

Vicinity Map - Zone Atlas J-10-Z

N.T.S.

Documents

- TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2003222 AND AN EFFECTIVE DATE OF MAY 29, 2020.
- AMENDED REPLAT OF LOT 1, TRACT S-1 AND LOT 3-A, TRACT S-2, ATRISCO BUSINESS PARK UNIT NO. II, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 12, 1986, IN BOOK C30, FOLIO 147.
- BULK LAND PLAT OF TRACTS A THRU D, MERIDIAN BUSINESS PARK II, A REPLAT OF LOT 3 AND TRACTS S-1A, S-2A-2, ATRISCO BUSINESS PARK, UNIT 2, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 29, 2008, IN BOOK 2008C, PAGE 100.
- WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 14, 2007, AS DOCUMENT NO. 2007117871.

Free Consent & 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.

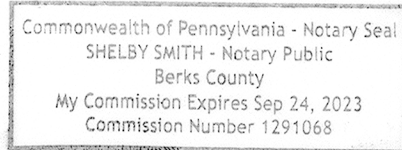
SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON ALONG LOS VOLCANES ROAD TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

Richard Brunacini
 RICHARD BRUNACINI, MANAGER
 YANKEE FANS, LLC
 DATE 01/08/2021

STATE OF ^{PA}NEW MEXICO }
 COUNTY OF Berks } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 8th, 2021
 BY: RICHARD BRUNACINI, MANAGER, YANKEE FANS, LLC

By: *Shelby Smith*
 NOTARY PUBLIC
 MY COMMISSION EXPIRES Sept 24, 2023



Indexing Information

Section 15, Township 10 North, Range 2 East, N.M.P.M. as Projected into the Town of Atrisco Grant
 Subdivision: Atrisco Business Park Unit II (Lot 1A)
 Subdivision: Meridian Business Park II (Tract D)
 Owner: Yankee Fans LLC
 UPC #: 101005822713830105 (Lot 1A)
 101005822522130107 (Tract D)

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- DEDICATE PUBLIC RIGHT OF WAY AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.
- VACATE EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE, 26.2180 ACRES
 ZONE ATLAS PAGE NO. J-10-Z
 NUMBER OF EXISTING LOTS. 2
 NUMBER OF LOTS CREATED. 2
 MILES OF FULL-WIDTH STREETS. 0.00 MILES
 MILES OF HALF-WIDTH STREETS. 0.00 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.0325 ACRES
 DATE OF SURVEY. NOVEMBER 2020

Notes

- FIELD SURVEY PERFORMED IN AUGUST 2020.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- LOT LINES TO BE ELIMINATED SHOWN HEREON AS

Legal Description

LOT NUMBERED ONE-A (1A) IN TRACT "S-1", AMENDED REPLAT OF LOT 1, TRACT S-1 AND LOT 3-A, TRACT S-2, ATRISCO BUSINESS PARK UNIT NO. II, WITHIN PROJECTED SEC. 15, T10N, R2E, N.M.P.M., ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE AMENDED REPLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 12, 1986, IN BOOK C30, FOLIO 147.

AND

TRACT LETTERED "D" OF MERIDIAN BUSINESS PARK II, BULK LAND PLAT OF TRACTS A THRU D, MERIDIAN BUSINESS PARK II, A REPLAT OF LOT 3 AND TRACTS S-1A, S-2A-2, ATRISCO BUSINESS PARK, UNIT 2, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 29, 2008, IN PLAT BOOK 2008C, PAGE 100.

BEING MORE PARTICULARLY DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT D, MARKED BY A REBAR WITH CAP "LS 9750", WHENCE A TIE TO ACS MONUMENT "8-K9", BEARS S 58°14'24"W, A DISTANCE OF 7813.80 FEET;

THENCE, FROM SAID POINT OF BEGINNING, N 04°32'10" W, DISTANCE OF 862.87 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY OF FORTUNA RD. NW, MARKED BY A 5/8" BENT REBAR;

THENCE, COINCIDING SAID SOUTHERLY RIGHT-OF-WAY, S 89°20'45" E, A DISTANCE OF 1,045.19 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A REBAR WITH ALUMINUM CAP "LS 14271";

THENCE, LEAVING SAID SOUTHERLY RIGHT-OF-WAY, S 15°02'37" E, A DISTANCE OF 756.21 FEET TO THE SOUTHEAST CORNER OF SAID TRACT D, MARKED BY A REBAR WITH CAP "LS 14733";

THENCE, S 85°02'56" W, A DISTANCE OF 282.99 FEET TO AN ANGLE POINT, BEING THE NORTHEAST CORNER OF LOT 1-A, TRACT S-1, MARKED BY REBAR WITH CAP "LS 5823";

THENCE, S 15°06'13" E, A DISTANCE OF 806.42 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, LYING IN THE NORTHERLY RIGHT-OF-WAY OF LOS VOLCANES RD. NW, MARKED BY A REBAR WITH ALUMINUM CAP "LS 14271";

THENCE, COINCIDING SAID NORTHERLY RIGHT-OF-WAY, S 74°57'27" W, A DISTANCE OF 314.40 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A 5/8" REBAR;

THENCE, LEAVING SAID NORTHERLY RIGHT-OF-WAY, N 15°07'55" W, A DISTANCE OF 862.40 FEET TO AN ANGLE POINT, BEING THE NORTHWEST CORNER OF TRACT 1A, MARKED BY A 5/8" REBAR;

THENCE, S 85°08'21" W, A DISTANCE OF 539.84 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH ILLEGIBLE CAP;

THENCE, S 59°54'25" W, A DISTANCE OF 40.11 FEET TO THE POINT OF BEGINNING, CONTAINING 26.2180 ACRES (1,142,056 SQ. FT.) MORE OR LESS.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC # 101005822713830105
101005822522130107

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Plat for
 Tracts D-1 and D-2
 Meridian Business Park II
 Being Comprised of
 Lot 1A, Atrisco Business Park Unit II
 and Tract D, Meridian Business Park II
 City of Albuquerque
 Bernalillo County, New Mexico
 December 2020

Project Number: PR-2020-004538

Application Number: _____

Plat Approvals:

R. J. [Signature] 1/5/2020
 PNM, Electric Services
Abdul A. Bhuiyan 1/11/2021
 Qwest Comm. d/w CenturyLink QC
[Signature] 1/4/2021
 New Mexico Gas Company
[Signature] 1/5/21
 Comcast

City Approvals:

San N. [Signature] P.S. 12/31/2020
 City Surveyor

 Traffic Engineer

 ABCWUA

 Parks and Recreation Department

 Code Enforcement
Michael [Signature] 1/4/2021
 AMAFCA

 City Engineer

 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. 12/7/2020
 Will Plotner Jr. Date
 N.M.R.P.S. No. 14271



CSI-CARTESIAN SURVEYS INC.

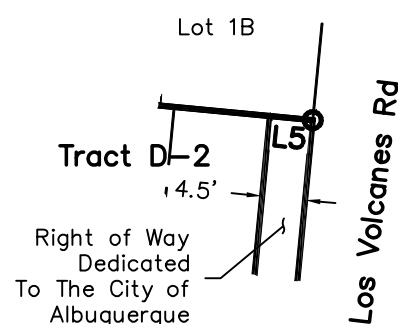
P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244
 wplotnerjr@gmail.com

Solar Collection Note

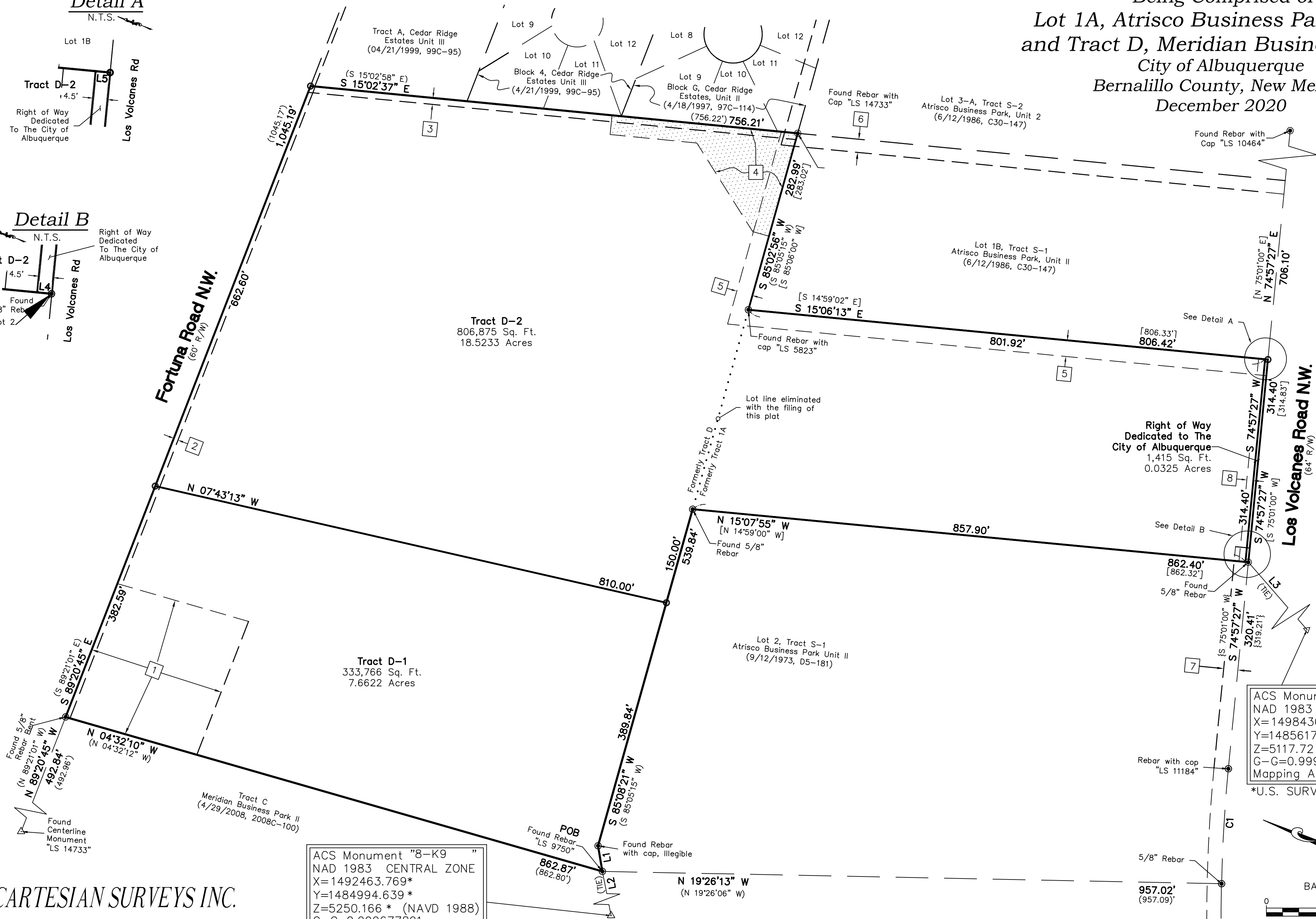
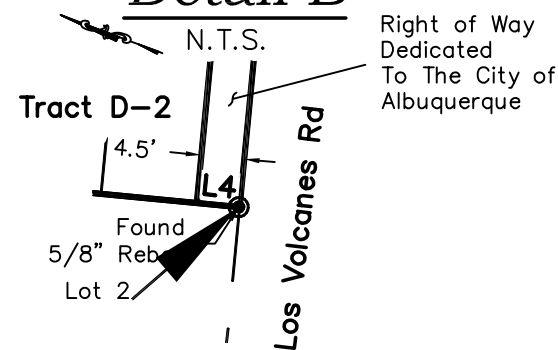
NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL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

**Plat for
Tracts D-1 and D-2
Meridian Business Park II
Being Comprised of
Lot 1A, Atrisco Business Park Unit II
and Tract D, Meridian Business Park II
City of Albuquerque
Bernalillo County, New Mexico
December 2020**

Detail A
N.T.S.



Detail B
N.T.S.

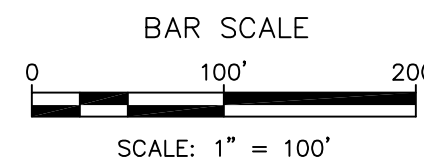


ACS Monument "8-K9"
NAD 1983 CENTRAL ZONE
X=1492463.769*
Y=1484994.639*
Z=5250.166* (NAVD 1988)
G-G=0.999677891
Mapping Angle=-0°17'03.21"
*U.S. SURVEY FEET

ACS Monument "9-K10"
NAD 1983 CENTRAL ZONE
X=1498430.817*
Y=1485617.623*
Z=5117.72* (NAVD 1988)
G-G=0.999682230
Mapping Angle=-0°16'22.01"
*U.S. SURVEY FEET

CSI-CARTESIAN SURVEYS INC.

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



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.

Line Table		
Line #	Direction	Length (ft)
L1	S 59°54'25" W (S 89°57'49" W)	40.11' (40.18')
L2	S 58°14'24" W	7813.80'
L3	S 28°24'11" W	3095.71'
L4	N 15°07'55" W [N 14°59'00" W]	4.50'
L5	S 15°06'13" E [S 14°59'02" E]	4.50'


Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	177.85' {177.85'}	2323.83' {2323.83'}	4°23'06"	177.81'	S 72°45'54" W

Plat for Tracts D-1 and D-2 Meridian Business Park II Being Comprised of Lot 1A, Atrisco Business Park Unit II and Tract D, Meridian Business Park II City of Albuquerque Bernalillo County, New Mexico December 2020

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (4/29/2008, 2008C-100)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (6/12/1986, C30-147)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES (9/12/1973, D5-181)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED

Easement Notes

- 1 EXISTING TEMPORARY 210' x 220' PUBLIC RETENTION POND EASEMENT (04/29/2008, 2008C-100) (5/5/2008, DOC. NO. 2008050727) VACATED BY THIS PLAT
- 2 EXISTING 7' PUE (09/12/1973, D5-181)
- 3 EXISTING 10' PUE (02/28/1995, 95C-69)
- 4 EXISTING TEMPORARY PRIVATE DRAINAGE EASEMENT TO BE VACATED WHEN THE TEMPORARY DRAINAGE POND AND DIVERSION ARE REPLACED (04/14/1997, BK. 97-10, PG. 1499-1505, DOC. NO. 97037160) SHOWN HEREON AS 
- 5 EXISTING 25' DRAINAGE AND ACCESS EASEMENT (05/28/1986, BOOK MISC. 356A, PAGES 316-320, DOC. NO. 8647344)
- 6 EXISTING 20' TEMPORARY DRAINAGE EASEMENT (02/07/1985, BK. 199A, PG. 57-60)
- 7 EXISTING 22' STORM DRAINAGE EASEMENT (06/30/1995, BK 95-15, PG. 6364-6367, DOC. NO. 95064733)
- 8 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT

 **CSI-CARTESIAN SURVEYS INC.**
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