

LOCATION MAP K-10-Z

PURPOSE OF PLAT

- To eliminate lot line and create tract and lot as shown hereon.
- To grant and vacate easements as shown hereon.

SUBDIVISION DATA

- Project No.: PR-2024-009917
- Application No.: SD-2024-00092
- Zone Atlas Index No.: K-10-Z
- Total Number of Lots created: 1
- Total Number of Tracts created: 1
- Total Number of existing Lots: 1
- Total Number of existing Tracts: 1
- Gross Subdivision Acreage: 4.2482 Acres

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary is the plat of record entitled: "TRACTS L-1-A-1 & L-1-B-1-A, ATRISCO BUSINESS PARK & LOT 21-A, MERIDIAN BUSINESS PARK", (11-06-2006, 2006C-343) all being records of Bernalillo County, New Mexico.
- Field Survey: January, 2023.
- Title Report(s) - Lot 21-A: First American Title Insurance Company Policy No. 01-868954 (Policy Date: December 22, 2006).
- Address of Property: 531 Silver Creek Road NW, Albuquerque, NM 87121
- City of Albuquerque, New Mexico IDO Zone: NR-BP
- 100 Year Flood Zone Designation: ZONE X as shown on Panel 328 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated November 4, 2016. This property does not lie within the 100 Year Flood Plain.
- Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
 AND ON UPC: 1-010-057-054402080
 PROPERTY OWNER OF RECORD:
 MJ HOSPITALITY, LLC
 BERNALILLO COUNTY TREASURER'S OFFICE:
 GEORGE STONE

SOLAR NOTE

No property within the area of requested final action shall at any time be subject to a deed restriction, covenant or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of this plat.

DESCRIPTION

A tract of land situate within the Town of Atrisco Grant, projected Section 22, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of TRACT L-1-B-1-A, ATRISCO BUSINESS PARK AND LOT 21-A, MERIDIAN BUSINESS PARK, as the same are shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on November 6, 2006, in Plat Book 2006C, Page 343, and containing 4.0444 acres more or less.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Lumen (LUMEN) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
- Comcast (COMCAST) for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said right-of-way and easement, 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground 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 transformers/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, PNM, NMGCO, LUMEN and COMCAST do not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, LUMEN and COMCAST 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 hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of lot/tract as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to the granting and vacating of easements as shown hereon. Said owner(s) and/or proprietor(s) do hereby dedicate public street right-of-way to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

Owner: MJ Hospitality, LLC, a New Mexico limited liability company

Mohamed Jasser
 Mohamed Jasser, Managing Member Date 8.15.2024

STATE OF NEW MEXICO)
 BERNALILLO COUNTY)

On this 15th day of August, 2024, this instrument was acknowledged before me by Mohamed Jasser, Managing Member of MJ Hospitality, LLC, a New Mexico limited liability company, and *Notary Public* said company.

Notary Public
 Commission # 1111602
 My Comm. Expires Feb 24, 2027

ON JUNE 12, 2024, A DHO DETERMINATION WAS ISSUED PERMITTING THE EXISTING LANDSCAPE BUFFER ALONG UNSER BLVD. TO REMAIN AS-IS.

DOCH 2024074866
 10/21/2024 10:10 AM Page: 1 of 3
 PLAT R: \$25.00 B: 2024C P: 0100 Linda Stover, Bernalillo County

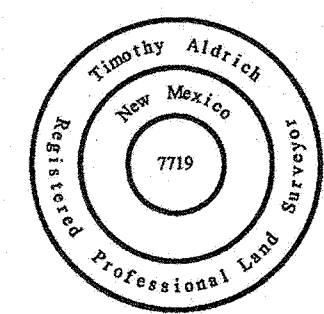
PLAT FOR
 TRACT L-1-B-1-A-1,
 ATRISCO BUSINESS PARK
 AND
 LOT 21-A-1,
 MERIDIAN BUSINESS PARK
 (A REPLAT OF TRACT L-1-B-1-A,
 ATRISCO BUSINESS PARK AND
 LOT 21-A, MERIDIAN BUSINESS PARK)
 WITHIN THE
 TOWN OF ATRISCO GRANT
 PROJECTED SECTION 22
 TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2023

PROJECT NUMBER: PR-2024-009917
 Application Number: SD-2024-00092
 DHO Approval Date: JUNE 12, 2024
 PLAT APPROVAL
 Utility Approvals:

<i>[Signature]</i> Public Service Company of New Mexico	Date	03/29/2023
<i>[Signature]</i> New Mexico Gas Company Abdul A Bhuysan	Date	3/30/2023
Lumen <i>[Signature]</i> Comcast	Date	03/31/2023
City Approvals: <i>[Signature]</i> Loren N. Risenhoover P.S. City Surveyor	Date	3/29/2023
N/A Real Property Division <i>[Signature]</i>	Date	Aug 29, 2024
Traffic Engineering, Transportation Division <i>[Signature]</i>	Date	Aug 29, 2024
Albuquerque-Bernalillo County Water Utility Authority <i>[Signature]</i>	Date	Aug 29, 2024
Parks and Recreation Department <i>[Signature]</i>	Date	4/10/2023
AMA FCA <i>[Signature]</i>	Date	Aug 29, 2024
Hydrology Department <i>[Signature]</i>	Date	Aug 29, 2024
Code Enforcement <i>[Signature]</i>	Date	Sep 3, 2024
City Engineer <i>[Signature]</i>	Date	Aug 29, 2024
Planning Department	Date	

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified 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, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, 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]
 Timothy Aldrich, P.S. No. 7719 Date 03-22-2023

Drawn By: TA	Date: 03-22-2023
Checked By: TA	Drawing Name: 22171PLT.DWG
Job No.: 22-171	Sheet: 1 of 3

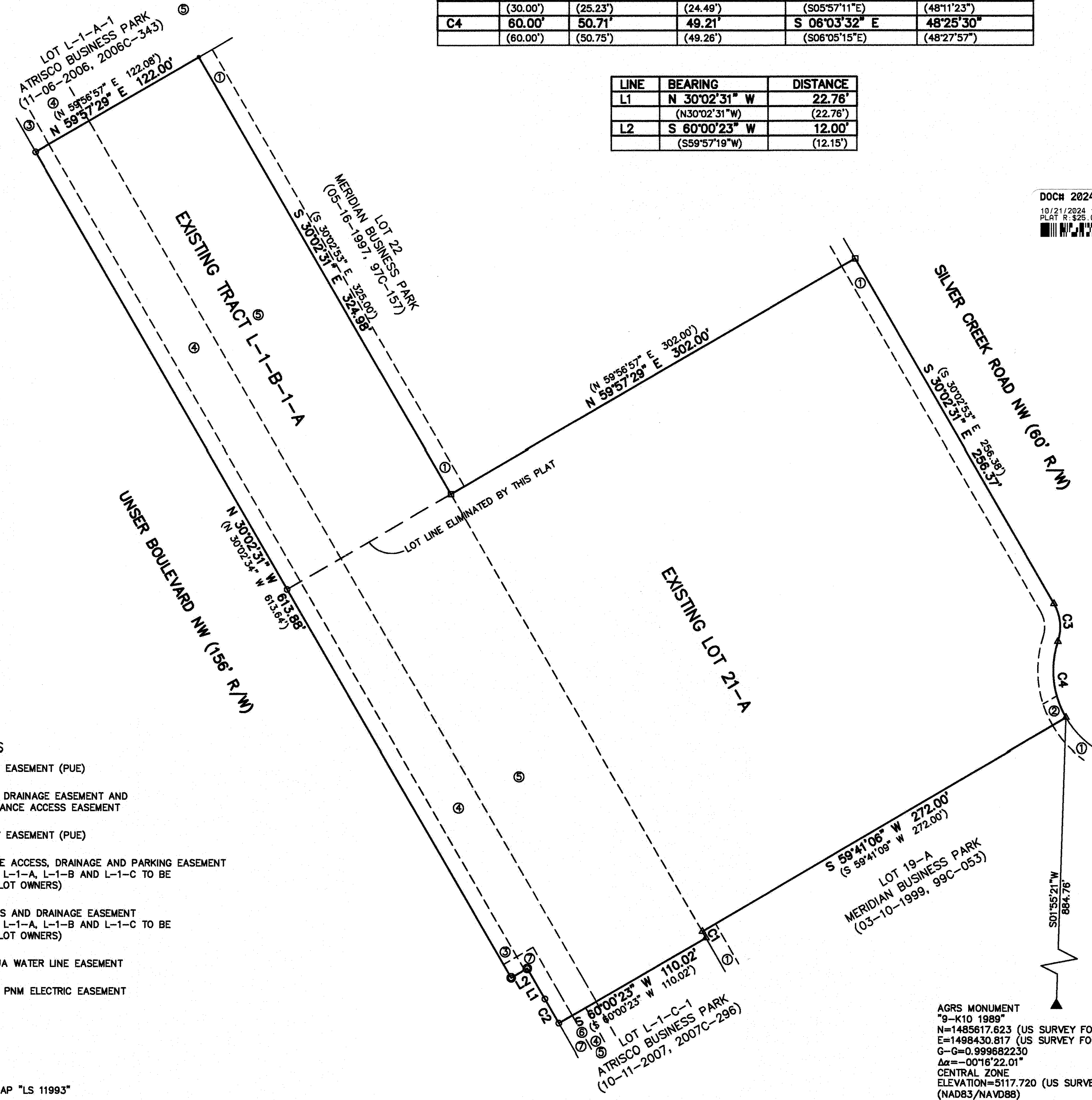
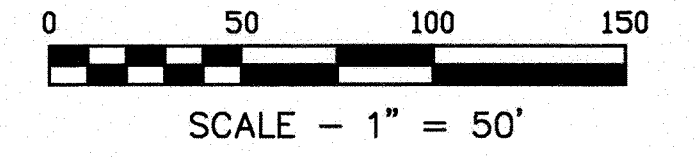
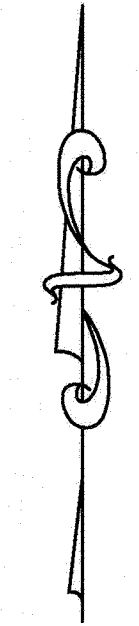
ALDRICH LAND SURVEYING
 P.O. BOX 30701, ALBQ., N.M. 87190
 505-884-1990

PLAT FOR
 TRACT L-1-B-1-A-1,
 ATRISCO BUSINESS PARK
 AND
 LOT 21-A-1,
 MERIDIAN BUSINESS PARK
 (A REPLAT OF TRACT L-1-B-1-A,
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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MARCH, 2023

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5929.58'	4.76'	4.76'	S 30°01'08" E (S30°01'08"E)	00°02'46"
C2	5819.58'	18.00'	18.00'	N 29°57'12" W (N29°57'12"W)	00°10'38"
C3	30.00'	25.24'	24.50'	S 05°56'39" E (S05°57'11"E)	48°11'44"
C4	60.00'	50.71'	49.21'	S 06°03'32" E (S06°05'15"E)	48°25'30"

LINE	BEARING	DISTANCE
L1	N 30°02'31" W (N30°02'31"W)	22.76' (22.76')
L2	S 60°00'23" W (S59°57'19"W)	12.00' (12.15')

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 10/21/2024 10:10 AM Page: 2 of 3
 PLAT R:\$25.00 B: 2024C P: 0100 Linda Stover, Bernalillo County



EXISTING EASEMENTS

- ① EXISTING 10' PUBLIC UTILITY EASEMENT (PUE) (05-16-1997, 97C-157)
- ② EXISTING 10' X 15' PRIVATE DRAINAGE EASEMENT AND PRIVATE DRAINAGE MAINTENANCE ACCESS EASEMENT (05-16-1997, 97C-157)
- ③ EXISTING 10' PUBLIC UTILITY EASEMENT (PUE) (12-13-2001, 2001C-326)
- ④ EXISTING 30' CROSS PRIVATE ACCESS, DRAINAGE AND PARKING EASEMENT (FOR THE BENEFIT OF LOTS L-1-A, L-1-B AND L-1-C TO BE MAINTAINED BY INDIVIDUAL LOT OWNERS) (12-13-2001, 2001C-326)
- ⑤ EXISTING CROSS LOT ACCESS AND DRAINAGE EASEMENT (FOR THE BENEFIT OF LOTS L-1-A, L-1-B AND L-1-C TO BE MAINTAINED BY INDIVIDUAL LOT OWNERS) (12-13-2001, 2001C-326)
- ⑥ EXISTING 20' PUBLIC ABCWA WATER LINE EASEMENT (10-11-2007, 2007C-296)
- ⑦ EXISTING 10' UNDERGROUND PNM ELECTRIC EASEMENT (09-12-2008, 2008101340)

PROPERTY CORNERS

- FOUND 5/8" REBAR WITH CAP "LS 11993"
- FOUND 5/8" REBAR WITH CAP "LS 9750"
- △ FOUND 5/8" REBAR WITH CAP "LS 5823"
- FOUND 5/8" REBAR WITH CAP "LS 8911"
- FOUND MAG NAIL WITH TAG "LS 8911"

BENCHMARKS
AGRS aluminum cap stamped "9-K10 1989"
The station is located in the southeast quadrant of the intersection of Unser Boulevard NW and Bluewater Road NW. It is at the south end of a median island.
Geographic Position in feet (NAD83) NGS
N.M. State Plane Coordinates (Central Zone)
N=1485617.623, E=1498430.817, G-G=0.999682230, DA=-00°16'22.01"
Elevation in feet (NAVD88) = 5117.720'

AGRS MONUMENT
 "9-K10 1989"
 N=1485617.623 (US SURVEY FOOT)
 E=1498430.817 (US SURVEY FOOT)
 G-G=0.999682230
 Δα=-00°16'22.01"
 CENTRAL ZONE
 ELEVATION=5117.720 (US SURVEY FOOT)
 (NAD83/NAVD88)

Drawn By:	TA	Date:	03-22-2023
Checked By:	TA	Drawing Name:	22171PLT.DWG
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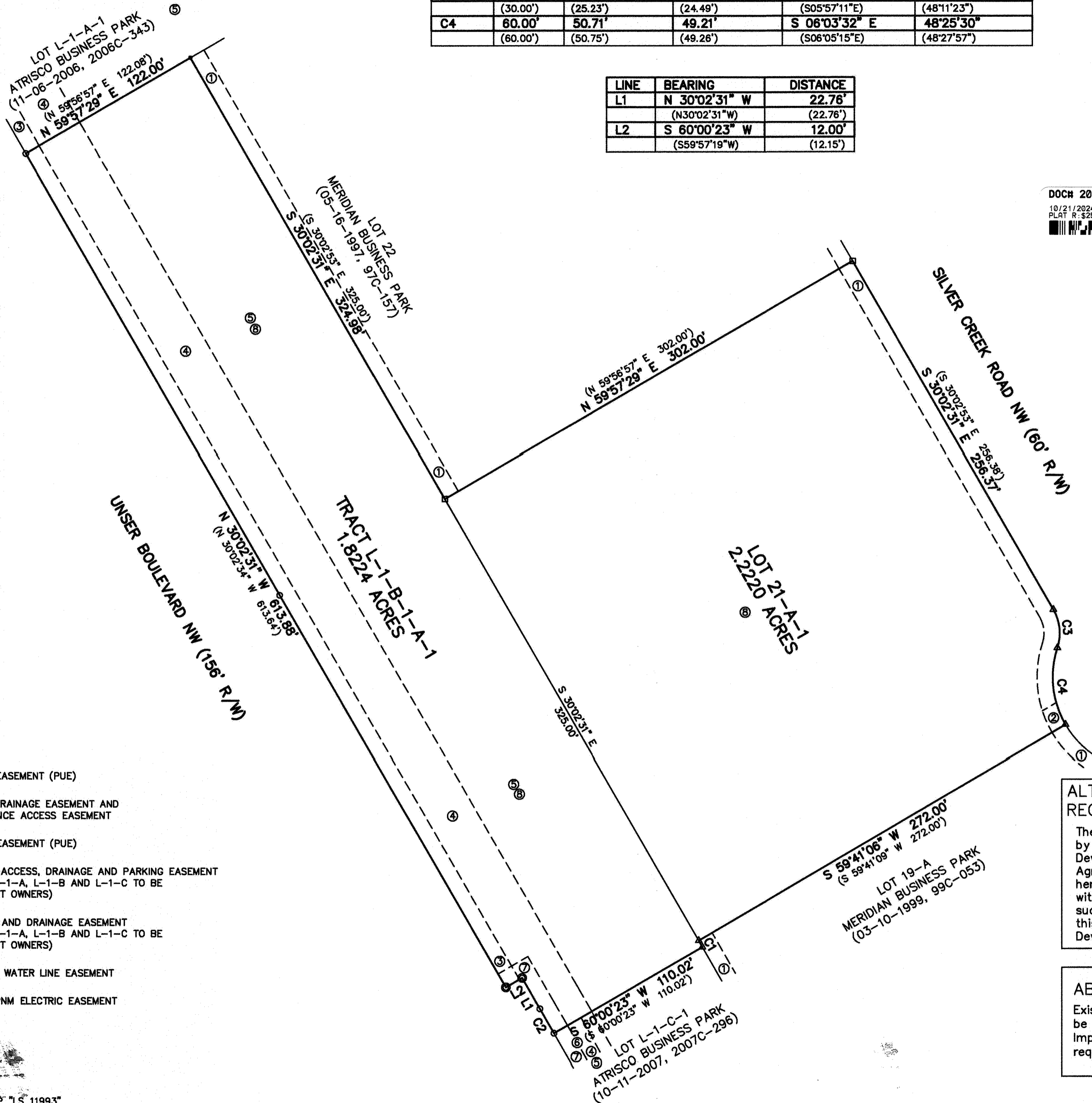
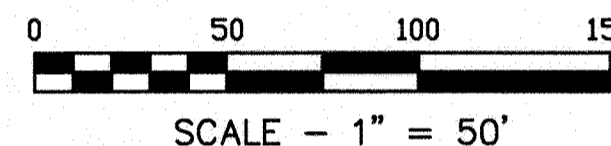
08-11-2024 rev

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NEW EASEMENT

- Ⓢ CROSS LOT PRIVATE ACCESS, DRAINAGE AND PARKING EASEMENT (FOR THE BENEFIT OF LOT 21-A-1 AND TRACT L-1-B-1-A-1 MAINTAINED BY INDIVIDUAL LOT OWNERS) (GRANTED BY THIS PLAT)

ALTERNATIVE SIDEWALK CONSTRUCTION AGREEMENT
 RECORDED: 07/08/2024, DOC. # 2024046082

The Alternative Sidewalk Construction Agreement has been selected by the Developer as a condition of Final Plat approval. The Developer hereby incorporates this Alternative Sidewalk Construction Agreement and City Ordinance 14-14-5-12. This note and the hereon referenced agreement shall constitute a covenant running with the title. The owner of each respective parcel and their successors and assigns agrees to and is bound by the terms of this Alternative Sidewalk Construction Agreement jointly with the Developer.

ABCWUA NOTICE

Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval.

Drawn By:	TA	Date:	03-22-2023
Checked By:	TA	Drawing Name:	22171PLT.DWG
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P.O. BOX 30701, ALBQ., N.M. 87190
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08-11-2024 rev
 04-04-2024 rev