

Vicinity Map - Zone Atlas H-9-Z

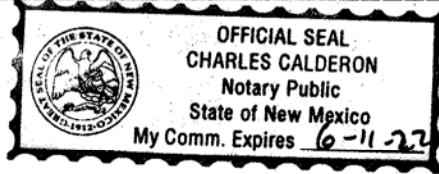
**Documents**

- TITLE COMMITMENT PROVIDED BY FIDELITY TITLE, HAVING FILE NO. FT000134145-STONEBERGERD AND AN EFFECTIVE DATE OF APRIL 24, 2018. (TRACT 28)
- TITLE COMMITMENT PROVIDED BY RIO GRANDE TITLE, HAVING FILE NO. FT000134145-STONEBERGERD AND AN EFFECTIVE DATE OF APRIL 24, 2018.
- SPECIAL WARRANTY DEED, FOR TRACT 25, LADERA BUSINESS PARK UNIT 1, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON JULY 1, 2015 AS DOCUMENT NO. 2015056672, AND RE-RECORDED ON JULY 20, 2015 AS DOCUMENT NO. 2015061788.
- WARRANTY DEED FOR TRACT 28, LADERA BUSINESS PARK, UNIT 2, FILED ON JUNE 30, 2015, AS DOCUMENT NO. 2015056344.

**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 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. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

*Dan Rich* 10/22/2018  
 DAN RICH, REPRESENTATIVE  
 LADERA ENTERPRISES, LLC



STATE OF NEW MEXICO }  
 COUNTY OF SANDOVAL }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 10/22/2018  
 BY: DAN RICH, REPRESENTATIVE, LADERA ENTERPRISES, LLC

By: *[Signature]*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES 6-11-23

**Indexing Information**

Projected Section 9 and 10, Township 10 North, Range 2 East, N.M.P.M. Town of Atrisco Grant  
 Subdivision: Ladera Business Park, Units 1 & 2  
 Owner: Ladera Enterprises LLC  
 UPC #101005901427420601 (Tract 25)  
 #100905952631741505 (Tract 28)

**Purpose of Plat**

- SUBDIVIDE AS SHOWN HEREON.

**Subdivision Data**

GROSS ACREAGE..... 6.7575 ACRES  
 ZONE ATLAS PAGE NO..... H-9-Z  
 NUMBER OF EXISTING LOTS..... 2  
 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..... 0.000 ACRES  
 DATE OF SURVEY..... OCTOBER 2013

**Notes**

- FIELD SURVEY PERFORMED IN MAY 2013.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE) USING A GROUND TO GRID FACTOR OF 0.99967750.
- LOT LINES TO BE ELIMINATED SHOWN HEREON AS .....

**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 ERECTED 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 NUMBERED TWENTY-EIGHT (28) OF PLAT FOR LADERA BUSINESS PARK UNIT 2, WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTIONS 9 AND 10, TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 11, 2004, IN BOOK 2004C, PAGE 325.

AND

TRACT NUMBERED TWENTY-FIVE (25) OF LADERA BUSINESS PARK UNIT 1, WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTIONS 9 AND 10, TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 22, 2004, IN BOOK 2004C, FOLIO 24.

**Plat Approvals:**

- [Signature]* 10-26-18  
PNM Electric Services
- [Signature]* 10-29-2018  
Qwest Corp. d/b/a CenturyLink QC
- [Signature]* 10/22/18  
New Mexico Gas Company
- [Signature]* 10/26/18  
Comcast

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND  
 PAID ON UPC # 101005901427420601  
 100905952631741505  
 LADERA ENTERPRISES  
 GEORGE STONE 10-30-18

PROPERTY OWNER OF RECORD  
 LADERA ENTERPRISES  
 BERNALILLO COUNTY TREASURER'S OFFICE  
 GEORGE STONE 10-30-18

**Plat for  
 Tract 25-A  
 Ladera Business Park, Unit 1  
 Being Comprised of  
 Tract 25, Ladera Business Park, Unit 1  
 and  
 Tract 28 Ladera Business Park, Unit 2  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 October 2018**

**Approved and Accepted by:**

Project Number: PR-2018-001700  
 Application Number: SD-2018-00095

**City Approvals:**

- [Signature]* 10/24/18  
City Surveyor
- [Signature]* 10/24/18  
Traffic Engineer
- [Signature]* 10-24-18  
ABCWJA
- N/A  
Parks and Recreation Department
- [Signature]* 10/29/18  
AMAFCA
- [Signature]* 10-29-18  
City Engineer
- [Signature]* 10-30-18  
DRB Chairperson, Planning Department
- N/A  
Real Property Division
- [Signature]* 10/24/18  
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.

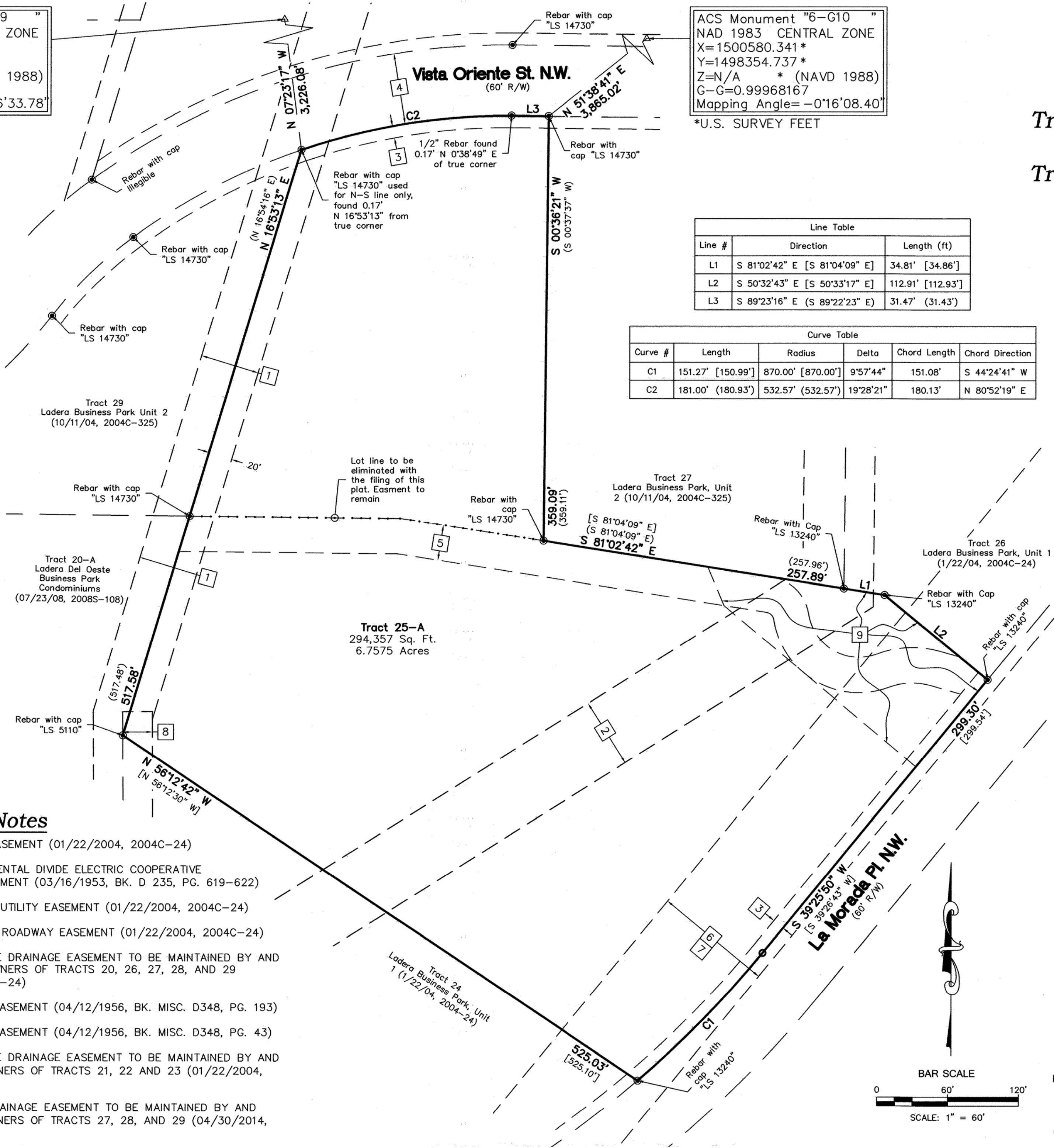
*[Signature]* 10/26/18  
 Will Plotner Jr. Date  
 N.M.R.P.S. No. 14271  
**CSI-CARTESIAN SURVEYS INC.**  
 P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896 - 3050 Fax (505) 891 - 0244



**Plat for  
 Tract 25-A  
 Ladera Business Park, Unit 1  
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 Tract 25, Ladera Business Park, Unit 1  
 and  
 Tract 28 Ladera Business Park, Unit 2  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 October 2018**

ACS Monument "2-G9"  
 NAD 1983 CENTRAL ZONE  
 X=1496926.541 \*  
 Y=1499127.178 \*  
 Z=N/A \* (NAVD 1988)  
 G-G=0.999672239  
 Mapping Angle=-0°16'33.78"  
 \*U.S. SURVEY FEET

ACS Monument "6-G10"  
 NAD 1983 CENTRAL ZONE  
 X=1500580.341 \*  
 Y=1498354.737 \*  
 Z=N/A \* (NAVD 1988)  
 G-G=0.99968167  
 Mapping Angle=-0°16'08.40"  
 \*U.S. SURVEY FEET



Line Table		
Line #	Direction	Length (ft)
L1	S 81°02'42" E [S 81°04'09" E]	34.81' [34.86']
L2	S 50°32'43" E [S 50°33'17" E]	112.91' [112.93']
L3	S 89°23'16" E [S 89°22'23" E]	31.47' (31.43')

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	151.27' [150.99']	870.00' [870.00']	9°57'44"	151.08'	S 44°24'41" W
C2	181.00' (180.93')	532.57' (532.57')	19°28'21"	180.13'	N 80°52'19" E

**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (10/11/2004, 2004C-325)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (01/22/2004, 2004C-24)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED

**Public Utility Easements**

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

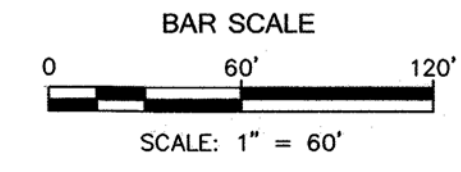
- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico 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.

**Easement Notes**

- 1 EXISTING 50' PNM EASEMENT (01/22/2004, 2004C-24)
- 2 EXISTING 60' CONTINENTAL DIVIDE ELECTRIC COOPERATIVE RIGHT-OF-WAY EASEMENT (03/16/1953, BK. D 235, PG. 619-622)
- 3 EXISTING 10' PUBLIC UTILITY EASEMENT (01/22/2004, 2004C-24)
- 4 EXISTING 60' PUBLIC ROADWAY EASEMENT (01/22/2004, 2004C-24)
- 5 EXISTING 30' PRIVATE DRAINAGE EASEMENT TO BE MAINTAINED BY AND BENEFITTING THE OWNERS OF TRACTS 20, 26, 27, 28, AND 29 (01/22/2004, 2004C-24)
- 6 EXISTING 100' PNM EASEMENT (04/12/1956, BK. MISC. D348, PG. 193)
- 7 EXISTING 100' PNM EASEMENT (04/12/1956, BK. MISC. D348, PG. 43)
- 8 EXISTING 25' PRIVATE DRAINAGE EASEMENT TO BE MAINTAINED BY AND BENEFITTING THE OWNERS OF TRACTS 21, 22 AND 23 (01/22/2004, 2004C-24)
- 9 EXISTING PRIVATE DRAINAGE EASEMENT TO BE MAINTAINED BY AND BENEFITTING THE OWNERS OF TRACTS 27, 28, AND 29 (04/30/2014, DOC#2014033909)



**CSI-CARTESIAN SURVEYS INC.**

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