

Vicinity Map - Zone Atlas H-14-Z

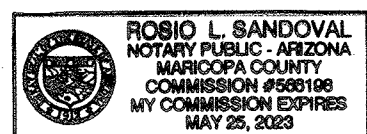
Documents

1. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 12, 1984, IN BOOK C25, FOLIO 11.
2. SPECIAL WARRANTY DEED FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 9, 2019, AS DOCUMENT NO. 2019017430.
3. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE HAVING FILE NO. 2345344-AL01 AND AN EFFECTIVE DATE OF AUGUST 14, 2018.
4. WARRANTY DEED TO THE NEW MEXICO STATE HIGHWAY AND TRANSPORTATION DEPT. FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 25, 2000 IN BOOK A4, PAGE 8937 AS DOCUMENT NO. 2000039102.
5. RIGHT-OF-WAY MAP FOR I-40 HAVING PROJECT NO. AC-MIP-(IM)-(TPO)-025-4(78)227 FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 25, 2008 IN BOOK 2008S, PAGE 167, AS DOCUMENT NO. 2008125676.
6. PLAT FOR TRACTS A AND B, ALEXANDER CENTER FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 22, 1983 IN BOOK C121, PAGE 113.

Free Consent and Dedication

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 DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

Matthew F. Braccia 09/27/2019
 MATTHEW F. BRACCIA, PRESIDENT
 AMERCO REAL ESTATE CO.



STATE OF Arizona }
 COUNTY OF Maricopa } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON September 27th 2019
 BY: MATTHEW F. BRACCIA, PRESIDENT, AMERCO REAL ESTATE CO.

By: *[Signature]*
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 5/25/2023

Indexing Information

Projected Section 8, Township 10 North, Range 3 East,
 N.M.P.M. Town of Albuquerque Grant
 Subdivision: Alexander Center
 Owner: Amerco Real Estate Co.
 UPC #: 101405927019832507

Purpose of Plat

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

Subdivision Data

GROSS ACREAGE.....2.5286 ACRES
 ZONE ATLAS PAGE NO.....H-14-Z
 NUMBER OF EXISTING LOTS.....1
 NUMBER OF LOTS CREATED.....1
 MILES OF FULL-WIDTH STREETS.....0 MILES
 MILES OF HALF-WIDTH STREETS.....0 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....0.0000 ACRES
 DATE OF SURVEY.....AUGUST 2019

Notes

1. FIELD SURVEY PERFORMED IN JULY 2019.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

Solar Collection Note

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 ERCTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Legal Description

TRACT "C" OF ALEXANDER CENTER, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 12, 1984 IN MAP BOOK C25, FOLIO 11, LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE NEW MEXICO STATE HIGHWAY AND TRANSPORTATION DEPARTMENT BY WARRANTY DEED RECORDED IN BOOK A4, PAGE 8937, AS DOCUMENT NUMBER 2000-39102, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHWEST CORNER OF TRACT C, ALEXANDER CENTER, POINT LYING OF THE SOUTHERLY RIGHT-OF-WAY OF CUTLER AVE. N.W. AND MARKED BY A REBAR WITH CAP "LS 14269";

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING SAID CUTLER AVE. N.W., S 79°15'50" E, A DISTANCE OF 225.95 FEET TO AN ANGLE POINT, BEING MARKED BY A MARKER "X" ON EAST FACE OF BUILDING;

THENCE, S 10°44'22" W, A DISTANCE OF 95.09 FEET TO AN ANGLE POINT BEING MARKED BY A REBAR WITH CAP "LS 11463";

THENCE, S 79°19'16" E, A DISTANCE OF 96.19 FEET TO AN ANGLE POINT LYING ON THE WESTERLY RIGHT-OF-WAY OF 4TH ST. S.W. AND MARKED BY A PK NAIL;

THENCE, COINCIDING SAID 4TH ST. N.W. RIGHT-OF-WAY THE FOLLOWING FOUR COURSES:

S 09°26'03" W, A DISTANCE OF 6.02 FEET TO AN ANGLE POINT BEING MARKED BY A REBAR WITH CAP, ILLEGIBLE;

S 17°05'17" W, A DISTANCE OF 215.24 FEET TO A POINT OF CURVATURE, BEING MARKED BY A REBAR WITH CAP "LS 14269";

43.54 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 141.00 FEET, A DELTA OF 17°41'36", AND A CHORD BEARING S 25°55'59" W, A DISTANCE OF 43.37 FEET TO AN ANGLE POINT BEING MARKED BY A REBAR WITH CAP "LS 14269";

S 60°17'23" W, A DISTANCE OF 49.06 FEET TO ANGLE POINT, LYING ON THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 40, BEING MARKED BY A REBAR WITH ALUMINUM CAP, ILLEGIBLE;

THENCE, LEAVING 4TH ST. N.W. AND COINCIDING SAID INTERSTATE 40 RIGHT-OF-WAY, N 76°33'14" W, A DISTANCE OF 251.83 FEET TO THE SOUTHWEST OF THE HEREIN DESCRIBED PARCEL, REFERENCED BY 1/2" REBAR FOUND 0.75 FEET S 09°30'54" W FROM CORNER;

THENCE, LEAVING SAID INTERSTATE 40 RIGHT-OF-WAY N 09°12'25" E, A DISTANCE OF 201.88 FEET TO AN ANGLE POINT BEING MARKED BY A REBAR WITH ILLEGIBLE BLUE CAP;

THENCE, N 30°18'07" E, A DISTANCE OF 21.13 FEET TO AN ANGLE POINT BEING MARKED BY A REBAR WITH CAP "LS 14269";

THENCE, N 10°46'20" E, A DISTANCE OF 154.99 FEET TO THE POINT OF BEGINNING CONTAINING 2.5286 ACRES (110,146 SQ. FT.) MORE OR LESS.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC # 101405927019832507

Amerco Real Estate Company
 George Stone
 12-18

PROPERTY OWNER OF RECORD

Amerco Real Estate Company

BERNALILLO COUNTY TREASURER'S OFFICE

George Stone 12-18-19

Plat for Tract C-1
Alexander Center
 Being Comprised of
 Tract C, Alexander Center,
 Less a portion conveyed to NMDOT
 City of Albuquerque
 Bernalillo County, New Mexico
 October 2019

DOCM 2019107976

12/19/2019 12:47 PM Page: 1 of 2
 PLAT R 325 00 B 7 2019C P: 0133 Linda Stover, Bernalillo County

Project Number: PR-2018-001670

Application Number: SD-2019-60183

Plat Approvals:

- [Signature]* 12/16/19
PNM Electric Services
- [Signature]* 10/18/19
Qwest Corp. d/b/a CenturyLink QC
- [Signature]* 9/26/19
New Mexico Gas Company
- [Signature]* 9/25/19
Comcast

City Approvals:

- [Signature]* 9/26/19
City Surveyor
- [Signature]* 10-7-19
Traffic Engineer
- [Signature]* 10-09-19
ABCWUA
- See Below
Code Enforcement
- [Signature]* 10/1/19
AMAFA
- [Signature]* 10/9/19
City Engineer
- [Signature]* 12-18-19
DRB Chairperson, Planning Department
- [Signature]* 10.9.19
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 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. 9/26/19
 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
 wplotnerjr@gmail.com



2019C-133

(1)

**Plat for
Tract C-1
Alexander Center
Being Comprised of
Tract C, Alexander Center,
Less a portion conveyed to NMDOT
City of Albuquerque
Bernalillo County, New Mexico
October 2019**

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	43.54' (43.41')	141.00' (141.00')	17°41'36"	43.37'	S 25°55'59" W
C2	118.89' [119.20'] {119.20'}	65.00' [65.00'] {65.00'}	104°47'50"	103.00'	S 28°27'42" E

ACS Monument "SMW-8"
NAD 1983 CENTRAL ZONE
X=1520419.554 *
Y=1498475.704 *
Z=4969.728 * (NAVD 1988)
G-G=0.99968267
Mapping Angle=-0°13'51.02"
*U.S. SURVEY FEET

DOCH 2019107976
12/18/2019 12:47 PM Page: 2 of 2
PLAT R: 25.00 B: 2019C P: 0133 Linda Stover, Bernalillo County

Easement Notes

- EXISTING 10' UTILITY EASEMENT BENEFITING PNM AND THE TELEPHONE CO. 131296 (4/5/1967, BK. MISC. 64, PG. 965, DOC. NO. 46200) VACATED BY THE FILING OF THIS PLAT SHOWN HEREON AS []
- EXISTING PNM 5'x35' RIGHT-OF-WAY EASEMENT (12/7/1967, BK. MISC. 88, PG. 111, DOC. NO. 74457 AND 7/26/1967, BK. MISC. 75, PG. 25, DOC. NO. 58201) VACATED BY THE FILING OF THIS PLAT SHOWN HEREON AS []
- EXISTING UTILITY EASEMENT BENEFITING PNM AND THE TELEPHONE CO. (9/12/1984, BK. C25, PG. 11) VACATED BY THE FILING OF THIS PLAT SHOWN HEREON AS []
- REMAINING PORTION EXISTING WATER AND SEWER EASEMENT (9/12/1984, BK. C25, PG. 11)
- EXISTING PUBLIC UTILITY & DRAINAGE EASEMENT PER ORDINANCE NO. 163-1972 (8/1/1972, BK. MISC. 271, PG. 256, DOC. NO. 1038 SHOWN ON PLAT) (9/12/1984, BK. C25, PG. 11)
- EXISTING 15' UTILITY EASEMENT BENEFITING PNM AND THE TELEPHONE CO. (8/24/1976, BK. MISC. 493, PG. 311, DOC. NO. 7645267)
- EXISTING POLE SITE EASEMENT (8/24/1976, BK. MISC. 493, PG. 311, DOC. NO. 7645267)
- EXISTING EASEMENT FOR CLEAR VIEW BLANKET IN NATURE BENEFITING TRACT A, ALEXANDER CENTER (05/27/1983, BK. MISC. 18A, PG. 281)
- 12' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

ACS Monument "A-438"
NAD 1983 CENTRAL ZONE
X=1523137.246 *
Y=1495747.494 *
Z=4975.35 * (NAVD 1988)
G-G=0.999681662
Mapping Angle=-0°13'31.98"
*U.S. SURVEY FEET

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 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.
- Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

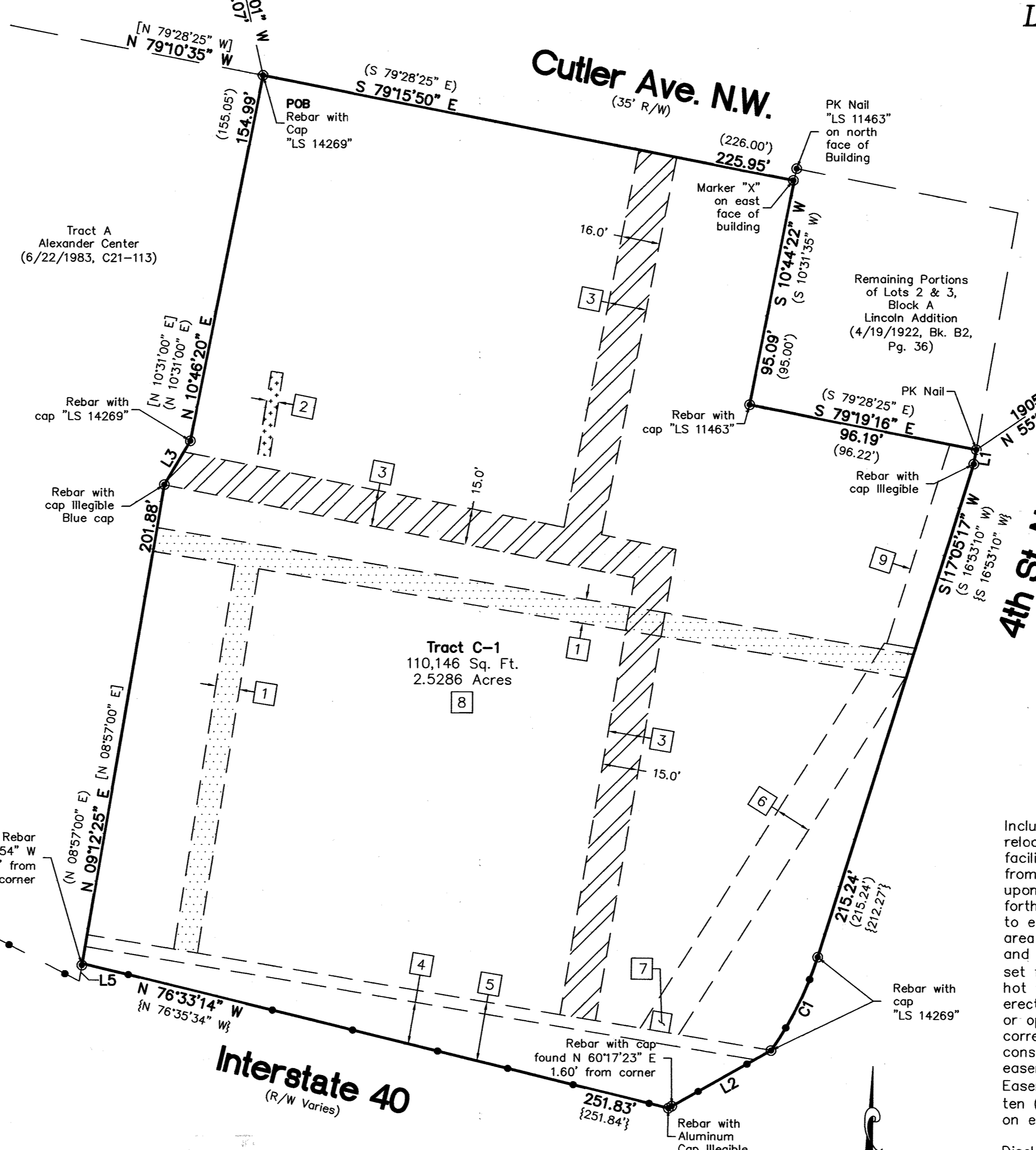
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across 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.

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wplotnerjr@gmail.com

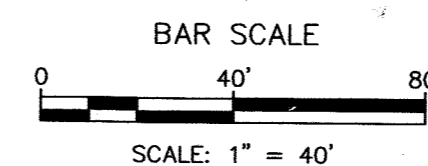
Sheet 2 of 2
191268



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (09/12/1984, C25-11)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (06/22/1983, C21-113)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER ROW MAP (11/25/2008, 2018S-167)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
→	ACCESS CONTROLLED RIGHT-OF-WAY PER RIGHT-OF-WAY AND REMONUMENTATION MAP (PROJECT NO. AC-MIP-(IM)-(TPO)-025-4(78)227)

Line Table		
Line #	Direction	Length (ft)
L1	S 09°26'03" W (S 08°57'00" W)	6.02' (5.94')
L2	S 60°17'23" W (S 59°56'55" W) {S 59°13'43" W}	49.06' {48.25'}
L3	N 30°18'07" E (N 29°42'55" E) [N 29°42'55" E]	21.13' (21.20') (21.20')
L4	N 80°34'11" W [N 81°03'00" W] {N 80°33'23" E}	124.72' [125.00'] {124.82'}
L5	S 09°30'54" W {N 09°30'54" W}	7.46' {7.46'}



2019C-133

(2)