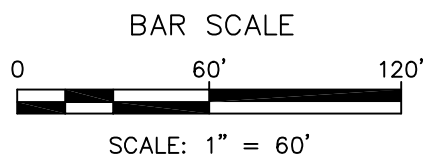


Site Sketch for
Tract B-1-A and B-1-B
Heritage Marketplace
Being Comprised of
Tract B-1
Heritage Marketplace
City of Albuquerque
Bernalillo County, New Mexico
October 2025

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.

ACS Monument " 2-H11 "
NAD 1983 CENTRAL ZONE
X=1504048.077*
Y=1493127.762 *
Z=5098.370 * (NAVD 1988)
G-G=0.999681358
Mapping Angle=-0°15'43.88"
*U.S. SURVEY FEET



ACS Monument " 4-H9 "
NAD 1983 CENTRAL ZONE
X=1496579.839*
Y=1495628.96 *
Z=5209.315 * (NAVD 1988)
G-G=0.999678461
Mapping Angle=-0°16'35.82"
*U.S. SURVEY FEET

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES	☆	LIGHT POLE
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (9/11/2015, 2015C-109)	T	TRANSFORMER
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (4/7/2015, 2015C-35)	WV	WATER VALVE
●	FOUND MONUMENT AS INDICATED	⊗	WATER METER
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED	⊗	FIRE HYDRANT
▢	CONCRETE	⊗	SANITARY SEWER MANHOLE
▣	UTILITY PEDESTAL	⊗	IRRIGATION BOX
—	METAL FENCE	⊗	STORM DRAIN MANHOLE
■	BOLLARD	⊗	STORM DRAIN INLET
P	PULL BOX	⊗	SIGN
		⊗	CURB CUT/INDICATION OF ACCESS TO ROADWAY

Easement Notes

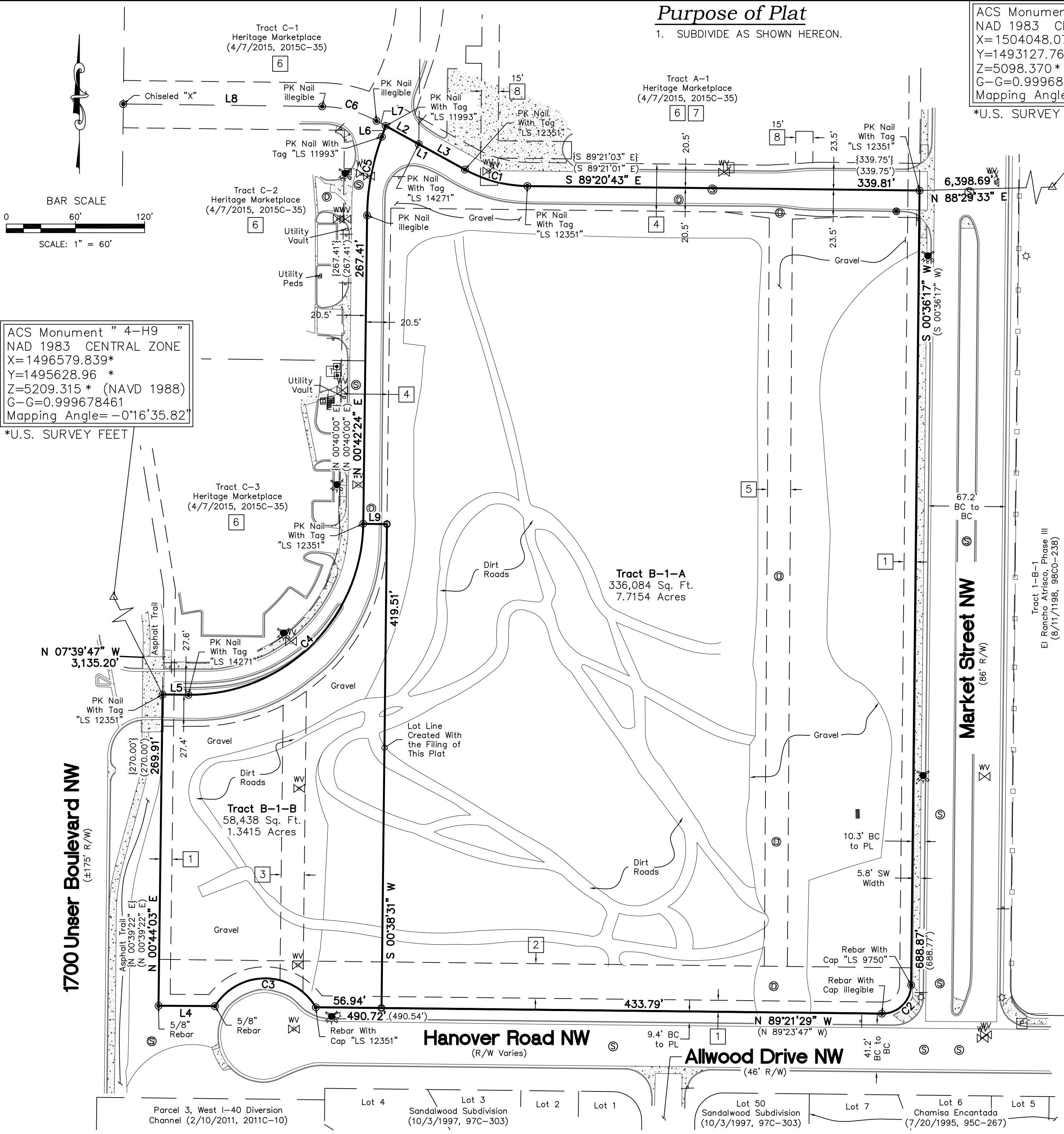
- EXISTING 10' P.U.E. (5/13/1996, 96C-195) & (8/11/1998, 98C-238)
- EXISTING 30' DRAINAGE EASEMENT (5/13/1982, C19-143)
- EXISTING 20' PUBLIC WATERLINE EASEMENT GRANTED TO ABCWUA (9/11/2015, 2015C-109)
- EXISTING PRIVATE ACCESS AND PRIVATE DRAINAGE EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF 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)
- 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)
- 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)
- 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)
- EXISTING 15' PUBLIC WATERLINE EASEMENT GRANTED TO ABCWUA (4/7/2015, 2015C-35)

Indexing Information

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

CSI-CARTESIAN SURVEYS INC.

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



Site Sketch for
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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'}

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. 35001C0326J, DATED NOVEMBER 4, 2016.

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