

DOCH 2023016713
 03/21/2023 01:13 PM Page: 1 of 2
 PLAT R: \$25.00 B: 202303 P: 0017 Linda Stover, Bernalillo County

Plat of
 Tract B-1, Block 101
Bel-Air

Section 12, Township 10 North, Range 3 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 September 2020

Project No. **PR 2019-002755**
 Application No. **SP 2020-00095**

Utility Approvals

RJA 2/23/2021
 PNM DATE
UJA 1/25/2021
 NEW MEXICO GAS COMPANY DATE
Abdul A. Bhuayan 4/19/2021
 OWEST CORPORATION D/B/A CENTURYLINK OC DATE
[Signature] 11/3/20
 COMCAST DATE

City Approvals

Louise H. Risenhoover 1/27/2021
 CITY SURVEYOR DATE
Jeanne Wolfenbarger Jan 19, 2022
 Jeanne Wolfenbarger (Jan 19, 2022 12:41 MST) DATE
 TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT
Blaine Carter Jan 19, 2022
 Blaine Carter (Jan 19, 2022 12:38 MST) DATE
 A.B.C.W.A.
Cheryl Sommerfeldt Jan 19, 2022
 Cheryl Sommerfeldt (Jan 19, 2022 12:40 MST) DATE
 PARKS AND RECREATION DEPARTMENT
Nicole Njiedt 2/8/2021
 AMAFCA DATE
Ernest Armijo Jan 19, 2022
 CITY ENGINEER DATE
Jeff Waffey Jan 19, 2022
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE
Jeff Palmer Jan 19, 2022
 Jeff Palmer (Jan 19, 2022 12:40 MST) DATE
 CODE ENFORCEMENT

Legal Description

A TRACT OF LAND SITUATE WITHIN SECTION 12, T. 10 N., R. 3 E., NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACTS "A" AND "B", BLOCK 101 BEL-AIR, A SUBDIVISION, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 16, 1979, IN VOLUME C15, FOLIO 141. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID COORDINATE BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM 1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, LYING ON THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF MENAUL BOULEVARD, N.E., AND THE EAST RIGHT OF WAY LINE OF CAGUA DRIVE, N.E., FROM WHENCE A BE TO AGRS MONUMENT 18_H12 BEARS N 36°28'32" W, A DISTANCE OF 966.96 FEET;

THENCE FROM SAID POINT OF BEGINNING, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, S 89°39'36" E, A DISTANCE OF 255.05 FEET TO A POINT OF CURVATURE,

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 31.49 FEET, A RADIUS OF 19.99 FEET, A DELTA ANGLE OF 90°16'10", A CHORD BEARING OF S 44°33'22" E, AND A CHORD LENGTH OF 28.33 FEET, TO A POINT LYING ON THE WEST RIGHT OF WAY LINE OF SAN PEDRO BOULEVARD N.E., MARKED BY A FOUND CHISELED "X";

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, S 00°44'49" W, A DISTANCE OF 129.82 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT, LYING ON THE INTERSECTION OF SAID WEST RIGHT OF WAY LINE AND THE NORTH RIGHT OF WAY LINE OF A PUBLIC ALLEY, MARKED BY A FOUND CHISELED "X";

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, N 89°33'16" W, A DISTANCE OF 275.48 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT, LYING ON THE INTERSECTION OF SAID NORTH RIGHT OF WAY LINE AND THE EAST RIGHT OF WAY LINE OF CAGUA DRIVE N.E.;

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, N 00°31'26" E, A DISTANCE OF 150.05 FEET TO THE POINT OF BEGINNING, CONTAINING A GROSS AREA OF 0.9457 ACRE (41,197 SQUARE FEET) MORE OR LESS, NOW COMPRISING OF TRACT B-1, BLOCK 1, BEL-AIR SUBDIVISION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPON. see attachment
 PROPERTY OWNER OF RECORD:
McDonald's Real Estate Company
 BERNALILLO COUNTY TREASURERS OFFICE: 3/21/23

Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

Free Consent and Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED

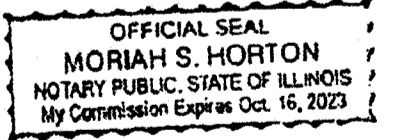
SAID OWNER DOES HEREBY DEDICATE ADDITIONAL STREET AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE, IN FEE SIMPLE WITH WARRANTY COVENANTS.

[Signature] 9-29-20 Lorraine V. Fortelka
 AUTHORIZED SIGNATORY DATE PRINT NAME AND TITLE
 McDONALD'S REAL ESTATE COMPANY, A DELAWARE CORPORATION SENIOR COUNSEL

Acknowledgment

STATE OF ILLINOIS)
 COUNTY OF COOK) SS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF September, 2020 BY
 AUTHORIZED SIGNATORY, McDONALD'S REAL ESTATE COMPANY, A DELAWARE CORPORATION

Lorraine Fortelka, Senior Counsel
 PRINT NAME AND TITLE
 BY [Signature] MY COMMISSION EXPIRES: 10-16-2023
 NOTARY PUBLIC



[Signature] 9/27/2020
 LARRY W. MEDRANO DATE
 N.P.S. No. 11993



Subdivision Data:

CROSS SUBDIVISION ACREAGE: 0.9457 ACRES±
 NO. OF TRACTS CREATED: 1
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE TWO EXISTING TRACTS INTO ONE NEW TRACT, AND TO DEDICATE ADDITIONAL STREET RIGHT OF WAY FOR CAGUA DRIVE, MENAUL BOULEVARD AND SAN PEDRO BOULEVARD, N.E.

Notes:

1. PLAT SHOWS ALL EASEMENTS OF RECORD
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Public Utility Easements

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON 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. OWEST CORPORATION D/B/A CENTURYLINK OC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE 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, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT 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 GRANTEE 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 NOR SHALL 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.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR BOOMS AND FIVE (5) FEET ON EACH SIDE.

Disclaimer

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), OWEST CORPORATION D/B/A CENTURYLINK OC AND NEW MEXICO GAS COMPANY (NMGCO) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, OWEST CORPORATION D/B/A CENTURYLINK OC AND NMGCO DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

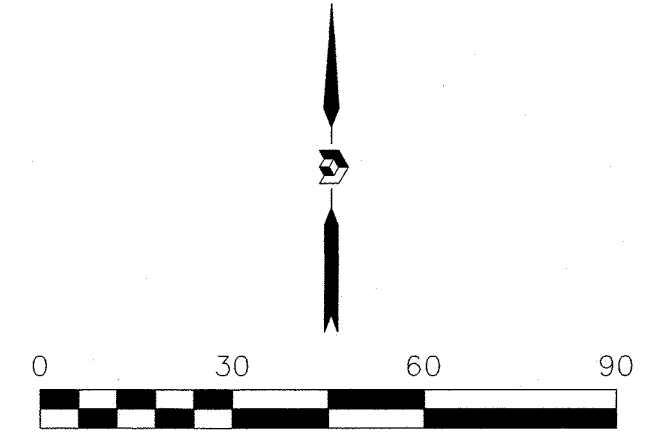
COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK				PROJECT INFORMATION	
STATE PLANE ZONE NM-C	GRID	TYPE STANDARD	ROTATION ANGLE 0° 00' 00.00"	LAND GRANT N/A	PROPERTY OWNER TRACT A: McDONALD'S REAL ESTATE COMPANY TRACT B: McDONALD'S CORPORATION	SECTION 12	TOWNSHIP 10 NORTH	RANGE 03 EAST	MERIDIAN NMPM	SUBDIVISION NAME BEL-AIR	UPC TRACT A=1-018-059-241-250-3281 / TRACT B=1-018-059-254-250-32809	CREW/TECH: MT	DATE OF SURVEY 06/20/2018
HORIZONTAL DATUM NAD 83	VERTICAL DATUM NAVD 88	CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM	BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0	CITY ALBUQUERQUE	COUNTY BERNALILLO	STATE NM					DRAWN BY: JK	CHECKED BY: LM	
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000336121 GROUND TO GRID: 0.999663992		DISTANCE ANNOTATION: GROUND	BEARING ANNOTATION: GRID	ELEVATION TRANSLATION: NO						PSI JOB NO. 15-7189P		SHEET NUMBER 1 OF 2	



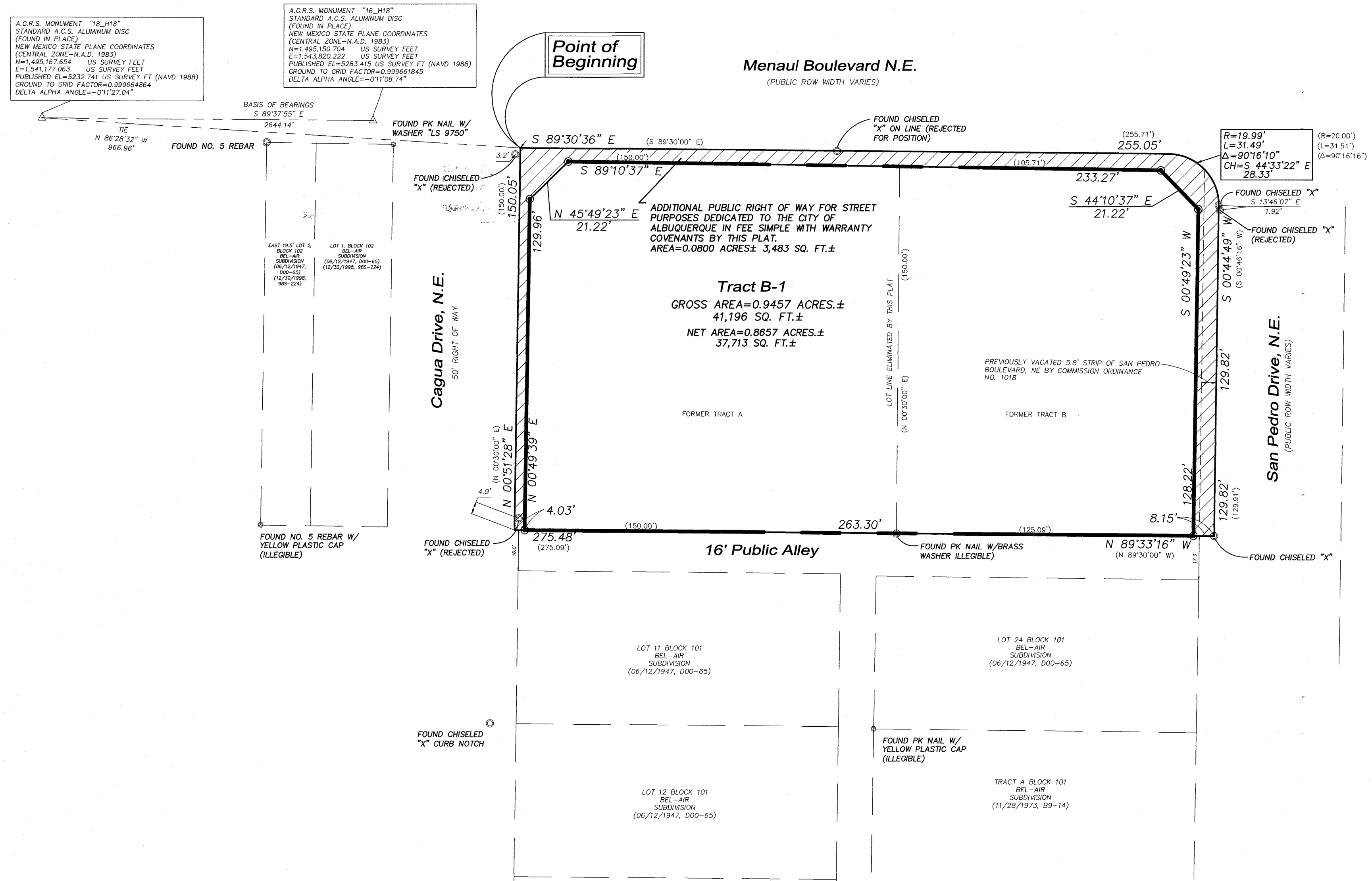
OFFICE LOCATION:
 8200 San Mateo Boulevard, NE
 Albuquerque, NM 87113
 505.856.5700 PHONE
 505.856.7900 FAX

RECORDING STAMP
 DOC# 2023016713
 03/21/2023 01:13 PM Page: 2 of 2
 PLAT R: \$25.00 B: 20230 P: 0017 Linda Stover, Bernalillo County

Plat of
 Tract B-1, Block 101
Bel-Air
 Section 12, Township 10 North, Range 3 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 December 2021



SCALE: 1" = 30'



Legend

N 90°00'00" E MEASURED BEARING AND DISTANCES
 (N 90°00'00" E) RECORD BEARINGS AND DISTANCES

○ FOUND AND USED MONUMENT AS DESIGNATED

● DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY

△ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

COORDINATE AND DIMENSION INFORMATION			
STATE PLANE ZONE: NM-C	GRID/GROUND COORDINATES: GRID	TYPE: STANDARD	
HORIZONTAL DATUM: NAD 83	VERTICAL DATUM: NAVD 88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM		BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0	
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000336121 GROUND TO GRID: 0.999663992		DISTANCE ANNOTATION: GROUND	BEARING ANNOTATION: GRID
ELEVATION TRANSLATION: ±0.00'		ELEVATIONS VALID: NO	

PLSS INFORMATION			
LAND GRANT n/a			
SECTION 12	TOWNSHIP 10 NORTH	RANGE 03 EAST	MERIDIAN NMPM
CITY ALBUQUERQUE	COUNTY BERNALILLO	STATE NM	UPC TRACT A=1-018-059-241-250-3281 / TRACT B=1-018-059-254-250-32809

INDEXING INFORMATION FOR COUNTY CLERK	
PROPERTY OWNER TRACT A: McDONALDS REAL ESTATE COMPANY TRACT B: McDONALDS CORPORATION	
SUBDIVISION NAME BEL-AIR	



OFFICE LOCATION:
 9200 San Mateo Boulevard, NE
 Albuquerque, NM 87113
 505.856.5700 PHONE
 505.856.7900 FAX

PROJECT INFORMATION	
CREW/TECH: MT	DATE OF SURVEY 06/20/2018
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO. 15-7189P	SHEET NUMBER 2 OF 2