

VICINITY MAP
Not to Scale

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Plat bearings and distances do not differ from those established by the original plat of record.
- 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 either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page K-10.

SUBDIVISION DATA

- Total number of existing Tracts: 1
- Total number of Tracts created: 2
- No Public Street right of way dedicated by this plat
- Gross Subdivision acreage: 6.2218 acres.

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

101005709318431321

City of Albuquerque

Patricia J. Jurey
Bernalillo County Treasurer

10-16-18
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 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

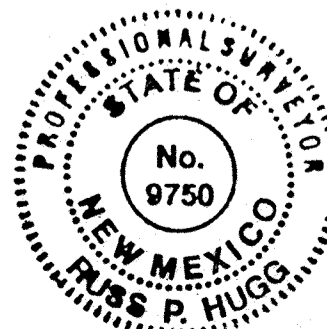
The purpose of this plat is to:

- Acknowledge the Portion of Private Blanket Drainage Easement VACATED by 18DRB-10125.
- Grant the new Public and Private Easements as shown hereon.

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
Russ P. Hugg
NMP's No. 9750
April 2, 2018



PLAT OF
TRACTS A AND B
NUEVO ATRISCO

(BEING A REPLAT OF TRACT B1, WEST ROUTE 66 ADDITION II)

SITUATE WITHIN
THE TOWN OF ATRISCO GRANT
IN

PROJECTED SECTION 22
TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

APRIL, 2018

PROJECT NUMBER: 001406
PR-2018-1007489
18 DRB-70120

PLAT APPROVAL

UTILITY APPROVALS:

<i>[Signature]</i> Public Service Company of New Mexico	5-14-18 Date
<i>[Signature]</i> New Mexico Gas Company	5-14-18 Date
<i>[Signature]</i> Qwest Corporation d/b/a CenturyLink QC	5/14/2018 Date
<i>[Signature]</i> Comcast	5/14/2018 Date

CITY APPROVALS:

<i>[Signature]</i> Susan J. Risenhoover P.S. City Surveyor Department of Municipal Development	4/16/18 Date
N/A Real Property Division	Date
N/A Environmental Health Department	Date
<i>[Signature]</i> Traffic Engineering, Transportation Division	7/18/18 Date
<i>[Signature]</i> ABQWUA	7/18/18 Date
<i>[Signature]</i> Parks and Recreation Department	7/18/18 Date
<i>[Signature]</i> AMAFCA	5/14/18 Date
<i>[Signature]</i> City Engineer	7/18/2018 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	10-5-2018 Date
<i>[Signature]</i> CODE ENFORCEMENT	7/18/18 DATE

SHEET 1 OF 3

SURV TEK, INC.

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

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APRIL, 2018

LEGAL DESCRIPTION

Tract B1, West Route 66 Addition II, as the same is shown and designated on the plat entitled "WEST ROUTE 66 ADDITION II, BEING A REPLAT OF TRACT B OF WEST ROUTE 66 ADDITION AS RECORDED ON AUGUST 12, 2013 IN BOOK 2013C, PAGE 91 AND LOT 1 OF UNM HOSPITALS CLINIC AS RECORDED ON JANUARY 22, 2009 IN BOOK 2009C, PAGE 18, SITUATE WITHIN PROJECTED SECTION 22, T.10N., R.2E., N.M.P.M., TOWN OF ATRISCO LAND GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DATE OF SURVEY: SEPTEMBER 2016", filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 9, 2016, in Plat Book 2016c, Page 151.

FREE CONSENT

SURVEYED and REPLATTED and now comprising PLAT OF TRACTS A AND B, NUEVO ATRISCO (BEING A REPLAT OF TRACT B1, WEST ROUTE 66 ADDITION II) SITUATE WITHIN THE TOWN OF ATRISCO GRANT IN PROJECTED SECTION 22, 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 owner thereof. Said owner does hereby grant the public and private easements as shown hereon and does hereby certify that this subdivision is its free act and deed.

OWNER

CITY OF ALBUQUERQUE



By: Sarita Nair, Chief Administrative Officer, City of Albuquerque, a New Mexico Municipal Corporation

ACKNOWLEDGMENT

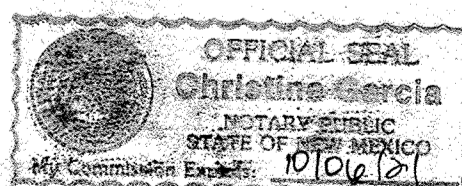
STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 27

day of Sept., 2018 by Sarita Nair, Chief Administrative Officer, City of Albuquerque, a New Mexico Municipal Corporation.



Notary Public



DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

- a. Plat entitled "WEST ROUTE 66 ADDITION II, BEING A REPLAT OF TRACT B OF WEST ROUTE 66 ADDITION AS RECORDED ON AUGUST 12, 2013 IN BOOK 2013C, PAGE 91 AND LOT 1 OF UNM HOSPITALS CLINIC AS RECORDED ON JANUARY 22, 2009 IN BOOK 2009C, PAGE 18, SITUATE WITHIN PROJECTED SECTION 22, T.10N., R.2E., N.M.P.M., TOWN OF ATRISCO LAND GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DATE OF SURVEY: SEPTEMBER 2016", filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 9, 2016, in Plat Book 2016c, Page 151.

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."

FLOOD ZONE DETERMINATION

The subject property, as shown hereon, appears to lie within "ZONE X" (areas determined to be outside the 0.2% annual chance floodplain) with "ZONE AO (depth 1') within adjacent Central Avenue as shown on National Flood Insurance Program Flood Insurance Rate Map 35001C0328J, Version No. 2.3.3.2., Map Revised November 4, 2016.



SHEET 2 OF 3

SURVOTEK, INC.

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

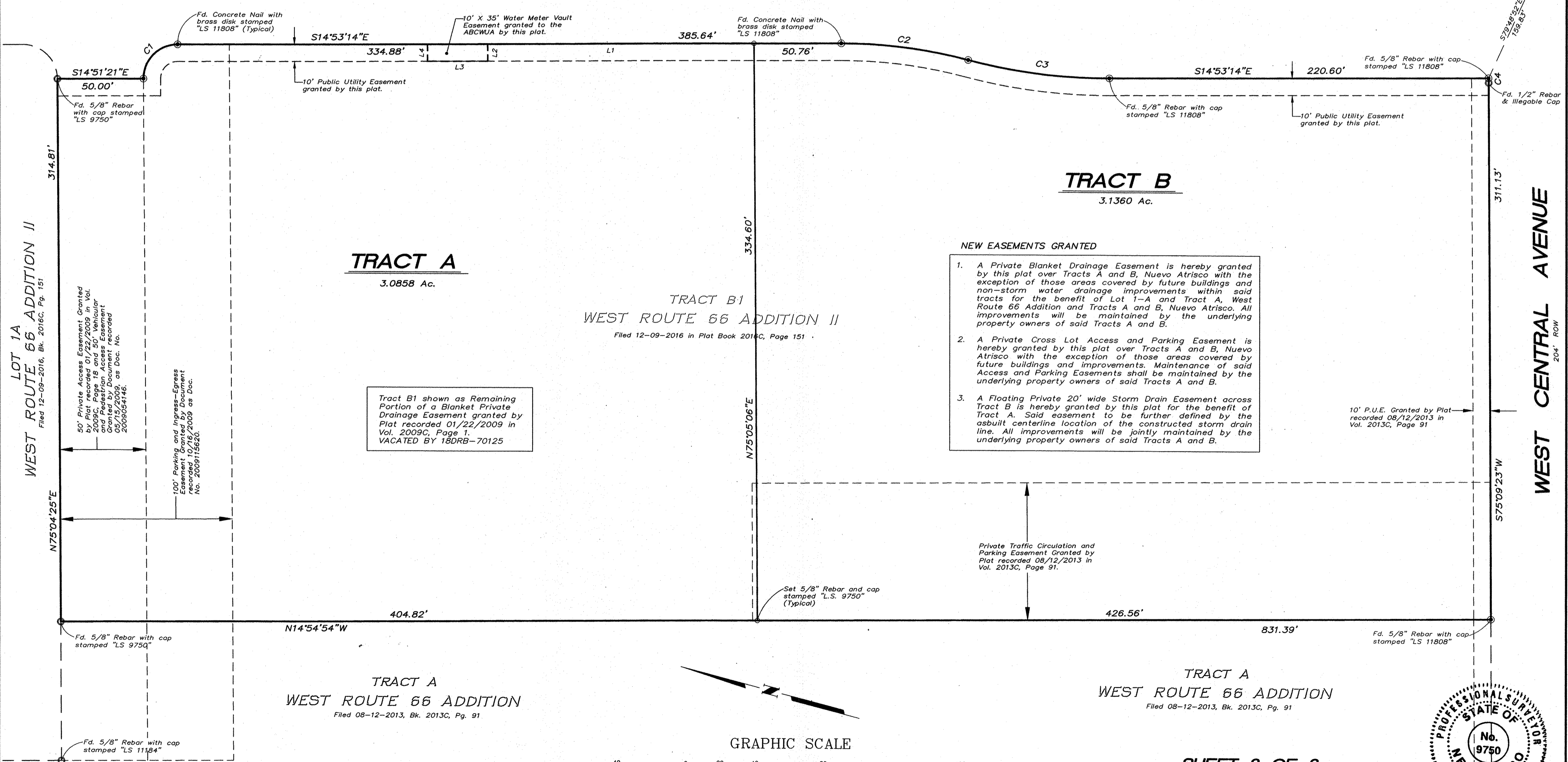
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CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2018

UNSER BOULEVARD N.W.
124' ROW

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	31.42'	20.00'	20.01'	28.29'	S59°54'24"E	90°01'24"
C2	74.55'	284.38'	37.49'	74.34'	S07°22'37"E	15°01'15"
C3	82.75'	315.62'	41.61'	82.51'	S07°22'37"E	15°01'17"
C4	2.76'	35.00'	1.38'	2.76'	S73°04'52"W	4°30'49"

LINE TABLE		
LINE	LENGTH	BEARING
L1	154.57	S14°53'14"E
L2	10.00	S75°06'46"W
L3	34.99	N14°53'14"W
L4	10.00	N75°04'25"E

ALBUQUERQUE CONTROL SURVEY
MONUMENT "7-K10"
N.M. State Plane Coordinates
(Central Zone - NAD83)
N=1,483,739.165 US Survey feet
E=1,498,962.651 US Survey feet
Delta Alpha = -00°16'18.14"
Ground to Grid Factor = 0.999683006
Elev.=5097.854 (NAVD 88) US Survey feet



- NEW EASEMENTS GRANTED**
1. A Private Blanket Drainage Easement is hereby granted by this plat over Tracts A and B, Nuevo Atrisco with the exception of those areas covered by future buildings and non-storm water drainage improvements within said tracts for the benefit of Lot 1-A and Tract A, West Route 66 Addition and Tracts A and B, Nuevo Atrisco. All improvements will be maintained by the underlying property owners of said Tracts A and B.
 2. A Private Cross Lot Access and Parking Easement is hereby granted by this plat over Tracts A and B, Nuevo Atrisco with the exception of those areas covered by future buildings and improvements. Maintenance of said Access and Parking Easements shall be maintained by the underlying property owners of said Tracts A and B.
 3. A Floating Private 20' wide Storm Drain Easement across Tract B is hereby granted by this plat for the benefit of Tract A. Said easement to be further defined by the asbuilt centerline location of the constructed storm drain line. All improvements will be jointly maintained by the underlying property owners of said Tracts A and B.

Tract B1 shown as Remaining
Portion of a Blanket Private
Drainage Easement granted by
Plat recorded 01/22/2009 in
Vol. 2009C, Page 1,
VACATED BY 18DRB-70125

