

Vicinity Map - Zone Atlas J-10-Z

N.T.S.

**Notes**

1. FIELD SURVEY PERFORMED IN OCTOBER 2018, AUGUST 2022 AND DECEMBER 2023.
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. THE MEASURED BEARINGS AND DISTANCES MATCH THE RECORD BEARINGS AND DISTANCES EXACTLY, FROM PLAT OF RECORD (8/17/2023, 2023C-68)
5. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON December 18, 2024.

**Documents**

1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000158887 AND AN EFFECTIVE DATE OF NOVEMBER 30, 2023.
2. PLAT FOR ATRISCO BUSINESS PARK 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.
4. PLAT OF RECORD FOR SUBJECT PROPERTY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 17, 2023, IN BOOK 2023C, PAGE 68, AS DOCUMENT NO. 2023052706.

**ABCWUA Public Water & Sanitary Sewer Easements**

ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY (ABCWUA) IS GRANTED EASEMENT(S) AND/OR USE OF PUBLIC RIGHT-OF-WAY IN THE DIMENSIONS NOTED ON THIS PLAT FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION, REPLACEMENT AND OPERATION OF PUBLIC WATER AND SANITARY SERVICE LINES, EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SERVICE TOGETHER WITH FREE ACCESS ON AND OVER THE EASEMENT AND/OR PUBLIC RIGHT-OF-WAY AND THE RIGHT TO REMOVE TREES, SHRUBS, UNDERGROWTH AND ANY OTHER OBSTACLES, MODIFICATIONS, OR STRUCTURES WHICH INTERFERE WITH THE OPERATION OF PUBLIC WATER AND/OR PUBLIC SANITARY SEWER INFRASTRUCTURE.

**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 #: 101005822411130104 (Lot 2-A)  
 UPC #: 101005821713530110 (Lot 2-B)  
 UPC #: 101005820916130115 (Lot 2-C)

**Purpose of Plat**

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

**Subdivision Data**

GROSS ACREAGE. . . . . 11.0992 ACRES  
 ZONE ATLAS PAGE NO. . . . . J-10-Z  
 NUMBER OF EXISTING LOTS. . . . . 3  
 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. . . . . DECEMBER 2023

**Legal Description**

LOT 2-A, 2-B, AND 2-C, TRACT S-1, ATRISCO BUSINESS PARK, UNIT 2, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 17, 2023, IN BOOK 2023C, PAGE 68, AS DOCUMENT NO. 2023052706.

**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.

**Treasurer's Certificate**

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND  
 PAID ON UPC # 101005822411130104  
101005821713530110  
101005820916130115  
 PROPERTY OWNER OF RECORD  
 BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for  
 Lots 2-A-1 thru 2-C-1, Tract S-1  
 Atrisco Business Park, Unit 2  
 Being Comprised of  
 Lots 2-A thru 2-C, Tract S-1  
 Atrisco Business Park, Unit 2  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 September 2024**

**Project Number:** PR-2022-007645

**Application Number:** SD-2024-00164

**Plat Approvals:**

- [Signature]* Oct 29, 2024
- PNM Electric Services *David Hall* (Nov 12, 2024 09:55 MST) Nov 12, 2024
- Qwest Corp. d/b/a CenturyLink QC *[Signature]* Oct 31, 2024
- New Mexico Gas Company *Mike Mortus* (Nov 29, 2024 12:26 MST) Oct 29, 2024
- Comcast

**City Approvals:**

*Loren N. Risenhoover P.S.* 10/29/2024  
 City Surveyor

- Traffic Engineering, Transportation Division
- ABCWUA
- Parks and Recreation Department *[Signature]* Oct 29, 2024
- AMAFCA
- Hydrology
- Code Enforcement
- Planning Department
- City Engineer

**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]* 11/12/24  
 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

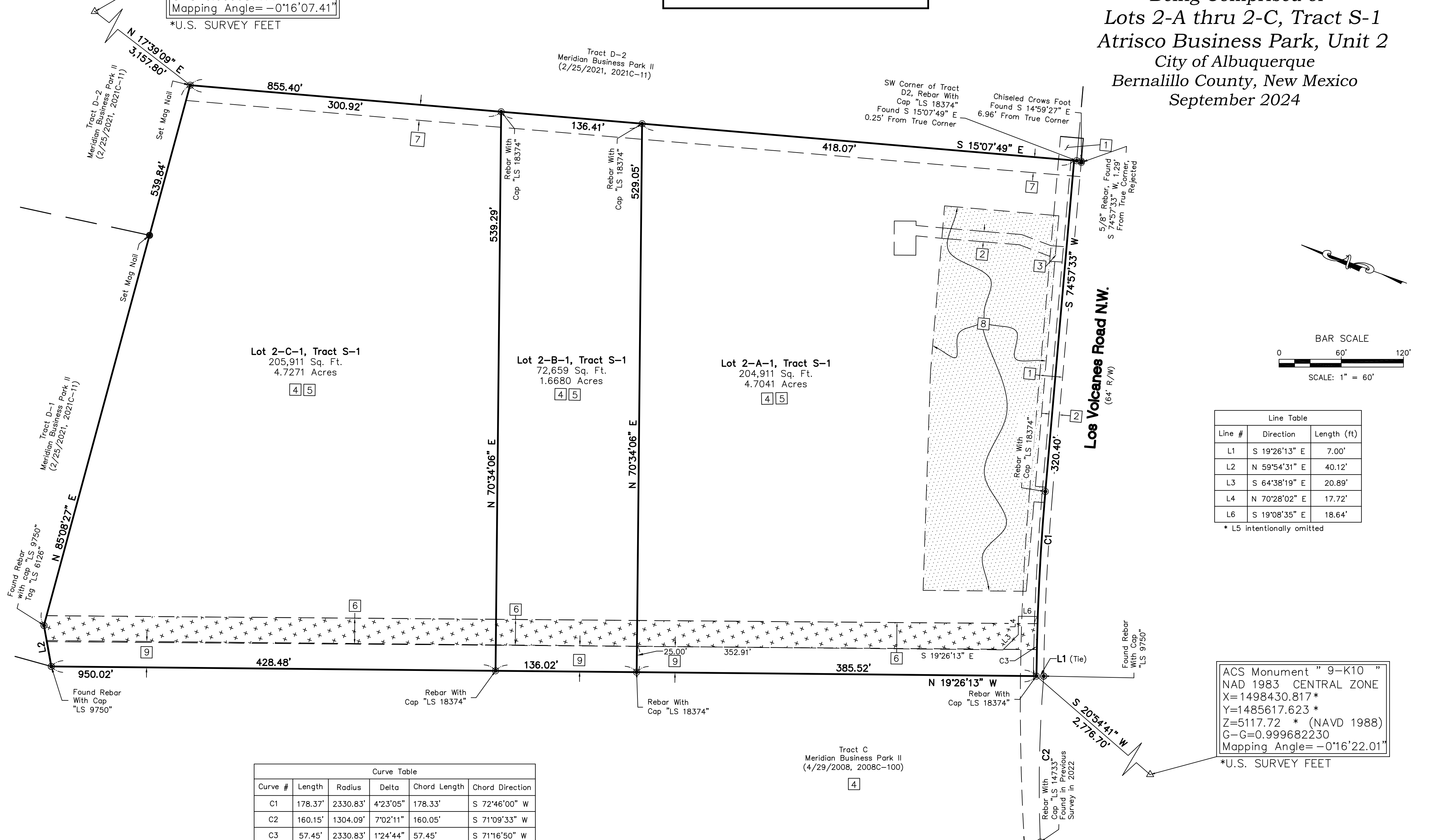


**Plat for**  
**Lots 2-A-1 thru 2-C-1, Tract S-1**  
**Atrisco Business Park, Unit 2**  
 Being Comprised of  
**Lots 2-A thru 2-C, Tract S-1**  
**Atrisco Business Park, Unit 2**  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 September 2024

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

**Legend**

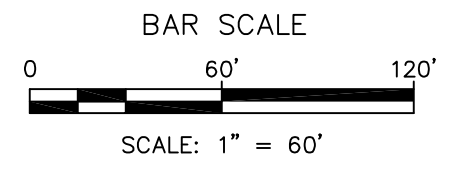
N 90°00'00" E MEASURED BEARINGS AND DISTANCES  
 ● FOUND MONUMENT AS INDICATED



**Lot 2-C-1, Tract S-1**  
 205,911 Sq. Ft.  
 4.7271 Acres  
 [4] [5]

**Lot 2-B-1, Tract S-1**  
 72,659 Sq. Ft.  
 1.6680 Acres  
 [4] [5]

**Lot 2-A-1, Tract S-1**  
 204,911 Sq. Ft.  
 4.7041 Acres  
 [4] [5]



Line Table		
Line #	Direction	Length (ft)
L1	S 19°26'13" E	7.00'
L2	N 59°54'31" E	40.12'
L3	S 64°38'19" E	20.89'
L4	N 70°28'02" E	17.72'
L6	S 19°08'35" E	18.64'

\* L5 intentionally omitted

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	178.37'	2330.83'	4°23'05"	178.33'	S 72°46'00" W
C2	160.15'	1304.09'	7°02'11"	160.05'	S 71°09'33" W
C3	57.45'	2330.83'	1°24'44"	57.45'	S 71°16'50" W

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

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**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, AS SHOWN ON PLAT OF RECORD, ALSO SEE PARKING AGREEMENT (08/16/2023, DOC. NO. 2023052356)
- 6 EXISTING 25' PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENT (08/17/2023, 2013C-68), VACATED WITH THE FILING OF THIS PLAT, SHOWN HEREON AS
- 7 EXISTING 15' PUBLIC UTILITY EASEMENT (08/17/2023, 2013C-68)
- 8 EXISTING PRIVATE POND AND DRAINAGE EASEMENT BENEFITING AND MAINTAINED BY LOTS 2-A, 2-B, AND 2-C (08/17/2023, 2013C-68) SHOWN HEREON AS
- 9 25' PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENT GRANTED WITH THE FILING OF THIS PLAT

**Plat for  
 Lots 2-A-1 thru 2-C-1, Tract S-1  
 Atrisco Business Park, Unit 2  
 Being Comprised of  
 Lots 2-A thru 2-C, Tract S-1  
 Atrisco Business Park, Unit 2  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 September 2024**

**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.

**Free Consent and Dedication**

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.

GERALD LUCERO, MANAGER  
 GDCLV, LLC

NOV. 11, 2024  
 DATE

STATE OF NEW MEXICO }  
 COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 13 November 2024  
 BY: GERALD LUCERO, MANAGER, GDCLV

By:   
 NOTARY PUBLIC

State of New Mexico, Notary Public  
 Tamara Staley  
 Commission Number 1121771  
 My Comm. Expires Mar. 08, 2026

MY COMMISSION EXPIRES 3/8/2026

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