

EXISTING EASEMENTS

① EXISTING 10' OR 15' ABCWUA WATER LINE EASEMENT
(02-19-2004, 2004C-056)

REMOVE WHERE NECESSARY

② EXISTING AMAFCA & MRGCD PRIVATE ACCESS EASEMENT
(02-19-2004, 2004C-056)

REMAIN

③ EXISTING 10' UNDERGROUND PUBLIC UTILITY EASEMENT (PUE)
(07-01-2004, 2004C-201)

REALIGN - PNM 750KV

④ EXISTING 10' OVERHEAD PUBLIC UTILITY EASEMENT (PUE)
(02-19-2004, 2004C-056)

REMOVE

⑤ EXISTING PRIVATE CROSS ACCESS EASEMENT
EXISTING ABCWUA PUBLIC WATER AND PUBLIC SANITARY SEWER EASEMENT
(07-01-2004, 2004C-201)

REMAIN

⑥ EXISTING DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND GRANT OF EASEMENTS
(INGRESS, EGRESS AND PARKING)
(UTILITY LINES/DRAINAGE)
(PARKING RESTRICTIONS)
(02-19-2004, 2004020771)
(05-20-2021, 2021060037)
(05-24-2021, 2021061295)
(05-25-2021, 2021061617)
(BLANKET)

REMOVE

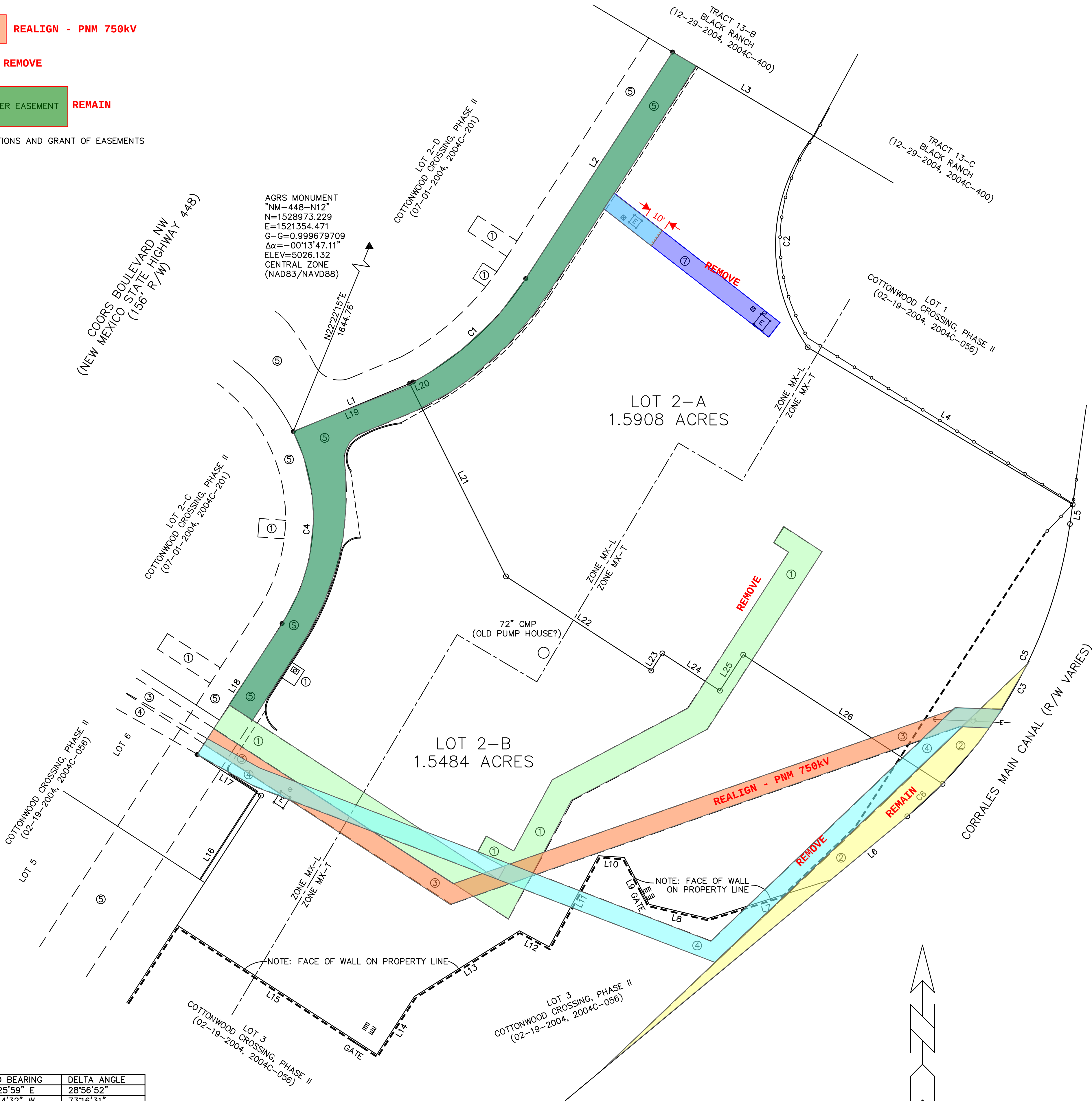
⑦ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
(11-23-2004, 2004162842)
(APPROXIMATE LOCATION)

LEGEND

- CURB
- - - EDGE ASPHALT
- CONCRETE
- WOOD POST AND WIRE FENCE
- - - WALL
- STORM DRAIN INLET
- SIGN
- SANITARY SEWER MANHOLE
- GAS VALVE/VENT
- POLE W/ UG CONDUIT
- POLE ANCHOR
- ELECTRIC LINE — OVERHEAD
- ELECTRIC TRANSFORMER/SWITCHGEAR
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- TELEPHONE PEDESTAL/PULL BOX
- CABLE TV PEDESTAL

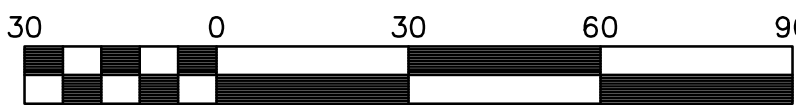
LINE	BEARING	DISTANCE
L1	N 67°30'58" E	70.14'
L2	N 32°57'33" E	145.85'
L3	S 59°20'21" E	88.45'
L4	S 59°20'21" E	166.35'
L5	S 07°53'21" W	10.66'
L6	S 50°15'56" W	53.59'
L7	S 72°32'39" W	69.59'
L8	N 76°36'48" W	32.70'
L9	N 27°52'55" W	28.72'
L10	N 86°28'56" W	14.01'
L11	S 28°23'32" W	55.93'
L12	N 61°36'28" W	18.19'
L13	S 58°03'23" W	66.92'
L14	S 32°55'48" W	37.36'
L15	N 57°04'12" W	128.50'
L16	N 32°55'48" E	83.38'
L17	N 57°14'40" W	41.00'
L18	N 32°55'48" E	84.36'
L19	N 67°30'58" E	68.05'
L20	N 67°30'58" E	2.09'
L21	S 26°31'17" E	116.47'
L22	S 57°04'12" E	93.54'
L23	N 32°55'48" E	11.00'
L24	S 57°04'12" E	37.00'
L25	N 32°55'48" E	23.13'
L26	S 57°04'12" E	128.28'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	165.00'	83.36'	82.48'	N 47°25'59" E	28°56'52"
C2	95.88'	122.62'	114.43'	S 01°34'32" W	73°16'31"
C3	250.00'	184.86'	180.68'	S 29°04'56" W	42°22'03"
C4	105.00'	108.54'	103.77'	S 03°19'00" W	59°13'36"
C5	250.00'	158.97'	156.31'	S 26°06'56" W	36°26'03"
C6	250.00'	25.89'	25.88'	S 47°17'57" W	05°56'00"



PROPERTY CORNERS

- SET MAG NAIL WITH TAG "LS 7719"
- FOUND 5/8" REBAR WITH CAP "LS 11808"



Scale 1" = 30'

"ALTA/NSPS LAND TITLE SURVEY FOR"
LOTS 2-A & 2-B,
COTTONWOOD CROSSING, PHASE II
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 8
TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
M.R.G.C.D. MAP NO. 22
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2022

DESCRIPTION

Lots numbered Two-A (2-A) and Two-B (2-B) of COTTONWOOD CROSSING, PHASE II, (Being a Replat of Lot 2, Cottonwood Crossing Phase II) within the Town of Alameda Grant in projected Section 8, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, on July 1, 2004, in Plat Book 2004C, Page 201.

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances are field and record record.
- Basis of boundary are the following plats and documents of record entitled:

PLAT OF "TRACTS 14-A AND 14-B, BLACK RANCH",
(06-03-1998, 98C-157)

PLAT OF "LOTS 1, 2, 3, 4, 5 AND 6, COTTONWOOD CROSSING, PHASE II",
(02-19-2004, 2004C-056)

PLAT OF "LOTS 2-A, 2-B, 2-C AND 2-D, COTTONWOOD CROSSING, PHASE II",
(07-01-2004, 2004C-201)

PLAT OF "TRACTS 13-A, 13-B AND 13-C, BLACK RANCH",
(12-29-2004, 2004C-400)

all being records of Bernalillo County, New Mexico.
- Field Survey completed July 30, 2022.
- Title Commitment:
Title Company: Old Republic National Title Insurance Company
Underwriter: Old Republic National Title Insurance Company
Commitment No.: 2205123 (Commitment Date: July 15, 2022)
- Address of Property: 10080 & 10088 Coors Boulevard NW, Albuquerque, NM 87114
- City of Albuquerque, New Mexico IDO Zone: MX-L & MX-T
- 100 Year Flood Zone Designation: ZONE X, as shown on Panel 109 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated August 16, 2012. This property does not lie within the 100 Year Flood Plain.
- Encroachments: None apparent

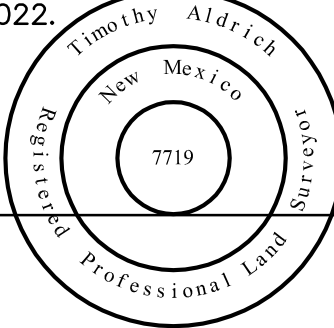
CLIENT: A Management Corporation, a New Mexico corporation
A. Rolfe Black and Dorothy W. Black, Co-Trustees of the A. Rolfe Black and Dorothy W. Black Revocable Trust dated July 24, 1986

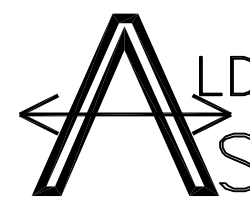
TITLE CO.: Fidelity National Title Insurance Company

SURVEYOR'S CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 8 and 11 (above ground only) of Table A thereof. The field work was completed on July 30, 2022.


Timothy Aldrich, NMPLS NO. 7719
08-01-2022
Date



 ALDRICH LAND
SURVEYING

P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

Drawn By:	TA	Date:	08-01-2022
Checked By:	TA	Drawing Name:	22114ALT.DWG
Job No.:	22-114	Sheet:	1 of 1

EXISTING EASEMENTS

- ① EXISTING 10' OR 15' ABCWUA WATER LINE EASEMENT
(02-19-2004, 2004C-056)
- ② EXISTING AMAFCA & MRGCD PRIVATE ACCESS EASEMENT
(02-19-2004, 2004C-056)
- ③ EXISTING 10' UNDERGROUND PUBLIC UTILITY EASEMENT (PUE)
(07-01-2004, 2004C-201)
- ④ EXISTING 10' OVERHEAD PUBLIC UTILITY EASEMENT (PUE)
(02-19-2004, 2004C-056)
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(05-24-2021, 2021061295)
(05-25-2021, 2021061617)
(BLANKET)
- ⑧ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE)
(08-01-2024, 2024052920)

REMAINING AND NEW EASEMENTS

PLAT FOR
7-BAR AT COTTONWOOD CROSSING
LOTS 1 THRU 17 AND TRACTS A & B
(A REPLAT OF LOTS 2-A & 2-B, COTTONWOOD CROSSING, PHASE II)
WITHIN THE
TOWN OF ALAMEDA GRANT
PROJECTED SECTION 8,
TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2025

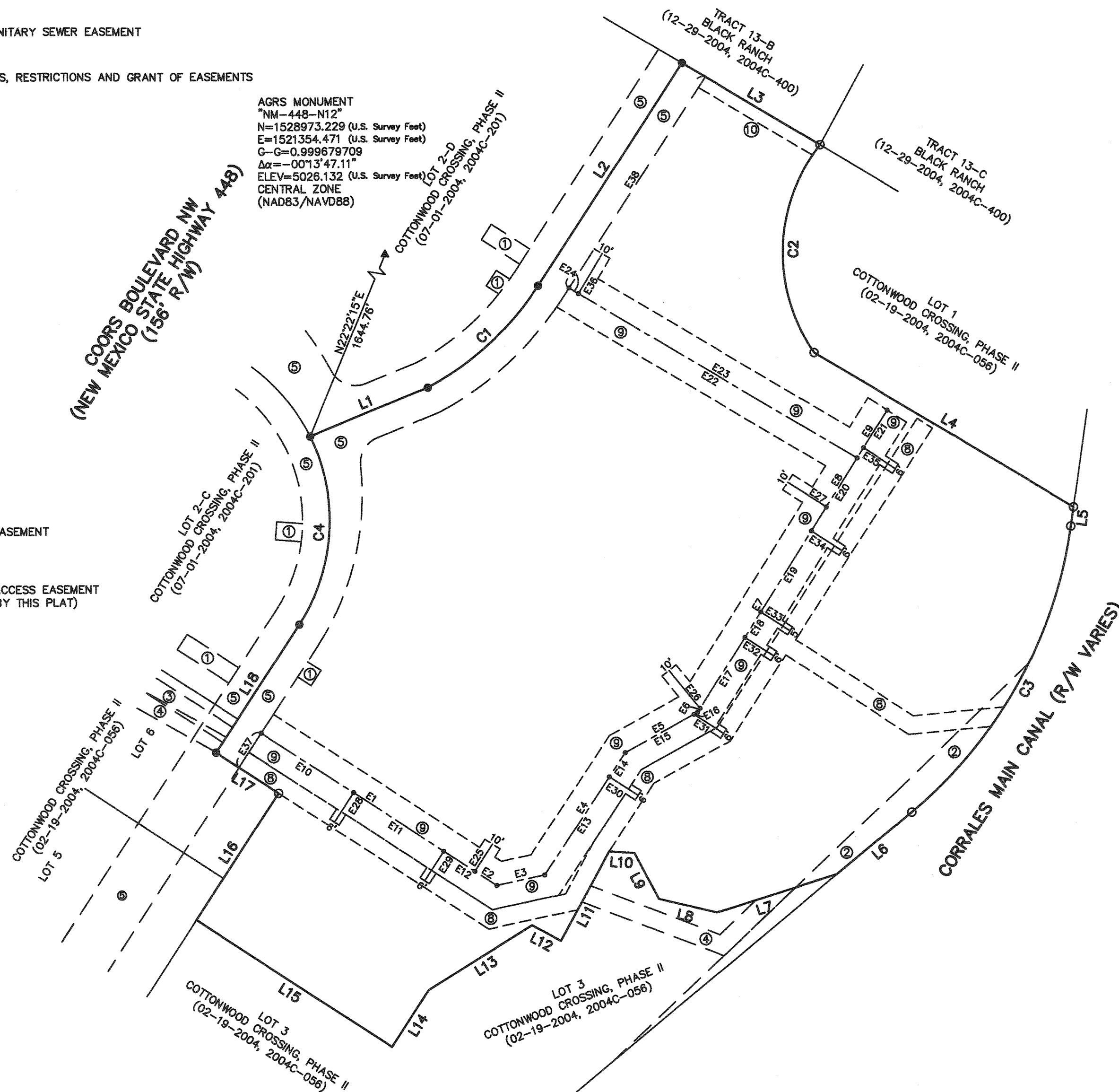
NEW EASEMENTS

- ⑨ ABCWUA PUBLIC WATER AND SANITARY SEWER EASEMENT
(25' WIDE UNLESS SHOWN OTHERWISE)
(GRANTED TO ABCWUA BY THIS PLAT)
- ⑩ 7' PRIVATE SANITARY SEWER AND PEDESTRIAN ACCESS EASEMENT
(GRANTED TO AND TO BE MAINTAINED BY HOA BY THIS PLAT)

LINE	BEARING	DISTANCE
L1	N 67°30'58" E	70.14'
L2	N 32°57'33" E	145.85'
L3	S 59°20'21" E	88.45'
L4	S 59°20'21" E	166.35'
L5	S 07°53'21" W	10.66'
L6	S 50°15'56" W	53.59'
L7	S 72°32'39" W	69.59'
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L16	N 32°55'48" E	83.38'
L17	N 57°14'40" W	41.00'
L18	N 32°55'48" E	84.36'

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C1	165.00'	83.36'	82.48'	N 47°25'59" E	28°56'52"
C2	95.88'	122.62'	114.43'	S 01°34'32" W	73°16'31"
C3	250.00'	184.86'	180.68'	S 29°04'56" W	42°22'03"
C4	105.00'	108.54'	103.77'	S 03°19'00" W	59°13'36"

AGRS MONUMENT
"NM-448-N12"
N=1528973.229 (U.S. Survey Feet)
E=1521354.471 (U.S. Survey Feet)
G=0.999679709
Δα=-00°13'47.11"
ELEV=5026.132 (U.S. Survey Feet)
CENTRAL ZONE
(NAD83/NAVD88)



0 50 100 150
SCALE - 1" = 50'

LINE	BEARING	DISTANCE
E1	S 57°04'12" E	140.35'
E2	S 57°04'12" E	14.44'
E3	N 77°55'48" E	27.05'
E4	N 33°19'56" E	80.66'
E5	N 61°11'16" E	45.50'
E6	N 32°06'47" E	2.57'
E7	N 32°06'47" E	131.00'
E8	N 32°06'47" E	31.77'
E9	N 32°06'47" E	31.34'
E10	S 57°04'12" E	60.58'
E11	S 57°04'12" E	59.33'
E12	S 57°04'12" E	34.87'
E13	N 33°19'56" E	64.73'
E14	N 33°19'56" E	15.93'
E15	N 61°11'16" E	43.23'
E16	N 61°11'16" E	2.27'
E17	N 32°06'47" E	49.00'
E18	N 32°06'47" E	16.50'
E19	N 32°06'47" E	52.51'
E20	S 32°06'47" W	54.01'
E21	N 32°06'47" E	24.67'
E22	N 59°20'21" W	184.61'
E23	N 59°20'21" W	178.58'
E24	N 59°20'21" W	6.03'
E25	N 32°55'48" E	17.83'
E26	N 39°06'59" W	27.07'
E27	N 57°05'40" W	25.49'
E28	S 32°55'48" W	19.30'
E29	S 32°55'48" W	19.30'
E30	S 57°05'40" E	18.86'
E31	S 57°05'40" E	19.43'
E32	S 57°05'40" E	18.94'
E33	S 57°05'40" E	19.17'
E34	S 57°05'40" E	20.20'
E35	S 57°05'40" E	20.95'
E36	N 30°39'39" E	25.57'
E37	S 32°55'48" W	22.58'
E38	N 32°57'33" E	138.11'

PROPERTY CORNERS

- SET MAG NAIL WITH TAG "LS 7719"
- FOUND 5/8" REBAR WITH CAP "LS 11808"

04-04-2025 rev
01-23-2025 rev

Drawn By:	TA	Date:	01-20-2025
Checked By:	TA	Drawing Name:	22114PL3-5.DWG
Job No.:	22-114	Sheet:	3 of 5

ALDRICH LAND
SURVEYING

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