

Vicinity Map - Zone Atlas H-15-Z

Documents

1. PLAT OF RECORD FOR B-1, MENAUL DEVELOPMENT AREA FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 21, 1994, IN BOOK 94C, PAGE 136.
2. PLAT OF RECORD FOR PARCELS A, B, AND C MENAUL DEVELOPMENT AREA, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 22, 1985, IN BOOK C28, PAGE 29.
3. PLAT OF SURVEY FOR PARCELS A AND B-1, MENAUL DEVELOPMENT AREA, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 03, 1998, IN BOOK 98S, PAGE 211.
4. GENERAL WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 13, 2017, AS DOC. NO. 2017108488.
5. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE HAVING FILE NO. 2255777 AND AN EFFECTIVE DATE OF NOVEMBER 13, 2017.

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.

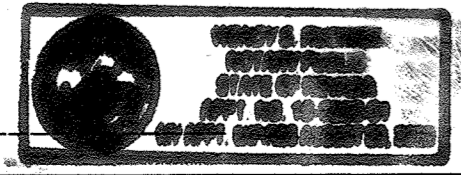
[Signature] _____ DATE 11/11/19
 SEAN B. THUESON, SECRETARY THE SIEGEL GROUP NEVADA, INC. A NEVADA CORPORATION, MANAGER FOR 2500 ALBUQUERQUE HOLDINGS LLC, A NEVADA LIMITED LIABILITY COMPANY

STATE OF NEVADA }
 COUNTY OF CLARK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Nov 11, 2019

BY: SEAN B. THUESON, SECRETARY, THE SIEGEL GROUP NEVADA, INC. A NEVADA CORPORATION, MANAGER FOR 2500 ALBUQUERQUE HOLDINGS LLC, A NEVADA LIMITED LIABILITY COMPANY

By *[Signature]*
 NOTARY PUBLIC
 MY COMMISSION EXPIRES Aug 29, 2023



Indexing Information

Section 9, Township 10 North, Range 3 East, N.M.P.M.
 Subdivision: Menaul Development Area
 Owner: 2500 Albuquerque Holdings, LLC
 UPC #: 101505951036510208

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE..... 4.8417 ACRES
 ZONE ATLAS PAGE NO..... H-15-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 ACRES
 DATE OF SURVEY..... JUNE 2019

Notes

1. FIELD SURVEY PERFORMED IN MAY 2019.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-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

PARCEL "B-1" OF MENAUL DEVELOPMENT AREA, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 21, 1994, IN MAP BOOK 94C, PAGE 136.

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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC # 101505951036510208

PROPERTY OWNER OF RECORD
[Signature] 2500 Albuquerque Holdings LLC
 BERNALILLO COUNTY TREASURER'S OFFICE

Plat for Parcel B-1-A & B-1-B Menaul Development Area Being Comprised of Parcel B-1 Menaul Development Area City of Albuquerque Bernalillo County, New Mexico November 2019

Project Number: PR-2019-002405

Application Number: SD-2019-00200

Plat Approvals:

- [Signature]* PNM Electric Services 11/15/19
- [Signature]* Qwest Corp. d/b/a CenturyLink QC 11/14/19
- [Signature]* New Mexico Gas Company 11/14/19
- [Signature]* Comcast 11/14/19

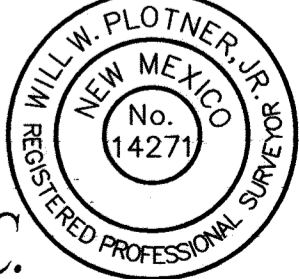
City Approvals:

- [Signature]* Soren N. Reinharder P.E. City Surveyor 11/1/19
- [Signature]* Traffic Engineer 11/18/19
- [Signature]* ABCWA 01-13-19
- [Signature]* Code Enforcement 11-13-19
- [Signature]* Paul M. Guedt City Engineer 11/13/19
- [Signature]* DRB Chairperson, Planning Department 11/19/19
- [Signature]* PARKS & RECREATION DEPARTMENT 11-13-19

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] Will Plotner Jr. Date 10/31/19
 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

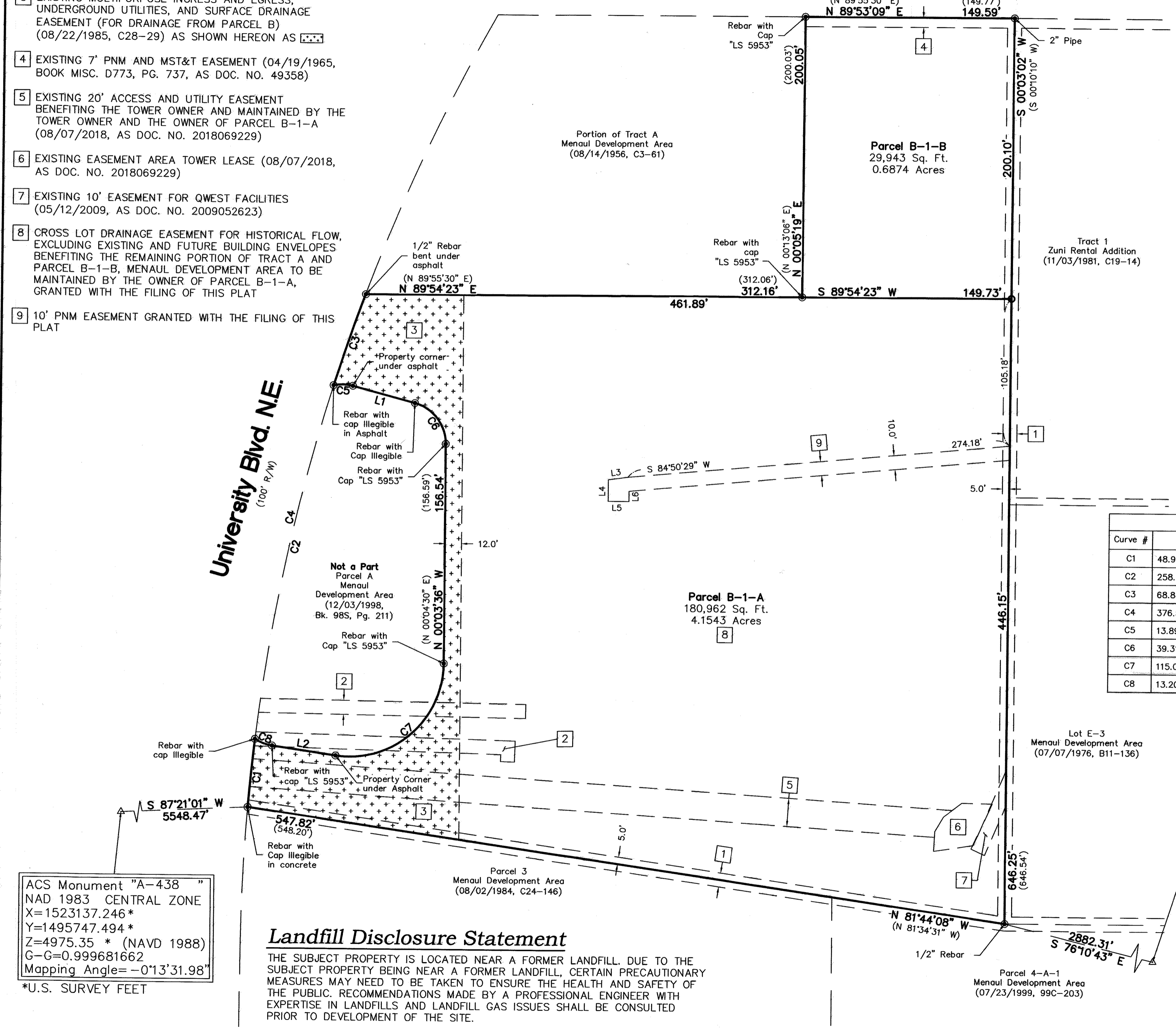
**Plat for
 Parcel B-1-A & B-1-B
 Menaul Development Area
 Being Comprised of
 Parcel B-1
 Menaul Development Area
 City of Albuquerque
 Bernalillo County, New Mexico
 November 2019**

Easement Notes

- 1 EXISTING 10' UTILITY EASEMENT (08/14/1956, C3-61)
- 2 EXISTING 10' WATERLINE EASEMENT (08/22/1985, C28-29)
- 3 EXISTING MULTIPURPOSE INGRESS AND EGRESS, UNDERGROUND UTILITIES, AND SURFACE DRAINAGE EASEMENT (FOR DRAINAGE FROM PARCEL B) (08/22/1985, C28-29) AS SHOWN HEREON AS [Symbol]
- 4 EXISTING 7' PNM AND MST&T EASEMENT (04/19/1965, BOOK MISC. D773, PG. 737, AS DOC. NO. 49358)
- 5 EXISTING 20' ACCESS AND UTILITY EASEMENT BENEFITING THE TOWER OWNER AND MAINTAINED BY THE TOWER OWNER AND THE OWNER OF PARCEL B-1-A (08/07/2018, AS DOC. NO. 2018069229)
- 6 EXISTING EASEMENT AREA TOWER LEASE (08/07/2018, AS DOC. NO. 2018069229)
- 7 EXISTING 10' EASEMENT FOR QWEST FACILITIES (05/12/2009, AS DOC. NO. 2009052623)
- 8 CROSS LOT DRAINAGE EASEMENT FOR HISTORICAL FLOW, EXCLUDING EXISTING AND FUTURE BUILDING ENVELOPES BENEFITING THE REMAINING PORTION OF TRACT A AND PARCEL B-1-B, MENAUL DEVELOPMENT AREA TO BE MAINTAINED BY THE OWNER OF PARCEL B-1-A, GRANTED WITH THE FILING OF THIS PLAT
- 9 10' PNM EASEMENT GRANTED WITH THE FILING OF THIS PLAT

Claremont Ave. N.E.
 (60' R/W)

University Blvd. N.E.
 (100' R/W)



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (04/21/1994, 94C-136)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (08/22/1985, C28-29)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
[Symbol]	EASEMENT [3]

Line Table

Line #	Direction	Length (ft)
L1	N 75°07'43" W (N 75°00'00" W)	46.00' (46.00')
L2	S 81°43'00" E (S 81°34'31" E)	45.96' (45.98')
L3	S 82°36'27" W	14.13'
L4	S 00°05'10" W	15.46'
L5	S 89°54'50" E	14.92'
L6	N 00°06'36" E	7.34'

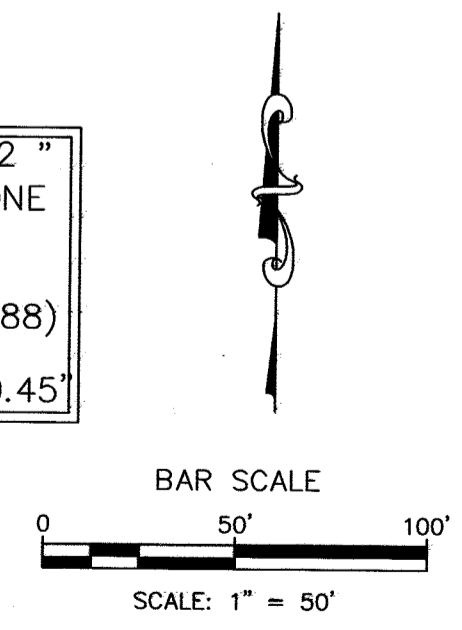
Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	48.90' (48.97')	1382.50' (1382.50')	2°01'36"	48.90'	N 05°36'47" E
C2	258.79' [258.77']	1382.50' [1382.50']	10°43'31"	258.42'	N 11°59'20" E
C3	68.88' (69.19')	1382.50' (1382.50')	2°51'16"	68.87'	N 18°46'44" E
C4	376.57' (376.94') [376.82']	1382.50' (1382.50') [1382.50']	15°36'23"	375.41'	N 12°24'10" E
C5	13.89' (13.97')	30.00' (30.00')	26°31'53"	13.77'	N 88°23'39" W
C6	39.31' (39.31')	30.00' (30.00')	75°04'07"	36.55'	N 37°35'39" W
C7	115.00' (115.01')	67.00' (67.00')	98°20'36"	101.39'	N 49°06'42" E
C8	13.20' (13.25')	30.00' (30.00')	25°12'24"	13.09'	S 69°06'48" E

ACS Monument "A-438"
 NAD 1983 CENTRAL ZONE
 X=1523137.246*
 Y=1495747.494*
 Z=4975.35 * (NAVD 1988)
 G-G=0.999681662
 Mapping Angle=-0°13'31.98"
 *U.S. SURVEY FEET

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"
 *U.S. SURVEY FEET

Landfill Disclosure Statement
 THE SUBJECT PROPERTY IS LOCATED NEAR A FORMER LANDFILL. DUE TO THE SUBJECT PROPERTY BEING NEAR A FORMER LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE.



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