



LEGAL DESCRIPTION:

TRACTS 261-A, UNIT B, TOWN OF ATRISCO GRANT, AS THE SAME IS SHOWN AND DESIGNATED ON THE SUMMARY PLAT SHOWING TRACTS 261A AND 261B, UNIT 8, TOWN OF ATRISCO GRANT, ALBUQUERQUE, NEW MEXICO, ON JANUARY 20, 1981, IN MAP BOOK C17, FOLIO 184.

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 REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST 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 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

PURPOSE OF PLAT:

CREATE TWO (2) LOTS FROM ONE (1) LOT. DEDICATE RIGHT OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS. VACATE A 30' ACCESS EASEMENT, TEMPORARY PUBLIC DRAINAGE EASEMENT, VACATE 2, SIGN EASEMENTS AND A 30' PUBLIC ROADWAY EASEMENT. ALSO GRANT ANY EASEMENTS AS SHOWN HEREON.

SUBDIVISION DATA:

CITY OF ALBUQUERQUE CASE NO. DRB-
ZONE ATLAS INDEX NO. H-11
DATE OF SURVEY JUNE 2019
TOTAL NO. OF TRACTS EXISTING 1
TOTAL NO. OF LOTS CREATED 2
GROSS SUBDIVISION ACREAGE 5.2016 ACRES
CURRENT ZONING NR-C

NOTES:

1. BASIS OF BEARING - NAD 83 STATE PLANE, NM CENTRAL ZONE GRID BEARINGS
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED.

DOCUMENTS USED:

1. PLAT OF SURVEY - TRACT 261-A UNIT 8 ATRISCO LAND GRANT (BK. 985, PG. 210 12/03/1998)

CROSS LOT DRAINAGE EASEMENT NOTE:

A blanket cross lot drainage easement across Tracts 261-A-1 and 261-A-2 is granted by this plat for the benefit of Tracts 261-A-1 and 261-A-2 and to be maintained by Tracts 261-A-1 and 261-A-2

FREE CONSENT :

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED AND BEING COMPRISED OF SHOWN LOTS, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND IS THE SAME 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) DO HEREBY GRANT ADDITIONAL PUBLIC UTILITY EASEMENTS, IN FEE SIMPLE WITH WARRANTY COVENANTS.

OWNER

ACKNOWLEDGMENT

STATE OF)
) SS.
COUNTY OF)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2023, BY _____

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #: _____

BERNALILLO COUNTY TREASURE'S OFFICE: _____

PLAT
OF
TRACTS 261-A-1 & 261-A-2, UNIT 8
TOWN OF ATRISCO GRANT
WITHIN SECTION 11 T10N, R2E, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY 2023

UTILITY APPROVALS:

PNM ELECTRIC SERVICES _____ DATE

NEW MEXICO GAS COMPANY _____ DATE

CENTURY LINK QC _____ DATE

COMCAST _____ DATE

PROJECT NUMBER: _____

CITY APPROVALS:

CITY SURVEYOR _____ DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE

PARKS AND RECREATION DEPARTMENT _____ DATE

A.M.A.F.C.A. _____ DATE

ABCWUA _____ DATE

CITY ENGINEER _____ DATE

REAL PROPERTY DIVISION _____ DATE

ENVIRONMENTAL HEALTH DEPARTMENT _____ DATE

HYDROLOGY _____ DATE

CODE ENFORCEMENT _____ DATE

PLANNING DEPARTMENT _____ DATE

M.R.G.C.D. _____ DATE

SURVEYOR'S CERTIFICATE:

I, DAVID P ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, 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 AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. ACOSTA, NMPLS NO. 21082 _____ 05-04-2023

DATE

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CONSTRUCTION SURVEY TECHNOLOGIES, INC
PO BOX 65395
ALBUQUERQUE, NM 87193
505-917-8921



TRACT 261-A-1
75,523 SQ. FT. GROSS/NET
1.7338 AC. GROSS/NET

TRACT 261-A-2
119,621 SQ. FT. GROSS
2.7461 AC. GROSS

LOT 3-A-1
SHELL SUBDIVISION NO.2
(BK.2003C, PG.323, 10/30/03)

LOT 3-A-2-B
SHELL SUBDIVISION NO.2
(BK.2004C, PG.397, 12/27/04)

LOT 2
SHELL SUBDIVISION NO.2
(BK.C7, PG.102, 03/17/70)

LOT 1A1
SHELL SUBDIVISION NO.2
(BK.2017C, PG.90, 08/04/17)

ESTANCIA DRIVE
(DEDICATED TO THE CITY OF ALBUQUERQUE)

HANOVER ROAD NW
(60' R-W)

ILIFF ROAD NW
(60' R-W)

35' X 35' PUBLIC WATERLINE EASEMENT
(BK.90-3, PG. 140-143)

35' X 35' PUBLIC WATERLINE EASEMENT
(BK.90-3, PG. 140-143)

30' PUBLIC ROADWAY EASEMENT
(BK.319A, PG. 78-81)
(VACATED BY THIS PLAT)

30' PUBLIC WATERLINE EASEMENT
(BK.319A, PG. 78-81)

30' ACCESS EASEMENT
(BK.94-5, PG. 4415-4424)

10' X 10' SIGN EASEMENT
(BK.94-5, PG. 4415-4424)
(VACATED BY THIS PLAT)

TEMPORARY PUBLIC DRAINAGE EASEMENT
(BK.319A, PG. 264-272)
(VACATED BY THIS PLAT)

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(BK.319A, PG. 264-272)
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(BK.319A, PG. 264-272)
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TEMPORARY PUBLIC DRAINAGE EASEMENT
(BK.319A, PG. 264-272)
(VACATED BY THIS PLAT)

30' RADIUS PUBLIC ROADWAY & PRIVATE ACCESS EASEMENT
(BK.986, PG. 210 12/03/1998)

10' x 10' SIGN EASEMENT
(BK.986, PG.210 12/03/1998)
(VACATED BY THIS PLAT)

BLANKET CROSS LOT DRAINAGE EASEMENT
(SEE NOTE A: ON SHEET 1)

FND REBAR/CAP ILLEGIBLE

FND REBAR/CAP ILLEGIBLE

EXISTING 10' UNDERGROUND EASEMENT
(BK.90-10, PG. 4582-4583)

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	47.17'	30.00'	90.09	N45° 46' 35"E	42.46'
C2	47.19'	30.00'	90.12	S44° 13' 25"E	42.47'

Curve Table					
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