



Vicinity Map - Zone Atlas J-10-Z

Notes

1. FIELD SURVEY PERFORMED IN JANUARY 2022 AND JANUARY 2026.
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. EXISTING PUBLIC WATER AND 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.

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. PLAT FOR SUBJECT PROPERTY, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 17, 2023, IN PLAT BOOK 2023C, FOLIO 24.
5. 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.

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)

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC #: 101005824005030302
101005725351820602

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE..... 8.3934 ACRES
ZONE ATLAS PAGE NO. J-10-Z
NUMBER OF EXISTING LOTS..... 1
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..... JANUARY 2026

Plat for Lots 7-B-1-A and 7-B-1-B Meridian Business Park Being Comprised of Lots 7-B-1

Meridian Business Park

City of Albuquerque, Bernalillo County, New Mexico
January 2026

Project Number: PR-2022-007623

Application Number: _____

Plat Approvals:

PNM Electric Services

Qwest Corp. d/b/a CenturyLink QC

New Mexico Gas Company

Comcast

Ezee Fiber

City Approvals:

City Surveyor

Traffic Engineering, Transportation Division

ABCWUA

Parks and Recreation Department

Code Enforcement

AMAFCOA

City Engineer

Hydrology

Planning Department

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
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



**Plat for
Lots 7-B-1-A and 7-B-1-B
Meridian Business Park
Being Comprised of
Lots 7-B-1
Meridian Business Park
City of Albuquerque
Bernalillo County, New Mexico
January 2026**

Legend

N 90°0'0" E	MEASURED BEARINGS AND DISTANCES (N 90°0'0" E)
[N 90°0'0" E]	RECORD BEARINGS AND DISTANCES PER PLAT (5/4/2001, 2001C-128)
●	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°0'2" W (N 15°0'2" W)	27.96' (27.96')
L2	S 74°57'50" W (S 74°57'50" W)	84.01' (84.01')

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	213.94' (213.94')	3063.83' (3063.83')	4°0'0"03"	213.90'	S 72°57'53" W
C2	47.12' (47.12')	30.00' (30.00')	89°59'37"	42.42'	S 29°58'01" W
C3	75.40' (75.40')	48.00' (48.00')	90°0'0"11"	67.88'	S 60°0'1"53" E
C4	145.45' (145.45')	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

*U.S. SURVEY FEET

BAR SCALE
0 100' 200'
SCALE: 1" = 100'

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 (4/17/2023, DOC. NO. 2023022832)
- 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)
- 9 EXISTING 16' x 17' PNM EASEMENT (05/18/2023 AS DOCUMENT NO. 2023030785).

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

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.

ANGELO BRUNACINI, MANAGER
BRUNACINI BUILDERS I OPPORTUNITY LAND, LLC

STATE OF NEW MEXICO)
COUNTY OF)
 } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 20_____
By: ANGELO BRUNACINI, MANAGER, BRUNACINI BUILDERS I OPPORTUNITY LAND, LLC

By: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

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Bernalillo County, New Mexico
January 2026**

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 herein. 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.