

Vicinity Map - Zone Atlas J-10-Z

Indexing Information

Sections 15 & 22, Township 10 North, Range 2 East, N.M.P.M. as Projected into the Town of Atrisco Grant
 Subdivision: Meridian Business Park
 Owner: Brunacini Builders I Opportunity Land, LLC
 UPC #: 101005824005030302 (Lot 7-B)
 UPC #: 101005725351820602 (Lot 10)

DOCH 2023022834

04/17/2023 09:53 AM Page: 1 of 3
 PLAT R: \$25.00 B: 2023C P: 0024 Linda Stover, Bernalillo County

Subdivision Data

GROSS ACREAGE 8.3934 ACRES
 ZONE ATLAS PAGE NO. J-10-Z
 NUMBER OF EXISTING LOTS 2
 NUMBER OF LOTS CREATED 1
 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 SEPTEMBER 2022

Legal Description

LOT NUMBERED TEN (10) OF THE PLAT OF LOTS 1 THRU 23, MERIDIAN BUSINESS PARK, (BEING A REPLAT OF LOTS 1 THRU 9 IN TRACT M, ATRISCO BUSINESS PARK UNIT 2) CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 16, 1997 IN PLAT BOOK 97C, FOLIO 157.

AND

LOT NUMBERED SEVEN-B (7-B) OF THE PLAT OF LOTS 7-A AND 7-B, MERIDIAN BUSINESS PARK, (BEING A REPLAT OF LOTS 7 AND 8, MERIDIAN BUSINESS PARK) CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 4, 2001, IN PLAT BOOK 2001C, FOLIO 128.

BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING ALSO THE SOUTHWEST CORNER OF SAID LOT 10, AND LYING ON THE NORTHERLY RIGHT-OF-WAY OF MERIDIAN PLACE N.W., BEING MARKED BY A REBAR WITH CAP "LS 12147", WHENCE ACS MONUMENT "9_K10" BEARS S 40°47'48" W A DISTANCE OF 2207.60 FEET;

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID RIGHT-OF-WAY, N 19°02'17" W, A DISTANCE OF 367.77 FEET TO AN ANGLE POINT, BEING THE NORTHWEST CORNER OF SAID LOT 10 AND THE SOUTHWEST CORNER OF SAID LOT 7B, MARKED BY A REBAR WITH CAP "LS 9750";

THENCE, N 15°02'53" W, A DISTANCE OF 27.96 FEET, TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, N 30°03'15" W, A DISTANCE OF 561.27 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 7B, LYING ON THE SOUTHERLY RIGHT-OF-WAY OF LOS VOLCANES NW, MARKED BY A CHISELED "X";

THENCE, COINCIDING SAID RIGHT-OF-WAY THE FOLLOWING TWO COURSES: 145.45 FEET ALONG A CURVE TO THE RIGHT, NON-TANGENT FROM PREVIOUS COURSE, HAVING A RADIUS OF 2257.83 FEET, A DELTA OF 3°41'27", AND A CHORD BEARING N 72°56'11" E, A DISTANCE OF 145.42 FEET TO A POINT OF TANGENCY, BEING MARKED BY A REBAR WITH CAP "LS 5823";

N 74°58'02" E, A DISTANCE OF 305.66 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR WITH ILLEGIBLE CAP;

THENCE, DEPARTING SAID RIGHT-OF-WAY AND TRANSITIONING TO THE WESTERLY RIGHT-OF-WAY FOR AIRPORT DRIVE NW, 75.40 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 48.00 FEET, A DELTA OF 90°00'11", AND A CHORD BEARING S 60°01'53" E, A DISTANCE OF 67.88 FEET TO A POINT OF TANGENCY, MARKED WITH A REBAR WITH CAP "LS 18374";

THENCE, COINCIDING WITH SAID RIGHT-OF-WAY, S 15°01'48" E, A DISTANCE OF 856.59 FEET TO A POINT OF CURVATURE, BEING MARKED BY A REBAR WITH CAP "LS 9750";

THENCE, DEPARTING SAID RIGHT-OF-WAY AND TRANSITIONING TO THE NORTHERLY RIGHT-OF-WAY OF MERIDIAN PLACE NW, 47.12 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A DELTA OF 89°59'37", AND A CHORD BEARING S 29°58'01" W, A DISTANCE OF 42.42 FEET, TO A POINT OF TANGENCY, BEING MARKED BY A PK NAIL "LS 6401";

THENCE, COINCIDING WITH SAID NORTHERLY RIGHT-OF-WAY, THE FOLLOWING 2 COURSES: S 74°57'50" W, A DISTANCE OF 84.01 FEET, TO A POINT OF CURVATURE BEING MARKED BY A 1/2 INCH REBAR;

213.94 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 3063.83 FEET, A DELTA OF 4°00'03", AND A CHORD BEARING S 72°57'53" W, A DISTANCE OF 213.90 FEET, TO THE POINT OF BEGINNING, CONTAINING 8.3934 ACRES (365,617 SQ. FT.) MORE OR LESS.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC # 101005824005030302
 101005725351820602

PROPERTY OWNER OF RECORD

Brunacini Builders I Opportunity

BERNALILLO COUNTY TREASURER'S OFFICE

[Signature] 4/14/23

Plat for Lot 7-B-1

Meridian Business Park
 Being Comprised of
 Lots 7-B and 10
Meridian Business Park
 City of Albuquerque
 Bernalillo County, New Mexico
 October 2022

Project Number: PR-2022-007623

Application Number: SD-2022-00182

Plat Approvals:

<i>[Signature]</i>	Nov 8, 2022
PNM Electric Services <i>Natalia Antonio</i>	Oct 27, 2022
Qwest Corp. d/b/a CenturyLink QC <i>Pamela C. Stone</i>	Nov 9, 2022
New Mexico Gas Company <i>Mike Mortue</i>	Oct 27, 2022
Comcast	

City Approvals:

<i>Loran N. Risenhoover P.S.</i> City Surveyor	10/14/2022
<i>Ernest Armijo</i> Traffic Engineer	Feb 22, 2023
<i>[Signature]</i> ABCWJA Parks and Recreation Department	Feb 27, 2023
<i>[Signature]</i> Code Enforcement	02/22/23
<i>[Signature]</i> AMAF	10/24/2022
<i>[Signature]</i> City Engineer	Apr 14, 2023
<i>[Signature]</i> DRB Chairperson, Planning Department	Feb 22, 2023
<i>[Signature]</i> 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.

[Signature] 11/15/22
 Brian J. Martinez Date
 N.M.R.P.S. No. 18374



CSI-CARTESIAN SURVEYS INC.

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

Notes

1. FIELD SURVEY PERFORMED IN JANUARY 2022.
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

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.

Documents

1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2111078 AND AN EFFECTIVE DATE OF DECEMBER 01, 2021.
2. PLAT FOR MERIDIAN BUSINESS PARK, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 16, 1997, IN PLAT BOOK 97C, FOLIO 157.
3. PLAT FOR LOTS 7A AND 7-B, MERIDIAN BUSINESS PARK, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 4, 2001, IN PLAT BOOK 2001C, FOLIO 128.
4. SPECIAL WARRANTY DEED, FOR LOTS 10 AND 7-B, MERIDIAN BUSINESS PARK, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 08, 2001, AS DOCUMENT NO. 2021143542.

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. 35001C0328J, DATED NOVEMBER 4, 2016.

Solar Collection Note

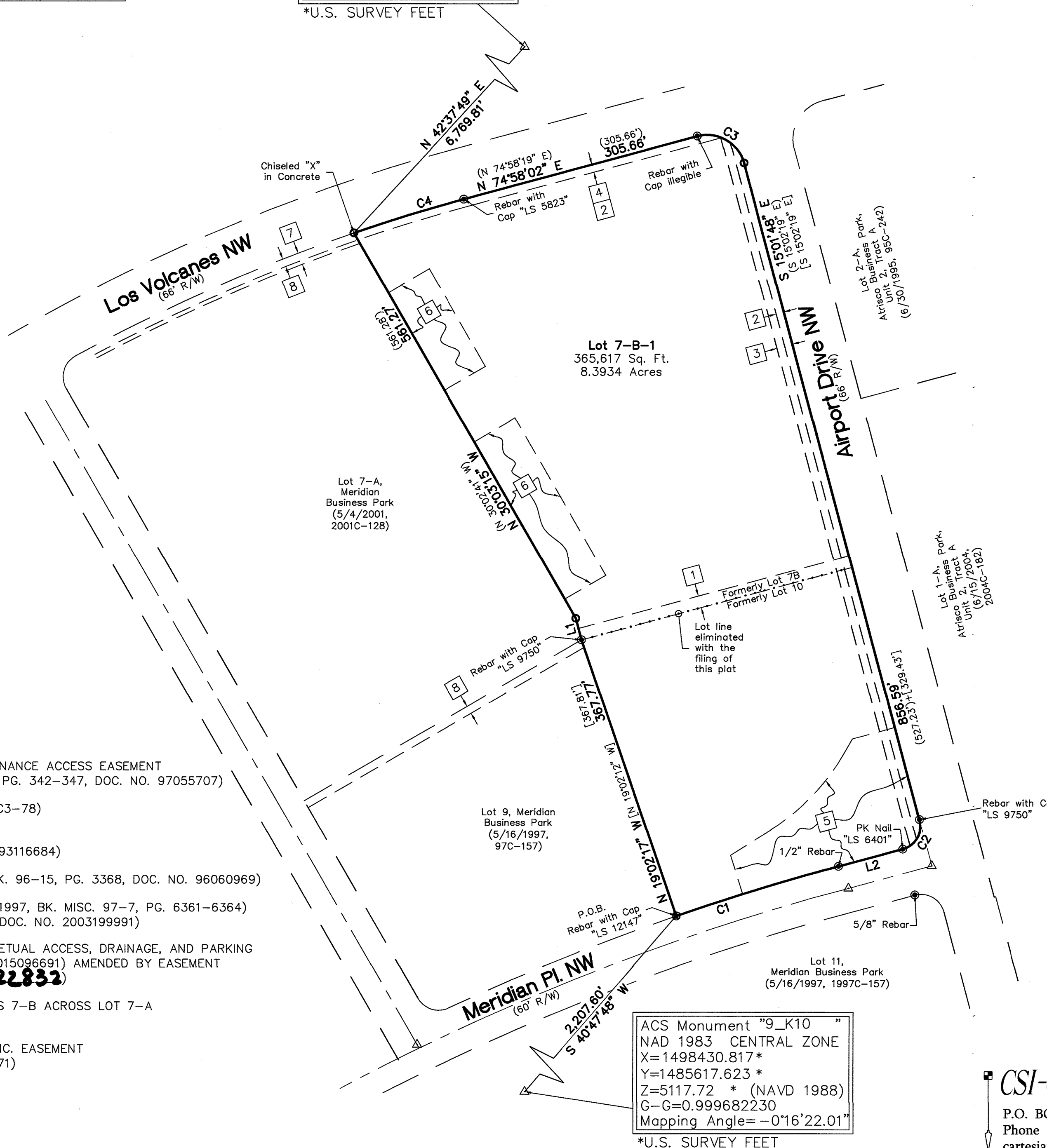
NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

**Plat for
Lot 7-B-1,
Meridian Business Park
Being Comprised of
Lots 7-B and 10
Meridian Business Park
City of Albuquerque
Bernalillo County, New Mexico
October 2022**

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	213.94' [214.18']	3063.83' [3063.83']	4°00'03"	213.90'	S 72°57'53" W
C2	47.12' [47.13']	30.00' [30.00']	89°59'37"	42.42'	S 29°58'01" W
C3	75.40' (75.39')	48.00' (48.00')	90°00'11"	67.88'	S 60°01'53" E
C4	145.45' (145.44')	2257.83' (2257.83')	3°41'27"	145.42'	N 72°56'11" E

ACS Monument "2_H11"
NAD 1983 CENTRAL ZONE
X=1504048.077*
Y=1493127.762 *
Z=5098.37 * (NAVD 1988)
G-G=0.999681358
Mapping Angle=-0°15'43.88"
*U.S. SURVEY FEET

DOC# 2023022834
04/17/2023 09:53 AM Page: 2 of 3
PLAT R:\$25.00 B: 20230 P: 0024 Linda Stover, Bernalillo County



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (5/4/2001, 2001C-128)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (5/16/1997, 97C-157)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
△	FOUND CENTERLINE MONUMENT STAMPED "LS 5823" UNLESS OTHERWISE INDICATED

Line Table		
Line #	Direction	Length (ft)
L1	N 15°02'53" W(N 15°02'19" W)	27.96'(27.96')
L2	S 74°57'50" W[S 74°58'07" W]	84.01'[84.00']

Easement Notes

- 1 EXISTING 15' PRIVATE DRAINAGE & DRAINAGE MAINTENANCE ACCESS EASEMENT (5/16/1997, 97C-157) AND (6/2/1997, BK. 97-15, PG. 342-347, DOC. NO. 97055707)
- 2 EXISTING 10' PUBLIC UTILITY EASEMENT (04/24/86, C3-78)
- 3 EXISTING 20' PERMANENT STORM DRAIN EASEMENT (10/20/1993, BK. BCR 93-29, PG. 3533, DOC. NO. 93116684)
- 4 EXISTING PNM & US WEST EASEMENT (5/31/1996, BK. 96-15, PG. 3368, DOC. NO. 96060969)
- 5 EXISTING PUBLIC DETENTION POND EASEMENT (3/18/1997, BK. MISC. 97-7, PG. 6361-6364) AND DECLARATION (11/3/2003, BK. A67, PG. 9575, DOC. NO. 2003199991)
- 6 EXISTING PRIVATE RECIPROCAL NON-EXCLUSIVE PERPETUAL ACCESS, DRAINAGE, AND PARKING EASEMENT PER AGREEMENT (11/4/2015, DOC. NO. 2015096691) AMENDED BY EASEMENT AGREEMENT (04/17/23, DOC. NO. 23022832)
- 7 EXISTING 15' WATERLINE EASEMENT GRANTED TO LOTS 7-B ACROSS LOT 7-A (5/4/2001, 2001C-128)
- 8 EXISTING 10' PNM AND US WEST COMMUNICATIONS, INC. EASEMENT (5/3/1996, BK. 96-15, PG. 3370, DOC. NO. 96060971)

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

CSI-CARTESIAN SURVEYS INC.

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

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 AND THE GRADING AND DRAINAGE PLAN WITH ENGINEER'S STAMP DATE SEPTEMBER 29, 2022 WHICH REPORT AND PLANS ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER FILE # K10D023K. 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.

Free Consent

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.

[Signature]
 ANGELO BRUNACINI, MANAGER
 BRUNACINI BUILDERS I OPPORTUNITY LAND, LLC
 DATE 11-3-2022

STATE OF NEW MEXICO }
 COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Nov. 3, 2022
 By: ANGELO BRUNACINI, MANAGER, BRUNACINI BUILDERS I OPPORTUNITY LAND, LLC

By: *[Signature]*
 NOTARY PUBLIC

STATE OF NEW MEXICO
 NOTARY PUBLIC
 VERONICA GABALDON
 COMMISSION # 1126428
 EXPIRES JUNE 26, 2023

MY COMMISSION EXPIRES 6/26/2023

**Plat for
 Lot 7-B-1
 Meridian Business Park
 Being Comprised of
 Lots 7-B and 10
 Meridian Business Park
 City of Albuquerque
 Bernalillo County, New Mexico
 October 2022**

DOCH 2023022834
 04/17/2023 09:53 AM Page: 3 of 3
 PLAT R: \$28, 00 B: 2023C P: 0024 Linda Stover, Bernalillo County

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.

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