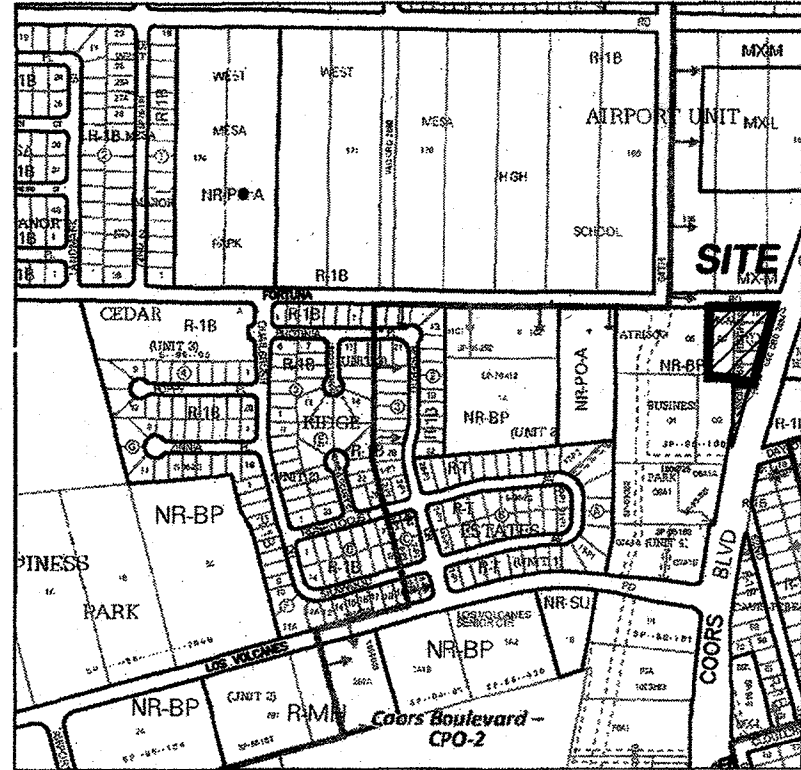


VICINITY MAP (J-10) NO SCALE



COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

Legal Description
A certain parcel of Land situate within the City of Albuquerque, New Mexico, being identified as the North 43.47 feet of Lot numbered Eight (8), Lot numbered Nine (9), and all of Lot numbered Ten (10) except the North 13 feet thereof, in Block lettered "L" of NORTHERN HEIGHTS, a Subdivision, Albuquerque, New Mexico, as the same are shown and designated on the plat of Blocks "J", "K" and "L", of said Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on June 14, 1947, and including that portion of vacated 62nd Street NW lying between and adjacent to said Lots Nine (9) and Ten (10) and Coors Boulevard NW (State Road 448), but excepting those portions of said Lots Eight (8) and Nine (9) now within the right-of-way of said Coors Boulevard NW (State Road 448).

Being more particularly described by metes and bounds survey as follows:

Beginning at the Northwest corner of the parcel herein described, being a point on the Westerly boundary of Lot Ten (10) in Block "L" of Northern Heights Subdivision, as above described, whence the Northwest corner of said Lot Ten (10), being a point on the original Southerly right-of-way line of Fortuna Road NW, bears N. 00 deg. 41' E, 13.00 feet distance; thence,

S 89 deg. 19' E, 156.16 feet distance along a line 13.00 feet South of and parallel with said original Southerly line of Fortuna Road NW to its intersection with the Westerly right-of-way line of Coors Boulevard NW (State Road 448), said intersection being common to the Northeast corner of the parcel herein described; thence,

S 19 deg. 01 '30" W, 75.80 feet distance along said Westerly right-of-way line of Coors Boulevard NW (State Road 448) to a point of curve; thence,

Southwesterly, 74.16 feet distance along the arc of a curve bearing to the left having a radius of 5789.58 feet and a chord which bears S 18 deg. 41' 18" W, 74.15 feet distance continuing along said Westerly right-of-way line of Coors Boulevard NW (State Road 448) to a point on curve at the Southeast corner of the parcel herein described; thence,

N 89 deg. 19' W, 109.39 feet distance along a line 43.47 feet South of and parallel with the Northerly boundary of said Lot Eight (8) to a point on the Westerly boundary of said Lot Eight (8) and common Southwest corner of the parcel herein described; thence,

N 00 deg. 41' E, 142.47 feet distance along the Westerly boundaries of said Lots Eight (8), Nine (9) and Ten (10) to the Northwest corner of the parcel herein described, the point and beginning.

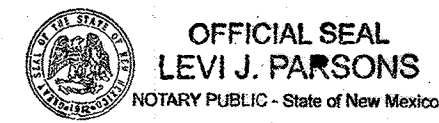
TOGETHER WITH

All of Lots 6, 7 and 8 in Block lettered "L" of NORTHERN HEIGHTS, a subdivision, Albuquerque, New Mexico, as the same is shown and designated on the plat of Blocks "J", "K" and "L", of said Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 14, 1947, excepting therefrom the North 43.47 feet of Lot 8 and further excepting therefrom that portion there of now within the right-of-way of Coors Boulevard NW (State Road 448).

FREE CONSENT AND DEDICATION and dedication of additional right of way in fee simple with warranty covenants. The platting of the property as described above is with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant(s) that they hold complete and indefeasible title in fee simple to the land subdivided.

Ross Brown 5/4/21
Ross Brown, Authorized Representative of Blakes Lotaburger, LLC Date

ACKNOWLEDGMENT
STATE OF NEW MEXICO)
) ss)
COUNTY OF BERNALILLO)
On this 4th day of May, 2021, the foregoing instrument was acknowledged by:
Ross Brown, Authorized Representative of Blakes Lotaburger, LLC.
My Commission expires February 11, 2025
Levi J. Parsons
Notary Public



SURVEYOR'S CERTIFICATE
I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective July 24, 2016 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston 4.27.21
Thomas D. Johnston, N.M.P.S. No. 14269 Date

PLAT OF
TRACT Q-2-A
ATRISCO BUSINESS PARK, UNIT 2
A REPLAT OF PORTION OF LOTS 6,7,8,9 & 10, BLOCK L,
NORTHERN HEIGHTS ADDITION AND TRACT Q-2,
UNIT 2, ATRISCO BUSINESS PARK
WITHIN PROJECTED SECTIONS 14 & 15, T. 10 N., R. 2 E., N.M.P.M.
TOWN OF ATRISCO GRANT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL 2021

PROJECT NUMBER: PR-2021-005009
Application Number: SD-2021-00091

Utility Company Approvals:	
<i>PNM Electric Services</i>	05/06/2021
<i>Jeff Estevan</i>	Date
<i>Jeff Estevan</i>	05/05/2021
<i>Jeff Estevan</i>	Date
<i>New Mexico Gas Company</i>	05/06/2021
<i>Abdul Elhuwaye</i>	Date
<i>Abdul Elhuwaye</i>	05/05/2021
<i>Abdul Elhuwaye</i>	Date
<i>Qwest Corporation D/B/A CenturyLink QC</i>	05/05/2021
<i>Mike Mortus</i>	Date
<i>Mike Mortus</i>	Date
Comcast	Date
City Approvals:	
<i>Loren N. Risenhoover P.S.</i>	4/29/2021
City Surveyor	Date
Real Property Division	Date
Environmental Health Department	Date
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
<i>Amara</i>	3/14/2022
AMAFCA	Date
City Engineering/Hydrology	Date
Code Enforcement	Date
DRB Chairperson, Planning Department	Date

1609 2nd STREET NW
ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: BLAKES LOTABURGER LLC	DRAWN: J T K	SCALE: 1" = 20'	FILE NO. SP-1-02-2021
LOCATION: SECTIONS 14&15, T10N, R4E ATRISCO BUSINESS PARK UNIT 2	CHECKED: T D J	DATE: 27 APR 2021	SHEET 1 OF 2
	DRAWING NO. SP10321.DWG		

PURPOSE OF PLAT
This plat has been prepared for the purpose of creating one lot from six existing lots and dedication of additional right of way.

NOTES

- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
- Perimeter distances are field measurements made on the ground.
- Monuments recovered and accepted or reset are noted on inscribed plat.
- No property within the area of requested 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 proposed plat. The foregoing requirement shall be a condition to approval of this plat.
- An existing Seven foot (7') Public Utility Easement as shown on replat of Tract Q of Unit 2 Atrisco Business Park, recorded April 1, 1985 in Volume C26, Folio 171.

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), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (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 on this plat.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1 010 058 507 232 403 12, 1 010 058 512 224 403 06, 1 010 058 514 232 403 08,
1 010 058 514 238 403 09, 1 010 058 515 243 403 10

PROPERTY OWNER OF RECORD:
BLAKES LOTABURGER LLC

BERNALILLO COUNTY TREASURER'S OFFICE

SUBDIVISION DATA

- DRB Project No. PR-2021-005009
- Zone Atlas Index No. J-10
- Gross acreage 1.3523 Ac.
- Existing number of lots 6
Replatted number of lots 1

FORTUNA ROAD, N. W.
(6 0' R. O. W.)

ACS MONUMENT "20-J11"
X=1,506,437.513 US SURVEY FOOT
Y=1,491,770.982 US SURVEY FOOT
Ground-to-grid: 0.999680825
Mapping Angle: -00°15'27.22"
NAD83 CENTRAL ZONE NAD 83
ELEV.=5094.032 US SURVEY FOOT
NAVD 88

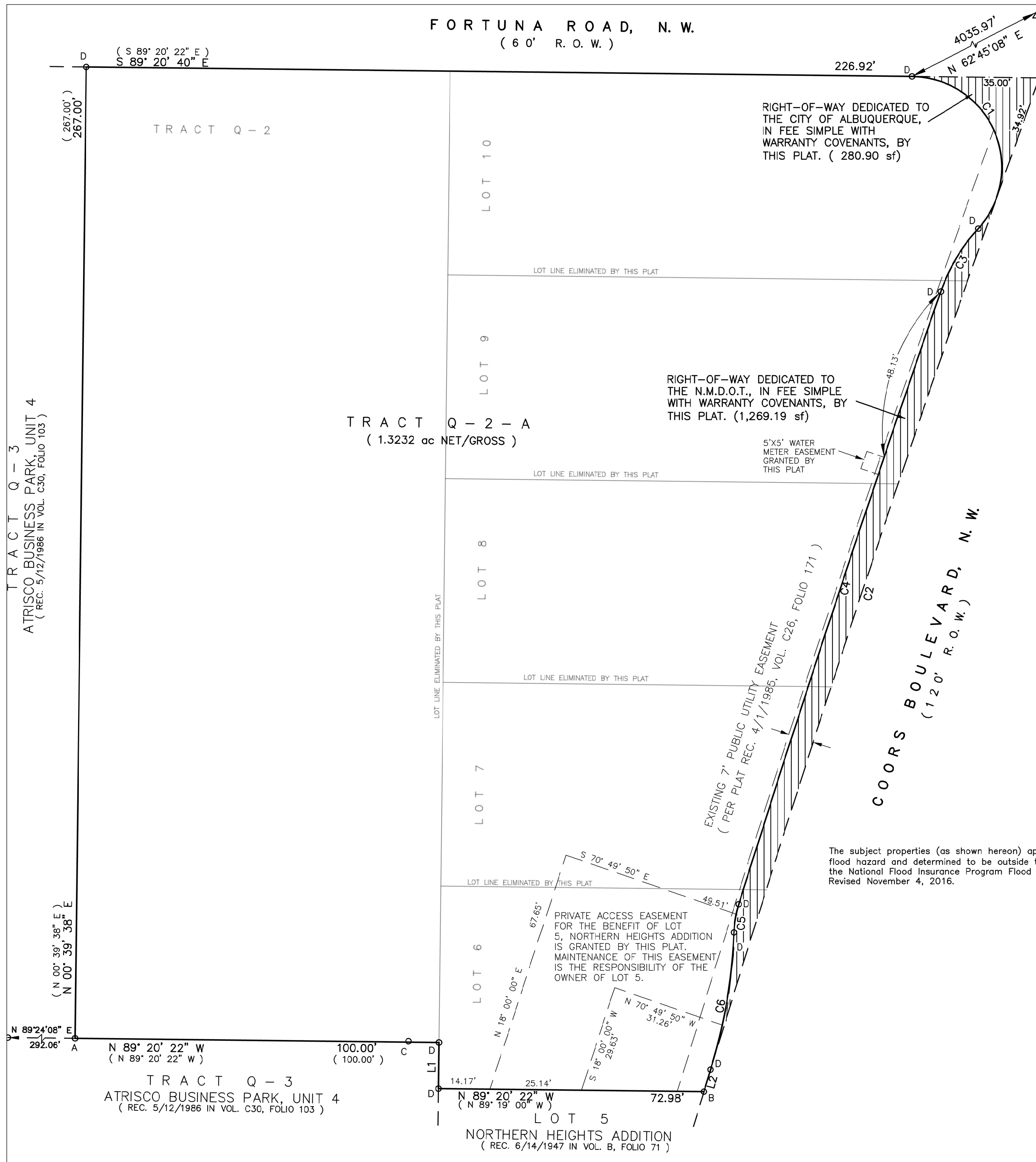
COUNTY CLERK RECORDING LABEL HERE

PLAT OF
TRACT Q-2-A
ATRISCO BUSINESS PARK, UNIT 2

A REPLAT OF PORTION OF LOTS 6,7,8,9 & 10, BLOCK L,
NORTHERN HEIGHTS ADDITION AND TRACT Q-2,
UNIT 2, ATRISCO BUSINESS PARK
WITHIN PROJECTED SECTIONS 14 & 15, T. 10 N., R. 2 E., N.M.P.M.
TOWN OF ATRISCO GRANT

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

APRIL 2021



TRACT Q-3
ATRISCO BUSINESS PARK, UNIT 4
(REC. 5/12/1986 IN VOL. C30, FOLIO 103)

TRACT Q-2

TRACT Q-2-A
(1.3232 ac NET/GROSS)

RIGHT-OF-WAY DEDICATED TO
THE CITY OF ALBUQUERQUE,
IN FEE SIMPLE WITH
WARRANTY COVENANTS, BY
THIS PLAT. (280.90 sf)

RIGHT-OF-WAY DEDICATED TO
THE N.M.D.O.T., IN FEE SIMPLE
WITH WARRANTY COVENANTS, BY
THIS PLAT. (1,269.19 sf)

5'X5' WATER
METER EASEMENT
GRANTED BY
THIS PLAT

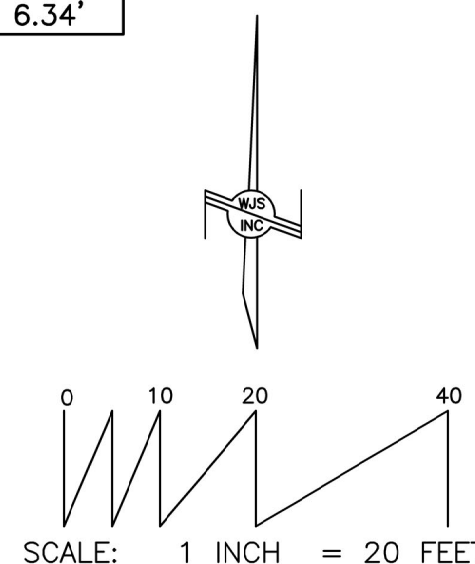
EXISTING 7' PUBLIC UTILITY EASEMENT
(PER PLAT REC. 4/1/1985, VOL. C26, FOLIO 171)

PRIVATE ACCESS EASEMENT
FOR THE BENEFIT OF LOT
5, NORTHERN HEIGHTS ADDITION
IS GRANTED BY THIS PLAT.
MAINTENANCE OF THIS EASEMENT
IS THE RESPONSIBILITY OF THE
OWNER OF LOT 5.

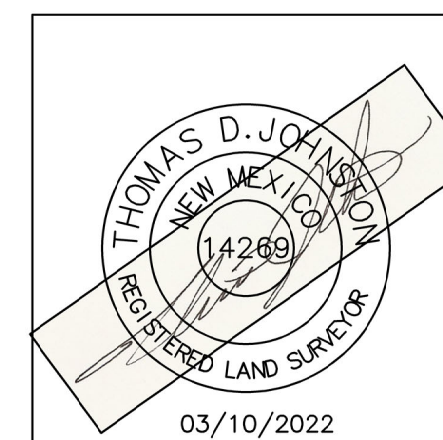
The subject properties (as shown hereon) appear to lie within "Zone X" (Area of minimal flood hazard and determined to be outside the 1% annual chance floodplain) as shown on the National Flood Insurance Program Flood Insurance Rate Map Number 35001C0327J Revised November 4, 2016.

CURVE INFORMATION				
CURVE NO.	RADIUS	LENGTH	DELTA	CHORD
C1	25.00'	57.46'	131° 41' 19"	S 23°30'17" E, 45.62'
C2	5789.58'	252.26'	02° 29' 47"	S 18°09'25" W, 252.24"
C3	50.00'	20.26'	23° 12' 58"	S 30°43'31" E, 20.12'
C4	5795.58'	177.30'	01° 45' 10"	S 18°14'20" W, 177.30'
C5	30.00'	7.89'	15° 04' 08"	S 9°49'37" W, 7.87'
C6	150.00'	38.35'	19° 13' 15"	S 9°37'34" W, 38.25'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 00°39'38" E	12.67'
(L1)	N 00°39'38" E	--
L2	S 16°56'26" W	6.34'



- FOUND/SET MONUMENT LEGEND:
- A: FOUND #4 WITH ALUMINUM CAP "LS 4076"
 - B: FOUND #4 REBAR WITH CAP "LS 11463"
 - C: FOUND #4 REBAR WITH CAP "LS 11463" (REJECTED)
 - D: SET #4 REBAR WITH CAP "WAYJOHN 14269"



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ALBUQUERQUE, N.M. 87102
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	CHECKED: T D J	DRAWING NO. SP10221.DWG	SHEET 2 OF 2
LOCATION: SECTIONS 14&15, T10N, R4E ATRISCO BUSINESS PARK UNIT 2	DATE: 17 FEB 2022		