

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

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 (Manager) - Fair Plaza Associates Limited Partnership Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO } ss
COUNTY OF _____ }

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

Notary Public _____

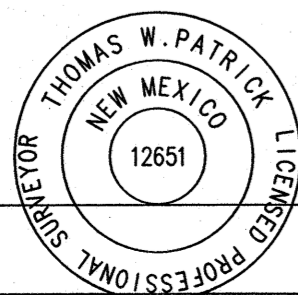
My Commission Expires: / /

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.
(See Sheet 2 for standard PUE language.)

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

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.

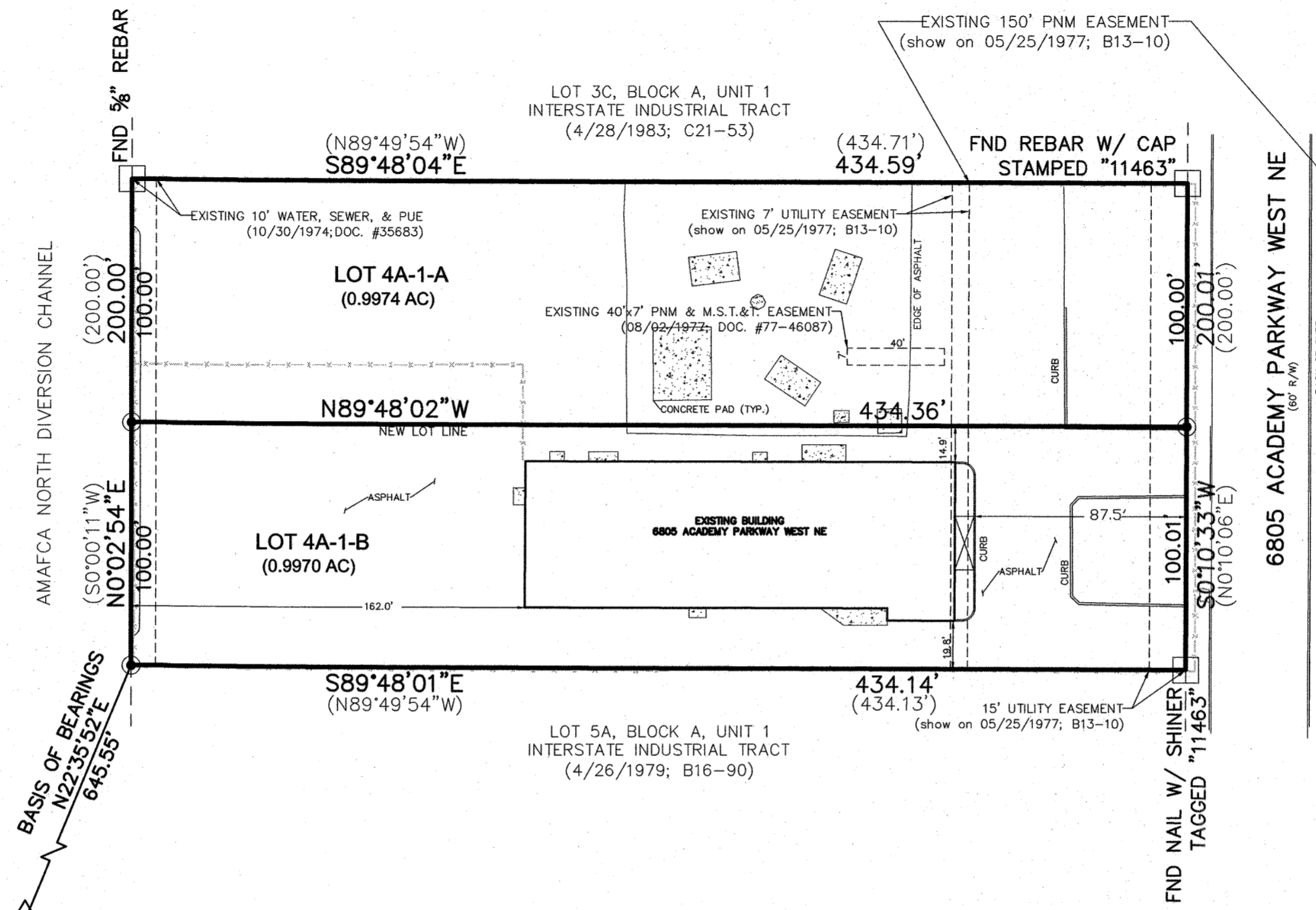
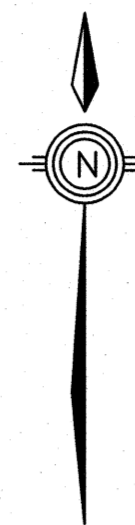
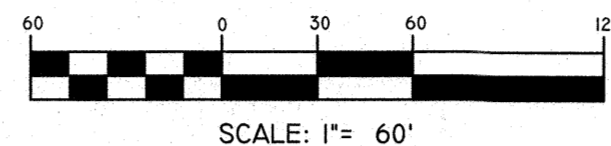
Contains 1.9950 acres, more or less.

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.
 - CableOne 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: _____

SKETCH 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.
TOWN OF ATRISCO GRANT
BERNALILLO COUNTY, NEW MEXICO
APRIL, 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-

Subdivision Application Number: PS-2020-

PLAT APPROVAL

UTILITY APPROVALS

PNM Electric Services	date
New Mexico Gas Company	date
Qwest Corporation dba Century Link QC	date
Comcast	date
MRGCD	date

CITY APPROVALS

City Surveyor	date
Parks & Recreation Department	date
City Engineer	date
AMAFCA	date
ABCWUA	date
Traffic Engineer, Transportation Department	date
Environmental Health Department	date
Code Enforcement	date
DRB Chair, Planning Department	date

SKETCH PLAT

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

DWG PATH: C:\CSC\ERIN FILES\ESK (DO NOT DELETE)\LOT 4A BLOCK A TOPO\SKETCH PLAT.DWG
PLATFORM: MICROSURVEY
DATE: 04/11/2020
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

NO.	DATE	REVISIONS	DESCRIPTION	BY
1				
2				
3				