

Vicinity Map - Zone Atlas N-9-Z

Notes

- 1. FIELD SURVEY PERFORMED IN APRIL AND MAY 2024.
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. LOT LINES TO BE ELIMINATED SHOWN HEREON AS

Legal Description

A CERTAIN PARCEL, BEING COMPRISED OF THE FOLLOWING:

TRACT "13-D-1" OF THE BULK LAND PLAT, TRACTS A-1 AND 13-D-1, LANDS OF SALAZAR FAMILY TRUST ET AL, RIO BRAVO SECTOR DEVELOPMENT PLAN, SITUATE WITHIN PROJECTED SECTION 4, T.9N., R.2E., N.M.P.M., TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 8, 2005 IN PLAT BOOK 2005C, PAGE 240,

AND

TRACT "A-1-C" OF THE BULK LAND PLAT, TRACTS A-1-A, A-1-B AND A-1-C, LANDS OF SALAZAR FAMILY TRUST ET AL, RIO BRAVO SECTOR DEVELOPMENT PLAN, SITUATE WITHIN PROJECTED SECTION 4, T.9N., R.2E., N.M.P.M., TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 1, 2006 IN PLAT BOOK 2006C, PAGE 237.

AND

A PORTION OF THE FORMER SACATE BLANCO CHANNEL AKA TRACT "R/W 1" AKA "SC-A-2-3" OF AMOLE-HUBBEL-BORREGA DRAINAGE RIGHTS-OF-WAY, BEING A PORTION OF TRACT 4, AMOLE CHANNEL DRAINAGE RIGHTS OF WAY, AS DESCRIBED IN QUITCLAIM DEED FROM AMAFCA TO TA LAND COMPANY 1, LLC, AND FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 2, 2025 AS DOCUMENT NO. 2025037236.

AND

A CERTAIN PARCEL, BEING A PORTION OF TRACT 4, OF THE AMOLE CHANNEL RIGHTS OF WAY, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON DECEMBER 11, 2009 IN BOOK 2009C, PAGE 171, AS DESCRIBED IN QUITCLAIM DEED FROM AMAFCA TO TA LAND COMPANY 1, LLC, AND FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 6, 2026 AS DOCUMENT NO. 2026009571:

SAID PARCEL MORE PARTICULARLY DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHEAST CORNER OF TRACT "A-1-C", MARKED BY A REBAR WITH ALUMINUM CAP "LS 4972", WHENCE A TIE TO ACS MONUMENT "3_N10" BEARS N 07°03'12" W, A DISTANCE OF 1428.68 FEET;

SEE CONTINUED LEGAL DESCRIPTION ON THIS SHEET:

Indexing Information

Section 4, Township 9 North, Range 2 East, N.M.P.M. as Projected into the Town of Atrisco Grant Subdivision: Lands of Salazar Family Trust ET AL Owner: TA Land Company, LLC UPC #: 100905425518040101 (Tract 13-D-1) UPC #: 100905437015540203 (Tract A-1-C) UPC #: TBD (Tract SC-A-2-3) UPC #: TBD (Portion of Tract 4)

Purpose of Plat

- 1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS, AS SHOWN HEREON.
3. VACATE EASEMENTS, AS SHOWN HEREON.
4. DEDICATE RIGHT OF WAY, AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 159.0559 ACRES
ZONE ATLAS PAGE NO. N-9-Z
NUMBER OF EXISTING TRACTS. 4
NUMBER OF TRACTS CREATED. 4
MILES OF FULL-WIDTH STREETS. 0.3639 MILES
MILES OF HALF-WIDTH STREETS. 0.4490 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 10.9572 ACRES
DATE OF SURVEY. JULY 2025

Legal Description

THENCE, FROM SAID POINT OF BEGINNING, S 00°12'56" W, A DISTANCE OF 1852.10 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHEAST CORNER OF LOT 97, BLOCK 1, OF MESA AT ANDERSON HILLS, UNIT 2, AS SHOWN ON THE PLAT FILED IN THE COUNTY CLERK'S OFFICE ON OCTOBER 11, 2005, IN BOOK 2005C, PAGE 336, MARKED BY A PK NAIL "LS 18374" SET IN THE NORTH FACE OF WALL;

THENCE, N 89°48'16" W, A DISTANCE OF 3823.51 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, POINT LYING AT THE CENTERLINE OF 98TH STREET SW, AS SHOWN ON THE PLAT FOR THE MEADOWS AT ANDERSON HILLS, UNIT 5, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 22, 2005 IN BOOK 2005C, PAGE 312;

THENCE, COINCIDING SAID CENTERLINE AND THE CENTERLINE OF AN EXISTING 156' PUBLIC ROADWAY EASEMENT THE FOLLOWING FIVE COURSES, AS SHOWN ON SAID BULK LAND PLATS FOR TRACTS "13-D-1" AND "A-1-C", LANDS OF SALAZAR FAMILY TRUST, ET AL;

N 00°13'04" E, A DISTANCE OF 392.07 FEET TO A POINT OF CURVATURE BEING MARKED BY A REBAR WITH CAP "LS 18374";

575.70 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1500.00 FEET, A DELTA OF 21°59'24" AND A CHORD BEARING N 11°12'46" E, A DISTANCE OF 572.17 FEET TO A POINT OF TANGENCY, MARKED BY A REBAR WITH CAP "LS 18374";

N 22°12'28" E, A DISTANCE OF 805.32 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 18374";

S 89°30'12" W, A DISTANCE OF 5.49 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 18374";

N 19°22'10" E, A DISTANCE OF 597.61 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHWEST CORNER OF SAID TRACT "13-D-1", POINT LYING AT THE CENTER OF AN EXISTING 60' PUBLIC ACCESS, UTILITY AND DRAINAGE EASEMENT FOR AMOLE MESA AVE SW, BEING MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, COINCIDING SAID CENTERLINE THE FOLLOWING FOUR COURSES;

S 67°44'51" E, A DISTANCE OF 476.06 FEET, TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP "LS 18374";

154.32 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 600.00 FEET, A DELTA OF 14°44'01", AND A CHORD BEARING S 75°06'57" E, A DISTANCE OF 153.89 FEET TO A POINT OF TANGENCY, MARKED BY A REBAR WITH CAP "LS 18374";

S 82°29'02" E, A DISTANCE OF 773.90 FEET TO AN ANGLE POINT, ALSO BEING THE NORTHEAST CORNER OF SAID TRACT "13-D-1", BEING MARKED BY A PK NAIL "LS 18374";

S 07°30'46" W, A DISTANCE OF 250.80 FEET TO AN ANGLE POINT, BEING A POINT ON THE NORTHERLY SIDE OF SAID TRACT "A-1-C", ALSO BEING THE SOUTHWEST CORNER OF TRACT 8-A-1-A-1, OF EL RANCHO GRANDE I, AS SHOWN ON THE PLAT FILED IN THE BERNALILLO COUNTY CLERKS OFFICE ON JUNE 17, 2008 IN BOOK 2008C, PAGE 134;

THENCE, LEAVING SAID CENTERLINE AND COINCIDING THE NORTH SIDE OF SAID TRACT "A-1-C" S 89°45'50" E, A DISTANCE OF 1298.19 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 18374";

SEE CONTINUED LEGAL DESCRIPTION ON SHEET 6 OF 6:

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND PAID ON UPC #: 100905425518040101 100905437015540203

PROPERTY OWNER OF RECORD TA LAND COMPANY 1 LLC GEORGE STONE 2-23-26

DOCH 2026013657 02/23/2026 02:45 PM Page: 1 of 6 R: \$25.00 PLAT #: 2026013657 Michelle S. Kavanagh, Bernalillo County

Bulk Plat for Tracts 1-4, T.A. Lands Being Comprised of A Portion of Tract 4, Amole Channel Drainage Right of Way and Tracts "13-D-1" and "A-1-C", Lands of Salazar Family Trust Et Al. City of Albuquerque Bernalillo County, New Mexico August 2025

Project Number: PR-2024-010438 Application Number: PR-2024-BULK_PLT-2025-0003 Plat Approvals: DATE OF APPROVAL: 10/29/2025

Table with 2 columns: Name and Date. Includes Daniel Aragon (9/17/2025), Natalia Antonio (9/17/2025), Jeff Estabek (9/17/2025), and Todd Schunelle (9/15/2025).

City Approvals:

Table with 2 columns: Name and Date. Includes Loren N. Risenhoover P.S. (8/28/2025), Ernest Orumija (02/10/2026), Traffic Engineering, Transportation Division (02/13/2026), ABCWUA (02/10/2026), Parks and Recreation Department (9/15/2025), Hydrology (02/10/2026), Code Enforcement (02/17/2026), Planning Department (02/17/2026), and MRGCD (02/23/24).

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.

Brian J. Martinez 8/28/25 Date

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174 Phone (505) 896-3050 Fax (505) 891-0244 cartesianbrian@gmail.com



Detail "A"

N.T.S.

DOCH 2026013657

02/23/2026 02:45 PM Page: 2 of 6 R:\$25.00
 PLAT B: 2026C P: 0009 Michelle S. Kavanagh, Bernalillo County

Flood Notes

BASED UPON SCALING, PORTIONS OF THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD;

AND

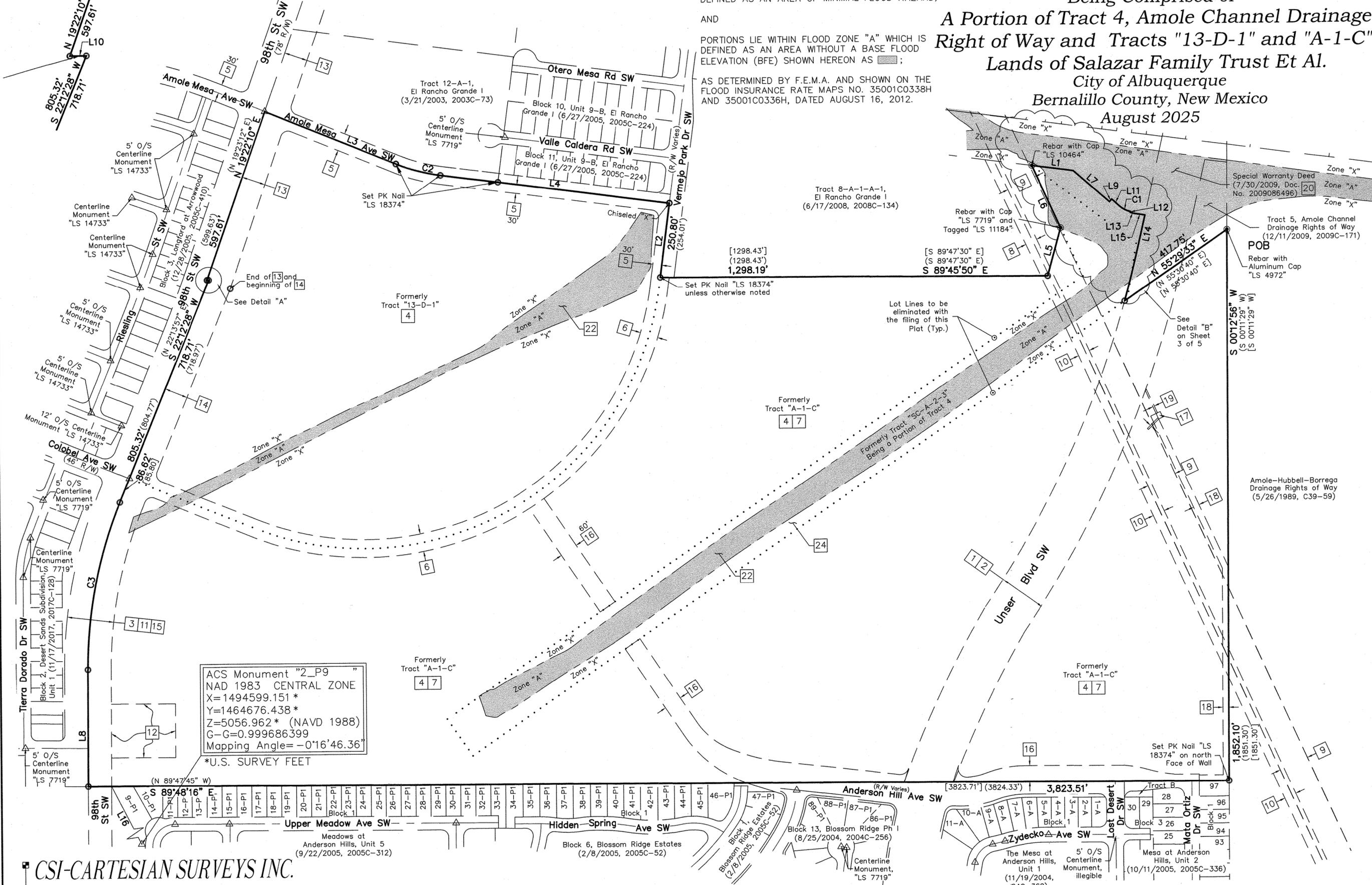
PORTIONS LIE WITHIN FLOOD ZONE "A" WHICH IS DEFINED AS AN AREA WITHOUT A BASE FLOOD ELEVATION (BFE) SHOWN HEREON AS [shaded area];

AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAPS NO. 35001C0338H AND 35001C0336H, DATED AUGUST 16, 2012.

Bulk Plat for Tracts 1-4, T.A. Lands Being Comprised of

A Portion of Tract 4, Amole Channel Drainage Right of Way and Tracts "13-D-1" and "A-1-C", Lands of Salazar Family Trust Et Al.

**City of Albuquerque
 Bernalillo County, New Mexico
 August 2025**



ACS Monument "2_P9"
 NAD 1983 CENTRAL ZONE
 X=1494599.151 *
 Y=1464676.438 *
 Z=5056.962 * (NAVD 1988)
 G-G=0.999686399
 Mapping Angle=-0°16'46.36"
 *U.S. SURVEY FEET

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 cartesianbrian@gmail.com

Solar Collection Note

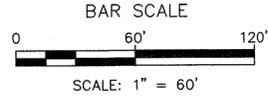
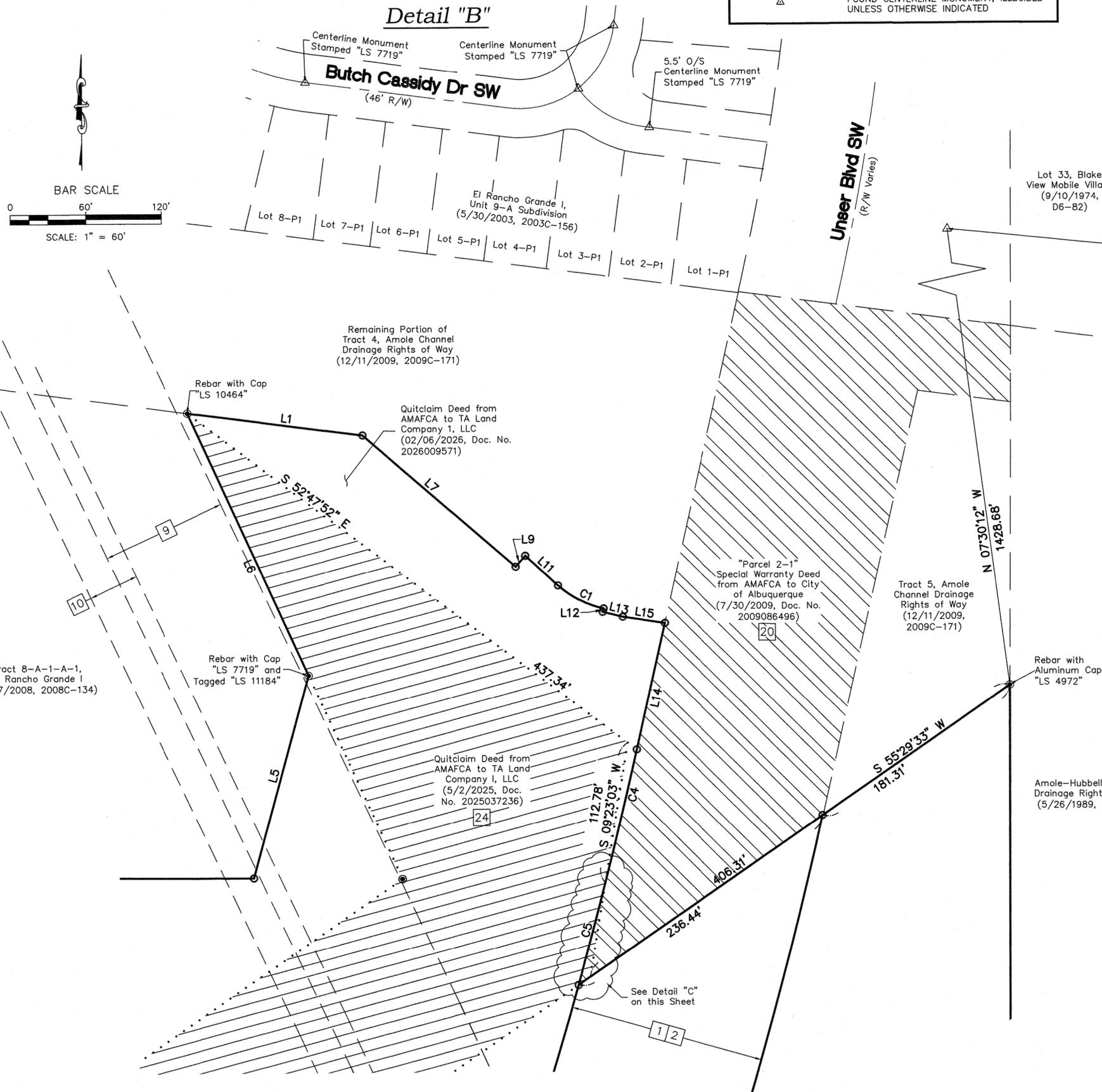
NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

DOC# 2026013657
 02/23/2026 02:45 PM Page: 3 of 6 R:\$25.00
 PLAT B: 2026C P: 0009 Michelle S. Kavanaugh, Bernalillo County

Legend

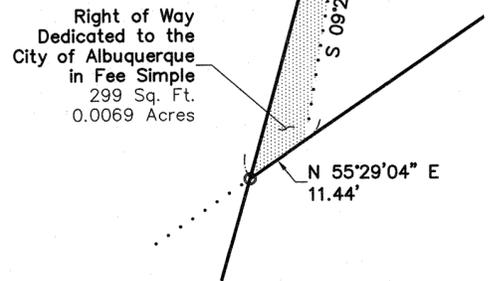
- N 90°00'00" E MEASURED BEARINGS AND DISTANCES
- FOUND MONUMENT AS INDICATED
- SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
- △ FOUND CENTERLINE MONUMENT, ILLEGIBLE UNLESS OTHERWISE INDICATED

**Bulk Plat for
 Tracts 1-4, T.A. Lands
 Being Comprised of
 A Portion of Tract 4, Amole Channel Drainage
 Right of Way and Tracts "13-D-1" and "A-1-C",
 Lands of Salazar Family Trust Et Al.
 City of Albuquerque
 Bernalillo County, New Mexico
 August 2025**



Detail "C"

ACS Monument "3_N10"
 NAD 1983 CENTRAL ZONE
 X=1497276.885*
 Y=1469674.583*
 Z=5036.496* (NAVD 1988)
 G-C=0.999686488
 Mapping Angle=-0°16'28.38"
 *U.S. SURVEY FEET



Bulk Land Note

FUTURE SUBDIVISION OF THE LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY AND AMAFCA, (WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS, INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

EXISTING PUBLIC WATER AND/OR SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT. IMPROVEMENTS OR UPSIZING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.

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Detail "A"

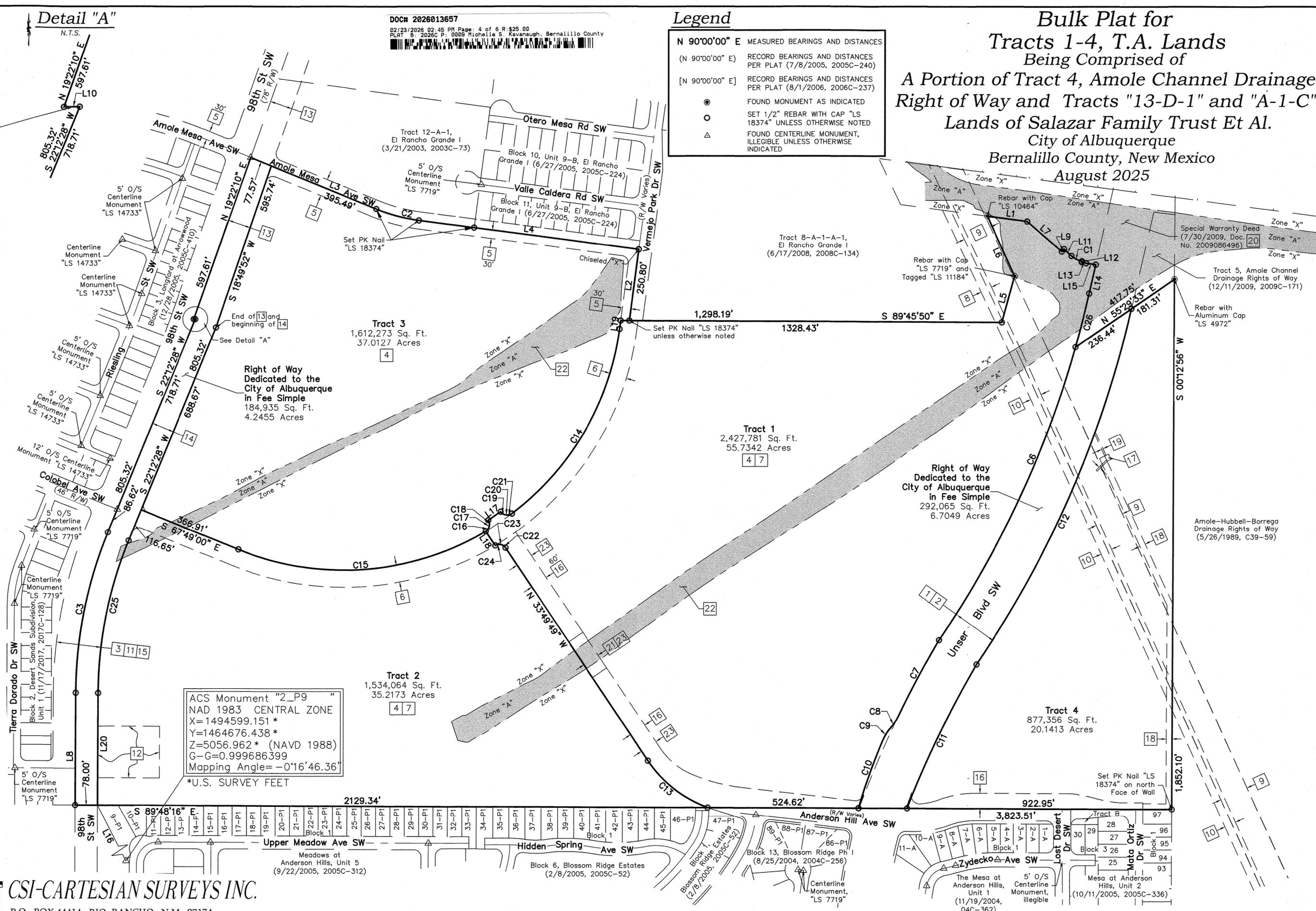
N.T.S.

DOC# 2026013657
 02/23/2026 02:45 PM Page: 4 of 6 R.\$25.00
 PLAT 8: 2026C P. 0088 Michelle S. Kavanaugh, Bernalillo County

Legend

- N 90°00'00" E MEASURED BEARINGS AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER PLAT (7/8/2005, 2005C-240)
- [N 90°00'00" E] RECORD BEARINGS AND DISTANCES PER PLAT (8/1/2006, 2006C-237)
- FOUND MONUMENT AS INDICATED
- SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
- △ FOUND CENTERLINE MONUMENT, ILLEGIBLE UNLESS OTHERWISE INDICATED

**Bulk Plat for
 Tracts 1-4, T.A. Lands
 Being Comprised of
 A Portion of Tract 4, Amole Channel Drainage
 Right of Way and Tracts "13-D-1" and "A-1-C",
 Lands of Salazar Family Trust Et Al.
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**Bulk Plat for
 Tracts 1-4, T.A. Lands
 Being Comprised of
 Tract SC-A-2-3, AMAFCA Drainage Right
 of Way and Tracts "13-D-1" and "A-1-C"
 Lands of Salazar Family Trust Et Al.
 City of Albuquerque
 Bernalillo County, New Mexico
 August 2025**

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.

Documents

- 1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2305274 AND AN EFFECTIVE DATE OF FEBRUARY 28, 2024, AND REVISION NUMBER 2 ON MARCH 21, 2024.
- 2. PLAT OF RECORD FOR TRACTS "A-1" AND "13-D-1" LANDS OF SALAZAR FAMILY TRUST ET AL, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 8, 2005 IN PLAT BOOK 2005C, PAGE 240.
- 3. PLAT OF RECORD FOR TRACTS "A-1-A", "A-1-B" AND "A-1-C", LANDS OF SALAZAR FAMILY TRUST ET AL, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 1, 2006, IN PLAT BOOK 2006C, PAGE 237.
- 4. QUITCLAIM DEED FROM AMAFCA TO TA LAND COMPANY 1, LLC, FOR A PORTION OF TRACT "R/W1" OF AMOLE-HUBBEL-BORREGA DRAINAGE RIGHTS-OF-WAY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 2, 2025 AS DOCUMENT NO. 2025037236.
- 5. QUITCLAIM DEED FROM AMAFCA TO TA LAND COMPANY 1, LLC, FOR A PORTION OF TRACT 4, OF THE AMOLE CHANNEL RIGHTS OF WAY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 6, 2026, AS DOCUMENT NO. 2026009571.

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	41.16' (1828.08') [1828.08']	81.22' (1000.00') [1000.00']	29°02'05"	40.72'	S 62°36'21" E
C2	154.32' (154.37')	600.00' (600.00')	14°44'11"	153.89'	S 75°06'57" E
C3	575.70' [576.70']	1500.00' [1500.00']	21°59'24"	572.17'	S 11°12'46" W
C4	101.63'	3876.54'	1°30'07"	101.62'	N 13°39'01" E
C5	83.91'	3876.54'	1°14'25"	83.91'	N 15°01'17" E
C6	1137.02'	3522.00' (1000.00') [1000.00']	18°29'49"	1132.09'	N 24°53'14" E
C7	302.51'	3678.00' (1000.00') [1000.00']	4°42'45"	302.42'	S 27°56'01" W
C8	43.26'	150.00'	16°31'30"	43.11'	N 33°50'24" E
C9	49.71'	150.00'	18°59'23"	49.49'	S 32°36'27" W
C10	254.98'	2082.00'	7°01'01"	254.82'	S 19°36'15" W
C11	557.77'	3522.00'	9°04'26"	557.19'	S 25°40'10" W
C12	1363.62'	3678.00'	21°14'33"	1355.82'	N 23°25'52" E
C13	269.19'	429.28'	35°55'43"	264.80'	S 51°50'59" E
C14	766.44'	970.00'	45°16'18"	746.65'	N 30°08'55" E
C15	895.22'	970.00'	52°52'43"	863.78'	N 85°44'38" E
C16	20.43'	25.00'	46°48'48"	19.86'	N 35°53'54" E
C17	2.56'	53.00'	2°46'00"	2.56'	S 13°52'30" W
C18	21.45'	25.00'	49°10'04"	20.80'	N 08°19'32" W
C19	21.45'	25.00'	49°10'04"	20.80'	S 58°29'36" E
C20	2.47'	53.00'	2°40'30"	2.47'	N 81°44'23" W
C21	20.43'	25.00'	46°48'48"	19.86'	N 76°11'27" E
C22	19.70'	25.00'	45°09'36"	19.20'	N 56°29'22" W
C23	1.70'	53.00'	1°50'16"	1.70'	S 78°08'03" E
C24	19.04'	25.00'	43°38'17"	18.58'	S 80°56'57" W
C25	545.76'	1422.00'	21°59'24"	542.42'	S 11°12'46" W

Line Table		
Line #	Direction	Length (ft)
L1	S 82°30'15" E (N 67°46'03" W) [N 67°46'03" W]	140.35' (444.70') [440.70']
L2	N 07°30'46" E (S 07°29'29" W)	250.80' (287.31')
L3	S 67°44'51" E (S 67°46'03" E)	473.06' (473.19')
L4	S 82°29'02" E (S 82°30'31" E)	773.90' (773.29')
L5	N 15°22'52" E (N 15°14'35" E) [N 15°14'35" E]	167.05' (166.31') [166.31']
L6	S 24°28'35" E (N 00°12'51" E)	230.10' (391.61')
L7	S 48°58'33" E	160.40'
L8	N 00°13'04" E	392.07'
L9	N 40°56'52" E	11.54'
L10	S 89°30'12" W (S 89°47'33" W)	5.49' (5.55')
L11	S 47°08'52" E	35.32'
L12	S 18°09'02" W	2.85'
L13	S 75°55'49" E	16.47'
L14	S 12°49'49" W	110.43'
L15	S 81°27'31" E	33.86'
L16	S 26°57'56" E	1956.64'
L17	N 56°05'26" E	52.00'
L18	N 33°41'29" W	60.08'
L19	N 07°30'46" E	29.80'
L20	N 00°13'04" E	392.04'
L23	S 09°23'03" W	112.91'

Free Consent and Dedication

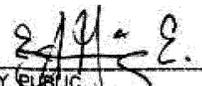
THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION 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.

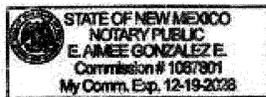
TA LAND COMPANY 1, LLC
 TITAN PROPERTY MANAGEMENT, LLC ITS MANAGER

 9/23/25
 CHRIS PACHECO, MANAGER DATE

STATE OF NEW MEXICO }
 COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON SEPTEMBER 23, 2025
 BY: CHRIS PACHECO, MANAGER, TA LAND COMPANY 1, LLC
 TITAN PROPERTY MANAGEMENT, LLC, ITS MANAGER

BY: 
 NOTARY PUBLIC



MY COMMISSION EXPIRES 12/19/2028

CSI-CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244
 cartesianbrian@gmail.com

Easement Notes

- 1 EXISTING 156' PERMANENT, EXCLUSIVE PUBLIC UTILITY EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND REPAIR OF A PUBLIC WATERLINE AND PUBLIC SANITARY SEWER LINE (4/17/2001, BK. A18, PG. 457, DOC. NO. 2001042003) AND AS SHOWN ON PLAT (7/8/2005, 2005C-240)
- 2 EXISTING 156' PUBLIC ROADWAY EASEMENT (7/8/2005, 2005C-240)
- 3 EXISTING 156' TEMPORARY PUBLIC ROADWAY EASEMENT (7/23/2003, 2003C-223) AND AS SHOWN ON PLAT (7/8/2005, 2005C-240)
- 4 EXISTING BLANKET DRAINAGE EASEMENT TO THE CITY OF ALBUQUERQUE (12/30/2016, DOC. NO. 2016121966) (7/23/2003, 2003C-223) AND AS SHOWN ON PLAT (7/8/2005, 2005C-240)
- 5 EXISTING 60' PUBLIC ACCESS AND PUBLIC UTILITY EASEMENT (7/23/2003, 2003C-223)
- 6 EXISTING 60' PUBLIC ACCESS AND PUBLIC UTILITY AND DRAINAGE EASEMENT (7/8/2005, 2005C-240)
- 7 EXISTING BLANKET EASEMENT ACROSS PROPOSED TRACTS 1 AND 2 (FORMERLY KNOWN AS TRACT A-1-C) AND BENEFITING PROPOSED TRACT 3 (FORMERLY KNOWN AS TRACT 13-D-1) FOR SANITARY SEWER OUTFALL PURPOSES, LOCATION AND AND SIZE TO BE DETERMINED AT THE TIME OF FUTURE DEVELOPMENT (7/8/2005, 2005C-240)
- 8 EXISTING 40' PUBLIC SANITARY SEWER EASEMENT TO ABCWUA (12/02/2005, 2005C-361)
- 9 EXISTING 100' PNM PERPETUAL RIGHT OF WAY EASEMENT (4/12/1956, BK. D348, PG. 43, DOC. NO. 91898) AND AS SHOWN ON PLAT (7/8/2005, 2005C-240)
- 10 EXISTING 40' EXCLUSIVE, PERMANENT PUBLIC SANITARY SEWER EASEMENT (6/9/2004, BK. A79, PG. 271, DOC. NO. 2004080483) AND AS SHOWN ON PLAT (7/8/2005, 2005C-240)
- 11 EXISTING 156' JOINT ELECTRIC AND GAS EASEMENT FOR PNM AND QWEST (12/20/2005, BK. A108, PG. 5470, DOC. NO. 2005185969) (12/20/2005, BK. A108, PG. 5471, DOC. NO. 2005018970) (12/20/2005, BK. A108, PG. 5472, DOC. NO. 21005185971) (12/20/2005, BK. A108, PG. 5473, DOC. NO. 2005185972) (12/20/2005, BK. A108, PG. 5474, DOC. NO. 2005185973)
- 12 EXISTING PERPETUAL NON-EXCLUSIVE DRAINAGE EASEMENT TO THE CITY OF ALBUQUERQUE (10/26/2016, DOC. NO. 2016101314)
- 13 EXISTING 78' PUBLIC ROADWAY EASEMENT AND P.U.E. (3/21/2003, 2003C-73)
- 14 EXISTING 78' PUBLIC ROADWAY EASEMENT AND P.U.E. (7/23/2003, 2003C-223)
- 15 EXISTING 156' PUBLIC ROADWAY EASEMENT (8/1/2006, 2006C-237)
- 16 EXISTING PUBLIC ROADWAY EASEMENT (8/1/2006, 2006C-237)
- 17 EXISTING 15' X 20' T-MOBILE WEST LLC LEASE EASEMENT (9/8/2015, DOC. NO. 2015078360)
- 18 EXISTING 20' ACCESS EASEMENT (9/8/2015, DOC. NO. 2015078360)
- 19 EXISTING 5' UTILITY EASEMENT (9/8/2015, DOC. NO. 2015078360)
- 20 EXISTING 156' PUBLIC INGRESS/EGRESS, WATER AND SANITARY SEWER EASEMENT (04/04/2002, BK. A34, PG. 4273) AS SHOWN ON PLAT (12/11/2009, 2009C-171)
- 21 PUBLIC ROADWAY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- 22 PUBLIC DRAINAGE EASEMENTS GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT, SHOWN HEREON AS [REDACTED]
- 23 PUBLIC WATER AND SANITARY SEWER EASEMENT GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT
- 24 AMAFCA DRAINAGE RIGHT-OF-WAY VACATED BY QUITCLAIM DEED FROM AMAFCA TO TA LAND COMPANY 1, LLC (5/2/2025, DOC. NO. 2025037236)

**Bulk Plat for
Tracts 1-4, T.A. Lands
Being Comprised of
A Portion of Tract 4, Amole Channel Drainage
Right of Way and Tracts "13-D-1" and "A-1-C",
Lands of Salazar Family Trust Et Al.
City of Albuquerque
Bernalillo County, New Mexico
August 2025**

Legal Description (continued from sheet 1)

THENCE, N 15°22'52" E, A DISTANCE OF 167.05 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 7719", TAGGED "LS 11184";

THENCE, N 24°28'35" W, A DISTANCE OF 230.10 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 10464";

THENCE, S 82°30'15" E, A DISTANCE OF 140.35 FEET TO AN ANGLE POINT;

THENCE, S 48°58'33" E, A DISTANCE OF 160.40 FEET TO AN ANGLE POINT;

THENCE, N 40°56'52" E, A DISTANCE OF 11.54 FEET TO AN ANGLE POINT;

THENCE, S 47°08'52" E, A DISTANCE OF 35.32 FEET TO A POINT OF CURVATURE;

THENCE, 41.16 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 81.22 FEET, A DELTA OF 29°02'05", AND A CHORD BEARING S 62°36'21" E, A DISTANCE OF 40.72 FEET TO AN ANGLE POINT;

THENCE, S 16°09'02" W, A DISTANCE OF 2.85 FEET TO AN ANGLE POINT;

THENCE, S 75°55'49" E, A DISTANCE OF 16.47 FEET TO AN ANGLE POINT;

THENCE, S 81°27'31" E, A DISTANCE OF 33.86 FEET TO AN ANGLE POINT, LYING ON THE WESTERLY RIGHT OF WAY OF UNSER BLVD NW;

THENCE, COINCIDING SAID RIGHT OF WAY, S 12°49'49" W, A DISTANCE OF 110.43 FEET TO A POINT OF CURVATURE;

THENCE, 185.54 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 3876.54 FEET, A DELTA OF 2°44'32", AND A CHORD BEARING S 14°16'13" W, A DISTANCE OF 185.52 FEET TO AN ANGLE POINT;

THENCE, N 55°29'33" E, A DISTANCE OF 417.75 FEET TO THE POINT OF BEGINNING, CONTAINING 159.0559 ACRES (6,928,475 SQ. FT.), MORE OR LESS.