

Vicinity Map - Zone Atlas D-17-Z

Indexing Information

Projected Section 23, Township 11 North, Range 3 East, N.M.P.M. into the Elena Gallegos Grant
 Subdivision: Interstate Industrial Tract, Unit IV
 Owner: Kemper Commercial, LLC
 UPC #: 101706319212530609 (Lot 8)
 101706320612530610 (Lot 7)

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC #: 101706319212530609
 101706320612530610

PROPERTY OWNER OF RECORD
Kemper Commercial LLC
 BERNALILLO COUNTY TREASURER'S OFFICE
DOE 5/24/24

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..... 2.0482 ACRES
 ZONE ATLAS PAGE NO..... D-17-Z
 NUMBER OF EXISTING LOTS..... 2
 NUMBER OF LOTS CREATED..... 1
 MILES OF FULL-WIDTH STREETS..... 0.0000 MILES
 MILES OF HALF-WIDTH STREETS..... 0.0000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE..... 0.0168 ACRES
 DATE OF SURVEY..... DECEMBER 2023

Notes

1. FIELD SURVEY PERFORMED IN DECEMBER 2023.
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. EXISTING PUBLIC WATER AND/OR SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT. IMPROVEMENT OR UPSIZING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.
6. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON April 10, 2024.

Legal Description

LOT NUMBERED SEVEN (7) AND EIGHT (8), INTERSTATE INDUSTRIAL TRACT, UNIT IV, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 22, 1977, IN PLAT BOOK D7, FOLIO 141.

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

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.

Plat for Lot 7-A
Interstate Industrial Tract, Unit IV
 Being Comprised of Lots 7 and 8
 Interstate Industrial Tract, Unit IV
 City of Albuquerque
 Bernalillo County, New Mexico
 January 2024

Project Number: PR-2019-003221

Application Number: PR-2024-00053

Plat Approvals:

- [Signature]* Mar 8, 2024
PNM Electric Services
- Natalia Antonio* Mar 8, 2024
Natalia Antonio (Plat 8, 2024 14127 8631)
- Stephen J Asp II* Mar 7, 2024
Stephen J Asp II (Plat 8, 2024 14127 8631)
- Mike Mortus* Mar 12, 2024
Mike Mortus (Plat 12, 2024 0830 1051)
- Comcast

City Approvals:

- Loren N. Risenhoover P.S.* 1/8/2024
City Surveyor
- Ernest Amigo* Apr 18, 2024
Traffic Engineering, Transportation Division
- [Signature]* Apr 19, 2024
ABCWUA
- Willy Bilo* Apr 18, 2024
Parks and Recreation Department
- [Signature]* Mar 7, 2024
AMAFCA
- [Signature]* Apr 18, 2024
Hydrology
- [Signature]* Apr 18, 2024
Code Enforcement
- [Signature]* Apr 18, 2024
Planning Department
- Shadeb Dwyer* May 24, 2024
City Engineer

Surveyor's Certificate

I, BRIAN J. MARTINEZ, 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.

Brian J. Martinez 3/12/24
 BRIAN J. MARTINEZ
 N.M.R.P.S. No. 18374
 Date

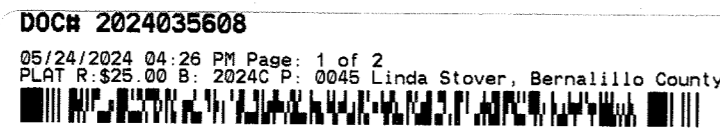


CSI-CARTESIAN SURVEYS INC.

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

Documents

1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 1904124 AND AN EFFECTIVE DATE OF JUNE 17, 2019.
2. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 22, 1977, IN PLAT BOOK D7, FOLIO 141.
3. SPECIAL WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 14, 2020, AS DOCUMENT NO. 2020003969.



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 IN HAWKINS STREET NE TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

[Signature] 3.14.24
 CRAIG KEMPER, MANAGING MEMBER DATE
 KEMPER COMMERCIAL, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

STATE OF NEW MEXICO }
 COUNTY OF Bernalillo } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON March 14, 2024
 BY: CRAIG KEMPER, MANAGING MEMBER, KEMPER COMMERCIAL, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

BY: *Christine A. Ramo*
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 NOTARY PUBLIC
 CHRISTINE A. RAMOZ
 Commission Number 1101656
 My Commission Expires March 26, 2025

MY COMMISSION EXPIRES 3/26/2025

Easement Notes

- 1 EXISTING 10' P.U.E. (03/22/1977, D7-141)
- 2 EXISTING 7' X 60' UNDERGROUND PNM & MST&T CO. EASEMENT (1/26/1979, BK. MISC. 666, PG. 20, DOC. NO. 79 6441)
- 3 5' PUE GRANTED WITH THE FILING OF THIS PLAT

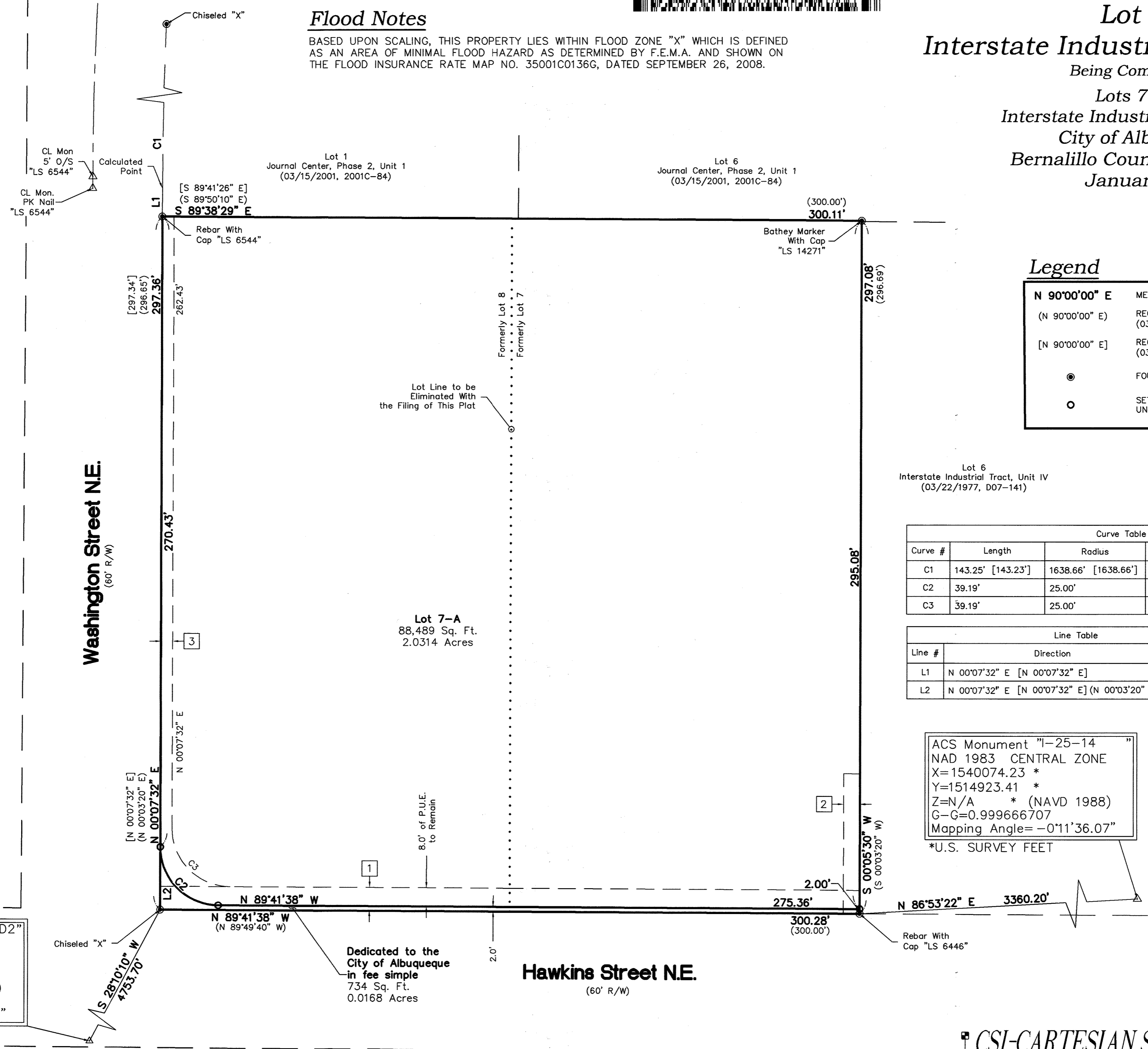
Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0136G, DATED SEPTEMBER 26, 2008.

**Plat for
 Lot 7-A
 Interstate Industrial Tract, Unit IV
 Being Comprised of
 Lots 7 and 8
 Interstate Industrial Tract, Unit IV
 City of Albuquerque
 Bernalillo County, New Mexico
 January 2024**

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (03/22/1977, D7-141)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (03/15/2001, 2001C-84)
●	FOUND MONUMENT AS INDICATED
○	SET REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



Lot 6
 Interstate Industrial Tract, Unit IV
 (03/22/1977, D07-141)

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	143.25' [143.23']	1638.66' [1638.66']	5°00'31"	143.20'	N 02°37'47" E
C2	39.19'	25.00'	89°49'10"	35.30'	N 44°47'03" W
C3	39.19'	25.00'	89°49'10"	35.30'	S 44°47'03" E

Line Table		
Line #	Direction	Length (ft)
L1	N 00°07'32" E [N 00°07'32" E]	11.98' [12.03']
L2	N 00°07'32" E [N 00°07'32" E] (N 00°03'20" E)	26.92'

ACS Monument "I-25-14"
 NAD 1983 CENTRAL ZONE
 X=1540074.23 *
 Y=1514923.41 *
 Z=N/A * (NAVD 1988)
 G-G=0.999666707
 Mapping Angle=-0°11'36.07"
 *U.S. SURVEY FEET

ACS Monument "NDC-12-1D2"
 NAD 1983 CENTRAL ZONE
 X=1534176.519 *
 Y=1510553.426 *
 Z=N/A * (NAVD 1988)
 G-G=0.999672928
 Mapping Angle=-0°12'16.66"
 *U.S. SURVEY FEET

Dedicated to the
 City of Albuquerque
 in fee simple
 734 Sq. Ft.
 0.0168 Acres



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