

Vicinity Map - Zone Atlas H-16-Z

N.T.S.

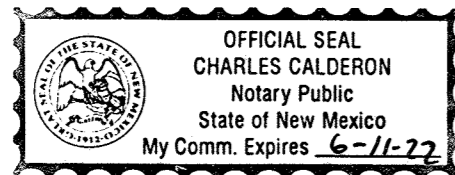
Documents

- TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-45104 AND AN EFFECTIVE DATE OF JANUARY 11, 2019.
- PLAT OF RECORD FOR LOTS 1 AND 2, AMERICAN SQUARE FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 19, 2013 IN BOOK 2013C, PAGE 85.
- SPECIAL WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 11, 2019, AS DOCUMENT NO. 2019002471.

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 ALL OF 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.

JEFF JESIONOWSKI, MANAGING MEMBER VISTA ORIENTE LTD. CO. 5/10/19
DATE



STATE OF NEW MEXICO }
COUNTY OF Sandoval } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON May 10th 2019
BY: JEFF JESIONOWSKI, OWNER, VISTA ORIENTE LTD. CO.

By: Charles Calderon
NOTARY PUBLIC

MY COMMISSION EXPIRES 6-11-22

Indexing Information

Section 10, Township 10 North, Range 3 East, N.M.P.M.
Subdivision: American Square
Owner: Vista Oriente LTD. Co.
UPC #: 101605949430610915

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.
- VACATE EASEMENT 5, 6, 7 AND 17.

Subdivision Data

GROSS ACREAGE.....10.5095 ACRES
ZONE ATLAS PAGE NO.....H-16-Z
NUMBER OF EXISTING LOTS.....1
NUMBER OF LOTS CREATED.....2
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.....MARCH 2019

Notes

- FIELD SURVEY PERFORMED IN AUGUST 2015.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-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 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

LOT NUMBERED TWO (2) OF AMERICAN SQUARE, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PLAT OF LOTS 1 AND 2, AMERICAN SQUARE, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO," FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 19, 2013, IN PLAT BOOK 2013C, PAGE 85, AS DOC. NO. 2013080903.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC # 101605949430610915

[Signature]

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

DOC# 2019105050

12/10/2019 10:45 AM Page: 1 of 5
PLAT R 525 00 5: 2019C P: 0124 Linda Stover, Bernalillo County

**Plat for
Lots 2-A & 2-B
American Square
Being Comprised of
Lot 2
American Square
City of Albuquerque
Bernalillo County, New Mexico
May 2019**

Project Number: PR-2019-002285

Application Number: SD-2019-00098

Plat Approvals:

[Signature] 6-4-19
PNM Electric Services
[Signature] 05/21/2019
Qwest Corp. d/b/a CenturyLink QC
[Signature] 5/21/19
New Mexico Gas Company
[Signature] 5/24/19
Comcast

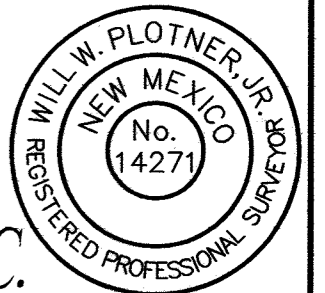
City Approvals:

[Signature] 5/21/19
City Surveyor
[Signature] 5/22/19
Traffic Engineer
[Signature] 5/22/19
ABCWUA
[Signature] 6/10/19
Code Enforcement
[Signature] 5/21/19
AMAFCA
[Signature] 5/22/19
City Engineer
[Signature] 12-06-19
DRB Chairperson, Planning Department

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] 5/9/19
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-124

(1)

Easement Notes 1-14

- 1 EXISTING 10' P.U.E. (3/25/1988, C36-33)
- 2 EXISTING 20' P.U.E. (4/12/1968, BK. MISC. 100, PG. 103, DOC. NO. 89532)
- 3 EXISTING 20' PUBLIC WATER LINE EASEMENT (3/25/1988, C36-33) SHOWN HEREON AS
- 4 EXISTING 10' POWER AND COMMUNICATIONS EASEMENT (3/25/1988, C36-33)
- 5 EXISTING 10' P.U.E. (4/15/1968, D3-196) **VACATED** BY THIS PLAT SHOWN HEREON AS
- 6 EXISTING 5' OVERHEAD UTILITY EASEMENT (3/25/1988, C36-33) **VACATED** BY THIS PLAT SHOWN HEREON AS
- 7 EXISTING 10' GAS LINE EASEMENT (3/25/1988, C36-33) **VACATED** BY THIS PLAT SHOWN HEREON AS
- 8 EXISTING 5' MST&T RIGHT OF WAY EASEMENT (5/4/1987, BK. MISC. 482-A, PG. 589, DOC. NO. 8745989)
- 9 INTENTIONALLY OMITTED
- 10 EXISTING 20' X 4.71' PUBLIC PERMANENT UNDERGROUND EASEMENT FOR WATER LINE (1/20/1994, BK. 94-2, PG. 9979, DOC. NO. 94008921) SHOWN HEREON AS
- 11a EXISTING U.S. WEST COMMUNICATIONS AND PNM UNDERGROUND EASEMENT (1/6/1994, BK. 94-1, PG. 4556, DOC. NO. 94002199)
- 11b EXISTING 10' U.S. WEST COMMUNICATIONS AND PNM UNDERGROUND EASEMENT (1/6/1994, BK. 94-1, PG. 4556, DOC. NO. 94002199)
- 12 EXISTING PRIVATE DRAINAGE, ACCESS, PUBLIC WATER, POWER COMMUNICATIONS AND GAS LINE EASEMENT, BENEFITING TRACTS A, B, E AND F, MAINTAINED BY THE SAME (3/25/1988, C36-33)
- 13 EXISTING 7' POWER AND COMMUNICATIONS EASEMENT (3/25/1988, C36-33) SHOWN HEREON AS
- 14 EXISTING PERMANENT JOINT USE AREA BENEFITING AND MAINTAINED BY THE OWNERS OF LOTS 2B AND TRACT F-1-A, AMERICAN SQUARE (7/14/1993, BK. 9318, PG. 8728, DOC. NO. 93075439) SHOWN HEREON AS

Easement Notes 15-27

- 15 EXISTING 27' X 278' SETBACK COVENANT (NO PERMANENT STRUCTURES) (6/15/1990, BK. 90-10, PG. 1901-1904, DOC. NO. 9046436) (6/22/1990, BK. 90-10, PG. 5663-5669, DOC. NO. 9048256)
- 16 EXISTING EXISTING PERMANENT DRIVE AISLES USED FOR JOINT USE AREAS (6/15/1990, BK. 90-10, PG. 1883, DOC. NO. 9046435)
- 17 EXISTING AMERICAN TELEPHONE AND TELEGRAPH COMPANY EASEMENT (8/14/1937, BK. 152, PG. 153) **VACATED** BY THIS PLAT-BLANKET IN NATURE
- 18 EXISTING 10' POWER & COMMUNICATIONS EASEMENT (3/19/1990, 90C-80)
- 19 EXISTING 20' X 4.71' PUBLIC WATERLINE EASEMENT (3/19/1990, 90C-80) SHOWN HEREON AS
- 20 EXISTING NON-EXCLUSIVE INGRESS/EGRESS EASEMENT FOR VEHICULAR AND PEDESTRIAN TRAFFIC OVER DRIVE AREAS BENEFITING AND MAINTAINED BY THE OWNERS OF LOTS 2B AND TRACT F-1-A, AMERICAN SQUARE (6/15/1990, BK. 90-10, PG. 1883, DOC. NO. 9046435) AFFECTS THAT AREA WITHIN LOT 2B NORTH OF ROADWAY EASEMENT 12
- 21 EXISTING JOINT USE AREA BENEFITING AND MAINTAINED BY THE OWNERS OF LOTS 2B AND TRACT F-1-A, AMERICAN SQUARE (7/14/1993, BK. 93-18, PG. 8728-8738, DOC. NO. 93075439)
- 22 EXISTING 15' MST&T EASEMENT (3/25/1988, C36-33)
- 23 10' PUE GRANTED BY THE FILING OF THIS PLAT
- 24 PUE GRANTED BY THE FILING OF THIS PLAT
- 25 10' TELEPHONE & COMCAST EASEMENT GRANTED BY THE FILING OF THIS PLAT
- 26 CROSS PRIVATE CROSS LOT ACCESS AND PARKING EASEMENT IS HEREBY GRANTED BY THIS PLAT OVER THAT PORTION SOUTH OF EASEMENT 12 FOR LOT 2A AND ALL OF 2B, WITH THE EXCEPTION OF THOSE AREAS COVERED BY BUILDINGS AND IMPROVEMENTS. MAINTENANCE OF SAID ACCESS AND PARKING EASEMENT SHALL BE MAINTAINED BY THE UNDERLYING PROPERTY OWNERS OF SAID LOTS.
- 27 CROSS LOT DRAINAGE EASEMENT IS HEREBY GRANTED BY THIS PLAT OVER THAT PORTION SOUTH OF EASEMENT 12 FOR LOT 2A AND ALL OF 2B, WITH THE EXCEPTION OF THOSE AREAS COVERED BY BUILDINGS AND IMPROVEMENTS. MAINTENANCE OF SAID ACCESS AND PARKING EASEMENT SHALL BE MAINTAINED BY THE UNDERLYING PROPERTY OWNERS OF SAID LOTS.

DOC# 2019105050

12/10/2019 10:45 AM Page: 2 of 5
 PLAT R: \$25.00 B: 2019C P: 0124 Linda Stover, Bernalillo County

**Plat for
 Lots 2-A & 2-B
 American Square
 Being Comprised of
 Lot 2
 American Square
 City of Albuquerque
 Bernalillo County, New Mexico
 May 2019**

Line Table		
Line #	Direction	Length (ft)
L1	N 00°19'02" E (N 00°13'53" E)	108.23' (108.33')
L2	S 00°14'41" W (S 00°20'57" W)	108.26' (108.52')
L3	S 89°50'09" E (S 89°49'42" E)	13.12' (13.51')
L4	S 89°40'18" E (S 89°43'05" E)	90.23' (90.20)
L5	S 89°40'18" E (S 89°43'05" E)	79.21' (79.18')
L6	S 89°40'18" E (S 89°50'39" E)	11.02' (11.02')
L7	S 00°23'36" W (S 00°25'16" W)	65.39' (65.41')
L8	S 89°11'01" W (N 88°49'37" W)	3.04' (3.04')
L10	S 89°53'26" W (S 00°20'58" W)	88.51' (419.71')
L11	S 89°58'30" W (S 89°56'39" W)	60.17' (89.10')
L12	S 88°33'07" W (N 89°58'17" W)	150.68' (60.09')
L13	N 89°46'42" E (S 88°33'04" W)	6.67' (150.38')

Line Table		
Line #	Direction	Length (ft)
L14	S 89°56'53" W (N 89°45'42" E)	113.79' (6.67')
L15	S 89°56'53" W (S 89°55'15" W)	67.97' (113.93')
L16	S 89°56'53" W (N 89°49'42" W)	45.81' {67.87}
L17	S 00°03'07" E (N 89°49'42" W)	25.18' {46.06}
L18	N 89°51'56" W (S 00°20'30" E)	69.08' {25.00}
L19	N 00°19'28" E (N 89°49'42" E)	116.01' {69.09}
L20	N 00°19'15" E (N 00°20'57" E)	115.30' (116.00')
L21	S 89°56'44" W (N 00°15'35" E)	301.86' (115.15')
L22	N 89°56'27" W (S 89°58'17" W)	154.89' {301.22}
L23	S 67°28'45" W (S 89°59'59" W)	1822.85' (155.27')
L24	S 85°42'43" E	1400.19'

Line Table		
Line #	Direction	Length (ft)
L25	N 00°27'59" W	42.73'
L26	S 28°51'10" W	21.43'
L27	N 28°37'19" W	22.80'
L28	N 02°41'14" W	8.98'
L29	S 00°25'19" W	26.16'
L30	S 00°20'11" E	75.24'
L31	N 00°26'48" E	64.99'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	54.35' (54.35')	150.00' (150.00')	20°45'37"	54.05'	S 79°27'21" E
C2	53.92' (53.92')	150.00' (150.00')	20°35'45"	53.63'	S 79°22'26" E
C3	44.29' (44.40')	999.63' (999.63')	2°32'19"	44.29'	S 02°13'43" W
C4	55.07' (55.07')	1007.00' (1007.00')	3°08'00"	55.06'	S 01°55'52" W
C5	54.67' (55.07')	35.00' (35.00')	89°30'00"	49.28'	S 45°08'26" W
C6	50.09' (49.60')	143.00' (143.00')	20°04'11"	49.83'	N 80°04'28" W
C7	19.88' (19.88')	57.00' (57.00')	19°59'07"	19.78'	N 80°01'56" W
C8	21.60' (21.72')	57.00' (57.00')	21°42'42"	21.47'	S 79°07'09" W
C9	50.64' (50.64')	143.00' (143.00')	20°17'19"	50.37'	S 78°24'28" W
C10	11.73'	143.00'	4°42'00"	11.73'	N 72°23'23" W
C11	38.36'	143.00'	15°22'11"	38.25'	N 82°25'28" W

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.

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-124

(2)

Tract F-1-A
American Square
(07/15/2005, 2005C-251)

THIS SHEET SHOWS
EASEMENTS TO BE VACATED

Plat for
Lots 2-A & 2-B
American Square
Being Comprised of
Lot 2
American Square
City of Albuquerque
Bernalillo County, New Mexico
May 2019

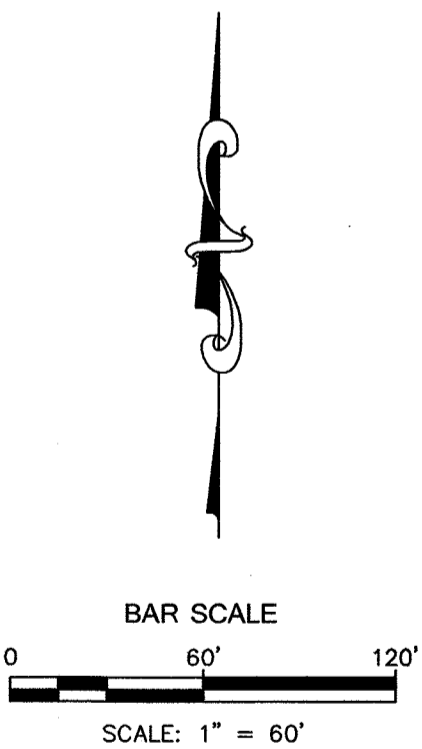
ACS Monument "I-40-12"
NAD 1983 CENTRAL ZONE
X=1532017.843*
Y=1495236.843*
Z=5117.289* (NAVD 1988)
G-G=0.999672575
Mapping Angle=-0°12'30.45"
*US SURVEY FEET

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (7/19/2013, 2013C-85)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES (10/26/1990, 90C-269)
●	FOUND MONUMENT AS INDICATED
●PK	FOUND PK NAIL
●PK2	FOUND PK NAIL WITH TAG "LS 11993"
●RWC	FOUND REBAR WITH CAP "LS 11993"
●RWC2	FOUND REBAR WITH CAP "LS 8478"
●X	FOUND CHISELED "X"
○	SET PK NAIL WITH TAG "LS 14271" UNLESS OTHERWISE NOTED

DOCH 2019105050

12/10/2019 10:45 AM Page: 3 of 5
PLAT R-328 00 8 2019c P. 0124 Linda Stover, Bernalillo County



Block B-1-A
American Square
(10/26/1990, 1990C-269)

Lot 2-B
427,987 Sq. Ft.
9.8252 Acres

17

Lot 2-A
29,809 Sq. Ft.
0.6843 Acres

Carlisle Boulevard NE
(106' R/W)

3535 Menaul Boulevard NE
(100' R/W)

ACS Monument "10-H17"
NAD 1983 CENTRAL ZONE
X=1535835.595*
Y=1495224.388*
Z=5166.734* (NAVD 1988)
G-G=0.999669275
Mapping Angle=-0°12'04.02"
*US SURVEY FEET

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2019C-124

(3)

Tract F-1-A
American Square
(07/15/2005, 2005C-251)

THIS SHEET SHOWS
EASEMENTS GRANTED WITH
THE FILING OF THIS PLAT

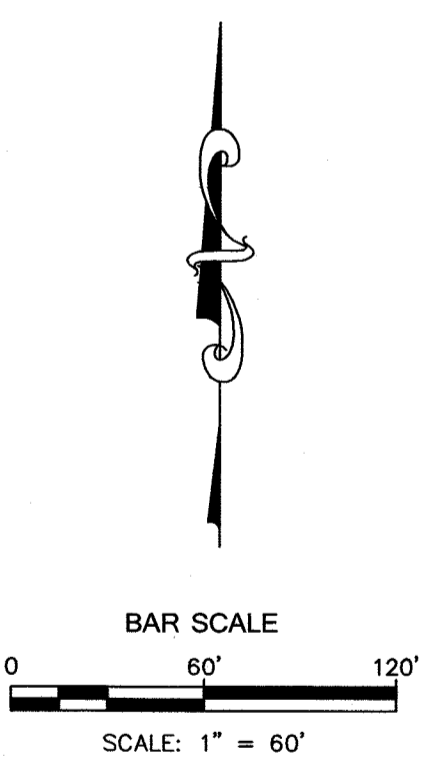
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DOCH 2019105050
12/10/2019 10:45 AM Page: 4 of 5
PLAT R: \$28.00 B: 2019C P: 0124 Linda Stover, Bernalillo County



Block B-1-A
American Square
(10/26/1990, 1990C-269)

PK S 89°52'30" E (S 89°52'06" E) 539.48'

(539.52')
539.48'

Lot 1
American Square
(07/19/2013, 2013C-85)

Lot 2-B
427,987 Sq. Ft.
9.8252 Acres

Lot 2-A
29,809 Sq. Ft.
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2019C-124

(4)

**Plat for
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American Square
Being Comprised of
Lot 2
American Square
City of Albuquerque
Bernalillo County, New Mexico
May 2019**

**THIS SHEET SHOWS RETAINED
EXISTING EASEMENTS AND
EASEMENTS GRANTED WITH
THE FILING OF THIS PLAT**

Legend

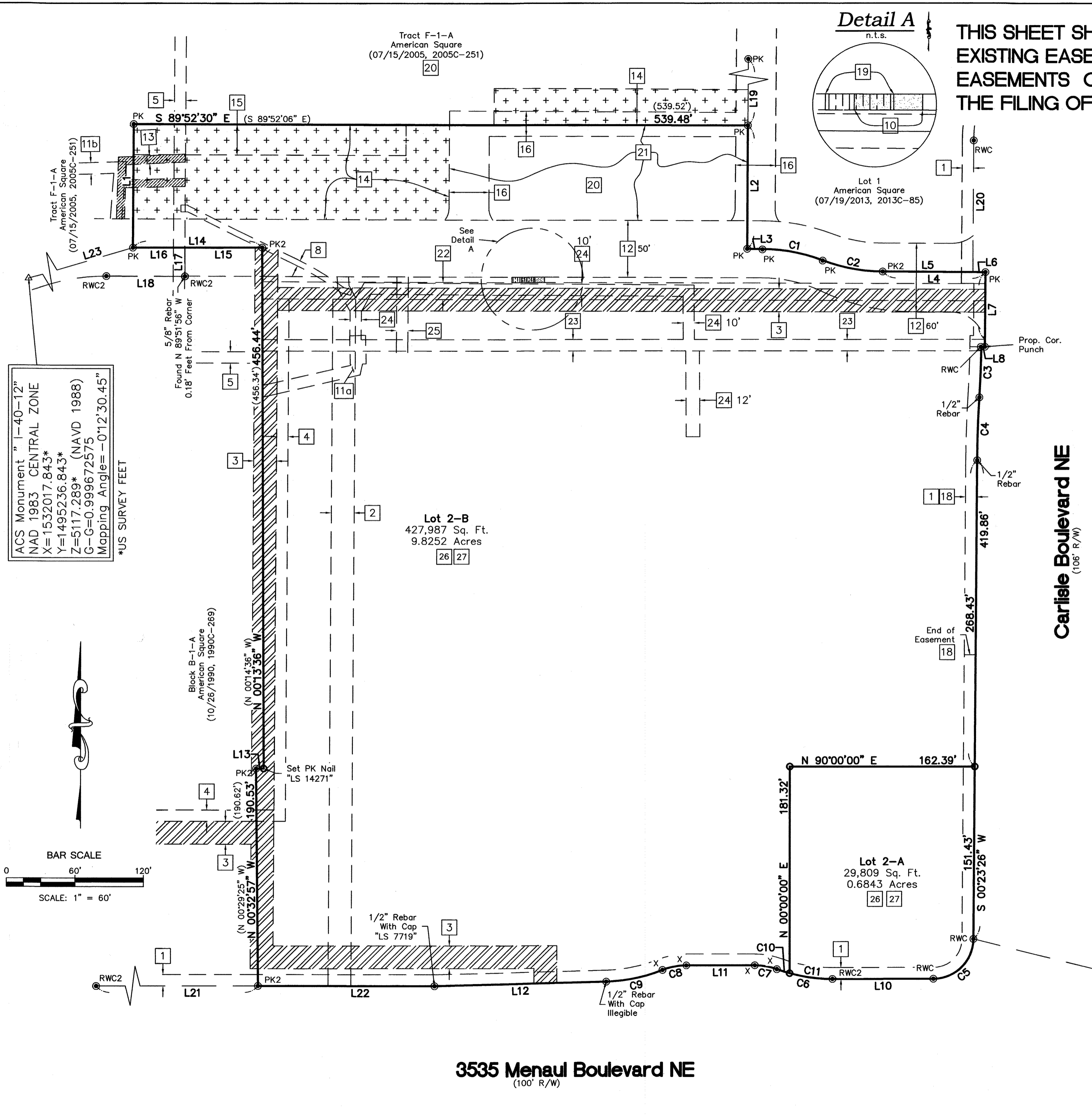
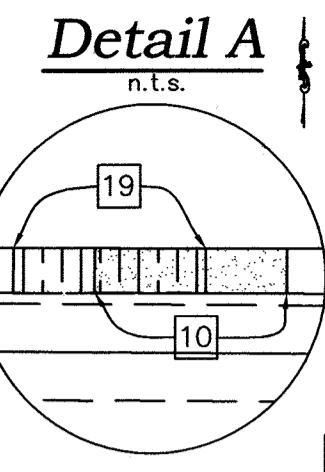
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DOCM 2019105050
12/10/2019 10:45 AM Page: 5 of 5
PLAT R: \$26.00 B: 2019C P: 0124 Linda Stover, Bernalillo County

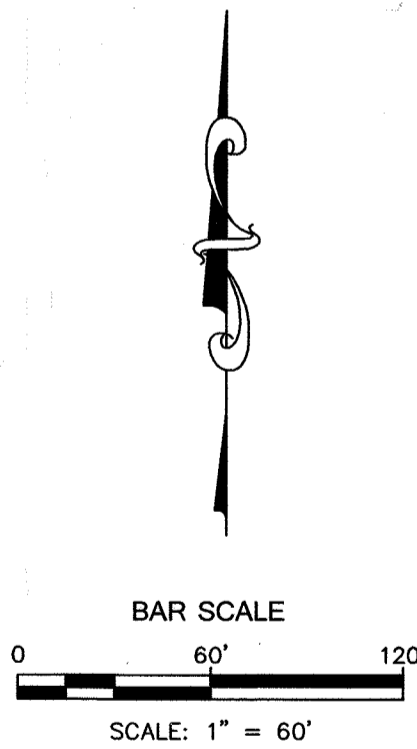
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3535 Menaul Boulevard NE
(100' R/W)

2019C-124

(5)