

**VICINITY MAP**  
NOT TO SCALE

ZONE ATLAS PAGES  
E-16-Z & E-17-Z

**PURPOSE OF PLAT:**

The purpose of this plat is to divide one existing lot into two new lots.

**NOTES:**

- The basis of bearings is the line between AGRS Station NDC\_11\_9 and the southwest corner of Lot 4A1 as measured with the Trimble "VRS Now" GNSS Virtual Reference System. Bearings are New Mexico State Plane bearings, New Mexico Central Zone, NAD83. Distances are ground distances.
- Documents used (on file at Bernalillo County Clerk unless noted):
  - Plat of lot 4A-1, Block A, Unit 1, Interstate Industrial Tract recorded August 23, 1990.
  - Special warranty Deed Doc. #2019015519
- This property is located within FEMA Zone X, protected by levee. Reference FEMA Flood Insurance Rate Map 35001C0136G effective date, September 26, 2008.
- All easements of record are shown hereon.
- Current zoning designation: NR-LM
- A cross-lot drainage easement benefitting Lots 4A-1-A and 4A-1-B is granted by this plat and maintenance will be shared by both lots.
- A cross-lot shared access and parking easement benefitting Lots 4A-1-A and 4A-1-B is granted by this plat and maintenance will be shared by both lots.

**CONSENT STATEMENT**

The undersigned owners and proprietors of the properties represented hereon do hereby certify and affirm that this replat is created with our free will and consent in accordance with our expressed wishes and desires.

*Sean P. McMullan* 5/12/20  
Sean P. McMullan (Manager) - Fair Plaza Associates Limited Partnership Date

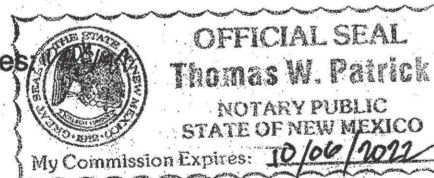
**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO } ss  
COUNTY OF SALT LAKE }

The foregoing instrument was acknowledged before me this 12th day of May, 2020, by Sean P. McMullan

**Notary Public**

My Commission Expires



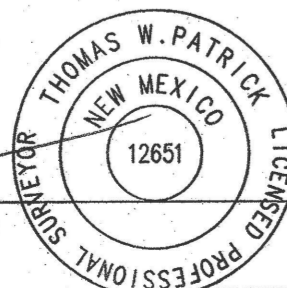
**SOLAR NOTE:**

No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat for subdivision.

**SURVEYOR'S CERTIFICATION**

I, Thomas W. Patrick, New Mexico Professional Surveyor no. 12651, hereby certify that this plat was prepared from an actual ground survey performed by me or under my supervision, that I am responsible for this plat and that this plat is true and correct to the best of my knowledge and belief. This plat conforms to the minimum standards for surveying in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Surveyors and conforms to the City of Albuquerque Subdivision Ordinance.

Thomas W. Patrick  
New Mexico Professional Surveyor No. 12651



*Thomas W. Patrick* 5-12-2020  
Date

**LEGAL DESCRIPTION**

Lot 4A-1, Block A, Unit 1, of the Interstate Industrial Tract as the same are shown and designated on the plat thereof recorded in the office of the County Clerk, Bernalillo County, New Mexico on August 23, 1990 book 90C, page 198.

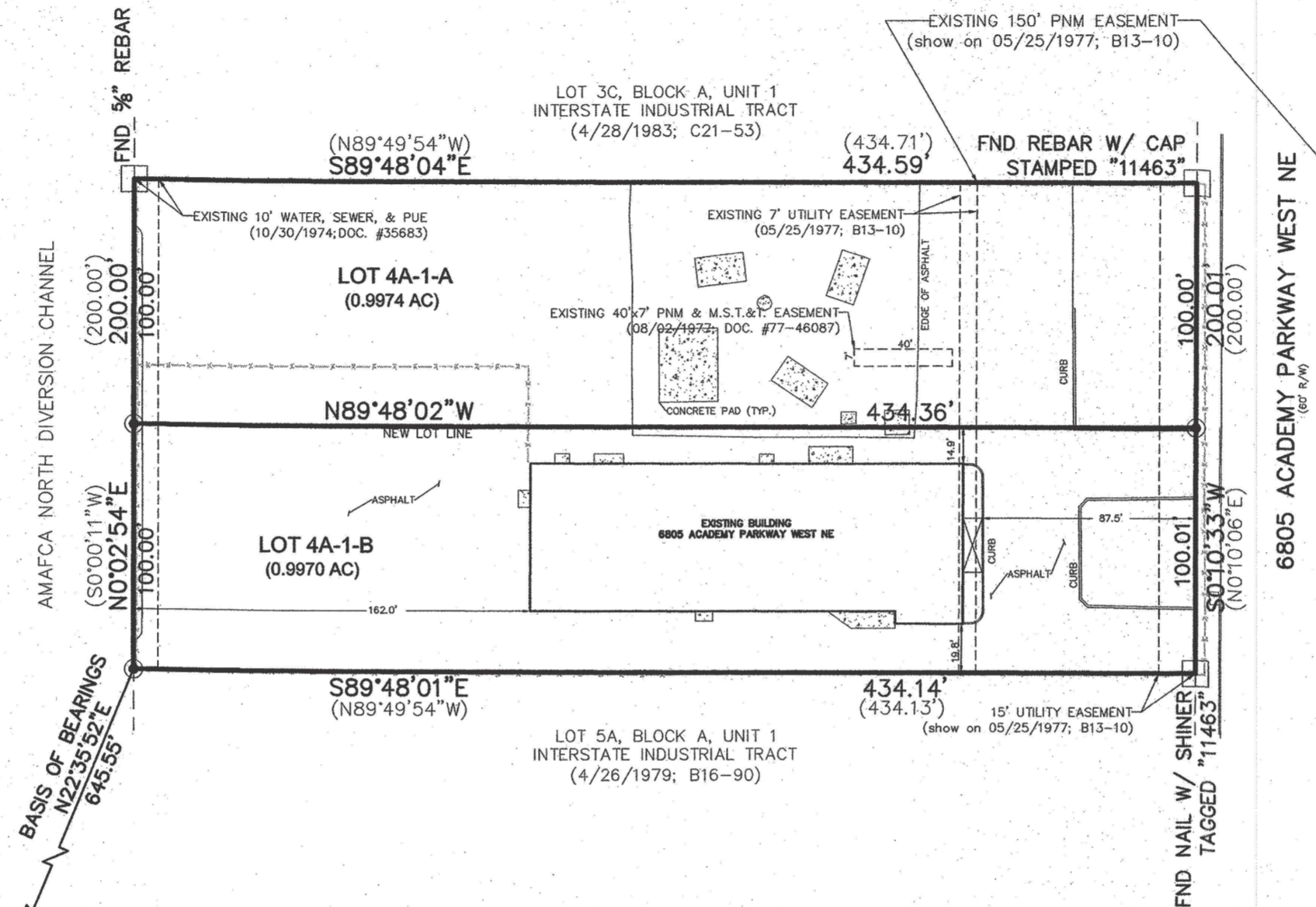
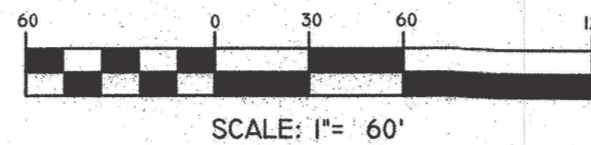
Contains 1.9950 acres, more or less.

**MONUMENT LEGEND**

- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR W/YELLOW PLASTIC CAP STAMPED "PATRICK PS12651"

**DISCLAIMER**

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), NEW MEXICO GAS COMPANY (NMGC) AND QWEST CORPORATION d/b/a CENTURY LINK QC (QWEST) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, NMGC AND QWEST 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 OR NOTED ON THIS PLAT.



**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 (NMGC) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
  - Qwest Corporation dba Century Link QC (Qwest) for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
  - Comcast 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 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, transformers/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**INFO FOR COUNTY CLERK:**

OWNER: Fair Plaza Associates Limited Partnership  
PROPERTY: Lot 4A-1, Block A, Unit 1  
Interstate Industrial Tract  
6805 Academy Parkway West NE, Albuquerque, NM 87109  
LOCATION: S.26, T11N, R3E, NMPM  
UPC #: 101706200440120211

**TREASURERS CERTIFICATION:**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:  
LOT 4A-1, BLOCK A, UNIT 1, INTERSTATE INDUSTRIAL TRACT  
UPC # 101706200440120211  
BERNALILLO COUNTY TREASURER'S OFFICE:  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**FINAL PLAT**  
**LOTS 4A-1-A & 4A-1-B, BLOCK A, UNIT 1**  
**INTERSTATE INDUSTRIAL TRACT**

BEING A RE-PLAT OF LOT 4A-1, BLOCK A UNIT 1  
INTERSTATE INDUSTRIAL TRACT  
SITUATE WITHIN  
PROJECTED SECTION 26, T. 11 N., R. 3 E., N.M.P.M.  
ELENA GALLEGOS GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MAY, 2020

**SITE DATA**

FEMA MAP NO.	35001C0136G
ZONING	NR-LM
MILES OF FULL WIDTH STREETS CREATED	0.0 MILES
NO. OF EXISTING LOTS	1
NO. OF EXISTING TRACTS	0
NO. OF LOTS CREATED	2
NO. OF TRACTS CREATED	0
TOTAL AREA	1.9950 ACRES
ACREAGE OF DEDICATED RIGHT-OF-WAY	0 ACRES

Project Number: PR-2020-003655  
Subdivision Application Number: PS-2020-00037

**PLAT APPROVAL**

**UTILITY APPROVALS**

*PNM Electric Services* 5/26/2020  
PNM Electric Services date  
*Don Davalos* 5/11/2020  
New Mexico Gas Company date  
Don Davalos Digitally signed by Don Davalos  
Date: 2020.05.29 14:32:27 -06'00'  
Qwest Corporation dba Century Link QC date  
*Comcast* 6/2/20  
Comcast date  
MRGCD N/A date

**CITY APPROVALS**

*Sean P. McMullan P.S.* 5/11/2020  
City Surveyor date  
*Cheryl Sommerfeldt* Jun 16, 2020  
Cheryl Sommerfeldt (Jun 16, 2020 16:43 MDT) date  
Parks & Recreation Department date  
*Ernest Lopez* Jun 15, 2020  
City Engineer date  
*Dieter Fiedt* 6/8/2020  
AMAFCA date  
*Kristopher Cadena* Jun 15, 2020  
Kristopher Cadena (Jun 15, 2020 16:34 MDT) date  
ABCWUA date  
*Jeanne Wolfenbarger* Jun 20, 2020  
Jeanne Wolfenbarger (Jun 20, 2020 11:01 MDT) date  
Traffic Engineer, Transportation Department date  
N/A  
Environmental Health Department date  
*Carl Garcia* Jun 15, 2020  
Carl Garcia (Jun 15, 2020 12:29 MDT) date  
Code Enforcement date  
*Julia* Jun 20, 2020  
DRB Chair, Planning Department date

**FINAL PLAT**

LOTS 4A-1-A & 4A-1-B, BLOCK A, UNIT 1  
INTERSTATE INDUSTRIAL TRACT

NO.	DATE	REVISIONS DESCRIPTION
1		
2		
3		

DWG PATH: C:\CS-ERIN FILES\ESK (DO NOT DELETE)\LOT 4A BLOCK A TOPO\SKETCH PLAT.DWG  
PLATFORM: MICROSURVEY  
DATE: 05/11/2020  
SCALE: 1" = 60'  
CREW: JAK  
DRAWN: ESK  
JOB NO.: N2020-040

**community sciences corporation**

LAND PLANNING SURVEYING  
P.O.Box 1328 Corrales, N.M. 87048 (505)897-0000





# PR-2020-003655\_SD-2020-00092\_P-F\_Platform\_Approved\_6-3-20

Final Audit Report

2020-07-20

Created:	2020-07-20
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAQKg3fPSjnc8tkWMQ-CSID8pp22LSGjNn

## "PR-2020-003655\_SD-2020-00092\_P-F\_Platform\_Approved\_6-3-20" History

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2020-07-20 - 4:01:31 PM GMT- IP address: 143.120.132.68
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Signature Date: 2020-07-20 - 9:18:26 PM GMT - Time Source: server- IP address: 198.175.173.4
-  Signed document emailed to Jolene Wolfley (jwolfley@cabq.gov), Jay Rodenbeck (jrodenbeck@cabq.gov) and Jeanne Wolfenbarger (jwolfenbarger@cabq.gov)  
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