

Vicinity Map - Zone Atlas A-11-Z

N.T.S.

Legal Description

PARCEL A-1-B, FINELAND DEVELOPMENT, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF PARCELS A-1-A AND A-1-B, FINELAND DEVELOPMENT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 12, 2018 IN MAP BOOK 2018C, FOLIO 1 AS DOCUMENT NUMBER 2018003312.

Documents

1. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON JANUARY 12, 2018 IN BOOK 2018C, PAGE 1.
2. PLAT FOR FINELAND DEVELOPMENT FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON NOVEMBER 21, 2003 IN BOOK 2003C, PAGE 354.
3. PLAT FOR FINELAND DEVELOPMENT FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON JANUARY 11, 2002 IN BOOK 2002C, PAGE 16.
4. PLAT FOR PARADISE PLAZA FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON DECEMBER 7, 2009 IN BOOK 2009C, PAGE 170.
5. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000038394, WITH EFFECTIVE DATE OF MARCH 20, 2018.
6. WARRANTY DEED FOR PARCEL A-1, FINELAND DEVELOPMENT, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 24, 2014, AS DOCUMENT NO. 2014093649.

Indexing Information

Projected Section 2, Township 11 North, Range 2 East, N.M.P.M. into the Town of Alameda Grant
 Subdivision: Fineland Development
 Owner: C3D LLC & Villa Falcone LLC & Grayland Corporation & Spring Frank L. & etal
 UPC #: TBD

Purpose of Plat

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

Subdivision Data

GROSS ACREAGE.....2.6847 ACRES
 ZONE ATLAS PAGE NO.....A-11-Z
 NUMBER OF EXISTING LOTS.....1
 NUMBER OF LOTS CREATED.....2
 MILES OF FULL-WIDTH STREETS.....0.000 MILES
 MILES OF HALF-WIDTH STREETS.....0.000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....0.000 ACRES
 DATE OF SURVEY.....APRIL 2018

Notes

1. FIELD SURVEY PERFORMED IN FEBRUARY 2014, MAY 2014, & APRIL 2018.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
4. BASIS OF BEARINGS REFERENCES MODIFIED NM STATE PLANE COORDINATES (NAD 83-CENTRAL-GROUND) USING A GROUND TO GRID FACTOR OF 0.999670864.

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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC # 101106640436110117

PROPERTY OWNER OF RECORD
Finland Dev
 BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for
 Parcels A-1-B-1 and A-1-B-2
 Fineland Development
 Being Comprised of
 Parcel A-1-B
 Fineland Development
 City of Albuquerque
 Bernalillo County, New Mexico
 July 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: PR-2018-001372

Application Number: SD-2018-00080

Plat Approvals:

[Signature] 9-18-18
 PNM Electric Services
Beverly Young 9/18/18
 Qwest Corp. d/b/a CenturyLink QC
[Signature] 9/18/18
 New Mexico Gas Company
[Signature] 9/18/18
 Comcast

City Approvals:

Soren N. Rianhoover P.S. 7/20/18
 City Surveyor
[Signature] 10/24/18
 Traffic Engineer
[Signature] 10-24-18
 ABCWUA
 N/A
 Parks and Recreation Department
[Signature] 10/5/18
 AMAFCA
[Signature] 10/24/2018
 City Engineer
[Signature] 10-10-18
 DRE Chairperson, Planning Department
[Signature] 10/24/18
 Code Enforcement

Surveyor's Certificate

I, BRIAN J. MARTINEZ, 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] 7/20/18
 Brian J. Martinez Date
 N.M.R.P.S. No. 18374



CSI-CARTESIAN SURVEYS INC.

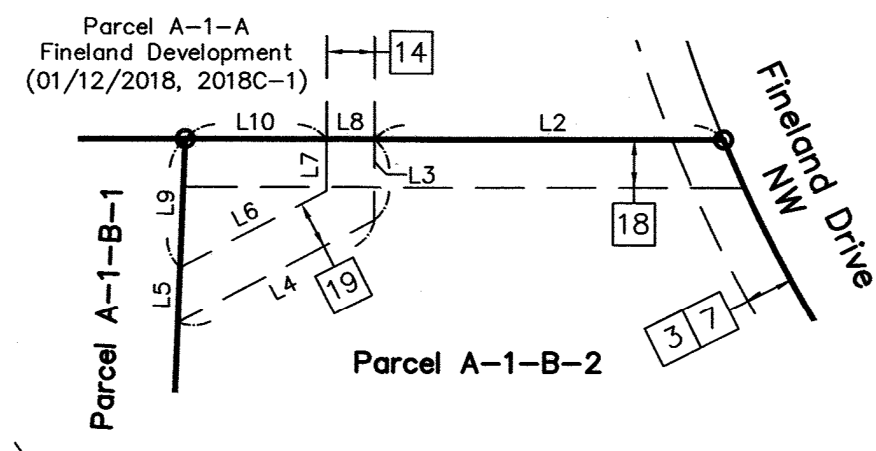
P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244

2018C-155

(1)

**Plat for
Parcels A-1-B-1 and A-1-B-2
Finland Development
Being Comprised of
Parcel A-1-B
Finland Development
City of Albuquerque
Bernalillo County, New Mexico
July 2018**

Detail for Easement (1"=40')



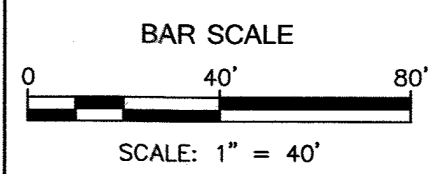
ACS Monument "8_A11"
NAD 1983 CENTRAL ZONE
X=1507071.174 *
Y=1534934.957 *
Z=5283.030 * (NAVD 1988)
G-G=0.999671590
Mapping Angle=-0°15'26.89"
* U.S. SURVEY FOOT

DOCH 2018106124
12/10/2018 11:21 AM Page: 2 of 3
PLAT R-525.00 B: 2018C P: 0155 Linda Stover, Bernalillo County

Tract 1
Paradise Plaza
(12/07/09, 9C-170)

Tract 2
Paradise Plaza
(12/07/09, 9C-170)

Tract 3
Paradise Plaza
(12/07/09, 9C-170)



ACS Monument "9_A11"
NAD 1983 CENTRAL ZONE
X=1506571.019 *
Y=1533206.142 *
Z=5301.647 * (NAVD 1988)
G-G=0.999670857
Mapping Angle=-0°15'30.20"
* U.S. SURVEY FOOT

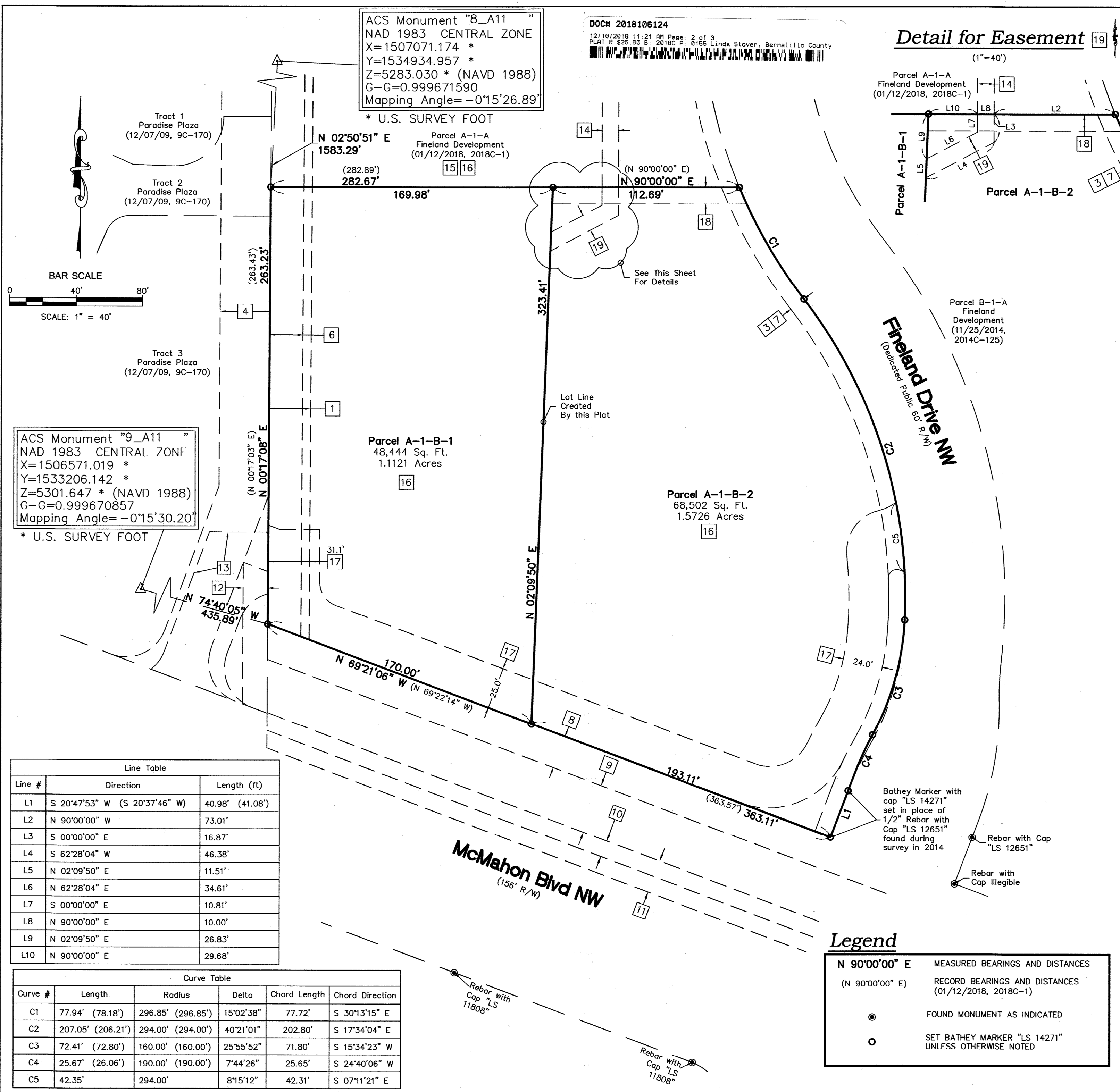
Line #	Direction	Length (ft)
L1	S 20°47'53" W (S 20°37'46" W)	40.98' (41.08')
L2	N 90°00'00" W	73.01'
L3	S 00°00'00" E	16.87'
L4	S 62°28'04" W	46.38'
L5	N 02°09'50" E	11.51'
L6	N 62°28'04" E	34.61'
L7	S 00°00'00" E	10.81'
L8	N 90°00'00" E	10.00'
L9	N 02°09'50" E	26.83'
L10	N 90°00'00" E	29.68'

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	77.94' (78.18')	296.85' (296.85')	15°02'38"	77.72'	S 30°13'15" E
C2	207.05' (206.21')	294.00' (294.00')	40°21'01"	202.80'	S 17°34'04" E
C3	72.41' (72.80')	160.00' (160.00')	25°55'52"	71.80'	S 15°34'23" W
C4	25.67' (26.06')	190.00' (190.00')	7°44'26"	25.65'	S 24°40'06" W
C5	42.35'	294.00'	8°15'12"	42.31'	S 07°11'21" E

Parcel A-1-B-1
48,444 Sq. Ft.
1.1121 Acres

Parcel A-1-B-2
68,502 Sq. Ft.
1.5726 Acres

Parcel B-1-A
Finland Development
(11/25/2014, 2014C-125)



Easement Notes

- 1 EXISTING 25' PUBLIC DRAINAGE, UTILITY AND PEDESTRIAN ACCESS EASEMENT (01/11/2012, 2002C-16)
- 2 INTENTIONALLY OMITTED
- 3 EXISTING 10' P.U.E. (11/21/2003, 2003C-354)
- 4 EXISTING 30' PRIVATE ACCESS EASEMENT AREA (12/07/09, 2009C-170)
- 5 INTENTIONALLY OMITTED
- 6 EXISTING 20' PRIVATE SLOPE EASEMENT AREA (3/20/09, DOC. NO. 2009029570)
- 7 EXISTING 10' PNM EASEMENT (01/11/2002, 2002C-16)
- 8 EXISTING 20' NMCO GAS EASEMENT (BK D606, PG. 525) (08/11/1961, BK. 112, PG. 515)(BK. D346, PG. 356)
- 9 EXISTING 30' GAS LINE EASEMENT (01/14/1946, BK. 220, PG. 547)(03/07/1961, BK. D585, PG. 409)
- 10 EXISTING 10' PNM & MST&T EASEMENT (DOC. NO. 89-13983, 2/23/89, BK. MISC. 716A, PG. 198-203) AMENDED (DOC. NO. 93-010908, 2/2/93, BK. BCR 93-3, PG. 3742-3743)
- 11 EXISTING 20' NMUI EASEMENT (DOC. NO. 89-13983, 2/23/89, BK. MISC. 716A, PG. 198-203)
- 12 EXISTING 15' X 80' OVERHEAD ELECTRICAL POWER LINE EASEMENT (BK. BCR 92-24, PG. 4561)
- 13 EXISTING ACCESS EASEMENT BENEFITING PARCEL A-1, FINLAND DEVELOPMENT (3/20/09, DOC. NO. 2009029570)
- 14 EXISTING 10' PRIVATE DRAINAGE EASEMENT BENEFITING THE SUBJECT PROPERTY (01/12/2018, 2018C-1)
- 15 EXISTING BLANKET CROSS LOT DRAINAGE EASEMENT ACROSS PARCEL A-1-A BENEFITING THE SUBJECT PROPERTY (01/12/2018, 2018C-1)
- 16 DRAINAGE COVENANT (BLANKET IN NATURE) (9/1/17, DOC. NO. 2007085390)
- 17 30' PRIVATE FINLAND ACCESS EASEMENT AREA (3/20/2009, DOC. NO. 2009029570) AND MODIFIED BY EASEMENT AMENDMENT (12/10/2018, IN BOOK _____, PAGE _____, AS DOC. NO. 2018106123)
- 18 10' PRIVATE WATER SERVICE EASEMENT TO BENEFIT PARCEL A-1-B-1, TO BE MAINTAINED BY THE OWNERS OF PARCELS A-1-B-1 AND A-1-B-2, GRANTED WITH THE FILING OF THIS PLAT
- 19 10' PRIVATE DRAINAGE EASEMENT BENEFITING PARCEL A-1-B-1, MAINTAINED BY THE OWNERS OF PARCEL A-1-B-2, GRANTED WITH THE FILING OF THIS PLAT

Legend

- N 90°00'00" E MEASURED BEARINGS AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES (01/12/2018, 2018C-1)
- FOUND MONUMENT AS INDICATED
- SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED

CSI-CARTESIAN SURVEYS INC.

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