

LEGAL DESCRIPTION

TRACT B-1-A, SUNDT'S INDUSTRIAL AREA, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 14, 1993, IN VOLUME 93C FOLIO 293

DOC# 2024015390

PLAT OF
TRACTS B-1-A-1 & B-1-A-2
SUNDT'S INDUSTRIAL AREA

WITHIN
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 4, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2024

PROJECT NUMBER: PR-2023-009411
APPLICATION NUMBER: SD-2024-00018

UTILITY APPROVALS:

<i>R</i>	01/17/2024
PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE
<i>Soft</i>	<i>3-6-2024</i>
NEW MEXICO GAS COMPANY	DATE
<i>Kathleen</i>	01/16/2024
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
<i>Nike Mortua</i>	01/16/2024
COMCAST	DATE

CITY APPROVALS:

Loren W. Rasmussen P.S.		1/18/2024
CITY ENGINEER	Wesley Chan	DATE
HYDROLOGY		02/29/24
N/A		DATE
*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)		DATE
Ernest Amoye		02/29/24
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION		DATE
Drew Gault		03/04/24
ASPHUMIA		DATE
William Baker		03/04/24
PARKS AND RECREATION DEPARTMENT		DATE
AMATEA		1/31/2024
Charles Frazier		DATE
CITY ENGINEER		03/04/24
Jing Andenbach		DATE
PLANNING DEPARTMENT		02/29/24
H. Dean		DATE
CODE ENFORCEMENT (22.03.067)		02/29/24
Jorge Steck		DATE
NCR-CCD		1/23/2024

SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
THIS 14th DAY OF January, 2024

ANTHONY L. HARRIS, P.S. # 11463

HARRIS SURVEYING, INC.
1308 CIELO VISTA DEL SUR, NW
CORRALES, NEW MEXICO 87048

PHONE: (505) 250-2273
E-MAIL: harrissurveying51@gmail.com

SHEET 1 OF 2

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO DIVIDE TRACT B-1-A INTO TWO (2) TRACTS AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- 1: UNLESS NOTED, NO. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL
2: PROPERTY CORNERS.
3: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
4: TOTAL AREA OF PROPERTY: 2.9515 ACRES.
5: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL
6: ZONE, NAD 1983.
7: DISTANCES ARE GROUND, BEARINGS ARE GRID.
8: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
9: DATE OF FIELD WORK: SEPTEMBER 2023
10: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A
11: DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS
12: FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE
13: AREA OF PROPOSED PLAT.
14: PLATS USED TO ESTABLISH BOUNDARY:
15: A: PLAT OF TRACT B-1-A, 4.5 ACRES INDUSTRIAL AREA,
16: FILED: OCTOBER 14, 1993 IN VOLUME 933, FOLIO 293
17: 10: THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FMEA ZONE X, WHICH IS NOT
18: CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN FIRM PANEL NO. 350010433326
19: 0806

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 ("PSCN"), a New Mexico corporation, (PSCN 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.

- D. 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.

Incubator is the right to build, relocate, construct, locate, relocate, change, remove, replace, modify, and operate and maintain equipment for purposes described herein together with full access to, from, and over said equipment, with the right and privilege of going 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 Grantor, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees and shrubs and other vegetation that may be in the way of, or obstruct, or interfere with the use of, or the operation of, or the construction or second post docking, or other structure built or to be constructed on said easement, or shall any way be denied or operated therefrom. Property owners shall be solely responsible for complying any provisions of National Electrical Safety Code by construction of poles, docking, or any structures adjacent to or over easements shown on this plat.

Provisions for electric transformer/midstages, as installed, shall extend for 100 feet in front of the transformer, doors and five (5) feet on each side.

Nichtlinear

IN APPROVING THIS PLAN, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), QWEST DIAL-A-CENTURYLINK AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST DIAL-A-CENTURYLINK AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAN, REPEAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAN.

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens, are fully reserved to said District, and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition, or plot, said District is absolved of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts.

APPROVED *[Signature]* DATE *12/2/2014*

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

BREWER OIL CO.

C Brewer, PRESIDENT 1/24/2024
C Brewer, PRESIDENT 3/7/2024

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS 11th DAY OF SEPTEMBER, 2015.

THIS 24TH DAY OF JANUARY, 2024

BY: CHARLES F. BRENER PRESIDENT, BRENER OIL CO.

OWNERS NAME

MY COMMISSION EXPIRES: 1-1-2016 BY: SPM-1 M...
NOTARY PUBLIC

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1-015-060-12401930504
PROPERTY OWNER OF RECORD: Brewer Oil Co
BERNALILLO CO. TREASURER'S OFFICE: George Stone

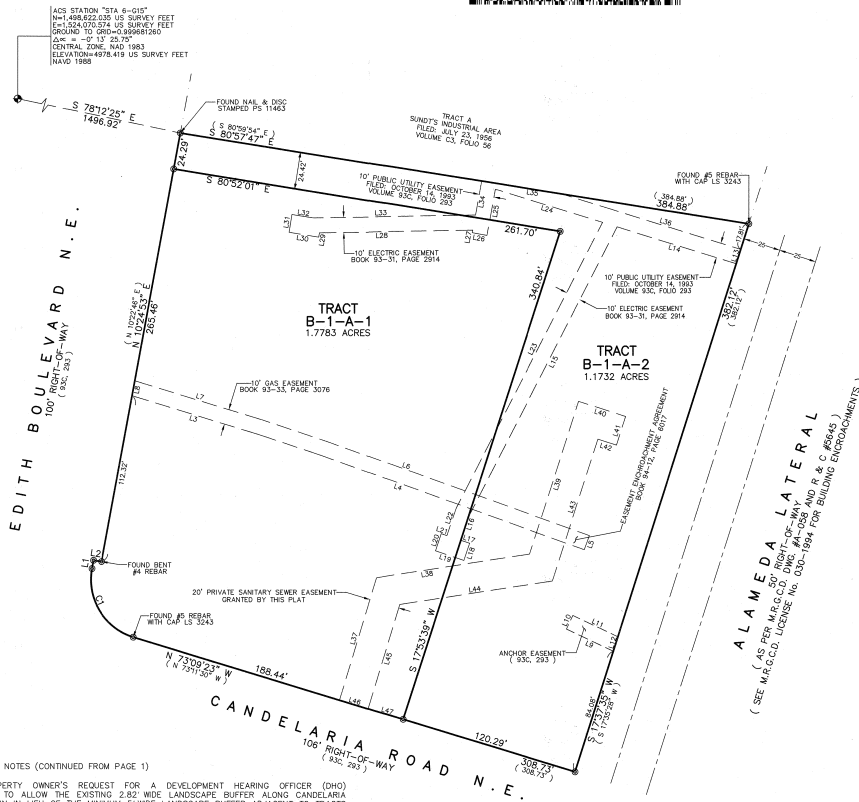
03-0534.DWG

SHEET 1 OF 2

DOC# 2024015390
SDS/2024 03 19 10:29AM: 2 of 2, Job Owner: Bernalillo County
P:\2024\2024015390\2024015390.dwg

PLAT OF TRACTS B-1-A-1 & B-1-A-2 SUNDT'S INDUSTRIAL AREA

WITHIN
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 4, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2024



NOTE: GENERAL NOTES (CONTINUED FROM PAGE 1)

11. THE PROPERTY OWNER'S REQUEST FOR A DEVELOPMENT HEARING OFFICER (DHO) DETERMINATION TO ALLOW THE EXISTING 2.82' WIDE LANDSCAPE BUFFER ALONG CANDELARIA ROAD TO REMAIN IN LIEU OF THE MINIMUM 5' WIDE LANDSCAPE BUFFER ADJACENT TO TRACTS B-1-A-1 & B-1-A-2, BLOCK 4, SUNDT'S INDUSTRIAL AREA, HAS BEEN GRANTED WITH THE APPROVAL OF THIS PLAT. THE PROPERTY OWNER'S REQUEST FOR A DEVELOPMENT HEARING OFFICER (DHO) DETERMINATION TO ALLOW THE EXISTING 5.03' WIDE SIDEWALK ALONG EDITH BLVD TO REMAIN IN LIEU OF THE MINIMUM 6' WIDE SIDEWALK ADJACENT TO TRACT B-1-A-1, BLOCK 4, SUNDT'S INDUSTRIAL AREA, HAS BEEN GRANTED WITH THE APPROVAL OF THIS PLAT.
12. BY THE RECORDING OF THIS PLAT, A CROSS LOT DRAINAGE EASEMENT FOR THE BENEFIT OF THE OWNERS OF TRACT B-1-A-1 AND TRACT B-1-A-2 AND IS TO BE MAINTAINED BY THE OWNERS OF TRACT B-1-A-1 & TRACT B-1-A-2, HAS BEEN GRANTED BY THIS PLAT.
13. BY THE RECORDING OF THIS PLAT, A VEHICULAR ACCESS EASEMENT BETWEEN TRACT B-1-A-1 & TRACT B-1-A-2 HAS BEEN GRANTED BY THIS PLAT.
14. THE DEVELOPMENT HEARING OFFICER (DHO) HAS APPROVED THIS PRELIMINARY/FINAL PLAT (SD-2024-00018) ON FEBRUARY 7, 2024.

LINE TABLE			CURVE TABLE		
NUMBER	DIRECTION	DISTANCE	NUMBER	DELTA ANGLE	CHORD DIRECTION
L1	N 19°24'53" E	5.60	C1	8°53'54"	S 31°21'40" E
L2	N 8°22'48" E	1.80			
L3	S 81°18'37" E	5.21			
L4	S 81°08'44" E	6.81			
L5	N 19°41'19" E	10.07			
L6	N 20°18'44" W	186.60			
L7	N 7°05'08" W	89.28			
L8	S 19°24'53" W	10.06			
L9	N 64°48'56" W	34.65			
L10	N 25°10'04" E	10.00			
L11	S 64°48'56" E	33.33			
L12	S 12°31'55" W	10.00			
L13	S 17°31'55" W	10.00			
L14	N 72°50'21" W	83.33			
L15	S 27°14'10" W	214.68			
L16	S 18°40'29" W	18.51			
L17	S 71°18'31" E	6.00			
L18	S 18°40'29" W	12.00			
L19	N 11°18'31" W	20.00			
L20	N 18°40'29" E	12.00			
L21	N 71°18'31" E	4.00			
L22	N 18°40'29" E	10.25			
L23	N 27°14'10" E	213.92			
L24	N 72°50'21" W	24.00			
L25	S 10°23'46" W	31.19			
L26	N 72°50'21" W	10.07			
L27	N 19°24'53" E	17.71			
L28	S 89°59'17" W	102.40			
L29	S 09°02'12" W	2.84			
L30	N 80°57'47" W	20.00			
L31	N 09°02'12" E	12.00			
L32	S 80°57'47" E	14.29			
L33	N 80°00'17" E	108.44			
L34	N 19°24'53" E	22.98			
L35	S 80°57'47" E	33.53			
L36	S 72°52'21" E	91.43			