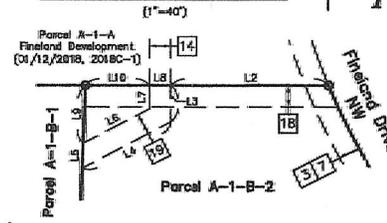


**Plat for
Parcels A-1-B-1 and A-1-B-2
Fineland Development
Being Comprised of
Parcel A-1-B
Fineland Development
City of Albuquerque
Bernalillo County, New Mexico
July 2018**

Detail for Easement 19



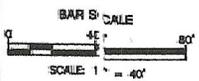
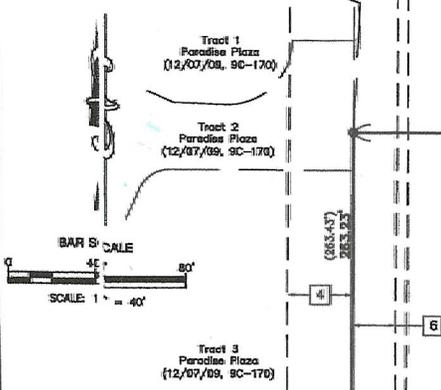
ACS Monument "B_A11"
NAD 1983 CENTRAL ZONE
X=1507071.174 *
Y=1534934.957 *
Z=5283.030 * (NAVD 1988)
C=C=0.999671590
Mapping Angle=-0°15'26.89"

* U.S. SURVEY FOOT
Parcel A-1-A
Fineland Development
(01/12/2018, 2018C-1)

ACS Monument "9_A11"
NAD 1983 CENTRAL ZONE
X=1506571.019 *
Y=1533206.142 *
Z=5301.647 * (NAVD 1988)
C=C=0.999670857
Mapping Angle=-0°15'30.20"

* U.S. SURVEY FOOT
Parcel A-1-B-1
43,444 Sq. Ft.
1.1121 Acres

Parcel A-1-B-2
68,502 Sq. Ft.
1.5726 Acres



Line #	Direction	Length (ft)
L1	S 20°25'3" W (S 203°37'46" W)	40.88' (41.08')
L2	N 90°00'00" W	73.01'
L3	S 60°00'00" E	16.89'
L4	S 82°00'00" W	43.38'
L5	N 02°00'50" E	11.51'
L6	N 82°00'04" E	34.81'
L7	S 00°00'00" E	10.81'
L8	N 90°00'00" E	10.00'
L9	N 02°00'50" E	28.83'
L10	N 90°00'00" E	29.88'

Curve #	Length	Radius	Beta	Chord Length	Chord Direction
C1	77.4' (78.18')	298.85' (298.85')	1502.38'	77.72'	S 301°31'5" E
C2	269.9' (268.21')	294.00' (294.00')	40°21'01"	282.80'	S 17°34'04" E
C3	72.4' (72.80')	180.00' (180.00')	25°55'52"	71.80'	S 15°34'23" W
C4	28.8' (28.08')	180.00' (180.00')	7°44'28"	25.85'	S 24°40'08" W

Legend

N 90°00'00" E MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E) RECORD BEARINGS AND DISTANCES
(01/12/2018, 2018C-1)

● FOUND MONUMENT AS INDICATED

○ SET BATHEY MARKER "LS 14271"
UNLESS OTHERWISE NOTED

- Easement Notes**
- EXISTING 25' PUBLIC DRAINAGE, UTILITY AND PEDESTRIAN ACCESS EASEMENT (01/11/2012, 2002C-16)
 - INTENTIONALLY OMITTED
 - EXISTING 10' P.U.E. (11/21/2003, 2003C-354)
 - EXISTING 30' PRIVATE ACCESS EASEMENT AREA (12/07/08, 2009C-170)
 - INTENTIONALLY OMITTED
 - EXISTING 20' PRIVATE SLOPE EASEMENT AREA (3/20/09, DOC. NO. 2009029570)
 - EXISTING 10' PNM EASEMENT (01/11/2002, 2002C-16)
 - EXISTING 20' NMCO GAS EASEMENT (BK D606, PG. 525) (08/11/1961, BK. 112, PG. 515)(BK. D346, PG. 356)
 - EXISTING 30' GAS LINE EASEMENT (01/14/1946, BK. 220, PG. 547)(03/07/1961, BK. D585, PG. 409)
 - EXISTING 10' PNM & MST&T EASEMENT (DOC. NO. 89-13983, 2/23/89, BK. MISC. 716A, PG. 198-203) AMENDED (DOC. NO. 93-010908, 2/2/93, BK. BCR 93-3, PG. 3742-3743)
 - EXISTING 20' NMUI EASEMENT (DOC. NO. 89-13983, 2/23/89, BK. MISC. 716A, PG. 198-203)
 - EXISTING 15' X 80' OVERHEAD ELECTRICAL POWER LINE EASEMENT (BK. BCR 92-24, PG. 498)
 - EXISTING ACCESS EASEMENT BENEFITING PARCEL A-1, FINELAND DEVELOPMENT (3/20/09, DOC. NO. 2009029570)
 - EXISTING 10' PRIVATE DRAINAGE EASEMENT BENEFITING THE SUBJECT PROPERTY (01/12/2018, 2018C-1)
 - EXISTING BLANKET CROSS LOT DRAINAGE EASEMENT ACROSS PARCEL A-1-A BENEFITING THE SUBJECT PROPERTY (01/12/2018, 2018C-1)
 - DRAINAGE COVENANT (BLANKET IN NATURE) (9/1/17, DOC. NO. 2007085390)
 - PRIVATE FINELAND ACCESS EASEMENT BENEFITING PARCEL A-1-B-1, TO BE MAINTAINED BY THE OWNERS OF PARCELS A-1-B-1 AND A-1-B-2 GRANTED WITH THE FILING OF THIS PLAT
 - 10' PRIVATE DRAINAGE EASEMENT BENEFITING PARCEL A-1-B-1, MAINTAINED BY THE OWNERS OF PARCEL A-1-B-2 GRANTED WITH THE FILING OF THIS PLAT