

PLAT OF
PARCEL A-1-A AND A-1-B
FINELAND DEVELOPMENT
 WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 2,
TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2017

DESCRIPTION

A tract of land situate within the Town of Alameda Grant, Projected Section 2, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of PARCEL A-1, FINELAND DEVELOPMENT, 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 November 21, 2003, in Plat Book 2003C, Page 354, and containing 4.3314 acres more or less.

SOLAR NOTE

No property within the area of requested final action 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 this plat.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation dba CenturyLink QC did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGC and CenturyLink 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.

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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 are field and record.
4. Basis of boundary are the following plats of record entitled:
 "PARCEL B-1-A, FINELAND DEVELOPMENT", (11-25-2014, 2014C-125)
 "LOT 6-A & 7-A, McMAHON MARKETPLACE", (11-15-2013, 2013C-129)
 "McMAHON MARKETPLACE", (09-24-2010, 2010C-112)
 "TRACTS 1, 2, 3 & 4, PARADISE PLAZA", (12-07-2009, 2009C-170)
 "PINNACLE PEAK TOWNHOMES", (11-28-2006, 2006C-365)
 "VILLA DE VILLAGIO", (02-04-2004, 2004C-041)
 "CRESTVIEW", (01-30-2004, 2004C-037)
 all being records of Bernalillo County, New Mexico.
5. Field Survey performed in May, 2017.
6. City of Albuquerque, New Mexico Zone: SU-1 (C-1 USES)
7. 100 Year Flood Zone Designation: Zone X, as shown on Panel 104 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated August 16, 2012. This property does not lie in the 100 Year Flood Zone.
8. Address: Fineland Drive NW, Albuquerque, NM 87114
9. Title Report: None provided

PROJECT NUMBER: _____
 Application Number: _____

PLAT APPROVAL

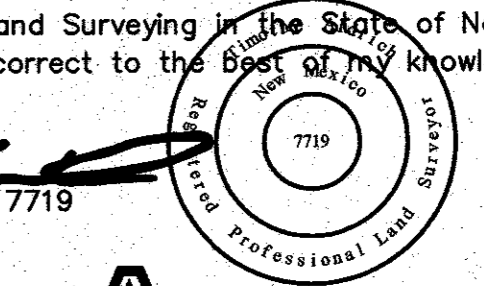
Utility Approvals:

Public Service Company of New Mexico	Date
New Mexico Gas Company	Date
Qwest Corporation dba CenturyLink QC	Date
Comcast	Date
City Approvals:	
<i>James A. Richardson</i> P.S. 12/9/17	Date
City Surveyor	
Real Property Division	Date
Traffic Engineering, Transportation Division	Date
Albuquerque-Bernalillo County Water Utility Authority	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

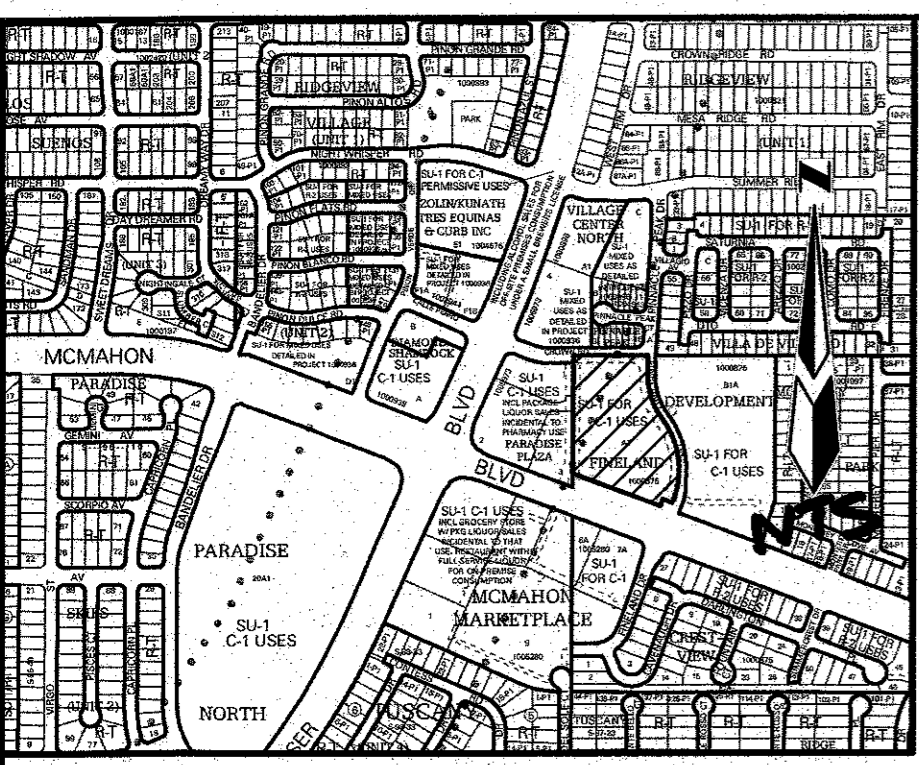
SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, 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, utility companies and other parties expressing an interest 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."

Timothy Aldrich
 Timothy Aldrich, P.S. No. 7719 Date



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



LOCATION MAP A-11-Z

PURPOSE OF PLAT

1. SUBDIVIDE PARCEL A-1 FINELAND DEVELOPMENT

SUBDIVISION DATA

1. Zone Atlas Index No.: A-11-Z
2. Total Number of existing Tracts: 1
3. Total Number of Tracts created: 2
4. Subdivision Acreage: 4.3314 Acres

FREE CONSENT

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. Said owner(s) and/or proprietor(s) do hereby consent to the creation of Parcel A-1-A AND A-1-B as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easement as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

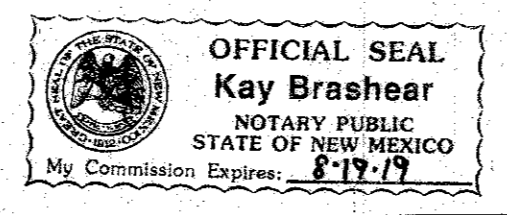
Owner: McMahon Tenancy in Common,
 Jack Clifford, Member

Jack Clifford
 Jack Clifford, Member Date 11/16/17

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

On this 16 day of November, 2017, this instrument was acknowledged before me by Jack Clifford, Member McMahon Tenancy in Common.

Kay Brashear
 NOTARY PUBLIC My Commission Expires 8-19-19



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Scale: AS SHOWN	Date: 11/14/2017	Job: A17048	

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Curve Table						
Curve #	Radius	Length	Delta	Tangent	Chord Bearing	Chord Length
C1	266.85	177.54	038°07'08"	92.19'	S18°42'44"E	174.28'
C2	324.00	330.25	058°24'04"	181.08'	S08°34'16"E	316.14'
C3	266.85	119.92	025°44'57"	60.99'	S12°31'39"E	118.92'
C4	266.85	57.61	012°22'11"	28.92'	S31°35'13"E	57.50'

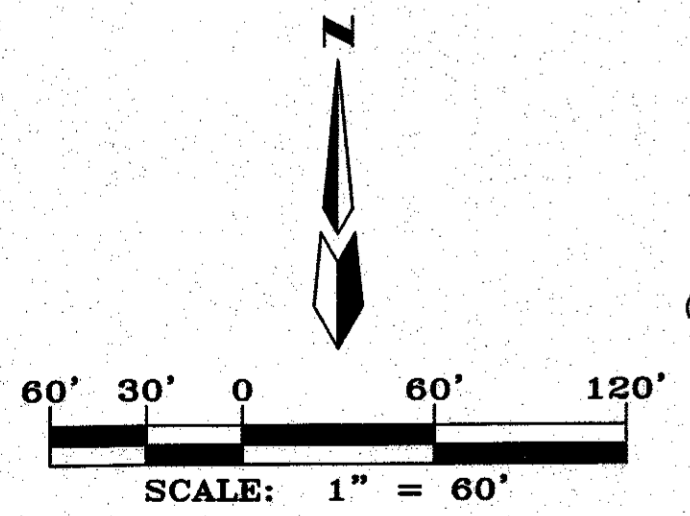
Parcel Line Table		
Line #	Direction	Length
L1	S20°37'46"W	17.05
L2	N69°22'14"W	40.00
L3	S20°37'46"W	30.00

EASEMENTS

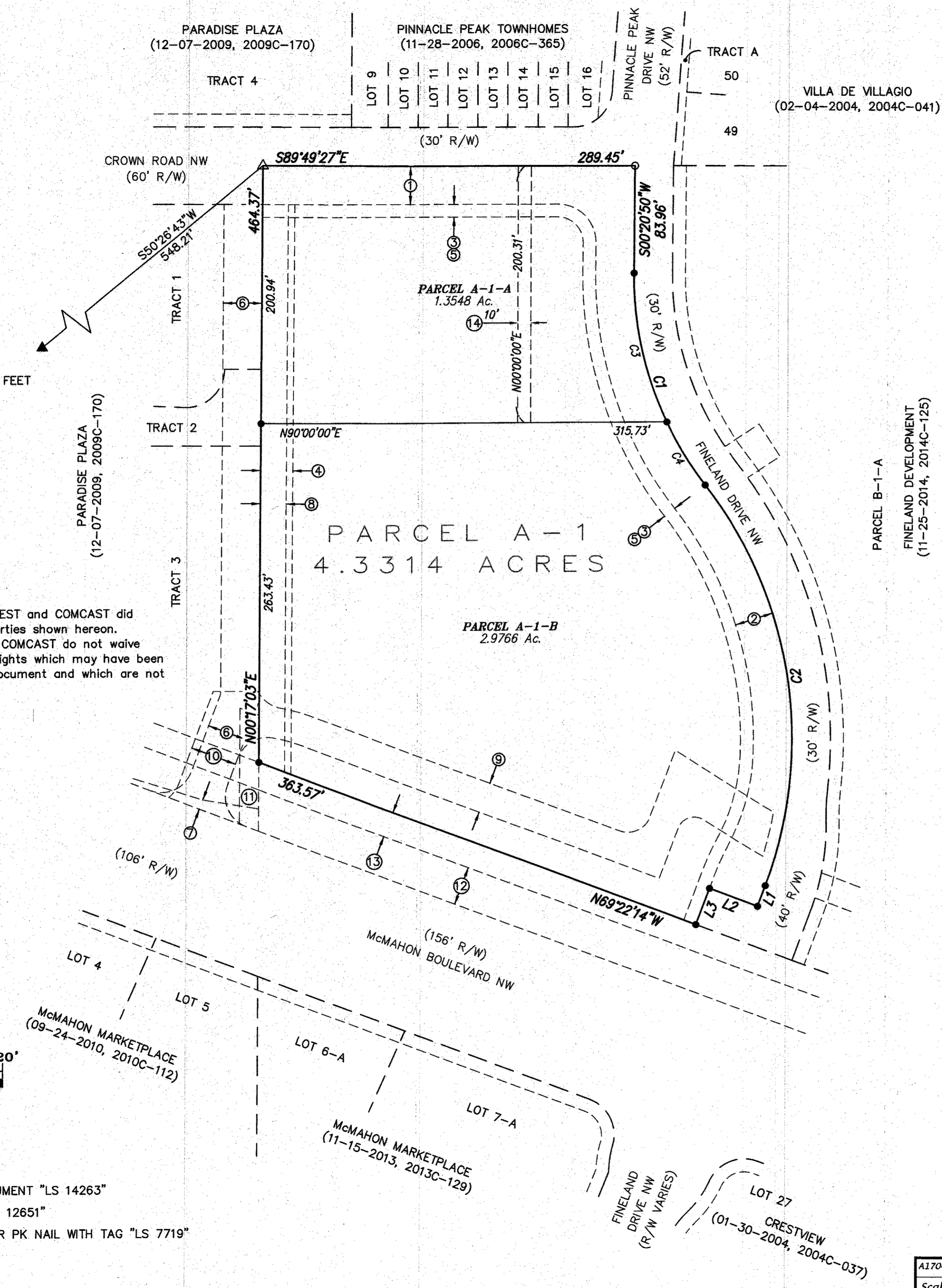
- ① EXISTING 30' PUBLIC ROADWAY, UTILITY AND PEDESTRIAN ACCESS EASEMENT (01-11-2002, 2002C-016)
- ② EXISTING 30' PUBLIC ROADWAY EASEMENT (01-11-2002, 2002C-016)
- ③ EXISTING 10' PNM EASEMENT (01-11-2002, 2002C-016)
- ④ EXISTING 25' PUBLIC DRAINAGE, UTILITY AND PEDESTRIAN ACCESS EASEMENT (01-11-2002, 2002C-016)
- ⑤ EXISTING 10' PUE (11-21-2003, 2003C-354)
- ⑥ EXISTING 30' PRIVATE ACCESS EASEMENT (12-07-2009, 2009C-170)
- ⑦ EXISTING SIDEWALK EASEMENT (12-07-2009, 2009C-170)
- ⑧ EXISTING 20' PRIVATE SLOPE EASEMENT AREA (03-20-2009, 2009029570)
- ⑨ EXISTING PRIVATE FINELAND ACCESS EASEMENT AREA (03-20-2009, 2009029570)
- ⑩ EXISTING PRIVATE UNSER ACCESS EASEMENT AREA (03-20-2009, 2009029570)
- ⑪ EXISTING 15' X 80' OVERHEAD PNM EASEMENT (9224-4561)
- ⑫ EXISTING 30' NMGCO GAS EASEMENT (01-14-1946, 220-547; 03-07-1961, D585-409)
- ⑬ EXISTING 20' NMGCO GAS EASEMENT (08-11-1961, 112-515; D346-356; D606-525)
- ⑭ NEW 10' PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF AND TO BE MAINTAIN BY PARCEL A-1-A

AGRS MONUMENT
 "9-A11"
 N=1533206.142 U.S. SURVEY FEET
 E=1506571.019 U.S. SURVEY FEET
 G-G=0.999670857
 Δα=-00°15'30.20"
 ELEVATION=5301.647 U.S. SURVEY FEET
 CENTRAL ZONE
 (NAD83/NAVD88)

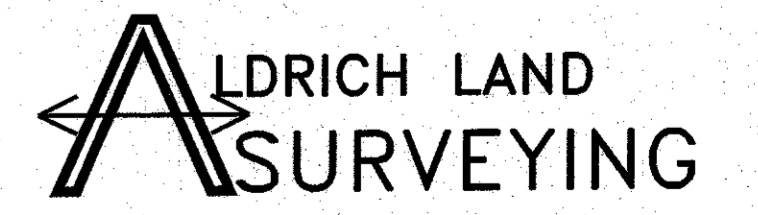
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- PROPERTY CORNERS**
- △ FOUND COA CENTERLINE MONUMENT "LS 14263"
 - FOUND PK NAIL WITH TAG "LS 12651"
 - SET 5/8" REBAR WITH CAP OR PK NAIL WITH TAG "LS 7719"



PARCEL B-1-A
 FINELAND DEVELOPMENT
 (11-25-2014, 2014C-125)



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