

Subdivision Data

GROSS ACREAGE
ZONE ATLAS PAGE NO
NUMBER OF EXISTING TRACTS
NUMBER OF TRACTS CREATED
MILES OF FULL-WIDTH STREETS
MILES OF HALF-WIDTH STREETS
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE 0.1457 ACRES
DATE OF SURVEY JANUARY 2020

DOC# 2020128551

12/18/2020 10:17 AM Page: 1 of 4 PLAT R:\$25.00 B: 2020C P: 0125 Linda Stover, Bernalillo County

Free Consent & Dedication

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 WHO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR DISTRIBUTION LINES. CONDUITS AND PIPES. INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION, INSPECTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE

CARLISLE ASSOCIATES MITTED PARTNERSHIP BY: CARLISLE MANAGEMENT LIMITED PARTNERSHIP G.P. BY: CARLISLE ASSOCIATES CORPORATION, G.P. DAVID ROSEN, DIRECTOR

SS

STATE OF

NOTARY PUBLIC

COUNTY OF

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON NOWCHARR 18 . 2020 CARLISLE ASSOCIATES LIMITED PARTNERSHIP BY: CARLISLE MANAGEMENT LIMITED PARTNERSHIP

BY: CARLISLE ASSOCIATES CORPORATION, G.P. DAVID ROSEN, DIRECTOR

MY COMMISSION EXPIRES JUNE 41, 2023

KATHLEEN MARKART Notary Public. State of New York No. 01MA6027050 Qualified in Suffolk County Certified in Nassau County
Commission Expires June 28, 20

DATE

Indexing Information

Section 11, Township 10 North, Range 3 East, N.M.P.M. Subdivision: Carlisle and Indian School Subdivision Owner: Carlisle Associates Limited Partnership UPC #: 101705904004630123 (Tract A) 101705901506330139 (Tract B)

Purpose of Plat

- REPLAT AS SHOWN HEREON.
- VACATE EASEMENTS AS SHOWN HEREON. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.
- 4. GRANT EASEMENTS AS SHOWN HEREON.

Legal Description

A CERTAIN TRACT OF LAND DESIGNATED AS TRACT "A" OF "THE CARLISLE AND INDIAN SCHOOL SUBDIVISION", AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON MARCH 3, 1994, IN PLAT BOOK 94C, FOLIO 65, LESS AND EXCEPTING A PORTION OF TRACT A, AKA PARCELS 2-3-A AND 2-3, CONVEYED TO NM DEPARTMENT OF TRANSPORTATION (NMDOT), AS THE SAME IS SHOWN ON THE RIGHT-OF-WAY MAP, HAVING PROJECT NUMBER TPU-040-3(119)160, DATED NOVEMBER 13, 1997, AND DESCRIBED ON THE STIPULATED JUDGEMENT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 20, 2001, IN BOOK A18, PAGE 2159, AS DOCUMENT NO. 2001043708:

AND

A CERTAIN TRACT OF LAND DESIGNATED AS TRACT "B" OF "THE CARLISLE AND INDIAN SCHOOL SUBDIVISION", AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON MARCH 3, 1994, IN PLAT BOOK 94C, FOLIO 65, LESS AND EXCEPTING A PORTION OF TRACT B, AKA PARCEL 2-4, CONVEYED TO NM DEPARTMENT OF TRANSPORTATION (NMDOT), AS THE SAME IS SHOWN ON THE RIGHT-OF-WAY MAP, HAVING PROJECT NUMBER TPU-040-3(119)160, DATED NOVEMBER 13, 1997, AND DESCRIBED ON THE STIPULATED JUDGEMENT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 11, 2001, IN BOOK A14, PAGE 2183, AS DOCUMENT NO. 2001003593;

BEING MORE PARTICULARLY DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF INDIAN SCHOOL ROAD NE, MARKED BY A 1/2" REBAR WITH CAP "LS 10855", WHENCE A TIE TO ACS MONUMENT "12-J16", BEARS S 58'39'09" W, A DISTANCE OF 868.12

THENCE, COINCIDING WITH SAID NORTHERLY INDIAN SCHOOL ROAD NE RIGHT-OF-WAY, N 89°47'18" W, A DISTANCE OF 628.91 FEET TO A POINT OF CURVATURE, MARKED BY A 1/2" REBAR, DISTURBED;

THENCE, LEAVING SAID NORTHERLY INDIAN SCHOOL ROAD NE RIGHT-OF-WAY, 39.34 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 90°09'12", AND A CHORD BEARING OF N 44'42'42" W, A DISTANCE OF 35.40 FEET, BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF CARLISLE BOULEVARD NE, MARKED BY A CHISELED "X",

THENCE, COINCIDING WITH SAID EASTERLY CARLISLE BOULEVARD NE RIGHT-OF-WAY, THE FOLLOWING FIVE COURSES:

N 00°21'54" E, A DISTANCE OF 230.14 FEET TO AN ANGLE POINT MARKED BY A CHISELED "X";

S 89°37'03" E, A DISTANCE OF 20.00 FEET TO AN ANGLE POINT MARKED BY A PK NAIL WITH TAG "LS 14271";

N 00°22'32" E, A DISTANCE OF 49.19 FEET TO A POINT OF CURVATURE, MARKED BY A PK NAIL WITH TAG "LS 14271":

37.92 FEET ALONG A CURVE TO THE LEFT, BEING NON-TANGENT TO THE PREVIOUS COURSE HAVING A RADIUS OF 165.88 FEET, A DELTA OF 13'05'52", AND A CHORD BEARING N 09'23'36" E, A DISTANCE OF 37.84 FEET TO A POINT OF TANGENCY, MARKED BY A PK NAIL WITH TAG "LS 14271":

N 02°50'41" E, A DISTANCE OF 371.59 FEET TO A POINT OF CURVATURE, MARKED BY A PK NAIL WITH TAG "LS 14271";

LEAVING SAID EASTERLY CARLISLE BOULEVARD NE RIGHT-OF-WAY, 87.53 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 53.77 FEET, A DELTA OF 93°16'01", AND A CHORD BEARING N 49°28'41" E, A DISTANCE OF 78.18 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF INTERSTATE 40, MARKED BY A PK NAIL WITH SHINER;

THENCE, COINCIDING WITH SAID SOUTHERLY INTERSTATE 40 RIGHT-OF-WAY, THE FOLLOWING TWO COURSES:

S 83*53'19" E. A DISTANCE OF 484.51 FEET TO AN ANGLE POINT, MARKED BY A PK NAIL WITH TAG "LS 14271":

S 89*14'36" E, A DISTANCE OF 71.42 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, MARKED BY A CHISELED "X";

THENCE, LEAVING SAID SOUTHERLY INTERSTATE 40 RIGHT-OF-WAY, S 00°24'59" W, A DISTANCE OF 713.42 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "A", TO THE POINT OF BEGINNING, CONTAINING 10.7183 ACRES (466,889 SQ. FT.), MORE OR LESS.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

Indian School Subdivision

PAID ON UPC#

101705904004630123

101705901506330139

Plat for

Tracts A-1 and B-1 Carlisle & Indian School Subdivision less than a portion conveyed to NMDOT

Being Comprised of Tract A and B

Carlisle & Indian School Subdivision City of Albuquerque

> Bernalillo County, New Mexico February 2020

Project Number: PR-2019-002677 Application Number: SD-2020-00032

Plat Approvals:

PNM Electric Services Om Dunks d/h/a CenturyLink QC Mekico das Company City Approvals:

2-5-20 Dec 16, 2020

02.05.2020

2-5-2020 Dec 16, 2020

BRB Chairperson, Planning Department

Real Property

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 CITY OF ALBUQUERQUE, 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.

Will Plotner Jr. N.M.R.P.S. No. 14271

P.O. BOX 44414 RIO RANCHO, N.M. 87174 Phone (505) 896 - 3050 Fax (505) 891 - 0244

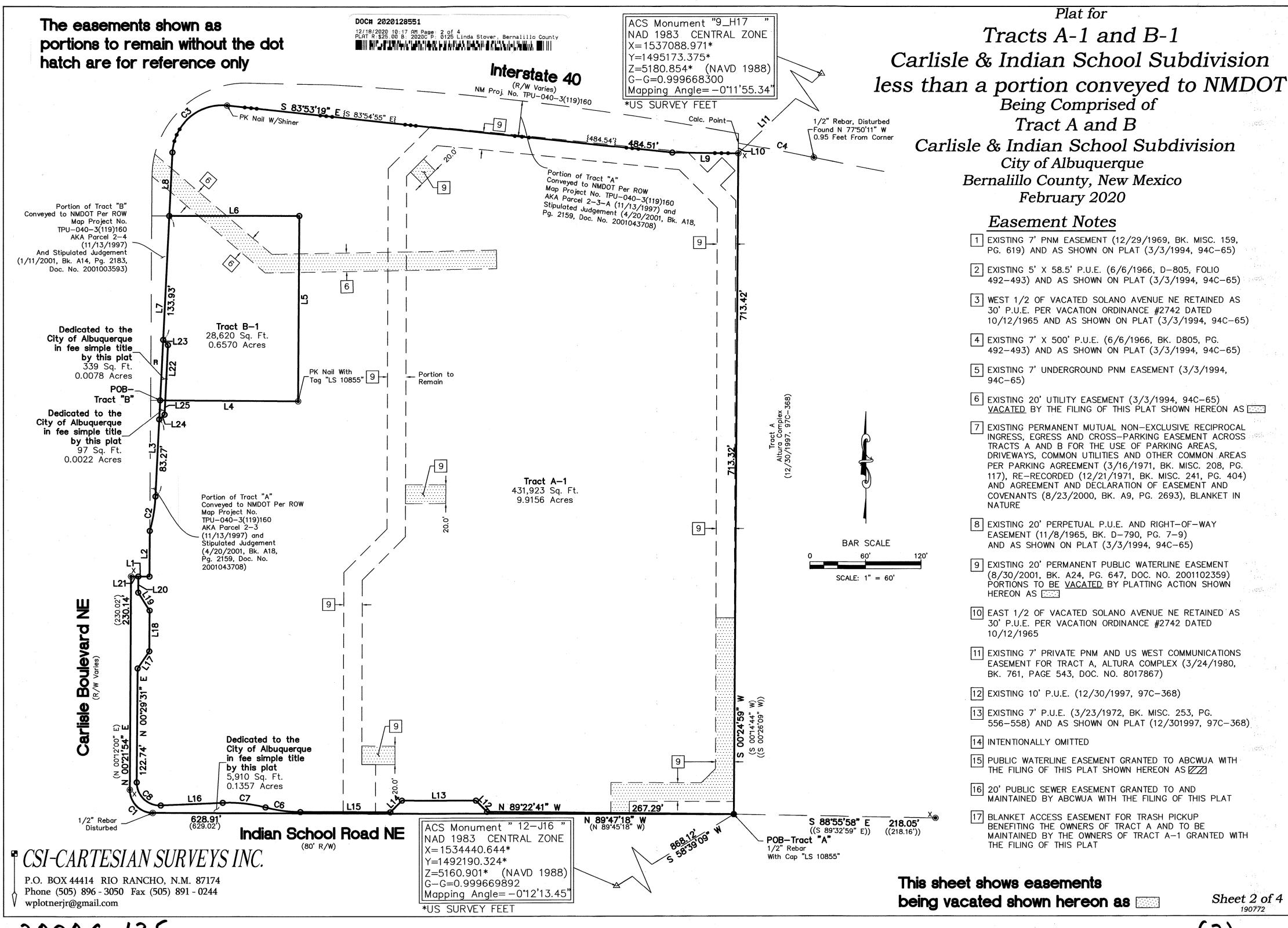
wplotnerjr@gmail.com

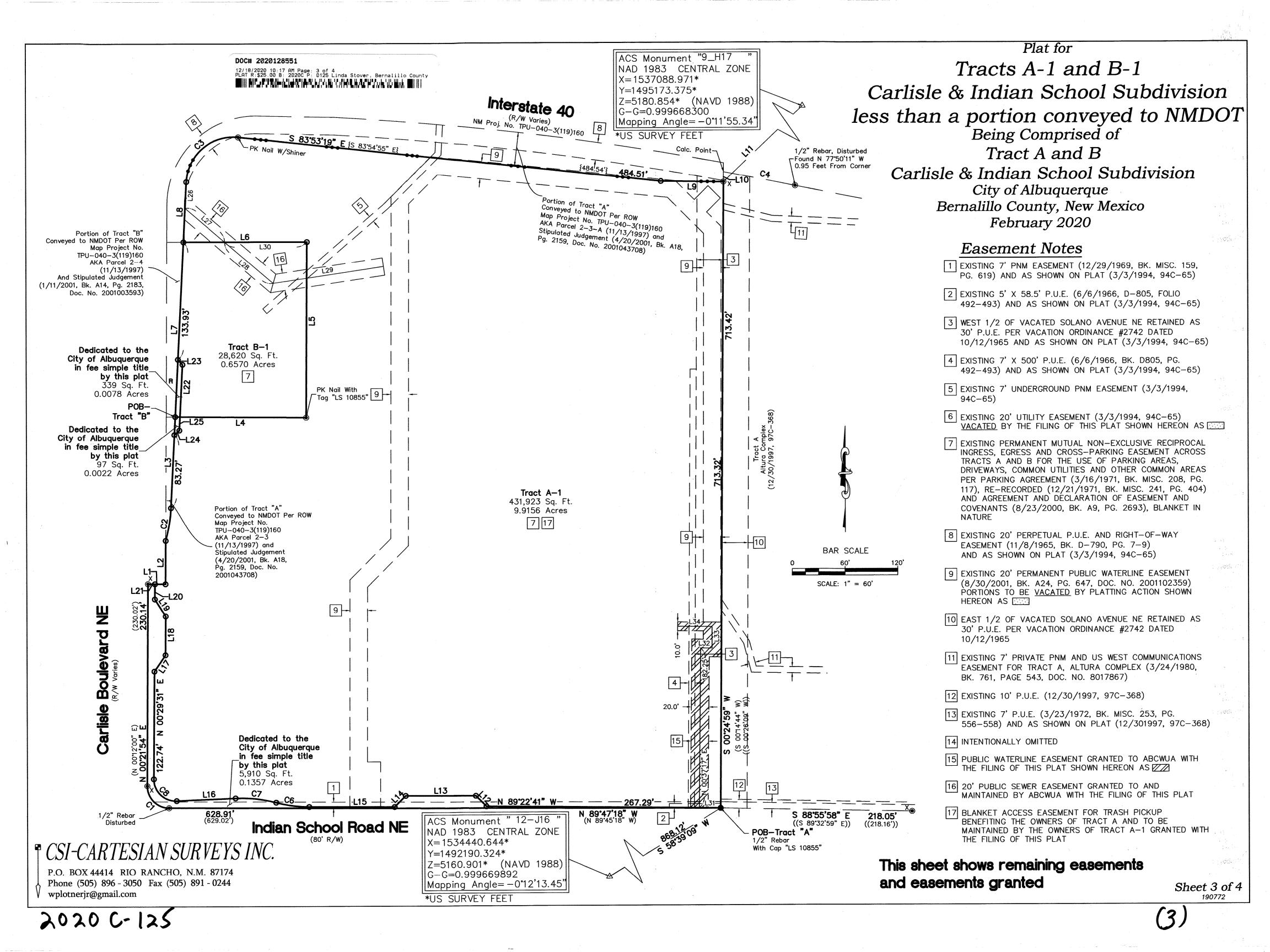
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14271

2.5.20

2020 C-125





Documents

- 1. TITLE SEARCH REPORT PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-54258 AND AN EFFECTIVE DATE OF MAY 17, 2019.
- 2. PLAT OF RECORD FOR TRACTS "A" AND "B", CARLISLE AND INDIAN SCHOOL SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 3, 1994. IN BOOK 94C, PAGE 65.
- 3. NEW MEXICO STATE HIGHWAY AND TRANSPORTATION DEPARTMENT RIGHT OF WAY MAP, NEW MEXICO PROJECT NO. TPU-040-3(119)160, WITH FINAL DATE OF NOVEMBER 13,
- WARRANTY DEED FOR SUBJECT TRACTS, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 2, 1992, IN BOOK BCR 92-26, PAGE 415, AS DOC. NO. 19992110057.
- 5. WARRANTY DEED FOR TRACT B. FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 4, 2001, IN BOOK A17, PAGE 6150, DOC. NO. 2001037685.

Notes

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

DOC# 2020128551

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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.

a de la del de la compania de la co	Curve Table				
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	39.34' (39.25')	25.00' (25.00')	90°09'12"	35.40'	N 44°42'42" W
C2	37.92' {37.92'}	165.88'{165.88'}	13*05'52"	37.84'	N 09°23'36" E
С3	87.53' {87.54'}	53.77' {53.77'}	93"16'01"	78.18'	S 49°28'41" W
C4	84.01'((84.15'))	3474.98' ((3495.17'))	1'23'07"	84.01'	S 79*04'24" E
C5	392.05' ((392.31'))	5803.04' ((5802.85'))	3*52'15"	391.97	S 80°22'17" E
C6	38.05'	150.00'	14'32'06"	37.95'	S 82°31'16" E
:C7	46.77'	156.00'	1710'44"	46.60'	N 83°50'35" W
.C8	40.55	25.00'	92'55'28"	36.25'	S 45*58'13" E

Public Utility Easements

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint

- 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.

<u>Disclaimer</u>

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.

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (3/3/1994, 94C-65)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (12/30/1997, 97C-368)
{N 90.00,00, E}	RECORD BEARINGS AND DISTANCES PER NMDOT MAP PROJECT NO. TPU-I40-3(119)160 DATED 11/13/1997
[и ао.оо,оо <u>.</u> Е]	RECORD BEARINGS AND DISTANCES PER DEED (4/4/2001, BK. A17, PG. 6150, DOC. NO. 2001037685)
•	FOUND MONUMENT AS INDICATED
•	FOUND CHISELED "X"
o ×	SET PK NAIL WITH TAG "LS 14271" UNLESS OTHERWISE NOTED

Plat for

Tracts A-1 and B-1 Carlisle & Indian School Subdivision less than a portion conveyed to NMDOT Being Comprised of Tract A and B

Carlisle & Indian School Subdivision City of Albuquerque Bernalillo County, New Mexico February 2020

	Line Table	
Line #	Direction	Length (ft)
L1	S 89°37'03" E (S 89°48'00" E)	20.00'(20.00')
_L2	N 00°22'32" E (N 00°12'00" E) {N 00°21'12" E}	49.19'
L3	N 02*50'41" E {N 02*49'02" E}	103.83' {104.10'}
L4	S 89'36'56" E (S 89'47'59" E)[S 89'47'53" E]	149.44'[149.57']
L5	N 00°22'57" E (N 00°12'00" E)[N 00°12'00" E]	200.00'(200.00')[200.00']
L6	S 89*58'50" W (N 89*47'59" W)[N 89*47'53" W]	140.89'[140.97']
L7 .	N 02°50'41" E {N 02°49'02" E}[N 02°39'44" E]	199.19' {200.08'} [200.18']
L8 :	N 02°50'41" E {N 02°49'02" E}	68.57' {67.42'}
L9	S 8914'36" E {S 8916'12" E}	71.42' {71.41'}
L10	N 00°25'51" E{N 00°25'51" E}((N 00°26'09" E))	11.24' ((10.19'))
L11	N 46°17'13" E	2632.20'
L12	N 44°47'18" W	17.05'
L13	N 89*47'18" W	79.85'
L14	S 4512'42" W	17.78'
L15	N 89'47'18" W	97.34
L16	S 87°34'03" W	67.30'
L17	N 34°30'56" E	22.36'
L18	N 00°29'31" E	44.06
L19	N 3216'20" W	23.12'
L20	N 00°29'31" E	17.29'
L21	S 89°37'03" E	7.90'
L22	S 02°50'41" W	59.60'
L23	N 42°09'19" W	7.67'
L24	N 47°50'41" E	7.67'
L25	S 02°50'41" W	15.37'
L26	S 02°50'41" W	29.98'
L27	S 49°33'48" E	59.40'
L28	S 49°33'48" E	72.61
L29	N 8178'10" E	38.67
L30	S 89*58'50" W	93.76'
L31	N 89°22'40" W	24.38'
L32	S 89°22'43" E	13.12'
L33	N 00°03'30" E	24.44'
L34	N 89*29'54" W	39.13'

' CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174 Phone (505) 896 - 3050 Fax (505) 891 - 0244 wplotnerjr@gmail.com

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