

Vicinity Map - Zone Atlas J-14-Z

Indexing Information

Projected Section 17, Township 10 North, Range 3 East,
 N.M.P.M. Town of Albuquerque Grant
 Subdivision: Perfecto Armijo and Brothers Addition
 Owner: Oso Grande Technologies Inc.
 UPC #: 101405811818533804

Purpose of Plat

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

Subdivision Data

GROSS ACREAGE..... 5.2993 ACRES
 ZONE ATLAS PAGE NO..... K-9-Z
 NUMBER OF EXISTING LOTS..... 62
 NUMBER OF LOTS CREATED..... 2
 MILES OF FULL-WIDTH STREETS..... 0 MILES
 MILES OF HALF-WIDTH STREETS..... 0 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE..... 0.0211 ACRES
 DATE OF SURVEY..... FEBRUARY 2020

Notes

1. FIELD SURVEY PERFORMED IN OCTOBER 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
5. NO RECORD MEASUREMENTS ON PLAT OF RECORD.

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 ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Legal Description

A CERTAIN PARCEL OF LAND SITUATE WITHIN THE CITY OF ALBUQUERQUE, NEW MEXICO, BEING AND COMPRISING BLOCKS NUMBERED TWENTY-THREE (23) AND TWENTY-EIGHT (28) OF THE PERFECTO ARMIJO AND BROTHERS ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, WITHIN THE TOWN OF ALBUQUERQUE GRANT, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 8, 1887, IN PLAT BOOK D, PAGE 116;

TOGETHER WITH THAT PORTION OF SLATE AVENUE N.W. BETWEEN SIXTH STREET N.W. AND SEVENTH STREET N.W., THE FORMER ALLEY WITHIN SAID BLOCK NUMBERED TWENTY-THREE (23) AND THE FORMER ALLEY WITHIN SAID BLOCK NUMBERED TWENTY-EIGHT (28); AS DESCRIBED IN THE QUITCLAIM DEED FROM THE CITY OF ALBUQUERQUE FILED MAY 20, 1970 IN VOLUME D 876, FOLIO 900-901, AS DOCUMENT NO. 77481;

EXCEPTING THAT SOUTHERLY PORTION OF SAID BLOCK NUMBERED TWENTY-THREE (23) NOW WITHIN THE NEW RIGHT-OF-WAY OF LOMAS BOULEVARD N.W. AS DESCRIBED IN THE JUNE 2ND, 1961 JUDGMENT OF CAUSE NO. 76341 IN THE DISTRICT COURT, STATE OF NEW MEXICO, COUNTY OF BERNALILLO, AND FILED THEREIN;

TOGETHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE WEST RIGHT OF WAY OF 6TH STREET NW AND THE NORTH RIGHT OF WAY OF LOMAS BLVD. N.W., WHENCE A TIE TO ACS MONUMENT "9-J15" BEARS, N 88°46'49" E, A DISTANCE OF 6963.44 FEET;

THENCE, ALONG SAID NORTH RIGHT OF WAY, N 84°08'52" W, A DISTANCE OF 187.72 FEET TO AN ANGLE POINT;

THENCE, CONTINUING ALONG SAID NORTH RIGHT OF WAY, N 88°00'53" W, A DISTANCE OF 147.41 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE EAST RIGHT OF WAY OF 7TH STREET N.W.;

THENCE, COINCIDING SAID EASTERLY RIGHT OF WAY OF 7TH STREET N.W., N 01°45'49" E, A DISTANCE OF 611.51 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT TO A POINT ON THE SOUTH RIGHT OF WAY OF MARBLE AVE. N.W.;

THENCE, COINCIDING SAID SOUTH RIGHT OF WAY, S 89°49'58" E, A DISTANCE OF 288.74 FEET TO AN ANGLE POINT;

THENCE, CONTINUING ALONG SAID SOUTH RIGHT OF WAY S 81°10'16" E, A DISTANCE OF 121.46 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT TO A POINT ON THE WEST RIGHT OF WAY OF 6TH STREET N.W.;

THENCE, COINCIDING SAID 6TH STREET N.W., S 08°37'56" W, A DISTANCE OF 623.04 FEET TO THE POINT OF BEGINNING CONTAINING 5.2993 ACRES, (230;836) SQ. FT. MORE OR LESS.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC # 101405811818533804

[Signature]

PROPERTY OWNER OF RECORD
Oso Grande Technologies

BERNALILLO COUNTY TREASURER'S OFFICE
[Signature]

DOCH 2020109791
 11/02/2020 12:03 PM Page: 1 of 3
 PLAT R: \$25.00 B: 2020C P: 0107 Linda Stover, Bernalillo County

Plat for Lomas and 6th Business Center Being Comprised of

Lots 258 thru 284, Block 23 and 310 thru 340, Block 28 Perfecto Armijo and Brothers Addition together with land conveyed by the City of Albuquerque City of Albuquerque Bernalillo County, New Mexico March 2020

Project Number: PR-2019-002981

Application Number: SD-2020-00066

Plat Approvals:

- [Signature]* 3/6/2020
PNM Electric Services
- [Signature]* 4/13/2020
Rochelle Abeyta
Digitally signed by Rochelle Abeyta
Date: 2020.10.12 13:00:14 -06'00'
- [Signature]* 4/13/2020
Quest Comm. d/b/a CenturyLink QC
- [Signature]* 4/10/20
New Mexico Gas Company
- Comcast

City Approvals:

- [Signature]* 3/6/2020
Susan A. Riechman P.S.
City Surveyor
- [Signature]* Oct 23, 2020
Jeanne Wolfenbarger
Leanne Wolfenbarger (Lic: 73, 7027, 1-55 MDT)
Traffic Engineer
- [Signature]* Oct 26, 2020
ABCWA
- [Signature]* Oct 23, 2020
Carl Garcia
Carl Garcia (Lic: 73, 7070, 11-53 MDT)
Code Enforcement
- [Signature]* 4/14/2020
AMAFCA
- [Signature]* Oct 29, 2020
Ernest Lopez
City Engineer
- [Signature]* Oct 30, 2020
- [Signature]* Oct 26, 2020
DRB Chairperson, Planning Department
Christine Platt
Christine Platt (Lic: 73, 7020, 11-53 MDT)
Parks and Recreation

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 FOR 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. 3/5/2020
 Will Plotner Jr. Date
 N.M.R.P.S. No. 14271

CSI-CARTESIAN SURVEYS INC.

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



Documents

1. QUITCLAIM DEED FOR SUBJECT PROPERTIES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 20, 1970, IN VOLUME D876, FOLIO 900-901, AS DOCUMENT NO. 77481.
2. WARRANTY DEED FOR SUBJECT PROPERTIES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 20, 1970, IN VOLUME D876, FOLIO 902-903, AS DOCUMENT NO. 77481.
3. JUDGEMENT FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 2, 1961 AS CASE NUMBER 76341.

Free Consent and 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 6TH ST. AND LOMAS BLVD. TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

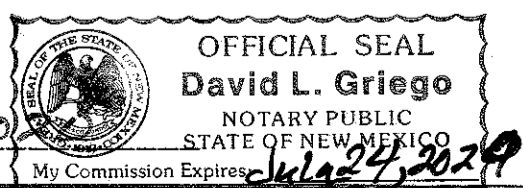
[Signature] Apr 7, 2020
 DENNIS JONTZ, OWNER DATE
 OSO GRANDE TECHNOLOGIES INC.

STATE OF *New Mexico* SS
 COUNTY OF *Bernalillo*

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON *April 7*, 2020
 BY: DENNIS JONTZ, OWNER, OSO GRANDE TECHNOLOGIES INC.

By: *[Signature]*
 NOTARY PUBLIC

MY COMMISSION EXPIRES *July 24, 2025*



Easement Notes

- EXISTING 10' PNM AND USWEST EASEMENT WHICH EXTENDS IN FRONT OF THE TRANSFORMER AND 5 FEET WIDE ON ALL OTHER SIDES (09/08/1997, BK. 97-24, PG. 7582-7583, AS DOCUMENT NO. 97092928)
- EXISTING 10' UNDERGROUND PNM EASEMENT WHICH EXTENDS TO 10 FEET IN FRONT OF THE TRANSFORMER AND 5 FEET ON EACH SIDE OF THE TRANSFORMER (05/02/2008, DOC. NO. 2008050082)

Line Table		
Line #	Direction	Length (ft)
L1	S 81°10'16" E	29.90'
L2	S 08°37'56" W	60.21'
L3	N 08°37'56" E	29.90'
L4	S 01°45'49" W	57.67'
L5	S 08°37'56" W	31.95'
L6	N 88°00'53" W	29.88'
L7	N 01°45'49" E	29.88'

Line Table		
Line #	Direction	Length (ft)
L8	N 85°53'23" W	87.43'
L9	S 04°03'30" W	26.04'
L10	S 86°01'59" E	83.46'
L11	N 05°29'46" E	12.36'
L12	S 85°47'30" E	75.39'
L13	S 84°36'48" E	113.24'

DOCH 2020109791

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 PLAT R: 525.00 B: 2020C P: 0107 Linda Stover, Bernalillo County

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	47.02'	30.00'	89°48'12"	42.35'	S 36°16'10" E
C2	45.04'	30.00'	86°00'44"	40.92'	N 51°38'18" E
C3	47.01'	30.00'	89°46'42"	42.34'	S 43°07'32" E

ACS Monument "17-J14"
 NAD 1983 CENTRAL ZONE
 X=1519149.317 *
 Y=1488866.762 *
 Z=4957.484 * (NAVD 1988)
 G-G=0.999683611
 Mapping Angle=-0°13'59.00"
 *U.S. SURVEY FEET

**Plat for
 Lomas and 6th
 Business Center
 Being Comprised of**

**Lots 258 thru 284, Block 23 and 310 thru 340, Block 28
 Perfecto Armijo and Brothers Addition together with land
 conveyed by the City of Albuquerque**

**City of Albuquerque
 Bernalillo County, New Mexico
 March 2020**

Legend

- N 90°00'00" E MEASURED BEARINGS AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER PLAT (07/08/1887, D-116)
- FOUND MONUMENT AS INDICATED
- SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED

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.

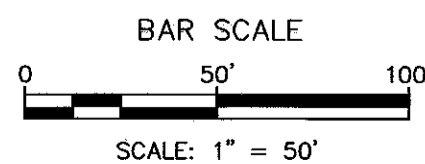
Disclaimer
 In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

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 2 of 3
 191735

ACS Monument "9-J15"
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 X=1526869.928 *
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 Z=5093.057 * (NAVD 1988)
 G-G=0.999675053
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 *U.S. SURVEY FEET



THIS SHEET SHOWS PRE-PLAT CONDITIONS

2020C-107

(2)

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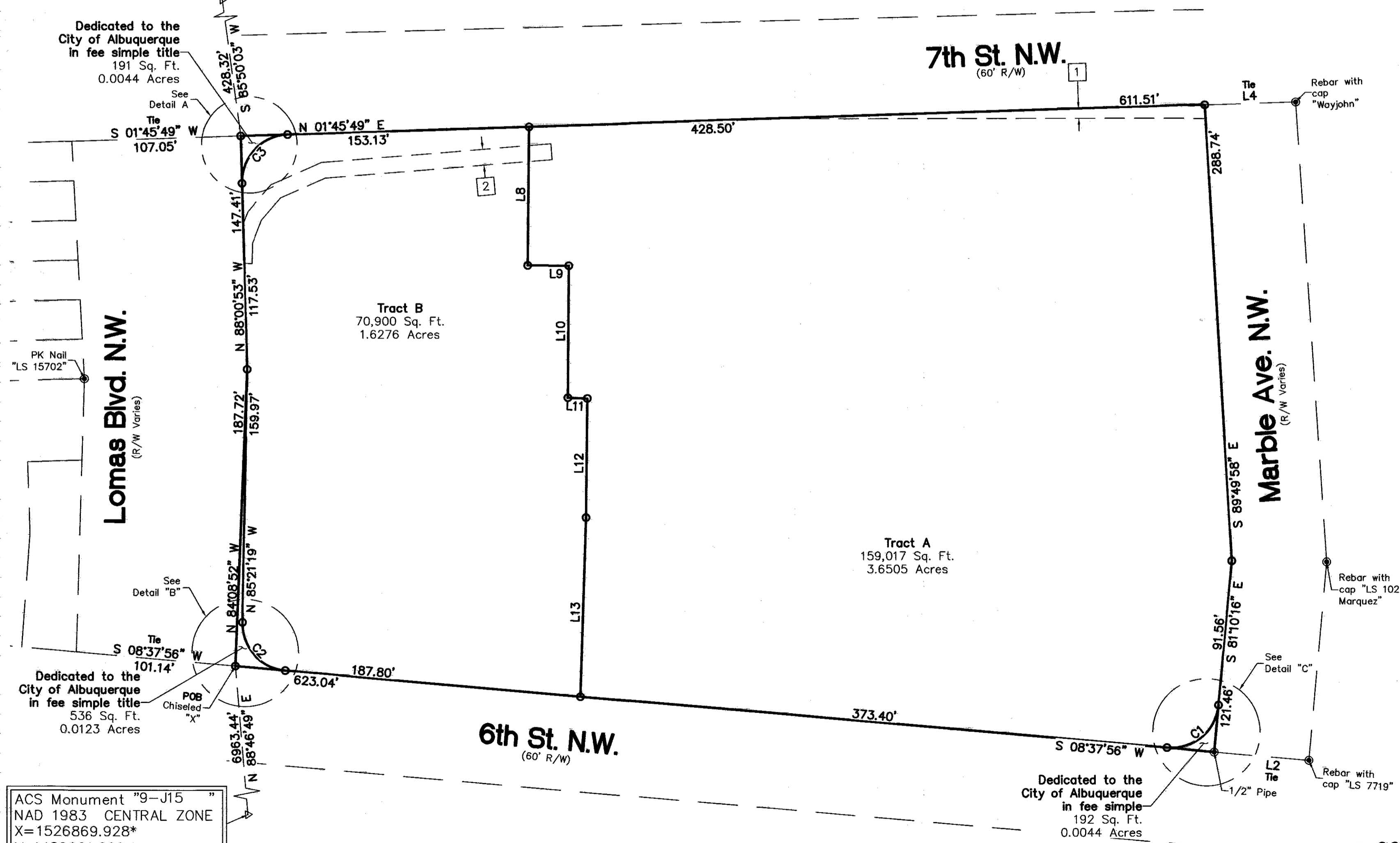
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Legend

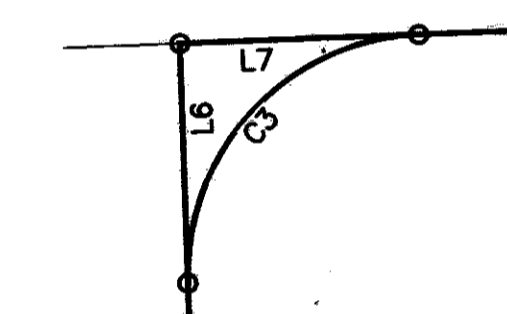
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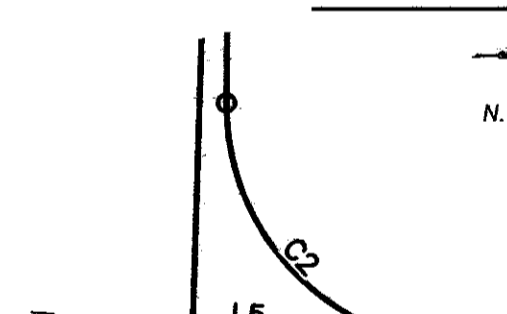
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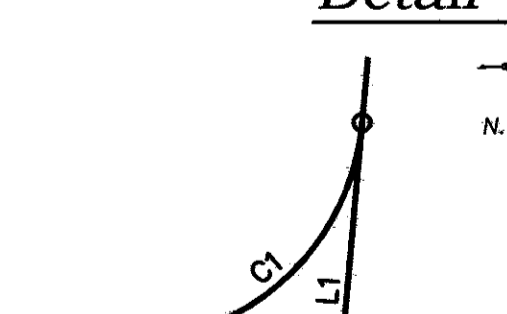
Detail "A"



Detail "B"

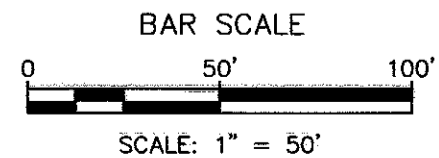


Detail "C"



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*U.S. SURVEY FEET



THIS SHEET REFLECTS POST PLAT CONDITIONS

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2020C-107

(3)