

Vicinity Map - Zone Atlas J-10-Z

N.T.S.

Indexing Information

Section 15, Township 10 North, Range 2 East, N.M.P.M.
 as Projected into the Town Atrisco Grant
 Subdivision: Atrisco Business Park, Unit 2
 Owner: GDCLV LLC
 UPC #: 101005818513130104

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE, 11.1793 ACRES
 ZONE ATLAS PAGE NO. J-10-Z
 NUMBER OF EXISTING LOTS, 1
 NUMBER OF LOTS CREATED, 3
 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, AUGUST 2022

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC # 101005818513130104

PROPERTY OWNER OF RECORD

 BERNALILLO COUNTY TREASURER'S OFFICE

**Site Sketch for
 Lots 2-A, 2-B, and 2-C, Tract S-1
 Atrisco Business Park, Unit 2
 Being Comprised of
 Lot 2, Tract S-1,
 Atrisco Business Park, Unit 2
 City of Albuquerque
 Bernalillo County, New Mexico
 January 2023**

Documents

1. OWNERS POLICY PROVIDED BY FIRST AMERICAN TITLE, HAVING FILE NO. 0-2010903 AND DATED MAY 28, 2015.
2. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 12, 1973, IN BOOK D5, PAGE 181.
3. SPECIAL WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 28, 2015, AS DOC. NO. 2015044598.

Notes

1. FIELD SURVEY PERFORMED IN OCTOBER 2018 AND AUGUST 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).

Legal Description

LOT NUMBERED TWO (2) IN TRACT "S-1" OF UNIT NO. 2, ATRISCO BUSINESS PARK, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE LAND DIVISION OF TRACTS A, D, M, N, S-1 AND S-2 OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 12, 1973, IN PLAT BOOK D5, FOLIO 181.

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.

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES		
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (02/25/2021, 2021C-11, DOC. NO. 2021022781)		
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (04/29/2008, 2008C-100, DOC. NO. 2008047900)		
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (09/12/1973, D5-181)		
⊙	FOUND MONUMENT AS INDICATED		
○	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED		
⊠	COVERED AREA	— OR —	SIGN
▢	CONCRETE	↔	CURB CUT/INDICATION OF ACCESS TO ROADWAY
—□—	METAL FENCE	—G—	UNDERGROUND GAS UTILITY LINE
▨	CHAINLINK FENCE	—W—	UNDERGROUND WATER UTILITY LINE
□	BOLLARD	—SAS—	UNDERGROUND SANITARY SEWER LINE
⊠	UTILITY PEDESTAL	—E—	UNDERGROUND ELECTRIC UTILITY LINE
⊠	PULL BOX		
☆	LIGHT POLE	FDC	FIRE DEPARTMENT CONNECTION
⊠	TRANSFORMER	R	RAMP
WV	WATER VALVE	EC	ELECTRIC CABINET
⊠	WATER METER	⚡	FLOOD LIGHT
⊠	FIRE HYDRANT	⊙	GAS METER
⊠	SANITARY SEWER MANHOLE	●FP	FLAGPOLE
⊠	SAS CLEANOUT	ASV	ANTI SIPHON VALVE
⊠	IRRIGATION BOX	PIV	POST INDICATOR VALVE

Line Table		
Line #	Direction	Length (ft)
L1	N 59°54'31" E [N 60°00'00" E]{N 59°57'49" E}{N 59°54'25" E}	40.12'[40.20']{40.18'}{40.11'}

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	177.84' (177.85')[177.85']	2323.83' (2323.83')[2323.83']	4°23'05"	177.79'	S 72°46'00" W

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

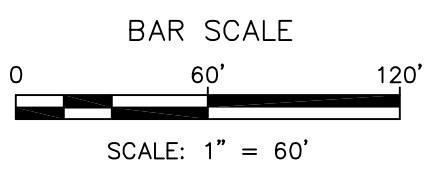
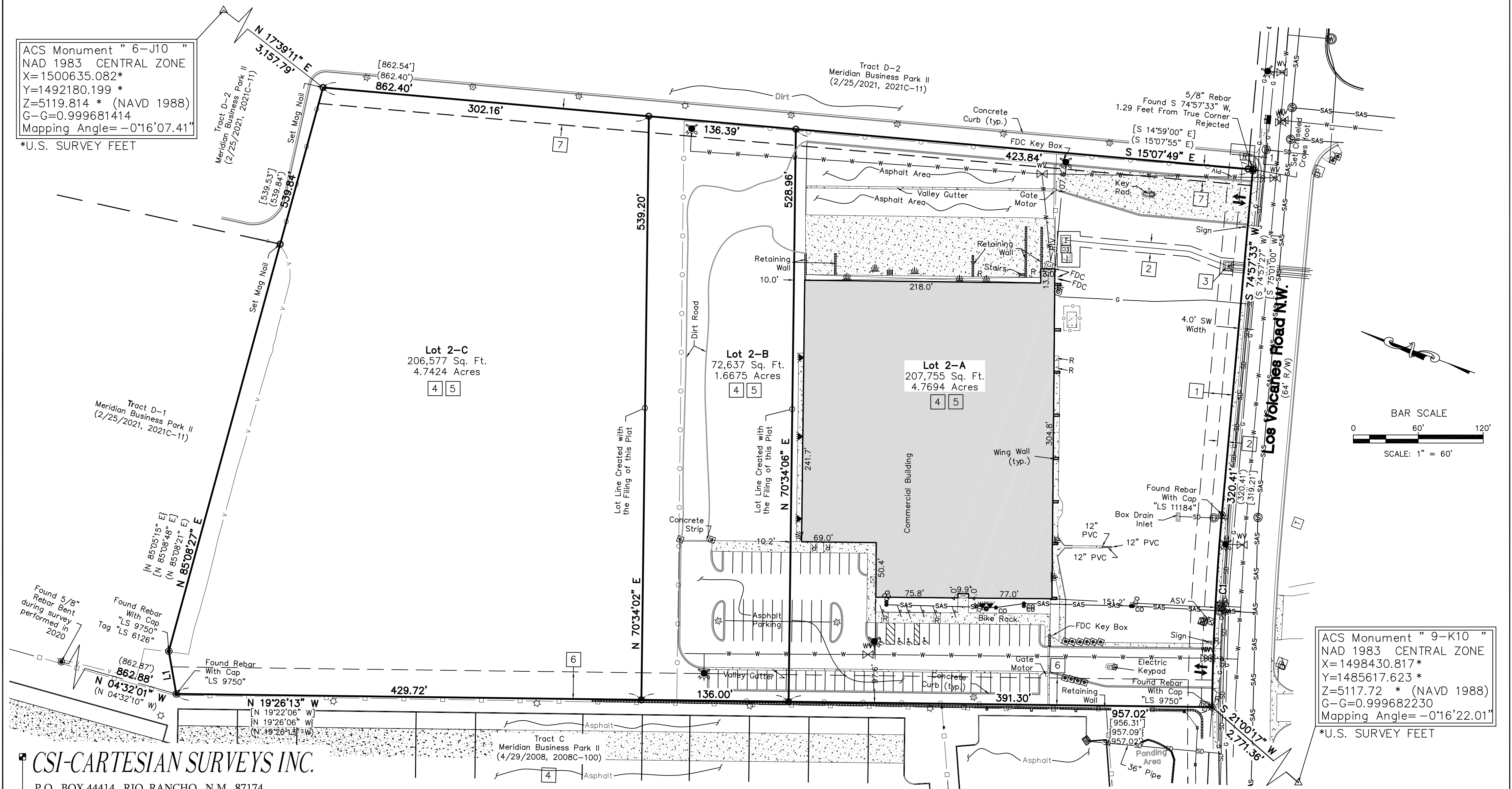
Easement Notes

- 1 EXISTING 22' STORM DRAINAGE EASEMENT (6/30/1995, BK. 95-15, PG. 6364-6367, DOC. NO. 95064733)
- 2 EXISTING 10' PNM EASEMENT (1/15/1998, BK. 98-2, PG. 1559-1561, DOC. NO. 98004795)
- 3 EXISTING 12' X 15' PNM SWITCHGEAR EASEMENT (1/15/1998, BK. 98-2, PG. 1559-1561, DOC. NO. 98004795)
- 4 EXISTING DRAINAGE AGREEMENT (BLANKET IN NATURE) (9/14/1992, BCR 92-21, PG. 6019-6031, DOC. NO. 1992091790) (9/14/1992, BCR 92-21, PG. 6032-6044, DOC. NO. 1992091791) AND (9/14/1992, BCR 92-21, PG. 6045-6057, DOC. NO. 1992091792)
- 5 PRIVATE, BLANKET CROSS-LOT ACCESS, PARKING, AND DRAINAGE EASEMENT, EXCLUDING EXISTING AND FUTURE BUILDING ENVELOPES, BENEFITING AND MAINTAINED BY LOTS 2-A THRU 2-C, GRANTED WITH THE FILING OF THIS PLAT.
- 6 25' PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 7 15' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

**Site Sketch for
Lots 2-A, 2-B, and 2-C, Tract S-1
Atrisco Business Park, Unit 2
Being Comprised of
Lot 2, Tract S-1,
Atrisco Business Park, Unit 2
City of Albuquerque
Bernalillo County, New Mexico
January 2023**

ACS Monument " 6-J10 "
NAD 1983 CENTRAL ZONE
X=1500635.082*
Y=1492180.199 *
Z=5119.814 * (NAVD 1988)
G-G=0.999681414
Mapping Angle=-0°16'07.41"
*U.S. SURVEY FEET

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
wplotnerjr@gmail.com