

Vicinity Map - Zone Atlas L-15-Z

Documents

- TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 1904451 AND AN EFFECTIVE DATE OF JUNE 28, 2019.
- PLAT OF RECORD FOR TRACT A, GIBSON AND MILES AREA, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 22, 1965, IN VOLUME D3, FOLIO 110.
- QUITCLAIM DEED FOR PARCEL A AND E'LY PORTION OF TRACT D, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 9, 2013, AS DOC. NO. 2013076710.
- NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, NEW MEXICO PROJECT NO. F-003-3(5), DATED DECEMBER 1, 1962.
- BOUNDARY SURVEY FOR LANDS OF ISSHIN RYU CLUB, FROM ALDRICH LAND SURVEYING, BY TIMOTHY ALDRICH, NMPLS #7719, DATED DECEMBER 18, 2018.
- CORRECTION QUITCLAIM DEED FOR TRACT A, A REMAINING PORTION OF TRACT D, AND A PORTION OF FRACTIONAL LOT 6, SECTION 28, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 31, 2019, AS DOC. NO. 2019045089.
- REAL ESTATE DEED FOR LOT 6, SECTION 28, FROM RUTH RAYNOLDS SIMMS, SARA RAYNOLDS MILNE, AND KATE RAYNOLDS ROGERS TO THE CITY OF ALBUQUERQUE, NEW MEXICO, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 17, 1962, IN BOOK D-651, PAGE 8.
- SPECIAL WARRANTY DEED TO I25 & GIBSON, LLC FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 8, 2020 AS DOCUMENT NO. 2020002125.

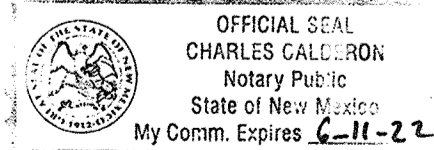
Free Consent and Dedication

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 ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON FOR GIBSON BLVD AND MULBERRY ST. TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

Steve Maestas
 STEVE MAESTAS, MANAGER
 I25 & GIBSON, LLC
 DATE 4-3-2020

STATE OF NEW MEXICO }
 COUNTY OF Sandoval } SS



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON April 3, 2020
 BY: Steve Maestas, Manager, I25 & Gibson, LLC

By: *Charles Galleron*
 NOTARY PUBLIC

MY COMMISSION EXPIRES June 11, 2022

Indexing Information

Section 28, Township 10 North, Range 3 East, N.M.P.M.,
 Portions Projected in the Town of Albuquerque. Grant
 Subdivision: Gibson & Miles Area Lands of Hugh B.
 Woodward
 Owner: I25 & Gibson, LLC
 UPC #: 101505614400730103 (E'ly Por. of Tract D)
 101505616001030107 (Tract A)

Purpose of Plat

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

Subdivision Data

GROSS ACREAGE. 0.8679 ACRES
 ZONE ATLAS PAGE NO. L-15-Z
 NUMBER OF EXISTING LOTS. 4
 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. 0.0163 ACRES
 DATE OF SURVEY. JULY 2019

Notes

- FIELD SURVEY PERFORMED IN JULY 2019.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- LOT LINES TO BE ELIMINATED SHOWN HEREON AS

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.

Legal Description

TRACT A, AN EASTERLY PORTION OF TRACT D, AND AN UNIDENTIFIED TRACT ALSO KNOWN AS A REMAINING PORTION OF LOT 6, SECTION 28, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, GIBSON AND MILES AREA, LANDS OF HUGH B. WOODWARD, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 22, 1965, IN VOLUME D3, FOLIO 110, AND A PORTION OF LOT 6 OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED IN THE CORRECTION QUITCLAIM DEED FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 31, 2019, AS DOCUMENT NUMBER 2019045089, BEING MORE PARTICULARLY DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY CORNER OF SAID TRACT A, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF GIBSON BOULEVARD SE, MARKED BY A PK NAIL WITH TAG "LS 7719", WHENCE A TIE TO ACS MONUMENT "G-10" BEARS N 73°59'25" W, A DISTANCE OF 2748.46 FEET;

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID SOUTHERLY GIBSON BOULEVARD SE RIGHT-OF-WAY, S 79°18'46" E, A DISTANCE OF 164.96 FEET TO THE NORTHEAST CORNER OF SAID TRACT A, MARKED BY A REBAR WITH CAP "LS 7719";

THENCE, LEAVING SAID SOUTHERLY GIBSON BOULEVARD SE RIGHT-OF-WAY, S 00°30'27" W, A DISTANCE OF 162.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL A, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY OF A 10 FOOT ALLEY, MARKED BY A REBAR WITH CAP "LS 7719";

THENCE, COINCIDING WITH SAID NORTHERLY 10 FOOT ALLEY RIGHT-OF-WAY, N 89°39'53" W, A DISTANCE OF 263.65 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF MULBERRY STREET SE, MARKED BY A REBAR WITH CAP "LS 7719";

THENCE, LEAVING SAID NORTHERLY 10 FOOT ALLEY RIGHT-OF-WAY AND COINCIDING WITH SAID EASTERLY MULBERRY STREET SE RIGHT-OF-WAY THE FOLLOWING TWO COURSES:

N 07°32'44" W, A DISTANCE OF 28.22 FEET TO AN ANGLE POINT, BEING A POINT ON THE SOUTHERLY LOT LINE OF SAID TRACT D, MARKED BY A REBAR WITH CAP "LS 7719";

N 00°12'21" E, A DISTANCE OF 59.34 FEET TO A POINT ON THE NORTHERLY LOT LINE OF SAID TRACT D, MARKED BY A REBAR WITH CAP "LS 14269";

THENCE, LEAVING SAID EASTERLY MULBERRY STREET SE RIGHT-OF-WAY AND COINCIDING WITH SAID NORTHERLY LOT LINE OF TRACT D, S 89°17'09" E, A DISTANCE OF 105.67 FEET TO THE NORTHEAST CORNER OF SAID TRACT D AND A POINT ON THE WESTERLY LOT LINE OF TRACT A, MARKED BY A REBAR WITH CAP "LS 7719";

THENCE, COINCIDING WITH SAID WESTERLY LOT LINE OF TRACT A, N 00°26'26" E, A DISTANCE OF 105.05 FEET TO THE POINT OF BEGINNING, CONTAINING 0.8679 ACRES (37,808 SQ. FT.), MORE OR LESS.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC #: 101505614400730103
101505616001030107

PROPERTY OWNER OF RECORD
Isshin Ryu Inc
 BERNALILLO COUNTY TREASURER'S OFFICE
[Signature] 4/9/20

Plat for Tract A-1 Gibson and Miles Area Subdivision Being Comprised of

Tract A, a Remaining Portion of Tract D Gibson and Miles Area, Lands of Hugh B. Woodward and a Portion of Fractional Lot 6 Section 28, T.10N., R.3E., NMPM

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

Project Number: PR-2019-003059

Application Number: SD-2020-00061

Plat Approvals:

[Signature] 4/6/2020
 PNM Electric Services
 Don Davalos Digitally signed by Don Davalos Date: 2020.04.08 09:36:47 -0600 4/8/2020
 Qwest Corp. d/b/a CenturyLink QC 4/7/2020
 New Mexico Gas Company 4/3/20
 Comcast

City Approvals:

Joan N. Rinboway P.S. 4/3/2020
 City Surveyor
Jeanne Wolfenbarger Apr 8, 2020
 Traffic Engineer
Thuy Lam Apr 8, 2020
 ABCWUA
 Code Enforcement
Nicole Friedt 4/6/2020
 AMAFCA
Ernest Arroyo Apr 8, 2020
 City Engineer
[Signature] Apr 8, 2020
 Parks and Recreation
[Signature] Apr 8, 2020
 DRB Chairperson, Planning Department

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. 4/2/2020
 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

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (3/22/1965, D3-110)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (9/21/1966, C6-138)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (5/21/2019, 2019C-54)
{*N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER RIGHT OF WAY MAP (PROJ. NO. F-003-3(5), 4/2/1964)
⊙	FOUND MONUMENT AS INDICATED
⊙ ^R	FOUND REBAR WITH CAP "LS 7719"

ACS Monument "G-10"
 NAD 1983 CENTRAL ZONE
 X=1522561.449*
 Y=1477731.98 *
 Z=4980.822* (NAVD 1988)
 C-G=0.999681561
 Mapping Angle=-0°13'34.47"
 *U.S. SURVEY FEET

Easement Notes

- EXISTING 20' STORM DRAIN EASEMENT (5/17/1961, D3-4)(7/7/1961, BK. D601, PG. 537)
- EXISTING 5' PNM AND MST&T EASEMENT (10/5/1963, BK. D-256, PG. 629)
- EXISTING 5' PNM OVER HANG LINE EASEMENT (6/21/2019, 2019C-54)
- 5' PUBLIC SANITARY SEWER EASEMENT TO ABCWUA GRANTED WITH THE FILING OF THIS PLAT.
- EXISTING ABCWUA FOR "PUBLIC WATER AND SEWER LINES" (11/26/2019, AS DOCUMENT NO. 2019101333)

Easement Notes (Cont'd)

- PRIVATE UTILITY EASEMENT BENEFITING TRACT A-1 (1/8/2020, DOCUMENT NO. 2020002126)
- 7' X 10' PUBLIC WATER EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- PUBLIC OVERHEAD UTILITY AND ANCHOR EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- ACCESS EASEMENT BENEFITING ABCWUA TO BE MAINTAINED BY THE OWNER OF TRACT A-1 GRANTED WITH THE FILING OF THIS PLAT

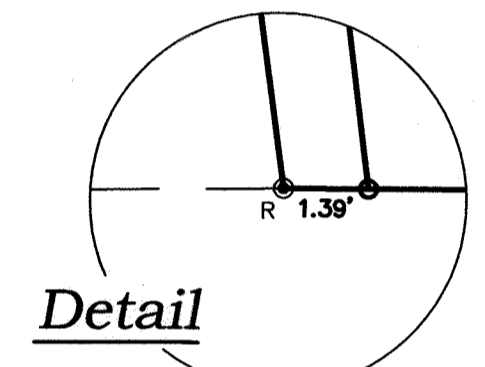
Plat for Tract A-1
Gibson and Miles Area
Subdivision
 Being Comprised of
 Tract A, a Remaining Portion of Tract D
 Gibson and Miles Area, Lands of Hugh
 B. Woodward and a Portion of Fractional
 Lot 6 Section 28, T.10N., R.3E., NMPM
 City of Albuquerque
 Bernalillo County, New Mexico
 April 2020

Line Table

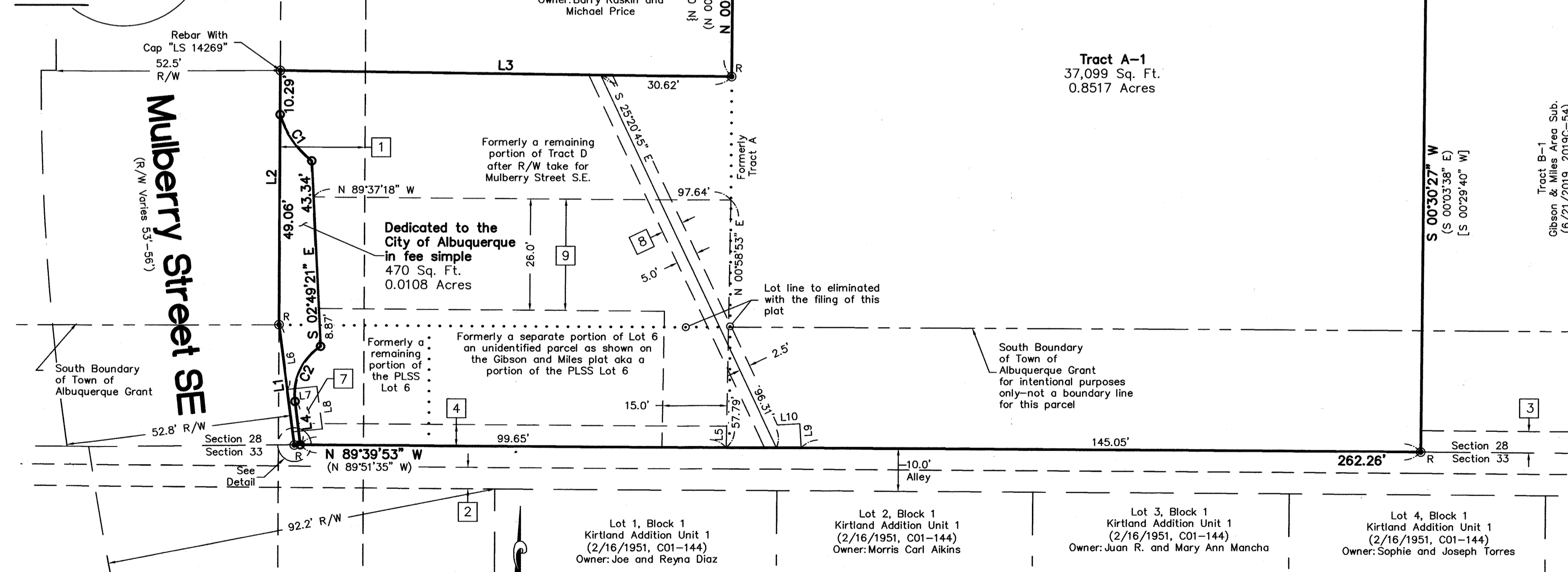
Line #	Direction	Length (ft)
L1	N 07°32'44" W (N 00°05'35" W)	28.22' (28.16')
L2	N 00°12'21" E	59.34'
L3	S 89°17'09" E {S 89°38' W}	105.67' {104.53}
L4	S 06°55'23" E	10.16'
L5	N 00°58'53" E	5.00'
L6	S 07°32'44" E	15.20'
L7	N 84°06'58" E	7.00'
L8	S 07°32'44" E	10.00'
L9	N 03°19'27" W	5.66'
L10	S 86°40'33" W	5.24'

Landfill Disclosure Statement

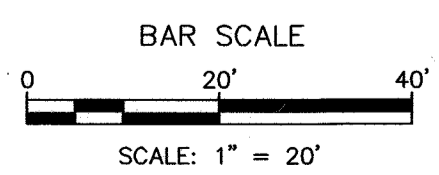
"THE SUBJECT PROPERTY IS LOCATED NEAR A EXISTING LANDFILL. DUE TO THE SUBJECT PROPERTY BEING NEAR A EXISTING LANDFILL, CERTAIN LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFTETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES(AS REQUIRED BY THE MOST CURRENT VERSION OF THE INTERIM GUIDELINES FOR DEVELOPMENT WITHIN CITY DESIGNATED LANDFILL BUFFER ZONES) SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE."



Detail



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 wplotnerjr@gmail.com



Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	13.33'	22.27'	34°17'16"	13.13'	S 34°51'11" E
C2	14.96'	13.37'	64°04'26"	14.19'	S 24°45'06" W

Curve Table RP=Radius Point

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C3	7.46'	18.50'	23°05'21"	7.40'	S 35°15'09" E
C4	6.38'	19.00'	19°14'46"	6.35'	N 56°15'16" E

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.