

Vicinity Map - Zone Atlas H-17-Z

Subdivision Data

GROSS ACREAGE. 6.4764 ACRES
ZONE ATLAS PAGE NO. H-17-Z
NUMBER OF EXISTING LOTS. 4
NUMBER OF LOTS CREATED. 4
MILES OF FULL-WIDTH STREETS. 0.1391 MILES
MILES OF HALF-WIDTH STREETS. 0.0000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.7763 ACRES
DATE OF SURVEY. FEBRUARY 2021

DOCH 2024012192

02/23/2024 04:16 PM Page: 1 of 5
PLAT R: \$25.00 B: 2024C P: 0015 Linda Stover, Bernalillo County

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.
4. VACATE EASEMENTS AS SHOWN HEREON.

Notes

1. FIELD SURVEY PERFORMED IN FEBRUARY 2021.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS
5. 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.
6. THIS FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD JANUARY 10TH, 2024.

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. 35001C0351H, DATED AUGUST 16, 2012.

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 ERECTED 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 11, Township 10 North, Range 3 East, N.M.P.M.
Subdivision: Acme Acres
Owner: Check With Me, LLC (Tract A-1-B-3-A)
Reule, LLC (Tract A-1-B-2)
KM NM Green Jeans, LLC (Tract A-1-B-1)
Terrapin ABQ East Owner 2017 LLC (Tract A-1-A)
UPC #: 101705908712231012 (Tract A-1-B-3-A)
101705906512431011 (Tract A-1-B-2)
101705904513431010 (Tract A-1-B-1)
101705905514731013 (Tract A-1-A)

Legal Description

TRACT A-1-A OF ACME ACRES, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 17, 1999, IN BOOK 99C, PAGE 59.

AND

TRACTS A-1-B-1 AND A-1-B-2, OF ACME ACRES, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 26, 2001, IN BOOK 2001C, PAGE 286.

AND

TRACT A-1-B-3-A OF ACME ACRES, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 6, 2007, IN BOOK 2007C, PAGE 246.

BEING DESCRIBED TOGETHER AS FOLLOWS:

BEGINNING AT A POINT ALONG THE NORTHERN BOUNDARY OF SAID TRACT A-1-A, BEING A POINT LYING ON THE SOUTHERN RIGHT-OF-WAY LINE OF THE AMAFCA NORTH DIVERSION EMBUDO CHANNEL, WHENCE A TIE TO ACS MONUMENT "I-40-12" BEARS N 69°31'21" W, A DISTANCE OF 3,180.79 FEET;

THENCE, FROM SAID POINT OF BEGINNING, CONTINUING ALONG SAID RIGHT-OF-WAY, THE FOLLOWING FIVE COURSES:

S 89°38'38" E, A DISTANCE OF 195.00 FEET TO A CORNER, MARKED BY A AMAFCA BASS CAP;

S 00°28'09" W, A DISTANCE OF 8.06 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH ILLEGIBLE CAP;

S 89°40'15" E, A DISTANCE OF 16.19 FEET TO A POINT OF CURVATURE, MARKED BY AN AMAFCA BRASS CAP;

258.48 FEET ALONG A CURVE TO THE RIGHT, BEING NON-TARGET TO THE PREVIOUS COURSE, HAVING A RADIUS OF 334.32 FEET, A DELTA OF 44°17'54", AND A CHORD BEARING S 47°54'14" E, AND A DISTANCE OF 252.09, TO AN ANGLE POINT, MARKED BY A 5/8 INCH REBAR;

S 00°27'38" W, DISTANCE OF 68.39 FEET TO A POINT, BEING A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY OF CUTLER AVENUE NE, MARKED BY A 5/8 INCH REBAR;

THENCE, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY, S 89°36'38" E, 146.66 FEET TO AN ANGLE POINT, BEING THE NORTHEAST CORNER OF SAID TRACT A-1-B-3, MARKED BY A REBAR WITH CAP "LS 11463";

THENCE, LEAVING SAID RIGHT-OF-WAY, S 00°12'07" W, A DISTANCE OF 275.94 FEET, TO THE SOUTHEAST CORNER OF SAID TRACT A-1-B-3-A, AND LYING ON THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 40, MARKED BY A DISTURBED 1/2 INCH REBAR;

THENCE, COINCIDING SAID RIGHT-OF-WAY THE FOLLOWING THREE COURSES:

759.22 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 3819.72 FEET, A DELTA OF 11°23'18", AND A CHORD BEARING N 69°34'19" W, A DISTANCE OF 757.97 FEET TO A POINT OF TANGENCY, MARKED BY A REBAR WITH ALUMINUM CAP MARKED "LS 18374";

N 63°53'34" W, A DISTANCE OF 196.99 FEET, TO A POINT OF CURVATURE, MARKED BY A REBAR WITH ALUMINUM CAP "LS 18374";

138.53 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 132.00 FEET, A DELTA OF 60°07'49", AND A CHORD BEARING N 33°50'04" W, A DISTANCE OF 132.26 FEET, TO A POINT, LYING ON THE EASTERLY RIGHT-OF-WAY OF CUTLER AVENUE NE, REFERENCED BY A PK NAIL SET N 03°58'11" W, A DISTANCE OF 0.92 FEET FROM CORNER;

THENCE, COINCIDING WITH SAID RIGHT-OF-WAY, N 03°48'24" W, A DISTANCE OF 38.59 FEET TO THE NORTHWEST CORNER OF SAID TRACT A-1-B-1, BEING A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY OF THE AMAFCA NORTH DIVERSION EMBUDO CHANNEL, MARKED BY A REBAR WITH CAP "LS 8686";

THENCE, LEAVING SAID RIGHT OF WAY AND COINCIDING WITH SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING 3 COURSES:

S 89°40'31" E, A DISTANCE OF 97.74 TO AN ANGLE POINT, MARKED BY A PK NAIL;

N 82°27'07" E, A DISTANCE OF 201.93 FEET TO AN ANGLE POINT, MARKED BY A 1/2 INCH REBAR;

S 89°06'41" E, A DISTANCE OF 122.19 FEET TO THE POINT OF BEGINNING, CONTAINING 6.4764 ACRES, (282,113 SQ FT.) MORE OR LESS;

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC # 101705908712231012
101705906512431011
101705904513431010
101705905514731013

PROPERTY OWNER OF RECORD

Nickel + Company LLC

BERNALILLO COUNTY TREASURER'S OFFICE

10/22/24

Plat for
Tracts A-1-A-1, A-1-B-1-A,
A-1-B-2-A and A-1-B-3-A-1
Acme Acres
Being Comprised of
Tracts A-1-A, A-1-B-1, A-1-B-2
and A-1-B-3-A, Acme Acres
City of Albuquerque, Bernalillo County, New Mexico
September 2022

Project Number: PR-2022-007327

Application Number: SD-2024-00005

Plat Approvals:

Oct 16, 2023
PNM Electric Services
Natalia Antonio
Oct 17, 2023
Qwest Corp. d/b/a CenturyLink QC
Jeff Estvanko
Oct 11, 2023
New Mexico Gas Company
Mike Marquis
Oct 17, 2023
Comcast

City Approvals:

10/5/2023
Loren N. Risenhoover P.S.
City Surveyor
Ernest Armijo
Jan 10, 2024
Traffic Engineer, Transportation Division
Jan 10, 2024
ABCWUA
Whitney Phelan
Jan 10, 2024
Parks and Recreation Department
Concetta Trujillo
Jan 10, 2024
Code Enforcement
10/23/2023
Shahab Biazar
Jan 10, 2024
City Engineer
Jay Rodenbeck
Jan 10, 2024
Planning Department
Reggie Chen
Jan 10, 2024
Hydrology

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.

10/20/23
Brian J. Martinez
N.M.R.P.S. No. 18374
Date



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 1 of 5
210233

Plat for
Tracts A-1-A-1, A-1-B-1-A,
A-1-B-2-A and A-1-B-3-A-1
Acme Acres
Being Comprised of
Tracts A-1-A, A-1-B-1, A-1-B-2
and A-1-B-3-A, Acme Acres
City of Albuquerque
Bernalillo County, New Mexico
September 2022

Carlisle Blvd NE
(R/W Varies)

Embudo Channel
(R/W Varies)

Cutler Ave NE
(60' R/W)

Interstate 40
(R/W Varies)

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (3/17/1999, 99C-59)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (10/26/2001, 2001C-286)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (9/6/2007, 2007C-246)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (1/10/1997, 1997C-17)
●	FOUND 5/8" REBAR UNLESS OTHERWISE INDICATED
○	SET 1/2" REBAR WITH ALUMINUM CAP "LS 18374" UNLESS OTHERWISE NOTED
○ _{PK}	SET PK NAIL WITH SHINER "LS 18374" UNLESS OTHERWISE NOTED
○ _X	SET CHISELED "X" UNLESS OTHERWISE NOTED
.....	LOT LINE ELIMINATED WITH THIS PLAT
---	LOT LINE EXISTING AND TO REMAIN

THIS SHEET SHOWS
EXISTING CONDITIONS

DOCN 2024012192

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PLAT R-325.00 B: 2024C P: 0015 Linda Stover, Bernalillo County

BAR SCALE
0 50' 100'
SCALE: 1" = 50'

Plat for
Tracts A-1-A-1, A-1-B-1-A,
A-1-B-2-A and A-1-B-3-A-1
Acme Acres
Being Comprised of
Tracts A-1-A, A-1-B-1, A-1-B-2
and A-1-B-3-A, Acme Acres
City of Albuquerque
Bernalillo County, New Mexico
September 2022

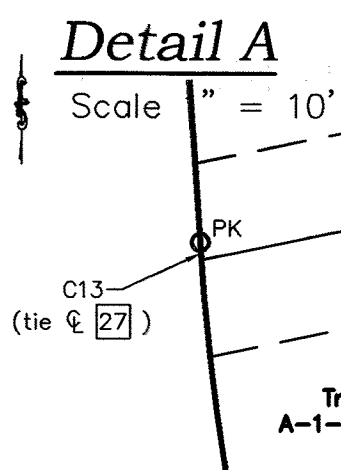
Carlisle Blvd NE
(R/W Varies)

ACS Monument "I_40_12"
NAD 1983 CENTRAL ZONE
X=1532017.843 *
Y=1495236.843 *
Z=5117.289 * (NAVD 1988)
G-G=0.999672575
Mapping Angle=-0°12'30.45"
* US SURVEY FOOT

ACS Monument "10_H17"
NAD 1983 CENTRAL ZONE
X=1535835.595 *
Y=1495224.388 *
Z=5166.734 * (NAVD 1988)
G-G=0.999669275
Mapping Angle=-0°12'04.02"
* US SURVEY FOOT

Parcel B-1
AMAFCA North
Diversion Channel
Embudo Channel
(1/10/1997, 97C-17)

Embudo Channel
(R/W Varies)



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (3/17/1999, 99C-59)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (10/26/2001, 2001C-286)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (9/6/2007, 2007C-246)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (1/10/1997, 1997C-17)
●	FOUND 5/8" REBAR UNLESS OTHERWISE INDICATED
○	SET 1/2" REBAR WITH ALUMINUM CAP "LS 18374" UNLESS OTHERWISE NOTED
○ _{PK}	SET PK NAIL WITH SHINER "LS 18374" UNLESS OTHERWISE NOTED
○ _X	SET CHISELED "X" UNLESS OTHERWISE NOTED
▲	SET CENTERLINE MONUMENT STAMPED "LS 14271" UNLESS OTHERWISE NOTED

Interstate 40
(R/W Varies)

Cutler Ave NE
(46' R/W)

Cutler Ave NE
(60' R/W)

Tract A-1-A-1
93,160 Sq. Ft.
2.1387 Acres

Right-of-Way
Dedicated to the
City of Albuquerque
33,814 Sq. Ft.
0.7763 Acres

Tract A-1-B-2-A
47,822 Sq. Ft.
1.0978 Acres

Tract A-1-B-3-A-1
46,880 Sq. Ft.
1.0762 Acres

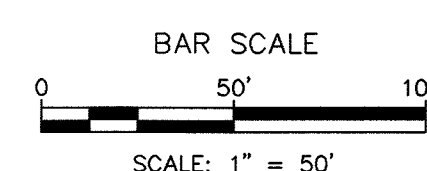
Portion of Block O
Timoteo Chavez Addition
(1/16/1958, D2-48)

Portion Quitclaimed to the City of Albuquerque
(10/21/1998, Bk. 9817, Pg. 2852, as Doc. No. 1998134646)

Lot 1, Block 12-A
Netherwood Park Addition
(02/06/1997, 97C-42)

THIS SHEET SHOWS POST-
PLAT CONDITIONS

DOC# 2024012192
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PLAT R: \$25.00 B: 2024C P: 0015 Linda Stover, Bernalillo County



Easement Notes

- 1

EXISTING 20' AMAFCA SLOPE EASEMENT (9/16/1975, BK. MISC. 440, PG. 226-227, DOC. NO. 84599) AND (9/16/1975, BK. MISC. 440, PG. 230-231) AND ENCROACHMENT PERMIT AGREEMENT (01/16/2015, DOC. NO. 2015003615) VACATED WITH THE FILING OF THIS PLAT
- 2

EXISTING AMAFCA DRAINAGE EASEMENT (12/30/1974, BK. D975, PG. 107) AND ENCROACHMENT PERMIT AGREEMENT (01/16/2015, DOC. NO. 2015003615) VACATED WITH THE FILING OF THIS PLAT
- 3

INTENTIONALLY OMITTED
- 4

EXISTING 10' P.U.E. (01/16/1958, D2-48) SCALED FROM PLAT (3/17/1999, 99C-59)
- 5

EXISTING PUBLIC WATER & SEWER EASEMENT, WIDTH VARIES (10/11/2012, DOC. NO. 2012106287)
- 6

EXISTING PUBLIC UTILITY EASEMENT RESERVED IN PLACE OF VACATED FORMER CUTLER RIGHT-OF-WAY (BK. MISC. 758, PG. 120) AS SHOWN ON PLAT (10/26/2001, 2001C-286)
- 7


EXISTING PRIVATE ACCESS EASEMENT BENEFITING TRACTS A-1-A AND A-1-B, WIDTH VARIES (11/25/1998, BK. 9819, PG. 581, DOC. NO. 1998152423) AS SHOWN ON PLAT (3/17/1999, 99C-59) PORTION WITHIN FUTURE RIGHT-OF-WAY VACATED WITH THE FILING OF THIS PLAT
- 8

EXISTING PUBLIC SEWER AND WATER EASEMENT (10/17/1985, C28-133) VACATED WITH THE FILING OF THIS PLAT
- 9

EXISTING 20' PUBLIC WATERLINE EASEMENT (10/17/1985, C28-133) PORTION WITHIN FUTURE RIGHT-OF-WAY VACATED WITH THE FILING OF THIS PLAT
- 10

EXISTING 10' MINIMUM P.U.E. (10/26/1998, 98C-314)
- 11

INTENTIONALLY OMITTED
- 12

EXISTING PUBLIC WATERLINE EASEMENT (10/26/1998, 98C-314) SHOWN ON SHEET 2 AS  PORTION WITHIN FUTURE RIGHT-OF-WAY VACATED WITH THE FILING OF THIS PLAT
- 13

EXISTING 10' P.U.E. (10/26/1998, 98C-314)
- 14

EXISTING PUBLIC DRAINAGE EASEMENT (BK. MS. 358, PG. 691-696) (BK. MS. 731, PG. 187-189) AS SHOWN ON PLAT (10/26/2001, 2001C-286) AND ASSIGNMENT OF EASEMENTS (08/27/2008, DOC. NO. 2008072871)
- 15

EXISTING CHANNEL CROSSING EASEMENT (5/2/1985, MISC. 225A, PG 626-630, DOC. NO. 8534177)
- 16

EXISTING ACCESS EASEMENT (5/2/1985, BK. MISC. 225A, PG. 622, DOC. NO. 8534176) SHOWN ON PLAT (2/2/1995, 95C-39) AND (1/10/1997, 97C-17)
- 17

EXISTING 30' CITY OF ALBUQUERQUE PUBLIC DRAINAGE EASEMENT (9/6/2007, 2007C-246)
- 18

EXISTING 5' P.U.E. (9/6/2007, 2007C-246)
- 19

EXISTING 10' PNM AND MST&T EASEMENT (12/17/1998, BK. 9820, PG. 784, DOC. NO. 1998162662) PORTION WITHIN FUTURE RIGHT-OF-WAY VACATED WITH THE FILING OF THIS PLAT
- 20

EXISTING LICENSE AGREEMENT FOR HOTEL SIGN (9/24/2001, BK. A25, PG. 194, DOC. NO. 2001111937) AND PRIVATE EASEMENT AGREEMENT (12/11/2017, DOC. NO. 2017117400); NOTICE OF EASEMENT ENCROACHMENT BETWEEN ABCWUA AND GREEN JEANS LLC (07/25/2023, DOC. NO. 2023046439)
- 21

EXISTING 10' GAS EASEMENT (5/30/2003, BK. A57, PG. 1043, DOC. NO. 2003091233) ACROSS TRACT A-1-B-2
- 22

EXISTING 10' PUBLIC SEWER EASEMENT (10/26/2001, 2001C-286) ACROSS TRACT A-1-B-2
- 23

EXISTING COMCAST EASEMENT (7/30/2009, DOC. NO. 2009086112) (10/8/2012, DOC. NO. 2012104809) BLANKET IN NATURE ACROSS TRACT A-1-B-2
- 24

EXISTING ROADWAY EASEMENT BENEFITING TRACT A-1-B-1 (9/3/2014, DOC. NO. 2014069618) VACATED WITH THE FILING OF THIS PLAT
- 25

EXISTING PUBLIC WATER AND SEWER EASEMENT (10/26/1998, 98C-314)
- 26

EXISTING PUBLIC SEWER EASEMENT (10/26/1998, 98C-314)
- 27

10' PUBLIC STORM DRAIN LINE EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 28

26' PUBLIC TURNAROUND EASEMENT GRANTED WITH THE FILING OF THIS PLAT

Documents

1. PLAT OF TRACTS A-1-A AND A-1-B, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 17, 1999, IN BOOK 99C, PAGE 59 AND CORRECTION PLAT FILED ON MARCH 3, 2000, IN BOOK 2000C, PAGE 67.
2. PLAT OF TRACTS A-1-B-1 AND A-1-B-2, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 26, 2001, IN BOOK 2001C, PAGE 286.
3. PLAT OF TRACT A-1-B-3-A, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 6, 2007, IN BOOK 2007C, PAGE 246.
4. PLAT OF TRACT A-1, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 26, 1998, IN BOOK 98C, PAGE 314.
5. PLAT OF ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 17, 1985, IN BOOK C28, PAGE 133.
6. SPECIAL WARRANTY CONTRIBUTION DEED FOR TRACT A-1-B-1, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 15, 2023, AS DOCUMENT NO. 2023059427.
7. SPECIAL WARRANTY DEED FOR TRACT A-1-B-2, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 10, 2003, IN BOOK A53, PAGE 8367, AS DOCUMENT NO. 2003058485.
8. WARRANTY DEED FOR TRACT A-1-B-3, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 27, 2006, IN BOOK A124, PAGE 6462, AS DOCUMENT NO. 2006146855.
9. WARRANTY DEED FOR TRACT A-1-A, ACME ACRES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 30, 2017, AS DOCUMENT NO. 2017111527.
10. RIGHT-OF-WAY MAP FOR AMAFCA NORTH DIVERSION CHANNEL EMBUDO CHANNEL DRAINAGE RIGHT-OF-WAY, PHASE 3, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 10, 1997, IN BOOK 97C, PAGE 17.

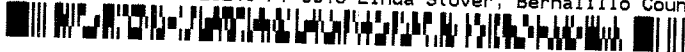
Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	138.53' [138.53']	132.00' [132.00']	60°07'49"	132.26'	N 33°50'04" W
C2	258.48'(258.48')((258.38'))	334.32' (334.32') ((334.32'))	44°17'54"	252.09'	S 47°54'14" E
C3	63.89' [63.89'] (63.89')	60.50' [60.50'] (60.50')	60°30'13"	60.96'	S 59°45'36" E
C4	46.08' [46.08'] (46.08')	60.50' [60.50'] (60.50')	43°38'07"	44.97'	S 07°41'28" E
C5	19.83' [19.84'] (19.84')	14.50' [14.50'] (14.50')	78°21'18"	18.32'	N 25°03'44" W
C6	21.53' [21.53'] (21.53')	35.50' [35.50'] (35.50')	34°44'46"	21.20'	S 46°52'48" E
C7	759.22'	3819.72' [3819.72']	11°23'18"	757.97'	N 69°34'19" W
C8	283.33' [283.30']	3819.72' [3819.72']	4°15'00"	283.26'	S 66°00'10" E
C9	282.00' [281.99']	3819.72' [3819.72']	4°13'48"	281.93'	S 70°14'34" E
C10	193.89' {194.00'} [194.00']	3819.72' {3819.72'} [3819.72']	2°54'30"	193.87'	S 73°48'43" E
C11	72.46'	68.62'	60°30'12"	69.14'	S 59°45'36" E
C12	23.84'	22.58'	60°30'24"	22.75'	S 59°45'37" E
C13	0.92'	132.00' [132.00']	0°24'02"	0.92'	N 03°58'11" W
C14	48.18'	45.62'	60°30'33"	45.97'	S 59°45'47" E
C15	15.75'	28.00'	32°13'13"	15.54'	N 76°43'57" E
C16	22.72'	28.00'	46°29'29"	22.10'	S 37°22'36" W

Plat for
Tracts A-1-A-1, A-1-B-1-A,
A-1-B-2-A and A-1-B-3-A-1
Acme Acres
Being Comprised of
Tracts A-1-A, A-1-B-1, A-1-B-2
and A-1-B-3-A, Acme Acres
City of Albuquerque
Bernalillo County, New Mexico
September 2022

Line Table		
Line #	Direction	Length (ft)
L1	N 03°48'24" W [N 03°48'02" W]	38.59' [38.59']
L2	S 89°40'31" E [S 89°41'33" E] ((S 89°36'26" E))	97.74' [97.74'] ((97.78'))
L3	S 89°06'41" E [S 89°05'32" E] ((S 89°06'37" E))	122.19' (122.06') ((122.08'))
L4	S 89°40'15" E [S 89°39'36" E] ((S 89°37'08" E))	16.19' (16.19') ((16.13'))
L5	S 00°28'09" W [S 00°39'14" W] ((S 00°22'52" W))	8.06' (8.02') ((8.00'))
L6	S 00°27'38" W (S 00°27'38" W)	68.39' (68.45')
L7	S 64°15'04" E [S 64°14'25" E]	10.77' [10.77']
L8	N 29°30'32" W [S 29°29'53" E]	24.76' [24.86']
L9	N 29°30'32" W [S 29°29'53" E]	103.90' [103.90']
L10	S 89°36'38" E {S 89°35'49" E}	146.66' {147.60'}
L11	S 00°27'38" W {S 00°24'48" W}	3.08'
L12	N 00°27'38" E (S 00°24'48" W) ((S 00°22'52" W))	19.27'
L13	S 00°00'39" E [S 00°00'00" E]	130.82'
L14	S 89°59'21" W {N 90°00'00" E}	40.64' {40.63'}
L15	S 00°00'39" E [S 00°00'00" E] {S 00°00'00" E}	225.98'
L16	N 82°27'07" E (N 82°26'05" E)	73.32' (108.14')
L17	N 82°27'07" E [N 82°26'05" E] (N 82°26'05" E)	78.97' [93.79'] (93.74')
L18	N 00°00'39" W [S 00°00'00" E] {S 00°00'00" E}	8.43'
L19	S 89°58'13" E	40.57'
L20	S 00°27'38" W (S 00°27'38" W)	8.45'
L21	N 82°27'07" E [N 82°26'05" E] (N 82°26'05" E)	49.65'
L22	S 00°27'38" W (S 00°27'38" W)	46.04'
L23	N 60°37'20" E	32.07'
L24	S 29°22'40" E	26.00'
L25	S 60°37'20" W	26.60'

DOC# 2024012192

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PLAT R: \$26.00 B: 2024C P: 0015 Linda Stover, Bernalillo County



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:

- 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.
- 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.
- 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.
- 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.

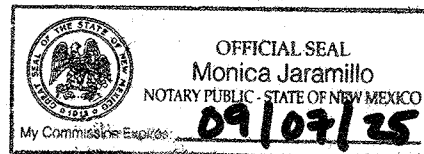
Free Consent and Dedication for Tract A-1-B-2

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.

SAID OWNERS DO HEREBY DEDICATE 0.0507 ACRES (2,211 SQ. FT.) AS PUBLIC RIGHT OF WAY, SHOWN HEREON WITHIN CUTLER AVENUE N.E., TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

Robert D. Reule 11.14.2022
ROBERT D. REULE, MANAGING MEMBER
REULE, LLC

STATE OF }
COUNTY OF Sandoval } SS



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 11/14, 2022
BY: ROBERT D. REULE, MANAGING MEMBER, REULE, LLC

By: [Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 09/07/25

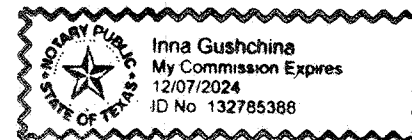
Free Consent and Dedication for Tract A-1-A

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.

SAID OWNERS DO HEREBY DEDICATE 0.6092 ACRES (26,535 SQ. FT.) AS PUBLIC RIGHT OF WAY, SHOWN HEREON WITHIN CUTLER AVENUE N.E., TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

[Signature] 11/11/2022
ANTHONY JON SHERMAN, CEO
TERRAPIN ABQ EAST OWNER 2017, LLC

STATE OF Texas }
COUNTY OF Harris } SS



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON November 11th, 2022
BY: ANTHONY JON SHERMAN, CEO, TERRAPIN ABQ EAST OWNER 2017, LLC

By: [Signature] Inna Gushchina
NOTARY PUBLIC

MY COMMISSION EXPIRES 12/07/2024

Free Consent and Dedication for Tract A-1-B-1

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.

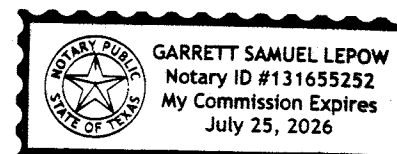
SAID OWNERS DO HEREBY DEDICATE 0.1085 ACRES (4,725 SQ. FT.) AS PUBLIC RIGHT OF WAY, SHOWN HEREON WITHIN CUTLER AVENUE N.E., TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

Randall D. Keith 10-10-23
RANDALL D. KEITH, PRESIDENT
KM NM GREEN JEANS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

STATE OF TEXAS
COUNTY OF HARRIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 10/10, 2023
BY: RANDALL D. KEITH, PRESIDENT, KM NM GREEN JEANS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

By: [Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES July 25, 2026



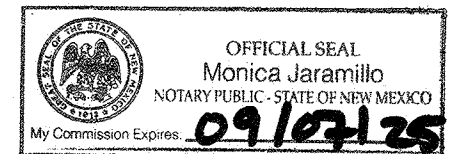
Plat for Tracts A-1-A-1, A-1-B-1-A, A-1-B-2-A and A-1-B-3-A-1 Acme Acres Being Comprised of Tracts A-1-A, A-1-B-1, A-1-B-2 and A-1-B-3-A, Acme Acres City of Albuquerque Bernalillo County, New Mexico September 2022

Free Consent and Dedication for Tract A-1-B-3-A

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.

SAID OWNERS DO HEREBY DEDICATE 0.0079 ACRES (343 SQ. FT.) AS PUBLIC RIGHT OF WAY, SHOWN HEREON WITHIN CUTLER AVENUE N.E., TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

Linda Winn 11/15/2022
LINDA WINN, MANAGER
CHECK WITH ME, LLC



STATE OF }
COUNTY OF Sandoval } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 11/15, 2022
BY: LINDA WINN, MANAGER, CHECK WITH ME, LLC

By: [Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES 09/07/25

DOCH 2024012192

02/23/2024 04:16 PM Page: 5 of 5
PLAT R: \$25.00 B: 2024C P: 0015 Linda Stover, Bernalillo County

CSI-CARTESIAN SURVEYS INC.

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

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