

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 6.5008 ACRES±
 ZONE ATLAS INDEX NO: H-15-Z
 NO. OF TRACTS CREATED: 2
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO TRACTS INTO TWO NEW TRACTS, TO GRANT EASEMENTS, TO VACATE A PUBLIC EASEMENT AND TO DEDICATE ADDITIONAL STREET RIGHT OF WAY FOR MENAUL BOULEVARD, N.E.

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.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 10505942129310108
 PROPERTY OWNER OF RECORD:
Daloni John Summit Bank TR
 BERNALILLO COUNTY TREASURER'S OFFICE
Sheryl Paloni

Public Utility Easements

- 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, 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 GRANITOR 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 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.

RECORDING STAMP
 DOCH 2019104164
 12/06/2019 11:32 AM Page: 1 of 2
 PLAT R-228, 00 B: 2019C P: 8122 Linda Stover, Bernalillo County

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE EXTERIOR BOUNDARIES OF THE TOWN OF ALBUQUERQUE GRANT, WITHIN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, IN PROJECTED SECTION 9, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., AND BEING IDENTIFIED AS TRACTS A AND B FROM A PORTION OF AN UN-PLATTED 6.5774 ACRE TRACT AS DESCRIBED IN THAT SPECIAL WARRANTY DEED FILED ON MAY 4, 1976 IN BOOK D5A, PAGES 424-426, LESS THAN AND EXCEPTING THAT PORTION OUT TO NMDOT FOR RIGHT OF WAY BY STIPULATED JUDGEMENT FILED NOVEMBER 20, 2000, AS DOCUMENT NO. 200015519 AND THAT PORTION OF TRACT B OUT TO THE CITY OF ALBUQUERQUE FOR RIGHT OF WAY BY QUITCLAIM DEED FILED APRIL 28, 1980, AS DOCUMENT NO. 8024872, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (NAD 83-CENTRAL ZONE) AND GROUND DISTANCES (US SURVEY FEET) AS FOLLOWS:

- BEGINNING AT THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE WEST RIGHT OF WAY LINE OF UNIVERSITY BOULEVARD, N.E., MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP (ILLEGIBLE), FROM WHENCE A TIE TO FOUND A.G.R.S. MONUMENT "L_40_12" BEARS S 83°09'46" E, A DISTANCE OF 3472.86 FEET;
- THENCE FROM SAID POINT OF BEGINNING, ALONG SAID WEST RIGHT OF WAY LINE, S 00°33'30" W, A DISTANCE OF 359.49 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";
- THENCE LEAVING SAID WEST RIGHT OF WAY LINE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 12.79 FEET, A RADIUS OF 20.92 FEET, A DELTA ANGLE OF 35°02'28", A CHORD BEARING OF S 63°21'25" W, AND A CHORD LENGTH OF 12.60 FEET, TO AN ANGLE POINT, LYING ON THE NORTH RIGHT OF WAY LINE OF MENAUL BOULEVARD, N.E., MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";
- THENCE ALONG SAID NORTH RIGHT OF WAY LINE, S 89°58'04" W, A DISTANCE OF 229.02 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP (ILLEGIBLE);
- THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, S 89°58'04" W, A DISTANCE OF 659.71 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";
- THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N 00°01'59" W, A DISTANCE OF 7.31 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";
- THENCE S 89°57'59" W, A DISTANCE OF 27.11 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";
- THENCE N 44°23'05" W, A DISTANCE OF 30.40 FEET TO A POINT OF NON-TANGENT CURVATURE, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";
- THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 222.36 FEET, A RADIUS OF 2441.92 FEET, A DELTA ANGLE OF 05°13'02", A CHORD BEARING OF N 14°15'56" E, AND A CHORD LENGTH OF 222.28 FEET, TO A POINT OF TANGENCY, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";
- THENCE N 16°52'29" E, A DISTANCE OF 7.66 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";
- THENCE N 82°45'00" E, A DISTANCE OF 902.09 FEET TO THE POINT OF BEGINNING, CONTAINING 6.5008 ACRES (283,175 SQUARE FEET), MORE OR LESS, NOW COMPRISING OF TRACTS A-1 AND B-1, TRUCK STOP PLAZA.

Free Consent and Dedication

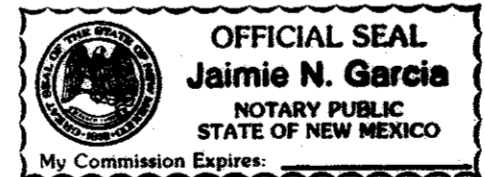
THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES 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 HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.
 SAID OWNER DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

Sheryl Paloni 9-17-19
 SHERYL PALONI
 MANAGER
 THE TRUCK STOP PLAZA, LLC

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF September, 2019 BY
 SHERYL PALONI, MANAGER, THE TRUCK STOP PLAZA, LLC
 BY *Jaimie N. Garcia* MY COMMISSION EXPIRES: 3-22-2021
 NOTARY PUBLIC



Plat of
 Tracts A-1 & B-1
Truck Stop Plaza
 Town of Albuquerque Gran Projected
 Section 9, Township 10 North, Range 3 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 September 2019

Project No. PR-2019-002294
 Application No. SD-2019-00151

Utility Approvals

PNM	<i>RJett</i>	10/4/19
NEW MEXICO GAS COMPANY	<i>Dr. Duke</i>	9/27/19
QWEST CORPORATION D/B/A CENTURYLINK QC		9/26/19
COMCAST		9/27/19

City Approvals

Sheri M. Rainbover P.S.	9/19/19
CITY SURVEYOR	DATE
<i>Spencer Wilson</i>	10-2-19
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
<i>Christopher Lader</i>	10-2-19
A.B.C.W.U.A.	DATE
<i>Julius Wolfley FOR</i>	12-5-19
PARKS AND RECREATION DEPARTMENT	DATE
<i>Bradley L. Bigham</i>	10/4/19
AMAFCA	DATE
<i>[Signature]</i>	10/2/19
CITY ENGINEER	DATE
<i>Julius Wolfley</i>	12-5-19
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
<i>[Signature]</i>	10-2-19
CODE ENFORCEMENT	DATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano 9/12/19
 LARRY W. MEDRANO
 N.M.P.S. No. 11993
 REGISTERED PROFESSIONAL SURVEYOR

COORDINATE AND DIMENSION INFORMATION			PLSS INFORMATION				PROPERTY INFORMATION		PROJECT INFORMATION	
STATE PLANE ZONE: NM-C	GRID	TYPE: STANDARD	LAND GRANT TOWN OF ALBUQUERQUE GRANT				PROPERTY OWNER THE TRUCK STOP PLAZA, LLC.		CREW/TECH: MT	DATE OF SURVEY: 10/1-2/2018
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	SECTION: 9	TOWNSHIP: 10 NORTH	RANGE: 3 EAST	MERIDIAN: NMPM	SUBDIVISION NAME: TRUCK STOP PLAZA	DRAWN BY: JK	CHECKED BY: LM	
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM		BASE POINT FOR SCALING AND/OR ROTATION: N = 0, E = 0	CITY: ALBUQUERQUE	COUNTY: BERNALILLO	STATE: NM	UPC: 101505942129310108	OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113	PSI JOB NO. 18-1144P	SHEET NUMBER 1 OF 2	
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000326784, GROUND TO GRID: 0.999673323		DISTANCE ANNOTATION: GROUND BEARING ANNOTATION: GRID	ELEVATION TRANSLATION: ±0.00'		ELEVATIONS VALID: NO		505.856.5700 PHONE, 505.856.7900 FAX			



Drainage Facilities and/or Detention Areas Maintained by Lot Owner

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. 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 MAINTAIN SAID 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.

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.

RECORDING STAMP

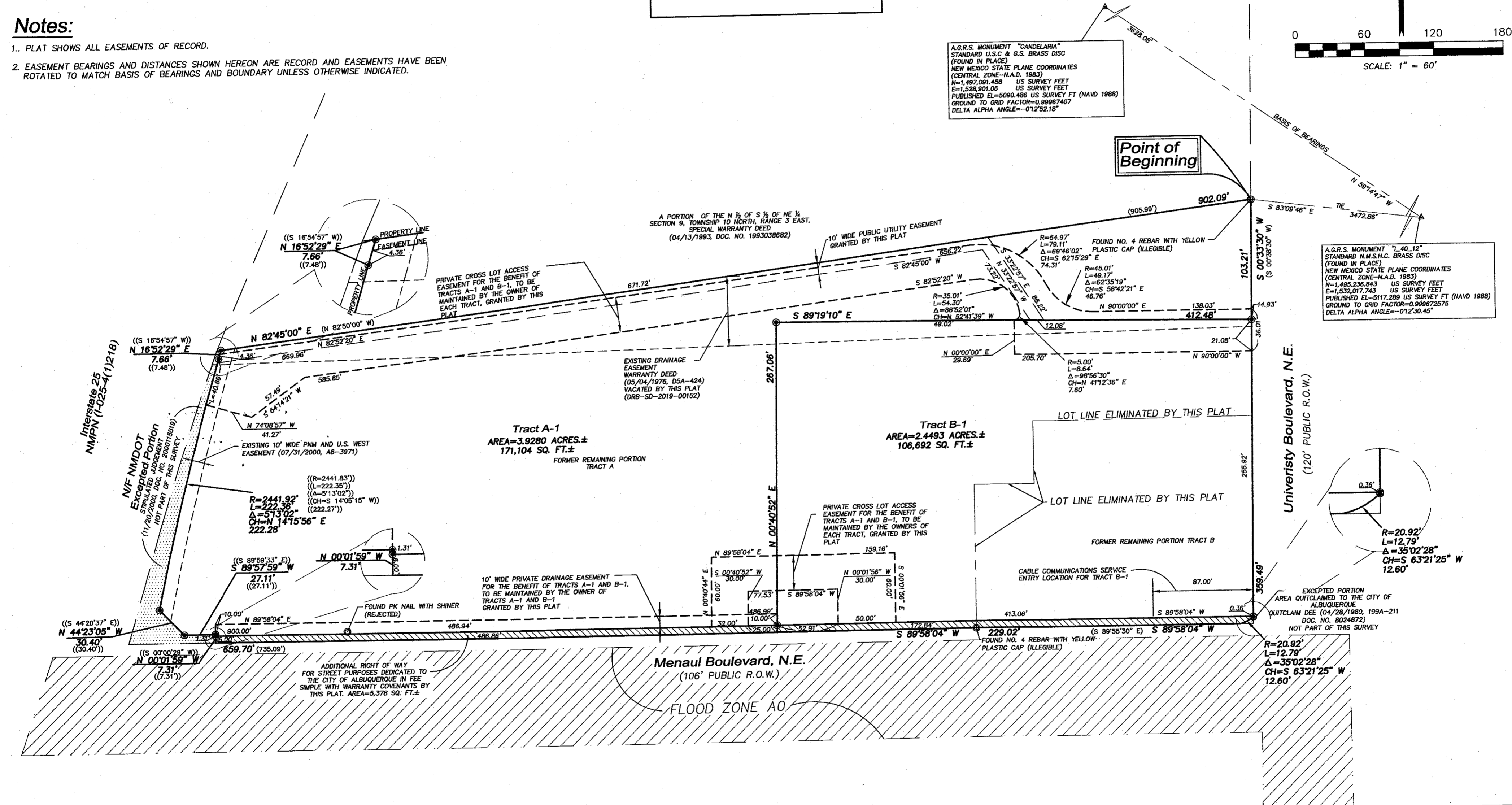
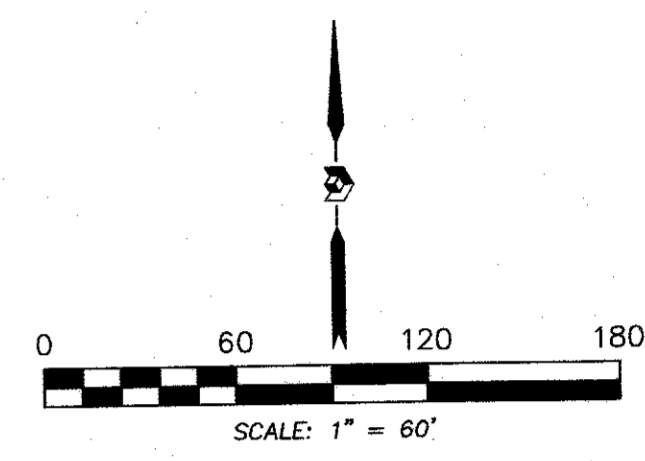
DOCH 2019104164

12/06/2019 11:32 AM Page: 2 of 2
 PLAT R \$25.00 B \$ 2019C P 0122 Linda Stover, Bernalillo County

Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER TITLE COMMITMENT
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER STIPULATED JUDGEMENT
○	FOUND AND USED MONUMENT AS DESIGNATED
⊙	DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" OR PK NAIL WITH TAG "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

Plat of
 Tracts A-1 & B-1
Truck Stop Plaza
 Town of Albuquerque Gran Projected
 Section 9, Township 10 North, Range 3 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 September 2019



COORDINATE AND DIMENSION INFORMATION		PLSS INFORMATION				PROPERTY INFORMATION		PROJECT INFORMATION	
STATE PLANE ZONE: NM-C	GRID COORDINATES: GRID	TYPE: STANDARD	LAND GRANT: TOWN OF ALBUQUERQUE GRANT	PROPERTY OWNER: THE TRUCK STOP PLAZA, LLC.		CREW/TECH: MT		DATE OF SURVEY: 10/1-2/2018	
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	SECTION: 9	TOWNSHIP: 10 NORTH	RANGE: 3 EAST	MERIDIAN: NMPM	DRAWN BY: JK		CHECKED BY: LM
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM		BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0	CITY: ALBUQUERQUE	COUNTY: BERNALILLO	STATE: NM	SUBDIVISION NAME: TRUCK STOP PLAZA		PSI JOB NO. 18-1144P	
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000326784 GROUND TO GRID: 0.999673323		DISTANCE ANNOTATION: GROUND	UPC: 101505942129310108		OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113		PHONE: 505.856.5700		SHEET NUMBER: 2 OF 2
		BEARING ANNOTATION: GRID			FAX: 505.856.7900				

