

RECORD LEGAL DESCRIPTIONS

DOCUMENT NO. # 2009092991

A CERTAIN TRACT OF LAND, SITUATE WITHIN PROJECTED SECTIONS 14 AND 15, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING A PORTION OF TRACTS 162 AND 163, AIRPORT UNIT, TOWN OF ATRISCO GRANT, AIRPORT UNIT, AS THE SAME AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 5, 1944, IN VOLUME D, FOLIO 117, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED, A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF GLENRIO ROAD NW, BEING THE NORTHWEST CORNER OF TRACT A-1, HAYES REDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 14, 1981, ON VOLUME B18, FOLIO 166, FROM WHENCE THE ACS MONUMENT "18-111" (X=363, Y=1491,235.96, NAD 1927, NMSP CENTRAL ZONE) BEARS N 78°09'41" E, 383.04 FEET DISTANT; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, AND ALONG THE WESTERN LINE OF SAID TRACT A-1, S 00°38'26" W, 230.00 FEET; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT A-1, S 89°17'38" E, 158.84 FEET A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COORS BOULEVARD, NW; THENCE LEAVING SAID SOUTHERLY LINE AND ALONG SAID WESTERLY RIGHT OF WAY LINE, S 19°03'13" W, 847.38 FEET TO THE SOUTHEAST CORNER, THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF FORTUNA ROAD, NW AND THE WESTERLY RIGHT OF WAY LINE OF COORS BOULEVARD, NW; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE AND ALONG NORTHERLY RIGHT OF WAY LINE, N 89°22'38" W, 452.63 FEET TO THE SOUTHWEST CORNER OF THE POINT OF INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF 64TH STREET, NW AND THE NORTHERLY RIGHT OF WAY LINE OF FORTUNA ROAD, NW; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE AND ALONG SAID EASTERLY RIGHT OF WAY LINE, N 00°34'41" E, 102.24 FEET TO THE NORTHWEST CORNER, THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF GLENRIO ROAD, NW AND THE EASTERLY RIGHT OF WAY LINE OF 64TH STREET, NW; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, S 89°35'08" E, 562.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.7909 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING TWO RIGHT OF WAY TAKES:

BOOK 9425, PAGES 9252-9257 (DOC# 194110374)
RIGHT-OF-WAY TAKE (COORS PEDESTRIAN BRIDGE)

A CERTAIN PARCEL OF LAND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, IN PROJECTED SECTION 14, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, COMPRISING A PORTION OF TRACT 163, AIRPORT UNIT, TOWN OF ATRISCO GRANT AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF ENTITLED "PLAT SHOWING A PORTION OF TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT IN SCHOOL DISTRICT 28", AS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 5, 1944, AND BEING MORE PARTICULARLY DESCRIBED BY GRID BEARINGS AND GRID DISTANCES AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COORS BLVD, NW, BEING THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED, FROM WHENCE THE CITY OF ALBUQUERQUE MONUMENT "18-111", A BRASS CAP SET IN CONCRETE, BEARS N 20° 54' 29" E A DISTANCE OF 319.07 FEET; THENCE FROM SAID POINT AND PLACE OF BEGINNING S 18° 59' 48" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 102.50 FEET TO A POINT BEING THE SOUTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE LEAVING SAID RIGHT-OF-WAY LINE N 71° 00' 15" W A DISTANCE OF 50.50 FEET TO A POINT BEING THE SOUTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE N 18° 59' 40" E A DISTANCE OF 102.50 FEET TO A POINT BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE S 71° 00' 15" E A DISTANCE OF 50.50 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 5176.25 SQUARE FEET (0.1188 AC.) MORE OR LESS.

BOOK D45-A, PAGE 460
RIGHT OF WAY TAKE (SOUTHWEST CORNER OF PARCEL ALSO BEING THE NORTHEAST CORNER OF FORTUNA AND 64TH)

A CERTAIN PARCEL OF LAND SITUATE WITHIN THE CITY LIMITS OF THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AND BEING IDENTIFIED AS A SOUTHWESTERLY PORTION OF LOT NUMBERED 165 OF THE AIRPORT UNIT OF THE TOWN OF ATRISCO GRANT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, SAID CORNER BEING THE SOUTHWEST CORNER OF SAID LOT 165 AND THE POINT OF INTERSECTION COMMON TO THE NORTHERLY RIGHT-OF-WAY OF FORTUNA ROAD, NW, WITH THE EASTERLY RIGHT-OF-WAY LINE OF 64TH STREET, NW; THENCE, N, 00°02' 41" 00", 20.00 FEET DISTANCE ALONG THE EXISTING BASTERLY RIGHT-OF-WAY LINE OF 64TH STREET, NW, TO THE NORTHERLY CORNER OF THE PARCEL HEREIN DESCRIBED, SAID CORNER BEING A POINT ON CURVE; THENCE, SOUTHEASTERLY, 31.42 FEET A DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT, SAID ARC HAVING A RADIUS OF 20.00 FEET AND A CHORD WHICH BEARS S 44°02' 19" 00" E, 28.28 FEET A DISTANCE TO THE EASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED, SAID CORNER BEING A POINT ON A CURVE ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE FORTUNA ROAD, NW; THENCE, N, 89°02' 19" 00" W, 20.00 FEET DISTANCE ALONG THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF FORTUNA ROAD, NW, TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED AND PLACE OF BEGINNING AND CONTAINING 56 SQUARE FEET (0.0029 ACRES) MORE OR LESS.

OWNER SIGNATURES:

By: Eden Grevey Hilson 9/2/25
Eden Grevey Hilson, Manager
J & J Grevey Family, LLC, a New Mexico limited liability company

ACKNOWLEDGEMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 2nd day of September, 2025, by Patricia Sena.

Patricia Sena My Commission expires 1/24/2026
Notary Public

By: Helen A. Grevey 9/2/25
Helen A. Grevey, Trustee
Helen A. Grevey, as Trustee under that certain Helen A. Grevey 2011 Trust, u/a dated december 14, 2011

ACKNOWLEDGEMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 2nd day of September, 2025, by Patricia Sena.

Patricia Sena My Commission expires 1/24/2026
Notary Public

By: Helen A. Grevey 9/2/25
Helen A. Grevey, Co-Trustee
Helen A. Grevey, Co-Trustee of Marianne Grevey Fischer Revocable Trust u/a July 27, 2007.

ACKNOWLEDGEMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 2nd day of September, 2025, by Patricia Sena.

Patricia Sena My Commission expires 1/24/2026
Notary Public

By: Helen A. Grevey 9/2/25
Helen A. Grevey, Authorized Member
AVS, LLC, a New Mexico limited liability company

ACKNOWLEDGEMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 2nd day of September, 2025, by Patricia Sena.

Patricia Sena My Commission expires 1/24/2026
Notary Public

General Notes:

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground U.S. Survey Feet.
- Record Warranty Deed Document No. 2009092991, bearings and distances, where they differ from those established by this field survey, are shown in (), document filing information can be found on sheet no. 2.
- All corners that were set are either a 5/8 Inch Rebar with Blue Plastic Cap Marked "BAKER NM PS 25773" unless otherwise noted.
- City of Albuquerque Zone Atlas Pages J-10 and J-11.
- This plat 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.

Subdivision Data:

- Total number of existing tracts: 4
- Total number of tracts created: 3
- Total mileage of full width streets created: 0 miles
- Gross subdivision acreage: 13.6727 ACRES ±

Purpose of Plat:

- The purpose of this plat is to
- To combine four lots into three lots and to adjust lot lines.

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 PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

TRACT "A" LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN SECTIONS 14 AND 15, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, AND BEING IDENTIFIED AS TRACT A, AS SHOWN ON THIS PLAT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED, A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF GLENRIO ROAD, NW, BEING THE NORTHWEST CORNER OF TRACT A-1, HAYES REDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 14, 1981, IN VOLUME B18, FOLIO 166, ALSO BEING A FOUND 5/8" REBAR FROM WHENCE THE ACS MONUMENT "24-111" BEARS N 25° 50' 20" E, 2,362.24 FEET;

THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, AND ALONG THE WESTERN LINE OF SAID TRACT A-1, S 00° 38' 47" W, 230.02 FEET TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "BAKER NMPS 25773"; BEING A POINT OF INTERSECTION ON THE NORTHERLY BOUNDARY OF TRACT C OF THIS PLAT;

THENCE ALONG THE BOUNDARY OF SAID TRACT C, N 89° 28' 58" W, 9.59 FEET TO SET A 5/8" REBAR WITH BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE S 00° 33' 02" W, 175.10 FEET, TO A SET 5/8" REBAR WITH BLUE PLASTIC CAP MARKED "BAKER NMPS 25773" BEING A POINT ON A CURVE;

THENCE SOUTHEASTERLY, 19.11 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT, SAID ARC HAVING A RADIUS OF 28.00 FEET, A DELTA ANGLE OF 38°09'02", A CHORD WHICH BEARS S 18° 59' 58" E A DISTANCE OF 18.74 FEET TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "BAKER NMPS 25773" BEING A POINT OF REVERSE CURVATURE;

THENCE SOUTHWESTERLY, 112.46 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, SAID ARC HAVING A RADIUS OF 64.00 FEET, A DELTA ANGLE OF 100°40'02", A CHORD WHICH BEARS S 11° 47' 21" E, A DISTANCE OF 98.54 FEET TO A SET 5/8" REBAR WITH BLUE PLASTIC CAP MARKED "BAKER NMPS 25773" BEING A POINT OF REVERSE CURVATURE;

THENCE SOUTHWESTERLY, 18.12 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT, SAID ARC HAVING A RADIUS OF 28.00 FEET, A DELTA ANGLE OF 37° 04' 39", A CHORD WHICH BEARS S 43° 35' 21" W, A DISTANCE OF 17.80 FEET, TO A SET 5/8" REBAR WITH BLUE PLASTIC CAP MARKED "BAKER NMPS 25773" BEING A POINT OF INTERSECTION ON THE NORTHERLY BOUNDARY OF TRACT B OF THIS PLAT;

THENCE ALONG THE BOUNDARY OF SAID TRACT B, N 63° 42' 20" W, 48.47 FEET TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "BAKER NMPS 25773, BEING A POINT ON A CURVE;

THENCE NORTHWESTERLY, 22.33 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, SAID ARC HAVING A RADIUS OF 54.50 FEET, DELTA ANGLE OF 23° 41' 03", A CHORD WHICH BEARS S 11° 47' 21" E, A DISTANCE OF 98.54 FEET TO A SET 5/8" REBAR WITH BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE N 89° 28' 58" W, 392.20 FEET TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE N 00° 33' 02" E, 20.00 FEET TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE N 89° 28' 58" W, 74.51 FEET TO A 5/8" REBAR WITH BLUE PLASTIC CAP MARKED "BAKER NMPS 25773" BEING A POINT ON THE EASTERLY RIGHT OF WAY OF 64TH STREET;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF 64TH STREET, N 00° 33' 02" E A DISTANCE OF 475.86 FEET TO A SET 5/8" REBAR WITH BLUE PLASTIC CAP MARKED "BAKER NMPS 25773" BEING INTERSECTION OF EASTERLY RIGHT OF WAY LINE OF 64TH STREET AND SOUTHERLY RIGHT OF WAY LINE OF GLENRIO ROAD, ALSO BEING THE NORTHWEST CORNER OF TRACT A;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF GLENRIO ROAD, S 89° 34' 49" E, 562.55 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.3888 ACRES, 278,297.01 SQUARE FEET, MORE OR LESS.

TRACT "B" LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN SECTIONS 14 AND 15, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, AND BEING IDENTIFIED AS TRACT B, AS SHOWN ON THIS PLAT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED, A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 64TH STREET, BEING THE SOUTHWEST CORNER OF TRACT A OF THIS PLAT, ALSO BEING A SET 5/8" REBAR WITH BLUE PLASTIC CAP MARKED "BAKER NMPS 25773"; FROM WHENCE THE ACS MONUMENT "2-H11" BEARS N 31° 35' 45" E, 3,029.93 FEET;

THENCE LEAVING SAID RIGHT OF WAY, ALONG THE SOUTHERLY BOUNDARY OF TRACT A OF THIS PLAT, S 89° 28' 58" E, 74.51 FEET, TO A SET 5/8" REBAR WITH BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE S 00° 33' 02" W, 20.00 FEET TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE S 89°28'58" E, 392.20 FEET TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE SOUTHEASTERLY, 22.33 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT, SAID ARC HAVING A RADIUS OF 54.50 FEET, DELTA ANGLE OF 23° 41' 03", A CHORD WHICH BEARS S 46° 53' 20" E, A DISTANCE OF 22.37 FEET TO A SET 5/8" REBAR WITH BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE S 83° 42' 20" E, 48.47 TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "BAKER NMPS 25773", BEING A POINT COMMON TO TRACT A AND TRACT C OF THIS PLAT;

THENCE LEAVING THE SOUTHERLY BOUNDARY OF TRACT C, ALONG THE WESTERLY RIGHT OF WAY OF COORS BOULEVARD S 18° 59' 58" W, A DISTANCE OF 160.01 FEET TO A TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE N 71° 00' 02" W, 50.50 FEET TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE S 18° 59' 58" W, 102.50 FEET TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE S 71° 00' 02" E, 50.50 FEET TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE S 18° 59' 58" W, 237.28 FEET TO THE INTERSECTION OF SAID WESTERLY RIGHT OF WAY OF COORS BOULEVARD AND NORTHERLY RIGHT OF WAY OF FORTUNA ROAD, TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE LEAVING THE WESTERLY RIGHT OF WAY OF COORS BOULEVARD AND CONTINUING ON THE NORTH RIGHT OF WAY OF FORTUNA ROAD, N 89° 24' 17" W, 432.84 FEET TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "BAKER NMPS 25773" BEING A POINT OF CURVATURE;

THENCE NORTHWESTERLY, 31.40 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, SAID ARC HAVING A RADIUS OF 20.00 FEET, DELTA ANGLE OF 38° 09' 02", A CHORD WHICH BEARS N 44° 25' 39" W, A DISTANCE OF 28.27 FEET TO A SET 5/8" REBAR WITH BLUE PLASTIC CAP MARKED "BAKER NMPS 25773" ON THE EAST RIGHT OF WAY LINE OF 64TH STREET;

THENCE ALONG THE EAST RIGHT OF WAY LINE OF 64TH STREET, N 00° 33' 02" E, 536.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.4009 ACRES, 281,437.80 SQUARE FEET, 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), 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.
- 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.
- Qwest Corporation d/b/a CenturyLink QC, for the installation, maintenance, and service of such lines, cable, and other relation equipment and facilities reasonably necessary to provide communication services.
- 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 for 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) do 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 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, and said owner(s) and/or proprietor(s) do hereby dedicate all streets and public right-of-way shown hereon to the City (or county of Bernalillo) in fee simple with warranty covenants and do hereby grant all utility easements shown hereon to the public use forever, including the rights of ingress and egress (both surface and subsurface). The undersigned owner(s) and/or proprietor(s) also grant to the City in perpetuity all sanitary sewer, water line, and drainage easements shown hereon including the right to construct, operate, inspect, and maintain sanitary sewers, water lines, and drainage facilities therein. Unless specifically limited elsewhere on this plat, all easements granted to the City may be used for any or all of the purposes of sanitary sewer, water line, or drainage facility even though only one of these purposes is stated on the easement as drawn on the plat.

The undersigned owner(s) and/or proprietor(s) do hereby freely consent to all the foregoing and do hereby represent that I/we am/are authorized to do so at:

By: Eden Grevey Hilson 9/2/25
Eden Grevey Hilson, Manager
J & J Grevey Family, LLC, a New Mexico limited liability company

By: Helen A. Grevey 9/2/25
Helen A. Grevey, Trustee
Helen A. Grevey, as trustee under that certain Helen A. Grevey 2011 Trust, u/a dated December 14, 2011

By: Helen A. Grevey 9/2/25
Helen A. Grevey, Co-Trustee
Helen A. Grevey, Co-Trustee of the Marianne Grevey Fischer Revocable Trust u/a July 27, 2007.

By: Helen A. Grevey 9/2/25
Helen A. Grevey, Authorized Member
AVS, LLC, a New Mexico limited liability company

TRACT "C" LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN SECTION 14, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, AND BEING IDENTIFIED AS TRACT C AS SHOWN ON THIS PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE PROPERTY HEREIN DESCRIBED, A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COORS BOULEVARD, ALSO BEING THE SOUTHEAST CORNER OF TRACT A-1, HAYES REDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 14, 1981, IN VOLUME B18, FOLIO 166, ALSO BEING A FOUND 1/2" REBAR FROM WHENCE THE ACS MONUMENT "24-111" BEARS N 20° 17' 05" E, 2,468.24

THENCE ALONG THE WESTERLY RIGHT OF WAY OF COORS BOULEVARD, S 18° 59' 58" W A DISTANCE OF 347.88 FEET TO THE NORTHEAST CORNER OF TRACT B OF THIS PLAT TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE LEAVING THE WESTERLY RIGHT OF COORS BOULEVARD, ALONG THE NORTHERLY BOUNDARY OF SAID TRACT B N 71° 00' 02" W, 87.69 FEET TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "BAKER NMPS 25773" TO THE BEGINNING OF A CURVE;

THENCE NORTHEASTERLY, LEAVING THE NORTHERLY BOUNDARY OF TRACT B AND GOING ALONG THE EASTERLY BOUNDARY OF TRACT A OF THIS PLAT, 18.12 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, SAID ARC HAVING A RADIUS OF 28.00 FEET, A DELTA ANGLE OF 37° 04' 39", A CHORD WHICH BEARS N 43° 35' 21" E, A DISTANCE OF 17.80 FEET TO A POINT OF REVERSE CURVATURE, TO A SET 5/8" REBAR WITH BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE NORTHWESTERLY, 112.46 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT, SAID ARC HAVING A RADIUS OF 64.00 FEET, A DELTA ANGLE OF 100°40'02", A CHORD WHICH BEARS N 11° 47' 21" E, A DISTANCE OF 98.54 FEET TO A POINT OF REVERSE CURVATURE, TO A SET 5/8" REBAR WITH BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE NORTHWESTERLY 19.11 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, SAID ARC HAVING A RADIUS OF 28.00 FEET, A DELTA ANGLE OF 38° 09' 02", A CHORD WHICH BEARS N 18° 59' 58" W, A DISTANCE OF 18.74 FEET TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE N 00° 33' 02" E, 175.10 FEET TO A SET 5/8" REBAR WITH A BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE S 89° 28' 58" E, 9.59 FEET TO THE SOUTHWEST CORNER OF SAID TRACT A-1 TO A SET 5/8" REBAR WITH BLUE PLASTIC CAP MARKED "BAKER NMPS 25773";

THENCE LEAVING THE EASTERLY LINE OF TRACT A OF THIS PLAT AND GOING ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT A-1 S 89° 18' 15" E, 196.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.8229 ACRES, 35,842.21 SQUARE FEET, MORE OR LESS.

Plat Of Tracts A, B, and C Being a Replat of Tracts 164 and 165, and Portions of Tracts 162 and 163

In the Airport Unit of the Town of Atrisco Grant Situate Within Projected Sections 14 and 15, Township 10 North, Range 2 East N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico August 2025

DHO CASE NUMBER:

PLAT APPROVAL

<u>Eden Grevey Hilson</u> Public Service Company of New Mexico (PNM) New Mexico Gas Company David Hall Qwest Corporation d/b/a CenturyLink QC Todd Schmuelke Comcast Cable Loren A. Riesenhausen P.S. City Surveyor	8/19/2025 Date 08/19/2025 Date 8/19/2025 Date 8/19/2025 Date 8/19/2025 Date
Hydrology Department	Date
Transportation Department	Date
ABCWUA	Date

Treasurers Certification

This is to certify that taxes are current and paid on the following:

	Date
	Date
	Date
	Date
	Date
Bernalillo County Treasurer	Date



Engineering | Surveying
Materials Testing

7921 N. World Dr.
Hobbs, NM 88242
Squarerootservices.net
575-231-7347

TYPE OF SURVEY:

SURVEY PLAT

OF

PROJECT NAME:

WEST MESA RIDGE

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Plat Of Tracts A, B, and C Being a Replat of Tracts 164 and 165, and Portions of Tracts 162 and 163

In the Airport Unit of the Town of Atrisco Grant
Situate Within Projected Sections 14 and 15,
Township 10 North, Range 2 East N.M.P.M.,
City of Albuquerque, Bernalillo County, New Mexico
August 2025



Engineering | Surveying
Materials Testing

7921 N. World Dr.
Hobbs, NM 88242
Squarerootservices.net
575-231-7347

TYPE OF SURVEY:

SURVEY PLAT
OF
PROJECT NAME:

WEST MESA RIDGE

FOR
CLIENT:
JEEBS & ZUZU

PROJECT NUMBER:
24012

PROJECT SURVEYOR:
Jeremy Baker, PS
DRAWN BY:
Jason Earnest

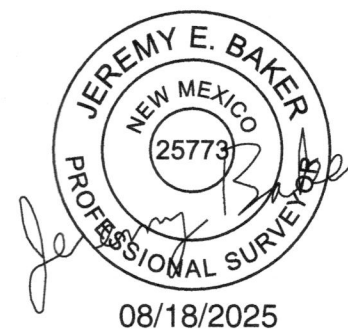


GRAPHIC SCALE

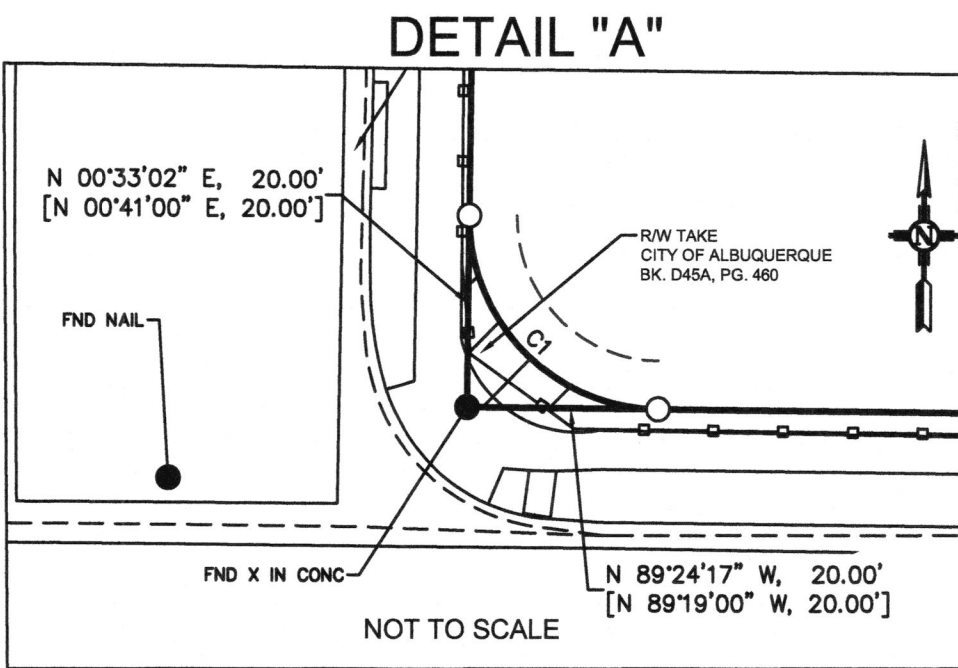
0 80' 160'
SCALE: 1" = 80'
(IN FEET)

REVISIONS

No.	DATE	DESCRIPTION



SHEET:
2 of 2
SU - 102



RECORD
ALBUQUERQUE CONTROL SURVEY
MONUMENT "2-H11"
N.M. STATE PLANE COORDINATES
(CENTRAL ZONE - NAD 83)
N=1493127.762 USFT
E=1504048.077 USFT
ELEV=5098.37 USFT (NAVD 88)
DELTA ALPHA=-0°15'43.88"
GROUND TO GRID FACTOR=0.999681358

MEASURED
MODIFIED GROUND COORDINATES
(CENTRAL ZONE - NAD 83)
N=1493128.52 USFT
E=1504048.56 USFT
ELEV=5096.42 USFT (NAVD 88)

LEGEND

	CONTROL POINT
	FOUND CORNER (AS NOTED)
	SET 5/8 INCH REBAR W/BLUE PLASTIC CAP MARKED "BAKER NM PS25773" UNLESS OTHERWISE NOTED
	FENCE IRON
	FENCE CHAINLINK
	TOP BACK CURB
	CURB FLOW LINE
	EXISTING BUILDING
	BOUNDARY LINE
	ADJOINER LINE
	ELIMINATED LOT LINE
	RECORD 1 (DOC# 2009092991)
	RECORD 2 (BK 9425, PG 9252-9257) (DOC # 1994110374)
	RECORD 3 (BK D45-A, PG 460)

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N71°00'02"W	50.50'
	[S71°00'15"E]	[50.50']
L2	S18°59'58"W	102.50'
	[N18°59'45"E]	[102.50']
L3	S71°00'02"E	50.50'
	[N71°00'15"W]	[50.50']
L4	S89°26'58"E	74.51'
L5	S00°33'02"W	20.00'
L6	S63°42'20"E	48.47'
L7	S71°00'02"E	87.69'
L8	N89°26'58"W	9.59'

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	31.40'	20.00'	89°57'19"	N44°25'37"W	28.27'
	[31.42']	[20.00']		[S44°19'00"E]	[28.28']
C2	22.53'	54.50'	23°41'03"	S49°53'23"E	22.37'
C3	18.12'	28.00'	37°04'39"	S43°35'21"W	17.80'
C4	112.46'	64.00'	100°40'40"	S11°47'21"W	98.54'
C5	19.11'	28.00'	39°06'02"	S18°59'59"E	18.74'

Setback Standards - Zone MX-L AND MX-M

Development Location	General	Urban Centers, Main Street areas, Premium Transit Areas
Front, minimum / maximum	5 feet / N/A	0 feet / 15 feet
Side, minimum / maximum	Interior: 0 ft; Street: 5 ft / N/A	0 ft / street: 15 ft
Rear, minimum	15 ft	Street or Alley: 0 ft

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE FROM GPS/INS OBSERVATIONS AND CONFORM TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM "NEW MEXICO CENTRAL ZONE" NORTH AMERICAN DATUM OF 1983. TRUE NORTH CAN BE OBTAINED BY APPLYING A CONVERGENCE ANGLE OF -00°15'52.80" AT CONTROL POINT #100. DISTANCES SHOWN HEREON ARE IN GROUND AND WERE OBTAINED BY APPLYING A COMBINED GRID TO GROUND SCALE FACTOR OF 1.0003189917 AT SAID CONTROL POINT LOCATED AT N 1490787.55, E 1502755.48.

