

Location Map
Zone Atlas Map No. F-17-Z

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 17.0704 ACRES
 ZONE ATLAS INDEX NO: F-17-Z
 NO. OF TRACTS CREATED: 4
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0

Notes:

1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING ONE LOT INTO FOUR NEW LOTS AND TO GRANT EASEMENTS

Public Utility Easements

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON 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. QUEST 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 WITHIN THE EASEMENT 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 GRANTEE 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 ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL 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 PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

Disclaimer

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), QUEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMG) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QUEST CORPORATION D/B/A CENTURYLINK QC AND NMG DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

DOC# 2020097853

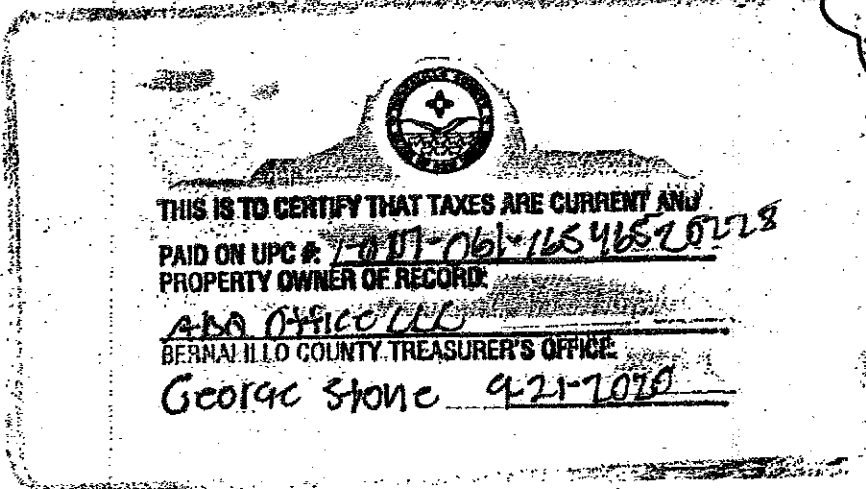
10/09/2020 11:32 AM Page: 1 of 2
 PLAT R: 525 00 B: 2020C P: 0096 Linda Stover, Bernalillo County

DOC# 2020091477

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 PLAT R: 525 00 B: 2020C P: 0096 Linda Stover, Bernalillo County

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE ELENA GALLEGOS GRANT PROJECTED SECTION 35, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF LOT 6-A, JEFFERSON COMMONS II, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON JULY 10, 2003 IN MAP BOOK 2003C, PAGE 205, NOW COMPRISING OF LOTS 6-A-1, 6-A-2, 6-A-3 AND 6-A-4 JEFFERSON COMMONS II.



Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

Free Consent

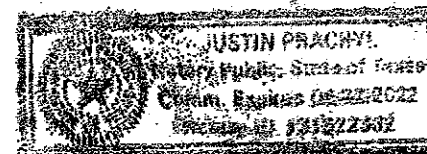
THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

Mark Horrell 1-24-20
 DATE
 MARK HORRELL
 MANAGING MEMBER
 WOODSIDE CAPITAL LLC

Acknowledgment

STATE OF TEXAS) SS
 COUNTY OF TARRANT)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF January, 2020 BY MARK HORRELL, MANAGING MEMBER, WOODSIDE CAPITAL LLC

BY *Justin Prachy* MY COMMISSION EXPIRES: 08/26/22
 NOTARY PUBLIC

CORRECTION Plat of

Lots 6-A-1, 6-A-2, 6-A-3 and 6-A-4

Jefferson Commons II

Elena Gallegos Grant Projected
 Section 35, Township 11 North, Range 3 East, N.M.P.M.

Albuquerque, Bernalillo County, New Mexico

January 2020

Project No. PR-2018-003351

Application No. SD-2018-00040

Utility Approvals

RJA 6/23/2020
 PNM DATE
USA 4/13/2020
 NEW MEXICO GAS COMPANY DATE
 Don Davalos Digitally signed by Don Davalos
 Date: 2020.05.13 08:53:02 -06'00'
 QUEST CORPORATION D/B/A CENTURYLINK QC DATE
[Signature] 5/12/20
 COMCAST DATE

City Approvals

John A. Rinchen 7.5. 1/29/2020
 10/1/2020 CITY SURVEYOR DATE
[Signature] 3-11-2020
 TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT DATE
Kristopher Cadena Sep 8, 2020
 Kristopher Cadena (Sep 8, 2020 13:18 MDT)
 A.B.C.W.U.A. DATE
[Signature] 03/11/2020
 PARKS AND RECREATION DEPARTMENT DATE
[Signature] 5/4/2020
 AMAFCA DATE
[Signature] 3-11-2020
 CITY ENGINEER DATE
[Signature] Sep 9, 2020
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE
 CODE ENFORCEMENT 3/1/2020
 DATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano 1/29/2020
 DATE
 LARRY W. MEDRANO
 N.P.S. No. 11993



COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK				PROJECT INFORMATION	
STATE PLANE ZONE: NM-C	GRID	TYPE: STANDARD		LAND GRANT	ELENA GALLEGOS GRANT			PROPERTY OWNER	ABQ OFFICE LLC			CREW/TECH:	DATE OF SURVEY:
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES	SECTION	TOWNSHIP	RANGE	MERIDIAN	SUBDIVISION NAME	JEFFERSON COMMONS II			DRAWN BY:	CHECKED BY:
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM		BASE POINT FOR SCALING AND/OR ROTATION: N = 0, E = 0		35	11 NORTH	3 EAST	NMPM	UPC	101706116546520228			PSI JOB NO.:	SHEET NUMBER:
COMBINED SCALE FACTOR: GRID TO GROUND: 1.00033148221, GROUND TO GRID: 0.9996686276		DISTANCE ANNOTATION: GROUND, BEARING ANNOTATION: GRID		CITY	COUNTY	STATE		ADDRESS	5411 JEFFERSON BLVD, N.E.			19-2140P	1 OF 2
		ELEVATION TRANSLATION: ±0.00'		ALBUQUERQUE	BERNALILLO	NM							

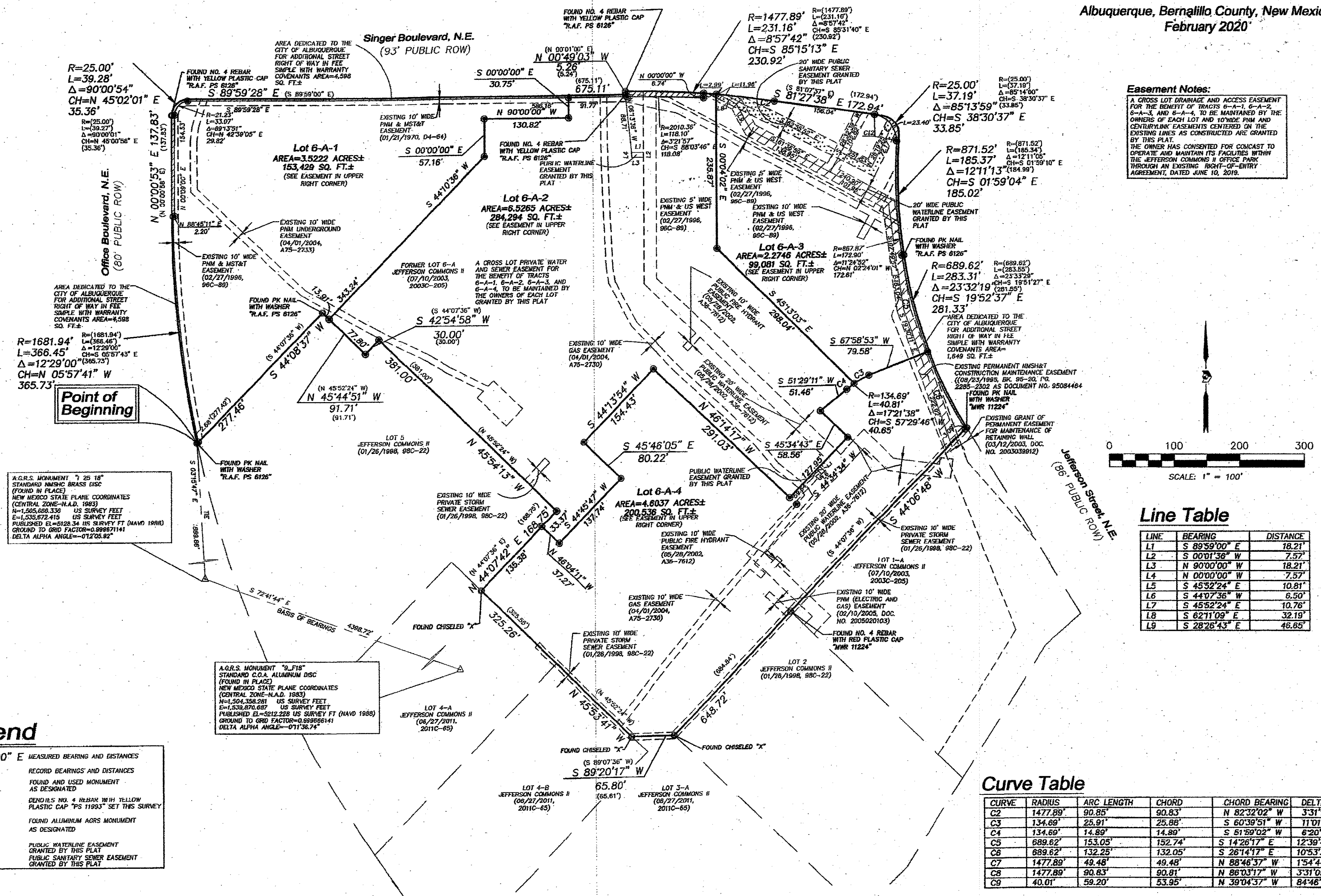


OFFICE LOCATION:
 9299 San Mateo Boulevard, NE
 Albuquerque, NM 87113
 505.856.5700 PHONE
 505.856.7900 FAX

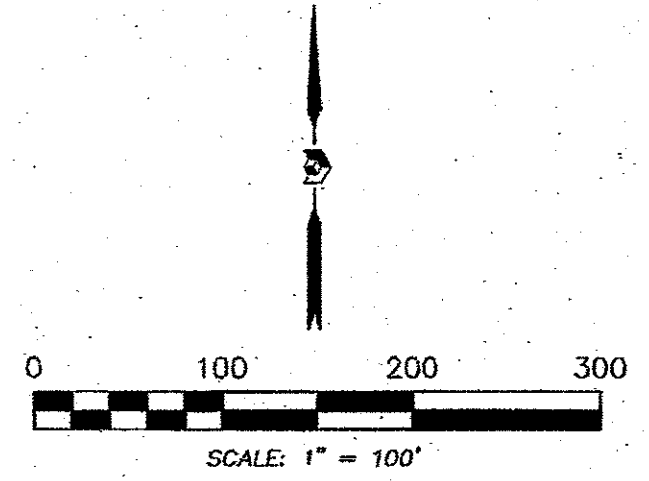
CORRECTION Plat of
Lots 6-A-1, 6-A-2, 6-A-3 and 6-A-4
Jefferson Commons II
 Elena Gallegos Grant Projected
 Section 35, Township 11 North, Range 3 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 February 2020

DOCH 2020091477
 10/06/2020 11:32 AM Page: 2 of 2
 PLAT R: 325.00 B: 2020C P: 0096 Linda Stover, Bernalillo County

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Easement Notes:
 A CROSS LOT DRAINAGE AND ACCESS EASEMENT FOR THE BENEFIT OF TRACTS 6-A-1, 6-A-2, 6-A-3, AND 6-A-4, TO BE MAINTAINED BY THE OWNERS OF EACH LOT AND 10' WIDE PNM AND CENTURLINE EASEMENTS CENTERED ON THE EXISTING LINES AS CONSTRUCTED ARE GRANTED BY THIS PLAT.
 THE OWNER HAS CONSENTED FOR COMCAST TO OPERATE AND MAINTAIN ITS FACILITIES WITHIN THE JEFFERSON COMMONS II OFFICE PARK THROUGH AN EXISTING RIGHT-OF-ENTRY AGREEMENT, DATED JUNE 10, 2019.



Line Table

LINE	BEARING	DISTANCE
L1	S 89°59'00" E	18.21'
L2	S 00°01'36" W	7.57'
L3	N 90°00'00" W	18.21'
L4	N 00°00'00" W	7.57'
L5	S 45°52'24" E	10.81'
L6	S 44°07'36" W	6.50'
L7	S 45°52'24" E	10.76'
L8	S 62°11'09" E	32.19'
L9	S 28°26'43" E	46.65'

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING	DELTA ANGLE
C2	1477.89'	90.85'	90.83'	N 82°32'02" W	3°31'19"
C3	134.69'	25.91'	25.86'	S 60°39'51" W	11°01'26"
C4	134.69'	14.89'	14.89'	S 81°59'02" W	6°20'09"
C5	689.62'	153.05'	152.74'	S 14°26'17" E	12°39'40"
C6	689.62'	132.25'	132.05'	S 26°14'17" E	10°53'30"
C7	1477.89'	49.48'	49.48'	N 88°46'37" W	1°54'44"
C8	1477.89'	90.83'	90.81'	N 86°03'17" W	3°31'05"
C9	40.01'	59.20'	53.95'	N 39°04'37" W	84°46'03"

A.G.R.S. MONUMENT "1" 25 18" STANDARD NM5HC BRASS DISC (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)
 N=1,505,666.336 US SURVEY FEET
 E=1,535,672.415 US SURVEY FEET
 PUBLISHED EL=5212.34 US SURVEY FT (NAVD 1988)
 GROUND TO GRID FACTOR=0.999671141
 DELTA ALPHA ANGLE=-072°05.82"

A.G.R.S. MONUMENT "9" 18" STANDARD C.O.A. ALUMINUM DISC (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1983)
 N=1,504,358.281 US SURVEY FEET
 E=1,539,870.687 US SURVEY FEET
 PUBLISHED EL=5212.225 US SURVEY FT (NAVD 1988)
 GROUND TO GRID FACTOR=0.999666141
 DELTA ALPHA ANGLE=-071°36.74"

Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES (N 90°00'00" E)
- RECORD BEARINGS AND DISTANCES (FOUND IN PLACE)
- FOUND AND USED MONUMENT AS DESIGNATED
- DEMONS NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
- FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED
- PUBLIC WATERLINE EASEMENT GRANTED BY THIS PLAT
- PUBLIC SANITARY SEWER EASEMENT GRANTED BY THIS PLAT

COORDINATE AND DIMENSION INFORMATION			PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK				PROJECT INFORMATION	
STATE PLANE ZONE: NM-C	GRID	TYPE: STANDARD	LAND GRANT: ELENA GALLEGOS GRANT				PROPERTY OWNER: ABQ OFFICE LLC				CREW/TECH: MT	
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	SECTION: 35	TOWNSHIP: 11 NORTH	RANGE: 3 EAST	MERIDIAN: NMPM	SUBDIVISION NAME: JEFFERSON COMMONS II				DATE OF SURVEY: 12/17/2019	
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM			CITY: ALBUQUERQUE				ADDRESS: 5411 JEFFERSON BLVD, N.E.				DRAWN BY: JK	
COMBINED SCALE FACTOR: GROUND TO GROUND: 1.00033148221			COUNTY: BERNALILLO				UPC: 101706116546520228				CHECKED BY: LM	
GROUND TO GRID: 0.99966686276			STATE: NM				ADDRESS: 5411 JEFFERSON BLVD, N.E.				PSI JOB NO. 19-2140P	
DISTANCE ANNOTATION: GROUND			STATE: NM				ADDRESS: 5411 JEFFERSON BLVD, N.E.				SHEET NUMBER 2 OF 2	
BEARING ANNOTATION: GRID			STATE: NM				ADDRESS: 5411 JEFFERSON BLVD, N.E.				SHEET NUMBER 2 OF 2	
ELEVATION TRANSLATION: ±0.00'			STATE: NM				ADDRESS: 5411 JEFFERSON BLVD, N.E.				SHEET NUMBER 2 OF 2	
ELEVATIONS VALID: NO			STATE: NM				ADDRESS: 5411 JEFFERSON BLVD, N.E.				SHEET NUMBER 2 OF 2	



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