

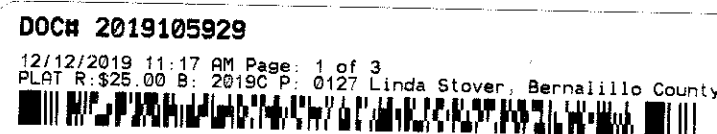
LOCATION MAP SCALE: 1"=1000' M-9-Z

PURPOSE OF PLAT

- To create Tracts 12-B-1-A and 12-B-1-B as shown hereon.
- To grant easements as shown hereon.

SUBDIVISION DATA

- DRB Case No.:
- Project No.:
- Zone Atlas Index No.: M-9-Z
- Total Number of existing Tracts: 1
- Total Number of Tracts created: 2
- Gross Subdivision Acreage: 10.9983 Acres

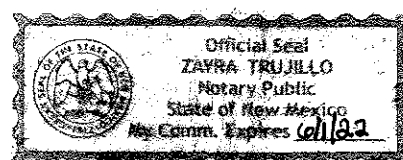


FREE CONSENT

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 12-B-1-A and 12-B-1-B as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting of easements 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: SOLARE COLLEGIATE FOUNDATION

Peter Lorenz 5/23/2019
 PETER LORENZ, SOLARE COLLEGIATE FOUNDATION DATE



STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

On this 23 day of MAY, 2019, this instrument was acknowledged before me by Peter Lorenz, SOLARE COLLEGIATE FOUNDATION, a New Mexico Corporation, on behalf of said corporation

Zayra Trujillo
 Notary Public MY COMMISSION EXPIRES 06/01/2022

DESCRIPTION

A tract of land situate, within the Town of Atrisco Grant, projected Section 33, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT 12-B-1, EL RANCHO GRANDE 1, 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 August 15, 2003, in Plat Book 2003C, Page 249, EXCEPTING THEREFROM a portion of De Anza Drive SW, as the same is shown and designated in QUITCLAIM DEED, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on July 6, 2006, in Document No. 2006100612, and containing 10.9983 acres more or less.

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.

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances are field and record.
- Basis of boundary is from the plats and documents of record entitled:
 - "EL RANCHO GRANDE 1, UNIT 1", (02-05-2001, 2001C-041)
 - "PARCEL 12, EL RANCHO GRANDE 1", (02-22-2001, 2001C-057)
 - "EL RANCHO GRANDE 1, UNIT 2", (04-11-2001, 2001C-105)
 - "PARCEL 12-A, 12-B & 12-C, EL RANCHO GRANDE 1", (01-08-2002, 2002C-007)
 - "EL RANCHO GRANDE 1, UNIT 1-B", (04-12-2002, 2002C-121)
 - "EL RANCHO GRANDE 1, UNIT 5A", (10-22-2002, 2002C-340)
 - "EL RANCHO GRANDE 1, PARCELS 5-A AND 12-B-1", (08-15-2003, 2003C-249)
 - "GRANT OF EASEMENT", (10-25-1985, 1985090123)
 - "PUBLIC SERVICE COMPANY OF NEW MEXICO UNDERGROUND EASEMENT", (10-04-2005, 2005146656)
 - "GRANT OF PERMANENT EASEMENT FOR DRAINAGE PURPOSES", (10-07-2005, 2005149548)
 - "QUITCLAIM DEED", (07-06-2006, 2006100612)
- Field Survey: March, 2019.
- Title Report(s): None provided.
- Address of Property: Gibson Boulevard SW, Albuquerque, NM 87121
- City of Albuquerque, New Mexico IDO Zone: PD
- 100 Year Flood Zone Designation: ZONE X, Panel 336 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated August 16, 2012.
- Manholes will be offset at all points of curvature, points of tangency, street intersections and all other angle points to allow use of centerline monumentation.
- City of Albuquerque Standard Centerline Monuments will be installed at all points indicated thus "Δ". PS # 7719.

PLAT OF
 TRACT 12-B-1-A & 12-B-1-B
 EL RANCHO GRANDE 1
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 33
 TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2019

PROJECT NUMBER: PR-2019-062042
 Application Number: SD-2019-000178

PLAT APPROVAL

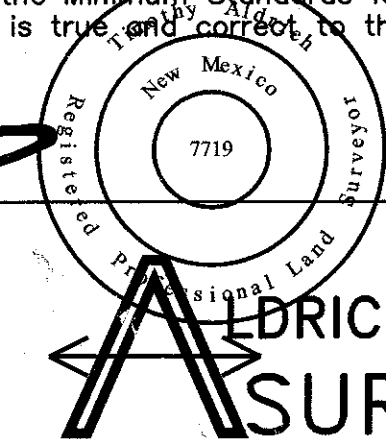
Utility Approvals:

<i>[Signature]</i>	5-30-19
Public Service Company of New Mexico	Date
<i>[Signature]</i>	5/30/19
New Mexico Gas Company	Date
<i>[Signature]</i>	05/30/2019
Qwest Corporation dba CenturyLink QC	Date
<i>[Signature]</i>	5/30/19
Comcast	Date
City Approvals:	
<i>Loren N. Risenhorst P.S.</i>	5/23/19
City Surveyor	Date
<i>NA</i>	
Real Property Division	Date
<i>[Signature]</i>	10-2-19
Traffic Engineering, Transportation Division	Date
<i>[Signature]</i>	10-9-19
Albuquerque-Bernalillo County Water Utility Authority	Date
<i>[Signature]</i>	10-10-19
Parks and Recreation Department	Date
<i>[Signature]</i>	10/9/19
AMAFCA	Date
City Engineer/Hydrology	Date
<i>[Signature]</i>	10-9-19
Code Enforcement	Date
<i>NA</i>	
Solid Waste Management	Date
<i>[Signature]</i>	10-10-19
DRB Chairperson, Planning Department	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] 05/22/2019
 Timothy Aldrich, P.S. No. 7719 Date



ALDRICH LAND SURVEYING

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

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID OR WILL BE PAID ON THE PROPERTY OWNED BY RECORD SOLARE COLLEGIATE FOUNDATION
[Signature]

EASEMENTS

- ① EXISTING 100' PNM EASEMENT (04-12-1956, D348-43)
- ② EXISTING 5' PNM EASEMENT (01-08-2002, 2002C-007)
- ③ EXISTING 10' PUE (08-15-2003, 2003C-249)
- ④ EXISTING 10' PNM EASEMENT (02-22-2001, 2001C-057)
- ⑤ EXISTING 10' UNDERGROUND PNM EASEMENT (10-04-2005, 2005146656)
- ⑥ EXISTING 20' PERMANENT WATERLINE EASEMENT (10-25-1985, 1985090123)
- ⑦ EXISTING 50' PERMANENT ACCESS ROAD AND PERMANENT WATERLINE EASEMENT (10-25-1985, 1985090123)
- ⑧ EXISTING AMAFCA DRAINAGE EASEMENT (10-07-2005, 2005149548)
- ⑨ EXISTING UNOBSTRUCTED LINE OF SITE EASEMENT (01-08-2002, 2002C-007)

Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	416.03'	360.68'	49°40'22"	S31°11'18"E	349.49'
C2	29.98'	45.05'	86°05'33"	S36°41'42"W	40.93'
C3	10232.99'	20.96'	0°07'02"	S79°40'58"W	20.96'

Parcel Line Table		
Line #	Direction	Length
L1	N25°12'42"W	54.71'
L2	N89°49'19"W	55.32'
L3	S89°29'58"E	166.40'
L4	N61°07'02"E	105.71'
L5	N36°32'54"E	109.47'
L6	N22°26'44"E	170.30'

PLAT OF
TRACT 12-B-1-A & 12-B-1-B
EL RANCHO GRANDE 1
WITHIN THE
TOWN OF ATRISCO GRANT
PROJECTED SECTION 33
TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY, 2019

PUBLIC UTILITY EASEMENTS

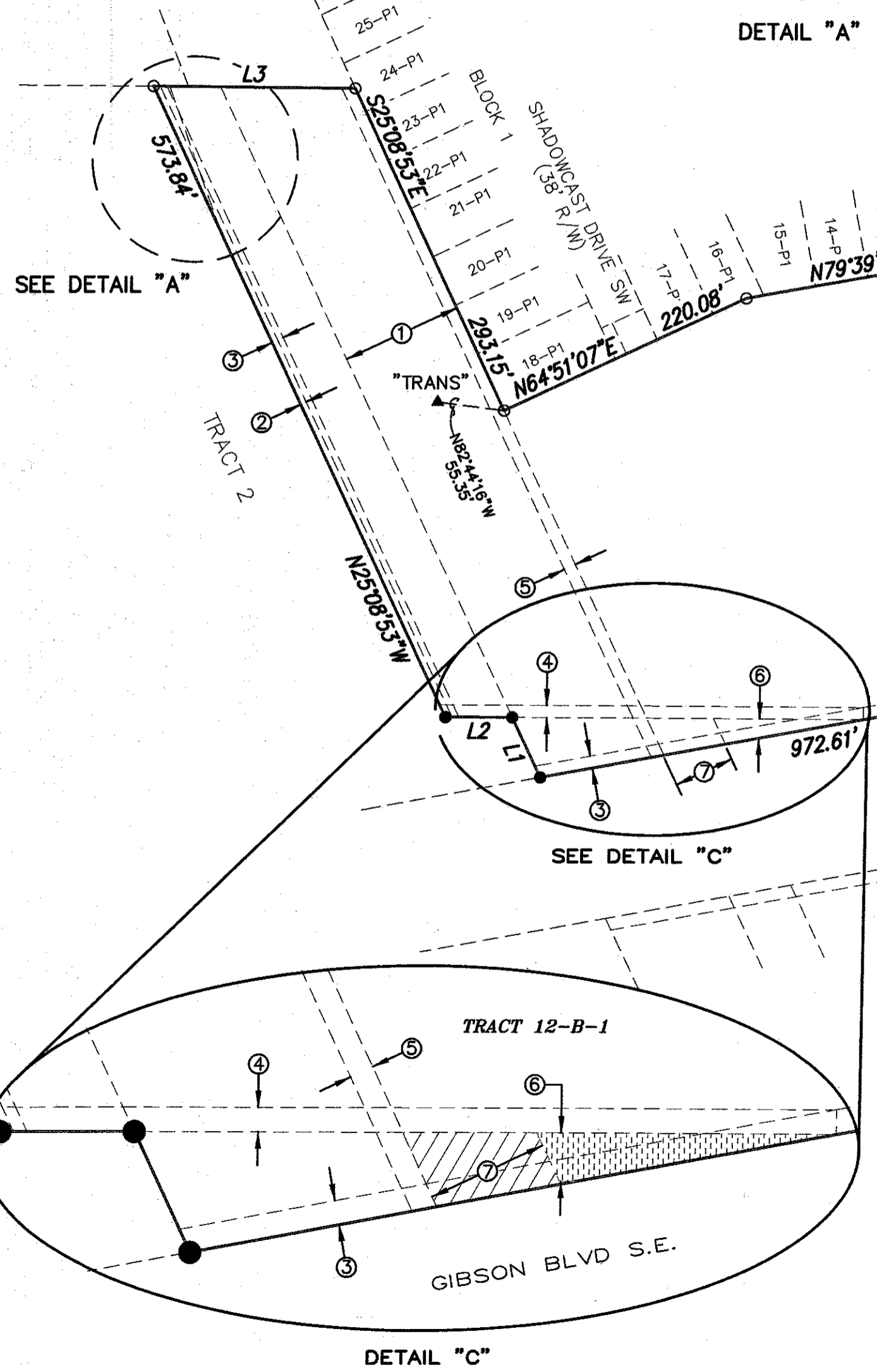
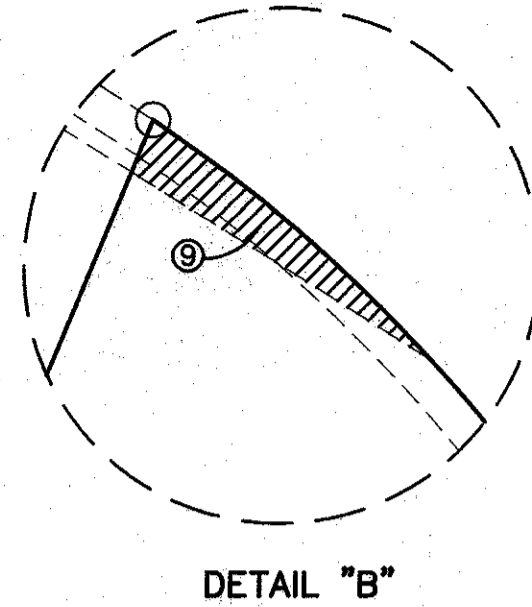
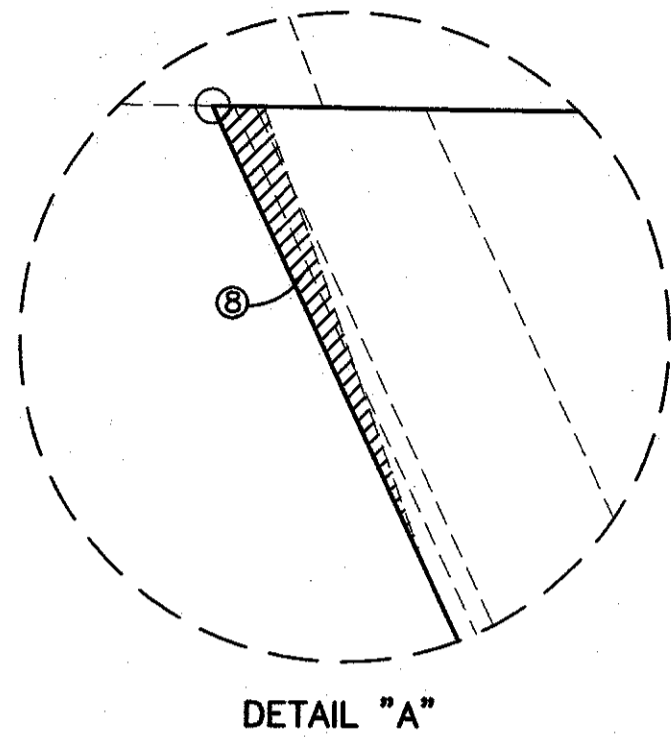
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- Public Service Company of New Mexico (PNM) 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.
- 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.
- 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.
- 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.



TRACT 12-B-1
10.9983 Ac.

GIBSON BOULEVARD SW (124' R/W)

TRACT 5-A

DOCH 2019105929
12/12/2019 11:17 AM Page: 2 of 3
PLAT R: \$25.00 B: 2019C P: 6127 Linda Stover, Bernalillo County

PROPERTY CORNERS

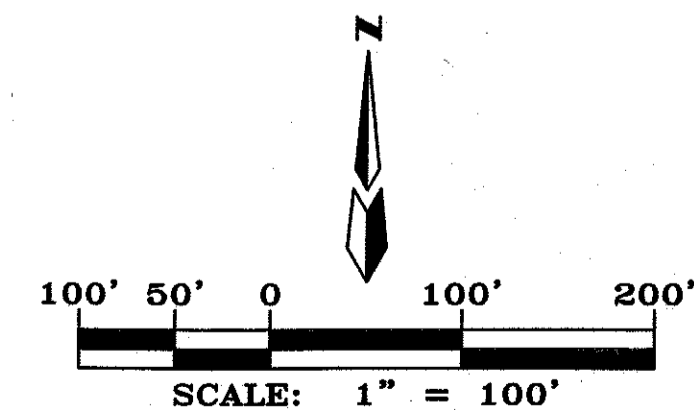
- SET 1/2" REBAR WITH CAP OR PK WITH TAG "LS 7719" (TYP.)
- FOUND AMAFCA ALUMINUM CAP "LS 7719" (TYP.)

AGRS MONUMENT & BENCHMARK
"TRANS"
N=1471885.503 (US Survey Foot)
E=1495145.466 (US Survey Foot)
G-G=0.999683154
Δα=-00°16'43.33"
ELEVATION=5121.089 (US Survey Foot)
CENTRAL ZONE
(NAD83/NAVD88)

AGRS MONUMENT & BENCHMARK
"10-M9"
N=1471730.928 (US Survey Foot)
E=1496215.383 (US Survey Foot)
G-G=0.999684639
Δα=-00°16'35.92"
ELEVATION=5082.551 (US Survey Foot)
CENTRAL ZONE
(NAD83/NAVD88)

[Signature]
Timothy Aldrich
New Mexico
Registered Professional Land Surveyor
7719

05/22/2019



ALDRICH LAND SURVEYING

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

A19002 FP SHT2.dwg	Drawn: SPS	Checked: TA	Sheet 2 of 3
Scale: AS SHOWN	Date: 7/15/2019	Job: A19002	

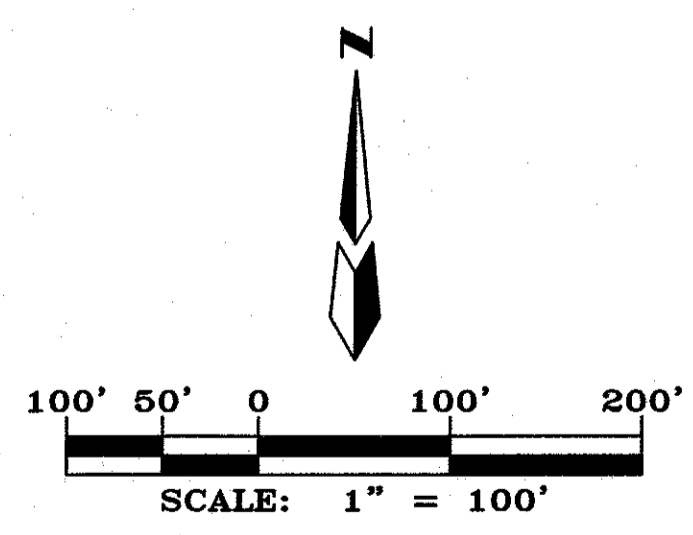
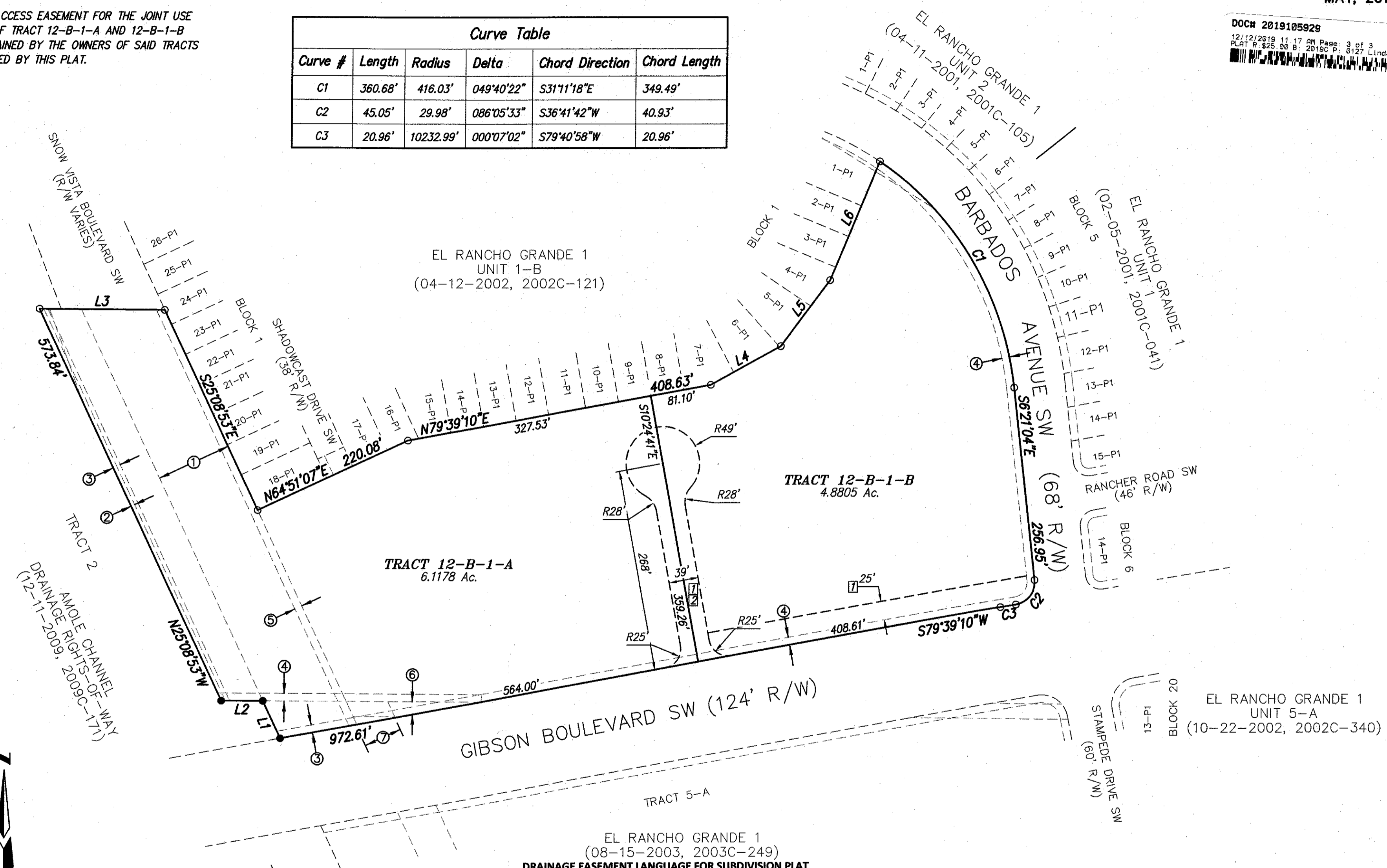
PLAT OF
 TRACT 12-B-1-A & 12-B-1-B
 EL RANCHO GRANDE 1
 WITHIN THE
 TOWN OF ATRISCO GRANT
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 TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2019

DOC# 2019105929
 12/12/2019 11:37 AM Page: 3 of 3
 PLAT R \$25.00 8/2019C P: 0127 Linda Stover, Bernalillo County

Parcel Line Table		
Line #	Direction	Length
L1	N25° 12' 42.08"W	54.71'
L2	N89° 49' 18.90"W	55.32'
L3	S89° 29' 58.00"E	166.40'

Curve Table					
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C1	360.68'	416.03'	049°40'22"	S31°11'18"E	349.49'
C2	45.05'	29.98'	086°05'33"	S36°41'42"W	40.93'
C3	20.96'	10232.99'	000°07'02"	S79°40'58"W	20.96'

- NEW EASEMENTS**
- NEW 25' PRIVATE STORM DRAIN EASEMENT TO BE MAINTAINED BY THE OWNER OF TRACT 12-B-1-B AND FOR THE BENEFIT OF TRACTS 12-B-1-A AND 12-B-1-B GRANTED BY THIS PLAT.
 - NEW PRIVATE ACCESS EASEMENT FOR THE JOINT USE AND BENEFIT OF TRACT 12-B-1-A AND 12-B-1-B AND TO MAINTAINED BY THE OWNERS OF SAID TRACTS HEREBY GRANTED BY THIS PLAT.



- PROPERTY CORNERS**
- SET 1/2" REBAR WITH CAP OR PK WITH TAG "LS 7719" (TYP.)
 - FOUND AMAFCA ALUMINUM CAP "LS 7719" (TYP.)

Areas designated on the accompanying plat as "drainage easements" 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 in accordance with standards prescribed by the City of Albuquerque. Grantor shall construct drainage facilities in the easement in accordance with standards prescribed by the City and plans and specifications approved by the City Engineer in accordance with the Grading and Drainage Plan with engineer's stamp date 06/26/19 which report and plans are on file in the office of the City Engineer File# M09D031. 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 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 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.

A19002 FP SHT3.dwg	Drawn: SPS	Checked: TA	Sheet 3 of 3
Scale: AS SHOWN	Date: 7/11/2019	Job: A19002	

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