

Vicinity Map - Zone Atlas F-17-Z

Notes

1. FIELD SURVEY PERFORMED IN JANUARY 2018.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE), USING GROUND TO GRID FACTOR OF 0.999668641.
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS

Documents

1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 1709582 AND AN EFFECTIVE DATE OF JANUARY 4, 2018.
2. PLAT OF TRACTS 2-A-3-A, 2-A-3-B, 2-A-3-C AND 2-A-3-D, MCLEOD BUSINESS PARK, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 30, 1996, IN BOOK 96C, PAGE 448.

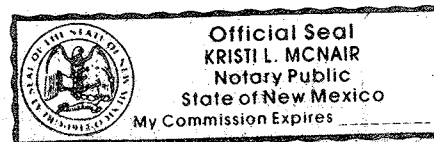
Legal Description

TRACTS TWO-A-THREE-C (2-A-3-C) AND TWO-A-THREE-D (2-A-3-D) OF MCLEOD BUSINESS PARK, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 30, 1996 IN VOLUME 96C, FOLIO 448.

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 ALL OF 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.

Don McLeod 4/16/18
DON MCLEOD, PRESIDENT
MCLEOD REALTY CO.



STATE OF NEW MEXICO }
COUNTY OF } SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 16th 2018
DON MCLEOD, PRESIDENT, MCLEOD REALTY CO.

By: *Kristin L. McNaair*
NOTARY PUBLIC
MY COMMISSION EXPIRES 4-20-19

Indexing Information

Projected Section 35, Township 11 North, Range 3 East, N.M.P.M. into the Elena Gallegos Grant
Subdivision: McLeod Business Park
Owner: McLeod Realty Co.
UPC #: 101706126234120410 (Tract 2-A-3-C)
101706126931820412 (Tract 2-A-3-D)

Purpose of Plat

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

Subdivision Data

GROSS ACREAGE..... 4.9556 ACRES
ZONE ATLAS PAGE NO..... F-17-Z
NUMBER OF EXISTING LOTS..... 2
NUMBER OF LOTS CREATED..... 2
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..... 0.00 ACRES
DATE OF SURVEY..... MARCH 2018

Utility Plat Approvals:

[Signature] 4-13-18
PNM Electric Services 4/13/2018
Qwest Corp. d/b/a CenturyLink QC 4/13/18
[Signature] 4/13/18
New Mexico Gas Company 4/24/18
[Signature]
Comcast

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 # 1017-061-262-341-20410
1017-061-269-318-20412

PROPERTY OWNER OF RECORD
MCLEOD REALTY
BERNALILLO COUNTY TREASURER'S OFFICE
[Signature] 9/6/18

Plat for
Tracts 2-A-3-C-1 & 2-A-3-C-2
McLeod Business Park
Being Comprised of
Tracts 2-A-3-C and 2-A-3-D
McLeod Business Park
City of Albuquerque
Bernalillo County, New Mexico
April 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: 1011471

Application Number: 18DRB-70127

City Approvals:

[Signature] 4/16/18
Loon N. Risenhaover, P.E. City Surveyor
[Signature] 6/13/18
Roguel M. Uru Traffic Engineer
[Signature] 6/13/18
Jon Entgaard ABQWA
[Signature] 6/13/18
Sandora Parks and Recreation Department
[Signature] 4/18/18
Wendy Friedt AMAFCA
[Signature] 6/13/2018
James P. Taylor City Engineer 9.6.18
[Signature] DRB Chairperson, Planning Department 6/13/18
[Signature] 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."

[Signature] 4/11/18
Will Plotner Jr. Date
N.M.R.P.S. No. 14271

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



Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	379.90' (379.89')	743.81' (743.81')	29°15'50"	375.79'	S 26°44'40" E
C2	160.42' (160.42')	743.81' (743.81')	12°21'26"	160.11'	S 05°55'57" E

Line Table		
Line #	Direction	Length (ft)
L1	S 41°22'31" E (S 41°23'34" E)	24.83' (24.94')
L2	S 00°14'42" W (S 00°13'39" W)	9.51' (9.44')
L3	N 89°46'08" W (N 89°46'11" W)	20.19' (20.19')
L4	S 64°53'07" W	1658.58'
L5	S 49°54'19" E	2860.02'
L6	S 89°53'49" E	20.78'

Plat for
Tracts 2-A-3-C-1 & 2-A-3-C-2
McLeod Business Park
 Being Comprised of
Tracts 2-A-3-C and 2-A-3-D
McLeod Business Park
 City of Albuquerque
 Bernalillo County, New Mexico
 April 2018

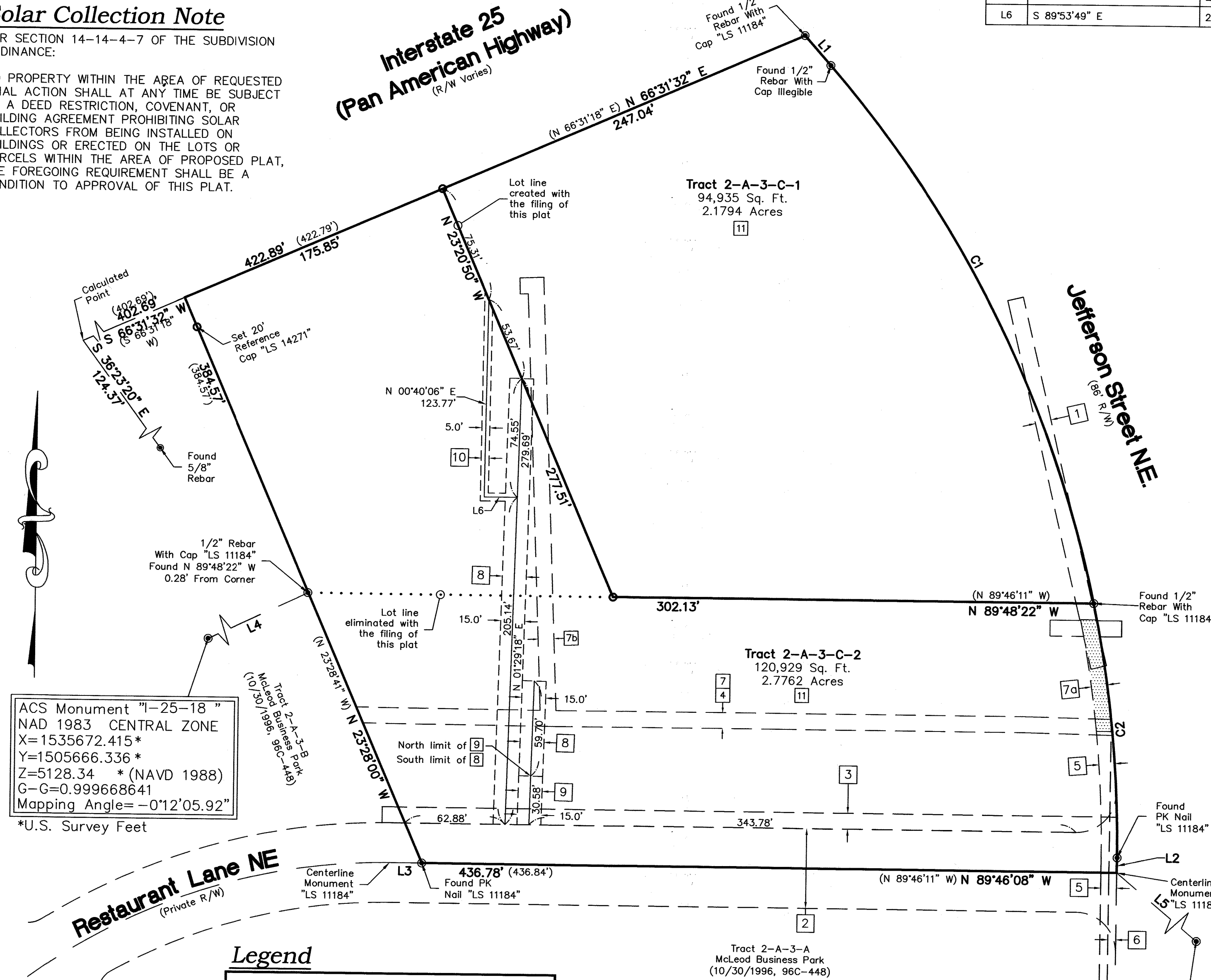
Solar Collection Note

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

Easement Notes

- 1 EXISTING 10' PNM AND MST&T EASEMENT (12/23/1985, BK. MISC. 304A-565)
- 2 EXISTING 50' PRIVATE ACCESS, PRIVATE DRAINAGE, PUBLIC WATER AND SANITARY SEWER AND PUBLIC UTILITY EASEMENT (10/30/1996, 96C-448)
- 3 EXISTING 10' P.U.E. (10/30/1996, 96C-448)
- 4 EXISTING 10' PNM AND US WEST COMMUNICATIONS, INC. EASEMENT (3/5/1997, BK. 97-6, PG. 6097-6098)
- 5 EXISTING 10' PNM AND TELEPHONE EASEMENT (7/23/1986, C31-17)
- 6 EXISTING 5' TELEPHONE EASEMENT (5/9/1980, C16-154)
- 7 EXISTING 10' PNM AND US WEST COMMUNICATIONS INC. EASEMENT (12/29/1995, BK. 95-31, PG. 6781)
- 7a EXISTING 10' PNM AND US WEST COMMUNICATIONS INC. EASEMENT (12/29/1995, BK. 95-31, PG. 6781) AS SHOWN HEREON AS [diagonal hatching]
- 7b EXISTING 10' PNM AND US WEST COMMUNICATIONS INC. EASEMENT (12/29/1995, BK. 95-31, PG. 6781), NO EXHIBIT ATTACHED TO DOCUMENT, DRAWN IN BASED ON AS-BUILT DRAWINGS AND ELECTRICAL FEATURES FOUND IN THE FIELD.
- 8 15' PRIVATE WATER, FIRE LINE & SANITARY SEWER EASEMENT BENEFITING TRACT 2-A-3-C-1 AND TO BE MAINTAINED BY THE OWNER OF TRACT 2-A-3-C-1 GRANTED WITH THE FILING OF THIS PLAT
- 9 15' PUBLIC WATER EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 10 5' PRIVATE WATER EASEMENT GRANTED WITH THE FILING OF THIS PLAT BENEFITING TRACT 2-A-3-C-1 AND TO BE MAINTAINED BY THE OWNER OF TRACT 2-A-3-C-1 GRANTED WITH THE FILING OF THIS PLAT
- 11 RECIPROCAL CROSS LOT ACCESS, PARKING & DRAINAGE EASEMENT, BENEFITING TRACTS 2-A-3-C-1 AND 2-A-3-C-2. TO BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THEIR RESPECTIVE TRACTS, EXCLUDING BUILDING AREAS, GRANTED WITH THE FILING OF THIS PLAT

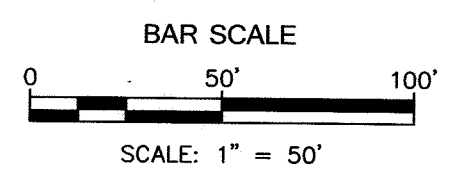


ACS Monument "1-25-18"
 NAD 1983 CENTRAL ZONE
 X=1535672.415*
 Y=1505666.336*
 Z=5128.34 *(NAVD 1988)
 G-G=0.999668641
 Mapping Angle=-0°12'05.92"
 *U.S. Survey Feet

ACS Monument "9-F18"
 NAD 1983 CENTRAL ZONE
 X=1539870.687*
 Y=1504358.281*
 Z=5212.228 *(NAVD 1988)
 G-G=0.999666141
 Mapping Angle=-0°11'36.74"
 *U.S. Survey Feet

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (10/30/1996, 96C-448)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
△	FOUND CENTERLINE MONUMENT AS INDICATED



DOC# 2018078354
 09/06/2018 11:29 AM Page: 2 of 2
 PLAT #: 2018C-008; 2018C-P: 0119 Linda Stover, Bernalillo County

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