

Vicinity Map - Zone Atlas C-13-Z



Indexing Information

Projected Section 18, Township 11 North, Range 3 East,
 N.M.P.M. Town of Alameda Grant
 Subdivision: The Plaza at Paseo Del Norte
 Owner: CPP Paseo I LLC & CPP Paseo II LLC
 UPC #: 101306430142820213

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 629,030 ACRES
 ZONE ATLAS PAGE NO. C-13-Z
 NUMBER OF EXISTING LOTS. 1
 NUMBER OF LOTS CREATED. 5
 MILES OF FULL-WIDTH STREETS. 0.0000 MILES
 MILES OF HALF-WIDTH STREETS. 0.0000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.0000 ACRES
 DATE OF SURVEY. FEBRUARY 2024

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC # 101306430142820213

 PROPERTY OWNER OF RECORD

 BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for
 Proposed Tracts A-1-A-1-A,
 A-1-A-1-B, A-1-A-1-C,
 A-1-A-1-D and A-1-A-1-E
 The Plaza at Paseo Del Norte
 Being Comprised of
 Tract A-1-A-1,
 The Plaza at Paseo del Norte
 City of Albuquerque, Bernalillo County, New Mexico
 March 2023**

Project Number: PR-2021-005508

Application Number: _____

Plat Approvals:

- PNM Electric Services
- Qwest Corp. d/b/a CenturyLink QC
- New Mexico Gas Company
- Comcast

City Approvals:

- City Surveyor
- Traffic Engineering, Transportation Division
- ABCWUA
- Parks and Recreation Department
- AMAFCA
- Hydrology
- Code Enforcement
- Planning Department
- City Engineer
- MRGCD

Notes

1. FIELD SURVEY PERFORMED IN JANUARY AND FEBRUARY 2024.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS
5. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON _____, 20____.

Documents

1. PLAT OF SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 27, 2011, IN BOOK 2011C, PAGE 114.
2. DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 15, 2015, AS DOCUMENT NO. 2015090469.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0116G, DATED SEPTEMBER 26, 2008.

Legal Description

TRACT A-1-A-1 OF THE PLAZA AT PASEO DEL NORTE, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 27, 2011, IN BOOK 2011C, PAGE 114.

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 ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

Middle Rio Grande Conservancy District Approval

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

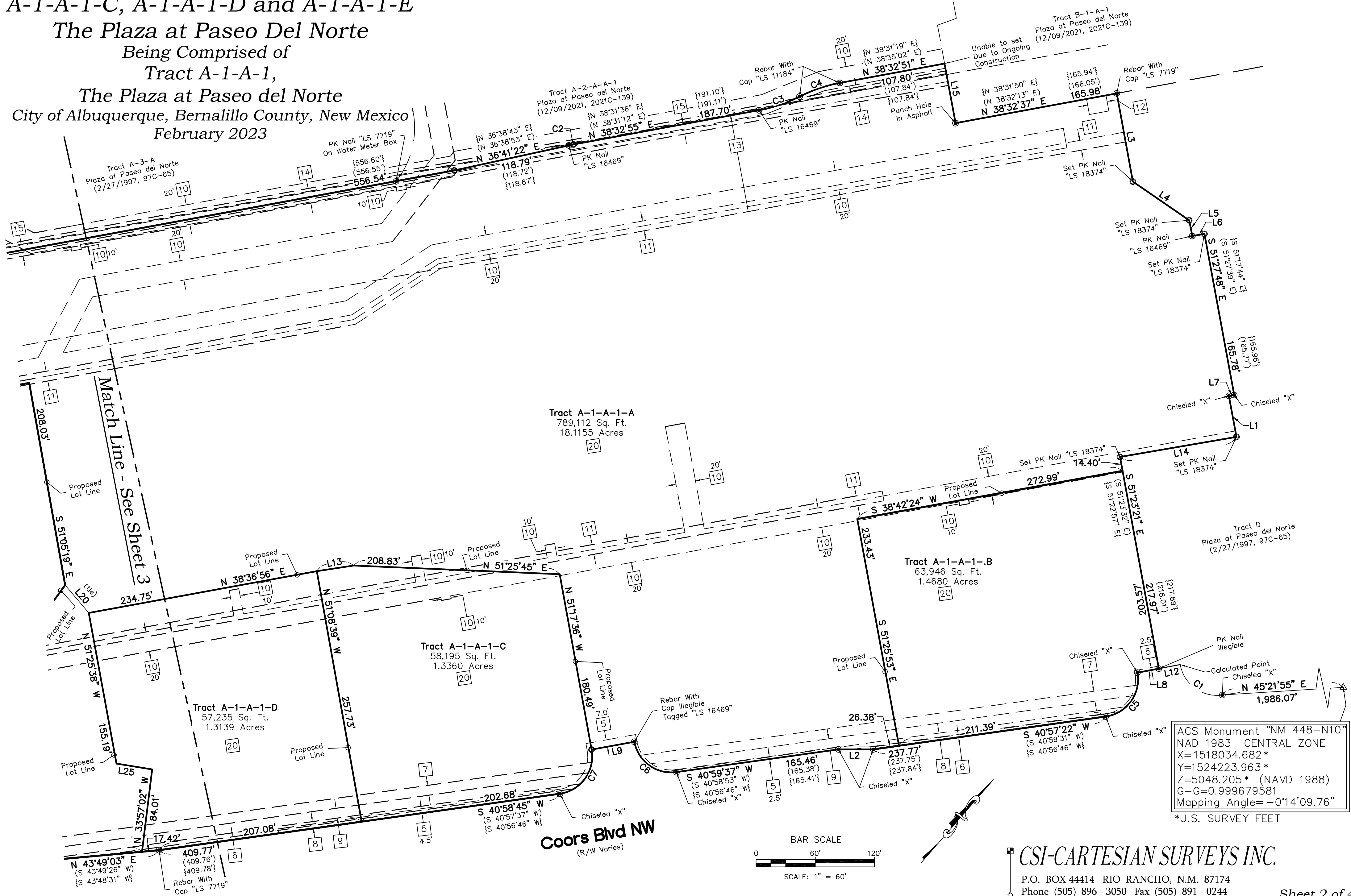
Surveyor's Certificate

I, BRIAN J. MARTINEZ, 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.

BRIAN J. MARTINEZ
 N.M.R.P.S. No. 18374
 _____ Date
CSI-CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896 - 3050 Fax (505) 891 - 0244
 cartesianbrian@gmail.com



**Plat for
Proposed Tracts A-1-A-1-A, A-1-A-1-B,
A-1-A-1-C, A-1-A-1-D and A-1-A-1-E
The Plaza at Paseo Del Norte
Being Comprised of
Tract A-1-A-1,
The Plaza at Paseo del Norte
City of Albuquerque, Bernalillo County, New Mexico
February 2023**



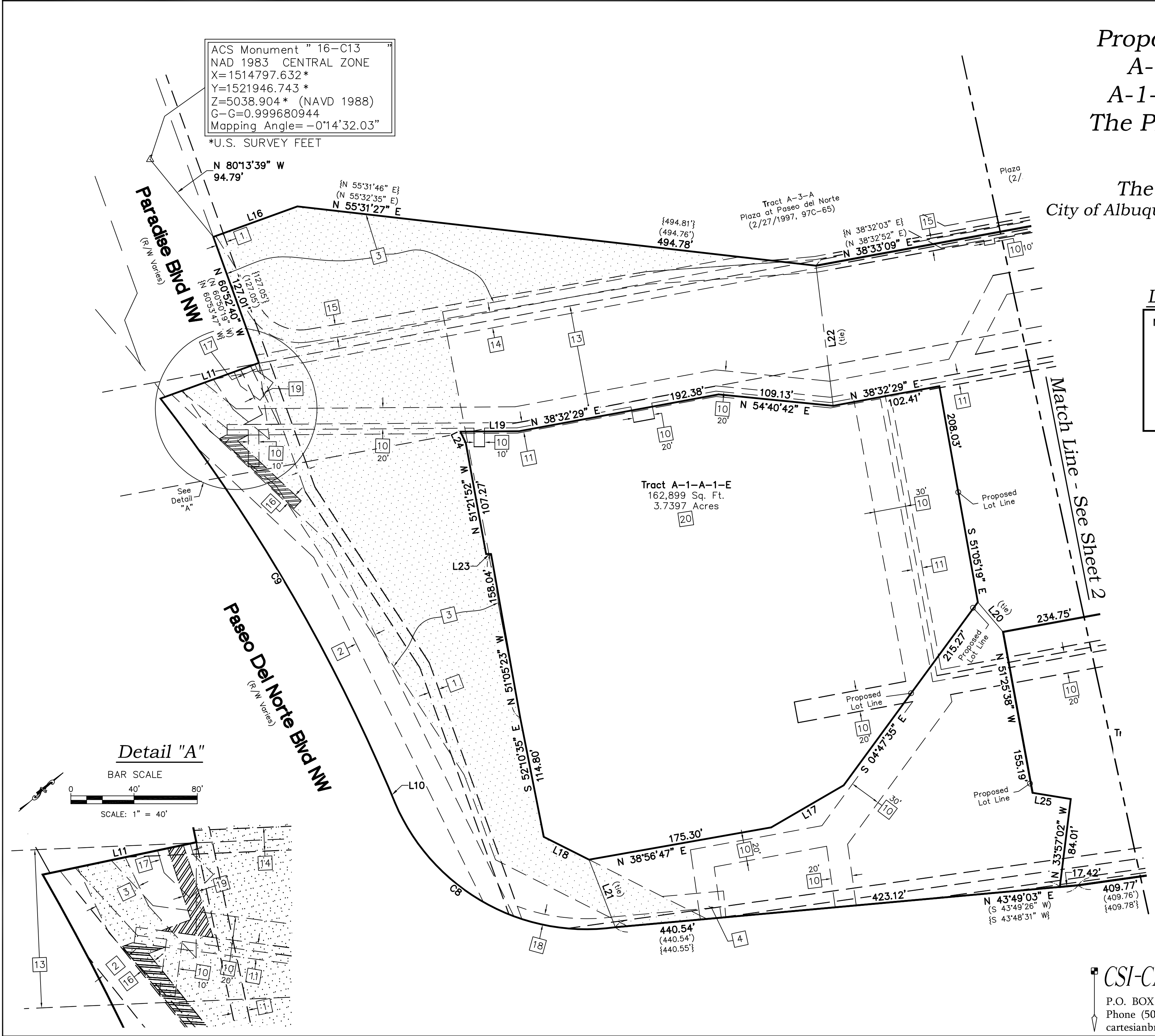
ACS Monument "NM 448-N10"
 NAD 1983 CENTRAL ZONE
 X=1518034.682 *
 Y=1524223.963 *
 Z=5048.205 * (NAVD 1988)
 G-G=0.999679581
 Mapping Angle=-0°14'09.76"
 *U.S. SURVEY FEET

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March 2023**

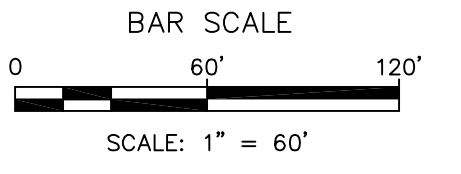
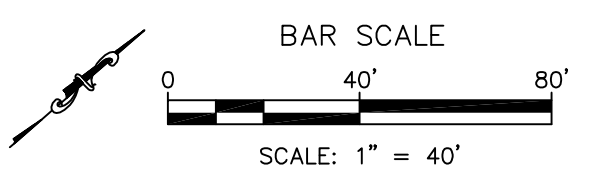
ACS Monument " 16-C13
NAD 1983 CENTRAL ZONE
X=1514797.632*
Y=1521946.743*
Z=5038.904* (NAVD 1988)
G-G=0.999680944
Mapping Angle=-0°14'32.03"
*U.S. SURVEY FEET

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (10/27/2011, 2011C-114)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (02/27/1997, 97C-65)
⊙	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED



Detail "A"

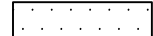




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March 2023**

Easement Notes

- 1 EXISTING 10' PNM AND US WEST EASEMENT (7/25/1988, C37-12)
- 2 EXISTING 20' NM UTILITIES EASEMENT (6/28/1990, 90C-151)
- 3 EXISTING PUBLIC DRAINAGE EASEMENT GRANTED TO CITY OF ALBUQUERQUE (10/27/2011, 2011C-114) SHOWN HEREON AS 
- 4 EXISTING DRAINAGE EASEMENT GRANTED TO AMAFCA (10/27/2011, 2011C-114)
- 5 EXISTING PUBLIC SIDEWALK EASEMENT (10/27/2011, 2011C-114)
- 6 EXISTING 3' USWEST EASEMENT (7/15/1960, BK. D552, PG. 151) AS SHOWN ON PLAT (10/27/2011, 2011C-114)
- 7 EXISTING 10' NM UTILITIES EASEMENT (6/28/1990, 90C-151)
- 8 EXISTING 7' UTILITY EASEMENT (4/21/1961, BK. D591, PG. 3401) AND (10/29/1973, BK. D952, PG. 393) AS SHOWN ON PLAT (10/27/2011, 2011C-114)
- 9 EXISTING 10' P.U.E. (2/10/1996, BK. D796, PG. 907) AS SHOWN ON PLAT (10/27/2001, 2011C-114)
- 10 EXISTING NM UTILITIES EASEMENT (6/28/1990, 90C-151)
- 11 EXISTING 10' GAS EASEMENT (6/28/1990, 90C-151)
- 12 EXISTING 20' GAS EASEMENT (6/28/1990, 90C-151)
- 13 EXISTING 100' PNM POWERLINE EASEMENT (5/6/1957, BK. D385, PG. 303) AS SHOWN ON PLAT (10/27/2001, 2001C-114)
- 14 EXISTING 15' P.U.E. (2/10/1992, BK. BCR 92-3, PG. 4164) AS SHOWN ON PLAT (10/27/2011, 2011C-114)
- 15 EXISTING 12' BIKE PATH EASEMENT (2/27/1997, 97C-65)
- 16 EXISTING 0.0227 ACRE GAS LINE EASEMENT GRANTED TO NMGAS CO. (10/27/2011, 2011C-114) SHOWN HEREON AS 
- 17 EXISTING PNM ENCLOSURE EASEMENT (6/28/1990, 90C-151)
- 18 EXISTING 10' P.U.E. (4/7/1994, 94C-113)
- 19 EXISTING 0.0161 ACRE GAS LINE EASEMENT GRANTED TO NMGAS CO. (10/27/2011, 2011C-114) SHOWN HEREON AS 
- 20 TRACT A-1-A-1 IS SUBJECT TO AND BENEFITS FROM EXISTING RECIPROCAL PARKING, ACCESS, DRAINAGE AND UTILITY EASEMENTS GRANTED BY PLATS FILED (10/13/1988, C37-125), (6/28/1990, 90C-151) AND (4/7/1994, 94C-113)

Line Table		
Line #	Direction	Length (ft)
L1	S 51°25'03" E (S 51°25'14" E) {S 51°27'24" E}	42.25' (42.29') {42.26'}
L2	S 49°03'11" W (S 49°06'12" W) {S 49°04'34" W}	35.30' (35.34') {35.36'}
L3	S 51°20'45" E (S 51°20'50" E) {S 51°28'27" E}	90.76' (90.76') {90.70'}
L4	N 83°34'06" E (N 83°34'37" E) {N 83°32'18" E}	69.20' (69.22') {69.31'}
L5	S 52°19'04" E (S 51°28'19" E) {S 51°30'38" E}	16.21' (16.28') {16.28'}
L6	N 39°23'39" E (N 38°57'18" E) {N 38°31'44" E}	12.47' (12.72') {12.99'}
L7	S 38°42'28" W (S 38°21'47" W) {S 38°29'49" W}	5.41' (5.43') {5.49'}
L8	S 38°12'40" W (S 38°36'22" W) {S 38°36'19" W}	21.96' (22.07') {22.00'}
L9	S 38°37'09" W (S 38°36'15" W) {S 38°36'19" W}	44.04' (44.02') {44.00'}
L10	N 63°40'39" W (N 63°40'16" W) {N 64°03'37" W}	16.61' (16.61') {16.69'}
L11	N 29°06'03" E (N 29°04'42" E) {N 29°05'52" E}	99.23' (99.09') {99.09'}
L12	S 38°12'40" W {S 38°36'19" W}	22.00' {22.00'}
L13	N 40°18'15" E	37.67'
L14	S 39°15'07" W (S 39°14'56" W) {S 39°12'46" W}	119.65' (119.64') {119.57'}
L15	S 51°27'35" E (S 51°27'54" E) {S 51°28'16" E}	61.30' (61.36') {61.32'}
L16	N 29°04'02" E (N 29°02'48" E) {N 29°07'05" E}	84.81' (84.84') {84.79'}
L17	N 18°53'35" E	79.45'
L18	S 75°42'56" W	48.10'
L19	N 48°35'18" E	55.59'
L20	N 81°17'28" W	36.92'
L21	N 62°13'25" W	68.73'
L22	S 47°58'30" E	133.81'
L23	S 47°43'02" W	4.70'
L24	N 66°42'17" W	11.78'
L25	N 58°12'42" E	36.58'

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.

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.

RICK MARGOLIS, PRINCIPAL _____ DATE
 CPP PASEO I LLC & CPP PASEO II LLC

STATE OF NEW MEXICO }
 COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20____
 BY: **RICK MARGOLIS, PRINCIPAL**, CPP PASEO I LLC & CPP PASEO II LLC

By: _____
 NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	58.25' {58.09'}	38.00' {38.00'}	87°49'39"	52.71'	N 84°51'52" E
C2	8.19' (4.85') {4.91'}	149.50' (149.50') {149.50'}	3°08'26"	8.19'	N 37°37'52" E
C3	43.41' (43.41') {43.41'}	150.50' (150.50') {150.50'}	16°31'35"	43.26'	N 30°17'07" E
C4	43.12' (43.12') {43.12'}	149.50' (149.50') {149.50'}	16°31'33"	42.97'	S 30°17'06" W
C5	61.27' (61.53') {61.29'}	38.00' (38.00') {38.00'}	92°23'04"	54.85'	N 05°05'47" W
C6	58.05' (58.07') {58.09'}	38.00' (38.00') {38.00'}	87°31'45"	52.57'	N 84°45'29" E
C7	61.46' (61.38') {61.29'}	38.00' (38.00') {38.00'}	92°40'02"	54.98'	N 05°21'16" W
C8	257.82' (257.81') {257.84'}	197.00' (197.00') {197.00'}	74°59'05"	239.81'	S 78°26'50" W
C9	427.97' (427.93') {427.96'}	1677.02' (1677.02') {1677.02'}	14°37'18"	426.81'	N 71°23'50" W

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