

Vicinity Map - Zone Atlas B-14-Z

Notes

- 1. FIELD SURVEY PERFORMED IN AUGUST 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. THIS PRELIMINARY / FINAL PLAT WAS APPROVED BY THE DEVELOPMENT HEARING OFFICER FOR THE CITY OF ALBUQUERQUE AT A PUBLIC HEARING HELD ON November 13, 2024.

Documents

- 1. PLAT OF RECORD FOR COTTONWOOD MALL, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 31, 1997, IN BOOK 97C, PAGE 33.
- 2. SPECIAL WARRANTY DEED FOR SUBJECT PROPERTY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 16, 2022, AS DOCUMENT NO. 2022047706.

Free Consent

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.

JOSH SKARSGARD, MANAGER
RS COTTONWOOD

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
BY: JOSH SKARSGARD, MANAGER, RS COTTONWOOD

BY: [Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES 4/10/2025

November 1, 2024

STATE OF NEW MEXICO
NOTARY PUBLIC
TRISHA A. KVERN
Commission # 1101649
My Comm. Exp. April 10, 2025

Indexing Information

Projected Section 8, Township 11 North, Range 3 East,
N.M.P.M. into the Town of Alameda Grant
Subdivision: Cottonwood Mall
Owner: RS Cottonwood
UPC #: 101306552140210608

Purpose of Plat

- 1. SUBDIVIDE AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE..... 5.6135 ACRES
ZONE ATLAS PAGE NO..... B-14-Z
NUMBER OF EXISTING LOTS..... 1
NUMBER OF LOTS CREATED..... 2
MILES OF FULL-WIDTH STREETS..... 0.0000 MILES
MILES OF HALF-WIDTH STREETS..... 0.0000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE..... 0.0000 ACRES
DATE OF SURVEY..... AUGUST 2024

Legal Description

TRACT LETTERED B-5-A-1, OF THE SECOND REVISION PLAT OF COTTONWOOD MALL, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 31, 1997, IN VOLUME 97C, FOLIO 33.

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.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0108G, DATED SEPTEMBER 26, 2008 AND MAP NO. 35001C0109H, DATED AUGUST 16, 2012.

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.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
PAID ON UPC #: 101306552140210608

PROPERTY OWNER OF RECORD

RED Shamrock 4 LLC.

BERNALILLO COUNTY TREASURER'S OFFICE

Jennie Valpando 3/18/25

Plat for
Tracts B-5-A-1-A and
B-5-A-1-B, Cottonwood Mall
Being Comprised of
Tract B-5-A-1
Cottonwood Mall
City of Albuquerque
Bernalillo County, New Mexico
October 2024

Project Number: PR-2024-010949

Application Number: SD-2024-00159

Plat Approvals:

[Signature]	Oct 29, 2024
PNM Electric Services	
David Hall	Oct 30, 2024
Qwest Corp. d/b/a CenturyLink QC	
[Signature]	Oct 31, 2024
New Mexico Gas Company	
Nico Morque	Oct 29, 2024
Comcast	

City Approvals:

Loren N. Risenhoover P.S.	10/29/2024
City Surveyor	
Ernest Armijo	12/17/24
Traffic Engineering, Transportation Division	
[Signature]	12/19/24
ABCWUA	
Hannah Aulick	12/16/24
Parks and Recreation Department	
[Signature]	Oct 29, 2024
AMAFCA	
[Signature]	12/16/24
Hydrology	
[Signature]	12/17/24
Code Enforcement	
[Signature]	12/16/24
Planning Department	
Shahab Biazar	12/20/24
City Engineer	

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.

B. J. Martinez 10/31/24
BRIAN J. MARTINEZ
N.M.R.P.S. No. 18374

CSI-CARTESIAN SURVEYS INC.

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



Plat for
Tracts B-5-A-1-A and
B-5-A-1-B, Cottonwood Mall
Being Comprised of
Tract B-5-A-1
Cottonwood Mall
City of Albuquerque
Bernalillo County, New Mexico
October 2024

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	148.20' (148.19')	233.00' (233.00')	36°26'31"	145.71'	S 61°51'39" E
C2	73.82' (74.30')	42.00' (42.00')	100°42'10"	64.68'	N 86°01'23" E
C3	230.61' (230.65')	394.00' (394.00')	33°32'10"	227.34'	S 60°25'02" E
C4	35.95' (35.88')	138.00' (138.00')	14°55'27"	35.84'	S 26°07'29" W
C5	11.12' (11.10')	45.00' (45.00')	14°09'13"	11.09'	N 35°11'41" W
C6	18.88'	705.44'	1°32'01"	18.88'	S 80°49'27" E
C7	132.93'	209.00'	36°26'30"	130.70'	S 61°50'09" E
C8	28.21' (28.21')	306.01' (306.01')	5°16'55"	28.20'	S 74°32'40" E

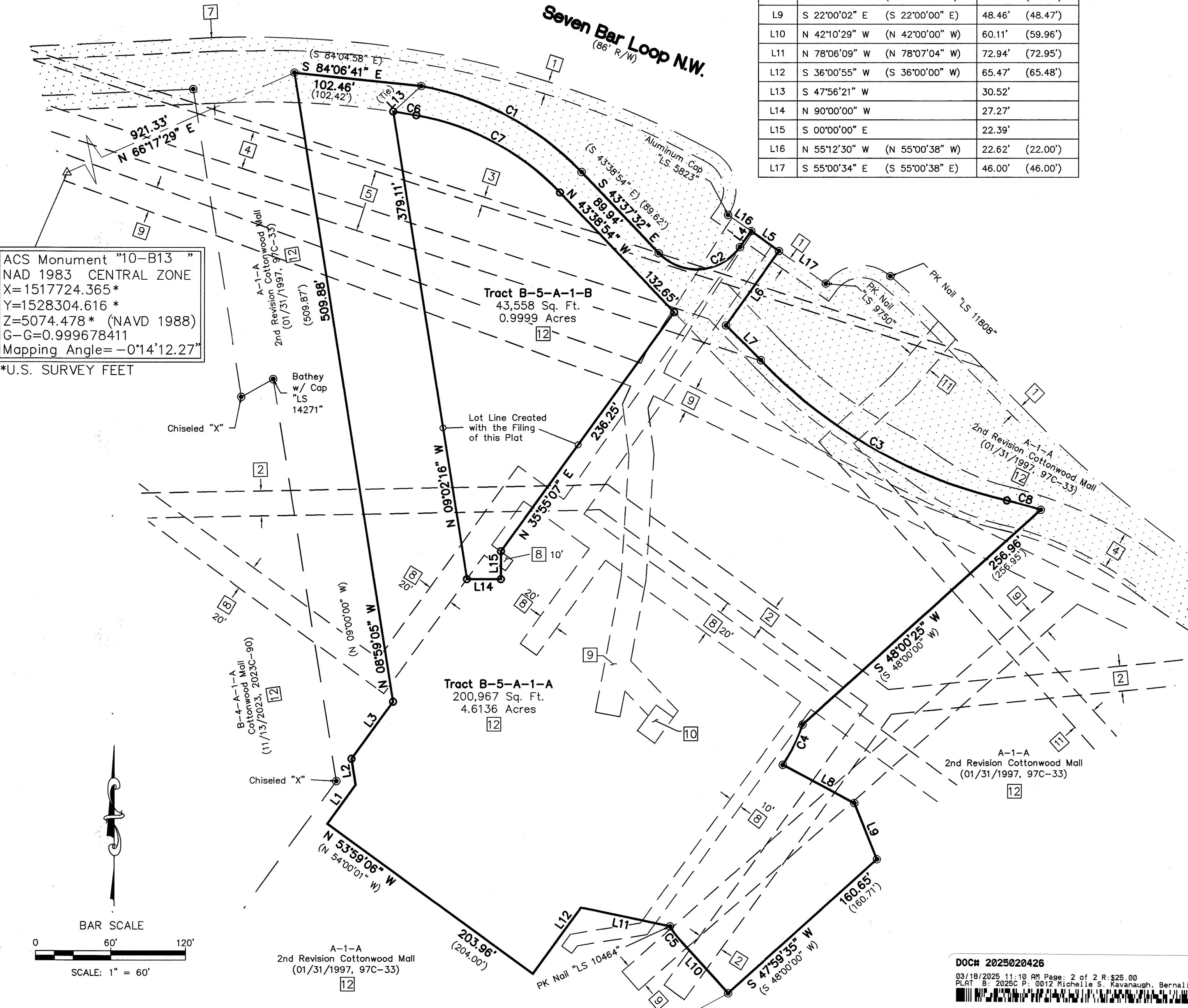
Line Table		
Line #	Direction	Length (ft)
L1	N 36°00'55" E (N 36°00'00" E)	38.59' (38.60')
L2	N 08°59'05" W (N 09°00'00" W)	21.21' (21.21')
L3	N 36°00'55" E (N 36°00'00" E)	56.56' (56.57')
L4	N 35°40'18" E (N 34°59'26" E)	16.24' (15.46')
L5	S 54°57'56" E (S 55°00'38" E)	27.49' (28.00')
L6	S 35°29'14" W (S 34°59'13" W)	73.42' (72.37')
L7	S 45°18'19" E (S 43°38'54" E)	39.46' (39.01')
L8	S 61°54'08" E (S 61°53'08" E)	65.05' (64.88')
L9	S 22°00'02" E (S 22°00'00" E)	48.46' (48.47')
L10	N 42°10'29" W (N 42°00'00" W)	60.11' (59.96')
L11	N 78°06'09" W (N 78°07'04" W)	72.94' (72.95')
L12	S 36°00'55" W (S 36°00'00" W)	65.47' (65.48')
L13	S 47°56'21" W	30.52'
L14	N 90°00'00" W	27.27'
L15	S 00°00'00" E	22.39'
L16	N 55°12'30" W (N 55°00'38" W)	22.62' (22.00')
L17	S 55°00'34" E (S 55°00'38" E)	46.00' (46.00')

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (1/31/1997, 97C-33)
●	FOUND PK NAIL WITH WASHER "LS 5978" UNLESS OTHERWISE INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED

Easement Notes

- EXISTING 10' P.U.E. (1/6/1995, 95C-5)
- EXISTING 20' SANITARY SEWER EASEMENT (1/5/1995, BK. 95-1, PG. 2894-2900)
- EXISTING 7' MOUNTAIN BELL UNDERGROUND TELEPHONE EASEMENT (4/21/1965, MISC. R/W 143, PG. 329)
- EXISTING 30' GAS TRANSMISSION LINE EASEMENT (9/19/1994, BK. MISC. 94-26, PG. 9234-9339)
- EXISTING 50' SOUTHERN UNION EASEMENT (9/16/1930, BK. MISC. 112, PG. 515), (12/11/1931, BK. MISC. 123, PG. 152), (1/14/1946, BK. MISC. 220, PG. 547), (3/29/1956, BK. MISC. D346, PG. 356), AND (3/7/1961, BK. MISC. D585, PG. 409)
- INTENTIONALLY OMITTED (PUBLIC PEDESTRIAN EASEMENT *OFFSITE*)
- EXISTING PERMANENT PRIVATE ACCESS EASEMENT BENEFITING TRACTS A, B-1-A, B-1-B, B-2 THRU B-5, AND C-1 THRU C-9 (1/6/1995, 95C-5) SHOWN HEREON AS [Symbol]
- EXISTING WATERLINE EASEMENT, WIDTHS VARY, AS SHOWN HEREON (1/31/1997, 97C-33)
- EXISTING 20' P.U.E. (1/31/1997, 97C-33)
- EXISTING 25' X 16' PNM TRANSFORMER EASEMENT (1/31/1997, 97C-33)
- EXISTING REMAINING PORTION OF 20' PUBLIC DRAINAGE EASEMENT (1/5/1995, MISC. BK. 95-1, PG. 2613-2618)
- EXISTING PRIVATE RECIPROCAL ACCESS, DRAINAGE AND UTILITY EASEMENT (1/6/95, 95C-5) AND (12/28/1995, BK. 95-31, PG. 5334-5549, NO. 95132176) (BLANKET)



DOCH 2025020426
03/19/2025 11:10 AM Page: 2 of 2 R:\$25.00
PLAT B: 2025C P: 0012 Michelle S. Kavanaugh, Bernalillo County

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