

Vicinity Map - Zone Atlas J-18-Z

Documents

- TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-49956 COMMITMENT DATE OCTOBER 15, 2018.
- TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-54831 COMMITMENT DATE JUNE 11, 2019.
- PLAT OF PARK SQUARE, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 20, 2018 IN BOOK 2018C, PAGE 96.
- PLAT OF BEVERLY-WOOD ADDITION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 18, 1998, IN BOOK 1998C, PAGE 329.
- PLAT OF BEVERLY-WOOD ADDITION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 18, 1987, IN BOOK C33, PAGE 42.
- QUITCLAIM DEED FOR TRACT 2A, BLOCK F, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 31, 2020 AS DOCUMENT NO. 2020072205.
- SPECIAL WARRANTY DEED FOR SUBJECT PROPERTY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 14, 2021 AS DOCUMENT NO. 2021044445.

Notes

- FIELD SURVEY PERFORMED IN NOVEMBER 2018 AND SEPTEMBER 2021.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- LOT LINES TO BE ELIMINATED SHOWN HEREON AS
- EXISTING PUBLIC WATER AND/OR SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT. IMPROVEMENT OR UPSIZING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.

Solar Collection Note

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.

Purpose of Plat

- CREATE ONE NEW TRACT FROM THREE EXISTING TRACTS AS SHOWN HEREON.
- VACATION OF EASEMENTS AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.

Indexing Information

Section 13, Township 10 North, Range 3 East, N.M.P.M.
 Subdivision: Beverly-Wood Addition; Park Square
 UPC #: 101805841750611525 (Tract 2-A)
 101805841851711523 (Tract A-2)
 101805841048511521 (Tract A-2-A-2-A)
 Owner: KLG 29 LLC (Tract A-2)
 KLG 18 LLC (Tr. 2-A, Block F)
 Legacy MUP LLC (Tr. A-2-A-2-A)

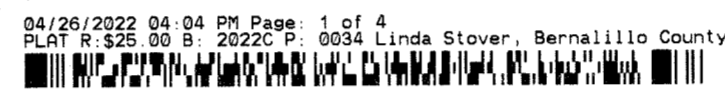
Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC #: 101805841750611525
 101805841851711523
 101805841048511521
 PROPERTY OWNER OF RECORD
 Legacy MUP LLC & KLG 29 LLC
 BERNALILLO COUNTY TREASURER'S OFFICE
 4/26/22

Subdivision Data

GROSS ACREAGE. 3.3866 ACRES
 ZONE ATLAS PAGE NO. J-18-Z
 NUMBER OF EXISTING TRACTS. 3
 NUMBER OF TRACTS CREATED. 1
 MILES OF FULL-WIDTH STREETS. 0.0000 MILES
 MILES OF HALF-WIDTH STREETS. 0.0000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.0000 ACRES
 DATE OF SURVEY. SEPTEMBER 2021

DOC# 2022041198



Legal Description

PARCEL 1:
 TRACT LETTERED "A-2" OF THE BEVERLY-WOOD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 18, 1998 IN MAP BOOK 98C, PAGE 329.

PARCEL 2:
 TRACT LETTERED "2A" OF THE BEVERLY-WOOD ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 18, 1987 IN MAP BOOK C33, PAGE 42.

PARCEL 3:
 TRACT LETTERED "A-2-A-2-A" OF THE PLAT FOR TRACTS A-2-A-1-A AND A-2-A-2-A, BEING COMPRISED OF TRACTS A-2-A-1 & A-2-A-2, PARK SQUARE, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 20, 2018 IN PLAT BOOK 2018C, PAGE 96.

ALL BEING DESCRIBED BY METES AND BOUNDS TOGETHER AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING ALSO THE NORTHWEST CORNER OF SAID TRACT A-2 OF BEVERLY WOOD ADDITION, MARKED BY A BATHEY WITH CAP "LS 14271", WHENCE A TIE TO THE ACS MONUMENT "18_H18" BEARS N 44°46'06" W, A DISTANCE OF 3,789.41 FEET;

THENCE, FROM SAID POINT OF BEGINNING S 89°23'28" E, A DISTANCE OF 259.02 FEET TO AN POINT OF CURVATURE, BEING A CHISELED "X";

THENCE, 48.65 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 28.93 FEET, A DELTA OF 96°20'34", AND A CHORD BEARING S 41°13'10" E, A DISTANCE OF 43.11 FEET TO A POINT OF COMPOUND CURVATURE, MARKED BY A BATHEY WITH CAP "LS 14271";

THENCE, 71.00 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, A DELTA OF 27°07'11", AND A CHORD BEARING S 20°30'42" W, A DISTANCE OF 70.34 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY A BATHEY WITH CAP "LS 14271";

THENCE, 27.21 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, A DELTA OF 10°23'36", AND A CHORD BEARING S 28°52'30" W, A DISTANCE OF 27.17 FEET TO A POINT OF TANGENCY, MARKED BY A PK NAIL;

THENCE, S 23°40'41" W, A DISTANCE OF 26.96 FEET TO A POINT, MARKED BY A 1/4" REBAR (DISTURBED);

THENCE, S 89°23'28" E A DISTANCE OF 12.65 FEET TO AN ANGLE POINT, BEING ALSO THE NORTHEAST CORNER OF SAID TRACT 2A, BEVERLY WOOD ADDITION;

THENCE, S 28°44'08" W A DISTANCE OF 55.97 FEET TO A POINT OF CURVATURE;

THENCE, 21.62 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A DELTA OF 61°56'12", AND A CHORD BEARING S 59°42'14" W, A DISTANCE OF 20.58 FEET TO A POINT OF TANGENCY;

THENCE, N 89°20'01" W A DISTANCE OF 8.63 FEET TO AN ANGLE POINT, BEING ALSO THE SOUTHWEST CORNER OF SAID TRACT 2A, BEVERLY WOOD ADDITION;

DESCRIPTION CONTINUED ON SHEET 2...

Plat for Tract A
Markana Uptown
 Being Comprised of
Tract A-2-A-2-A of Park Square & Tract 2A, Block F and Tract A-2 Beverly-Wood Addition
 City of Albuquerque, Bernalillo County, New Mexico
 January 2022

Project Number: PR-2018-001284

Application Number: SD-2022-00004

Plat Approvals:

- PNM Electric Services: Natalia Antonio, Feb 23, 2022
- Qwest Corp. d/b/a CenturyLink QC: Jeff Estvank, Jan 6, 2022
- New Mexico Gas Company: Mike Mertes, Jan 6, 2022
- Comcast

City Approvals:

- Loren N. Risenhoover P.S.: 1/6/2022
- City Surveyor: Jeanne Wolfenbarger, Mar 7, 2022
- Traffic Engineer: Blaine Carter, Mar 4, 2022
- ABCWUA: Cheryl Sommerfeldt, Mar 4, 2022
- Parks and Recreation Department: Jeff Palmer, Mar 4, 2022
- Code Enforcement: Ernest Armijo, 2/14/2022
- City Engineer: Jay Rodenbeck, Mar 4, 2022
- 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 FOR THE CITY OF ALBUQUERQUE 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. 1/5/2021
 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
 wplotnerjr@gmail.com

2022C-34

(1)

Legal Description continued from Sheet 1

THENCE S 00°33'12" W, A DISTANCE OF 418.20 FEET TO AN ANGLE POINT, BEING THE SOUTHEAST CORNER OF SAID TRACT A-2-A-2-A, PARK SQUARE;

THENCE N 89°27'22" W A DISTANCE OF 9.55 FEET TO A POINT OF CURVATURE, MARKED BY A PK NAIL "LS 14271";

THENCE, 22.49 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A DELTA OF 25°46'18", AND A CHORD BEARING N 76°34'13" W, A DISTANCE OF 22.30 FEET TO A POINT OF TANGENCY, MARKED BY A PK NAIL "LS 14271";

THENCE N 63°39'50" W, A DISTANCE OF 48.12 FEET TO A POINT OF CURVATURE, MARKED BY A CHISELED "X";

THENCE, 35.30 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 80°54'06", AND A CHORD BEARING S 75°53'07" W, A DISTANCE OF 32.44 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X";

THENCE, 26.97 FEET ALONG A CURVE TO THE RIGHT BEING NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 36.00 FEET, A DELTA OF 42°55'39", AND A CHORD BEARING N 67°49'26" W, A DISTANCE OF 26.35 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X";

THENCE N 26°21'10" E, A DISTANCE OF 5.36 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X";

THENCE N 03°43'31" W, A DISTANCE OF 31.72 FEET TO AN ANGLE POINT, MARKED BY A BATHEY WITH CAP "LS 14271";

THENCE N 00°31'37" E, A DISTANCE OF 37.38 FEET TO AN ANGLE POINT, MARKED BY A BATHEY WITH CAP "LS 14271";

THENCE N 89°28'23" W, A DISTANCE OF 131.70 FEET TO AN ANGLE POINT, MARKED BY A BATHEY WITH CAP "LS 14271";

THENCE N 15°00'15" W, A DISTANCE OF 19.74 FEET TO AN ANGLE POINT, MARKED BY A BATHEY WITH CAP "LS 14271";

THENCE N 03°10'10" W, A DISTANCE OF 23.43 FEET TO AN ANGLE POINT, MARKED BY A BATHEY WITH CAP "LS 14271";

THENCE N 53°30'38" W, A DISTANCE OF 75.94 FEET TO AN ANGLE POINT, MARKED BY A BATHEY WITH CAP "LS 14271";

THENCE N 36°27'43" E, A DISTANCE OF 222.31 FEET TO AN ANGLE POINT, MARKED BY A PK NAIL "LS 14271" ON TOP OF A WALL;

THENCE N 00°33'01" E, A DISTANCE OF 110.12 FEET TO AN ANGLE POINT, BEING THE NORTHWEST CORNER OF SAID TRACT A-2-A-2-A, PARK SQUARE;

THENCE N 00°33'01" E, A DISTANCE OF 147.00 FEET THE POINT OF BEGINNING, CONTAINING 3.3866 ACRES (147,521 SQ. FT.) MORE OR LESS.

Line Table		
Line #	Direction	Length (ft)
L1	S 23°40'41" W (S 23°28'11" W)	26.96' (26.96')
L2	S 89°23'28" E [S 89°39'25" E]	12.65'
L3	S 28°44'08" W [S 28°28'11" W]	55.97' [55.94']
L4	N 89°20'01" W [N 89°35'38" W]	8.63' [8.74']
L5	N 89°27'22" W [N 89°27'22" W]	9.55' [9.55']
L6	N 63°39'50" W [N 63°39'50" W]	48.12' [48.12']
L7	N 26°21'10" E [N 26°21'10" E]	5.36' [5.36']
L8	N 03°43'31" W [N 03°43'31" W]	31.72' [31.72']
L9	N 00°31'37" E [N 00°31'37" E]	37.38' [37.38']
L10	N 15°00'15" W [N 15°00'15" W]	19.74' [19.74']
L11	N 03°10'10" W [N 03°10'10" W]	23.43' [23.43']
L12	N 53°30'38" W [N 53°30'38" W]	75.94' [75.94']
L14	N 00°33'12" E	35.38'

*Note: L13 Intentionally Omitted

Easement Notes

- 1 REMAINING 4' OF EXISTING 7' PNM & MST&T EASEMENT (04/14/1961, BK. MSIC. D590, PG. 517, DOC. NO. 15553) PORTION LYING WITHIN 1.82' OF ADDITIONAL RIGHT-OF-WAY DEDICATED TO INDIAN SCHOOL RD. N.E. PER PLAT (03/18/1987, C33-42) & ADDITIONAL 1.18 DEDICATED TO INDIAN SCHOOL ROAD PER PLAT (TOTAL OF 3' OF RIGHT-OF-WAY DEDICATION) (11/18/1998, 98C-329)
- 2 REMAINING 2' OF EXISTING 5' OVERHEAD EASEMENT (12/17/1974, BK. MSIC. 399, PG. 228, DOC. NO. 41769) PORTION LYING WITHIN 3' OF ADDITIONAL RIGHT-OF-WAY DEDICATED TO INDIAN SCHOOL RD. N.E. PER PLAT (11/18/1998, 98C-329)
- 3 EXISTING 10' UTILITY EASEMENT (11/18/1998, 98C-329)
- 4 EXISTING 35' UTILITY AND WATERLINE EASEMENT (11/18/1998, 98C-329)
- 5 EXISTING RECIPROCAL ACCESS EASEMENT (11/13/1993, BK. 96-30, PG. 3413-3420, DOC. NO. 1996123650) SHOWN HEREON AS [REDACTED], VACATED WITH THIS PLAT.
- 6 EXISTING RECIPROCAL ACCESS EASEMENT (11/13/1993, BK. 96-30, PG. 3413-3420, DOC. NO. 1996123650) SHOWN HEREON AS [REDACTED], VACATED WITH THIS PLAT.
- 7 EXISTING NON-EXCLUSIVE PRIVATE ACCESS EASEMENT (08/07/1998, 98-13, PG. 8016)
- 8 EXISTING CABLE EASEMENT OVER NON-BUILDING AREAS (10/12/2007, DOC. NO. 2007144250)
- 9 EXISTING PRIVATE CROSS LOT DRAINAGE EASEMENT, PRIVATE CROSS LOT UTILITY EASEMENT AND RECIPROCAL PRIVATE CROSS ACCESS AND PARKING EASEMENT BENEFITING AND MAINTAINED BY TRACTS A-2-A & A-2-B (7/2/2001, 2001C-186) (4/19/2011, 2011C-35)
- 10 EXISTING PRIVATE CROSS LOT DRAINAGE EASEMENT ACROSS TRACTS A-2-A-2 AND A-2-A-1 AND BENEFITING TRACT A-2-B (8/13/1998, 98C-241)
- 11 EXISTING PRIVATE PARKING, VEHICULAR ACCESS, AND PEDESTRIAN EASEMENT BENEFITING TRACTS 1-B-1, A-2-A-1 AND A-2-A-2, PARK SQUARE (7/15/1998, BK. 9812, PG. 6785)(7/31/2002, BK. A39, PG. 6377) (1/14/2005, BK. A90, PG. 7567)(5/19/2007, BK. A136, PG. 8823)
- 12 EXISTING PRIVATE ACCESS EASEMENT BENEFITING AND MAINTAINED BY TRACTS A-2-A-1, A-2-A-2 AND A-2-B, PARK SQUARE (4/19/2011, 11C-35)
- 13 EXISTING PRIVATE CROSS LOT DRAINAGE EASEMENT BENEFITING AND MAINTAINED BY TRACTS A-2-A-1 AND A-2-A-2, PARK SQUARE (4/19/2011, 11C-35)
- 14 EXISTING 33' COA WATER & SEWER EASEMENT (6/29/1984, C24-89)
- 15 EXISTING 5' UTILITY EASEMENT (06/29/1984, C24-89)
- 16 EXISTING 10' PNM EASEMENT (04/29/1975, BK. 418, PG. 830)
- 17 10' NM GAS EASEMENT GRANTED WITH THE FILING OF THIS PLAT, DEFINED ALONG THE CENTERLINE OF THE EASEMENT AS SHOWN HEREON
- 18 EXISTING PNM (GAS) EASEMENT (8/24/2007, DOC. NO. 2007122701) * PORTION OF EASEMENT VACATED BY THIS PLAT SHOWN HEREON AS [REDACTED] (8/24/2007, DOC. NO. 2007122706)
- 19 EXISTING PERPETUAL NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS AND EGRESS (07/24/2018, DOC. NO. 2018064736)
- 20 EXISTING PERPETUAL NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS AND EGRESS (07/24/2018, DOC. NO. 2018064736)
- 21 EXISTING SHARED REFUSE FACILITY EASEMENT & TEMPORARY CONSTRUCTION EASEMENT SAID REFUSE AREA (07/24/2018, DOC. NO. 2018064737)
- 22 EXISTING TEMPORARY PARKING EASEMENT (05/25/2018, DOC. NO. 2018045532)
- 23 NM GAS EASEMENT GRANTED BY DOCUMENT FILED 04/26/2022 AS DOCUMENT NO. 2022041199
- 24 5' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 25 7' CENTURYLINK EASEMENT GRANTED WITH THE FILING OF THIS PLAT, DEFINED ALONG THE CENTERLINE OF THE EASEMENT, AS SHOWN HEREON

DOC# 2022041198

04/26/2022 04:04 PM Page: 2 of 4
 PLAT # 325.00 3: 2022C P: 0034 Linda Stover, Bernalillo County

**Plat for
 Tract A
 Markana Uptown
 Being Comprised of
 Tract A-2-A-2-A of Park Square &
 Tract 2A, Block F and Tract A-2
 Beverly-Wood Addition
 City of Albuquerque, Bernalillo County, New Mexico
 January 2022**

Note

THIS PROPERTY IS SUBJECT TO THE NON-EXCLUSIVE RIGHTS OF EASEMENT TO THE EXTENT OF AND ONLY FOR THE DURATION AS PROVIDED FOR THEREIN TO:

1. THAT CERTAIN NON-EXCLUSIVE PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF TRACT A-2-A-1 AS ESTABLISHED BY THAT CERTAIN DECLARATION OF ACCESS EASEMENT RECORDED AUGUST 7, 1998 IN BOOK 9813, PAGE 8016 AS DOCUMENT NO. 1998099754, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
2. THAT CERTAIN BLANKET PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF TRACTS A-2-A-1, A-2-A-2 AND A-2-B, GRANTED BY PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 19, 2011 IN PLAT BOOK 2011C, PAGE 35, AS DOCUMENT NO. 2011037509.
3. THAT CERTAIN BLANKET RECIPROCAL CROSS-LOT DRAINAGE EASEMENT RESERVED ACROSS THE INSURED LAND, AS SHOWN ON THE RECORDED PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 19, 2011, IN PLAT BOOK 2011C, FOLIO 35.
4. THAT CERTAIN GRANT OF SIGN EASEMENT, SIGN USAGE, AND SIGN MAINTENANCE AGREEMENT, FILED DECEMBER 16, 1999, RECORDED IN BOOK 9916, PAGE 3439, AS DOCUMENT NO. 1999153920, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. GRANT AND PARTIAL ASSIGNMENT OF SIGN EASEMENT FILED JULY 31, 2002, RECORDED IN BOOK A39, PAGE 6383 AS DOCUMENT NO. 2002096655, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
5. THAT CERTAIN SIGN AGREEMENT AND EASEMENT FILED JULY 31, 2002, RECORDED IN BOOK A39, PAGE 6384 AS DOCUMENT NO. 2002096656, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
6. THAT CERTAIN AGREEMENT REGARDING EASEMENTS FILED JANUARY 14, 2005, IN BOOK A90, PAGE 7567, AS DOCUMENT NO. 2005007590, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
7. THAT CERTAIN DECLARATION OF EASEMENTS FILED JULY 32, 2002, IN BOOK A39, PAGE 6377, AS DOCUMENT NO. 2002096649, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
8. THAT CERTAIN EASEMENT AGREEMENT FILED JULY 24, 2018, AS DOCUMENT NO. 2018064736, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	48.65' (48.65')	28.93' (28.93')	96°20'34"	43.11'	S 41°13'10" E
C2	71.00' (71.00')	150.00' (150.00')	27°07'11"	70.34'	S 20°30'42" W
C3	27.21' (27.21')	150.00' (150.00')	10°23'36"	27.17'	S 28°52'30" W
C4	21.62' [21.62']	20.00' [20.00']	61°56'12"	20.58'	S 59°42'14" W
C5	22.49' [22.49']	50.00' [50.00']	25°46'18"	22.30'	N 76°34'13" W
C6	35.30' [35.30']	25.00' [25.00']	80°54'06"	32.44'	S 75°53'07" W
C7	26.97' [26.97']	36.00' [36.00']	42°55'39"	26.35'	N 67°49'26" W
C8	22.58'	36.00' [36.00']	35°55'49"	22.21'	S 64°19'31" E
C9	66.55'	236.17'	16°08'41"	66.33'	S 57°23'11" E
C10	27.95'	42.82'	37°24'04"	27.45'	S 87°35'37" E

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
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 wplotnerjr@gmail.com

Sheet 2 of 4
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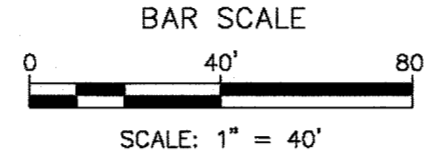
2022C-34

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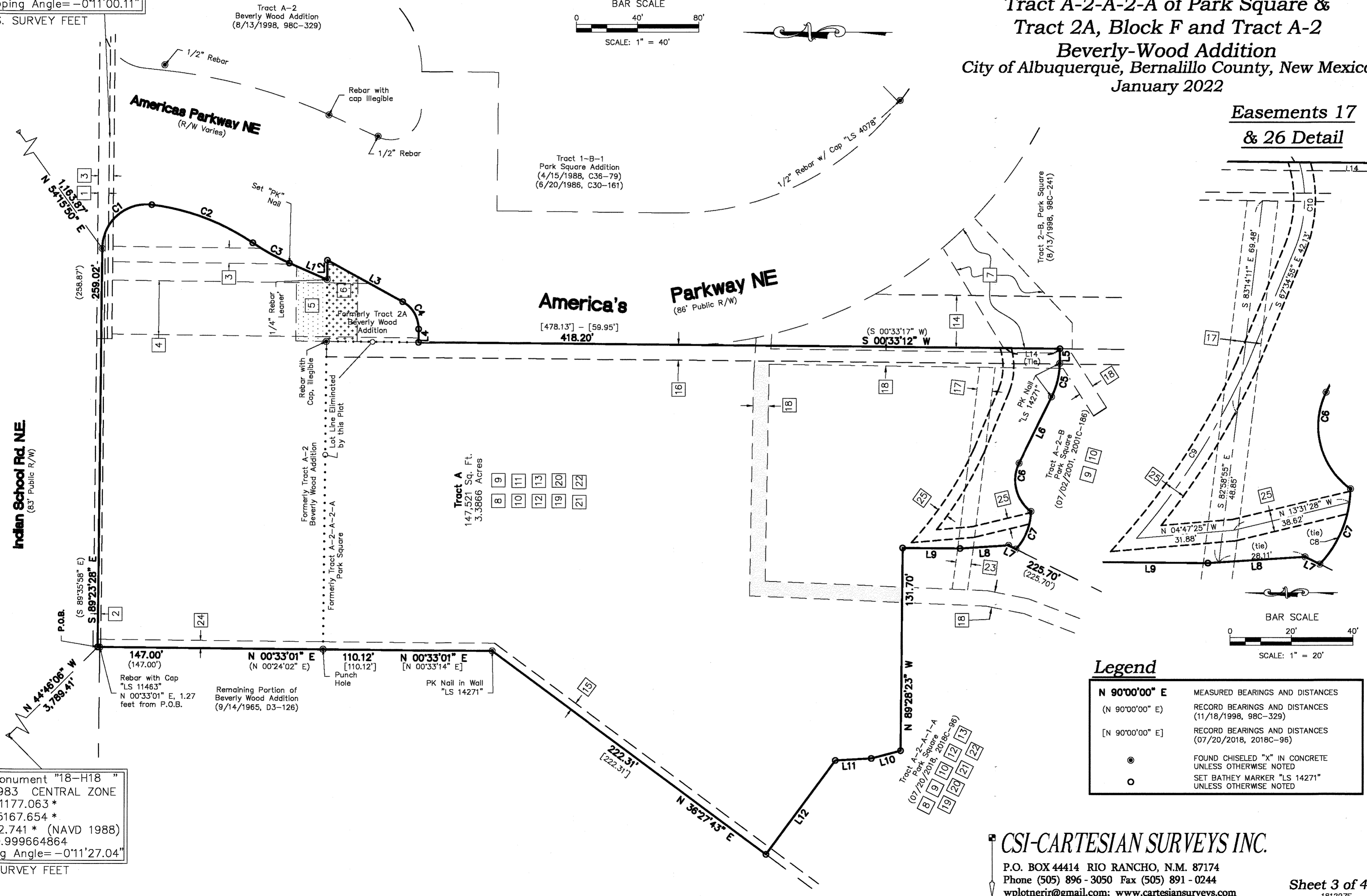
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DOC# 2022041198
 04/26/2022 04:04 PM Page: 3 of 4
 PLAT R: \$25.00 B: 2022C P: 0034 Linda Stover, Bernalillo County

**Plat for
 Tract A
 Markana Uptown
 Being Comprised of
 Tract A-2-A-2-A of Park Square &
 Tract 2A, Block F and Tract A-2
 Beverly-Wood Addition
 City of Albuquerque, Bernalillo County, New Mexico
 January 2022**

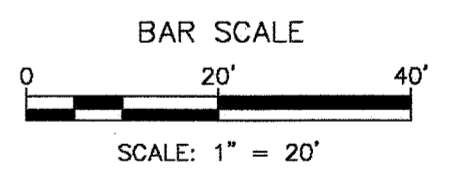


**Easements 17
 & 26 Detail**



Tract A
 147,521 Sq. Ft.
 3.3866 Acres

9	11	13	20	22
8	10	12	19	21



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (11/18/1998, 98C-329)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (07/20/2018, 2018C-96)
⊙	FOUND CHISELED "X" IN CONCRETE UNLESS OTHERWISE NOTED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED

ACS Monument "18-H18"
 NAD 1983 CENTRAL ZONE
 X=1541177.063 *
 Y=1495167.654 *
 Z=5232.741 * (NAVD 1988)
 G-C=0.999664864
 Mapping Angle=-0°11'27.04"
 *U.S. SURVEY FEET

CSI-CARTESIAN SURVEYS INC.

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2022C-34

(31)

**Plat for
Tract A
Markana Uptown
Being Comprised of
Tract A-2-A-2-A of Park Square &
Tract 2A, Block F and Tract A-2
Beverly-Wood Addition
City of Albuquerque, Bernalillo County, New Mexico
January 2022**

Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

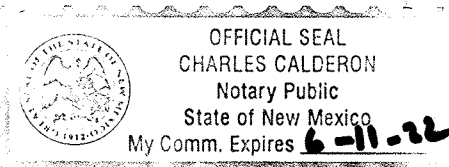
FAIZEL KASSAM, MANAGING MEMBER
KLG 29 LLC *[Signature]* DATE 1/6/22

STATE OF New Mexico SS
COUNTY OF Sandoval

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 6th of January, 2022
BY: FAIZEL KASSAM, MANAGING MEMBER, KLG 29 LLC

By: *[Signature]*
NOTARY PUBLIC

MY COMMISSION EXPIRES June 11, 2022



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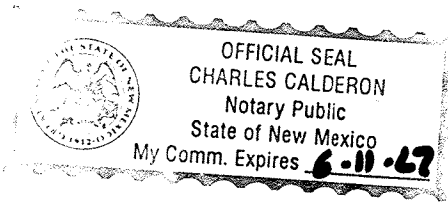
FAIZEL KASSAM, MANAGING MEMBER
LEGACY MUP LLC *[Signature]* DATE 1/6/22

STATE OF New Mexico SS
COUNTY OF Sandoval

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BY: FAIZEL KASSAM, MANAGING MEMBER, LEGACY MUP LLC

By: *[Signature]*
NOTARY PUBLIC

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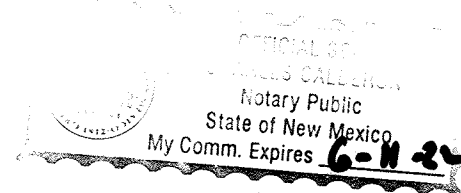
FAIZEL KASSAM, MANAGING MEMBER
KLG 18 LLC *[Signature]* DATE 1/6/22

STATE OF New Mexico SS
COUNTY OF Sandoval

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BY: FAIZEL KASSAM, MANAGING MEMBER, KLG 18 LLC

By: *[Signature]*
NOTARY PUBLIC

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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.

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
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wplotnerjr@gmail.com