

Vicinity Map - Zone Atlas F-14-Z

**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 . . . . .
5. LAND BEING DEDICATED TO THE CITY OF ALBUQUERQUE SHALL HAVE RESERVED TO CENTURY LINK AN UNDERGROUND EASEMENT FOR UNDERGROUND UTILITIES INCLUDING FIBER OPTIC LINES. ANY WORK REQUIRING ANY EXCAVATION WILL REQUIRE UNDERGROUND SPOTTING, WRITTEN PERMISSION FROM CENTURY LINK AND POSSIBLY HIGHER THEN NORMAL INSURANCE LEVEL.
6. ON THE WEST BOUNDARY OF TRACT A-1, THERE IS AN EXISTING WALL JUST INSIDE OF THE TRACT A-1, THAT RUNS PARALLEL TO SAID BOUNDARY LINE AND EXTENDS PAST THE NORTHWEST CORNER OF SAID TRACT A-1. CENTURY LINK WHO SHALL REMAIN THE OWNER OF TRACT A-1, HEREBY GIVES PERMISSION TO THE FUTURE OF OWNER OF TRACT A-2, THE RIGHT TO USE SAID WALL WITHIN ITS FUTURE DEVELOPMENT, TO CUT AND REMOVE THAT PORTION OF THE WALL THAT EXTENDS PAST SAID CORNER. THAT PORTION OF THE WALL EXTENDING PAST THE NORTHWEST CORNER OF TRACT A-1 SHALL BE UNDER OWNERSHIP OF THE FUTURE OWNER OF TRACT A-2.
7. THE FUTURE OWNER OF TRACT A-2 IS REQUIRED TO PLACE A BERM OR OTHER STRUCTURE ALONG THE NORTH BOUNDARY OF TRACT A-1 TO PREVENT ANY STORM DISCHARGE FROM CROSSING SAID BOUNDARY.

**Documents**

1. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE, HAVING FILE NO. 2408620-AL01 AND AN EFFECTIVE DATE OF SEPTEMBER 05, 2019.
2. PLAT OF RECORD FOR LANDS OF MOUNTAIN STATES TELEPHONE & TELEPHONE COMPANY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 20, 1985, IN VOLUME C28, FOLIO 22, DOCUMENT NO. 8569045.
3. ORDINANCE NUMBER 2608 FOR THE VACATION OF RIVERA PLACE ADDITION (V-489 FILED 11/18/1964 IN MISC. 49, PAGE 424).

**Indexing Information**

Projected Section 32, Township 11 North, Range 3 East,  
 N.M.P.M. Elena Gallegos Grant  
 Subdivision: Lands of Mountain States Telephone &  
 Telegraph Company  
 Owner: US West Communications Inc.  
 UPC #: 101406137701340309CA (Tract A & 150B2)

**Purpose of Plat**

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

**Subdivision Data**

GROSS ACREAGE . . . . . 1.8748 ACRES  
 ZONE ATLAS PAGE NO. . . . . F-14-Z  
 NUMBER OF EXISTING TRACTS . . . . . 2  
 NUMBER OF TRACTS 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 . . . . . 0.0144 ACRES  
 DATE OF SURVEY . . . . . JANUARY 2020

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND  
 PAID ON UPC # 101406137701340309CA

PROPERTY OWNER OF RECORD  
 US West Communications Inc  
 BERNALILLO COUNTY TREASURER'S OFFICE  
 George Stone 9-24-2020



**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, PLAT OF THE LANDS OF MOUNTAIN STATES TELEPHONE & TELEGRAPH COMPANY AND AT FOURTH STREET AND GRIEGOS ROAD N.W. ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON AUGUST 20, 1985, IN VOLUME C28, FOLIO 22, AS DOCUMENT NO. 8569045, TOGETHER WITH TRACT 150B2, M.R.G.C.D MAP 32, AND ALL BEING MORE PARTICULARLY DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF HEREIN DESCRIBED PARCEL, ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT 150B2, BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GRIEGOS ROAD N.W., WHENCE A TIE TO ACS CONTROL MONUMENT "SMW-8", BEARS S 22°21'05" W, A DISTANCE OF 5181.00 FEET;

THENCE, LEAVING SAID RIGHT-OF-WAY, N 10°58'49" E, A DISTANCE OF 281.19 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHWEST CORNER OF TRACT 150B2, MARKED BY A 1/2" PIPE;

THENCE, S 73°43'30" E, A DISTANCE OF 228.99 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHEAST CORNER OF SAID TRACT A, MARKED BY BATHEY MARKER "LS 14271";

THENCE, S 12°21'09" W, A DISTANCE OF 212.11 FEET TO AN ANGLE POINT, MARKED BY A PK NAIL "LS 5953";

THENCE, S 63°41'23" E, A DISTANCE OF 149.51 FEET TO AN ANGLE POINT, MARKED BY AN ALUMINUM CAP "LS 4076";

THENCE, S 14°17'26" W, A DISTANCE OF 86.71 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY OF GRIEGOS ROAD N.W., MARKED BY A ALUMINUM CAP "LS 4076";

THENCE, COINCIDING SAID GRIEGOS RD. N.W. THE FIVE COURSES:

N 63°37'10" W, A DISTANCE OF 25.55 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X";

S 14°14'55" W, A DISTANCE OF 10.13 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X";

N 67°07'10" W, A DISTANCE OF 119.99 FEET TO AN POINT, MARKED BY AN ALUMINUM CAP;

S 24°25'03" W, A DISTANCE OF 2.52 FEET TO AN POINT, MARKED BY AN ALUMINUM CAP "LS 4076";

N 63°54'28" W, A DISTANCE OF 226.75 FEET TO THE POINT OF BEGINNING, CONTAINING 1.8748 ACRES (81,665 SQ. FT.) MORE OR LESS.

Plat for  
 Tracts A-1 & A-2  
 Lands of Mountain States  
 Telephone & Telegraph Company  
 Being Comprised of  
 Tract A  
 Lands of Mountain States Telephone and  
 Telegraph Company  
 and Tract 150-B-2, M.R.G.C.D. Map 32  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 March 2020

Project Number: PR-2019-003082

Application Number: SD-2020-00065

**Plat Approvals:**

*R. Davalos* 7/01/2020  
 PNM Electric Services  
 Don Davalos Digitally signed by Don Davalos  
 Date: 2020.06.23 12:23:48 -06'00'

*W. G. Company* 6/24/2020  
 New Mexico Gas Company  
 6/29/20

**City Approvals:**

*Soren M. Riesenhaever P.S.* 3/6/2020  
 City Surveyor  
 Jeanne Wolfenbarger Jul 13, 2020  
 Traffic Engineer  
 Carl Garcia Jul 10, 2020  
 Code Enforcement  
*Diab Ughid* 6/29/2020  
 AMAFCA  
 City Engineer  
 Jul 16, 2020  
 Parks and Recreation  
 Sep 18, 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 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.

*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

WILL W. PLOTNER JR. REGISTERED PROFESSIONAL SURVEYOR  
 NEW MEXICO No. 14271

2020 C-90

(1)

**Plat for  
 Tracts A-1 & A-2  
 Lands of Mountain States  
 Telephone & Telegraph Company  
 Being Comprised of  
 Tract A  
 Lands of Mountain States Telephone and  
 Telegraph Company  
 and Tract 150-B-2, M.R.G.C.D. Map 32  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 March 2020**

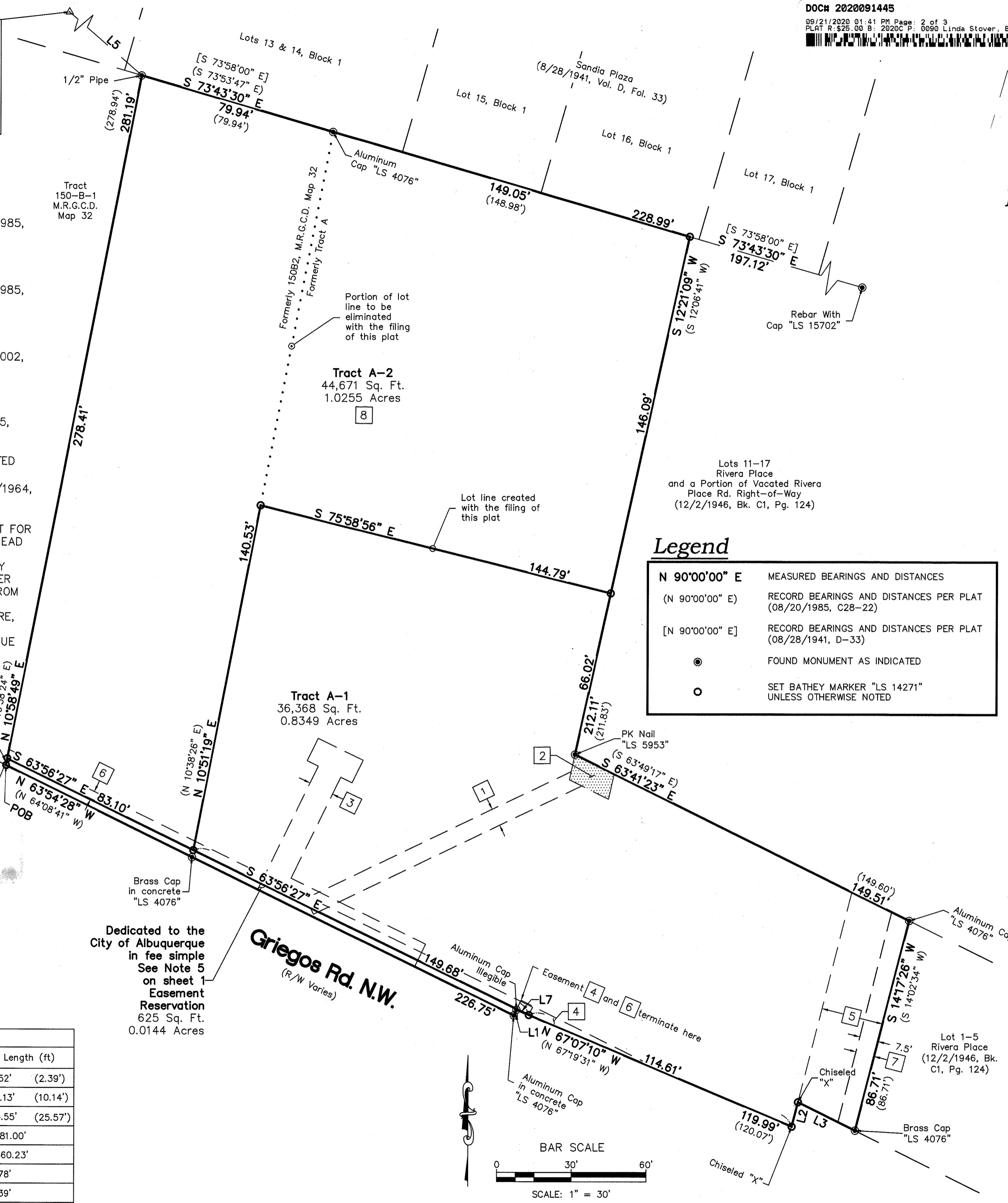
ACS Monument "DOUGLAS"  
 NAD 1983 CENTRAL ZONE  
 X=1520286.421\*  
 Y=1505417.495\*  
 Z=4975.078\* (NAVD 1988)  
 G-G=0.999682452  
 Mapping Angle=-0°13'52.53"  
 \*U.S. SURVEY FEET

**Easement Notes**

- 1 EXISTING 7' PNM & MST&T UNDERGROUND EASEMENT (05/13/1985, BK. 228A, PG. 542, AS DOC. NO. 8530715)
- 2 EXISTING 10' x 17' PNM & MST&T UNDERGROUND EASEMENT (05/13/1985, BK. 228A, PG. 543, AS DOC. NO. 8537016) SHOWN HEREON AS [Symbol]
- 3 EXISTING 10' QWEST & PNM UNDERGROUND EASEMENT (01/16/2002, BK. A30, PG. 7127, AS DOC. NO. 2002007148)
- 4 EASEMENT RESERVED FOR PUBLIC UTILITIES (2/18/1971, MISC. BK. 205, PG. 56)
- 5 EASEMENT RESERVED IN THE VACATED PORTION OF RIVERA PLACE (V-489, ORDINANCE NO. 2608, FILED 11/18/1964, BK. MISC. 49, PG. 424)
- 6 A 3.5' OVERHEAD UTILITY EASEMENT FOR EXISTING UTILITY POLES AND OVERHEAD UTILITIES ONLY, GRANTED WITH THE FILING OF THIS PLAT. ANY COMPANY REPLACING OR REPAIRING THE POWER POLES MUST OBTAIN PERMISSION FROM CENTURY LINK PRIOR TO WORKING WITHIN THE EASEMENT. SPECIAL CARE, OVERSIGHT AND INSURANCE REQUIREMENTS WILL BE REQUIRED DUE TO THE UNDERGROUND FIBER OPTIC LINES.
- 7 7.5' PUBLIC SANITARY SEWER EASEMENT GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT.
- 8 A CROSS LOT DRAINAGE EASEMENT, FOR HISTORICAL FLOW ONLY ACROSS TRACT A-2 BENEFITING TRACT 150-B-1 AND MAINTAINED BY THE OWNERS OF TRACT A-2 GRANTED WITH THE FILING OF THIS PLAT.

ACS Monument "SMW-8"  
 NAD 1983 CENTRAL ZONE  
 X=1520419.554\*  
 Y=1498475.704\*  
 Z=4969.728\* (NAVD 1988)  
 G-G=0.99968267  
 Mapping Angle=-0°13'51.02"  
 \*U.S. SURVEY FEET

Line #	Direction	Length (ft)
L1	S 24°25'03" W (S 25°51'22" W)	2.52' (2.39')
L2	S 14°14'55" W (S 14°02'34" W)	10.13' (10.14')
L3	N 63°37'10" W (N 63°49'31" W)	25.55' (25.57')
L4	S 22°21'05" W	5181.00'
L5	N 48°56'02" W	2860.23'
L6	S 10°58'49" W	2.78'
L7	S 67°07'10" E	5.39'



**Legend**

- N 90°00'00" E MEASURED BEARINGS AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER PLAT (08/20/1985, C28-22)
- [N 90°00'00" E] RECORD BEARINGS AND DISTANCES PER PLAT (08/28/1941, D-33)
- FOUND MONUMENT AS INDICATED
- SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED

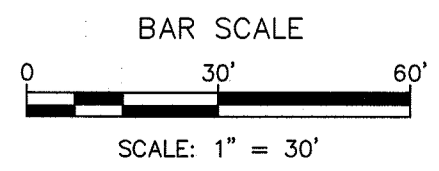
**Public Utility Easements**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- 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.



**CSI-CARTESIAN SURVEYS INC.**

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2020C-90

(2)

Plat for  
Tracts A-1 & A-2  
Lands of Mountain States  
Telephone & Telegraph Company  
Being Comprised of  
Tract A  
Lands of Mountain States Telephone and  
Telegraph Company  
and Tract 150-B-2, M.R.G.C.D. Map 32  
City of Albuquerque  
Bernalillo County, New Mexico  
March 2020

Free Consent and Dedication

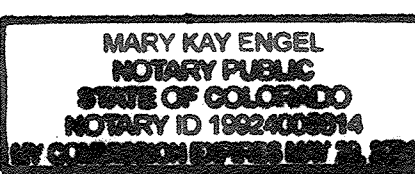
THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) WHO DO HEREBY GRANT A 3.5 FOOT PRIVATE ELECTRICAL POWER EASEMENT WITHIN THE PUBLIC RIGHT OF WAY DEDICATED BY THIS PLAT AND SHOWN HEREON FOR THE RIGHT TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN AND INSPECT EXISTING AERIAL ELECTRICAL POWER TRANSMISSION LINES, POLES AND ABOVE-GROUND FACILITIES WITHIN THE EASEMENT AREA INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, OPERATION, REPAIR, MAINTENANCE AND INSPECTION AND THE RIGHT TO TRIM TREES AND SHRUBS INTERFERING WITH THE OPERATION OF SAID AERIAL POWER LINES, POLES AND FACILITIES. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE THE ADDITIONAL PUBLIC RIGHT OF WAY SHOWN HERE TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE PROVIDED, HOWEVER, THAT A PERPETUAL EXCLUSIVE EASEMENT TO QWEST CORPORATION ("QWEST") AND ITS SUCCESSORS AND ASSIGNS IS RESERVED WITHIN THIS PUBLIC RIGHT OF WAY AREA FOR ALL OF QWEST'S EXISTING UNDERGROUND TELECOMMUNICATION AND ABOVE-GROUND FACILITIES, THE SAME FOR WHICH SHALL REQUIRE UNDERGROUND SPOTTING AND WRITTEN PERMISSION FROM QWEST FOR ANY WORK TO BE PERFORMED BY ANY PERSON OR ENTITY, INCLUDING THE ELECTRICAL POWER COMPANY TO WHOM THIS PLAT GRANTS A PRIVATE EASEMENT, WITHIN THE PUBLIC RIGHT OF WAY DEDICATED BY THIS PLAT THAT IS IN PROXIMITY OF SUCH EXISTING UNDERGROUND TELECOMMUNICATION FACILITIES WHENEVER ANY SUCH WORK TO BE PERFORMED WITHIN THE PUBLIC RIGHT OF WAY EXCEEDS AN EXCAVATION DEPTH OF TWELVE INCHES BELOW THE FLOW LINE OF THE NEAREST ADJACENT CURB. THIS RESERVED EASEMENT TO QWEST INCLUDES THE RIGHT TO CONSTRUCT, OPERATE, REPAIR, REPLACE, EXPAND, UPGRADE, MAINTAIN AND INSPECT EXISTING UNDERGROUND TELECOMMUNICATION AND ABOVE-GROUND FACILITIES WITHIN THE EASEMENT AREA, INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, OPERATION, REPAIR, REPLACE, EXPAND, UPGRADE, MAINTENANCE AND INSPECTION, AND THE RIGHT TO TRIM TREES AND SHRUBS INTERFERING WITH THE OPERATION OF SAID UNDERGROUND TELECOMMUNICATION AND ABOVE-GROUND FACILITIES OWNED BY QWEST.

Larae D. Dodson 7/23/20  
LARAE D. DODSON, VICE PRESIDENT OF REAL ESTATE DATE  
QWEST CORPORATION D/B/A CENTURYLINK QC, A COLORADO CORPORATION

STATE OF COLORADO }  
CITY AND COUNTY OF BROOMFIELD } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 23, 2020  
BY: LARAE D. DODSON, VICE PRESIDENT OF REAL ESTATE  
QWEST CORPORATION D/B/A CENTURYLINK QC, A COLORADO CORPORATION

By: Mary Kay Engel  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 5/29/2024



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2020C-90

(3)