

Location Map
Zone Atlas Map No. F-16-Z N.T.S.

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 9.2243 ACRES±
 ZONE ATLAS INDEX NO: F-16-Z
 NO. OF TRACTS CREATED: 1
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0

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.

M.R.G.C.D. Note

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

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, REPAIR, 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 ADDITIONAL 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, POLE (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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/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), 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.

Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0138H, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

REVISIONS	
NO.	DESCRIPTION

RECORDING STAMP

DOC# 2023032797
 06/26/2023 10:18 AM Page: 1 of 3
 PLAT # 526 03 B-202303 P-004 Linda Stover, Bernalillo County

Legal Description

PARCEL "B-1-A" OF RENAISSANCE CENTER III, AS SHOWN ON THE PLAT ENTITLED, "PLAT OF PARCELS C-1-A, C-1-B AND B-1-A, RENAISSANCE CENTER III, ELENA GALLEGOS GRANT, PROJECTED SECTION 34, TOWNSHIP 11, RANGE 3 EAST, N.M.P.M., ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, MARCH 2018," FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 23, 2019 IN BOOK 2019C, PAGE 4 AS DOCUMENT NO. 2019005625, RE-RECORDED AUGUST 17, 2021 IN PLAT BOOK 2021C, PAGE 94 AS DOCUMENT NO. 2021097239, NOW COMPRISING PARCEL B-1-A-1, RENAISSANCE CENTER III.

TREASURER'S CERTIFICATE

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO GRANT NEW EASEMENTS AND VACATE EXISTING EASEMENTS.

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 ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN WITH LISTED BENEFICIARIES AND STIPULATIONS.

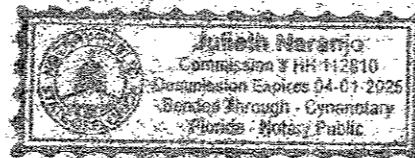
STAN MANOUSOS
 MANAGING MEMBER
 PROP THIRTEEN ALBUQUERQUE, LLC
 A DELAWARE LIMITED LIABILITY COMPANY

Acknowledgment

STATE OF FLORIDA)
 COUNTY OF ORANGE) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF December, 2022 BY STAN MANOUSOS, MANAGING MEMBER, PROP THIRTEEN ALBUQUERQUE, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

BY _____ MY COMMISSION EXPIRES: 01-01-2025
 NOTARY PUBLIC



Plat of
Parcel B-1-A-1
Renaissance Center III
 Elena Gallegos Grant
 Projected Section 34, Township 11 North,
 Range 3 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 November 2022

Project No. PR-2019-002284

Application No. SD-2023-00033

Utility Approvals

[Signature] DATE 12/19/2022
 PNM
 Pamela C. Stone DATE 12/20/2022
 NEW MEXICO GAS COMPANY
 Natalia Antonio DATE 12/15/2022
 QWEST CORPORATION D/B/A CENTURYLINK QC
 Mike Montez DATE 12/19/2022
 COMCAST

City Approvals

[Signature] PS, for Loren Risenhoover, PS DATE 11/14/2022
 CITY SURVEYOR
 NA DATE NA
 *Real Property Division (conditional) Date NA
 NA
 **Environmental Health Department (conditional) Date NA
 Ernest Amigo DATE Mar 7, 2023
 Traffic Engineering, Transportation Division Date Apr 6, 2023
 ABCWUA Date Mar 8, 2023
 PARKS AND RECREATION DEPARTMENT Date 2/6/2023
 DATE
 Mar 7, 2023
 Hydrology Date Mar 7, 2023
 Code Enforcement Date Mar 7, 2023
 Jay Redenbach
 Planning Department Date May 2, 2023
 Shahab Biagar
 City Engineer Date NA
 NA
 ***MRGCD (conditional) Date NA

Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND SURVEY AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND LAND SURVEYING OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature] 01/18/2023 DATE
 LARRY W. MEDRANO
 N.M.P.S. No. 11993



COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK				PROJECT INFORMATION					
STATE PLANE ZONE: NM-C	GRID: ABQ GEIOD	GRID ARROUND COORDINATES: GRID	GEIOD: ABQ GEIOD	LAND GRANT: ELENA GALLEGOS GRANT	PROPERTY OWNER: PROP THIRTEEN ALBUQUERQUE, LLC	PROPERTY OWNER: PROP THIRTEEN ALBUQUERQUE, LLC		PROPERTY OWNER: PROP THIRTEEN ALBUQUERQUE, LLC		PROJECT INFORMATION		CREW/TECH: AB	DATE OF SURVEY: 06/02-03/2022				
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES	SECTION: 34	TOWNSHIP: 11 NORTH	RANGE: 3 EAST	MERIDIAN: NMPM	SUBDIVISION NAME: RENAISSANCE CENTER III	UPC: 101606122811730119	ADDRESS: DESERT SURF CIRCLE NE	DRAWN BY: ME	CHECKED BY: LM	PSI JOB NO: 22-8172P	SHEET NUMBER: 1 OF 3			
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				BASE POINT FOR SCALING AND/OR ROTATION: N = 0, E = 0				DISTANCE ANNOTATION: GROUND				BEARING ANNOTATION: GRID		ELEVATION TRANSLATION: +0.00'		ELEVATIONS VALID: NO	
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003262919, GROUND TO GRID: 0.9996738145												OFFICE LOCATION: 9200 San Mateo Boulevard, NE, Albuquerque, NM 87113		505.856.5700 PHONE, 505.856.7900 FAX			



OFFICE LOCATION:
 9200 San Mateo Boulevard, NE
 Albuquerque, NM 87113
 505.856.5700 PHONE
 505.856.7900 FAX

RECORDING STAMP

A.G.R.S. MONUMENT "M.6"
STANDARD ANSIC BRASS DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,903,215.188 US SURVEY FEET
E=1,533,746.194 US SURVEY FEET
PUBLISHED EL=5013.208 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=0.999672339
DELTA ALPHA ANGLE=-01278.10"

A.G.R.S. MONUMENT "L.116"
STANDARD C.O.A. BRASS DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,504,734.306 US SURVEY FEET
E=1,531,186.013 US SURVEY FEET
PUBLISHED EL=5004.83 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=0.999675280
DELTA ALPHA ANGLE=-01237.06"

Plat of
Parcel B-1-A-1
Renaissance Center III
Elena Gallegos Grant
Projected Section 34, Township 11 North,
Range 3 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
November 2022

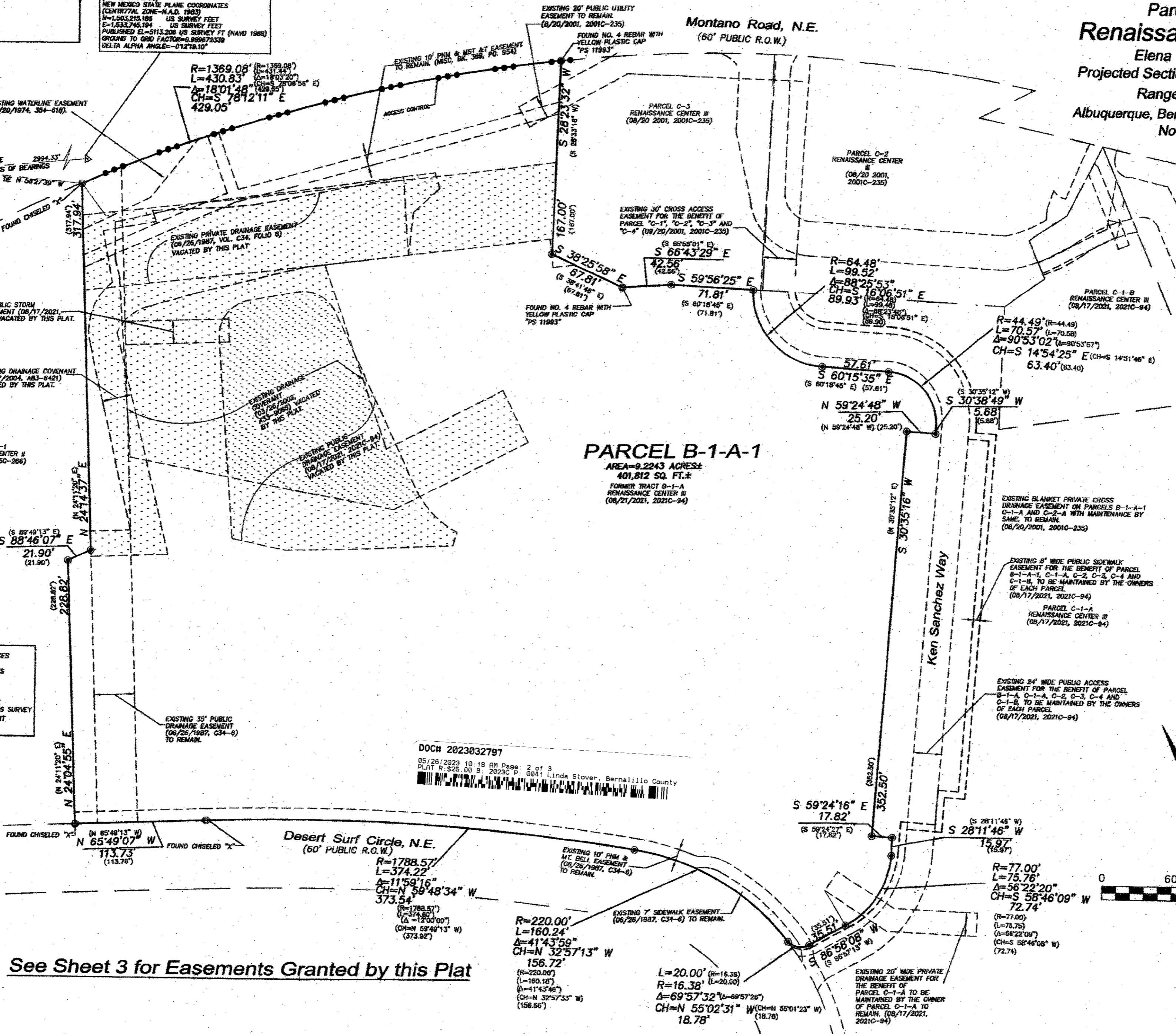
Montano Road, N.E.
(60' PUBLIC R.O.W.)

PARCEL B-1-A-1
AREA=0.2243 ACRES±
401,812 SQ. FT.±
FORMER TRACT B-1-A
RENAISSANCE CENTER III
(08/21/2021, 2021C-94)

Legend

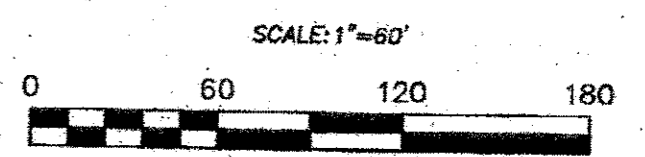
N 90°00'00" E MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)

○ RECORD BEARINGS AND DISTANCES
○ FOUND AND USED MONUMENT AS DESIGNATED
● DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
▲ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED



See Sheet 3 for Easements Granted by this Plat

DOCH 2023032797
05/26/2023 10:18 AM Page: 2 of 3
PLAT R \$25.00 B: 2023C P: 0081 Linda Stover, Bernalillo County



PRECISION SURVEYS, INC.

OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

PROJECT INFORMATION	
PSI JOB NO. 22-8172P	SHEET NUMBER 2 OF 3

RECORDING STAMP

A.G.R.S. MONUMENT "M.6"
STANDARD MESH BRASS DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE - N.A.D. 1983)
N=1,203,219.188 US SURVEY FEET
E=1,331,746.194 US SURVEY FEET
PUBLISHED EL=5113.206 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=0.999872339
DELTA ALPHA ANGLE=-012'18.10"

A.G.R.S. MONUMENT "2.F16"
STANDARD C.O.A. BRASS DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE - N.A.D. 1983)
N=1,204,734.386 US SURVEY FEET
E=1,331,168.013 US SURVEY FEET
PUBLISHED EL=5064.83 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=0.999875280
DELTA ALPHA ANGLE=-012'37.08"

Plat of
Parcel B-1-A-1
Renaissance Center III
Elena Gallegos Grant
Projected Section 34, Township 11 North,
Range 3 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
November 2022

Montano Road, N.E.
(60' PUBLIC R.O.W.)

PARCEL B-1-A-1

AREA=9.2243 ACRES±
401,812 SQ. FT.±
FORMER TRACT B-1-A
RENAISSANCE CENTER III
(08/21/2021, 2021C-94)

Line Table

LINE	BEARING	DISTANCE
L1	S 58°01'17" E	37.66
L2	N 76°24'37" W	64.59
L3	N 74°27'41" W	52.05
L4	N 72°57'55" W	40.57
L5	N 72°18'58" W	37.79
L6	S 70°07'53" E	10.99
L7	N 73°19'54" W	13.43
L8	N 61°00'59" W	8.76
L9	N 09°43'30" E	2.85
L10	N 23°22'37" E	16.82
L11	N 21°10'21" E	15.83
L12	N 30°35'45" E	26.75
L13	S 09°09'33" W	8.03
L14	N 01°34'10" W	14.09
L15	N 03°26'16" W	14.47
L16	S 04°23'44" E	22.33
L17	N 65°51'08" W	10.77

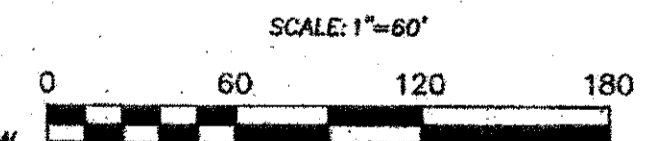
Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	52.00'	62.73'	58.99'	S 79°36'24" W	069°06'57"
C2	10.00'	12.06'	11.34'	N 79°35'24" E	069°06'57"

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. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
- ▲ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED



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05/26/2023 10:18 AM Page: 3 of 3
PLAT R: \$25.00 B: 20230 P: 004 Linda Stover, Bernalillo County

PRECISION SURVEYS, INC.

OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113

505.856.5700 PHONE
505.856.7900 FAX

PROJECT INFORMATION

PSI JOB NO. 22-8172P	SHEET NUMBER 3 OF 3
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