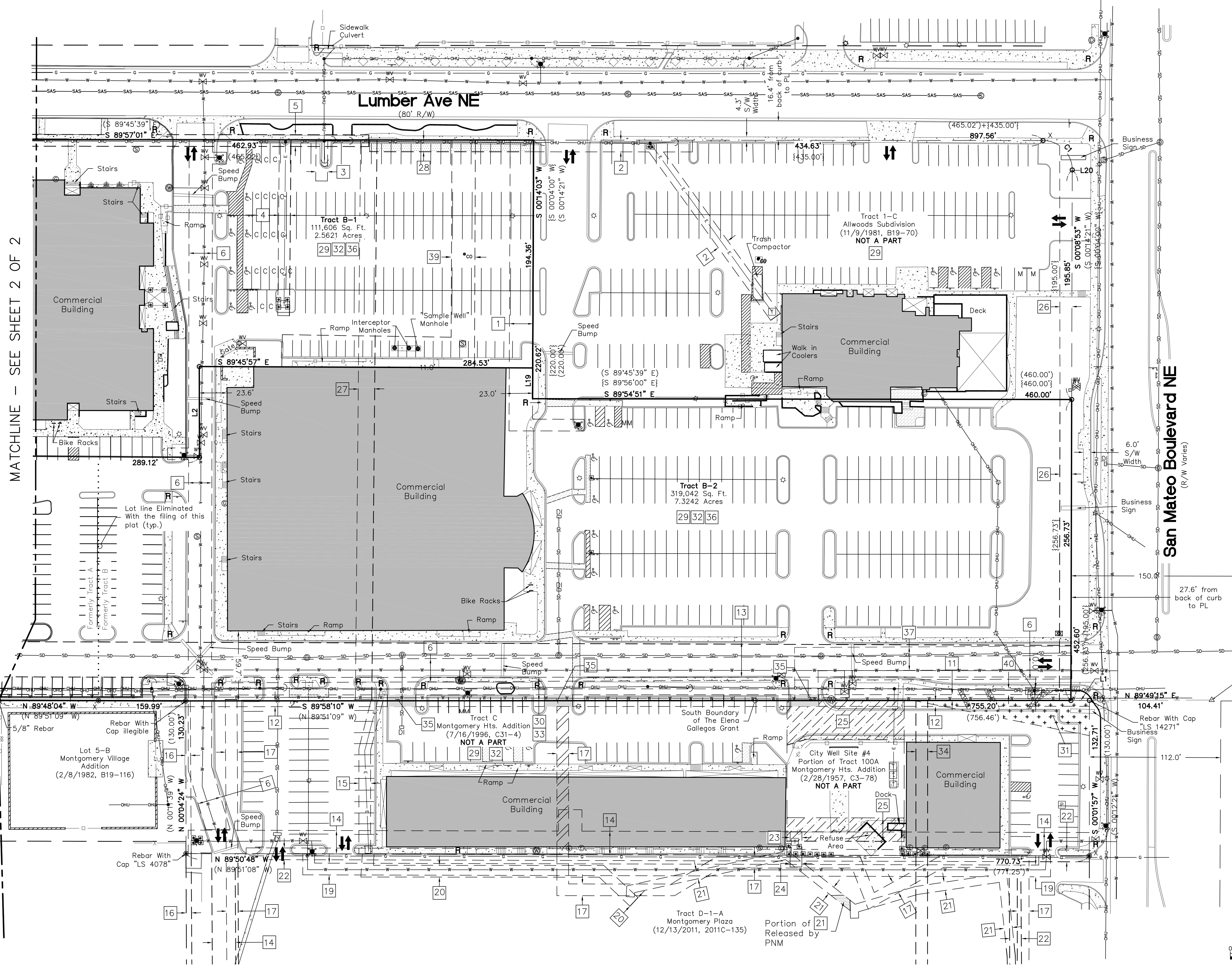


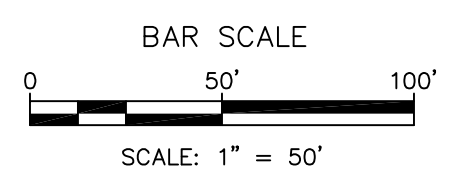
Site Sketch for
Tracts B-1 and B-2,
Montgomery Plaza
 City of Albuquerque
 Bernalillo County, New Mexico
 July 2021



MATCHLINE - SEE SHEET 2 OF 2

Legend	
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (7/16/1986, C31-4)
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (11/9/1981, B19-70)
●	FOUND MONUMENT AS INDICATED
○	FOUND CHISELED "X"
○	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED
○	SET CHISELED "X"
.....	LOT LINE ELIMINATED WITH THIS PLAT
▨	COVERED AREA
▨	CONCRETE
▨	UTILITY PEDESTAL
▨	BLOCK WALL
▨	WOOD FENCE
▨	METAL FENCE
▨	CHAINLINK FENCE
▨	BOLLARD
▨	OVERHEAD UTILITY LINE
▨	UTILITY POLE
▨	ANCHOR
▨	LIGHT POLE
▨	ELECTRIC METER
▨	TRANSFORMER
▨	ELECTRIC CABINET
▨	GAS METER
▨	WATER VALVE
▨	WATER METER
▨	FIRE HYDRANT
▨	SANITARY SEWER MANHOLE
▨	STORM DRAIN INLET
▨	SIGN
▨	CURB CUT/INDICATION OF ACCESS TO ROADWAY
▨	BRICK
▨	FLAGSTONE
▨	WIRE FENCE
▨	RAILROAD TIES
▨	PULL BOX
▨	TELEPHONE MANHOLE
▨	ROOF DRAIN
▨	SAS CLEANOUT
▨	TELEPHONE JUNCTION BOX
R	RAMP
M	MOTORCYCLE PARKING SPACE
C	COMPACT PARKING SPACE
DI	DROP INLET
♿	HANDICAP PARKING SPACE
▨	RETAINING WALL

ACS Monument "9-F18"
 NAD 1983 CENTRAL ZONE
 X=1539870.687*
 Y=1504358.281*
 Z=5212.228* (NAVD 1988)
 G=0.999666141
 Mapping Angle=-0°11'36.74"
 *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
 wplotnrj@gmail.com

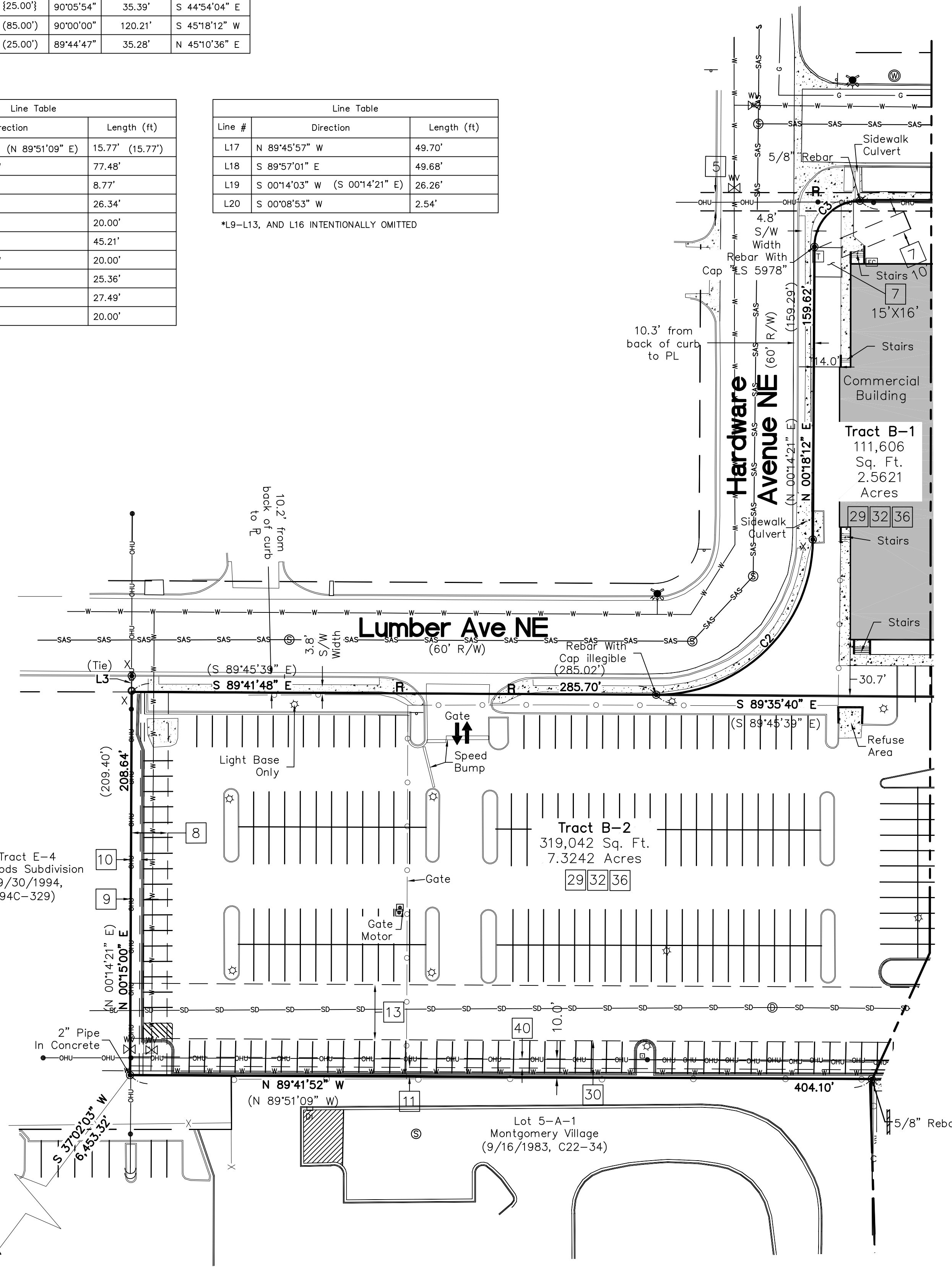
Site Sketch for
Proposed Tracts B-1 and B-2
Montgomery Plaza
 City of Albuquerque
 Bernalillo County, New Mexico
 July 2021

Curve Table						
Curve #	Length	Radius	Delta	Chord Length	Chord Direction	
C1	39.31' (39.27')	25.00' (25.00')	90°05'54"	35.39'	S 44°54'04" E	
C2	133.52' (133.52')	85.00' (85.00')	90°00'00"	120.21'	S 45°18'12" W	
C3	39.16' (39.27')	25.00' (25.00')	89°44'47"	35.28'	N 45°10'36" E	

Line Table		
Line #	Direction	Length (ft)
L1	N 89°58'04" E (N 89°51'09" E)	15.77' (15.77')
L2	N 00°08'22" W	77.48'
L3	N 00°15'00" E	8.77'
L4	N 00°08'53" E	26.34'
L5	N 00°08'53" E	20.00'
L6	S 00°16'46" E	45.21'
L7	N 89°50'48" W	20.00'
L8	S 00°16'46" E	25.36'
L14	N 00°51'53" E	27.49'
L15	S 89°57'01" E	20.00'

Line Table		
Line #	Direction	Length (ft)
L17	N 89°45'57" W	49.70'
L18	S 89°57'01" E	49.68'
L19	S 00°14'03" W (S 00°14'21" E)	26.26'
L20	S 00°08'53" W	2.54'

*L9-L13, AND L16 INTENTIONALLY OMITTED



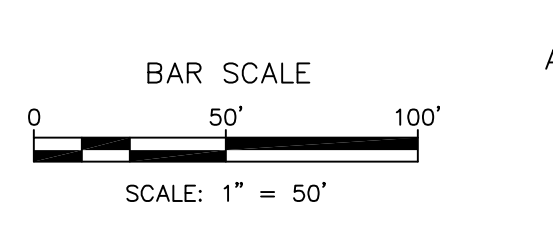
MATCHLINE - SEE SHEET 1 OF 2

Easement Notes

- 1 EXISTING WATERLINE EASEMENT (9/17/1986, BK. MISC. 395A, PG. 883-890, DOC. NO. 86-89144)
- 2 EXISTING 10' PNM AND MST&T EASEMENT (2/19/1987, BK. MISC. 454A, PG. 132, DOC. NO. 08716714)
- 3 EXISTING 10' PNM AND MST&T EASEMENT (10/17/1972, BK. MISC. 282, PG. 224, DOC. NO. 15074)
- 4 EXISTING 10' PNM AND US WEST COMMUNICATIONS INC EASEMENT (2/1/1995, BK. 95-3, PG. 3930-3931, DOC. NO. .95011063)
- 5 EXISTING 10' PNM AND MST&T EASEMENT (10/17/1972, BK. MISC. 282, PG. 224, DOC. NO. 15074)
- 6 EXISTING WATERLINE EASEMENT (9/17/1986, BK. MISC. 395A, PG. 883-890, DOC. NO. 86-89144)
- 7 EXISTING 10' PNM AND MST&T EASEMENT (12/13/1989, BK. 818A, PG. 428-429, DOC. NO. 8910520)
- 8 EXISTING 22' WATERLINE EASEMENT (9/17/1986, BK. MISC. 395A, PG. 883-890, DOC. NO. 86-89144)
- 9 EXISTING 7' UTILITY EASEMENT (8/21/1974, D6-79)
- 10 EXISTING 5' PNM & MST&T EASEMENT (4/23/1962, BK. D639, PG. 341)
- 11 EXISTING 5' WATERLINE EASEMENT (1/27/1984, BK. MISC. 85A, PG. 523-524)
- 12 EXISTING 5' UTILITY EASEMENT (2/28/1957, C3-78)
- 13 EXISTING 30' DRAINAGE EASEMENT (8/21/1969, BK. MISC. 147, PG. 824-826, DOC. NO. 47137)
- 14 EXISTING 20' WATERLINE EASEMENT (7/16/1986, C31-4)
- 15 EXISTING 10' PNM EASEMENT (10/27/1986, BK. 411A, PG. 346, DOC. NO. 86104337)
- 16 EXISTING 5' MST&T EASEMENT (8/6/1974, BK. MISC. 380, PG. 346, DOC. NO. 23072)
- 17 EXISTING 10' PNM AND MST&T EASEMENT (2/19/1975, BK. MISC. 408, PG. 313-314, DOC. NO. 49875) AND MODIFIED BY PNM WAIVER AND RELEASE (8/11/1989, BK. MISC. 381A, PG. 811-812, DOC. NO. 86 74011) PORTION RELEASED SHOWN HEREON AS [diagonal lines]
- 18 INTENTIONALLY OMITTED
- 19 EXISTING 10' WATERLINE EASEMENT (9/17/1986, BK. MISC. 395A, PG. 883-890, DOC. NO. 86-89144)
- 20 EXISTING 10' PNM EASEMENT (10/27/1986, BK. MISC. 411A, PG. 345, DOC. NO. 86104336)
- 21 EXISTING 7' PNM AND USWEST COMMUNICATIONS INC. EASEMENT (3/14/1994, BK. 94-8, PG. 7189-7191, DOC. NO. 94033886) PORTION RELEASED BY PNM PER DOCUMENT (6/20/2001, BK. A20, PG. 9329, DOC. NO. 2001070949) SHOWN HEREON AS [diagonal lines]
- 22 EXISTING 10' SOUTHERN UNION GAS EASEMENT (2/25/1975, BK. MISC. 409, PG. 42-43, DOC. NO. 50685)
- 23 EXISTING 10'x20' PNM AND MST&T EASEMENT (9/1/1987, BK. MISC. 529A, PG. 675, DOC. NO. 08791954)
- 24 EXISTING 10'x10' PNM AND MST&T EASEMENT (9/1/1987, BK. MISC. 529A, PG. 676, DOC. 08791955)
- 25 EXISTING RECIPROCAL INGRESS-EGRESS EASEMENT BY AND TO CITY OF ALBUQUERQUE (7/15/1986, C31-4) SHOWN HEREON AS [diagonal lines]
- 26 EXISTING 10' PNM AND MST&T EASEMENT (10/5/1972, BK. MISC. 280, PG. 874, DOC. NO. 13252) AND IDENTIFIED BY PLAT AS UTILITY EASEMENT (8/21/1974, D6-79)
- 27 EXISTING 14' PNM EASEMENT (8/21/1974, D6-79). VACATED WITH THE FILING OF THIS PLAT
- 28 EXISTING 10' PNM AND MST&T EASEMENT (2/19/1987, BK. MISC. 454A, PG. 131, DOC. NO. 08716713) SHOWN HEREON AS [diagonal lines]
- 29 EXISTING MUTUAL ACCESS EASEMENT FOR VEHICULAR AND PEDESTRIAN TRAFFIC WITHIN THE PARKING AND TRAFFIC AREAS ACROSS TRACTS A, B, C AND D (NOW KNOWN AS TRACTS B-1, B-2, C AND D-1-A), MONTGOMERY PLAZA (7/16/1986, BK. MISC. 372A, PG. 734-740, DOC. NO. 86 64787) AND FIRST AMENDMENT TO AMENDED AND RESTATED RECIPROCAL ACCESS AND PARKING DECLARATION OF EASEMENTS (BK. MISC. 405A, PG. 449) - AMENDED TO INCLUDE TRACT 1-C, ALLWOODS SUBDIVISION
- 30 EXISTING 20' PNM EASEMENT (1/15/1959, BK. D-459, PG. 335) MODIFIED BY DOCUMENT (1/27/1984, BK. MISC. 85-A, PG. 523-524) FOR EASEMENT 11
- 31 EXISTING DRAINAGE EASEMENT TO THE CITY OF ALBUQUERQUE (8/21/1969, BK. MISC. 147, PG. 824-826, DOC. NO. 47137) SHOWN HEREON AS [diagonal lines]
- 32 EXISTING ACCESS EASEMENT TO THE CITY OF ALBUQUERQUE TO WELL SITE #4 ACROSS A, B, C AND D, MONTGOMERY PLAZA (7/16/1986, C31-4). VACATED WITH THE FILING OF THIS PLAT
- 33 EXISTING 20' UTILITY EASEMENT (8/21/1974, D6-79)
- 34 EXISTING 10' UTILITY EASEMENT (10/16/1964, BK. D759, PG. 183) RELEASED BY PNM (8/5/1986, BK. 379-A, PG. 801, DOC. NO. 8672255) AND RELEASED BY MST&T (7/16/1986, BK. D275, PG. 912)
- 35 EXISTING ACCESS EASEMENT (10/10/1985, BK. MISC. 281, PG. 373-379) SHOWN HEREON AS [diagonal lines]

Easement Notes (Continued)

- 36 CROSS-LOT DRAINAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT ACROSS TRACTS B-1- AND B-2, EXCLUDING EXISTING AND FUTURE BUILDING ENVELOPES, BENEFITING TRACTS B-1 AND B-2 OF MONTGOMERY PLAZA. TO BE MAINTAINED BY THE UNDERLYING OWNERS OF EACH TRACT.
- 37 30' ACCESS EASEMENT FOR THE BENEFIT OF THE CITY WELL #4 SITE, TO BE MAINTAINED BY THE OWNERS OF TRACT B-2, GRANTED WITH THE FILING OF THIS PLAT. SEE DETAIL "B" ON SHEET 5 OF 5.
- 38 INTENTIONALLY OMITTED
- 39 PRIVATE SEWER EASEMENT FOR THE BENEFIT OF TRACT B-2, TO BE MAINTAINED BY THE OWNER OF TRACTS B-1, GRANTED WITH THE FILING OF THIS PLAT. SEE DETAIL "A" ON SHEET 5 OF 5.
- 40 5' ADDITIONAL WATERLINE EASEMENT FOR THE BENEFIT OF ABCWUA, TO BE MAINTAINED BY THE OWNERS OF TRACT B-2, GRANTED WITH THE FILING OF THIS PLAT. SEE DETAIL "C" ON SHEET 5 OF 5.



ACS Monument # 6-G17
 NAD 1983, CENTRAL ZONE
 X=1534546.248*
 Y=1499210.443*
 Z=5139.195* (NAVD 1988)
 G=0.999670902
 Mapping Angle=-0°12'13.25"
 *U.S. SURVEY FEET