

VICINITY MAP ZONE ATLAS PAGE J-10

UTILITY APPROVALS:

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

APPROVED: [Signature] DATE 12/12/2022
 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, other equipment and related facilities reasonably necessary to provide electrical services.

APPROVED: Pamela C. Stone DATE 12/12/2022
 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.

APPROVED: Abdul A. Bhuiyan DATE 12/12/2022
 C. Qwest Corporation d.b.a. Century Link QC for the installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services.

APPROVED: Mike Mortua DATE 12/12/2022
 D. Comcast Cable for the installation, maintenance and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide cable tv services.

INCLUDED, is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, change, remove, replace, modify, renew, operate, and maintain facilities for the 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 grantees, 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 transformers/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.

U.P.C. No. 1-010-058-469-059-406-06 (Tr. F-6-A-2)
 U.P.C. No. 1-010-058-472-018-406-05 (Tr. F-4-A)

LEGAL DESCRIPTION:
 Tract F-4-A, of the Plat of Tracts F-3-A, F-4-A & F-6-A, ATRISCO BUSINESS PARK, UNIT 3, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 29, 1986 in Plat Book C36, Folio 97.
 AND
 Tract F-6-A-2 of ATRISCO BUSINESS PARK, UNIT 3, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 15, 2004 in Plat Bk. 2004C, Page 388.

FREE CONSENT and DEDICATION:
 The undersigned owner(s) do hereby consent to the platting of said property as shown hereon and the same is with their free consent and in accordance with their desires. The undersigned individuals hereby represent themselves as authorized to so act. The undersigned hereby grant the easement(s) as shown and noted hereon. The undersigned hereby dedicates, in fee simple, the additional public right of way as shown hereon to the public use forever. The undersigned warrant that they hold among them complete and indefeasible title in fee simple to the subdivided property.

[Signature]
 Thomas C. Manschreck, President of Thomas Development Company

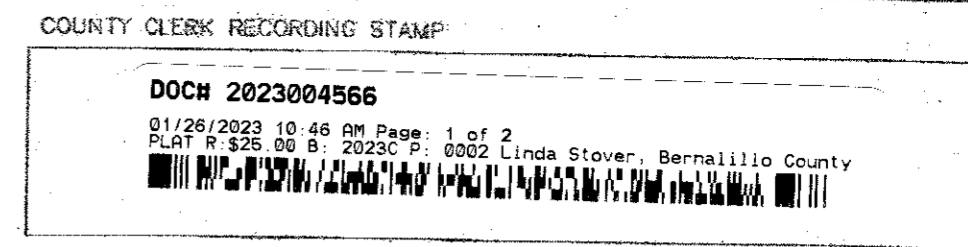
ACKNOWLEDGEMENT
 State of Idaho)
 County of Ada)
 This instrument was acknowledged before me on December 7, 2022
 BY: Thomas C. Manschreck, President of Thomas Development Company

My Commission expires: 01/22/2027
[Signature]
 Notary Public



SURVEYOR'S CERTIFICATE:
 I, Gary E. Gritsko, a duly qualified New Mexico 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 it shows all easements as shown on the plat of record or made known to me by the owners of the subdivision shown hereon, utility companies and other parties expressing an interest and that it meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further that it 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.

[Signature] November 18, 2022
 Gary E. Gritsko, N.M.P.S. No. 8686 Date



PLAT OF
 Tracts F-6-A-2-A & F-4-A-1, Unit 3,
 ATRISCO BUSINESS PARK,
 within the Town of Atrisco Grant,
 projected Section 15, T.10N., R.2E., N.M.P.M.,
 City of Albuquerque, Bernalillo County, New Mexico
 November 2022

PURPOSE OF PLAT:
 The purpose of this plat is adjust the lot line between two (2) existing tracts, to vacate certain easements, to grant additional easements and to dedicate additional public right of way.

CITY OF ALBUQUERQUE DEVELOPMENT REVIEW BOARD APPROVALS:

PROJECT NO. PR-2021-005414 APPLICATION NO. SD-2022-00209	
<u>[Signature]</u> CODE ENFORCEMENT	Dec 23, 2022 DATE
<u>[Signature]</u> DRB CHAIRPERSON, PLANNING DEPARTMENT	Dec 23, 2022 DATE
<u>[Signature]</u> Christina Sandoval (Dec 30, 2022 12:05 MST) PARKS & RECREATION DEPARTMENT	Dec 30, 2022 DATE
<u>[Signature]</u> A.B.C.W.U.A.	Dec 23, 2022 DATE
<u>[Signature]</u> Meggie Chen	12/19/2022 DATE
<u>[Signature]</u> Shahab Biazar TRAFFIC ENGINEERING	Dec 23, 2022 DATE
<u>[Signature]</u> Loren N. Risenhoover P.S. CITY SURVEYOR	2/4/2022 DATE
BERNALILLO COUNTY TREASURER'S CERTIFICATE: THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON 101005847201840605 UPC#: 101005840905940606 <u>Thomas Development Co.</u> PROPERTY OWNER OF RECORD <u>[Signature]</u> Bernalillo County Treasurer	1/26/23 Date

ALPHA PRO SURVEYING LLC
 1436 32ND CIRCLE SE, RIO RANCHO, NEW MEXICO 87124
 PHONE (505) 892-1076 ALPHAPROSURVEYING.COM
 DRAWN BY: GG FILE NO. 20-019

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 01/26/2023 10:46 AM Page: 2 of 2
 PLAT R 326 08 8 2023 P 3082 Linda Stover, Bernalillo County

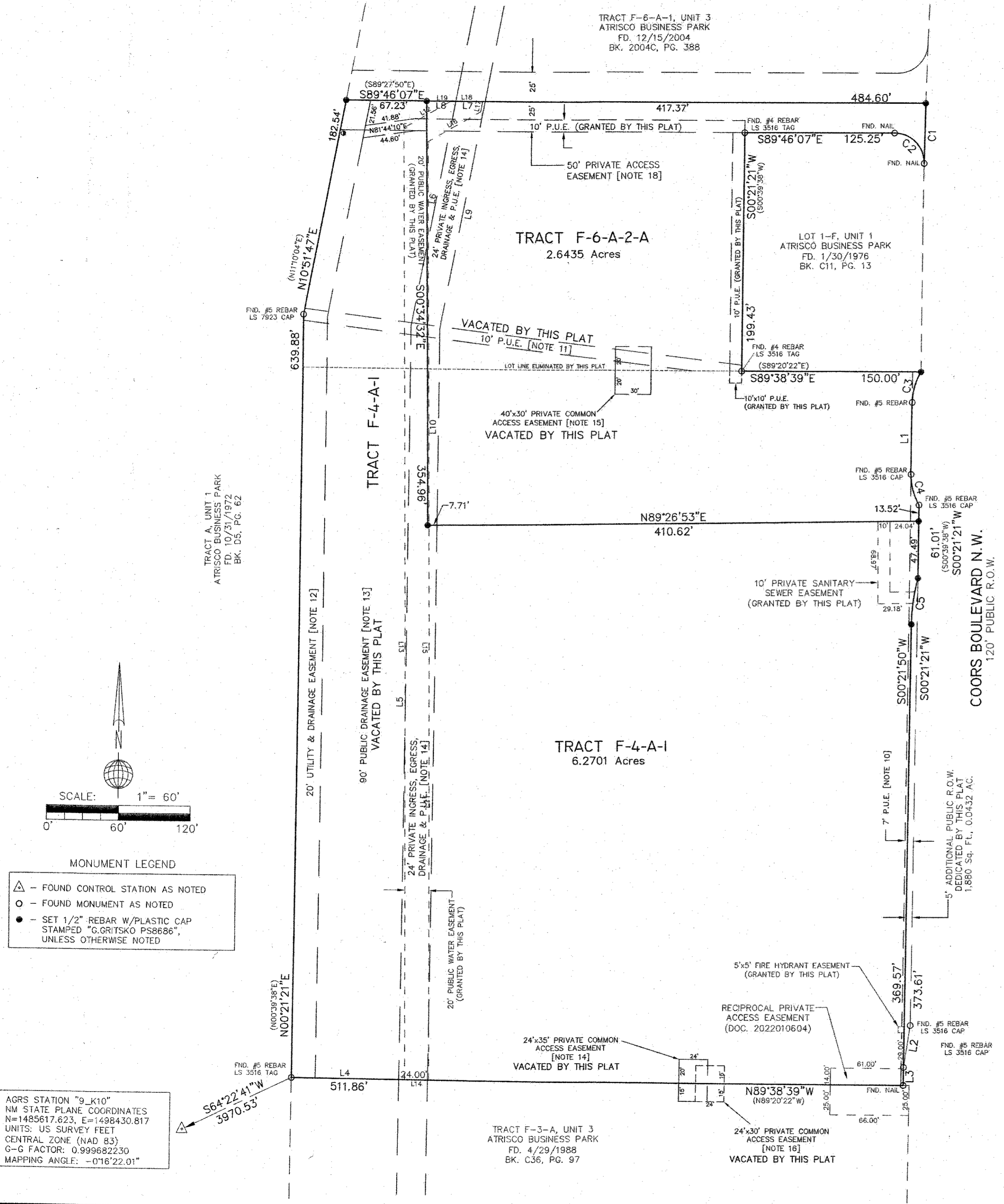
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 City of Albuquerque, Bernalillo County, New Mexico
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SURVEY AND SUBDIVISION NOTES:

- Bearings are based on NM State Plane grid bearings, Central zone, NAD83, rotated at AGRS Control Station "9_K10".
- Distances are horizontal ground distances in US survey feet.
- Bearings and distances in parenthesis () are record dimensions, where record dimensions differ from actual measurements.
- This plat shows all easements of record made known to this surveyor.
- Gross subdivision area: 8.9568 Acres, more or less.
- Number of existing lots: 2
- Number of lots created: 2
- FLOOD ZONE: The property shown hereon is located in Zone X, areas of minimal flood hazard, according to the FEMA Flood Insurance Rate Map of Bernalillo County, New Mexico, Panel No. 35001C0329H, effective date August 16, 2012.
- SOLAR RESTRICTIONS: No property within the area of requested final action 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 or site development plan for subdivision. (Section 14-14-4-7)
- Reference documents:
 - Plat of Atrisco Business Park Unit 3, filed 4/29/1988, Plat Bk. C36, Page 97.
 - Plat of Atrisco Business Park Unit 3, filed 12/15/2003, Plat Bk. 2004C, Page 388.
 - Pld Republic National Title Co. commitment No. 200081 dated 2/10/2020.
 - Adjoining plats and deeds as noted hereon.

EASEMENT NOTES:

- 7' Public Utility Easement by Plat recorded 10/03/1972 in Bk. D5, page 62; and Right of Way Easement granted to A.T. & T Company recorded 5/13/1930 in Book 112, Page 290; Amended by Modification of Easement recorded 2/13/1973 in Book Misc. 298, Page 635; and assignment to M.S.T. & T. Company, recorded 12/13/1977 in Book Misc. 575, Page 928.
- 10' Public Utility Easement granted to P.S.C.N.M. and M.S.T. & T. Company, recorded 12/07/1976 in Book Misc. 509, Page 421, as Document No. 76-64618 and Book Misc 509, Page 422, as Document No. 76-64619. THIS EASEMENT IS VACATED BY THIS PLAT.
- 20' Public Utility and Drainage Easement, by Plat recorded 10/27/1986 in Book C31, Page 190.
- 90' Public Drainage Easement, by Plat recorded 10/27/1986 in Book C31, Page 190. THIS EASEMENT IS VACATED BY THIS PLAT.
- 35' by 24' Private Ingress, Egress, Drainage and Public Utility Easement by Plat recorded 10/27/1986 in Book C31, Page 190.
- 40' by 30' Common Access Easement, by Plat recorded 4/29/1988 in Book C36, Page 97. THIS EASEMENT IS VACATED BY THIS PLAT.
- 24'x30' Private Common Access Easement by document recorded 5/24/1988 in Book Misc. 624-A, Page 617.
- Fifty feet (50') Private Access Easement by Plat recorded 12/15/2004 in Book 2004C, Page 388.



MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/PLASTIC CAP STAMPED "G.GRITSKO PS8686", UNLESS OTHERWISE NOTED

AGRS STATION "9_K10"
 NM STATE PLANE COORDINATES
 N=1485617.623, E=1498430.817
 UNITS: US SURVEY FEET
 CENTRAL ZONE (NAD 83)
 G-G FACTOR: 0.999682230
 MAPPING ANGLE: -0°16'22.01"

LINE TABLE

LINE	LENGTH	BEARING
L1	60.00	S00°21'21"W
L2	35.36	N08°29'09"E
L3	15.00	S00°21'21"W
L4	90.00	S89°38'39"E
L5	631.60	N00°21'21"E
L6	191.16	N10°51'47"E
L7	24.42	S89°46'07"E
L8	24.34	S89°46'07"E
L9	193.46	N10°51'47"E
L10	164.68	N00°21'21"E
L11	464.72	N00°21'21"E
L12	44.98	N59°54'31"E
L13	796.86	N00°34'24"W
L14	20.00	N89°38'39"W
L15	785.53	S00°34'24"E
L16	50.53	S59°54'31"W
L17	8.72	S10°49'23"W
L18	26.56	S89°46'07"E
L19	20.18	N89°46'07"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	50.32	5789.58	0°29'53"	S01°11'10"W	50.31
C2	39.58	25.00	90°42'20"	N44°24'57"W	35.57
C3	26.78	50.00	30°41'00"	S15°41'51"W	26.46
C4	26.78	50.00	30°41'00"	S14°59'09"E	26.46
C5	39.46	156.67	14°25'47"	S07°34'43"W	39.35

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