

Vicinity Map - Zone Atlas K-10-Z

N.T.S.

Notes

- FIELD SURVEY PERFORMED IN JULY 2022
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- LOT LINES TO BE ELIMINATED SHOWN HEREON AS
- EXISTING PUBLIC WATER AND/OR SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT. IMPROVEMENT OR UPSIZING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.
- THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON July 17th, 2024.

Documents

- TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2110121 AND AN EFFECTIVE DATE OF JUNE 14, 2022, REVISION #3 DATED JUNE 15, 2022.
- PLAT OF RECORD FOR TOWN OF ATRISCO GRANT, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 5, 1944, IN BOOK D, PAGE 118.
- PLAT OF RECORD FOR COORS PLAZA, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 8, 2001, IN BOOK 2001C, PAGE 131.
- WARRANTY DEED (CORRECTED) FOR TRACTS 54, 55, TOWN OF ATRISCO GRANT, UNIT 6, AND TRACT "I", COORS PLAZA FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 2, 2023, AS DOC. NO. 2023012635.
- GRANT OF RIGHT OF WAY EASEMENT DOCUMENT FOR RIGHT OF WAY TAKE BEING A PORTION OF TRACT 54 (AKA TRACT NO. "Y"), FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 8, 1954, IN BOOK 142-A, PAGE 261.
- NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, NEW MEXICO PROJECT NO. "F1-178(9)".
- GRANT OF RIGHT OF WAY EASEMENT DOCUMENT FOR RIGHT OF WAY TAKE BEING PORTIONS OF TRACTS 54, 55 AND 56 (AKA TRACT "64") FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 8, 1954, IN VOL. 142-A, FOL. 262.
- SPECIAL WARRANTY DEED FOR TRACTS 54, 55, TOWN OF ATRISCO GRANT, UNIT 6 AND TRACT "I", COORS PLAZA, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 19, 2013, AS DOC. NO. 2013134590.

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.

Indexing Information

Section 22, Township 10 North, Range 2 East, N.M.P.M. as Projected into the Town of Atrisco Grant
 Subdivision: Town of Atrisco Grant (Tracts 54 and 55)
 Coors Plaza (Tract "I")
 Owner: Skyview West Industrial Park, LLC
 UPC #: 101005730614640512 (Tract 54)
 101005732815040514 (Tract 55)
 101005734815440516 (Tract "I")

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 13.2493 ACRES
 ZONE ATLAS PAGE NO. K-10-Z
 NUMBER OF EXISTING LOTS. 3
 NUMBER OF LOTS CREATED. 2
 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. JULY 2022

Legal Description

TRACTS NUMBERED FIFTY-FOUR (54) AND TRACT NUMBERED FIFTY-FIVE (55) OF UNIT NO. SIX (6), AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT ENTITLED, "PLAT SHOWING A PORTION OF TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT", FILED DECEMBER 5, 1944, IN VOLUME D, FOLIO 118, RECORDS OF BERNALILLO COUNTY, NEW MEXICO;

AND

TRACT LETTERED "I" OF COORS PLAZA, PLAT OF TRACTS A THRU I COORS PLAZA WITHIN THE TOWN OF ATRISCO GRANT IN PROJECTED SECTION 22, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 8, 2001 IN PLAT BOOK 2001C, PAGE 131.

LESS THAN EXCEPTING THOSE PORTIONS DEDICATED TO NEW MEXICO STATE SHOWN ON THE NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, HAVING NEW MEXICO PROJECT NO. "F1-178(0)", AND KNOWN AS THE FOLLOWING:

TRACT "Y", AS THE SAME IS DESCRIBED IN THE GRANT OF RIGHT OF WAY EASEMENT DOCUMENTS FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 8, 1954, IN BOOK 142A, PAGES 261.

AND TRACT 64, AS THE SAME IS DESCRIBED IN THE GRANT OF RIGHT OF WAY EASEMENT DOCUMENTS FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 8, 1954, IN BOOK 142A, PAGES 262.

THE REMAINING PORTIONS DESCRIBED ALL TOGETHER WITH METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT "I", POINT LYING ON THE WESTERLY RIGHT OF WAY OF AMANDA ST SW, MARKED BY A REBAR WITH CAP "LS 18374", WHENCE A TIE TO ACS MONUMENT "2_L10" BEARS S 24°39'40" E, A DISTANCE OF 2438.99 FEET;

THENCE, LEAVING SAID RIGHT OF WAY, S 75°10'43" W, A DISTANCE OF 186.22 FEET TO AN ANGLE POINT, BEING THE SOUTHWEST CORNER OF SAID TRACT "I", MARKED BY A REBAR WITH CAP "LS 9750";

THENCE, S 75°10'59" W, A DISTANCE OF 431.76 FEET TO AN ANGLE POINT, BEING THE SOUTHWEST CORNER OF SAID TRACT 54, MARKED BY A PK NAIL WITH ILLEGIBLE TAG IN THE WEST FACE OF A WALL;

THENCE, N 06°14'27" E, A DISTANCE OF 319.23 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 18374";

DESCRIPTION CONTINUED ON SHEET 2;

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC # 101005730614640512
 101005732815040514
 101005734815440516

PROPERTY OWNER OF RECORD
 Skyview West Industrial
 BERNALILLO COUNTY TREASURER'S OFFICE
 George Stone 10-15-24

DOCH 2024072723
 10/15/2024 12:05 PM Page: 1 of 3
 PLAT R-325.00-B-20240-P-0097 Linda Stover, Bernalillo County

Plat for
 Tracts I-1 and I-2,
 Coors Plaza
 Being Comprised of
 Remaining Portions of Tract I,
 Coors Plaza, and Tracts 54 and
 55, Unit 6, Town of Atrisco Grant
 City of Albuquerque, Bernalillo County, New Mexico
 May 2023

Project Number: PR-2022-007299

Application Number: SD-2024-00113

Plat Approvals:

- PNM Electric Services Jul 25, 2024
- Natalia Antonia Jul 16, 2024
- Qwest Corp. d/b/a CenturyLink QC Jul 22, 2024
- New Mexico Gas Company Jul 17, 2024
- Comcast

City Approvals:

- Loren N. Risenhoover P.S. 7/26/2024
City Surveyor
- Ernest Arroyo Sep 9, 2024
Traffic Engineer, Transportation Division
- ABCWUA Sep 6, 2024
Walter Brubaker
- Parks and Recreation Department Jul 17, 2024
- AMAFCA Sep 5, 2024
Regina Chan
- Hydrology Sep 6, 2024
Jeff Peltzer
- Code Enforcement Sep 5, 2024
Johanna Wolfley
- Planning Department Oct 4, 2024
Shahab Baigun
- City Engineer

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 7/30/24
 Brian J. Martinez Date
 N.M.R.P.S. No. 14271



CSI-CARTESIAN SURVEYS INC.

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

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.

Flood Notes

BASED UPON SCALING, PORTIONS OF THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD, AND PORTIONS OF THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OF WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0329H, DATED AUGUST 16, 2012.

Free Consent and Dedication

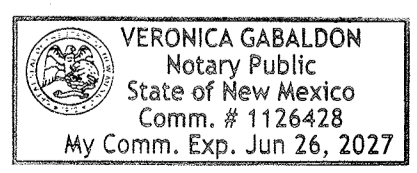
THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION 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.

ANGELO BRUNACINI, MANAGER
SKYVIEW WEST INDUSTRIAL PARK, LLC
DATE 7-15-2024

STATE OF NEW MEXICO }
COUNTY OF Bernalillo } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 15, 2024
BY: ANGELO BRUNACINI, MANAGER, SKYVIEW WEST INDUSTRIAL PARK, LLC

By: Veronica Gabaldo
NOTARY PUBLIC
MY COMMISSION EXPIRES June 26, 2027



Legal Description (Continued from Sheet 1)

THENCE, N 89°18'08" W, A DISTANCE OF 129.99 FEET TO AN ANGLE POINT LYING ON THE NORTHERLY RIGHT OF WAY OF VOLCANO RD SW, MARKED BY A 3/8" REBAR;

THENCE, LEAVING SAID RIGHT OF WAY, N 15°00'25" W, A DISTANCE OF 178.17 FEET TO AN ANGLE POINT, MARKED BY A 1/2" REBAR;

THENCE, N 14°33'44" W, A DISTANCE OF 126.15 FEET TO AN ANGLE POINT, MARKED BY A 1/2" REBAR;

THENCE, N 14°41'34" W, A DISTANCE OF 57.64 FEET TO AN ANGLE POINT, MARKED BY A METAL STAKE;

THENCE, N 14°03'07" W, A DISTANCE OF 40.73 FEET TO AN ANGLE POINT, BEING THE SOUTHWEST CORNER OF SAID TRACT "Y", MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, N 74°53'24" E, A DISTANCE OF 40.01 FEET TO AN ANGLE POINT, BEING THE SOUTHEAST CORNER OF SAID TRACT "Y", MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, N 14°27'31" W, A DISTANCE OF 242.36 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE NORTHEAST CORNER OF SAID TRACT "Y", ALSO BEING A POINT LYING ON THE SOUTHERLY RIGHT OF WAY OF CENTRAL AVENUE SW, MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, COINCIDING WITH SAID RIGHT OF WAY, THE FOLLOWING TWO COURSES:

N 71°16'46" E, A DISTANCE OF 399.70 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 18374";

N 72°05'00" E, A DISTANCE OF 143.29 FEET TO A POINT OF CURVATURE, BEING MARKED BY A CHISELED "X";

THENCE, COINCIDING SAID RIGHT-OF-WAY AS IT TRANSITIONS TO AMANDA STREET SW, 42.49 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 97°22'49", AND A CHORD BEARING S 59°14'35" E, A DISTANCE OF 37.56 FEET TO A POINT OF COMPOUND CURVATURE, MARKED BY A REBAR WITH CAP "LS 18374", BEING A POINT LYING ON THE WESTERLY RIGHT OF WAY OF AMANDA ST SW;

THENCE, COINCIDING WITH SAID RIGHT OF WAY, THE FOLLOWING NINE COURSES:

39.23 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, A DELTA OF 08°19'32", AND A CHORD BEARING S 06°23'24" E, A DISTANCE OF 39.20 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY A REBAR WITH CAP "LS 18374";

72.75 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A DELTA OF 12°37'50", AND A CHORD BEARING S 08°32'33" E, A DISTANCE OF 72.60 FEET TO A POINT OF TANGENCY, MARKED BY A REBAR WITH CAP "LS 18374";

S 14°51'28" E, A DISTANCE OF 168.33 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP "LS 18374";

76.76 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A DELTA OF 13°19'36", AND A CHORD BEARING S 21°31'15" E, A DISTANCE OF 76.58 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY 1/2" REBAR, BENT;

62.50 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, A DELTA OF 13°15'47", AND A CHORD BEARING S 21°33'10" E, A DISTANCE OF 62.36 FEET, TO A POINT OF TANGENCY, MARKED BY A 1/2" REBAR WITH CAP "LS 18374";

S 14°55'07" E, A DISTANCE OF 214.39 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP ILLEGIBLE, DISTURBED;

72.89 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A DELTA OF 12°39'18", AND A CHORD BEARING S 21°13'01" E, A DISTANCE OF 72.74 FEET TO A POINT OF REVERSE CURVATURE, MARKED BY A REBAR WITH CAP ILLEGIBLE, BENT;

59.49 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 270.00 FEET, A DELTA OF 12°37'24", AND A CHORD BEARING S 21°13'58" E, A DISTANCE OF 59.37 FEET, MARKED BY A 5/8" REBAR, DISTURBED;

S 14°55'16" E, A DISTANCE OF 223.14 FEET TO THE POINT OF BEGINNING, CONTAINING 13.2493 ACRES (577,141 SQ. FT.), MORE OR LESS.

DOCH 2024072723
10/15/2024 12:05 PM Page: 2 of 3
PLAT R: \$25.00 B: 2024C P: 0097 Linda Stover, Bernalillo County

**Plat for
Tracts I-1 and I-2,
Coors Plaza
Being Comprised of
Remaining Portions of Tract I,
Coors Plaza, and Tracts 54 and
55, Unit 6, Town of Atrisco Grant
City of Albuquerque, Bernalillo County, New Mexico
May 2023**

Line Table		
Line #	Direction	Length (ft)
L1	N 89°18'08" W ((N 89°48'32" W))	129.99' (130.4')
L2	N 14°33'44" W *(N 14°34'27" W)*	126.15'
L3	N 14°41'34" W *(N 14°34'27" W)*	57.64' *(55.40)*
L4	N 14°03'07" W *(N 15°06' W)*	40.73'
L5	S 14°55'16" E {S 14°53'31" E}	223.14' {223.12}
L6	S 72°06'00" W *(S 71°44'20" W*)	64.65'
L7	S 14°20'05" E *(S 15°02'48" E*)	24.13' *(24.13)*
L8	N 15°00'25" W {(N 15°03'58" W)}	178.17' {(177.69)}
L9	N 14°20'05" W *(N 15°02'48" W*)	59.86' *(60.00)*
L10	N 14°27'22" W *(N 15°06' W)*	100.08'
L11	N 14°27'31" W *(N 71°44'20" E*) {N 72°05'51" E}	139.76' *(651.46)* {143.16}
L12	S 14°51'28" E {S 14°53'31" E}	168.33' {168.67}
L13	N 74°53'24" E *[N 74°53'24" E]*	40.01' *[40.00]*
L14	N 14°27'31" W *[N 15°06'36" W]*	242.36' *[242.19]*
L15	N 71°16'46" E *[N 71°44'20" E]*	40.11' *[40.06]*
L16	N 72°05'00" E *(N 71°44'20" E)*	143.29' *(143.16)*
L17	S 19°14'34" E	100.30'
L18	S 06°52'53" W	123.36'
L19	S 82°37'59" E	4.22'
L20	S 15°57'46" E	25.00'
L21	S 64°16'21" E	28.36'
L22	S 06°52'53" W	67.57'
L23	N 83°45'33" W	25.98'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	42.49' {42.45}	25.00' {25.00}	97°22'49"	37.56'	S 59°14'35" E
C2	39.23' {39.30}	270.00' {270.00}	8°19'32"	39.20'	S 06°23'24" E
C3	72.75' {72.68}	330.00' {330.00}	12°37'50"	72.60'	S 08°32'33" E
C4	76.76' {76.39}	330.00' {330.00}	13°19'36"	76.58'	S 21°31'15" E
C5	62.50' {62.50}	270.00' {270.00}	13°15'47"	62.36'	S 21°33'10" E
C6	72.89' {72.68}	330.00' {330.00}	12°39'18"	72.74'	S 21°13'01" E
C7	59.49' {59.47}	270.00' {270.00}	12°37'24"	59.37'	S 21°13'58" E
C8	10.16'	270.00' {270.00}	2°09'20"	10.16'	N 15°59'56" W
C9	32.60'	15.50'	120°30'14"	26.91'	S 19°56'01" E
C10	26.93'	270.00' {270.00}	5°42'50"	26.91'	S 19°56'01" E

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
cartesianbrian@gmail.com
Sheet 2 of 3
221223

Grading and Drainage Easement

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. GRANTOR SHALL CONSTRUCT DRAINAGE FACILITIES IN THE EASEMENT IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER IN ACCORDANCE WITH THE DRAINAGE REPORT WITH ENGINEER'S STAMP DATE JUNE 6, 2024 AND THE GRADING AND DRAINAGE PLAN WITH ENGINEER'S STAMP DATE JUNE 6, 2024, WHICH REPORT AND PLANS ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER FILE # K10DQZ0. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION.

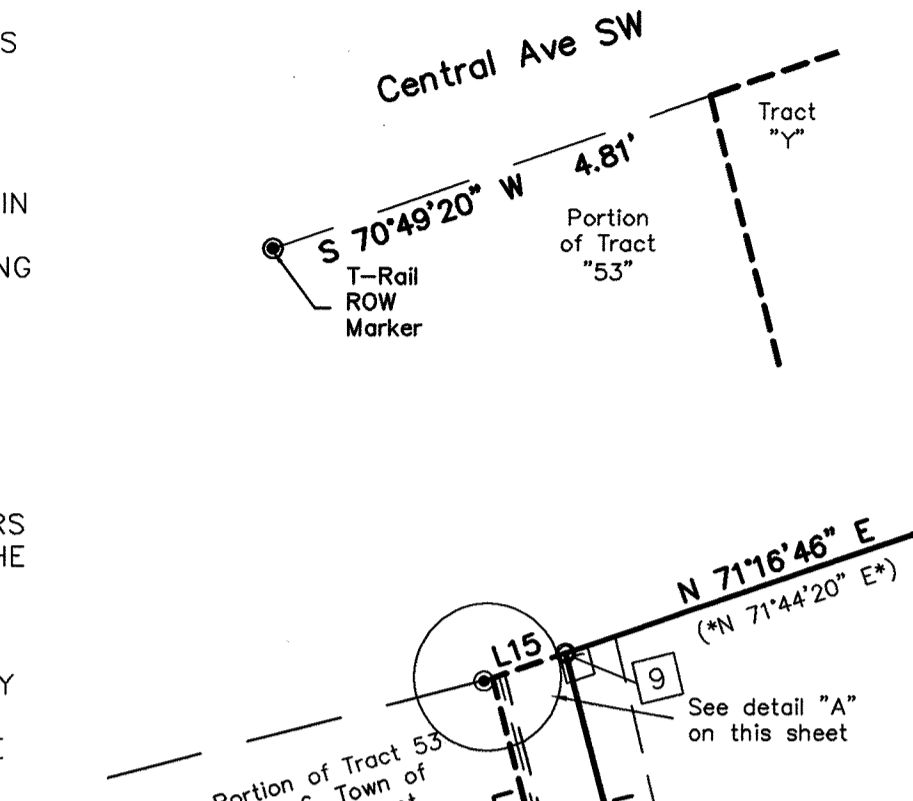
THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OR MODIFY SAID DRAINAGE FACILITY.

ACS Monument "9_K10"
 NAD 1983 CENTRAL ZONE
 X=1498430.817*
 Y=1485617.623*
 Z=5117.72 * (NAVD 1988)
 G-G=0.999682230
 Mapping Angle=-0°16'22.01"
 *U.S. SURVEY FEET

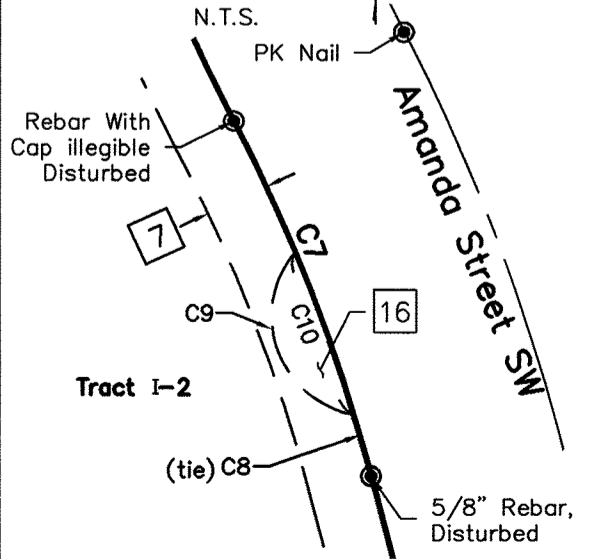
Legend

MEASURED BEARINGS AND DISTANCES	RECORD BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/5/1944, D-118)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (5/8/2001, 2001C-131)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (4/13/2007, 2007C-92)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (8/6/2002, 2002C-268)
{{N 90°00'00" E}}	RECORD BEARINGS AND DISTANCES PER DEED (11/16/2016, DOC. NO. 2016108006)
[[N 90°00'00" E]]	RECORD BEARINGS AND DISTANCES PER PLAT (6/1/1989, C39-63)
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (9/27/2006, 2006C-293)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER DEED (11/21/2006, BK. A127, PG. 4661, DOC. NO. 2006175148)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER DOCUMENT (4/8/1954, BK. 142A, PG. 261)
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER DOCUMENT (4/8/1954, BK. 142A, PG. 262)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED

Detail "A"



Detail "B"

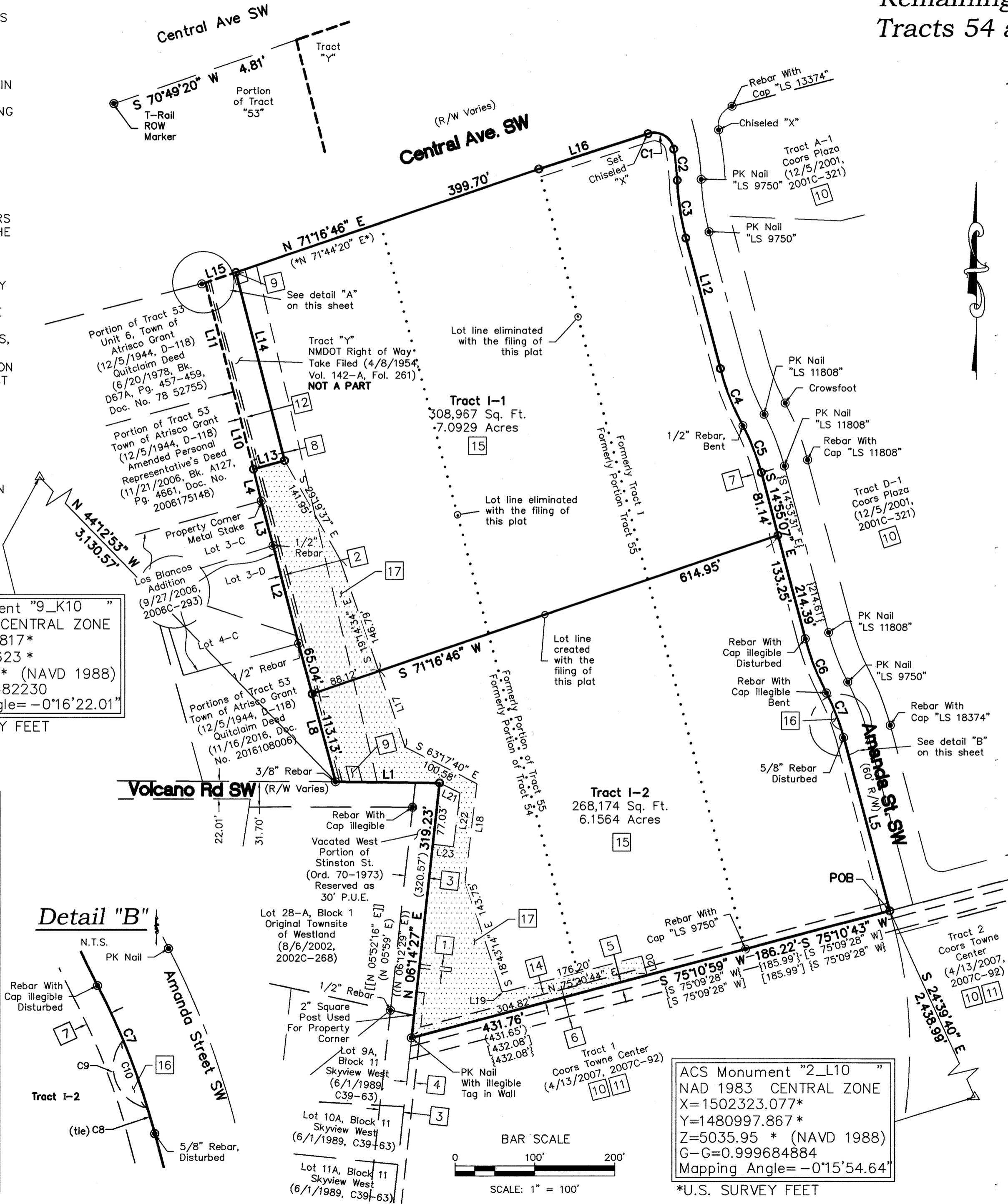


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 10/15/2024 12:05 PM Page: 3 of 3
 PLAT R \$25.00 B: 2024C P: 0097 Linda Stover, Bernalillo County

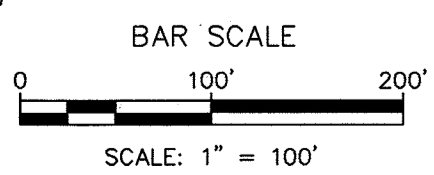
Plat for Tracts I-1 and I-2, Coors Plaza Being Comprised of Remaining Portions of Tract I, Coors Plaza, and Tracts 54 and 55, Unit 6, Town of Atrisco Grant City of Albuquerque Bernalillo County, New Mexico May 2023

Easement Notes

- EXISTING 5' X 40' ANCHOR EASEMENT FOR PNM AND MST&T (3/1/1956, BK. D 343, PG. 481, DOC. NO. 87947)
- EXISTING 5' PNM AND MST&T EASEMENT (3/1/1956, BK. D 343, PG. 481, DOC. NO. 87947)
- EXISTING 30' PUE RETAINED AS EASEMENT PER CITY OF ALBUQUERQUE VACATION ORDINANCE NO. 70-1973, DATED JULY 23, 1973
- EXISTING 10' PUE (5/8/2001, 2001C-131)
- EXISTING 10' PUE (2/4/1955, BK. D305, PG. 65) AND AS SHOWN ON PLAT (5/8/2001, 2001C-131)
- EXISTING 15' CITY OF ALBUQUERQUE WATERLINE EASEMENT (4/24/1981, BK. MISC. 846, PG. 577) AND AS SHOWN ON PLAT (5/8/2001, 2001C-131)
- EXISTING 10' PNM EASEMENT (5/8/2001, 2001C-131)
- EXISTING PNM AERIAL EASEMENT (10/8/2002, BK. A43, PG. 34, DOC. NO. 2002130392) AND RE-RECORDED (10/8/2002, BK. A43, PG. 35, DOC. NO. 2002130393)
- EXISTING 15' PNM POLE SITE EASEMENT (10/8/2002, BK. A43, PG. 34, DOC. NO. 2002130392) AND RE-RECORDED (10/8/2002, BK. A43, PG. 35, DOC. NO. 2002130393)
- EXISTING PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF TRACTS A THRU I, COORS PLAZA TO BE MAINTAINED BY THE UNDERLYING OWNERS (5/8/2001, 2001C-131), BLANKET IN NATURE
- INTENTIONALLY OMITTED
- EXISTING 8' PNM AND QWEST CORPORATION EASEMENT (12/13/2002, BK. A46, PG. 6296, DOC. NO. 2002166732) AND RE-RECORDED (12/13/2002, BK. A46, PG. 6297, DOC. NO. 2002166733)
- EXISTING 7' PNM AND QWEST CORPORATION EASEMENT (12/13/2002, BK. A46, PG. 6296, DOC. NO. 2002166732) AND RE-RECORDED (12/13/2002, BK. A46, PG. 6297, DOC. NO. 2002166733) THIS PORTION IS NOW IN CENTRAL RIGHT OF WAY
- EXISTING 10' PNM AND QWEST EASEMENT (2/12/2003, BK. A50, PG. 2763, DOC. NO. 2003022806) AND RE-RECORDED (2/12/2003, BK. A50, PG. 2764, DOC. NO. 2003022807) AND (2/12/2003, BK. A50, PG. 2765, DOC. NO. 2003022808) AND (2/12/2003, BK. A50, PG. 2766, DOC. NO. 2003022809)
- CROSS LOT DRAINAGE EASEMENT, BENEFITING AND MAINTAINED BY TRACTS I-1 AND I-2, EXCLUDING EXISTING AND FUTURE BUILDING ENVELOPES, GRANTED WITH THE FILING OF THIS PLAT.
- PUBLIC SIDEWALK EASEMENT, GRANTED WITH THE FILING OF THIS PLAT. SEE DETAIL B ON THIS SHEET
- PUBLIC DRAINAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT, SHOWN HEREON AS [Symbol]



ACS Monument "2_L10"
 NAD 1983 CENTRAL ZONE
 X=1502323.077*
 Y=1480997.867*
 Z=5035.95 * (NAVD 1988)
 G-G=0.999684884
 Mapping Angle=-0°15'54.64"
 *U.S. SURVEY FEET



CSI-CARTESIAN SURVEYS INC.

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