

Vicinity Map - Zone Atlas L-23-Z

N.T.S.

Plat Approvals:

PNM Electric Services 7.17.18
 Beverly Yoo 7.16.18
 Qwest Corp. d/b/a CenturyLink 7/16/18
 New Mexico Gas Company 7/17/18
 Comcast

Subdivision Data

GROSS ACREAGE 9.3924 ACRES
 ZONE ATLAS PAGE NO. L-23-Z
 NUMBER OF EXISTING LOTS 1
 NUMBER OF LOTS CREATED 2
 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 APRIL 2016

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.

Gregory A. Chant 7.10.18
 GREGORY A. CHANT, MEMBER
 CHANT FAMILY II LIMITED PARTNERSHIP



STATE OF NEW MEXICO } SS
 COUNTY OF }
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 10, 2018
 BY: GREG CHANT AS MEMBER FOR CHANT FAMILY II LIMITED PARTNERSHIP
 By: Melanie Lattimer
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 8/16/2019

Indexing Information

Portions Projected into Section 26, Township 10 North, Range 4 East, N.M.P.M. within the Canon de Carnue Grant Subdivision: Chant Property Addition
 Owner: Chant Family II Limited Partnership
 UPC #102305640913740130 (Tract A-4)

Legal Description

TRACT A-4 OF THE CHANT PROPERTY ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 23, 1983, IN VOLUME (PLAT BOOK) C22, FOLIO (PAGE) 41.

LESS THAN AND EXCEPTING THAT PORTION OF TRACT A-4, CHANT PROPERTY ADDITION LOCATED OUTSIDE ALBUQUERQUE CITY LIMITS AND REFERRED TO AS TRACT A-4-A, CHANT PROPERTY ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 4, 2018 IN BOOK 2018C, PAGE 75.

SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHWEST CORNER OF SAID TRACT A-4, LYING ON THE SOUTHERLY RIGHT-OF-WAY OF CENTRAL AVENUE SE, AND MARKED BY A 1/2" REBAR WITH CAP "LS 12804";

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING SAID RIGHT-OF-WAY THE FOLLOWING FOUR COURSES;

469.20 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 7465.00 FEET, A DELTA OF 3°36'04", AND A CHORD BEARING S 56°54'00" E, A DISTANCE OF 469.12 FEET TO A POINT OF TANGENCY, MARKED BY AN ALUMINUM CAP STAMPED "DOT PT-RW";

S 55°06'56" E, A DISTANCE OF 46.87 FEET TO AN ANGLE POINT, MARKED BY A PROPERTY CORNER STAMPED "45+42.39 @ T";

S 34°23'18" W, A DISTANCE OF 59.49 FEET TO AN ANGLE POINT, MARKED BY A PROPERTY CORNER STAMPED "45+42.39 @ T";

S 55°22'38" E, A DISTANCE OF 82.12 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, LEAVING SAID CENTRAL AVENUE SE RIGHT-OF-WAY, S 08°38'56" W, A DISTANCE OF 277.95 FEET TO AN ANGLE POINT, MARKED BY A 1/2" REBAR WITH CAP "LS 10464";

THENCE, S 20°11'27" W, A DISTANCE OF 265.35 FEET TO AN ANGLE POINT, MARKED BY A 1/2" REBAR WITH CAP "LS 10464";

THENCE, S 79°12'53" E, A DISTANCE OF 120.22 FEET TO AN ANGLE POINT, MARKED BY A 1/2" REBAR;

THENCE, S 79°09'48" E, A DISTANCE OF 59.67 FEET TO AN ANGLE POINT, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 55°45'46" E, A DISTANCE OF 125.47 FEET TO AN ANGLE POINT, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 40°43'51" E, A DISTANCE OF 239.82 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 89°26'04" W, A DISTANCE OF 320.61 FEET TO AN ANGLE POINT, MARKED BY A 1/2" REBAR WITH CAP, ILLEGIBLE;

THENCE, S 88°20'19" W, A DISTANCE OF 292.00 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A 4" REBAR;

THENCE, N 07°25'40" W, A DISTANCE OF 1210.40 FEET TO THE POINT OF BEGINNING, CONTAINING 9.3924 ACRES (409,135 SQ. FT.) MORE OR LESS.

DOC# 2018090789
 10/17/2018 11:06 AM Page: 1 of 2
 PLAT # 225-00 B, 2018C P. 0132 Linda Stover, Bernalillo County

Documents

- TITLE COMMITMENT PROVIDED BY STEWART TITLE COMPANY, HAVING FILE NO. 6040603 AND AN EFFECTIVE DATE OF JANUARY 29, 2007.
- PLAT OF CHANT PROPERTY ADDITION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 23, 1983, IN VOLUME C22, FOLIO 41.
- SPECIAL WARRANTY DEED FOR ABQ CENTRAL AVE OPERATING ASSOCIATES, LIMITED PARTNERSHIP, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 22, 2007, IN BOOK A137, PAGE 5129, AS DOC. NO. 2007075290.
- NEW MEXICO DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, NEW MEXICO PROJECT NO. I-040-3(1)163, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 6, 2011, IN BOOK 2011S, PAGE 64.
- NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, NEW MEXICO PROJECT NO. I-040-3(18)169, DATED JULY 1, 1971.
- ALTA SURVEY BY MITCHELL W. REYNOLDS, NMPS 11224, FOR NORTH PORTION OF TRACT A-4, CHANT PROPERTY ADDITION, DATED APRIL 2, 2007.
- PLAT FOR TRACT A-4-A OF CHANT PROPERTY ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 4, 2018, IN BOOK 2018C, PAGE 75.
- DECLARATION AND GRANT OF PRIVATE ACCESS EASEMENT, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 4, 2018 AS DOCUMENT NO. 2018048652.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC #102305640913740130

PROPERTY OWNER OF RECORD
ABQ CENTRAL AVE OP ASS
 BERNALILLO COUNTY TREASURER'S OFFICE
George Stone 10-17-18

**Plat for
 Tracts A-4-B and A-4-C
 Chant Property Addition
 Being Comprised of
 Tract A-4, less that Portion
 outside Albuquerque City Limits
 known as A-4-A,
 Chant Property Addition
 City of Albuquerque
 Bernalillo County, New Mexico
 July 2018**

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.

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: 1010211/PR-2018-001371

Application Number: VA-2018-00148

PR-2018-001371

City Approvals:

Forum M. Rioshaves P.S. 7/10/18
 City Surveyor
Raquel M. Mendez 10/17/18
 Traffic Engineer
Theresa Cadena 10-17-18
 ABCWUA
N/A
 Parks and Recreation Department
Whole M. Gredt 7/18/18
 AMAFCA
John St. 10/17/18
 City Engineer
ky 10-17-2018
 DRP Chairperson, Planning Department
N/A
 Real Property Division
22 10/17/18
 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 AND BERNALILLO COUNTY 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. 7/9/18
 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

2018C-132

(1)

Easement Notes

- 1 EXISTING 30' DRAINAGE EASEMENT (9/22/1983, C22-41)
- 2 EXISTING DRAINAGE EASEMENT (9/22/1983, C22-41) SHOWN HEREON AS [Pattern] THIS AREA IS ALSO THE BOUNDARY OF FLOOD ZONE "AE"
- 3 EXISTING 150' WIDE PNM TRANSMISSION LINE AND RIGHT OF WAY EASEMENT (1/28/1958, BK. D-412, PG. 215)
- 4 EXISTING 10' - 15' WATER, SEWER AND PUBLIC UTILITIES EASEMENT (4/6/1972, BK. 255, PG. 342)
- 5 EXISTING PERMANENT PUBLIC WATERLINE EASEMENT (4/25/1997, BK. 97-11, PG. 2379) AND (5/22/1997, BK. 97-13, PG. 8114)
- 6 INTENTIONALLY OMITTED
- 7 EXISTING 15' WIDE WATER LINE EASEMENT (10/1/1973, BK. MISC. 334, PG. 487)
- 8 EXISTING 20' WIDE 4KV POWER TRANSMISSION LINE EASEMENT (2/15/1968, BK. MISC. 94, PG. 421)

Easement Notes (Cont'd)

- 9 EXISTING 15' PUBLIC DRAINAGE EASEMENT (6/19/2003, 2003C-181)
- 10 EXISTING 20' PUBLIC SANITARY SEWER EASEMENT (6/5/2000, BK. A6, PG. 4176)
- 11 EXISTING PUBLIC SEWER SANITARY SEWER EASEMENT (6/19/2003, 2003C-181)
- 12 EXISTING 10' PNM AND MST&T EASEMENT (2/6/1970, BK. MISC. 163, PG. 864)
- 13 EXISTING DRAINAGE, WATER, SEWER AND PUBLIC UTILITIES EASEMENT (10/7/1977, BK. MISC. 563, PG. 380)
- 14 EXISTING CONSTRUCTION MAINTENANCE EASEMENT (4/8/1994, BK. 94-11, PG. 6545) SHOWN HEREON AS [Pattern]
- 15 EXISTING 10' PNM AND US WEST COMMUNICATIONS, INC. EASEMENT (6/3/1997, BK. 97-15, PG. 1622)
- 16 EXISTING 10' PNM GAS SERVICES EASEMENT (4/13/1998, BK. 9808, PG.2172)
- 17 EXISTING 10' WATER AND SANITARY SEWER EASEMENT (6/19/2003, 2003C-181)
- 18 DECLARATION AND GRANT OF PRIVATE ACCESS EASEMENT (6/4/2018, DOC. NO. 2018048652)

ACS Monument " WINDY " NAD 1983 CENTRAL ZONE
 X=1569614.07 *
 Y=1480464.466 *
 Z=N/A * (NAVD 1988)
 G-G=0.999631315
 Mapping Angle=-0°08'09.44"

* U.S. Survey Foot

Plat for
Tracts A-4-B and A-4-C
Chant Property Addition
 Being Comprised of
Tract A-4, less that Portion
outside Albuquerque City Limits
 known as **A-4-A,**
Chant Property Addition
City of Albuquerque
Bernalillo County, New Mexico
July 2018

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (9/23/1983, C22-41)
●	FOUND MONUMENT AS INDICATED
●R	FOUND 1/2" REBAR WITH CAP "LS 10464"
●Rb	FOUND 1/2" REBAR BENT
●PC	FOUND PROP. COR. "45+42.39 @ T"
●RWC	FOUND 1/2" REBAR WITH CAP "LS 7472"
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED

Notes

- 1. FIELD SURVEY PERFORMED IN APRIL 2016.
- 2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- 3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE), USING GROUND TO GRID FACTOR OF 0.99963424.
- 4. EXISTING PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR DESIGNED TO SERVE POTENTIAL FUTURE DEVELOPMENT AT THIS LOCATION. DETERMINATION OF SERVICE AVAILABILITY AND THE NEED FOR IMPROVEMENTS WILL BE MADE SOLELY VIA REQUEST TO THE UTILITY DEVELOPMENT SECTION OF THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY FOR A WATER AND SANITARY SEWER AVAILABILITY/SERVICEABILITY STATEMENT.

Flood Notes

BASED UPON SCALING, PORTIONS OF THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD; PORTIONS OF THIS PROPERTY LIES WITHIN FLOOD ZONE "AE" WHICH IS DEFINED AS A SPECIAL FLOOD HAZARD AREA (SFHA) WITH BASE FLOOD ELEVATION (BFE) OR DEPTH DETERMINED TO BE 5631 FEET. AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAPS BOTH DATED SEPTEMBER 26, 2008, MAP NUMBERS 35001C0378G AND 35001C0386G.

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.

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.

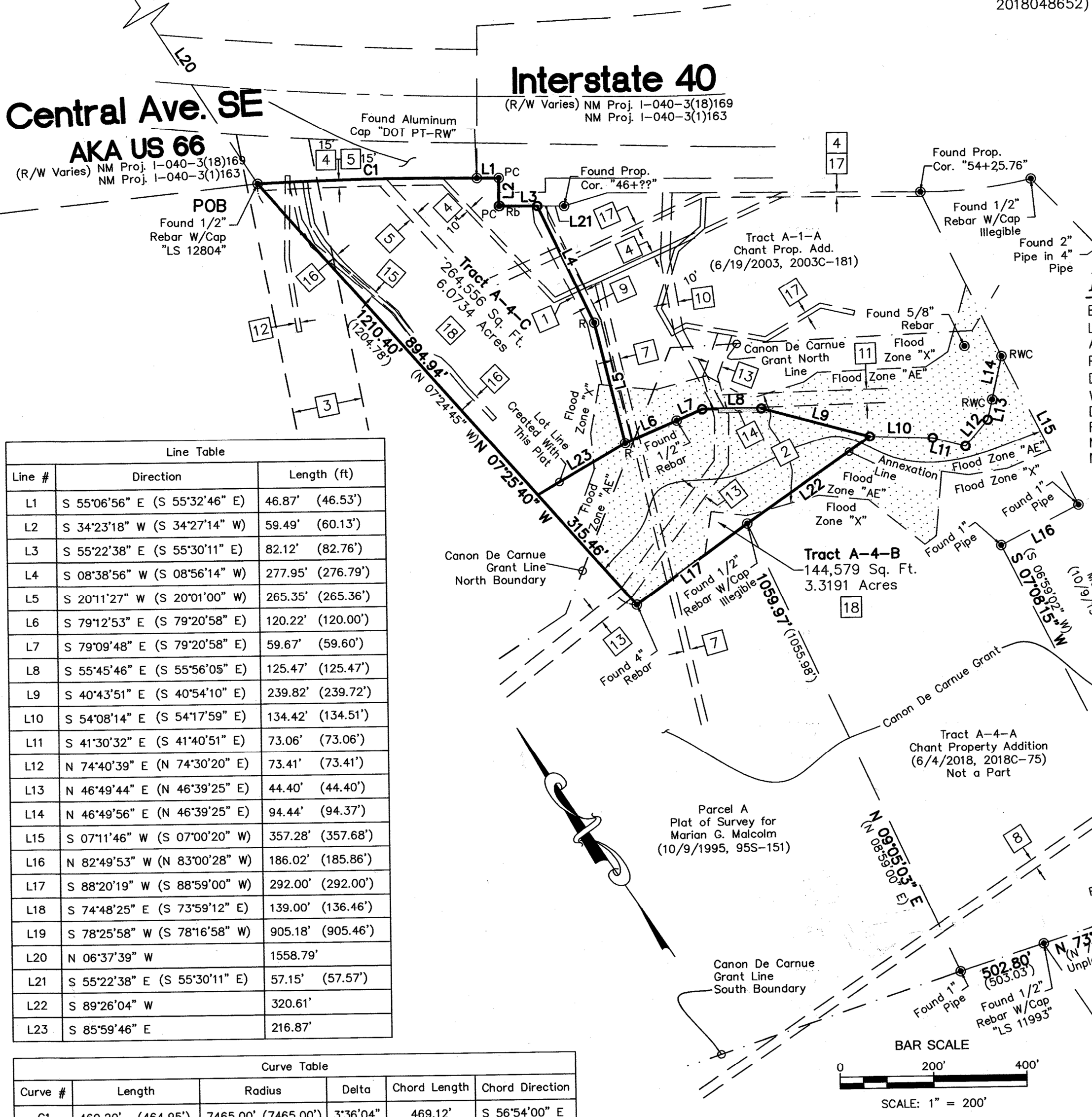
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across 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
 Phone (505) 896 - 3050 Fax (505) 891 - 0244



Line #	Direction	Length (ft)
L1	S 55°06'56" E (S 55°32'46" E)	46.87' (46.53')
L2	S 34°23'18" W (S 34°27'14" W)	59.49' (60.13')
L3	S 55°22'38" E (S 55°30'11" E)	82.12' (82.76')
L4	S 08°38'56" W (S 08°56'14" W)	277.95' (276.79')
L5	S 20°11'27" W (S 20°01'00" W)	265.35' (265.36')
L6	S 79°12'53" E (S 79°20'58" E)	120.22' (120.00')
L7	S 79°09'48" E (S 79°20'58" E)	59.67' (59.60')
L8	S 55°45'46" E (S 55°56'05" E)	125.47' (125.47')
L9	S 40°43'51" E (S 40°54'10" E)	239.82' (239.72')
L10	S 54°08'14" E (S 54°17'59" E)	134.42' (134.51')
L11	S 41°30'32" E (S 41°40'51" E)	73.06' (73.06')
L12	N 74°40'39" E (N 74°30'20" E)	73.41' (73.41')
L13	N 46°49'44" E (N 46°39'25" E)	44.40' (44.40')
L14	N 46°49'56" E (N 46°39'25" E)	94.44' (94.37')
L15	S 07°11'46" W (S 07°00'20" W)	357.28' (357.68')
L16	N 82°49'53" W (N 83°00'28" W)	186.02' (185.86')
L17	S 88°20'19" W (S 88°59'00" W)	292.00' (292.00')
L18	S 74°48'25" E (S 73°59'12" E)	139.00' (136.46')
L19	S 78°25'58" W (S 78°16'58" W)	905.18' (905.46')
L20	N 06°37'39" W	1558.79'
L21	S 55°22'38" E (S 55°30'11" E)	57.15' (57.57')
L22	S 89°26'04" W	320.61'
L23	S 85°59'46" E	216.87'

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	469.20' (464.95')	7465.00' (7465.00')	3°36'04"	469.12'	S 56°54'00" E

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(2)