

LOCATION MAP H-16-Z

PURPOSE OF PLAT

- 1. To create Tract 5-A and 5-B as shown hereon.
- 2. To eliminate lot lines as shown hereon.
- 3. To grant and vacate easements as shown hereon.
- 4. To dedicate public street right-of-way as shown hereon.

SUBDIVISION DATA

- 1. Zone Atlas Index No.: H-16-Z
- 2. Total Number of Tracts created: 2
- 3.. Total Number of existing Tracts: 4
- 4. Gross Subdivision Acreage: 4.2357 Acres

NOTES

- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- 2. Distances are ground distances.
- 3. Bearings and distances in parenthesis are record.
- 4. Basis of boundary are the plats of record entitled:

"TRACTS 1-A THRU 1-D, BRUNACINI INDUSTRIAL PARK UNIT III",
(05-22-2008, 2008C-109)

"REPLAT OF BRUNACINI INDUSTRIAL PARK UNIT III",
(10-29-1980, C17-119)

all being records of Bernalillo County, New Mexico.

- 5. Field Survey: November, 2024.

- 6. Title Report(s): Old Republic National Title Insurance Company
Commitment No. 2405335 (Commitment Date: November 12, 2024).

- 7. Address of Property: 2500, 2530 & 2570 Phoenix Avenue NE and
Menaul Boulevard NE, Albuquerque, NM 87107

- 8. City of Albuquerque, New Mexico IDO Zone: MX-M

- 9. 100 Year Flood Zone Designation: ZONE X as shown on Panel 351
of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo
County, New Mexico, dated August 16, 2012.
This property does not lie within the 100 Year Flood Plain.

- 10. Unless shown otherwise all points are set 1/2" rebar with cap
or PK nail with tag "LS 7719".

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.

BERNALILLO COUNTY TREASURER

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC # _____

PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE



STATE OF NEW MEXICO
NOTARY PUBLIC
Donna J. Bohannon
Commission No. 1090035
Expires: March 27, 2028

DESCRIPTION

A tract of land situate within Section 10, Township 10 North, Range 3 East, New Mexico Principal Meridian, being all of Tracts 1-A, 1-B and 1-C, Brunacini Industrial Park Unit III, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on May 22, 2008, in Plat Book 2008C, Page 109, together with all of Tract 5, Brunacini Industrial Park Unit III, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on October 29, 1980, in Volume C17, Folio 119, and containing 4.2357 acres more or less.

PUBLIC UTILITY EASEMENTS

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

- 1. 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.

- 2. 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.

- 3. 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.

- 4. 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 sole 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 did 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 tracts 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 land subdivided.

Owner, E & J Investments, LLC, a New Mexico limited liability company

Peter J. Gineris

Peter J. Gineris, Managing Member

5-13-25

Date

STATE OF NEW MEXICO)
BERNALILLO COUNTY)

On this 13 day of MAY, 2025, this instrument was acknowledged before me by Peter Gineris, Managing Member of E & J Investments, LLC, a New Mexico limited liability company on behalf of said company.

Donna J. Bohannon
Notary Public

PLAT FOR
TRACT 5-A & 5-B
BRUNACINI INDUSTRIAL PARK UNIT III
(A REPLAT OF TRACTS 1-A, 1-B, 1-C & 5,
BRUNACINI INDUSTRIAL PARK UNIT III)
WITHIN
SECTION 10,
TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2025

PROJECT NUMBER: PR-2025-
Application Number: SD-2025-

PLAT APPROVAL THIS PLAT WAS APPROVED BY THE DEVELOPMENT
HEARING OFFICER ON

Utility Approvals:
[Signature] 04/02/2025
Public Service Company of New Mexico Date
[Signature] 4/3/2025
New Mexico Gas Company Date
Thomas McClafflin 4/7/2025
Lumen Date
Mike Mortius 4/7/2025
Comcast Date

CITY APPROVALS:
Loren N. Risenhoover P.S. 4/8/2025
City Surveyor Date

Traffic Engineering, Transportation Division Date

Albuquerque-Bernalillo County Water Utility Authority Date

Parks and Recreation Department Date
[Signature] 4/8/2025

AMAFCA Date

Hydrology Department Date

Code Enforcement Date

Planning Department Date

City Engineer 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

03/11/2025
Date




Drawn By:	TA	Date:	03-11-2025
Checked By:	TA	Drawing Name:	24156PLT.DWG
Job No.:	24-156	Sheet:	1 of 3

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

EXISTING CONDITIONS, VACATIONS & DEDICATION

PLAT FOR
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(A REPLAT OF TRACTS 1-A, 1-B, 1-C & 5,
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 RIGHT-OF-WAY DEDICATION
- 4' PUBLIC STREET RIGHT-OF-WAY
(DEDICATED TO C.O.A. BY THIS PLAT)

EASEMENTS/VACATIONS
1771 sf ①- 10' PRIVATE DRAINAGE EASEMENT
(05-22-2008, 2008C-109)
(VACATED BY THIS PLAT)
7830 sf ②- 30' PRIVATE ACCESS & DRAINAGE EASEMENT
(05-22-2008, 2008C-109)
(VACATED BY THIS PLAT)

PROPERTY CORNERS
● - SET 1/2" REBAR WITH CAP "LS 7719"
○ - FOUND PK NAIL WITH WASHER "LS 14269"
■ - FOUND 5/8" REBAR WITH CAP "LS 14269"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.40'	35.45'	N 44°53'38" W	90°18'25"
	(25.00')	(39.14')			(89°42'00")
C2	30.00'	46.88'	42.26'	N 45°01'51" E	89°32'33"
	(30.00')	(46.92')	(42.28')	(N45°04'23"E)	(89°36'25")

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C3	30.00'	47.28'	42.54'	N 44°53'38" W	90°18'25"

MANUAL BOULEVARD NE (100' R/W)

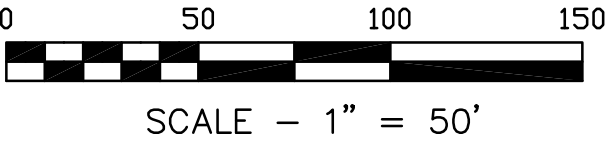
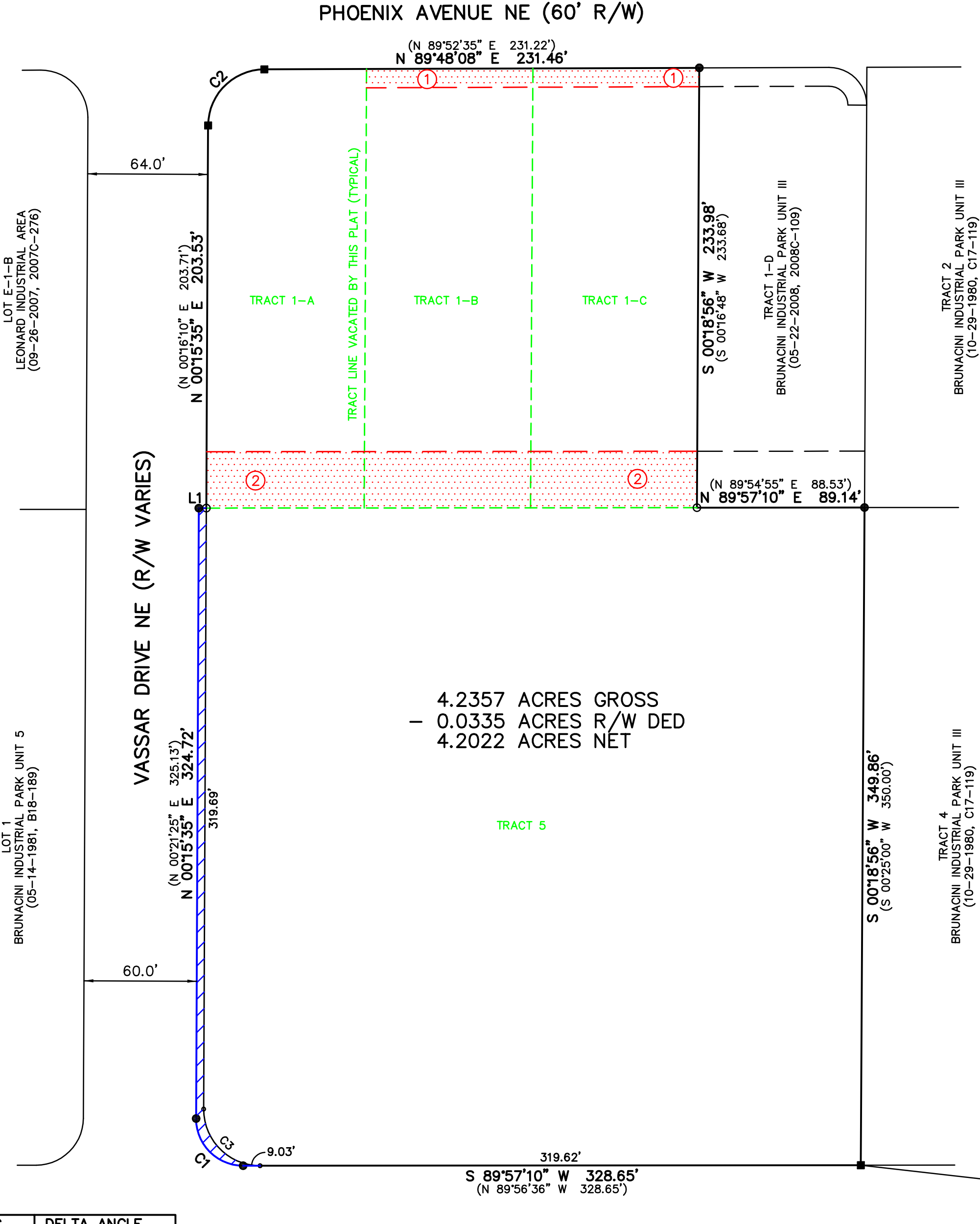
LINE	BEARING	DISTANCE
L1	N 89°57'10" E	4.00'
	(N89°54'55"W)	(4.60')

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04-08-2025 REV



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



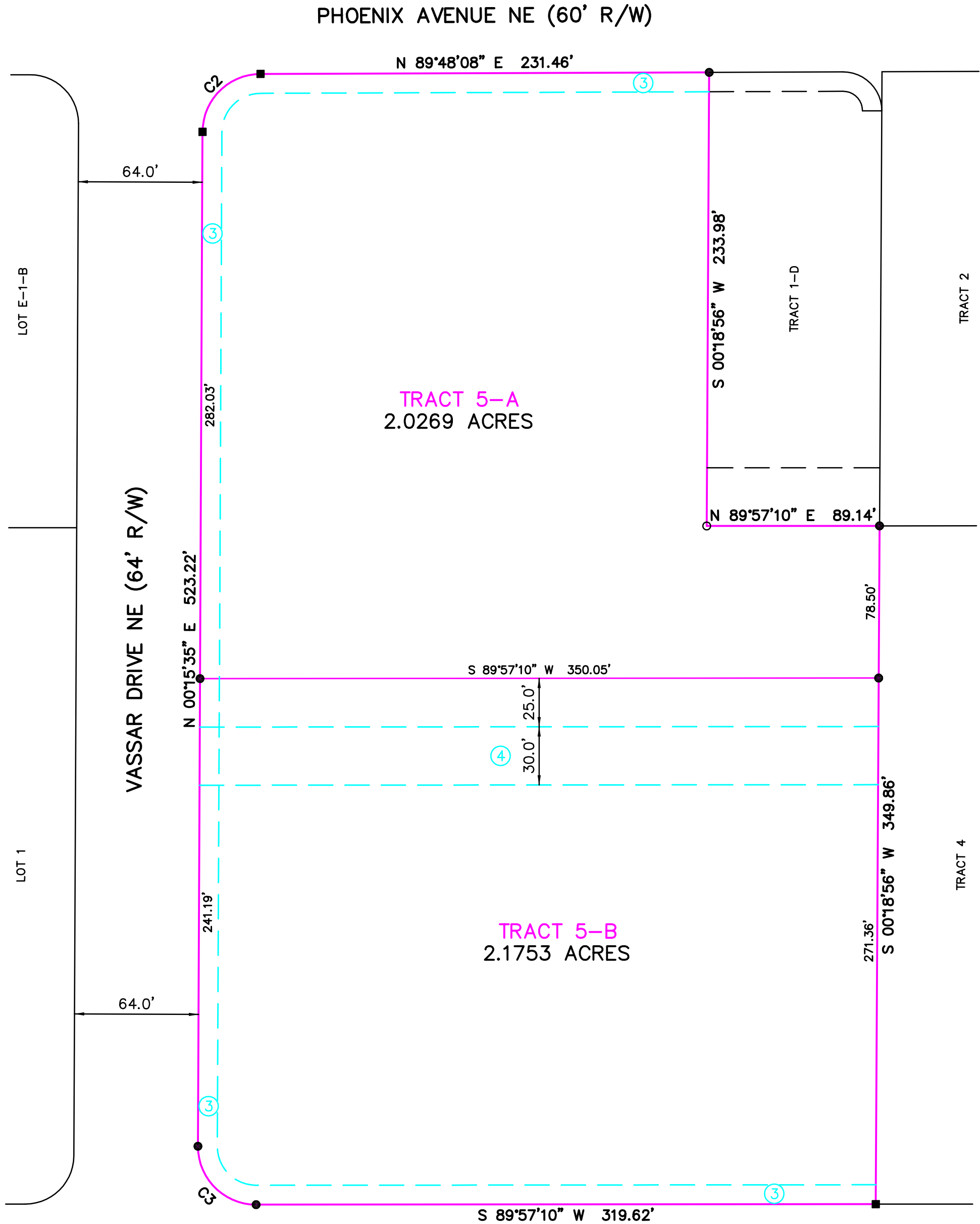
AGRS MONUMENT
"STA 1-40-12"
N=1495236.843 (US SURVEY FOOT)
E=1532017.843 (US SURVEY FOOT)
G=0.999672575
 $\Delta\alpha=-00^{\circ}12'30.45''$
ELEV=5117.289 (US SURVEY FOOT)
CENTRAL ZONE
(NAD83/NAVD88)

ABCWUA PUBLIC WATER AND SANITARY SEWER EASEMENTS

Albuquerque Bernalillo County Water Utility Authority (ABCWUA) is granted perpetual, exclusive easement(s) in the dimensions noted on this plat for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary sewer lines, equipment and facilities reasonably necessary to provide service together with free access on and over the easement and the right to remove trees, shrubs, undergrowth and any other obstacles, modifications, or structures which interfere with the use of the easement.

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- NEW EASEMENTS
- ③- 10' PUBLIC UTILITY EASEMENT (PUE)
(GRANTED BY THIS PLAT)
 - ④- 30' PRIVATE ACCESS & DRAINAGE EASEMENT
FOR THE JOINT USE, BENEFIT AND TO BE
MAINTAINED BY TRACT 2, 3, 4 & 5-B.
(GRANTED BY THIS PLAT)



MANUAL BOULEVARD NE (100' R/W)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C3	30.00'	47.28'	42.54'	N 44°53'38" W	90°18'25"

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