT OF TANGENCY, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, 47.15 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00, A DELTA OF 90°02'48", AND A CHORD BEARING N 45°11'12" E, A DISTANCE OF 42.44 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF OAKLAND AVENUE NE, MARKED WITH A PK NAIL WITH CAP "LS 14271";

THENCE, COINCIDING WITH SAID SOUTHERLY RIGHT OF WAY, S 89°47'24" E, A DISTANCE OF 415.65 FEET TO THE POINT OF BEGINNING, CONTAINING 4.4413 ACRES (193,464 SQ. FT.), MORE OR LESS.

Treasurer's Certificate

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

PROPERTY OWNER OF RECORD _____

BERNALILLO COUNTY TREASURER'S OFFICE _____

Plat for
Lot 1-A, Block 28
North Albuquerque Acres
Tract A, Unit B
Being Comprised of
Portions of Lots 1, 30, 31 & 32 and
all of Lots 2 & 3, Block 28, North
Albuquerque Acres, Tract A, Unit B
City of Albuquerque
Bernalillo County, New Mexico
March 2018

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: _____

Application Number: _____

City Approvals:

Loren M. Rieunover P.S. 3/19/18
 City Surveyor

Traffic Engineer _____

ABCWUA _____

Parks and Recreation Department _____

AMAFCA _____

City Engineer _____

DRB Chairperson, Planning Department _____

Real Property Division _____

Code Enforcement _____

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. 3/16/18
 N.M.R.P.S. No. 14271 Date

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244



**Plat for
Lot 1-A, Block 28
North Albuquerque Acres
Tract A, Unit B
Being Comprised of
Portions of Lots 1, 30, 31 & 32 and
all of Lots 2 & 3, Block 28, North
Albuquerque Acres, Tract A, Unit B
City of Albuquerque
Bernalillo County, New Mexico
March 2018**

ACS Monument " 10-C18 "
NAD 1983 CENTRAL ZONE
X=1542565.263*
Y=1524123.885*
Z=5222.09* (NAVD 1988)
G-G=0.999665042
Mapping Angle=-0°11'19.43"
*US Survey Feet

Easement Notes

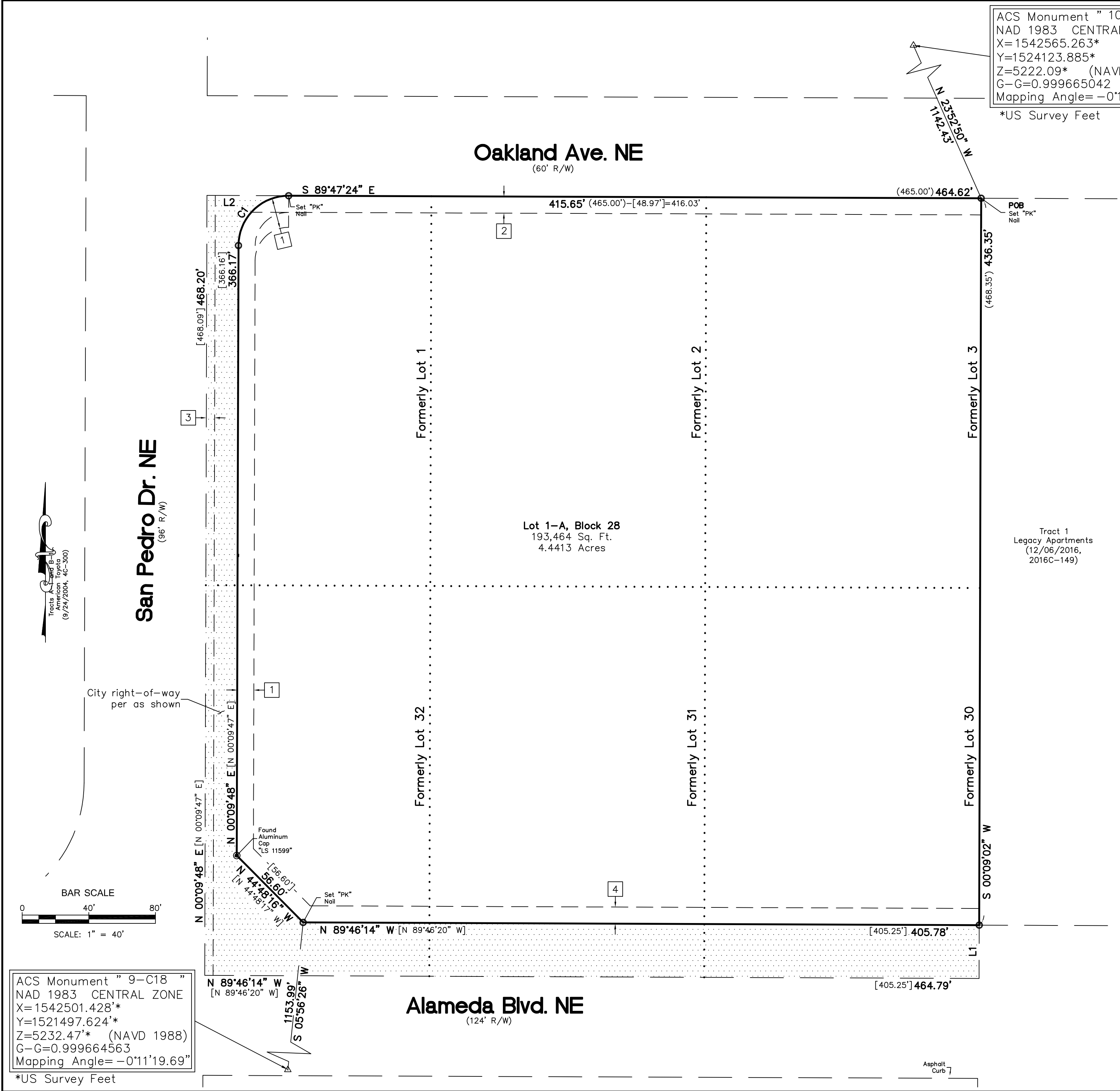
- [1] EXISTING 10' TEMPORARY CONSTRUCTION EASEMENT (9/27/2013, DOC. NO. 2013108289) TO BE RELEASED UPON COMPLETION OF PROJECT NO. 7663.91 IF REQUESTED BY GRANTOR VACATED BY THIS PLAT
- [2] EXISTING 10' PNM EASEMENT (1/13/2017, DOC. NO. 2017003527)
- [3] 5' TEMPORARY CONSTRUCTION EASEMENT FOR STORM DRAIN (1/13/2011, 1/13/11, DOC. 2011004805) TO BE RELEASED UPON COMPLETION OF PROJECT NO. 7663.91
- [4] 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT

Legend

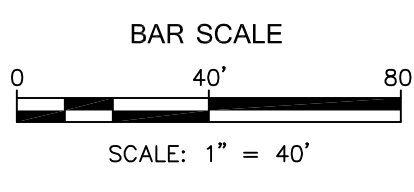
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (4/24/36, D-130)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (DOC. # 2013108288)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
[Dotted Area]	PORTION CONVEYED TO THE CITY OF ALBUQUERQUE VIA DEED FILED SEPTEMBER 27, 2013 AS DOCUMENT NO. 2013108288.

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	47.15' [47.09']	30.00' [30.00']	90°02'48"	42.44'	N 45°11'12" E

Line #	Direction	Length (ft)
L1	S 00°09'02" W [S 00°18'37" W]	32.01' [32.00']
L2	S 89°47'24" E [S 89°54'12" E]	49.03' [48.97']



ACS Monument " 9-C18 "
NAD 1983 CENTRAL ZONE
X=1542501.428*
Y=1521497.624*
Z=5232.47* (NAVD 1988)
G-G=0.999664563
Mapping Angle=-0°11'19.69"
*US Survey Feet



CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244