

VICINITY MAP

Not To Scale

GENERAL NOTES

- 1. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- 2. Distances are ground U.S. Survey Feet.
- 3. Distances along curved lines are arc lengths.
- 4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- 5. All corners found in place and held were tagged with a brass disk stamped "8911" unless otherwise indicated hereon.
- 6. All corners that were set are either a 5/8" rebar with cap stamped "8911" or a concrete nail with brass disk stamped "8911" unless otherwise indicated hereon.
- 7. City of Albuquerque Zone Atlas Page G-11-Z.

SUBDIVISION DATA

- 1. Total number of existing Tracts: 1
- 2. Total number of Lots created: 10
- 3. Total mileage of full width streets created: 0 miles
- 4. Gross Subdivision acreage: 26.4992 acres.
- 5. Total number of Tracts created: 0
- 5. Total Right-of-Way Dedicated: 0.6318

PURPOSE OF PLAT:

The purpose of this Plat is to:

- 1. Create 10 new Lots from One existing Tract as shown hereon.
- 2. Dedicate Additional Right-of-Way as shown hereon.

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer

Date

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 CenturyLinlk 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.

<u>DISCLAIMER</u>

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.

PLAT OF

LOTS 1 THRU 10 THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER

WITHIN

THE TOWN OF ATRISCO GRANT

PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2021

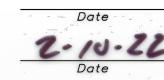
PROJECT NUMBER: PR-2021-005597

Application Number: SD-2023-00092

PLAT APPROVAL

UTILITY APPROVALS:	02/08/202	
Public Service Company of New Mexico Jeff Estvanko Date: 2022.02.03 11:17:23 -07'00'	Date	
New Mexico Gas Company	Date	
Abdul A Bhuiyan	2/11/2022	

Qwest	Corporation	d/b/a	CenturyLink	QC.



CITY APPROVALS:

Loren N. Risenhoover P.S.	6/14/2021
City Surveyor	
Department of Municipal Development	
Code Enforcement	
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFCA TO MYTHER!	Date
City Engineer	Date
DRB Chairperson, Planning Department	 Date

SURVEYORS CERTIFICATION

I, David Vigil, New Mexico Professional Surveyor Number 8911, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

David Vigil NMPS No. 8911

SHEET 1 OF 3

SURV **⊕** TEK

Consulting Surveyors

Albuquerque, New Mexico

Phone: 505-897-3366

LEGAL DESCRIPTION

Tract "X-2-A" of the Amended Plat of Tracts X-2-A & X-2-B, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on said amended plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 10, 1995, in Plat Book 95C, page 250.

FREE CONSENT AND DEDICATION

SURVEYED and SUBDIVIDED and now comprising Lots 1 THRU 10, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the public and private easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER

Red Shamrock 12, LLC, a New Mexico limited liability company



ACKNOWLEDGMENT

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 14th day of February _____, 2022, by Tohus Kassad .

My commission expires 04/or 24



PLAT OF

LOTS 1 THRU 10 THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER

WITHIN
THE TOWN OF ATRISCO GRANT

PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2021

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

- A. Plat entitled "PLAT OF TRACTS X-1-A1 AND X-1-A2, UNIVERSITY OF ALBUQUERQUE URBAN CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FEBRUARY 1998", filed March 12, 1998, in Volume 98C, Folio 68, records of Bernalillo County, New Mexico.
- B. Plat entitled "AMENDED PLAT OF TRACTS X-2-A AND X-2-B, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JANUARY 1995", filed July 10, 1995, in Volume 95C, Folio 250, records of Bernalillo County, New Mexico.
- C. Plat entitled "REPLAT MAP FOR TRACT X A POTION OF THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER, ALBUQUERQUE, NEW MEXICO, MAY, 1987", filed November 17, 1987 in Volume C35, Folio 29, records of Bernalillo County, New Mexico.
- D. Title Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment for Title Insurance No. SP000104432, dated March 24, 2021.

PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this 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."

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) lies within Zone "X" (areas determined to be outside 0.2% annual chance flood plain) in accordance with the National Flood Insurance Program Rate Map No. 35001C0329 H, Effective Date: 08/16/12.

SHEET 2 OF 3

SURV TEK

Consulting Surveyors

Albuquerque, New Mexico

	LINE TAB	PLE	LINE TABLE			
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	
L1	71.53' (71.53')	S00°10'11"W (S00°10'11"W)	L16	63.97	N00° 10' 06"E	
L2	8.53' (8.53')	N89°49'48"W (N89°49'48"W)	L17	127.13	S00° 10' 12"W	
	36.00'	500°10'12"W	L18	5.16	N89°49′47"W	
L3	(36.00')	(S00°10'12"W)	L19	3.37	N89° 49′ 49″W	
L4	6.38' (6.38')	S89°49'48"E (S89°49'48"E)	L20	5.16	S89° 47' 24"E	
L5	32.00' (32.00')	S00°10'12"W (S00°10'12"W)	L21	1.22	S90° 00' 00"E	
L6	60.88	S00° 10' 12"W	L22	3.48	S1° 58′ 40″E	
L7	152.37	S00° 10' 12"W	L23	6.47	N8° 00' 09"W	
L8	103.62	S00° 10′ 12″W	L24	6.47	N8° 00' 09"W	
L9	83.51	S00° 10′ 12″W	L25	16.24	S22° 30′ 00"E	
L10	42.00	S88° 01' 20"W	L26	3.84	N89° 49' 48"W	
L11	42.00	S88° 01' 20"W	L27	13.22	N89° 49' 48"W	
L12	84.00	S88° 01' 20"W	L28	3.84	S89° 49′ 48″E	
L13	15.50	N00° 10' 49"E	L29	8.92	S89° 49' 48"E	
L14	68.66	N38° 24' 25"E				

38.88 NOO° 00' 00"E

210218

KEYED EASEMENTS:

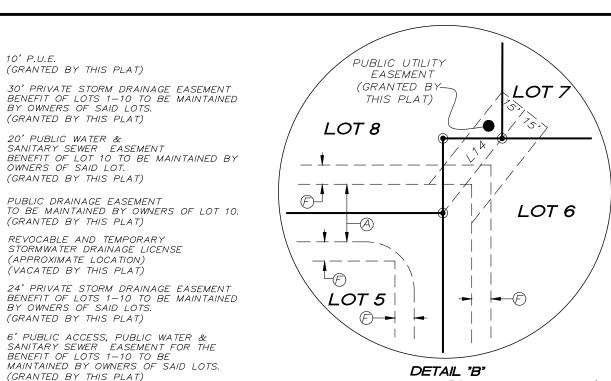
- 30' PUBLIC ACCESS, PUBLIC WATER & SANITARY SEWER EASEMENT FOR THE BENEFIT OF LOTS 1—10 TO BE MAINTAINED BY OWNERS OF SAID LOTS.
- PRIVATE STORM DRAINAGE EASEMENT BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)
- 30' PRIVATE STORM DRAINAGE EASEMENT BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)
- 20' PRIVATE STORM DRAINAGE EASEMENT TO BE MAINTAINED BY OWNERS OF LOT 10.

 (GRANTED BY THIS PLAT) (GRANTED BY THIS PLAT)
- 28' PRIVATE STORM DRAINAGE EASEMENT DENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)

PRIVATE BLANKET DRAINAGE EASEMENT ACROSS LOTS 1 THRU 10 FOR THE BENEFIT OF LOTS 1—10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)

- \bigcirc (GRANTED BY THIS PLAT)
- 30' PRIVATE STORM DRAINAGE EASEMENT BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS. (GRANTED BY THIS PLAT)
- SANITARY SEWER EASEMENT
 BENEFIT OF LOT 10 TO BE MAINTAINED BY
 OWNERS OF SAID LOT. Θ (GRANTED BY THIS PLAT)
- STORMWATER DRAINAGE LICENSE (APPROXIMATE LOCATION) (VACATED BY THIS PLAT)
 - (GRANTED BY THIS PLAT) 6' PUBLIC ACCESS, PUBLIC WATER & SANITARY SEWER EASEMENT FOR THE BENEFIT OF LOTS 1-10 TO BE MAINTAINED BY OWNERS OF SAID LOTS.

(GRANTED BY THIS PLAT)



PLAT OF

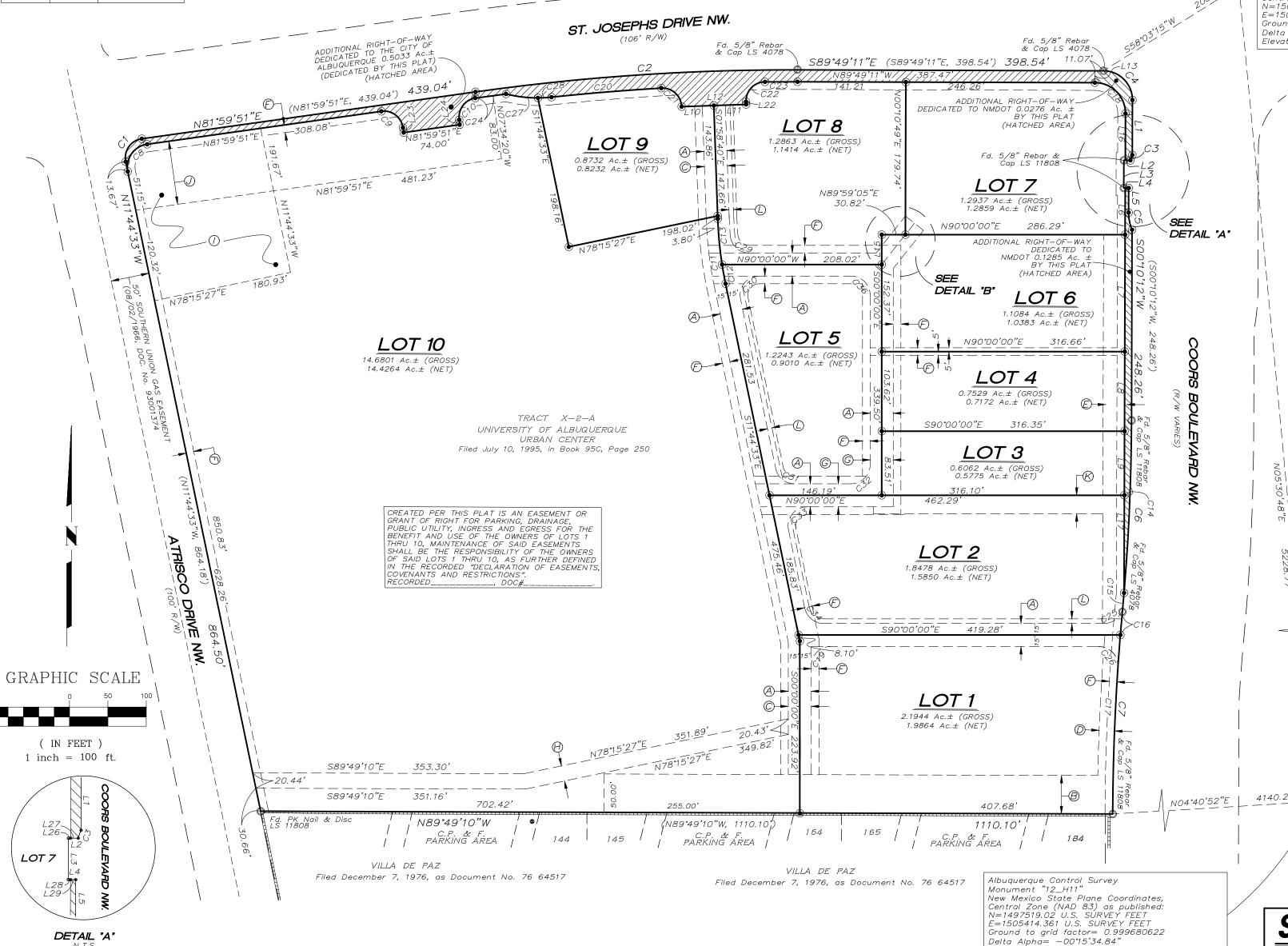
LOTS 1 THRU 10 THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER

WITHIN THE TOWN OF ATRISCO GRANT

PROJECTED SECTION 2, TOWNSHIP 10 NORTH, RANGE 2 EAST NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2021

Albuquerque Control Survey Monument "8_G11" New Mexico State Plane Coordinates, Central Zone (NAD 83) as published: N=1502236.625 U.S. SURVEY FEET E=1505431.887 U.S. SURVEY FEET Ground to grid factor= 0.999680082 Delta Alpha= -00°15'35.17" Elevation = 5116.009 U.S. SURVEY FEET (NAVD88)



	CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
	C1	40.91	25.00'	26.70'	36.50'	S35°07'10"W	93°45'42"
	C1	(40.91')	(25.00')		(36.50')	(S35°07'10"W)	(93°45'42")
	C2	420.88'	2947.00'	210.80'	420.52	S86°05'20"W	8°10'58"
		(420.88')	(2947.00')		(420.52')	(S86°05'20"W)	(8°10'58")
		7.37'	56.63'	3.69	7.36'	S19°45'40"W	7°27'06"
	C3	(7.37')	(56.63')		(7.36')	(S19°45'40"W)	(7°27'06")
	0.4	59.69'	38.00'	38.00'	53.74'	N44°49'30"W	89°59'59"
	C4	(59.69')	(38.00')		(53.74')	(N44°49'30"W)	(89°59'59")
	0.5	23.05'	56.62'	11.69'	22.89'	S11°29'21"E	23°19'26"
	C5	(23.05')	(56.62')		(22.89')	(S11°29'21"E)	(23°19'26")
	06	249.78'	2786.79	124.98'	249.70'	N02°44'16"E	5°08'08"
	C6	(249.78')	(2786.79')		(249.70')	(N02°44'16"E)	(5°08'08")
	0.7	263.71	2942.79	131.95'	263.63'	S02°44'22"W	5°08'04"
	<i>C7</i>	(263.71')	(2942.79')		(263.62')	(S02°44'17"W)	(5°08'04")
	C8	49.08	30.00	32.03	43.79	S35° 07' 39"W	93°44'24"
	C9	39.27	25.00	25.00	35.36	N53° 00' 09"W	90°00'00"
	C10	39.26	25.00	24.99	35.35	S36° 59' 12"W	89°58'42"
	C11	85.21	500.00	42.71	85.11	S6° 51' 37"E	9°45'53"
	C12	25.38	500.00	12.69	25.38	S10° 17′ 18″E	2°54'30"
	C13	59.83	500.00	29.95	59.80	S5° 24' 21"E	6°51'23"
	C14	180.50	2786.79	90.28	180.47	N2° 01' 32"E	3°42'40"
	C15	24.70	2786.79	12.35	24.70	N5° 03' 06"E	0°30'28"
	C16	30.31	2942.79	15.16	30.31	S5° 00' 42"W	0°35'25"
	C17	233.40	2942.79	116.76	233.34	S2° 26′ 40″W	4°32'40"
	C18	62.82	40.00	39.99	56.56	N44° 49′ 29″W	89°59'23"
Ů.	C19	39.27	25.00	25.00	35.36	S45° 00' 00"W	90°00'00"
	C20	143.56	2928.00	71.79	143.54	S85° 18' 11"W	2°48'33"
	C21	39.84	25.00	25.58	35.76	N47° 38' 06"W	91°18'52"
>	C22	39.85	25.00	25.59	35.76	S43° 41′ 12″W	91°19'44"
	C23	42.43	2931.50	21.22	42.43	S89° 45′ 56″W	0°49'45"
\	C24	23.43	2939.00	11.71	23.43	S82° 11' 58"W	0°27'24"
<u> </u>	C25	37.02	25.00	22.85	33.73	N47° 34' 29"E	84°51'02"
1	C26	40.97	25.00	26.76	36.54	N43° 02' 56"W	93°54'08"
	C27	41.85	169.10	21.03	41.74	S82° 58′ 25″E	14°10'48"
\	C28	17.82	169.10	8.92	17.81	N86° 55′ 03″E	6°02'17"
	C29	37.27	25.00	23.07	33.91	S47° 17′ 37"E	85°24'46"
	C30	44.39	25.00	30.73	38.79	S39° 07' 44"W	101°44'33"
j	C31	34.15	25.00	20.34	31.55	S50° 52' 16"E	78°15'27"
_ 🍲	C32	39.27	25.00	25.00	35.36	N45° 00' 00"E	90°00'00"
	C33	44.39	25.00	30.73	38.79	S39° 07' 44"W	101°44'33"
/	C34	34.15	25.00	20.34	31.55	S50° 52' 16"E	78°15'27"
	C36	39.27	25.00	25.00	35.36	N45° 00' 00"W	90°00'00"

Curve Table

SHEET 3 OF 3

SURV # TEK

Consulting Surveyors Albuquerque, New Mexico

Elevation = 5104.854 U.S. SURVEY FEET (NAVD88)

Phone: 505-897-3366