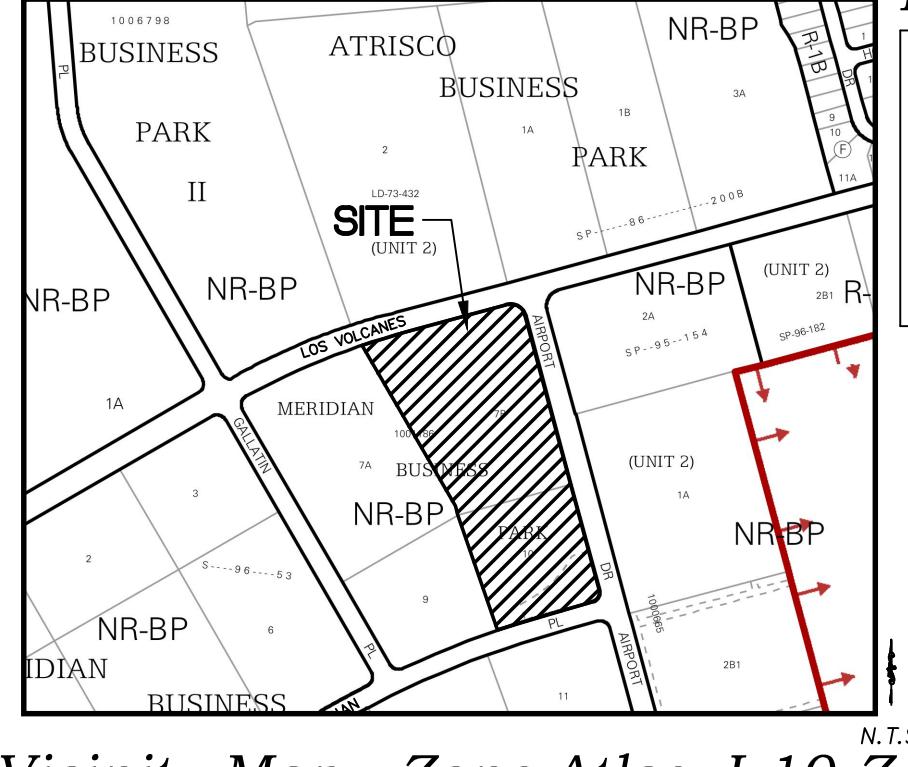


Indexing Information

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 #: 101005824704330302 (Lot 7-B-1)



Vicinity Map - Zone Atlas J-10-Z

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.

Line Table		
Line #	Direction	Length (ft)
L1	N 15°02'53" W (N 15°02'53" 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°00'03"	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°00'11"	67.88'	S 60°01'53" E
C4	145.45' (145.45')	2257.83' (2257.83')	3°41'27"	145.42'	N 72°56'11" E

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).

Notes

1. FIELD SURVEY PERFORMED IN JANUARY 2022 AND 2026.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. 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 ······

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

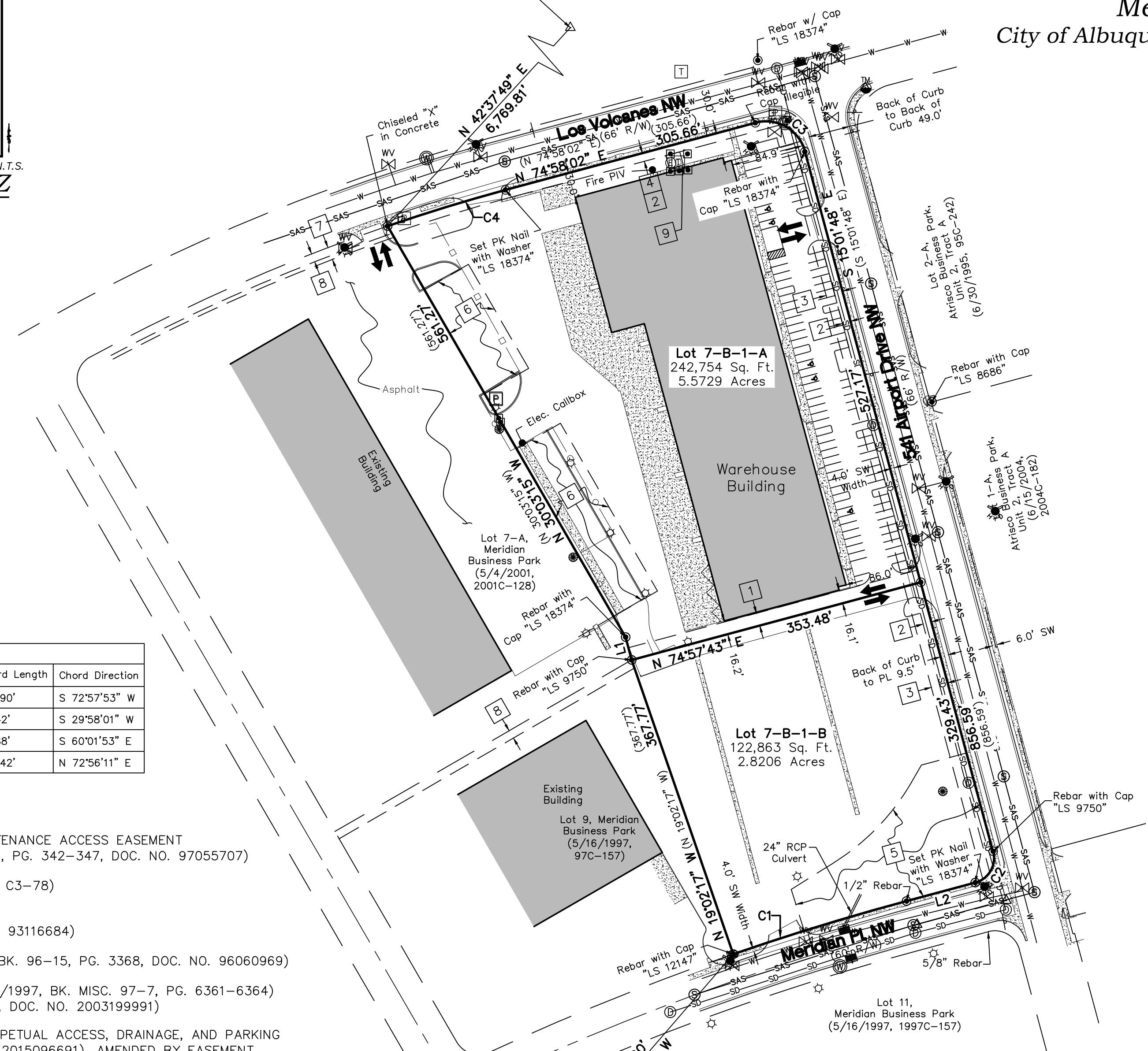
Site Sketch for Lots 7-B-1-A and 7-B-1-B Meridian Business Park Being Comprised of Lots 7-B-1

Meridian Business Park

City of Albuquerque, Bernalillo County, New Mexico
January 2026

Legend

N 90°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 14271" UNLESS OTHERWISE NOTED
△	FOUND CENTERLINE MONUMENT STAMPED "LS 5823" UNLESS OTHERWISE INDICATED
■	CONCRETE
—	CHAINLINK FENCE
□	BOLLARD
TM	TRAFFIC MAST
P	PULL BOX
◊	LIGHT POLE
T	TRANSFORMER
□	UTILITY PEDESTAL
☒	IRRIGATION BOX
WV	WATER VALVE
W	WATER METER
W	FIRE HYDRANT
⑤	SANITARY SEWER MANHOLE
co	SAS CLEANOUT
⑦	STORM DRAIN MANHOLE
OR	STORM DRAIN INLET
OR	SIGN
↔	CURB CUT/INDICATION OF ACCESS TO ROADWAY



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

CSI-CARTESIAN SURVEYS INC.

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cartesianbrian@gmail.com

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