

Vicinity Map - Zone Atlas J-9 and K-9

Indexing Information

Projected Sections 16 and 21, Township 10 North,
Range 2 East, N.M.P.M. Town of Atrisco Grant
Subdivision: Avalon Subdivision, Unit 5
Owner: 98th and I-40 Land LLC.
UPC #: 100905806702530101

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. VACATE EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 13.8085 ACRES
ZONE ATLAS PAGE NO. J-9 AND K-9
NUMBER OF EXISTING TRACTS. 1
NUMBER OF TRACTS CREATED. 2
MILES OF FULL-WIDTH STREETS. 0 MILES
MILES OF HALF-WIDTH STREETS. 0 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0 ACRES
DATE OF SURVEY. NOVEMBER 2020

Legal Description

TRACT NUMBERED TWO (2) OF AVALON SUBDIVISION UNIT 5, A SUBDIVISION OF A TRACT OF LAND LOCATED WITHIN PROJECTED SECTIONS 16 AND 21, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M. TOWN OF ATRISCO GRANT, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 22, 2014, IN PLAT BOOK 2014C, PAGE 46.

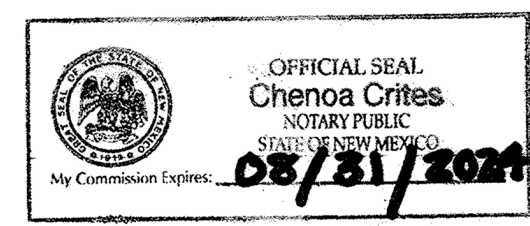
Free Consent

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.

[Signature] 6-14-21
BEN SPENCER, MANAGER DATE
98TH & I-40 LAND LLC

STATE OF NEW MEXICO }
COUNTY OF } SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON JUNE 14th 2021
BEN SPENCER, MANAGER, 98TH & I-40 LAND LLC

By: Chenoa Crites
NOTARY PUBLIC
MY COMMISSION EXPIRES 08/31/2024



Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC # 100905806702530101

PROPERTY OWNER OF RECORD
98th + I-40 Land LLC
BERNALILLO COUNTY TREASURER'S OFFICE
[Signature] 7/22/21

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PLAT R: 25.00 B: 2021C P: 0862 Linda Stover, Bernalillo County

Plat for
Tract 2-A and 2-B
Avalon Subdivision Unit 5
Being Comprised of
Tract 2
Avalon Subdivision Unit 5
City of Albuquerque
Bernalillo County, New Mexico
June 2021

Project Number: PR-2020-004747

Application Number: SD-2021-00117

Plat Approvals:

- [Signature] Jun 9, 2021
- PNM Electric Services [Signature] Jun 10, 2021
- Qwest Corp. d/b/a CenturyLink QC [Signature] Jun 7, 2021
- New Mexico Gas Company [Signature] Jun 7, 2021
- Comcast

City Approvals:

- Loren N. Risenhoover P.S. 6/7/2021
- City Surveyor Jeanne Wolfenbarger Jul 14, 2021
- Traffic Engineer Blaine Carter Jul 14, 2021
- ABCWUA [Signature] Jul 14, 2021
- Parks and Recreation Department [Signature] Jul 22, 2021
- Code Enforcement [Signature] 6/14/2021
- AMAFCA Ernest Armijo Jul 14, 2021
- City Engineer [Signature] Jul 22, 2021
- 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. 6/10/2021
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

Documents

1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2009604 AND AN EFFECTIVE DATE OF OCTOBER 29, 2020.
2. PLAT OF RECORD FOR AVALON SUBDIVISION UNIT 5 FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 22, 2014 IN BOOK 2014C, PAGE 46.
3. SPECIAL WARRANTY DEED FOR SUBJECT PROPERTY TO 98TH AND I-40 LAND LLC FILED DECEMBER 14, 2016 AS DOCUMENT 2016116751.

Notes

1. FIELD SURVEY PERFORMED IN NOVEMBER 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).

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.

2021C-82

(1)

**Plat for
Tract 2-A and 2-B
Avalon Subdivision Unit 5
Being Comprised of
Tract 2
Avalon Subdivision Unit 5
City of Albuquerque
Bernalillo County, New Mexico
June 2021**

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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"

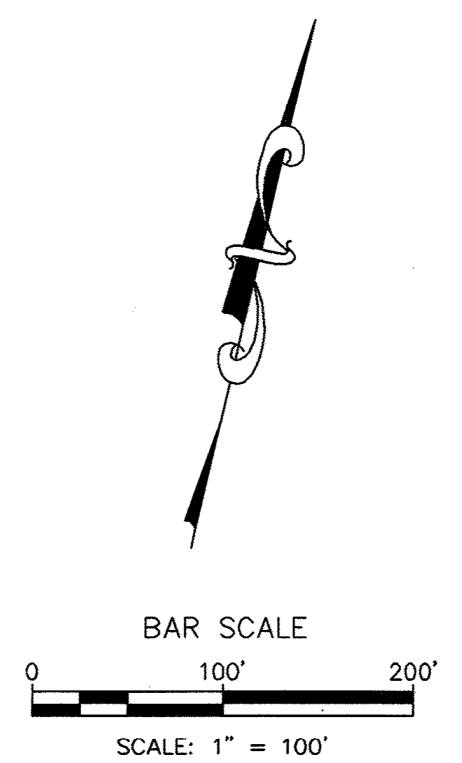
*U.S. SURVEY FEET

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (5/22/14, 2014C-46)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED

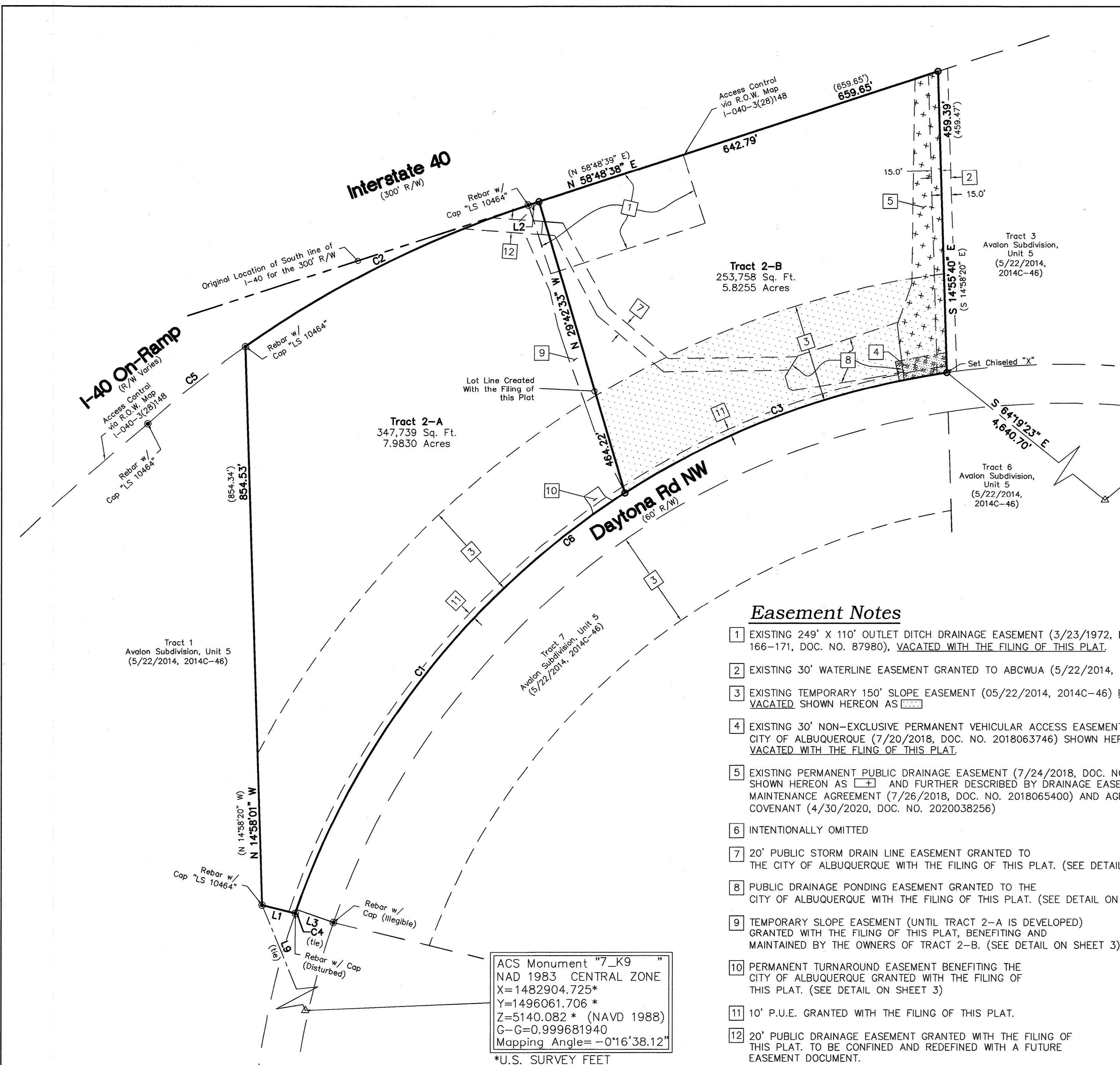
Easement Notes

- 1 EXISTING 249' X 110' OUTLET DITCH DRAINAGE EASEMENT (3/23/1972, BK. MISC. 261, PG. 166-171, DOC. NO. 87980), VACATED WITH THE FILING OF THIS PLAT.
- 2 EXISTING 30' WATERLINE EASEMENT GRANTED TO ABCWUA (5/22/2014, 2014C-46)
- 3 EXISTING TEMPORARY 150' SLOPE EASEMENT (05/22/2014, 2014C-46) PORTION TO BE VACATED SHOWN HEREON AS []
- 4 EXISTING 30' NON-EXCLUSIVE PERMANENT VEHICULAR ACCESS EASEMENT BENEFITING THE CITY OF ALBUQUERQUE (7/20/2018, DOC. NO. 2018063746) SHOWN HEREON AS []
- 5 EXISTING PERMANENT PUBLIC DRAINAGE EASEMENT (7/24/2018, DOC. NO. 2018064299) SHOWN HEREON AS [] AND FURTHER DESCRIBED BY DRAINAGE EASEMENT MAINTENANCE AGREEMENT (7/26/2018, DOC. NO. 2018065400) AND AGREEMENT AND COVENANT (4/30/2020, DOC. NO. 2020038256)
- 6 INTENTIONALLY OMITTED
- 7 20' PUBLIC STORM DRAIN LINE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT. (SEE DETAIL ON SHEET 3)
- 8 PUBLIC DRAINAGE PONDING EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT. (SEE DETAIL ON SHEET 3)
- 9 TEMPORARY SLOPE EASEMENT (UNTIL TRACT 2-A IS DEVELOPED) GRANTED WITH THE FILING OF THIS PLAT, BENEFITING AND MAINTAINED BY THE OWNERS OF TRACT 2-B. (SEE DETAIL ON SHEET 3)
- 10 PERMANENT TURNAROUND EASEMENT BENEFITING THE CITY OF ALBUQUERQUE GRANTED WITH THE FILING OF THIS PLAT. (SEE DETAIL ON SHEET 3)
- 11 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT.
- 12 20' PUBLIC DRAINAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT. TO BE CONFINED AND REDEFINED WITH A FUTURE EASEMENT DOCUMENT.



ACS Monument "7_K9"
NAD 1983 CENTRAL ZONE
X=1482904.725*
Y=1496061.706*
Z=5140.082* (NAVD 1988)
G-G=0.999681940
Mapping Angle=-0°16'38.12"

*U.S. SURVEY FEET



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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.

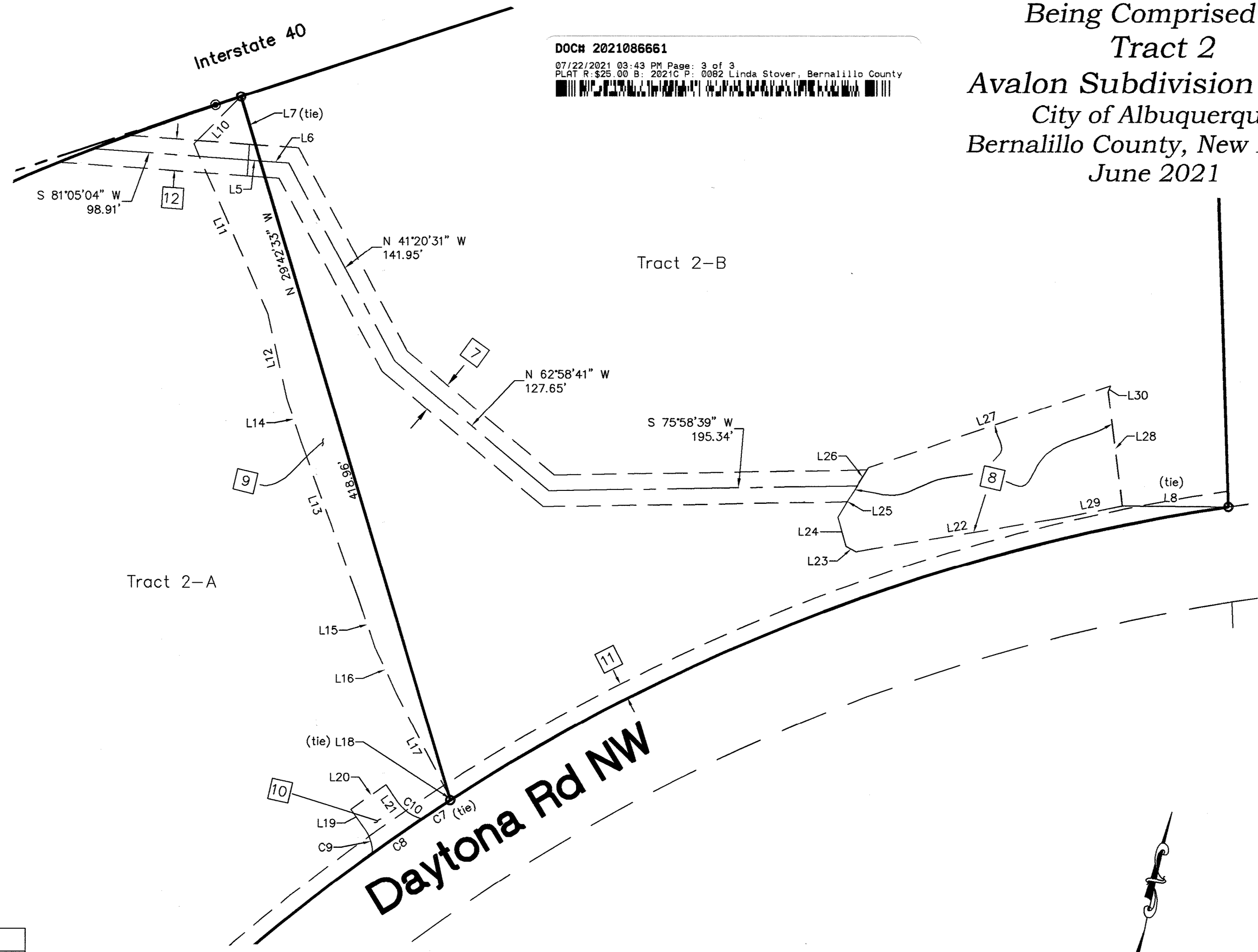
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across 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.

Detail for Easements 7 8 9 10 AND 12

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Tract 2-A and 2-B
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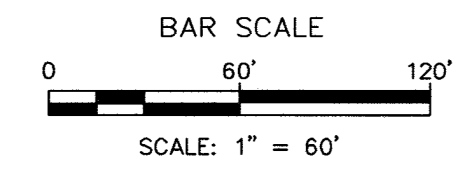
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Line #	Direction	Length (ft)
L1	N 89°25'18" W (N 89°40'20" W)	52.22' (52.27')
L2	N 58°48'38" E (N 58°48'39" E)	16.86'
L3	S 83°58'27" E	60.00' (60.00')
L5	N 81°05'04" E	7.51'
L6	N 81°05'04" E	18.15'
L7	N 29°42'33" W	42.44'
L8	N 77°29'38" E	67.22'
L9	S 35°38'02" E	4543.04'
L10	S 31°43'35" W	42.23'
L11	S 36°40'03" E	117.20'
L12	S 25°48'51" E	54.45'
L13	S 33°11'27" E	108.36'
L14	S 31°02'36" E	28.05'
L15	S 32°12'31" E	31.44'
L16	S 37°48'10" E	29.78'

Line #	Direction	Length (ft)
L17	S 40°20'29" E	74.74'
L18	N 29°42'33" W	2.81'
L19	S 48°35'17" E	15.69'
L20	S 41°59'27" W	27.13'
L21	N 47°25'55" W	12.81'
L22	S 67°36'55" W	132.07'
L23	S 75°09'57" E	7.24'
L24	S 29°13'00" E	19.14'
L25	N 19°03'19" E	23.35'
L26	N 19°03'19" E	13.60'
L27	S 58°14'07" W	161.92'
L28	N 20°11'43" W	72.46'
L29	S 65°50'03" W	39.24'
L30	N 06°26'05" E	4.40'

* L4 INTENTIONALLY OMITTED

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	831.89'	1243.34' (1243.34')	38°20'07"	816.46'	S 24°54'27" W
C2	485.53' (485.62')	1637.02' (1637.02')	16°59'37"	483.76'	S 50°18'49" W
C3	530.67'	1243.34' (1243.34')	24°27'15"	526.65'	S 56°18'08" W
C4	6.21'	1243.34' (1243.34')	0°17'10"	6.21'	N 05°52'58" E
C5	191.00' (190.91')	1637.02' (1637.02')	6°41'05"	190.89'	S 38°26'07" W
C6	1362.56' (1362.55')	1243.34' (1243.34')	62°47'22"	1295.39'	S 37°08'04" W
C7	21.62'	22168.29'	0°03'21"	21.62'	S 43°48'58" W
C8	38.04'	1815.01'	1°12'03"	38.04'	S 42°03'59" W
C9	15.98'	24.10'	37°59'12"	15.69'	N 29°56'01" W
C10	19.32'	27.50'	40°15'22"	18.93'	S 67°32'12" E



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