

Vicinity Map - Zone Atlas J-19-Z

**Subdivision Data**

GROSS ACREAGE. . . . . 1.4113 ACRES  
 ZONE ATLAS PAGE NO. . . . . J-19-Z  
 NUMBER OF EXISTING LOTS. . . . . 5  
 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. . . . . 0.0000 ACRES  
 DATE OF SURVEY. . . . . MAY 2020

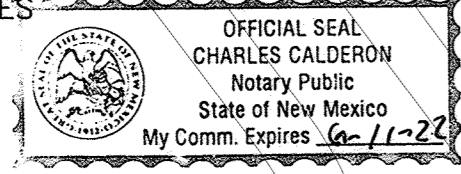
**Notes**

1. FIELD SURVEY PERFORMED IN MAY 2020.
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 . . . . .

**Free Consent**

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. 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.

*Ryan J. Burt* 06/04/20  
 RYAN J. BURT, SVP-GENERAL COUNSEL  
 PRESBYTERIAN HEALTHCARE SERVICES



STATE OF NEW MEXICO } SS  
 COUNTY OF Sandoval }  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 4<sup>th</sup> of June, 2020  
 BY: RYAN J. BURT, SVP-GENERAL COUNSEL, PRESBYTERIAN HEALTHCARE SERVICES

By: *Charles Calderon*  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES June 11, 2022

**Indexing Information**

Section 17 & 18, Township 10 North, Range 4 East, N.M.P.M.  
 Subdivision: Kaseman Medical Plaza (Lots 1 and 2) East End Addition (Lots 1, 2, and 3)  
 Owner: Presbyterian Healthcare Services  
 UPC #: 101905850818741936 (Lot 1)  
 101905852517841934 (Lot 2)  
 101905852318941937 (Lots 1 thru 3, Block 12)

**Purpose of Plat**

1. SUBDIVIDE AS SHOWN HEREON.

**Legal Description**

A CERTAIN PARCEL BEING COMPRISED OF LOTS NUMBERED ONE (1) AND TWO (2) OF THE CORRECTED PLAT OF KASEMAN MEDICAL PLAZA, AN ADDITION TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 14, 1981, IN BOOK C17, PG. 182 AND CORRECTION PLAT FILED ON JANUARY 12, 1984, IN PLAT BOOK C23, PAGE 7 AND LOTS NUMBERED ONE (1), TWO (2) AND N'LY HALF OF LOT THREE (3) IN BLOCK NUMBERED TWELVE (12) OF THE EAST END ADDITION, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 16, 1938, IN PLAT BOOK C1, PAGE 55

LESS AND EXCEPTING THAT PORTION CONVEYED TO THE CITY OF ALBUQUERQUE BY THAT CERTAIN WARRANTY DEED RECORDED MAY 20, 1957, IN BOOK D 386, PAGE 577, RECORDS OF BERNALILLO COUNTY, NEW MEXICO BEING MORE PARTICULARLY DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE MOST SOUTHEASTERLY CORNER OF SAID LOT 2, MARKED WITH A REBAR WITH CAP "LS 11808", WHENCE A TIE TO ACS MONUMENT "14-K20", BEARS S 02°08'42" E, A DISTANCE OF 4,288.52 FEET;

THENCE, LEAVING SAID RIGHT-OF-WAY OF WYOMING BLVD, BEARING S 89°39'49" W, A DISTANCE OF 139.36 FEET TO A POINT ON A CURVE, ALSO BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A CHISELED "X";

THENCE, 99.98 FEET ALONG A CURVE TO THE LEFT, NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS 45.00 FEET, A DELTA OF 127°18'06", AND A CHORD BEARING N 70°31'38" W, A DISTANCE 80.65 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP "LS 11808";

THENCE, 31.63 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 72°29'04", AND A CHORD BEARING S 82°03'51" W, A DISTANCE OF 29.56 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X";

THENCE, N 61°41'37" W, A DISTANCE OF 28.77 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X";

THENCE, 69.60 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 253.19 FEET, A DELTA OF 15°45'01", AND A CHORD BEARING N 53°49'07" W, A DISTANCE OF 69.38 FEET TO AN ANGLE POINT, MARKED BY A CHISELED "X";

THENCE, N 45°56'36" W, A DISTANCE OF 72.93 FEET TO A POINT OF CURVATURE, MARKED BY A CHISELED "X";

THENCE, 43.87 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 100°32'02", AND A CHORD BEARING N 04°19'24" E, A DISTANCE OF 38.45 FEET TO A POINT OF CURVATURE, MARKED BY REBAR WITH CAP "LS 11808";

THENCE, 90.83 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 148.56 FEET, A DELTA OF 35°01'52", AND A CHORD BEARING N 72°06'21" E, A DISTANCE OF 89.42 FEET TO AN ANGLE POINT, MARKED BY A BATHEY MARKER "LS 14271";

THENCE, N 89°37'17" E, A DISTANCE OF 270.00 FEET TO A POINT OF CURVATURE, BEING MARKED BY A BATHEY MARKER "LS 14271";

THENCE, 39.27 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 90°00'00", AND A CHORD BEARING S 45°22'43" E, A DISTANCE OF 35.36 FEET TO AN ANGLE POINT, MARKED BY A BATHEY MARKER "LS 14271";

THENCE, S 00°22'43" E, A DISTANCE OF 150.00 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 11808";

THENCE, S 15°55'47" W, A DISTANCE OF 20.87 FEET TO THE POINT OF BEGINNING, CONTAINING 1.4113 ACRES (61,474 SQ. FT.), MORE OR LESS.

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

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC #: 101905850818741936  
 101905852517841934  
 101905852318941937

PROPERTY OWNER OF RECORD  
*Presbyterian Healthcare Services*  
 BERNALILLO COUNTY TREASURER'S OFFICE  
 9/24/2020

**Plat for Lot 1-A**

**Kaseman Medical Plaza**  
 Being Comprised of  
 Lots 1 and 2, Kaseman Medical Plaza and Remaining portions of Lots 1, 2, and the N'ly 1/2 of Lot 3 East End Addition  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 June 2020

Project Number: PR-2020-003659

Application Number: SD-2020-00089

**Plat Approvals:**

*R. N. Valos* 6/8/2020  
 PNM Electric Services  
 Don Davalos  
 Digitally signed by Don Davalos  
 Date: 2020.06.09 13:06:22 -06'00'  
 Qwest Communications CenturyLink QC  
 6/8/2020  
 New Mexico Gas Company  
 6/8/20  
 Comcast

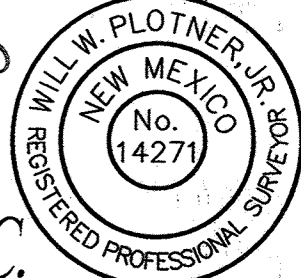
**City Approvals:**

*Joseph P. Reinboorn P.S.* 6/4/2020  
 City Surveyor  
*Jeanne Wolfenbarger* Jun 11, 2020  
 Traffic Engineer  
*Theresa Lohm* Jun 12, 2020  
 ABCWA  
*Chris H. Smith* Jun 10, 2020  
 Parks and Recreation Department  
*Carl Garcia* Jun 10, 2020  
 Code Enforcement  
*Nicole M. Friedt* 6/8/2020  
 AMAFCA  
*Ernest Arroyo* Jun 10, 2020  
 City Engineer  
 Sep 3, 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 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.

*Will Plotner Jr.* 6/3/2020  
 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

2020C-94

(1)

Line Table		
Line #	Direction	Length (ft)
L1	N 61°41'37" W (N 62°00'00" W)	28.77' (28.72')
L2	S 15°55'47" W (S 15°49'04" W)	20.87' (20.86')

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	43.87' (43.85')	25.00' (25.00')	100°32'02"	38.45'	N 04°19'24" E
C2	90.83' (90.94')	148.56' (148.56')	35°01'52"	89.42'	N 72°06'21" E
C3	39.27'	25.00'	90°00'00"	35.36'	S 45°22'43" E
C4	99.98' (100.12')	45.00' (45.00')	127°18'06"	80.65'	N 70°31'38" W
C5	31.63' (31.65')	25.00' (25.00')	72°29'04"	29.56'	S 82°03'51" W
C6	69.60' (69.60')	253.19' (253.19')	15°45'01"	69.38'	N 53°49'07" W
C7	161.05'	45.00' (45.00')	205°03'29"	87.86'	N 31°38'56" W
C8	61.07'	45.00' {45.00}	77°45'23"	56.49'	S 32°00'07" W

### Easement Notes

- EXISTING 7' UTILITY EASEMENT LOCATED WITHIN THAT PORTION FORMERLY RECOGNIZED AS LOT 1, KASEMAN MEDICAL PLAZA (01/14/1981, C17-182)
- EXISTING 5' PNM AND MST&T EASEMENT FOR POWER LINE (03/02/1953, BK. D234, PG. 227)
- EXISTING 7' UNDERGROUND EASEMENT TO PNM AND MST&T CO. (01/08/1982, 902-360 DOC. NO. 821289)
- INTENTIONALLY OMITTED
- INTENTIONALLY OMITTED
- EXISTING 7' P.U.E. (2/28/1964, BK. C5, PG. 200)
- 7' P.U.E. WITHIN THE REMAINING PORTIONS OF LOTS FORMERLY RECOGNIZED AS 1, 2, 3, EAST END ADDITION AND LOT 2, KASEMAN MEDICAL PLAZA GRANTED WITH THE FILING OF THIS PLAT

DOCH 2020093094

09/24/2020 02:11 PM Page: 2 of 3

PLAT R: \$25.00 B: 2020C P: 0094 Linda Stover, Bernalillo County

ACS Monument "11-H19 "

NAD 1983 CENTRAL ZONE  
 X=1548977.78 \*  
 Y=1495164.914 \*  
 Z=5364.257 \* (NAVD 1988)  
 G-G=0.999656857  
 Mapping Angle=-0°10'33.04"  
 \*U.S. SURVEY FEET

## Plat for Lot 1-A

**Kaseman Medical Plaza**  
 Being Comprised of  
 Lots 1 and 2, Kaseman Medical  
 Plaza and Remaining portions of  
 Lots 1, 2, and the N'y 1/2 of Lot 3  
 East End Addition  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 June 2020

### Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (01/12/1984, C23-7)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (06/16/1938, C1-55)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (11/30/1984, C25-157)
●	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:

- 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 for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- 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.
- 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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 Phone (505) 896-3050 Fax (505) 891-0244  
 wplotnerjr@gmail.com

Sheet 2 of 3  
 200670

**Constitution Place N.E.**  
 (60' R/W)

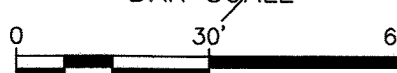
**Wyoming Blvd. N.E.**  
 (R/W Varies)

Total Area  
 61,474 Sq. Ft.  
 1.4113 Acres

ACS Monument "14-K20 "  
 NAD 1983 CENTRAL ZONE  
 X=1550574.948 \*  
 Y=1484692.188 \*  
 Z=5381.929 \* (NAVD 1988)  
 G-G=0.99965680  
 Mapping Angle=-0°10'21.32"  
 \*U.S. SURVEY FEET

THE PROPERTY IS SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS OF KASEMAN MEDICAL PLAZA FILED ON JANUARY 27, 1981 IN BOOK MISC. 826, PAGE 765-773 AS DOCUMENT 814330 AND AMENDMENT FILED MAY 15, 1981 IN BOOK MISC. 851, PAGE 47 AS DOCUMENT 81025474.

BAR SCALE



SCALE: 1" = 30'

2020C-94

(2)

**Plat for  
Lot 1-A**

**Kaseman Medical Plaza  
Being Comprised of  
Lots 1 and 2, Kaseman Medical  
Plaza and Remaining portions of  
Lots 1, 2, and the N'y 1/2 of Lot 3  
East End Addition  
City of Albuquerque  
Bernalillo County, New Mexico  
June 2020**

**Documents**

1. TITLE SEARCH REPORT FOR LOT 2, KASEMAN MEDICAL PLAZA PROVIDED BY STEWART TITLE, HAVING FILE NO. 722282 TD AND AN EFFECTIVE DATE OF APRIL 21, 2020.
2. TITLE SEARCH REPORT FOR LOT 1, KASEMAN MEDICAL PLAZA PROVIDED BY STEWART TITLE, HAVING FILE NO. 722235 TD AND AN EFFECTIVE DATE OF APRIL 21, 2020.
3. TITLE SEARCH REPORT FOR LOTS 1, 2, AND 3, BLOCK 12, EAST END ADDITION PROVIDED BY STEWART TITLE, HAVING FILE NO. 722256 TD AND AN EFFECTIVE DATE OF APRIL 21, 2020.
4. THE CORRECTED PLAT OF KASEMAN MEDICAL PLAZA FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 12, 1984 IN BOOK C23, PAGE 7.
5. PLAT FOR KASEMAN MEDICAL PLAZA, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 14, 1981 IN BOOK C17, PAGE 182.
6. PLAT FOR EAST END ADDITION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 16, 1938 IN BOOK C1, PAGE 55.
7. WARRANTY DEED FOR LOT 1, CORRECTED PLAT OF KASEMAN MEDICAL PLAZA, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 29, 2018 AS DOCUMENT NO. 2018046530.
8. SPECIAL WARRANTY DEED FOR LOT 2, KASEMAN MEDICAL PLAZA, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 3, 2018 AS DOCUMENT NO. 2018038874.
9. WARRANTY DEED FOR LOTS 1, 2, AND 3, EAST END ADDITION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 12, 1982 IN BOOK D166-A, PAGE 50, DOCUMENT NO. 8237489.