



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

(SEE SHEET 2 OF 3)

FREE CONSENT:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF ALL OF LOTS A THRU D & A PORTION OF LOT E, AS SHOWN AND DESIGNATED ON THE PLAT OF A PART OF THE PROPERTY OF THE ESTATE OF AMBROSIO GARCIA, DECEASED FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON AUGUST 5, 1890 IN BOOK C3, PAGE 29 AND ALL OF LOTS 58 THRU 61, P THRU Q & A PORTION OF LOTS 62 THRU 64, R THRU T, BLOCK 4, AS SHOWN AND DESIGNATED ON THE PLAT SUPPLEMENTAL TO THE PERFECTO MARIANO JESUS ARMIJO ADDITION FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON APRIL 26, 1884 IN BOOK C3, PAGE 49 AND A PORTION OF LOTS 1 THRU 12, BLOCK C, AS SHOWN AND DESIGNATED ON THE PLAT OF THE MANDELL BUSINESS AND RESIDENCE ADDITION FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON FEBRUARY 3, 1886 IN BOOK C, PAGE 142, AND ALL OF THE LAND AS DESCRIBED IN A WARRANTY DEED FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON JULY 3, 1924 IN DEED BOOK 84, PAGE 63 AND A PORTION OF TRACTS A, B, AND C AS DESCRIBED IN A WARRANTY DEED FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON AUGUST 27, 1930 IN BOOK 112, PAGE 479, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT. SAID OWNER(S) AND/OR PROPRIETOR(S) GRANT ALL EASEMENTS SHOWN HEREON FOR PUBLIC USE AND DEDICATE ADDITIONAL PUBLIC RIGHTS-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

Julie M. Baca
JULIE MORGAS BACA, BERNALILLO COUNTY MANAGER

2-6-20
DATE

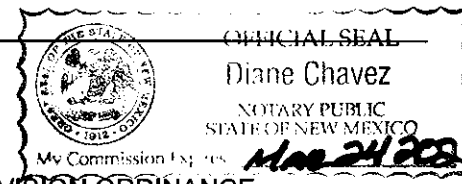
ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) SS.
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS *6th* DAY OF *February*, 20*20* BY *Julie M Baca*

NOTARY PUBLIC: *Diane Chavez*

MY COMMISSION EXPIRES:



SOLAR COLLECTION NOTE:

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

REFERENCE DOCUMENTS USED:

1. PLAT OF A PART OF THE PROPERTY OF THE ESTATE OF AMBROSIO GARCIA, DECEASED FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON AUGUST 5, 1890 IN BOOK C3, PAGE 29
2. PLAT OF SUPPLEMENTAL TO THE PERFECTO MARIANO JESUS ARMIJO ADDITION FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON APRIL 26, 1884 IN BOOK C3, PAGE 49
3. PLAT OF THE MANDELL BUSINESS AND RESIDENCE ADDITION FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON FEBRUARY 3, 1886 IN BOOK C, PAGE 142
4. PLAT OF CITY HALL SITE SURVEY FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON DECEMBER 15, 1965 IN BOOK C6, PAGE 98
5. WARRANTY DEED FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON JULY 3, 1924 IN BOOK 84, PAGE 63
6. WARRANTY DEED FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON AUGUST 27, 1930 IN BOOK 112, PAGE 479
7. WARRANTY DEED FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON MAY 2, 1958 IN BOOK D424, PAGE 9
8. SPECIAL WARRANTY DEED FILE IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON FEBRUARY 5, 1963 IN BOOK D679, PAGE 205
9. QUITCLAIM DEED FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON JANUARY 19, 1965 IN BOOK 765, PAGE 850
10. WARRANTY DEED FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON JULY 26, 1972 IN BOOK D922, PAGE 537

SURVEY NOTES:

1. BEARINGS ARE GRID BASED—NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 1983)
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. ALL BOUNDARY CORNERS IDENTIFIED AS "SET", ARE A NAIL WITH WASHER STAMPED "SOLINSKI PS 17531"
4. BEARINGS AND/OR DISTANCE SHOWN IN BRACKETS [] ARE FROM PARCEL 47-2a AS DESCRIBED IN A WARRANTY DEED FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON JULY 26, 1972 IN BOOK D922, PAGE 537.
5. PNM TRANSFORMER ROOM (SHEET 3 OF 3) USE AND ACCESS ARE GOVERNED BY THE NEW MEXICO PUBLIC REGULATION COMMISSION'S 3RD REVISED RULE NO. 13 AND 3RD REVISED RULE NO. 18, BOTH RULES HAVE EFFECTIVE DATES OF DECEMBER 15, 2013 AND BOTH RULES WERE FILED IN THE OFFICE OF NEW MEXICO PUBLIC REGULATION COMMISSION ON NOVEMBER 15, 2013.

SURVEYOR'S CERTIFICATION:

I, TIMOTHY SOLINSKI, NEW MEXICO PROFESSIONAL SURVEYOR NO. 17531, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

T. Solinski
TIMOTHY SOLINSKI, NMPLS NO. 17531

2-6-2020
DATE



PLAT OF TRACTS A-1 & A-2, 415 TIJERAS

(A RE-PLAT OF ALL OF LOTS A THRU D & A PORTION OF E, A PART OF THE PROPERTY OF THE ESTATE OF AMBROSIO GARCIA DECEASED; ALL OF LOTS 58 THRU 61, P THRU Q & A PORTION OF LOTS 62 THRU 64, R THRU T, BLOCK 4, SUPPLEMENTAL TO THE PERFECTO MARIANO JESUS ARMIJO ADDITION PLAT; A PORTION OF LOTS 1 THRU 12, BLOCK C, MANDELL BUSINESS AND RESIDENCE ADDITION), WITHIN SECTIONS 17 & 20, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., TOWN OF ALBUQUERQUE GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

FEBRUARY 2020

PROJECT NUMBER: 2019-002454

CITY APPROVALS:

Loren H. Roehner P.S. *2/6/2020*
CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

UTILITIES DEVELOPMENT DATE

PARKS AND RECREATION DEPARTMENT DATE

AMAFCA DATE

ABCWUA DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

REAL PROPERTY DIVISION DATE

UTILITY APPROVALS:

PNM ELECTRIC SERVICES DATE

NEW MEXICO GAS DATE

QWEST CORPORATION D.B.A. CENTURY LINK QC DATE

COMCAST DATE

TAX CERTIFICATION:

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

PROPERTY OWNER OF RECORD: _____

BERNALILLO COUNTY TREASURER'S OFFICE DATE

SUBDIVISION DATA:

DRB PROJECT NUMBER: 2019-002454
ZONE ATLAS INDEX NO: J-14-Z & K-14-Z
DATE OF FIELD SURVEY: JUNE 2019 THRU JANUARY 2020
TOTAL EXISTING LOTS/TRACTS: 21
TOTAL TRACTS CREATED: 2
GROSS SUBDIVISION ACREAGE: 2.0030 ACRES
GROSS RIGHTS-OF-WAY ACREAGE: 0.0359 ACRES

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE ALL OF SEVENTEEN (17) EXISTING LOTS AND FOUR (4) EXISTING TRACTS INTO TWO (2) TRACTS, TO DEDICATE PUBLIC RIGHTS-OF-WAY AND TO GRANT EASEMENTS AS SHOWN HEREON.

PUBLIC UTILITY EASEMENTS:

SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.

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.

QWEST CORPORATION D.B.A. CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO 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 EASEMENT, WITH THE RIGHT AND PRIVILEGED OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR 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 SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN 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 DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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 PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT



PLAT OF TRACTS A-1 & A-2, 415 TIJERAS

(A RE-PLAT OF ALL OF LOTS A THRU D & A PORTION OF E, A PART OF THE PROPERTY OF THE ESTATE OF AMBROSIO GARCIA DECEASED; ALL OF LOTS 58 THRU 61, P THRU Q & A PORTION OF LOTS 62 THRU 64, R THRU T, BLOCK 4, SUPPLEMENTAL TO THE PERFECTO MARIANO JESUS ARMIJO ADDITION PLAT; A PORTION OF LOTS 1 THRU 12, BLOCK C, MANDELL BUSINESS AND RESIDENCE ADDITION), WITHIN SECTIONS 17 & 20, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., TOWN OF ALBUQUERQUE GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

FEBRUARY 2020

LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND WITHIN SECTIONS 17 AND 20, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN (N.M.P.M.), THE TOWN OF ALBUQUERQUE GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, ALSO BEING ALL OF LOTS A THRU D & A PORTION OF LOT E, AS SHOWN AND DESIGNATED ON THE PLAT OF A PART OF THE PROPERTY OF THE ESTATE OF AMBROSIO GARCIA, DECEASED FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON AUGUST 5, 1890 IN BOOK C3, PAGE 29 AND ALL OF LOTS 58 THRU 61, P THRU Q & A PORTION OF LOTS 62 THRU 64, R THRU T, BLOCK 4, AS SHOWN AND DESIGNATED ON THE PLAT SUPPLEMENTAL TO THE PERFECTO MARIANO JESUS ARMIJO ADDITION FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON APRIL 26, 1884 IN BOOK C3, PAGE 49 AND A PORTION OF LOTS 1 THRU 12, BLOCK C, AS SHOWN AND DESIGNATED ON THE PLAT OF THE MANDELL BUSINESS AND RESIDENCE ADDITION FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON FEBRUARY 3, 1886 IN BOOK C, PAGE 142, AND ALL OF THE LAND AS DESCRIBED IN A WARRANTY DEED FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON JULY 3, 1924 IN DEED BOOK 84, PAGE 63 AND A PORTION OF TRACTS A, B, AND C AS DESCRIBED IN A WARRANTY DEED FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON AUGUST 27, 1930 IN BOOK 112, PAGE 479 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, ALSO BEING THE INTERSECTING POINT OF THE EASTERLY RIGHT-OF-WAY LINE OF 5TH STREET NW AND THE NORTHERLY RIGHT-OF-WAY LINE TIJERAS AVE NW, WHENCE AN ALBUQUERQUE BRASS DISK STAMPED "4-J14" BEARS N15°17'09"W A DISTANCE OF 888.19 FEET;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF 5TH STREET NW, N8°38'32"E A DISTANCE OF 320.79 FEET TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, ALSO BEING THE INTERSECTING POINT OF THE EASTERLY RIGHT-OF-WAY LINE OF 5TH STREET NW AND THE SOUTHERLY RIGHT-OF-WAY LINE OF A 16' PUBLIC ALLEY;

THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF 5TH STREET NW, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PUBLIC ALLEY S80°50'34"E A DISTANCE OF 161.25 FEET TO THE SOUTHEAST CORNER OF SAID PUBLIC ALLEY;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID PUBLIC ALLEY, N8°52'48"E A DISTANCE OF 7.70 FEET TO A POINT;

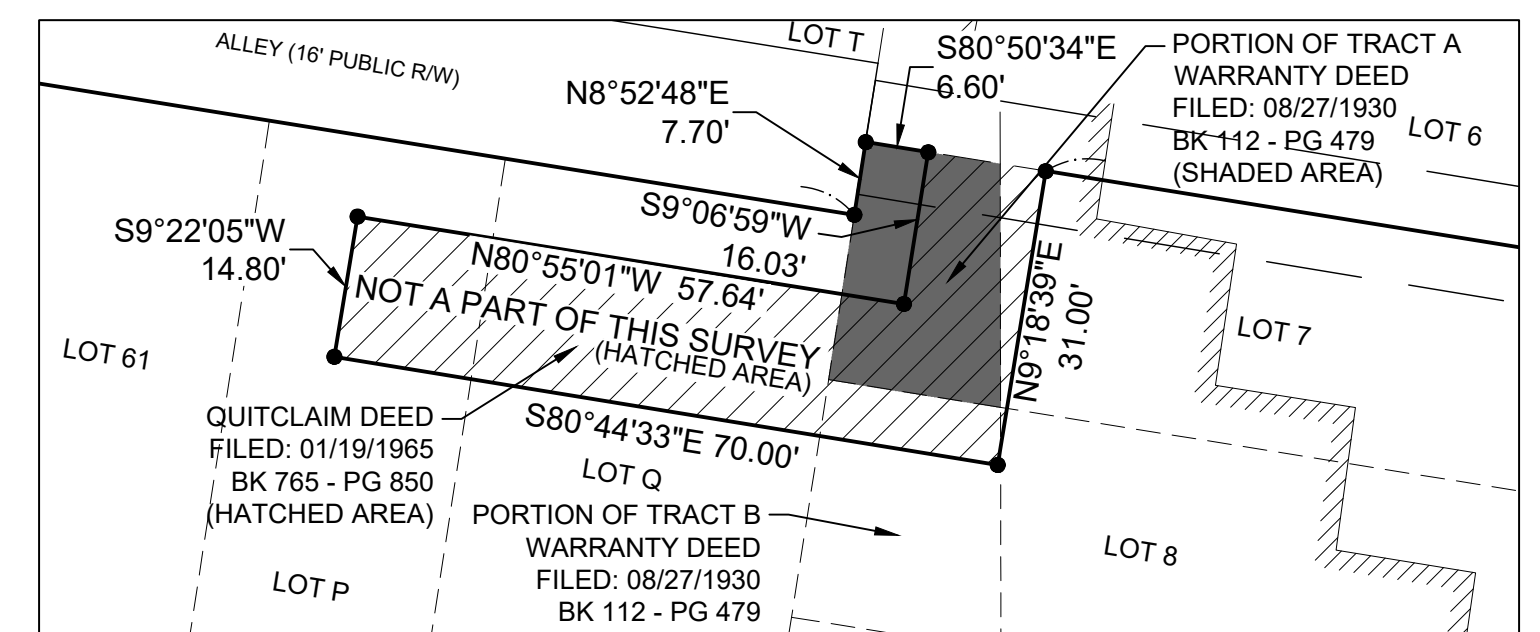
THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF SAID PUBLIC ALLEY THE FOLLOWING SEVEN (7) COURSES:

1. S80°50'34"E A DISTANCE OF 6.60 FEET TO A POINT;
2. S9°06'59"W A DISTANCE OF 16.03 FEET TO A POINT;
3. N80°55'01"W A DISTANCE OF 57.64 FEET TO A POINT;
4. S9°22'05"W A DISTANCE OF 14.80 FEET TO A POINT;
5. S80°44'33"E A DISTANCE OF 70.00 FEET TO A POINT;
6. N9°18'39"E A DISTANCE OF 31.00 FEET TO A POINT;
7. S80°50'34"E A DISTANCE OF 79.17 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, ALSO BEING THE NORTHWEST CORNER OF PARCEL 47-2a AS DESCRIBED IN A WARRANTY DEED FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON JULY 26, 1972 IN BOOK D922, PAGE 537;

THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 47-2a, S9°05'23"W A DISTANCE OF 366.89 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, ALSO BEING THE SOUTHWEST CORNER OF SAID PARCEL 47-2a AND A POINT ON THE NORTHERLY RIGHT-OF-WAY OF TIJERAS AVENUE NW;

THENCE LEAVING THE WESTERLY LINE OF SAID PARCEL 47-2a, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF TIJERAS AVENUE NW, N72°20'19"W A DISTANCE OF 259.78 FEET TO THE POINT OF BEGINNING.

TRACT CONTAINS 2.0030 ACRES (87,252 SQ. FEET), MORE OR LESS.



DETAIL "A"
SCALE: 1" = 20'

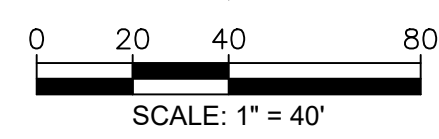
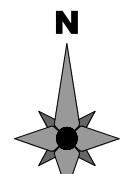
- LEGEND**
- ⊠ FOUND ALUMINUM CAP AS NOTED
 - ⊗ FOUND BRASS CAP AS NOTED
 - SET NAIL W/ WASHER STAMPED "SOLINSKI PS 17531"
 - SUBDIVISION BOUNDARY
 - NEW LOT / TRACT LINE
 - - - ADJOINING PROPERTY LINE
 - EXISTING EASEMENT LINE
 - PUBLIC RIGHT-OF-WAY
 - - - ELIMINATED LOT LINE
 - ▨ BUILDING OUTLINE

"17-J14 ACS" ALUMINUM DISK
NEW MEXICO STATE PLANE
COORDINATES (NAD83 CENTRAL ZONE)
NORTHING = 1488666.762 USFT,
EASTING = 1519149.317 USFT,
GROUND TO GRID FACTOR: 0.999883611
MAPPING ANGLE: -0°13'59.00"
NAVD88 ELEVATION = 4957.484 USFT

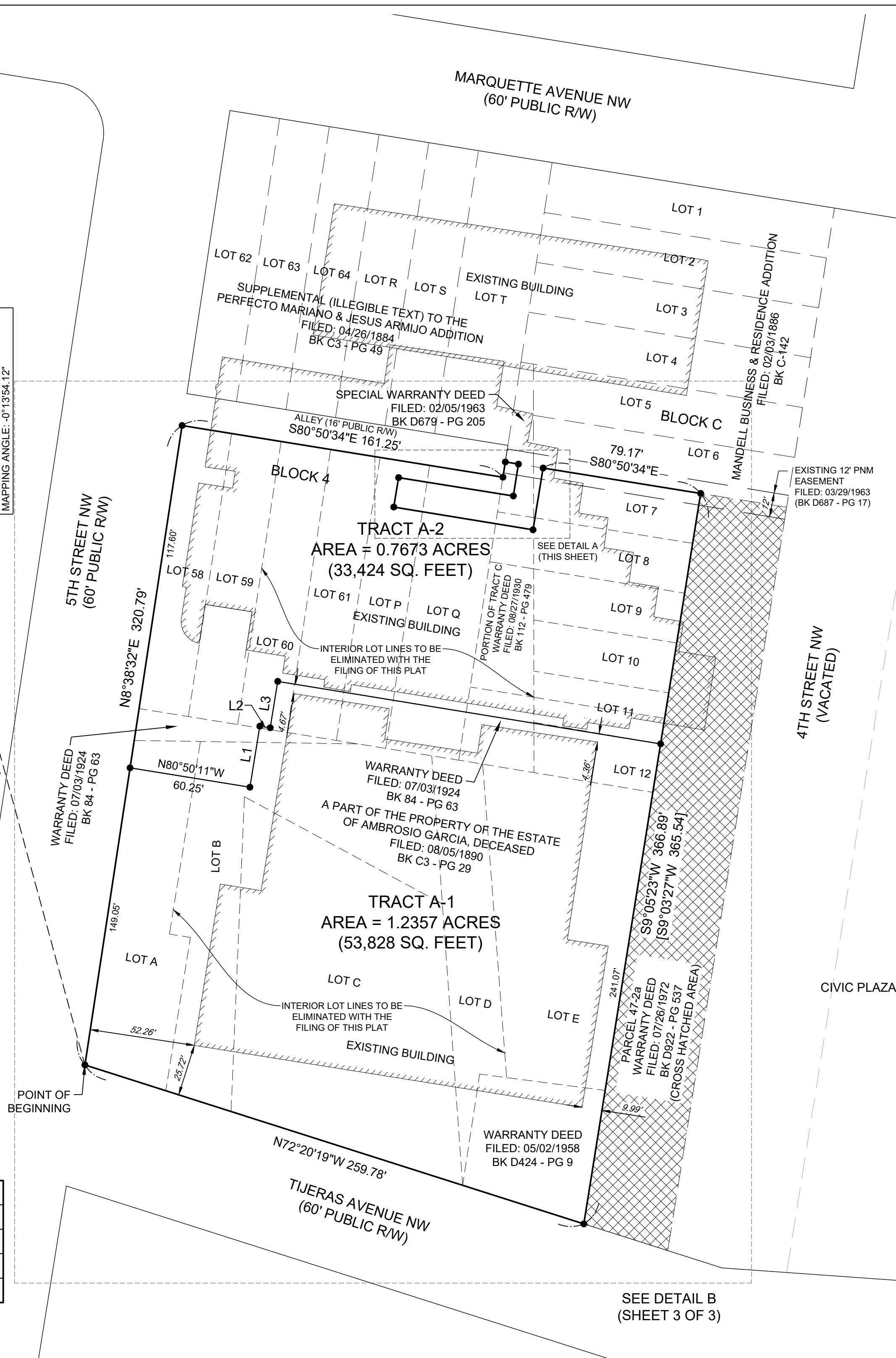
"4-J14 ACS" BRASS DISK
NEW MEXICO STATE PLANE
COORDINATES (NAD83 CENTRAL ZONE)
NORTHING = 1488041.353 USFT,
EASTING = 1519843.85 USFT,
GROUND TO GRID FACTOR: 0.999863455
MAPPING ANGLE: -0°13'54.12"

N40°04'53"W 1079.71'
(BASIS OF BEARINGS)

NOTE:
SEE SHEET 3 OF 3 FOR ADDITIONAL
RIGHTS-OF-WAY AND EASEMENT
INFORMATION



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	30.66	N09° 12' 14.68"E
L2	5.21	S81° 26' 22.94"E
L3	23.30	N09° 14' 06.51"E



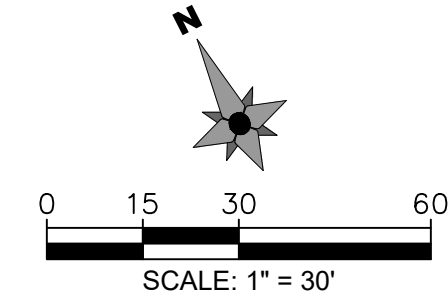
SEE DETAIL B
(SHEET 3 OF 3)



PLAT OF TRACTS A-1 & A-2, 415 TIJERAS

(A RE-PLAT OF ALL OF LOTS A THRU D & A PORTION OF E, A PART OF THE PROPERTY OF THE ESTATE OF AMBROSIO GARCIA DECEASED; ALL OF LOTS 58 THRU 61, P THRU Q & A PORTION OF LOTS 62 THRU 64, R THRU T, BLOCK 4, SUPPLEMENTAL TO THE PERFECTO MARIANO JESUS ARMIJO ADDITION PLAT; A PORTION OF LOTS 1 THRU 12, BLOCK C, MANDELL BUSINESS AND RESIDENCE ADDITION), WITHIN SECTIONS 17 & 20, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., TOWN OF ALBUQUERQUE GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

FEBRUARY 2020



EASEMENT NOTES:

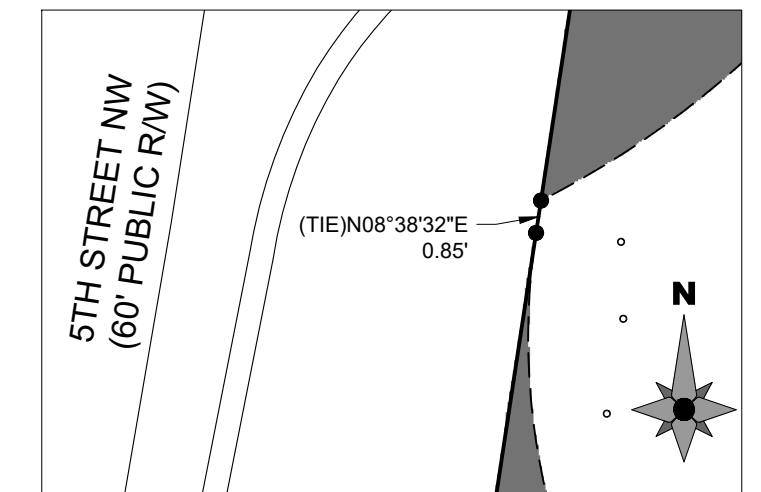
UTILITY EASEMENT TO INCLUDE, THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES AND EQUIPMENT, TOGETHER WITH FREE ACCESS TO, FROM, OVER, AND UNDER SAID EASEMENT, WITH THE RIGHT AND PRIVILEGED OF GOING UPON, OVER, UNDER AND ACROSS ADJOINING LANDS.

GM = THE GAS METER IS FOR THE BENEFIT OF TRACT A-1. MAINTENANCE IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER OF TRACT A-1

- ACCESS AND UTILITY EASEMENT FOR THE BENEFIT OF TRACTS A-1, A-2 AND THE PROPERTY TO THE NORTH OF A-2 KNOWN AS ONE CIVIC PLAZA. THE MAINTENANCE OF THE UTILITIES LOCATED WITHIN THE SUBSURFACE TUNNEL ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF EACH TRACT THAT BENEFITS FROM THE UTILITY, EXCEPT FOR THE GAS METER (GM) LOCATED ON THE WESTERN BOUNDARY OF TRACT A-2. EASEMENT CONTAINS 0.0840 ACRES (3,658 SQ. FT.).
- RECIPROCAL SURFACE AND SUBSURFACE TUNNEL ACCESS AND UTILITY EASEMENT. THE 10 FOOT EASEMENT UNDER THE ROOFLINE LOCATED BETWEEN THE NORTHERLY BOUNDARY OF TRACT A-1 AND THE SOUTHERLY BOUNDARY OF TRACT A-2 (SURFACE) AND UNDERGROUND TUNNEL (SUBSURFACE) ARE FOR THE BENEFIT OF TRACTS A-1, A-2 AND THE PROPERTY TO THE NORTH OF A-2 KNOWN AS CIVIC PLAZA. THE MAINTENANCE OF THE UTILITIES LOCATED WITHIN THE SUBSURFACE TUNNEL ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF EACH TRACT THAT BENEFITS FROM THE UTILITY. EASEMENT CONTAINS 0.0510 (2,223 SQ. FT.).

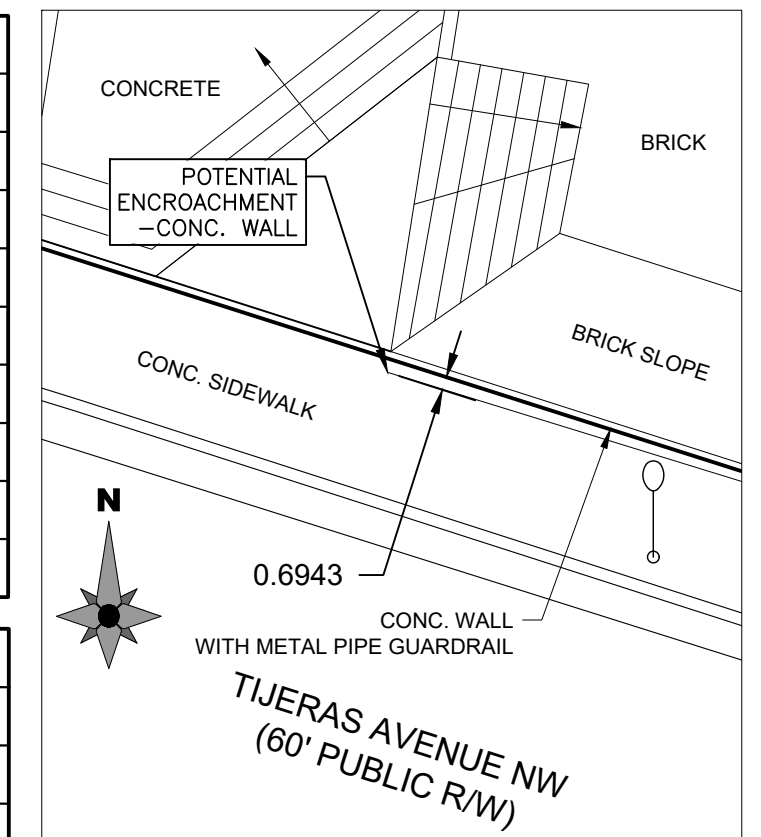
LEGEND

- SET SURVEY MONUMENT STAMPED "SOLINSKI PS 17531"
- BOLLARD
- ⊕ GAS METER
- ⬆ STAIRS (W/ DIRECTION FROM STREET LEVEL)
- ⊕ TREE
- ⊕ STREET LIGHT
- ⊕ TRAFFIC SIGNAL
- SUBDIVISION BOUNDARY
- ADDITIONAL RIGHT-OF-WAY
- NEW LOT / TRACT LINE
- NEW EASEMENT LINE
- EXISTING EASEMENT LINE
- ADJOINING PROPERTY
- PUBLIC RIGHT-OF-WAY
- CHAINLINK FENCE



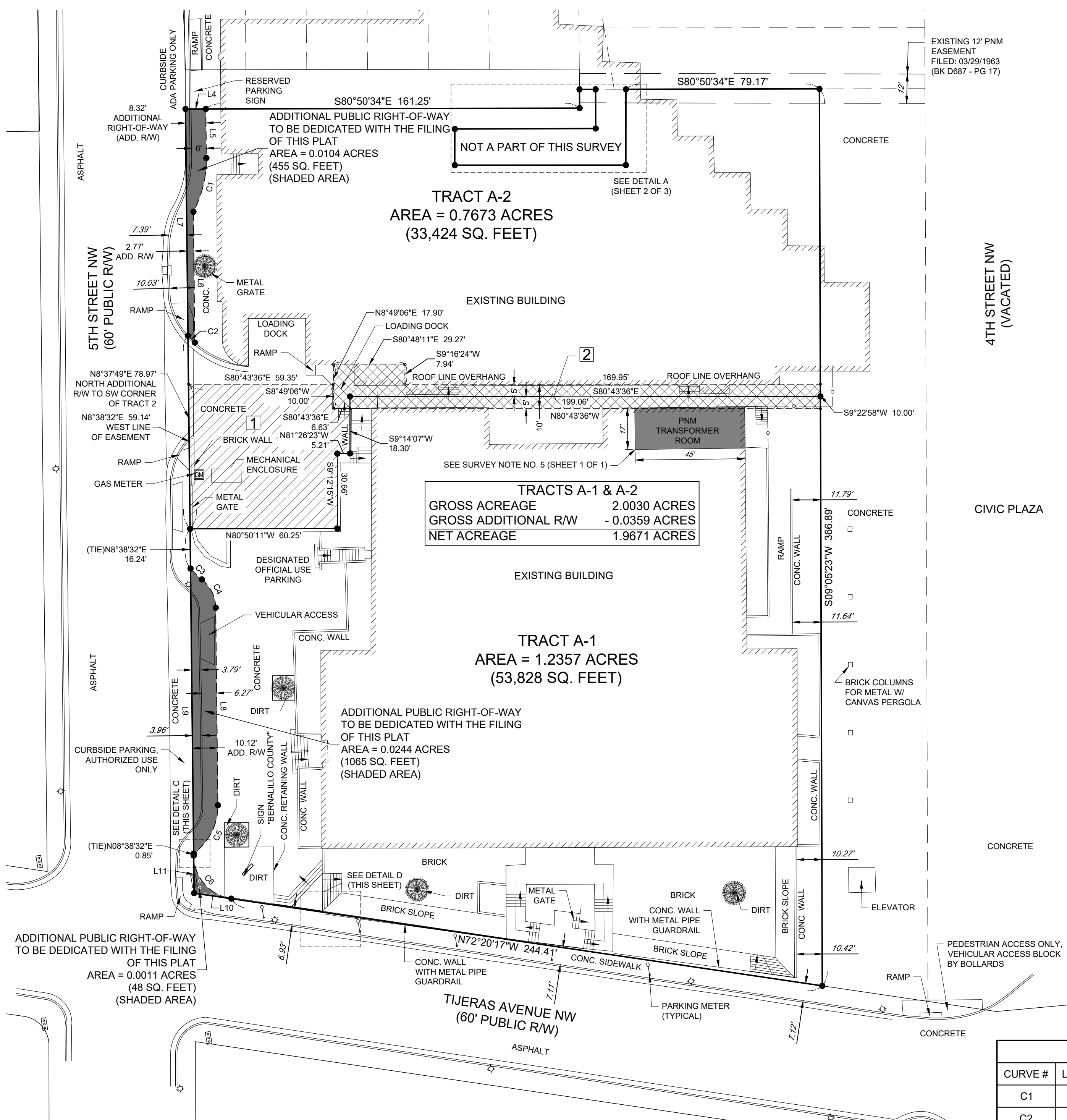
DETAIL "C"
SCALE: 1" = 5'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L4	8.32	S80° 50' 39.21"E
L5	20.12	S08° 38' 31.97"W
L6	53.54	S08° 38' 31.97"W
L7	92.76	N08° 38' 31.97"E
L8	80.76	S08° 38' 31.97"W
L9	116.59	N08° 38' 31.97"E
L10	15.37	N72° 20' 19.10"W
L11	15.37	N08° 38' 31.97"E



DETAIL "D"
SCALE: 1" = 10'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD DIRECTION
C1	22.80	45.90	028°27'38"	22.56	S22° 52' 21"W
C2	3.97	34.76	006°33'05"	3.97	N35° 38' 52"W
C3	6.42	33.31	011°02'05"	6.41	S36° 46' 11"E
C4	13.37	15.03	050°58'00"	12.93	S16° 49' 28"E
C5	22.97	24.15	054°29'06"	22.11	S35° 53' 05"W
C6	25.44	18.00	080°58'51"	23.38	S31° 50' 54"E



DETAIL "B"
SCALE: 1" = 30'