

Vicinity Map - Zone Atlas L-9-Z

Documents

1. PLAT OF RECORD FOR TOWER WEST FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 6, 1996 IN BOOK 96C, PAGE 481.

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.

Notes

1. FIELD SURVEY PERFORMED IN JULY 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).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS.....

Free Consent and Dedication

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF LOTS 12 AND 21, NORTH ALBUQUERQUE ACRES, TRACT A, UNIT B, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, 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) TO THE PARCEL(S) HEREIN DESCRIBED AND HEREBY GRANT ALL EASEMENTS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT AND DEDICATE THE RIGHT-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE.

SARITA NAIR, ADMINISTRATIVE OFFICER
CITY OF ALBUQUERQUE

3/26/20

DATE

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 26, 2020
BY: SARITA NAIR, ADMINSTRATIVE OFFICER, CITY OF ALBUQUERQUE

By: Gloria Juarez
NOTARY PUBLIC

MY COMMISSION EXPIRES March 6, 2021



Indexing Information

Projected Section 28, Township 10 North, Range 2 East,
N.M.P.M. Town of Atrisco Grant
Subdivision: Tower West
Owner: City of Albuquerque
UPC #: 100905615119030503

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. VACATE RIGHT-OF-WAY AS SHOWN HEREON.
3. DEDICATE RIGHT-OF-WAY.

Subdivision Data

GROSS ACREAGE.....1.2652 ACRES
ZONE ATLAS PAGE NO.....L-9-Z
NUMBER OF EXISTING LOTS.....1
NUMBER OF LOTS CREATED.....1
MILES OF FULL-WIDTH STREETS.....0 MILES
MILES OF HALF-WIDTH STREETS.....0 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....0.0177 ACRES
DATE OF SURVEY.....JULY 2019

Legal Description

"TRACT B-2" OF TOWER WEST, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF TRACT A-1, B-1, & B-2, PARCELS 4-3A, 4-3B, 4-4, & 7-2 OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 6, 1996, IN MAP BOOK 96C, FOLIO 481.

AND

A PORTION OF VACATED TOWER ROAD RIGHT-OF-WAY, VACATED PER EC-19-284, ALL BEING DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF 97TH STREET SOUTHWEST, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 1-P1, PLAT OF TORRENTINO, 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 FEBRUARY 23, 2005, IN BOOK 2005C, PAGE 72, MARKED BY A BATHEY MARKER "LS 14271", WHENCE A TIE TO ACS MONUMENT "19-L19", BEARS N 65°49'47" W, A DISTANCE OF 439.11 FEET;

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID EASTERLY 97TH STREET S.W. RIGHT-OF-WAY, THE FOLLOWING THREE COURSES:

100.89 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 375.00 FEET, A DELTA OF 15°24'53", AND A CHORD BEARING N 03°05'41" E, A DISTANCE OF 100.59 FEET, TO A POINT OF TANGENCY MARKED BY A CROWSFOOT IN CONCRETE;

N 10°48'08" E, A DISTANCE OF 61.60 FEET TO A POINT OF CURVATURE, MARKED BY A CHISELED "X" IN CONCRETE;

40.58 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 93°00'38", AND A CHORD BEARING N 57°18'27" E, A DISTANCE OF 36.27 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF TOWER ROAD S.W., MARKED BY A BATHEY MARKER "LS 14271";

THENCE, COINCIDING WITH SAID SOUTHERLY TOWER ROAD S.W. RIGHT-OF-WAY, THE FOLLOWING FOUR COURSES:

76.27 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 939.50 FEET, A DELTA OF 04°39'04", AND A CHORD BEARING S 73°51'41" E, A DISTANCE OF 76.25 FEET TO A POINT OF TANGENCY, MARKED BY A BATHEY MARKER "LS 14271";

S 71°32'11" E, A DISTANCE OF 213.60 FEET TO A POINT OF CURVATURE, MARKED BY A BATHEY MARKER "LS 14271";

389.30 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1200.50 FEET, A DELTA OF 18°34'48", AND A CHORD BEARING S 80°49'34" E, A DISTANCE OF 387.60 FEET TO AN ANGLE POINT BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A BATHEY MARKER "LS 14271";

S 00°06'58" E, A DISTANCE OF 4.88 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A BATHEY MARKER "LS 14271";

THENCE, LEAVING SAID SOUTHERLY TOWER ROAD SOUTHWEST RIGHT-OF-WAY, S 84°04'39" W, A DISTANCE OF 346.10 FEET TO AN ANGLE POINT, MARKED BY A BATHEY MARKER "LS 14271";

THENCE, N 05°54'26" W, A DISTANCE OF 49.41 FEET TO AN ANGLE POINT, MARKED BY A BATHEY MARKER "LS 14271";

THENCE, S 83°59'09" W, A DISTANCE OF 204.00 FEET TO AN ANGLE POINT, MARKED BY A BATHEY MARKER "LS 14271";

THENCE, S 05°54'26" E, A DISTANCE OF 1.03 FEET TO TO AN ANGLE POINT, MARKED BY A PK NAIL "LS 14271";

THENCE, S 84°02'14" W, A DISTANCE OF 154.73 FEET TO THE POINT OF BEGINNING, CONTAINING 1.2652 ACRES (55,115 SQ. FT.) MORE OR LESS.

DOCH 2020037019

04/27/2020 02:37 PM Page: 1 of 3
PLAT R-525.00 S. 2020C P. 0047 Linda Stover, Bernalillo County

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
PAID ON UPC # 100905615119030503

PROPERTY OWNER OF RECORD

CITY OF ALBUQUERQUE

BERNALILLO COUNTY TREASURER'S OFFICE

4/27/2020

Plat for
Tract B-2-A
Tower West
Being Comprised of
Tract B-2, Tower West and a
Vacated Portion of Tower Road
Right-of-way
City of Albuquerque
Bernalillo County, New Mexico
September 2019

Project Number: PR-2019-002694

Application Number: SD-2019-009213

Plat Approvals:

9-4-19
PNM Electric Services
9/3/19
Qwest Corp. d/b/a CenturyLink QC
9/3/19
New Mexico Gas Company
9/3/19
Comcast

City Approvals:

9/4/19
Soren M. Rianhauser P.S.
City Surveyor
12/11/19
Traffic Engineer
12-11-19
ABCWA
12.11.19
Code Enforcement
9/3/19
AMAFCA
12/11/19
City Engineer
Apr 24, 2020
DRB Chairperson, Planning Department
2-24-2020
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 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.

9/4/19
Will Plotner Jr.
N.M.R.P.S. No. 14271
Date
CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
wplotnerjr@gmail.com
Sheet 1 of 3
191106

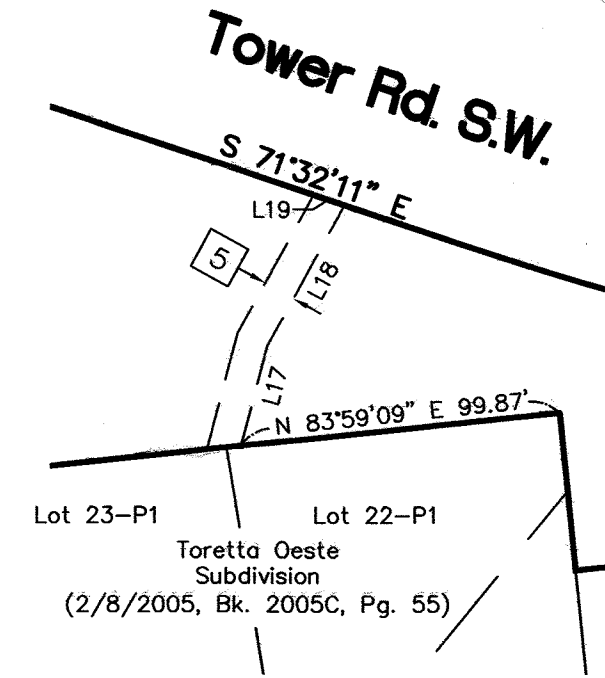
Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES	*(N 90°00'00" E)*	RECORD BEARINGS AND DISTANCES PER PLAT (09/21/2001, 2001C-265)
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/6/1996, 96C-481)		
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (05/30/2007, 2007C-149)	{(N 90°00'00" E)}	RECORD BEARINGS AND DISTANCES PER PLAT (01/19/2001, 2001C-24)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (02/23/2005, 2005C-72)	●	FOUND MONUMENT AS INDICATED
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (02/8/2005, 2005C-55)	○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (07/25/1996, 96C-328)	△	FOUND CENTERLINE MONUMENT AS INDICATED

Easement Notes

- 1 EXISTING 20' PUBLIC WATERLINE EASEMENT (2/8/2005, 2005C-55)
- 2 EXISTING 10' P.U.E. (7/25/1996, 96C-328)
- 3 EXISTING PNM & QWEST EASEMENT (2/22/2002, BK. A32, PG. 4200)
- 4 20' PUBLIC WATERLINE EASEMENT GRANTED TO THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) WITH THE FILING OF THIS PLAT.
- 5 10' PNM EASEMENT GRANTED WITH THE FILING OF THIS PLAT. SEE EASEMENT DETAIL ON THIS SHEET.

Easement #5 Detail

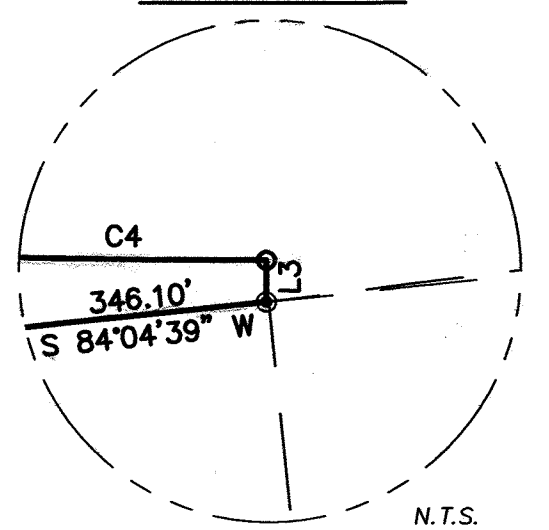


Zone Boundary

PER INTEGRATED DEVELOPMENT ORDINANCE (IDO) 6-6(K)(2)(F): IF A STREET, ALLEY, DRAINAGEWAY, OR OTHER PUBLIC RIGHT-OF-WAY IS VACATED, THE ABUTTING ZONE DISTRICTS ARE EXTENDED AUTOMATICALLY TO THE FORMER CENTERLINE OF THE VACATED PUBLIC RIGHT-OF-WAY. VACATED TOWER ROAD SW SHALL NOW BE ZONED AS FOLLOWS: NW PORTION: MX-L; SW PORTION: R-1A; AND EASTERN PORTION: R-1B. ZONING MAY BE AMENDED UPON REQUIRED APPROVAL.

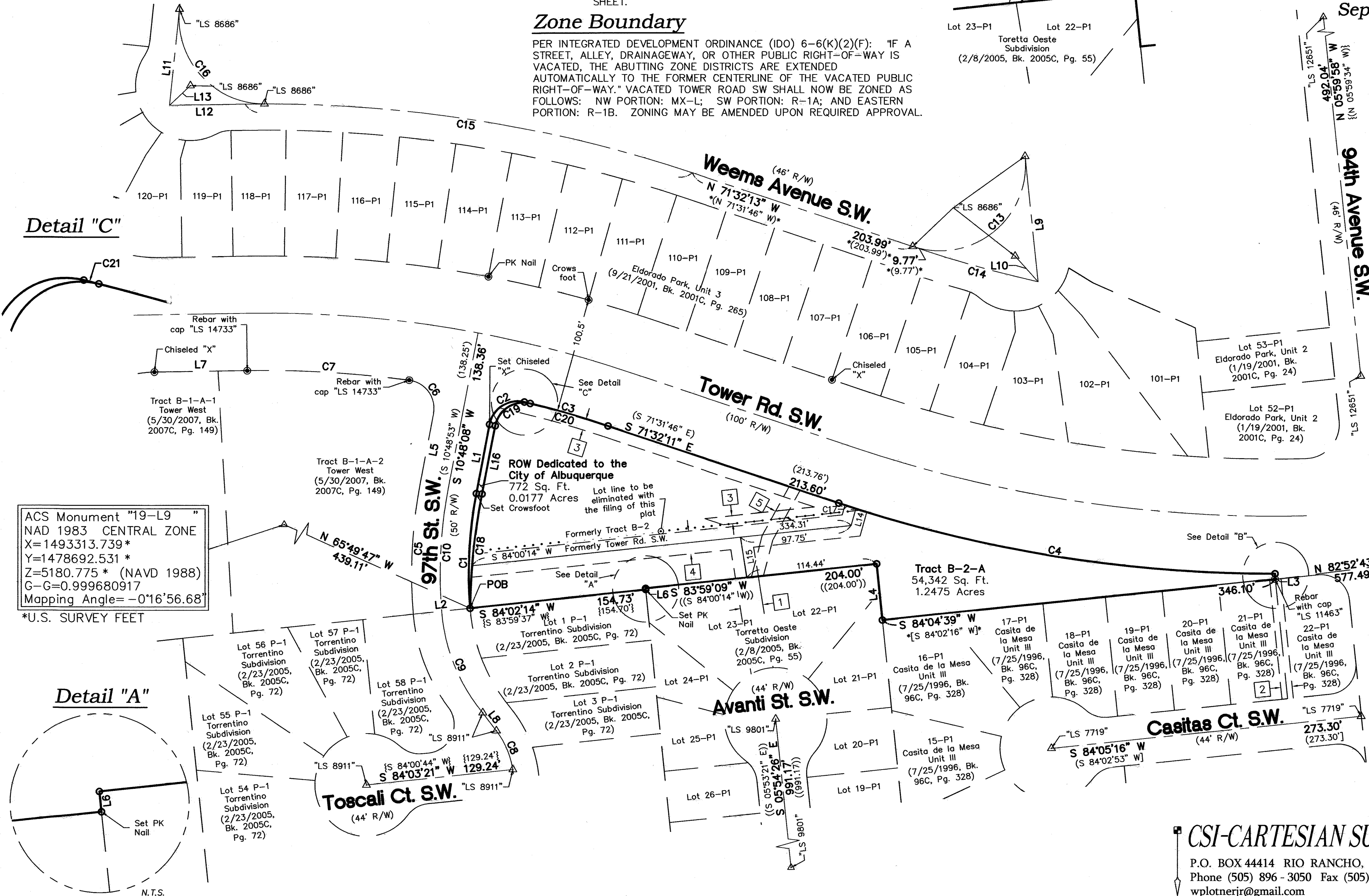
**Plat for
Tract B-2-A
Tower West
Being Comprised of
Tract B-2, Tower West and a
Vacated Portion of Tower Road
Right-of-way
City of Albuquerque
Bernalillo County, New Mexico
September 2019**

Detail "B"



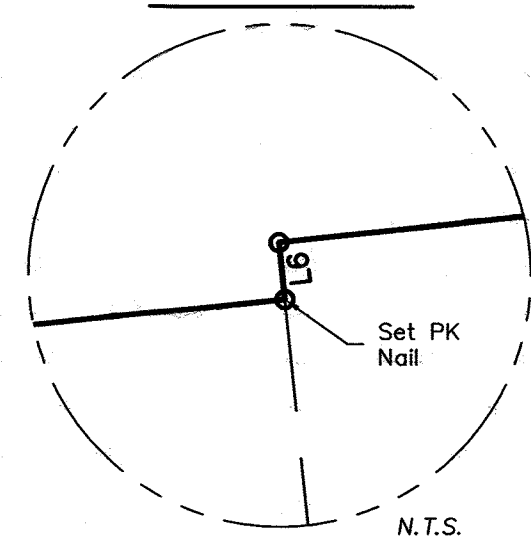
ACS Monument "20-L9"
NAD 1983 CENTRAL ZONE
X=1494992.858*
Y=1478609.376*
Z=5141.27* (NAVD 1988)
G-G=0.99968224
Mapping Angle=-0°16'45.07"
*U.S. SURVEY FEET

Detail "C"



ACS Monument "19-L9"
NAD 1983 CENTRAL ZONE
X=1493313.739*
Y=1478692.531*
Z=5180.775* (NAVD 1988)
G-G=0.999680917
Mapping Angle=-0°16'56.68"
*U.S. SURVEY FEET

Detail "A"



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P.O. BOX 44414 RIO RANCHO, N.M. 87174
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Public Utility Easements

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 installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and 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 CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- 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.

Line Table		
Line #	Direction	Length (ft)
L1	N 10°48'08" E (N 10°48'53" E)	61.60' (61.45')
L2	S 84°02'14" W	50.01' {50.00'}
L3	S 00°06'58" E	4.88'
L4	N 05°54'26" W ((N 05°53'21" W))	49.41'
L5	N 10°48'08" E [N 10°48'08" E]	61.45' [61.45]
L6	S 05°54'26" E ((S 05°53'21" E))	1.03'
L7	N 89°01'04" E [S 89°01'04" W]	81.68' [81.68']
L8	S 37°17'13" E {S 37°19'50" W}	19.84' {19.84'}
L9	N 05°55'59" W *(S 05°55'34" W)*	110.33' *(110.33')*
L10	N 42°03'00" W *(N 42°02'35" W)*	30.00' *(30.00')*
L11	N 05°52'17" E *(N 05°52'42" E)*	84.46' *(84.46')*
L12	N 88°59'35" E *(S 89°00'00" W)*	66.52' *(66.52')*
L13	N 46°44'42" E *(N 46°45'47" E)*	25.00' *(25.00')*
L14	S 15°29'22" W	15.19'
L15	S 09°17'29" E	35.95'
L16	S 10°58'39" W	60.86'
L17	S 14°39'03" W	32.48'
L18	S 28°43'11" W	49.71'
L19	S 71°32'11" E	10.16'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	100.89'	375.00' (375.00')	15°24'53"	100.59'	N 03°05'41" E
C2	40.58' (40.64')	25.00' (25.00')	93°00'38"	36.27'	N 57°18'27" E
C3	76.27' (74.18')	939.50' (940.00')	4°39'04"	76.25'	S 73°51'41" E
C4	389.30'	1200.50' (1200.00')	18°34'48"	387.60'	S 80°49'34" E
C5	115.52' [115.54']	425.00' [425.00']	15°34'25"	115.17'	S 03°00'55" W
C6	40.62' [40.62']	25.00' [25.00']	93°05'39"	36.30'	N 35°44'58" W
C7	142.50' [142.50']	940.00' [940.00']	8°41'09"	142.36'	N 86°38'22" W
C8	41.08' {41.08'}	75.00' {75.00'}	31°23'03"	40.57'	N 21°35'43" W
C9	97.24' {97.25'}	159.20' {159.20'}	34°59'54"	95.74'	S 22°02'04" E
C10	108.21'	400.00' (400.00')	15°29'57"	107.88'	S 03°03'09" W
C13	149.83' *(149.83')*	75.00' *(75.00')*	114°27'49"	126.13'	N 51°13'55" E
C14	104.39' *(104.39')*	967.00' *(967.00')*	6°11'07"	104.34'	S 74°37'44" E
C15	398.62' *(398.62')*	1173.00' *(1173.00')*	19°28'14"	396.70'	N 81°16'18" W
C16	125.72' *(125.73')*	75.00' *(75.00')*	96°02'37"	111.51'	S 42°09'12" E
C17	15.75'	1200.50'	0°45'06"	15.75'	S 71°54'44" E
C18	100.71'	571.31'	10°05'59"	100.58'	S 05°55'39" W
C19	40.65'	25.00'	93°09'26"	36.32'	S 57°33'22" W
C20	70.99'	939.50'	4°19'46"	70.97'	N 73°42'02" W
C21	5.28'	939.50'	0°19'19"	5.28'	S 76°01'34" E

* C11 & C12 INTENTIONALLY OMITTED

DOCH 2020037019

04/27/2020 02:37 PM Page: 3 of 3
PLAT R: \$25.00 S: 2020C P: 0047 Linda Stover, Bernalillo County

Plat for Tract B-2-A Tower West Being Comprised of Tract B-2, Tower West and a Vacated Portion of Tower Road Right-of-way City of Albuquerque Bernalillo County, New Mexico September 2019

CSI-CARTESIAN SURVEYS INC.
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Sheet 3 of 3
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2020C-47