

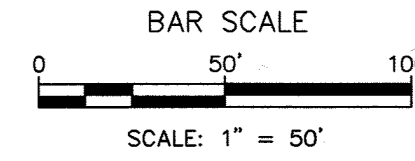


**Legend**

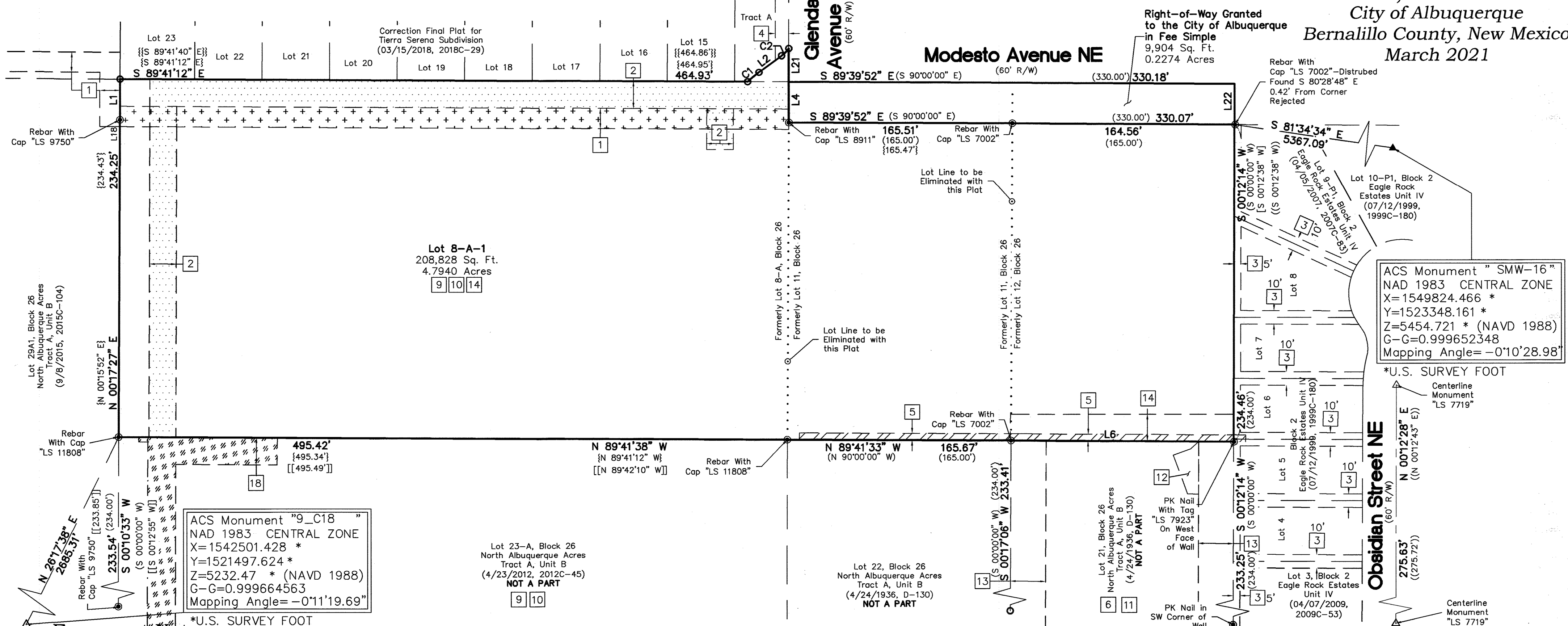
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES	[[N 90°00'00" E]]	RECORD BEARINGS AND DISTANCES PER PLAT (4/23/2012, 2012C-45)
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (4/24/1936, D-130)	●	FOUND MONUMENT AS INDICATED
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (9/8/2015, 2015C-104)	○	SET REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (4/5/2007, 2007C-83)	▲	ACS MONUMENT
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (7/12/1999, 99C-180)	.....	LOT LINE ELIMINATED WITH THE FILING OF THIS PLAT
{{N 90°00'00" E}}	RECORD BEARINGS AND DISTANCES PER PLAT (3/15/2018, 2018C-29)		

DOCH 2021069056  
 06/11/2021 10:47 AM Page: 2 of 4  
 PLAT R: 325.00 B: 2021C P: 0070 Linda Stover, Bernalillo County

**This Sheet Shows**  
Pre-plat Conditions,  
Existing Easements  
and Reflects  
Vacated Easements



**Plat for**  
 Lot 8-A-1, Block 26,  
 North Albuquerque Acres,  
 Tract A, Unit B  
 Being Comprised of  
 Lots 8-A, 11 and 12, Block 26,  
 North Albuquerque Acres,  
 Tract A, Unit B  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 March 2021



ACS Monument "SMW-16"  
 NAD 1983 CENTRAL ZONE  
 X=1549824.466 \*  
 Y=1523348.161 \*  
 Z=5454.721 \* (NAVD 1988)  
 G-G=0.999652348  
 Mapping Angle=-0°10'28.98"

ACS Monument "9\_C18"  
 NAD 1983 CENTRAL ZONE  
 X=1542501.428 \*  
 Y=1521497.624 \*  
 Z=5232.47 \* (NAVD 1988)  
 G-G=0.999664563  
 Mapping Angle=-0°11'19.69"

**Easement Notes**

- 1 EXISTING 15' GAS LINE EASEMENT (9/8/2015, 2015C-104) PORTIONS OF VACATED WITH THE FILING OF THIS PLAT, SHOWN HEREON AS
- 2 EXISTING 20' PUBLIC WATERLINE EASEMENT (9/8/2015, 2015C-104) PORTIONS VACATED WITH THE FILING OF THIS PLAT, SHOWN HEREON AS
- 3 EXISTING PRIVATE DRAINAGE EASEMENT (7/12/1999, 99C-180)
- 4 EXISTING 10' P.U.E. (3/15/2018, 2018C-29)
- 5 EXISTING 5' PNM AND MST&T EASEMENT (3/14/1966, BK. D799, PG. 219, DOC. NO. 98860) AND (5/18/1973, BK. D942, PG. 645) WAIVED AND RELEASED BY PNM (12/20/2001, IN BK. A28, PG. 9677, DOC. NO. 2001151510) VACATED WITH THE FILING OF THIS PLAT SHOWN HEREON AS
- 6 EXISTING DRAINAGE EASEMENT BENEFITING LOT 12, BLOCK 26, CROSSING LOT 21, PER DRAINAGE COVENANT (3/19/1999, BK. 9904, PG. 7907, DOC. NO. 1999038025)
- 7 INTENTIONALLY OMITTED
- 8 EXISTING 10' P.U.E. (4/23/2012, 2012C-45)
- 9 EXISTING PRIVATE CROSS LOT DRAINAGE AND ACCESS EASEMENT FOR THE BENEFIT OF LOT 8-A, BLOCK 26, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, BLANKET IN NATURE ACROSS LOT 23-A (4/23/2012, 2012C-45) AND (4/9/2012, DOC. NO. 2012035513)
- 10 PERPETUAL NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY FOR PRIVATE UTILITIES, BLANKET OVER LOT 23-A FOR THE BENEFIT OF LOT 8-A (4/9/2012, DOC. NO. 2012035513)
- 11 EXISTING PERPETUAL NON-EXCLUSIVE EASEMENTS FOR ACCESS, PARKING, PEDESTRIAN AND VEHICULAR TRAFFIC AND UTILITY ACCESS BLANKET IN NATURE OVER ALL THE COMMON ELEMENTS, LIMITED COMMON ELEMENTS AND CONDOMINIUM UNITS WITHIN LOT 21 AS PER DOCUMENTS (2/10/2000, BK. A2, PG. 3614, DOC. NO. 2000013683) AND (2/11/2000, BK. A2, PG. 4060, DOC. NO. 2000014131) BENEFITING AND MAINTAINED BY THE CONDOMINIUM OWNERS.
- 12 EXISTING EASEMENT FOR ACCESS TO AND FOR MAINTENANCE OF THE DUMPSTER AREA (2/10/2000, BK. A2, PG. 3614, DOC. NO. 2000013683) AND (2/11/2000, BK. A2, PG. 4060, DOC. NO. 2000014131) BENEFITING AND MAINTAINED BY THE CONDOMINIUM OWNERS FOR LOT 21.
- 13 EXISTING 26' NON-EXCLUSIVE PERPETUAL ACCESS EASEMENT AND RIGHT OF WAY (2/10/2000, BK. A2, PG. 3614, DOC. NO. 2000013683), (2/11/2000, BK. A2, PG. 4060, DOC. NO. 2000014131) AND (3/12/2021, DOC. NO. 2021029837) BENEFITING AND MAINTAINED BY THE CONDOMINIUM OWNERS FOR LOT 21
- 14 EXISTING PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOT 12 ACROSS LOT 8-A-1, TO BE MAINTAINED BY LOT 21, (3/12/2021, DOCUMENT NO. 2021029840).
- 18 20' PUBLIC WATER LINE EASEMENT GRANTED BY DOCUMENT FOR THE BENEFIT OF THE OWNERS OF LOT 8-A-1 (06/02/2021, DOC. NO. 2021064836) SHOWN HEREON AS

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

2021 C-70

Sheet 2 of 4  
 201380  
 (2)

Line #	Direction	Length (ft)
L1	N 00°12'49" E \ N 00°12'49" E}	30.22' {29.96'}
L2	N 53°40'01" E \ N 53°40'01" E} \ N 53°40'01" E}	20.86' {20.86'} \ {20.86'}
L3	N 89°42'16" W \ N 89°42'14" W}	660.19' {660.00'}
L4	S 00°01'02" E \ S 00°05'03" E}	30.00' {54.79'}
L5	N 89°42'16" W \ (N 90°00'00" W)	165.22' (165.00')
L6	S 89°38'47" E \ (S 90°00'00" E)	164.89' (165.00')

Line #	Direction	Length (ft)
L7	N 00°40'34" E	31.58'
L8	N 45°00'00" E	28.96'
L9	N 00°00'00" W	38.51'
L10	N 00°00'00" W	38.32'
L11	N 45°00'00" E	12.43'
L12	N 00°37'32" E	11.69'

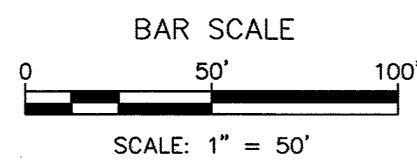
Line #	Direction	Length (ft)
L13	S 00°12'49" W	35.39'
L14	N 89°58'58" E	26.75'
L15	N 45°00'00" E	19.26'
L17	N 89°41'12" W	15.00'
L18	S 00°12'49" W	20.25'
L19	N 89°48'27" E	26.62'

Line #	Direction	Length (ft)
L20	N 00°57'26" E	8.35'
L21	N 00°01'02" W	24.66'
L22	S 00°12'14" W	30.00'

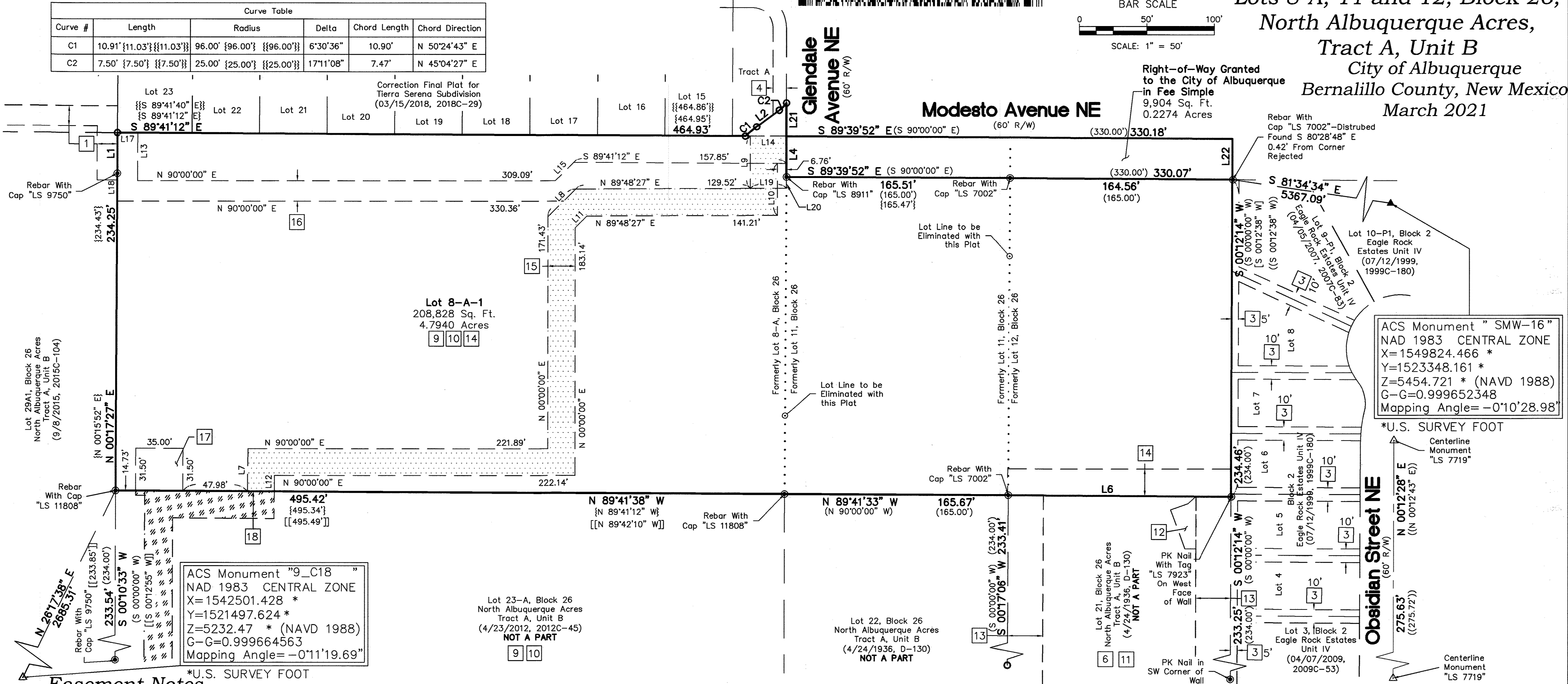
\* L16 INTENTIONALLY OMITTED

DOCN 2021069056  
06/11/2021 10:47 AM Page: 3 of 4  
PLAT R: \$25.00 B: 2021C P: 0070 Linda Stover, Bernalillo County

**This Sheet Shows  
Post-Plat Conditions-  
Remaining Easements  
and Granted Easements**



**Plat for  
Lot 8-A-1, Block 26,  
North Albuquerque Acres,  
Tract A, Unit B  
Being Comprised of  
Lots 8-A, 11 and 12, Block 26,  
North Albuquerque Acres,  
Tract A, Unit B  
City of Albuquerque  
Bernalillo County, New Mexico  
March 2021**



ACS Monument "9\_C18"  
NAD 1983 CENTRAL ZONE  
X=1542501.428 \*  
Y=1521497.624 \*  
Z=5232.47 \* (NAVD 1988)  
G-G=0.999664563  
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Y=1523348.161 \*  
Z=5454.721 \* (NAVD 1988)  
G-G=0.999652348  
Mapping Angle=-0°10'28.98"

**Easement Notes**

- 1 REMAINING PORTION OF EXISTING 15' GAS LINE EASEMENT (9/8/2015, 2015C-104)
- 2 INTENTIONALLY OMITTED (SEE SHEET 2 OF 4)
- 3 EXISTING PRIVATE DRAINAGE EASEMENT (7/12/1999, 99C-180)
- 4 EXISTING 10' P.U.E. (3/15/2018, 2018C-29)
- 5 INTENTIONALLY OMITTED (SEE SHEET 2 OF 4)
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- 14 EXISTING PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOT 12 ACROSS LOT 8-A-1, TO BE MAINTAINED BY LOT 21, (3/12/2021, DOCUMENT NO. 2021029840).
- 15 PUBLIC 20' WATERLINE EASEMENT GRANTED TO ABCWJA WITH THE FILING OF THIS PLAT. SHOWN HEREON AS [diagonal lines]
- 16 PUBLIC 15' GAS EASEMENT GRANTED TO NM GAS WITH THE FILING OF THIS PLAT.
- 17 PUBLIC 35' x 31.5' WATER EASEMENT GRANTED TO ABCWJA WITH THE FILING OF THIS PLAT.
- 18 20' PUBLIC WATER LINE EASEMENT GRANTED BY DOCUMENT FOR THE BENEFIT OF THE OWNERS OF LOT 8-A-1 (06/02/2021, DOC. NO. 2021064836) SHOWN HEREON AS [diagonal lines]

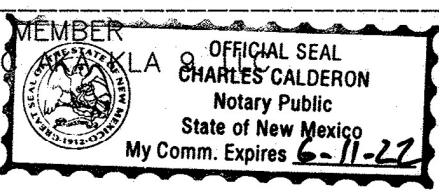
**CSI-CARTESIAN SURVEYS INC.**  
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244  
wplotnerjr@gmail.com

**Free Consent & Dedication**

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF AND GRANT ALL EASEMENTS AS SHOWN HEREON. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

SAID OWNERS DO HEREBY DEDICATE PUBLIC RIGHT OF WAY AS SHOWN HEREON FOR MODESTO AVENUE NE TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

FAIZEL M. KASSAM, AUTHORIZED MEMBER KASSAM LAND ACQUISITION 9 LLC  
STATE OF NEW MEXICO }  
COUNTY OF Sandoval } SS



3/15/21  
DATE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 15th of March, 2021  
BY: FAIZEL M. KASSAM, AUTHORIZED MEMBER, KASSAM LAND ACQUISITION 9 LLC AKA KLA 9 LLC

By: *[Signature]*  
NOTARY PUBLIC

MY COMMISSION EXPIRES June 11, 2022

DOCH 2021069056  
06/11/2021 10:47 AM Page: 4 of 4  
PLAT R: \$25.00 B: 2021C P: 0070 Linda Stover, Bernalillo County

**Plat for  
Lot 8-A-1, Block 26,  
North Albuquerque Acres, Tract A, Unit B  
Being Comprised of  
Lots 8-A, 11 and 12, Block 26,  
North Albuquerque Acres, Tract A, Unit B  
City of Albuquerque, Bernalillo County, New Mexico  
March 2021**

**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.

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2021C-70

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