

1. ALTA/NSPS LAND TITLE SURVEY FOR TRACT B-1, HERITAGE MARKETPLACE, PROVIDED BY STEVEN SANDOVAL, N.M.P.S. NO. 12351, DATED FEBRUARY 24, 2025.
2. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 11, 2015, IN BOOK 2015C, PAGE 109, AS DOC. NO. 2015079607.
3. SPECIAL WARRANTY DEED FOR SUBJECT PROPERTY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 31, 2025, AS DOC. NO. 2025024193.

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.

MY COMMISSION EXPIRES _____

Projected Sections 9, 10, 15 and 16, Township 10 North,
Range 2 East, N.M.P.M. within the Town of Atrisco Grant
Subdivision: Heritage Marketplace
Owner: CSDCPC RIOGAFA, LLC
UPC #: 100905952600140105

1. SUBDIVIDE AS SHOWN HEREON.

GROSS ACREAGE.....	9.0569 ACRES
ZONE ATLAS PAGE NO.....	H-9-Z, H-10-Z, J-9-Z, J-10-Z
NUMBER OF EXISTING TRACTS.....	1
NUMBER OF TRACTS CREATED.....	2
MILES OF FULL-WIDTH STREETS.....	0.000 MILES
MILES OF HALF-WIDTH STREETS.....	0.000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE.....	0.000 ACRES
DATE OF SURVEY.....	SEPTEMBER 2025

TRACT LETTERED "B-1" OF HERITAGE MARKETPLACE, AS THE SAME IS SHOWN ON THE REPLAT OF TRACT B, HERITAGE MARKETPLACE, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 11, 2015, IN PLAT BOOK 2015C, PAGE 109, AS DOC. NO. 2015079607.

1. FIELD SURVEY PERFORMED IN AUGUST AND SEPTEMBER 2025.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

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

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. 35001C0326J, DATED
NOVEMBER 4, 2016.

*Plat for
Tract B-1-A and B-1-B
Heritage Marketplace
Being Comprised of
Tract B-1
Heritage Marketplace
City of Albuquerque
Bernalillo County, New Mexico
October 2025*

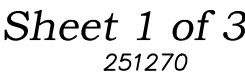
Plat Approvals:

City Approvals:

Surveyor's Certificate

 CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com





N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (9/11/2015, 2015C-109)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (4/7/2015, 2015C-35)
●	FOUND MONUMENT AS INDICED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

- 1 EXISTING 10' P.U.E. (5/13/1996, 96C-195) & (8/11/1998, 98C-238)
- 2 EXISTING 30' DRAINAGE EASEMENT (5/13/1982, C19-143)
- 3 EXISTING 20' PUBLIC WATERLINE EASEMENT GRANTED TO ABCWUA (9/11/2015, 2015C-109)
- 4 EXISTING PRIVATE ACCESS AND PRIVATE DRAINAGE EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS A, B AND C (NOW KNOWN AS TRACTS A-1, A-2, A-3, B-1, C-1, C-2 AND C-3) AND P.U.E. (2/19/2015, 2015C-14)
- 5 EXISTING 20' PRIVATE DRAINAGE EASEMENT PER "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BENEFITING AND MAINTAINED BY THE OWNERS OF TRACT B-1 (4/10/2015, DOC. NO. 2015029542) AS SHOWN ON PLAT (9/11/2015, 2015C-109)
- 6 EXISTING PRIVATE BLANKET DRAINAGE OVER TRACTS A AND C (NOW KNOWN AS TRACTS A-1, A-2, A-3, C-1, C-2 AND C-3) BENEFITING TRACTS A, C AND 1-C, EL RANCHO ATRISCO AND MAINTAINED BY THE OWNERS OF SAID TRACTS (2/19/2015, 2015C-14) AS SHOWN ON PLAT (9/11/2015, 2015C-109)
- 7 EXISTING PRIVATE BLANKET DRAINAGE EASEMENT OVER TRACTS A-1, A-2 AND A-3, EXCLUDING ANY FUTURE BUILDINGS, BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS A-1, A-2 AND A-3 (4/7/2015, 2015C-35) AS SHOWN ON PLAT (9/11/2015, 2015C-109)
- 8 EXISTING 15' PUBLIC WATERLINE EASEMENT GRANTED TO ABCWUA (4/7/2015, 2015C-35)

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City of Albuquerque
Bernalillo County, New Mexico
October 2025

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	56.60' (56.72')	115.00' (115.00')	28°11'57"	56.03'	S 75°14'45" E
C2	39.29' (39.27')	25.00' (25.00')	90°02'14"	35.37'	S 45°37'24" W
C3	104.86' (105.42')	51.09' (51.09')	117°35'50"	87.40'	N 89°20'26" W
C4	235.61' (235.61') {235.61'}	150.00' (150.00') {150.00'}	89°59'47"	212.13'	N 45°41'52" E
C5	69.72' (69.72') {69.72'}	200.00' (200.00') {200.00'}	19°58'24"	69.37'	N 10°41'36" E
C6	49.28' {49.28'}	100.00' {100.00'}	28°14'01"	48.78'	N 75°09'38" W

Line Table		
Line #	Direction	Length (ft)
L1	S 61°08'46" E (S 61°05'32" E) {S 61°05'32" E}	78.41' (78.48') {78.48'}
L2	S 61°08'46" E {S 61°05'32" E}	32.73' {32.75'}
L3	S 61°08'46" E {S 61°05'32" E}	45.68' {45.73'}
L4	N 89°38'09" W (N 89°23'47" W)	48.91' (48.19')
L5	S 89°18'14" E (S 89°20'38" E)	22.17' (22.19')
L6	N 19°15'11" E (N 19°12'47" E) {N 19°12'46" E}	9.98' (9.97') {9.97'}
L7	N 61°08'46" W {N 61°05'32" W}	9.07' {8.99'}
L8	N 89°15'32" W {N 89°19'39" W}	172.31' {172.40'}
L9	S 89°18'01" E {S 89°20'38" E}	20.50' {22.19'}

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.

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