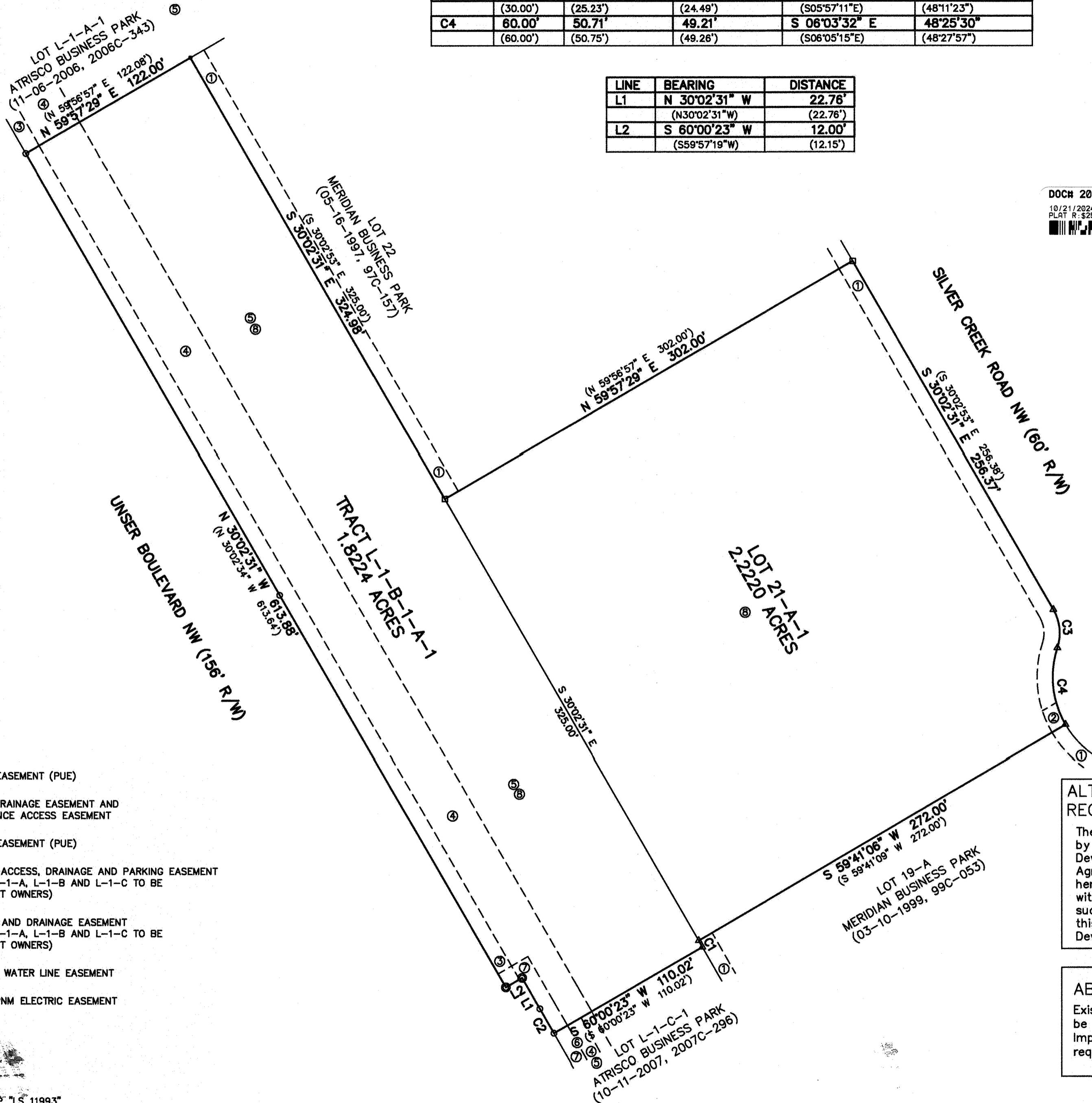
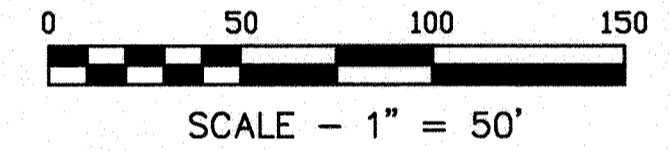


PLAT FOR  
 TRACT L-1-B-1-A-1,  
 ATRISCO BUSINESS PARK  
 AND  
 LOT 21-A-1,  
 MERIDIAN BUSINESS PARK  
 (A REPLAT OF TRACT L-1-B-1-A,  
 ATRISCO BUSINESS PARK AND  
 LOT 21-A, MERIDIAN BUSINESS PARK)  
 WITHIN THE  
 TOWN OF ATRISCO GRANT  
 PROJECTED SECTION 22  
 TOWNSHIP 10 NORTH, RANGE 2 EAST,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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5929.58'	4.78'	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')

DOC# 2024074866  
 10/21/2024 10:10 AM Page: 3 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 ABCWUA WATER LINE EASEMENT (10-11-2007, 2007C-296)
- ⑦ EXISTING 10' UNDERGROUND PNM ELECTRIC EASEMENT (09-12-2008, 2008B101340)

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"

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
Job No.:	22-171	Sheet:	3 of 3

08-11-2024 rev  
 04-04-2024 rev

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