

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 21.0060 ACRES±
 ZONE ATLAS INDEX NO: H-13-Z
 NO. OF TRACTS CREATED: 0
 NO. OF LOTS CREATED: 3
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: APRIL 5, 2018

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO ALIGN PROPERTY BOUNDARIES WITH NEW ZONING BOUNDARIES (See EPC Case No. 17EPC-40011), TO CONSOLIDATE 24 LOTS INTO 3 LOTS, AND TO GRANT CERTAIN EASEMENTS

Notes:

1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION 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 OF PARCELS WITHIN THE AREA OF THIS PLAT.

Public Utility Easements

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON 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, WITHIN THE EASEMENT 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 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 PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

Disclaimer

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC, AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

RECORDING STAMP

DOCH 2018084927
 09/27/2018 02:08 PM Page: 1 of 3
 PLAT R: \$25.00 B: 2018C P: 0125 Linda Stover, Bernalillo County

THIS IS TO CERTIFY THAT THIS IS THE CURRENT AND PAID ON UPC & AS LISTED TO THE PUBLIC RECORDS OF RECORDS

Legal Description

A TRACT OF LAND LYING IN BERNALILLO COUNTY, NEW MEXICO, ALBUQUERQUE GRANT, PROJECTED SECTION 7, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACTS 224-D3-B1, 224-D3-B2, 224-D3-B3, 225B2B, 225B2I, 225B2H, 225B2G, 225B2F, 225B2E, 226A, 25B2A1A1, 25B2A1A2, 226C2B, 226C1, 226B, 227, 228, 232, 236A AND 236B, AS SHOWN ON MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NO. 35, TOGETHER WITH TRACT A, LANDS OF JUAN A. GARCIA, AS SHOWN ON THE PLAT RECORDED ON JANUARY 22, 1964 IN BOOK A2, PAGE 108, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, TOGETHER WITH A PORTION OF SAIZ ROAD, N.W., SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (NAD-83, CENTRAL ZONE) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED TRACT, LYING ON THE EAST RIGHT OF WAY LINE OF THE M.R.G.C.D. ALAMEDA DRAIN, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" FROM WHENCE A TIE TO A.G.R.S. MONUMENT "B_H13" BEARS N 54°59'25" W, A DISTANCE OF 714.62 FEET;

THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID EAST RIGHT OF WAY LINE, N 88°13'25" E, A DISTANCE OF 53.70 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 5 REBAR;

THENCE N 88°21'35" E, A DISTANCE OF 83.94 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 5 REBAR;

THENCE S 88°45'37" E, A DISTANCE OF 10.08 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 4 REBAR WITH ORANGE PLASTIC CAP "NM LS 6054";

THENCE S 88°56'15" E, A DISTANCE OF 106.34 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 5 REBAR;

THENCE S 87°27'46" E, A DISTANCE OF 173.76 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 5 REBAR;

THENCE N 01°10'09" E, A DISTANCE OF 452.51 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 88°07'31" E, A DISTANCE OF 11.27 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "LS 5300";

THENCE N 88°06'03" E, A DISTANCE OF 151.07 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "LS 11463";

THENCE N 87°34'26" E, A DISTANCE OF 145.26 FEET TO AN ANGLE POINT, MARKED BY A FOUND 1" IRON PIPE;

THENCE N 00°14'26" E, A DISTANCE OF 159.99 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 88°22'56" E, A DISTANCE OF 118.23 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE WEST RIGHT OF WAY LINE OF M.R.G.C.D. CAMPBELL DITCH, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID WEST RIGHT OF WAY LINE THE FOLLOWING SIX COURSES, S 33°45'54" E, A DISTANCE OF 130.00 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 39°42'44" E, A DISTANCE OF 132.09 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 24°06'54" E, A DISTANCE OF 199.37 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 29°41'32" E, A DISTANCE OF 319.50 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 26°56'26" E, A DISTANCE OF 276.24 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 19°50'57" W, A DISTANCE OF 15.35 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT LYING ON THE NORTH RIGHT OF WAY OF INTERSTATE 40, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID NORTH RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 253.33 FEET, A RADIUS OF 3354.54 FEET, A DELTA ANGLE OF 04°19'37", A CHORD BEARING OF S 78°47'51" W, AND A CHORD LENGTH OF 253.27 FEET, TO A POINT OF TANGENCY, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING NINE COURSES, S 77°10'34" W, A DISTANCE OF 27.61 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 76°59'47" W, A DISTANCE OF 155.76 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 77°14'32" W, A DISTANCE OF 423.22 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 00°01'50" W, A DISTANCE OF 15.37 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 77°06'00" W, A DISTANCE OF 243.16 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 81°52'14" W, A DISTANCE OF 69.06 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP (ILLEGIBLE);

THENCE S 81°42'30" W, A DISTANCE OF 169.96 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP (ILLEGIBLE);

THENCE S 82°37'12" W, A DISTANCE OF 65.21 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 4 REBAR (BENT);

THENCE S 84°29'38" W, A DISTANCE OF 138.92 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT, LYING AT THE INTERSECTION OF SAID NORTH RIGHT OF WAY LINE AND THE EAST RIGHT OF WAY LINE OF THE M.R.G.C.D. ALAMEDA DRAIN, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING SIX COURSES, N 61°35'20" E, A DISTANCE OF 35.50 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11463";

THENCE N 60°24'04" E, A DISTANCE OF 80.64 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 4 REBAR (BENT);

THENCE N 46°03'15" E, A DISTANCE OF 89.92 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP (ILLEGIBLE);

THENCE N 25°50'07" E, A DISTANCE OF 119.68 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 4 REBAR;

THENCE N 03°42'51" E, A DISTANCE OF 97.11 FEET TO AN ANGLE POINT, MARKED BY A FOUND 1" IRON PIPE;

THENCE N 18°18'58" W, A DISTANCE OF 370.20 FEET TO THE POINT OF BEGINNING, CONTAINING 21.0060 ACRES (915,023 SQUARE FEET), MORE OR LESS, NOW COMPRISING OF TRACTS 1, 2 AND 3, RIO GRANDE CROSSING EAST.

See Sheet 2 of 3 for Free Consent

Plat of
 Tracts 1, 2 and 3
Rio Grande Crossing East
 Town of Albuquerque Grant,
 Projected Section 7, Township 10 North, Range 3 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 August 2018

Project No. PR-2018-001611
 Application No. SD-2018-00074

Utility Approvals	
	9-25-18 DATE
PNM	9/27/18 DATE
	9/27/18 DATE
NEW MEXICO GAS COMPANY	9/27/18 DATE
	9/27/18 DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	9/27/18 DATE
	9/25/18 DATE
COMCAST	9/25/18 DATE
City Approvals	
	9/4/18 DATE
LOREN N. RIOS, P.S.	9/4/18 DATE
	9/21/18 DATE
ROGE M. MENDEZ	9/21/18 DATE
	09-19-18 DATE
A.B.C.W.U.A.	09-19-18 DATE
NIA	
PARKS AND RECREATION DEPARTMENT	DATE
NIA	
AMAFCA	DATE
	9/19/18 DATE
CITY ENGINEER	9/19/18 DATE
	9-27-18 DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	9-27-18 DATE
	9/19/18 DATE
CODE ENFORCEMENT	9/19/18 DATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

LARRY W. MEDRANO
 N.M.P.S. No. 11993
 DATE 9/4/18

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROPERTY INFORMATION				PROJECT INFORMATION		
STATE PLANE ZONE: NM-C	GRID/GROUND COORDINATES: GRID	TYPE: STANDARD		LAND GRANT TOWN OF ALBUQUERQUE GRANT				PROPERTY OWNER GARCIA REAL ESTATE INVESTMENTS, LLC DOS VIENTOS, LLC G3 INVESTORS, LLC SINCLAIR PROPERTIES, LLC				CREW/TECH: MT/MC	DATE OF SURVEY 04/05/2018	
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES	SECTION 7	TOWNSHIP 10 NORTH	RANGE 3 EAST	MERIDIAN NMPM	SUBDIVISION NAME RIO GRANDE CROSSING EAST				DRAWN BY: JK	CHECKED BY: LM	
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				CITY ALBUQUERQUE				COUNTY BERNALILLO				STATE NM	PSI JOB NO. 179029P_2018	SHEET NUMBER 1 OF 3
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003153689 GROUND TO GRID: 0.9996847305				ELEVATION TRANSLATION: ±0.00'				ELEVATIONS VALID: NO				OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113 505.856.5700 PHONE 505.856.7900 FAX		



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 PLAT R: \$25.00 B: 2018C P: 0125 Linda Stover, Bernalillo County

Plat of
 Tracts 1, 2 and 3
Rio Grande Crossing East
 Town of Albuquerque Grant,
 Projected Section 7, Township 10 North, Range 3 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 August 2018

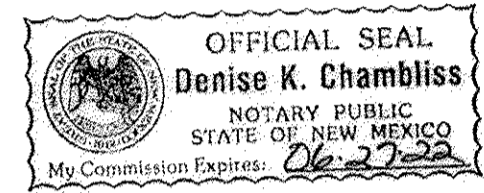
Free Consent and Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. SAID OWNER HEREBY DEDICATES AND GRANTS THE PERPETUAL DRAINAGE EASEMENTS AS DESCRIBED HEREIN FOR CONVEYANCE OF STORM WATER RUNOFF AND CONSTRUCTING, MAINTAINING AND REPLACING DRAINAGE AND DETENTION FACILITIES, FOR USE BY THE CITY OF ALBUQUERQUE AND OWNERS OF THE PROPERTIES SERVED THEREBY. SAID OWNER HEREBY DEDICATES AND GRANTS THE ACCESS EASEMENTS AS DESCRIBED HEREIN FOR USE BY OWNERS OF THE PROPERTIES SERVED THEREBY. SAID OWNER HEREBY DEDICATES AND GRANTS THE UTILITY EASEMENTS AS DESCRIBED HEREIN FOR PUBLIC AND PRIVATE WATER, SEWER, GAS, ELECTRICAL POWER AND COMMUNICATION UTILITIES, INCLUDING BURIED AND/OR OVERHEAD UTILITIES, AND INCLUDING INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE THEREOF AND THE RIGHT TO TRIM INTERFERING TREES, SHRUBS AND OBSTRUCTIONS. SAID OWNER HEREBY CERTIFIES THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) COLLECTIVELY WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Edward T. Garcia 9.4.18 DATE
 EDWARD T. GARCIA
 MANAGING MEMBER
 GARCIA REAL ESTATE INVESTMENTS, LLC

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF Sept, 2018 BY EDWARD T. GARCIA, MANAGING MEMBER, GARCIA REAL ESTATE INVESTMENTS, LLC

BY *Denise K. Chambliss* MY COMMISSION EXPIRES: 06.27.22
 NOTARY PUBLIC

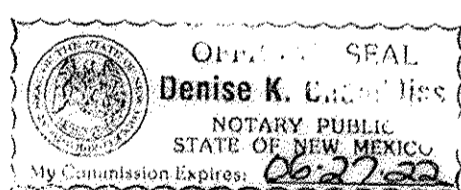
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Edward T. Garcia 9.4.18 DATE
 EDWARD T. GARCIA
 MANAGING MEMBER
 G3 INVESTORS, LLC

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 COUNTY OF BERNALILLO)



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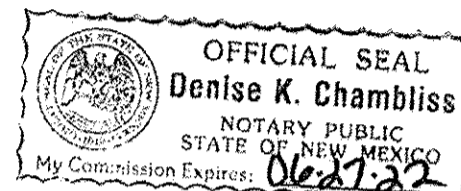
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Edward T. Garcia 9.4.18 DATE
 EDWARD T. GARCIA
 MANAGING MEMBER
 DOS VIENTOS, LLC

Acknowledgment

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 COUNTY OF BERNALILLO)



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BY *Denise K. Chambliss* MY COMMISSION EXPIRES: 06.27.22
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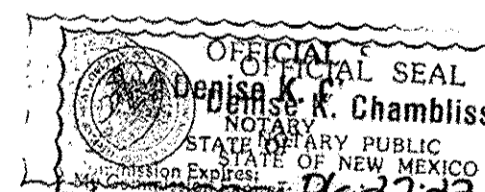
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Edward T. Garcia 9.4.18 DATE
 EDWARD T. GARCIA
 MANAGING MEMBER
 SINCLAIR PROPERTIES, LLC

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)



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BY *Denise K. Chambliss* MY COMMISSION EXPIRES: 06.27.22
 NOTARY PUBLIC

Table of Ownership

GARCIA REAL ESTATE INVESTMENTS, LLC:

1. TRACT 224-D3-B2
2. TRACT 224-D3-B1
3. TRACT 224-D-5-B3
4. TRACT 227
5. TRACT 228
6. TRACT 226A
7. TRACT 233 -A
8. TRACT 236 B

SINCLAIR PROPERTIES, LLC

1. TRACT 225B2D
2. TRACT 225B2I
3. TRACT 225B2C

DOS VIENTOS, LLC

1. TRACT 225B2A1A
2. TRACT 225B2A1A2
3. TRACT 225B2
4. TRACT 225B2F
5. TRACT 226C2B

G3 INVESTORS, LLC

1. TRACT 232
2. TRACT 236-A
3. TRACT 225B2H
4. TRACT 226B
5. TRACT A
6. TRACT 226C1

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROPERTY INFORMATION				PROJECT INFORMATION		
STATE PLANE ZONE: NM-C	GRID (GROUND COORDINATES): GRID	TYPE: STANDARD		LAND GRANT TOWN OF ALBUQUERQUE GRANT				PROPERTY OWNER GARCIA REAL ESTATE INVESTMENTS, LLC DOS VIENTOS, LLC G3 INVESTORS, LLC SINCLAIR PROPERTIES, LLC				CREW/TECH: MT/MC	DATE OF SURVEY: 04/05/2018	
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES	SECTION: 7	TOWNSHIP: 10 NORTH	RANGE: 3 EAST	MERIDIAN: NMPM	SUBDIVISION NAME RIO GRANDE CROSSING EAST				DRAWN BY: JK	CHECKED BY: LM	
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0	CITY: ALBUQUERQUE	COUNTY: BERNALILLO	STATE: NM					PSI JOB NO. 179029P_2018	SHEET NUMBER 2 OF 3	
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003153689 GROUND TO GRID: 0.9996847305				BEARING ANNOTATION: GROUND									OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113 505.856.5700 PHONE 505.856.7900 FAX	

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Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
- △ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED
- LOT LINE ELIMINATED BY THIS PLAT
- LIMITS OF FLOOD ZONE "AH" EL. = 4960 FT. FIRM PANEL NO. 35001C0331H EFFECTIVE DATE AUGUST 16, 2012



SCALE: 1" = 100'

RECORDING STAMP
 DOCH 2018084927
 09/27/2018 02:08 PM Page: 3 of 3
 PLAT R: \$25.00 B: 2018C P: 0125 Linda Stover, Bernalillo County

Plat of
Tracts 1, 2 and 3
Rio Grande Crossing East
 Town of Albuquerque Grant,
 Projected Section 7, Township 10 North, Range 3 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 August 2018

ABCWUA Notes:

1. THE INSTALLATION OF PUBLIC WATERLINE AND PUBLIC SANITARY SEWER MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL, ONCE THE WATER SERVICE, FIRE PROTECTION AND SANITARY SEWER SERVICE REQUIREMENTS OF ANY FUTURE DEVELOPMENT IS KNOWN.
2. EXISTING PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT, IMPROVEMENT OR UPDATING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.

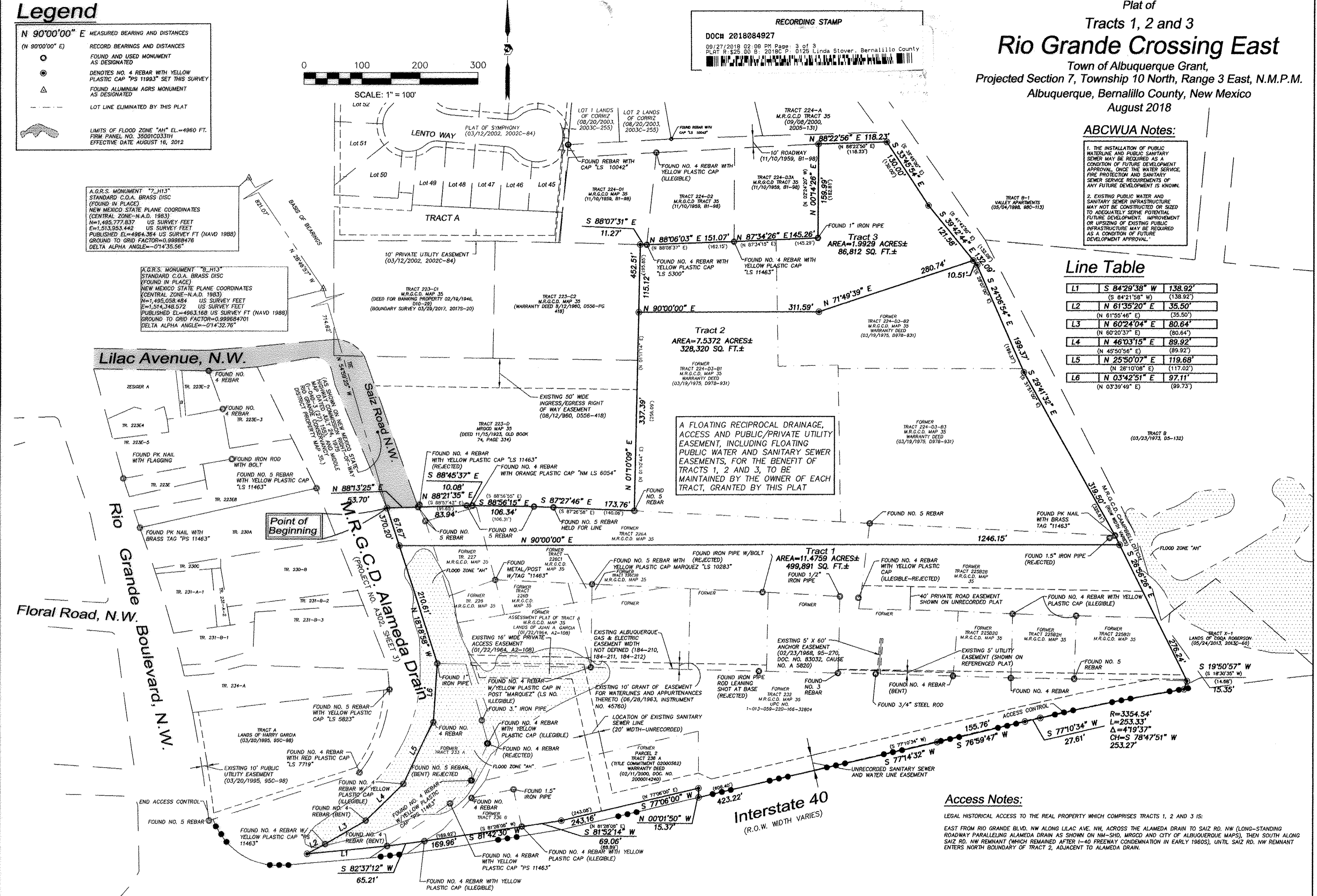
A.G.R.S. MONUMENT "7_H13"
 STANDARD C.O.A. BRASS DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,495,777.837 US SURVEY FEET
 E=1,513,953.442 US SURVEY FEET
 PUBLISHED EL.=4964.364 US SURVEY FT (NAVD 1988)
 GROUND TO GRID FACTOR=0.99968476
 DELTA ALPHA ANGLE=-074'35.56"

A.G.R.S. MONUMENT "8_H13"
 STANDARD C.O.A. BRASS DISC
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,495,058.484 US SURVEY FEET
 E=1,514,348.572 US SURVEY FEET
 PUBLISHED EL.=4963.168 US SURVEY FT (NAVD 1988)
 GROUND TO GRID FACTOR=0.999684701
 DELTA ALPHA ANGLE=-074'32.76"

Line Table

Line	Bearing	Distance	Equivalent
L1	S 84°29'38" W	138.92'	(S 84°21'58" W) (138.92')
L2	N 61°35'20" E	35.50'	(N 61°55'46" E) (35.50')
L3	N 60°24'04" E	80.64'	(N 60°20'37" E) (80.64')
L4	N 46°03'15" E	89.92'	(N 45°50'56" E) (89.92')
L5	N 25°50'07" E	119.68'	(N 26°10'08" E) (117.02')
L6	N 03°42'51" E	97.11'	(N 03°39'49" E) (99.73')

A FLOATING RECIPROCAL DRAINAGE, ACCESS AND PUBLIC/PRIVATE UTILITY EASEMENT, INCLUDING FLOATING PUBLIC WATER AND SANITARY SEWER EASEMENTS, FOR THE BENEFIT OF TRACTS 1, 2 AND 3, TO BE MAINTAINED BY THE OWNER OF EACH TRACT, GRANTED BY THIS PLAT



Access Notes:

LEGAL HISTORICAL ACCESS TO THE REAL PROPERTY WHICH COMPRISES TRACTS 1, 2 AND 3 IS: EAST FROM RIO GRANDE BLVD. NW ALONG LILAC AVE. NW, ACROSS THE ALAMEDA DRAIN TO SAIZ RD. NW (LONG-STANDING ROADWAY PARALLELING ALAMEDA DRAIN AS SHOWN ON NM-5HD, WRCCD AND CITY OF ALBUQUERQUE MAPS), THEN SOUTH ALONG SAIZ RD. NW REMNANT (WHICH REMAINED AFTER I-40 FREEWAY CONDEMNATION IN EARLY 1960S), UNTIL SAIZ RD. NW REMNANT ENTERS NORTH BOUNDARY OF TRACT 2, ADJACENT TO ALAMEDA DRAIN.

COORDINATE AND DIMENSION INFORMATION		PLSS INFORMATION		PROPERTY INFORMATION		PROJECT INFORMATION	
STATE PLANE ZONE: NM-C	GRID	LAND GRANT	TOWNSHIP	PROPERTY OWNER	GARCIA REAL ESTATE INVESTMENTS, LLC	CREW/TECH:	DATE OF SURVEY
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	TOWN OF ALBUQUERQUE GRANT	10 NORTH	DOS VIENTOS, LLC	G3 INVESTORS, LLC	MT	04/05/2018
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM	COMBINED SCALE FACTOR: 1.0003153689	SECTION	TOWNSHIP	SUBDIVISION NAME	RIO GRANDE CROSSING EAST	DRAWN BY:	CHECKED BY:
GROUND TO GRID: 0.9996847305	BEARING ANNOTATION: GRID	7	10 NORTH			JK	LM
	ELEVATION TRANSLATION: NO	CITY	COUNTY	STATE		PSI JOB NO.	SHEET NUMBER
		ALBUQUERQUE	BERNALILLO	NM		179029P_2018	3 OF 3



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