

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.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9759" unless otherwise indicated hereon.
- City Zone Atlas Page K-11-Z

**SUBDIVISION DATA**

- Total number of existing Tracts: 1
- Total number of existing Lots: 2
- Total number of Tracts created: 1
- Gross Subdivision acreage: 3.6506 acres.

**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."

DOCH 2018109221  
12/19/2018 10:44 AM Page: 1 of 3  
PLAT R-525.00 B: 2018C P: 0162 Linda Stover, Bernalillo County

PLAT OF  
**TRACT C-8-B-1**  
**TOWN OF ATRISCO, AIRPORT UNIT**  
(BEING A REPLAT OF TRACT C-8-B, TOWN OF ATRISCO, AIRPORT UNIT,  
LOTS 5 AND 6, TORRES ADDITION AND  
A VACATED PORTION OF ESPERANZA DRIVE N.W.)  
SITUATE WITHIN  
**THE TOWN OF ATRISCO GRANT**  
IN  
**PROJECTED SECTION 23**  
**TOWNSHIP 10 NORTH, RANGE 2 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
JANUARY, 2018

**TREASURERS CERTIFICATION**

This is to certify that taxes are current and paid on the following:  
1-011-057-234408-20902 parcel Above  
West Mesa LLC  
George Stone 12-19-18  
Bernalillo County Treasurer Date

**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, 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:
- Create 1 Tract from 1 existing tract, 2 existing lots and a vacated portion of street right of way.
  - Grant the public easement shown hereon.

PROJECT NUMBER PP-2018-001254 (1003575)

**PLAT APPROVAL**

**UTILITY APPROVALS:**

	1-30-18
Public Service Company of New Mexico	Date
	1-30-18
New Mexico Gas Company	Date
	2/15/2018
Qwest Corporation d/b/a CenturyLink QC.	Date
	2/14/18
Comcast	Date

**CITY APPROVALS:**

	1/30/18
Sarah N. Risenhaver P.S.	Date
City Surveyor	
Department of Municipal Development	
<b>NIA</b>	
Real Property Division	Date
	7/11/18
Environmental Health Department	Date
	7/11/18
Traffic/Engineering, Transportation Division	Date
	7/11/18
ABCWUA	Date
	7/11/18
Parks and Recreation Department	Date
	1/30/18
AMAFCA	Date
	7/11/2018
City Engineer	Date
	7-12-2018
DRB Chairperson, Planning Department	Date

**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  
NMS No. 9750  
January 25, 2018

SHEET 1 OF 3

**LEGAL DESCRIPTION**

That certain parcel of land situate within the Town of Atrisco Grant in Projected Section 23, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising Tract C-8-B, Town of Atrisco, Airport Unit, as the same is shown and designated on the plat entitled "PLAT OF TRACT C-8-A & C-8-B, TOWN OF ATRISCO, AIRPORT UNIT, WITHIN PROJECTED SECTION 23, T10N, R2E, NMPM, TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JUNE 2011", filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 6, 2012, in Plat Book 2012C, Page 14, as Doc. No. 2012011677, and Lots 5 and 6, Torres Addition, as the same is shown and designated on the plat entitled "TORRES ADDITION, ALBUQUERQUE, NEW MEXICO, SCALE: 1 IN.=100 FT., AUGUST, 1946", filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 1, 1946, in Volume C1, Folio 174A, and a vacated portion of Esperanza Drive N.W., as the same is shown on plat entitled "LAVALAND ADDITION BLOCKS A, B, C, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 3, 1942, in Volume D, Folio 10, and plat filed November 18, 1947, in Volume A, Folio 60, more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750, using New Mexico State Plain Grid Bearings (Central Zone - NAD 83) and ground distances as follows:

BEGINNING at the southwesterly corner of the parcel herein described, said point also being the southwesterly corner of said Tract C-8-B, Town of Atrisco, Airport Unit (a 5/8" rebar with cap stamped "LS 11808" set in place), whence Albuquerque Survey Control Monument "NM-448-C1" bears S 20°56'46" W, 493.27 feet distant; Thence,

N 14°59'36" W, 99.74 feet to an angle point (a 5/8" rebar with cap stamped "LS 11808" set in place), said point also being the southeasterly corner of said Lot 5, Torres Addition; Thence,

S 75°05'48" W, 79.96 feet to an angle point, (a marker with "LS 11463" found in place) said point also being the southwesterly corner of said Lot 5, Torres Addition, and also being a point on the easterly right of way line of 58th Street N.W.; Thence, along said easterly right of way line,

N 14°54'12" W, 99.96 feet to an angle point (a 5/8" rebar with cap stamped "LS 11808" set in place), said point also being the northwesterly corner of said Lot 6, Torres Addition; Thence,

N 75°05'48" E, 79.80 feet to an angle point (a 5/8" rebar with cap stamped "LS 11808" set in place) said point also being the northeasterly corner of said Lot 6, Torres Addition, and also being a point on the westerly boundary of said Tract C-8-B, Town Of Atrisco, Airport Unit; Thence,

N 14°59'36" W, 500.61 feet to the northwesterly corner of the parcel herein described (a 1-1/2" iron pipe found in place), said point also being the northwesterly corner of said Tract C-8-B, Town Of Atrisco, Airport Unit, and also being the northeasterly corner of lot 16, Torres Addition, of said plat filed in Volume C1, Folio 174A, and also being a point on the southerly right of way line of Avalon Road, N.W.; Thence, along said southerly right of way line,

N 75°03'50" E, 210.04 feet to the northeasterly corner of the parcel herein described (a 5/8" rebar with cap stamped "LS 11808" set in place), said point also being the northeasterly corner of said Tract C-8-B, Town Of Atrisco, Airport Unit, and also being the northwesterly corner of Lot 16-A-1, Lavaland Addition, as the same is shown and designated on the plat thereof, filed February 8, 1982, in Volume B19, Folio 115; Thence,

S 14°59'24" E, 650.02 feet to an angle point (a concrete nail with brass disk stamped "LS 11808" set in place), said point also being the southwesterly corner of lot 5, Block C, Lavaland Addition, as the same is shown and designated on said plat filed in Volume D, Folio 10, and also being the northwesterly corner of said vacated portion of Esperanza Drive N.W.; Thence,

N 75°07'32" E, 80.00 feet to an angle point (a concrete nail with brass disk stamped "LS 11808" set in place), said point also being the southeasterly corner of said Lot r, Lavaland Addition, and also being the northeasterly corner of said vacated portion of Esperanza Drive N.W., and also being a point on the westerly right of way line of 57th Street N.W.; Thence, along said westerly right of way line,

S 15°00'12" E, 49.92 feet to the southeasterly corner of the parcel herein described (a 5/8" rebar with cap stamped "LS 11808" set in place), said point also being the southeasterly corner of said vacated portion of Esperanza Drive N.W.; Thence,

S 75°07'32" W, 80.01 feet to an angle point (a 5/8" rebar with cap stamped "LS 11808" set in place), said point also being the southwesterly corner of said vacated portion of Esperanza Drive N.W., and also being the southeasterly corner of said Tract C-8-B, Town Of Atrisco, Airport Unit; Thence,

S 74°57'47" W, 210.00 feet to the point of beginning.

Said parcel contain 3.6506 acres, more or less.

PLAT OF  
**TRACT C-8-B-1**  
**TOWN OF ATRISCO, AIRPORT UNIT**  
(BEING A REPLAT OF TRACT C-8-B, TOWN OF ATRISCO, AIRPORT UNIT,  
LOTS 5 AND 6, TORRES ADDITION AND  
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SITUATE WITHIN  
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IN  
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**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
JANUARY, 2018

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising PLAT OF TRACT C-8-B-1, TOWN OF ATRISCO, AIRPORT UNIT (BEING A REPLAT FO TRACT C-8-B, TOWN OF ATRISCO, AIRPORT UNIT, LOTS 5 AND 6, TORRES ADDITION AND A VACATED PORTION OF ESPERANZA DRIVE N.W.) SITUATE WITHIN THE TOWN OF ATRISCO GRANT IN PROJECTED SECTION 23, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, is with the free consent of and in accordance with the desires of the undersigned owners 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 public 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**

Generations at West Mesa, LLC, a Wisconsin limited liability company

By: Generations at West Mesa MM, LLC, a Wisconsin limited liability company, its managing member

By: GEC Generations, LLC, a Wisconsin limited liability company, its manager

By: Gorman & Company, LLC, a Wisconsin limited liability company, its manager

*Brian Swanton*

By: Brian Swanton, President

**ACKNOWLEDGMENT**

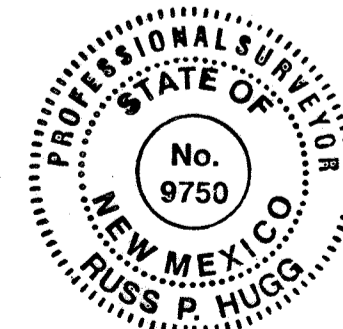
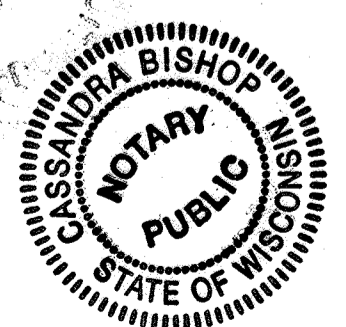
STATE OF Wisconsin  
COUNTY OF Dane SS

The foregoing instrument was acknowledged before me this 21 day of June, 2018 by Brian Swanton as President of Gorman & Company, LLC, manager of GEC Generations, LLC, manager of Generations at West Mesa MM, LLC, managing member of Generations at West Mesa, LLC.

*Carla Pi*

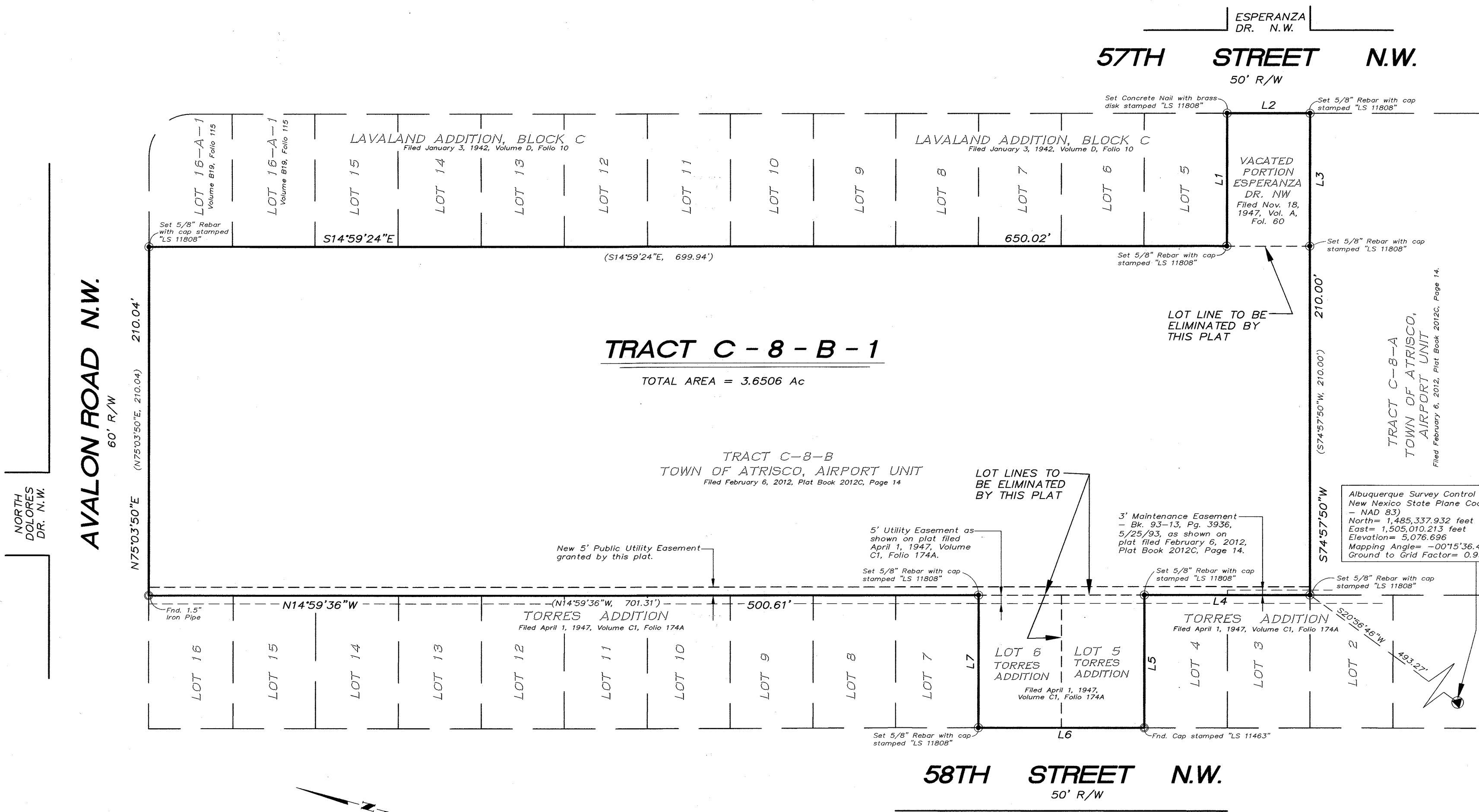
My commission expires Mar 19, 2021

Notary Public



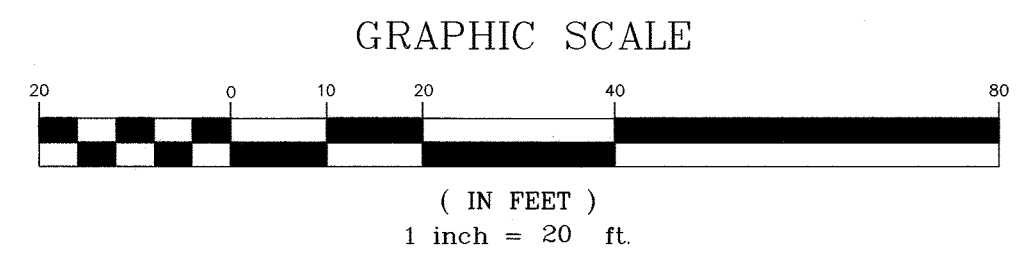
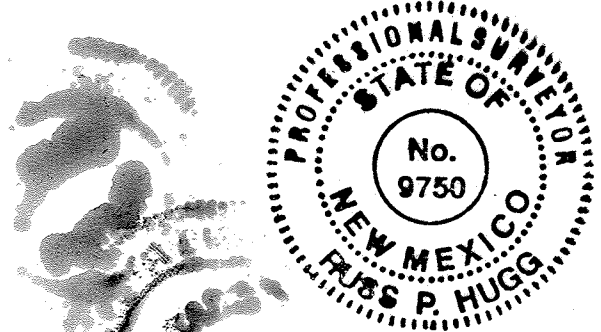
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 JANUARY, 2018

LINE TABLE		
LINE	LENGTH	BEARING
L1	80.00	N75°07'32"E
L2	49.92	S15°00'12"E
L3	80.01	S75°07'32"W
L4	99.74	N14°59'36"W
L5	79.96	S75°05'48"W
	(80')	(S74°54'W)
L6	99.96	N14°54'12"W
	(100')	(N15°06'W)
L7	79.80	N75°05'48"E
	(80')	(N74°54'E)



Albuquerque Survey Control Monument "NM-448-C1"  
 New Mexico State Plane Coordinates (Central Zone - NAD 83)  
 North = 1,485,337.932 feet  
 East = 1,505,010.213 feet  
 Elevation = 5,076.696  
 Mapping Angle = -00°15'36.48"  
 Ground to Grid Factor = 0.999682094

⊙ = Set 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9759"



DOCH 2018109221  
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 PLAT # 325 00 B, 2018C P. 0162 Linda Stover, Bernalillo County

180033 PLAT.dwg

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