

RECORDING STAMP  
 DOC# 2024036102  
 FILED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 29, 2024 AT 10:10 AM.

Plat of  
 Tract A-1, Unit 1  
**Atrisco Business Park**  
 Town of Atrisco Grant, Projected  
 Sections 15 & 22, Township 10 North, Range 2 East, N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico

**Legal Description**  
 A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTIONS 15 AND 22, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACT A, UNIT NO. 1, ATRISCO BUSINESS PARK, A SUBDIVISION IN THE 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 OCTOBER 31, 1972, IN BOOK 05, FOLIO 62, NOW COMPRISING OF TRACT A-1, UNIT 1, ATRISCO BUSINESS PARK.

February 2024  
 Project No. PR-2023-009209  
 Application No. SD-2024-0042  
 DHO Approval Date: March 13th, 2024

TREASURER'S CERTIFICATE  
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON TRACT A, UNIT 1 ATRISCO BUSINESS PARK, PARCEL ID: 101005832000940601  
 BERNALILLO COUNTY TREASURER'S OFFICE: [Signature] 2/29/2024

[Signature] 03/12/2024  
 [Signature] 2/2/2024  
 NEW MEXICO GAS COMPANY  
 Kathleen Lopez 02/13/2024  
 CENTURYLINK DATE  
 Mike Martin 02/01/2024  
 COMCAST DATE

**Subdivision Data:**  
 GROSS SUBDIVISION ACREAGE: 39.9653 ACRES  
 ZONE ATLAS INDEX AND J-10-Z AND K-10-Z  
 NO. OF TRACTS CREATED: 1  
 NO. OF LOTS CREATED: 1  
 MILES OF FULL-WIDTH STREETS CREATED: 0

**Notes:**

1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREBY ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

**Flood Note**

BY GRAPHIC INDICATION ONLY, THIS PROPERTY IS IN ZONE(S) "A", "AE" AND "M" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 330201C03204, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2012 AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA. NO FLOOD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**Public Utility Easements**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF ALBUQUERQUE WATER BUREAU (AWB), NEW MEXICO POWER AND LIGHT (NMP&L), NEW MEXICO GAS COMPANY (NMGAS), CENTURYLINK (CL), AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.  
 1. 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.  
 2. NEW MEXICO GAS COMPANY FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SAID SERVICES.  
 3. ELECTRIC CORPORATION (ELC) FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SAID SERVICES.  
 4. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE SAID SERVICES.  
 INCORPORATED IS THE RIGHT TO DRAIN, REBELL, RECONSTRUCT, RELOCATE, RELOCATE WITHIN THE EASEMENT CHANGE, REMOVE, REPLACE, MODIFY, REINFORCE AND MAINTAIN FACILITIES FOR SERVICES DESCRIBED ABOVE, TOGETHER WITH THE ACCESS TO DRAIN AND OTHER USES (INCLUDING, BUT NOT LIMITED TO, THE RIGHT AND PRIVILEGE TO DRAIN UPON, OVER AND ACROSS ADJACENT LOTS OF GRANTOR FOR THE PURPOSES SET FORTH ABOVE AND WITHIN THE RIGHT TO LOCATE THE RIGHT OF WAY AND EASEMENT TO LOCATE SERVICES TO LOCATE OR CHANGE RECORD SERVICE, RECORD AND SPACE FOR ELECTRIC TRANSMISSION, WITH THE RIGHT AND PRIVILEGE TO BE AND REMOVE FEES, CHARGES OR BARRIERS WHICH INTERFERE WITH THE PURPOSES SET FORTH ABOVE. NO IRREVOCABLE BOND, UNDERWRITING OR SUBSCRIBER, NOT THE CONTRACTOR OR HIS SUCCESSORS, SHALL BE LIABLE FOR ANY DAMAGE TO ANY PROPERTY OR PERSONS OR FOR ANY ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POLES, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.  
 EASEMENTS FOR ELECTRIC TRANSMISSION, TRANSFORMERS, AS WELL AS SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMERS/UNDERGROUND DEVICES AND THE (25) FEET ON EACH SIDE.

**Disclaimer**

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PSC) ONSET CORPORATION (ONSET) AND NEW MEXICO GAS COMPANY (NMGAS) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREBY. CONSEQUENTLY, PSC, ONSET CORPORATION (ONSET) AND NMGAS DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, DEED, OR OTHER DOCUMENTS AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.  
 APPROVED ON THE CONDITION THAT ALL REPORTS OF THE METRIC AND GRANDE CONSERVATION DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LEVELS ARE FULLY RESPONSIVE TO SAID DISTRICT, AND THAT IF PROVISION FOR BARRIERS SOURCES AND ELEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ASSUMED OF ALL OBLIGATIONS TO FURNISH PROTECTION MATS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

**City Approvals**

[Signature] 04/28/2024  
 HYDROLOGY DATE  
 Loren N. Rosenbower P.S. 2/12/2024  
 CITY SURVEYOR DATE  
 Chad Singer 04/28/2024  
 TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT DATE  
 [Signature] 05/14/2024  
 A.S.C.M.U.A. DATE  
 [Signature] 04/28/2024  
 PARKS AND RECREATION DEPARTMENT DATE  
 [Signature] 2/5/2024  
 [Signature] 05/15/2024  
 CITY ENGINEER DATE  
 [Signature] 04/28/2024  
 PLANNING DEPARTMENT DATE  
 [Signature] 04/28/2024  
 CODE ENFORCEMENT DATE  
 N/A DATE  
 MRGCO DATE

**Surveyor's Certificate**

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS DEDICATION PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND SURVEY AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE COUNTY OF BERNALILLO SUBDIVISION ORDINANCES AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

[Signature] 04/28/2024  
 LARRY W. MEDRANO  
 N.M. No. 11993



NO.	DATE	REVISIONS	DESCRIPTION

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROPERTY INFORMATION				PROJECT INFORMATION			
NAD83 GRID				TOWNSHIP 10 NORTH				AMERICA CORPORATION				CREWTECH 01/25/2023			
NAD83 NAVD83 U.S. SURVEY FEET				RANGE 2 EAST				SUBDIVISION NAME				DRAWN BY: JK			
ALBUQUERQUE GEODETIC REFERENCE SYSTEM N=0				SECTION 15 & 22				ATRISCO BUSINESS PARK UNIT 1				CHECKED BY: LM			
GROUND ELEVATION				CITY ALBUQUERQUE				ADDRESS 6525 BLUEWATER ROAD N.W.				PSI JOB NO. 232247P			
GRID TO GROUND: 1.000317483				STATE NM				101005832000940601				SHEET NUMBER 1 OF 3			
GROUND TO GRID: 0.999682518				ELEVATION TRANSLATION											



OFFICE LOCATION:  
 9200 San Mateo Boulevard, NE  
 Albuquerque, NM 87173  
 505.892.5700 PHONE

RECORDING STAMP  
 DOCH 2024036102  
 RECEIVED 03 20 2024 2:01 PM  
 BERNALILLO COUNTY

Plat of  
**Tract A-1, Unit 1**  
**Atrisco Business Park**  
 Town of Atrisco Grant, Projected  
 Sections 15 & 22, Township 10 North, Range 2 East, N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico  
 February 2024

**Free Consent and Dedication**

THE DEDICATION PLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BONES AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES BONES SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO BURN INTERFERING TREES AND SHRUBS. SAID OWNERS HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AVOID THEM COMPLETE AND INDEFENSIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

DAVID JARAMILLO  
 GENERAL MANAGER  
 ABB INSTALLATION PRODUCTS, INC.  
 \_\_\_\_\_  
 4/3/24 DATE

**Acknowledgment**

STATE OF NEW MEXICO ) SS  
 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF April, 2024 BY  
 DAVID JARAMILLO, GENERAL MANAGER, ABB INSTALLATION PRODUCTS, INC.  
 BY Mary Montana NOTARY PUBLIC BY COMMISSION EXPIRES: 8/19/24



**Free Consent and Dedication**

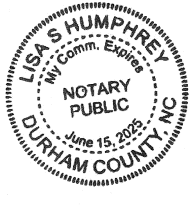
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SAID OWNER DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

MARK LOVEDRICK  
 ELECTRICIAN/LEAD, REAL ESTATE LEAD  
 ABB INSTALLATION PRODUCTS, INC.  
 \_\_\_\_\_  
 3/15/2024 DATE

**Acknowledgment**

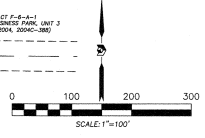
STATE OF NEW MEXICO ) SS  
 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF March, 2024 BY  
 MARK LOVEDRICK, ELECTRICIAN/LEAD, REAL ESTATE LEAD, ABB INSTALLATION PRODUCTS, INC.  
 BY Lisa S. Humphrey NOTARY PUBLIC BY COMMISSION EXPIRES: 6-15-2025



OFFICE LOCATION:  
 2020 San Mateo Boulevard NE  
 Albuquerque, NM 87113  
 505.898.2700 PHONE

PROJECT INFORMATION	
CREATED BY OTSPARR	DATE OF SURVEY 08/01/2023
DRAWN BY JK	CHECKED BY LM
PROJECT NO 232417	SHEET NUMBER 2 OF 3

Plat of  
**Tract A-1, Unit 1**  
**Atrisco Business Park**  
 Town of Atrisco Grant, Projected  
 Sections 15 & 22, Township 10 North, Range 2 East, N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico  
 February 2024



PLATE'S MONUMENT "A" 10" BY 10" ALUMINUM DISC FOUND IN PLACE NEW MEXICO STATE PLANE COORDINATES (NORTH BY CORNER) 1983  
 N=448472.82 E=50977.00  
 PLATE'S MONUMENT "B" 10" BY 10" ALUMINUM DISC FOUND IN PLACE NEW MEXICO STATE PLANE COORDINATES (NORTH BY CORNER) 1983  
 N=448472.82 E=50977.00  
 PLATE'S MONUMENT "C" 10" BY 10" ALUMINUM DISC FOUND IN PLACE NEW MEXICO STATE PLANE COORDINATES (NORTH BY CORNER) 1983  
 N=448472.82 E=50977.00

**Line Table**

LINE	BEARING	DISTANCE
L1	S 89°21'41" W	126.59'
L2	S 82°48'23" W	126.59'

**Tract A-1**  
 AREA=39.9655 ACRES  
 1,740,896 SQ. FT.±

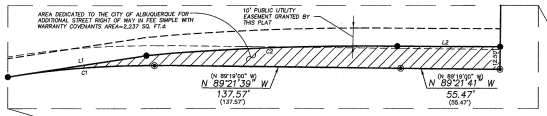
**Curve Table**

CURVE	BEARING	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	S 89°21'41" W	126.59'	S 82°48'23" W	56°33'18"
C2	S 82°48'23" W	126.59'	S 89°21'41" W	56°33'18"

**Legend**

N 90°00'00" E MEASURED BEARINGS AND DISTANCES (N 90°00'00" E)  
 RECORDED BEARINGS AND DISTANCES AS DESIGNATED  
 FOUND AND USED MONUMENT  
 FOUND NO. 8 REBAR WITH PINK PLASTIC CAP "75 11923" SET THIS SURVEY  
 FOUND ALUMINUM DISC MONUMENT AS DESIGNATED

BOOK 2024035182  
 505,212,555 BY 24 50 50 Page 3 of 3  
 PRECISION SURVEYS, INC. Bernalillo County



**PRECISION SURVEYS, INC.**

OFFICE LOCATION:  
 1025 San Ramon Boulevard, NE  
 Albuquerque, NM 87113  
 505.856.5700 PHONE  
 505.856.7900 FAX

**PROJECT INFORMATION**

DRAWN BY: JK	CHECKED BY: LM
DATE OF SURVEY: 09/21/2023	SHEET NUMBER: 3 OF 3
PROJECT NO. / JOB NO. / DRAWING NO.: 232247P	

