

LOCATION MAP B-14-Z

PURPOSE OF PLAT

- 1. To create Tracts E-1-A and E-1-B as shown hereon.

SUBDIVISION DATA

- 1. DRB Case No.: ~~XXXXXX~~ SD-2019-00130
- 2. Project No.: ~~XXXXXX~~ PR-2019-001541
- 3. Zone Atlas Index No.: B-14-Z
- 4. Total Number of Tracts created: 2
- 5. Total Number of existing Tracts: 1
- 6. Gross Subdivision Acreage: 11.6063 Acres

NOTES

- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- 2. Distances are ground distances.
- 3. Bearings and distances in parenthesis are record.
- 4. Basis of boundary is from the plat of record entitled:

"TRACTS E-1 AND E-2, ALAMEDA WEST",  
(05-11-1998, 98C-126)

"ALAMEDA WEST",  
(08-11-1983, C21-191)

all being records of Bernalillo County, New Mexico.

- 5. Field Survey: May, 2019.
- 6. Title Report(s): None provided.
- 7. Address of Property: 10131 Coors Boulevard NW, Albuquerque, NM 87114
- 8. City of Albuquerque, New Mexico IDO Zone: NR-C
- 9. 100 Year Flood Zone Designation: ZONE X, Panel 109 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated August 16, 2012. This property does not lie in the 100 Year Flood Plain.
- 10. Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

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 or parcels within the area of this plat.

DESCRIPTION

A tract of land situate, within the Town of Alameda Grant, projected Section 8, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT E-1, ALAMEDA WEST, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on May 11, 1998, in Plat Book 98C, Page 126, and containing 11.6063 acres more or less.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
3. Qwest Communications d/b/a Century Link (QWEST) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
4. Comcast for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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 transformers/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, PNM, NMGCO, QWEST and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, QWEST and COMCAST 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.

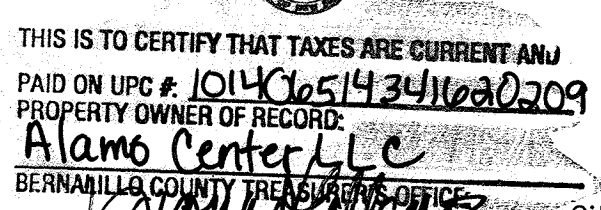
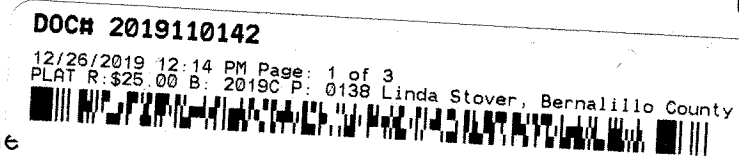
FREE CONSENT

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 the creation of Tracts E-1-A and E-1-B as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all 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.

Owner: Alamo Center, LLC, a New Mexico limited liability company  
 Arthur Gardenswartz, Manager Date 12/26/19

On this 26th day of December, 2019, this instrument was acknowledged before me by Arthur Gardenswartz, Manager of Alamo Center, LLC, a New Mexico limited liability company, on behalf of said company.

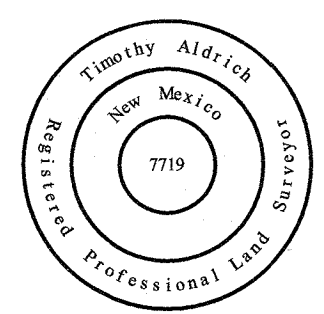
Michelle Gallegos  
 Notary Public



PLAT OF  
 TRACT E-1-A & E-1-B  
 ALAMEDA WEST  
 WITHIN THE  
 TOWN OF ALAMEDA GRANT  
 PROJECTED SECTION 8  
 TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JUNE, 2019

PROJECT NUMBER: PR-2019-001541  
 Application Number: SD-2019-00130

Utility Approvals:		
Public Service Company of New Mexico	<i>[Signature]</i>	6-24-19 Date
New Mexico Gas Company	<i>[Signature]</i>	6/24/19 Date
Qwest Corporation dba CenturyLink QC	<i>[Signature]</i>	06/24/2019 Date
Comcast	<i>[Signature]</i>	6/24/19 Date
City Approvals:		
City Surveyor	<i>[Signature]</i> P.S.	7/02/19 Date
Real Property Division	N/A	
Traffic Engineering, Transportation Division	<i>[Signature]</i>	9-11-19 Date
Albuquerque-Bernalillo County Water Utility Authority	<i>[Signature]</i>	09-1-19 Date
Parks and Recreation Department	<i>[Signature]</i>	
AMAFCA	<i>[Signature]</i>	9/17/19 Date
City Engineer/Hydrology	<i>[Signature]</i>	11/25/19 Date
Code Enforcement	<i>[Signature]</i>	9.11.19 Date
Solid Waste Management	N/A	
DRB Chairperson, Planning Department	<i>[Signature]</i>	11-25-19 Date

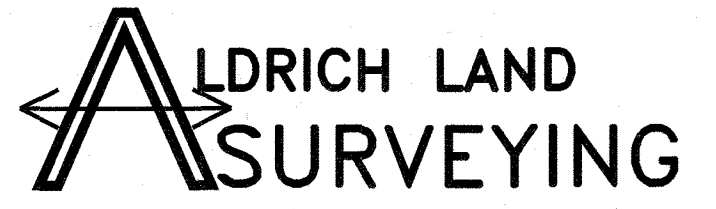


SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified 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, utility companies and other parties expressing an interest 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]*  
 Timothy Aldrich, P.S. No. 7719  
 06/11/2019  
 Date

Drawn By:	TA	Date:	06-11-19
Checked By:	TA	Drawing Name:	19050PL1.DWG
Job No.:	19-050	Sheet:	1 of 3



P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

# EXISTING EASEMENTS

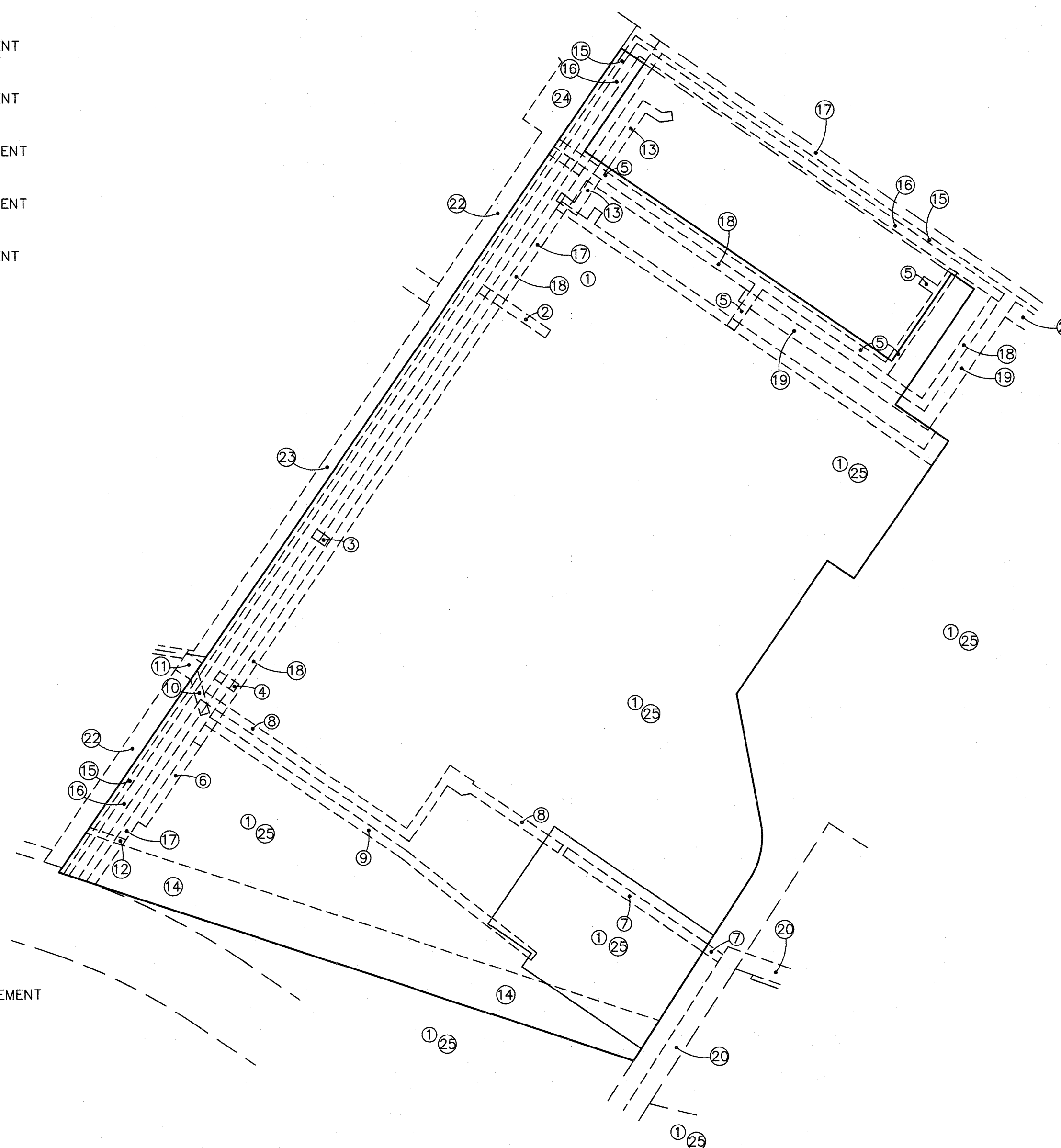
PLAT OF  
TRACT E-1-A & E-1-B  
ALAMEDA WEST  
WITHIN THE  
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TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2019

## EASEMENTS

- ① NON-EXCLUSIVE CROSS-LOT INGRESS, EGRESS, PARKING AND UTILITY EASEMENT FOR VEHICULAR AND PEDESTRIAN TRAFFIC, VEHICULAR PARKING AND INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF ALL UTILITIES. (08-25-1983, 1983057929) (05-29-1992, 1992050721)
- ② EXISTING 10' ABCWUA UNDERGROUND WATERLINE EASEMENT (04-30-1985, 1985033221)
- ③ EXISTING 10' ABCWUA UNDERGROUND WATERLINE EASEMENT (04-30-1985, 1985033222)
- ④ EXISTING 10' ABCWUA UNDERGROUND WATERLINE EASEMENT (04-30-1985, 1985033223)
- ⑤ EXISTING 10' ABCWUA UNDERGROUND WATERLINE EASEMENT (04-30-1985, 1985033224)
- ⑥ EXISTING 10' ABCWUA UNDERGROUND SEWER LINE EASEMENT (04-30-1985, 1985033225)
- ⑦ EXISTING 10' ABCWUA UNDERGROUND SEWER LINE EASEMENT (04-30-1985, 1985033226)
- ⑧ EXISTING 10' ABCWUA UNDERGROUND WATERLINE EASEMENT (04-30-1985, 1985033227)
- ⑨ EXISTING 10' UNDERGROUND PUE (04-30-1985, 1985033228)
- ⑩ EXISTING 10' UNDERGROUND PUE (12-20-1991, 1991104687)
- ⑪ EXISTING 10' UNDERGROUND PUE (12-20-1991, 1991104688)
- ⑫ EXISTING 7' QWEST EASEMENT (R/W 143, PAGE 240 AND R/W 143, PAGE 329) QUITCLAIM OF ALL EASEMENT EXCEPT WEST 40 FEET (07-24-1997, 1997075201)
- ⑬ EXISTING 10' QWEST EASEMENT (03-06-2009, 2009024167)
- ⑭ EXISTING 50' NMGCO EASEMENT (09-17-1930, BOOK 112, PAGE 515) (12-11-1931, BOOK 123, PAGE 152) (01-14-1946, BOOK 220, PAGE 547) (03-29-1956, BOOK D346, PAGE 356) (03-07-1961, BOOK D585, PAGE 409) (09-25-1964, BOOK RW143, PAGE 248)
- ⑮ EXISTING 6' NMGCO EASEMENT (08-11-1983, C21-191)
- ⑯ EXISTING 10' WATERLINE EASEMENT (08-11-1983, C21-191)
- ⑰ EXISTING 10' PUE (08-11-1983, C21-191)
- ⑱ EXISTING 10' SEWER LINE EASEMENT (08-11-1983, C21-191)
- ⑲ EXISTING 15' NMGCO EASEMENT (08-11-1983, C21-191)
- ⑳ EXISTING 20' ABCWUA WATERLINE AND SEWER LINE EASEMENT (08-11-1983, C21-191)
- ㉑ EXISTING 10' UTILITY EASEMENT (05-11-1998, 98C-126)
- ㉒ EXISTING 20' PUE AND PDE (01-10-2006, 2006C-009)
- ㉓ EXISTING 15' PUE AND PDE (01-10-2006, 2006C-009)
- ㉔ EXISTING PUE AND PDE (WIDTH VARIES) (01-10-2006, 2006C-009)

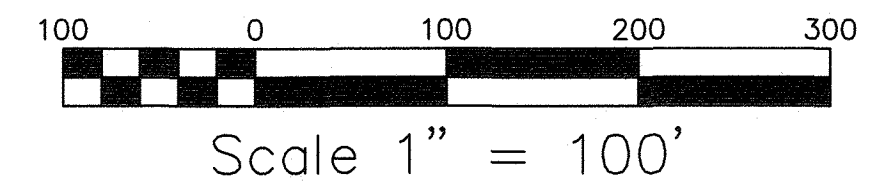
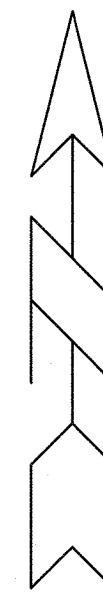
- ㉕ NON-EXCLUSIVE PRIVATE RECIPROCAL DRAINAGE EASEMENT FOR THE JOINT BENEFIT, USE AND TO BE MAINTAINED BY THE OWNERS OF TRACTS A-E, ALAMEDA WEST. (11-22-2019, 2019100110)

DOC# 2019110142  
12/26/2019 12:14 PM Page: 2 of 3  
PLAT R: \$25,000 B: 2019C P: 0138 Linda Stover, Bernalillo County



Drainage Facilities and/or Detention Areas Maintained by Lot Owner Areas designated on the accompanying plat as "drainage easements" ["detention areas"] are hereby dedicated by the owner as a perpetual easement for the common use and benefit of the various lots within the subdivisions for the purpose of permitting the conveyance of storm water runoff and the constructing and maintaining of drainage facilities [storm water detention facilities] in accordance with standards prescribed by the City of Albuquerque. No fence, wall, planting, building or other obstruction may be placed or maintained in easement area without approval of the City Engineer of the City of Albuquerque. There also shall be no alteration of the grades or contours in said easement area without the approval of the City Engineer. It shall be the duty of the lot owners of this subdivision to maintain said drainage easement [detention area] and facilities at their cost in accordance with standards prescribed by the City of Albuquerque. The City shall have the right to enter periodically to inspect the facilities. In the event said lot owners fail to adequately and properly maintain drainage easement [detention area] and facilities, at any time following fifteen (15) days written notice to said lot owners, the City may enter upon said area, perform said maintenance, and the cost of performing said maintenance shall be paid by applicable lot owners proportionately on the basis of lot ownership. In the event lot owners fail to pay the cost of maintenance within thirty (30) days after demand for payment made by the City, the City may file a lien against all lots in the subdivision for which proportionate payment has not been made. The obligations imposed herein shall be binding upon the owner, his heirs, and assigns and shall run with all lots within this subdivision.

The Grantor agrees to defend, indemnify, and hold harmless, the City, its officials, agents and employees from and against any and all claims, actions, suits, or proceedings of any kind brought against said parties for or on account of any matter arising from the drainage facility provided for herein or the Grantor's failure to construct, maintain, or modify said drainage facility.



NOTE: PUE = Public Utility Easement  
PDE = Private Drainage Easement

Drawn By:	TA	Date:	06-11-19
Checked By:	TA	Drawing Name:	19050PL1.DWG
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11-25-19 rev  
08-21-19 rev

**ALDRICH LAND SURVEYING**

P.O. BOX 30701, ALBQ., N.M. 87190  
505-884-1990

NOTE: BEARINGS AND DISTANCES ARE FIELD AND RECORD

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 PLAT R 525.06 B: 2019C P: 0138 Linda Stover, Bernalillo County

PLAT OF  
 TRACT E-1-A & E-1-B  
 ALAMEDA WEST  
 WITHIN THE  
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 TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JUNE, 2019

EXTERIOR

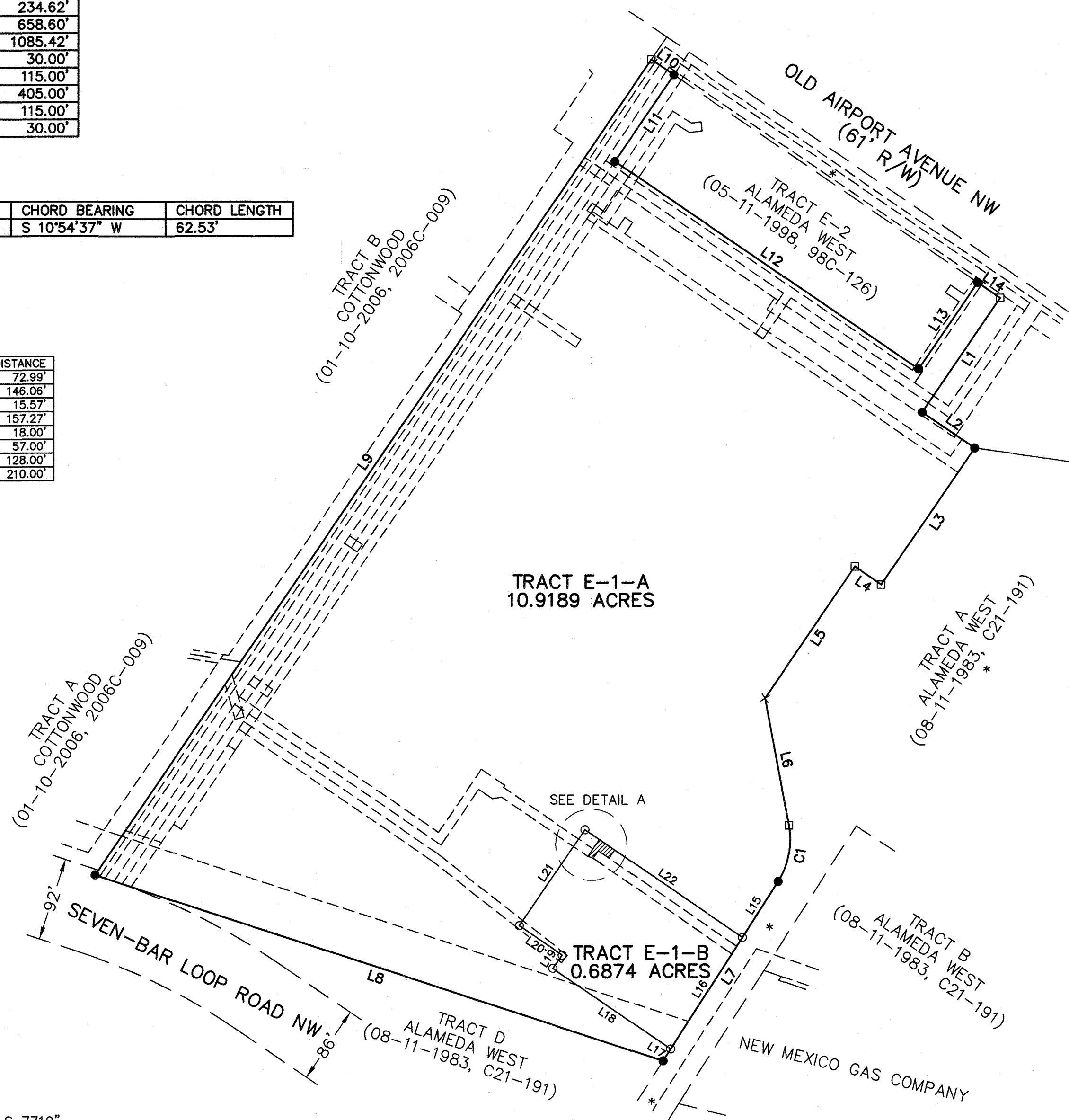
LINE	BEARING	DISTANCE
L1	S 34°19'45" W	152.00'
L2	S 55°40'15" E	70.00'
L3	S 34°19'45" W	182.00'
L4	N 55°40'15" W	35.00'
L5	S 34°19'45" W	175.21'
L6	S 10°40'15" E	142.57'
L7	S 32°39'17" W	234.62'
L8	N 71°50'57" W	658.60'
L9	N 34°19'45" E	1085.42'
L10	S 55°40'15" E	30.00'
L11	S 34°19'45" W	115.00'
L12	S 55°40'15" E	405.00'
L13	N 34°19'45" E	115.00'
L14	S 55°40'15" E	30.00'

EXTERIOR

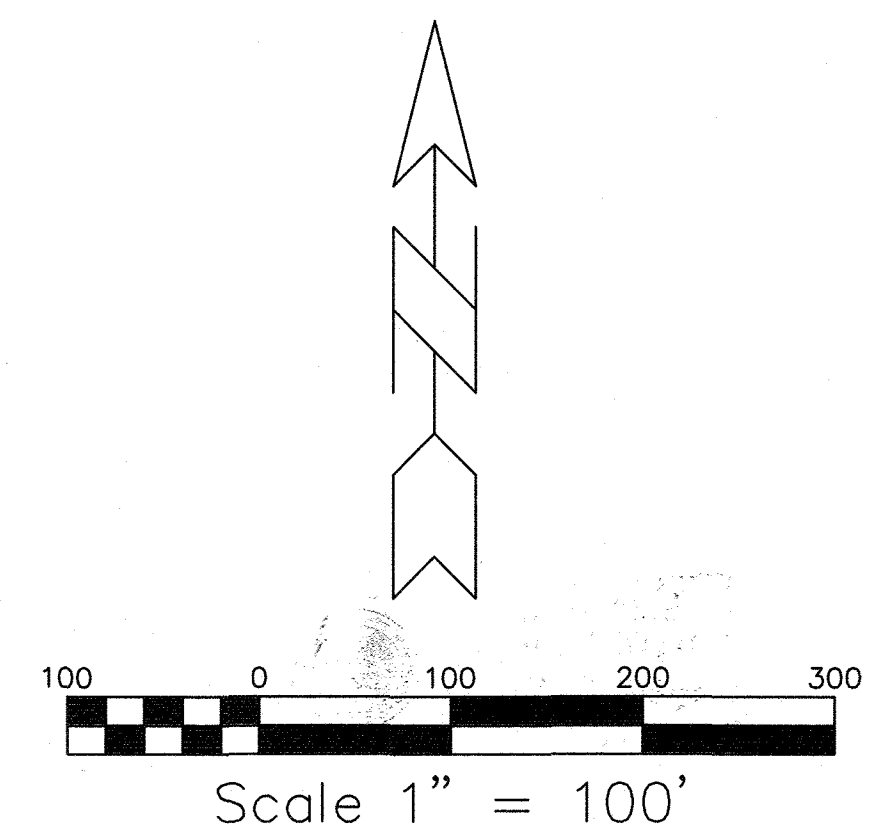
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	64.03'	85.00'	43°09'48"	S 10°54'37" W	62.53'

INTERIOR

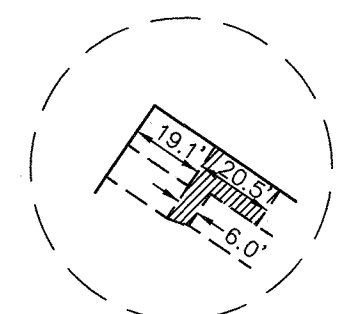
LINE	BEARING	DISTANCE
L15	S 32°39'17" W	72.99'
L16	S 32°39'17" W	146.06'
L17	S 32°39'17" W	15.57'
L18	N 55°40'15" W	157.27'
L19	N 34°19'45" E	18.00'
L20	N 55°40'15" W	57.00'
L21	N 34°19'45" E	128.00'
L22	S 55°40'15" E	210.00'



AGRS MONUMENT AND BENCHMARK "8-B14"  
 N=1528602.961 (US Survey Foot)  
 E=1521096.792 (US Survey Foot)  
 G-G=0.999679817  
 $\Delta\alpha = -00^{\circ}13'48.87''$   
 CENTRAL ZONE  
 ELEVATION=5025.358 (US Survey Foot)  
 (NAD83/NAVD88)



SEE DETAIL A



PUBLIC ABCWJA WATERLINE EASEMENT (GRANTED BY THIS PLAT)

PROPERTY CORNERS

- SET 1/2" REBAR WITH CAP OR PK WITH TAG "LS 7719"
- FOUND 5/8" REBAR WITH CAP OR PK NAIL WITH TAG "LS 5823, LS 9750 OR LS 11808"
- FOUND NAIL IN ASPHALT
- × FOUND CROSS ON CONCRETE

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2019C-138

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