

Vicinity Map - Zone Atlas F-17-Z

N.T.S.

Documents

- ALTA/ACSM LAND TITLE SURVEY OF TRACTS A, B, C AND D-1 OF MONTGOMERY PLAZA AND TRACT 1-C OF ALLWOODS SUBDIVISION, PROVIDED BY LARRY W. MEDRANO, NMPS NO. 11993, DATED MAY 10, 2011.
- WARRANTY DEED TO MONTGOMERY PLAZA PARTNERS LLC, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 27, 2011, AS DOC. NO. 2011058761.
- PLAT FOR TRACT 1-C OF ALLWOODS SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 9, 1981, IN BOOK B19, PAGE 70.
- PLAT OF RECORD FOR TRACTS A, B AND C OF MONTGOMERY PLAZA, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 16, 1996, IN MAP BOOK C31, PAGE 4.

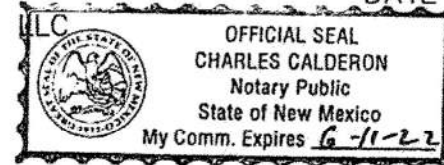
Free Consent and Dedication

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF AND GRANT ALL EASEMENTS AS SHOWN HEREON. 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.

SCOTT GOODMAN, PRESIDENT
MONTGOMERY PLAZA PARTNERS, LLC

DATE

8/4/21



STATE OF NEW MEXICO }
COUNTY OF Sandoval } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON fourth of August 2021
BY: SCOTT GOODMAN, PRESIDENT, MONTGOMERY PLAZA PARTNERS LLC

BY: [Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES June 11, 2022

Indexing Information

Projected Section 35, Township 11 North, Range 3 East,
N.M.P.M., Portions within the Elena Gallegos Grant
Subdivision: Montgomery Plaza
Owner: Montgomery Plaza Partners LLC
UPC #: 10170614113440120 (Tract A)
101706146014440125 (Tract B)

DOCH 2021101817

98/27/2021 10:26 AM Page: 1 of 5
PLAT R: 328.00 B: 2021C P: 0100 Linda Stover, Bernalillo County

Purpose of Plat

- SUBDIVIDE AS SHOWN HEREON.
- GRANT EASEMENTS AS SHOWN HEREON.
- VACATE EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE: 9.8863 ACRES
ZONE ATLAS PAGE NO.: F-17-Z
NUMBER OF EXISTING TRACTS: 2
NUMBER OF TRACTS CREATED: 2
MILES OF FULL-WIDTH STREETS: 0.000 MILES
MILES OF HALF-WIDTH STREETS: 0.000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE: 0.0000 ACRES
DATE OF SURVEY: NOVEMBER 2020

Notes

- FIELD SURVEY PERFORMED IN NOVEMBER 2020.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- LOT LINES TO BE ELIMINATED SHOWN HEREON AS

Legal Description

TRACTS A AND B OF MONTGOMERY PLAZA, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT MAP OF TRACT D OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 16, 1996, IN MAP BOOK C31, PAGE 4.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
PAID ON UPC #: 10170614113440120
101706146014440125

PROPERTY OWNER OF RECORD

Montgomery Plaza Partners LLC

BERNALILLO COUNTY TREASURER'S OFFICE

Tom Rile 8/27/21

Plat for
Tracts B-1 and B-2,
Montgomery Plaza
Being Comprised of
Tracts A and B
Montgomery Plaza
City of Albuquerque
Bernalillo County, New Mexico
July 2021

Project Number: PR-2020-004640

Application Number: SD-2021-00113

Utility Approvals:

[Signature] Aug 4, 2021
PNM Electric Services
Natalia Antonio Aug 9, 2021
Qwest Corp. d/b/a CenturyLink QC
Jeff Estravino Aug 2, 2021
New Mexico Gas Company
Mike Mortus Aug 9, 2021

Comcast

City Approvals:

Loren N. Risenhoover P.S. 7/28/2021
City Surveyor
Jeanne Wolfenbarger Aug 11, 2021
Traffic Engineer
Blaine Carter Aug 11, 2021
ABCWUA
Chapman Aug 11, 2021
Parks and Recreation Department
via [Signature] Aug 11, 2021
Code Enforcement
Widely 8/9/2021
AMAFCA
Ernest Armijo Aug 11, 2021
City Engineer
[Signature] Aug 11, 2021
DRB Chairperson, Planning Department

Surveyor's Certificate

I, WILL PLOTNER JR., 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.

Will Plotner Jr. 8/4/2021
Will Plotner Jr.
N.M.R.P.S. No. 14271

CSI-CARTESIAN SURVEYS INC.

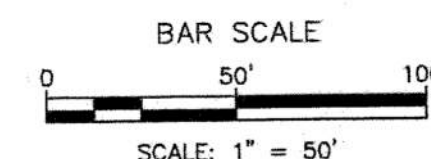
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
wplotnerjr@gmail.com



Sheet 1 of 5
201986

MATCHLINE - SEE SHEET 3 OF 5

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PLAT R:\$25.00 B: 2021C P: 0100 Linda Stover, Bernalillo County



*U.S. SURVEY FEET

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

Sheet
2 of 5
201986

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (7/16/1986, C31-4)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (11/9/1981, B19-70)
⊙	FOUND MONUMENT AS INDICATED
⊙X	FOUND CHISELED "X"
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
○X	SET CHISELED "X"
.....	LOT LINE ELIMINATED WITH THIS PLAT

Plat for
Tracts B-1 and B-2,
Montgomery Plaza
Being Comprised of
Tracts A and B
Montgomery Plaza
City of Albuquerque
Bernalillo County, New Mexico
July 2021

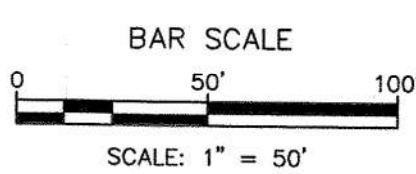
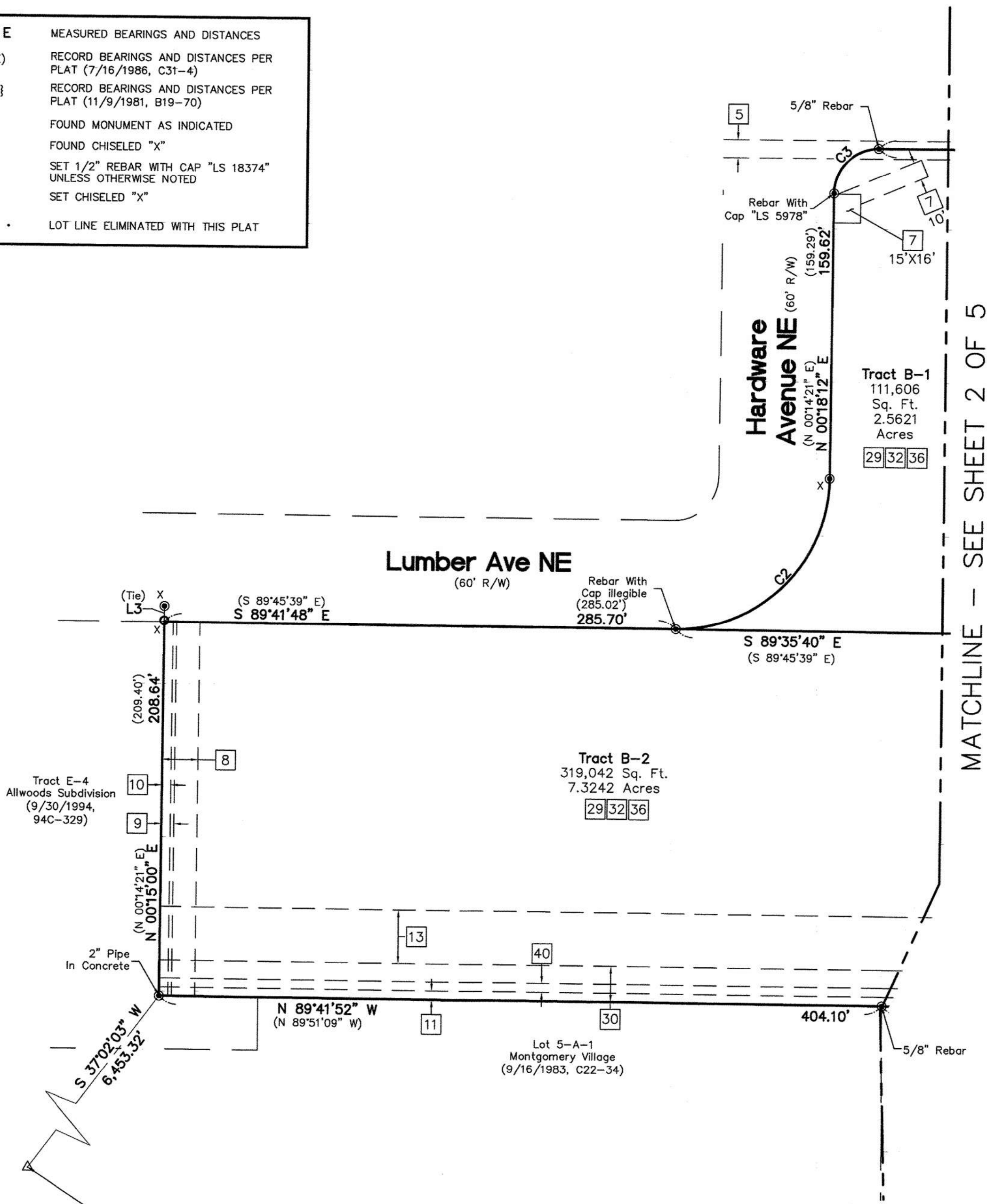
DOCH 2021101817
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PLAT R: \$25.00 B: 2021C P: 0100 Linda Stover, Bernalillo County

Curve Table						
Curve #	Length	Radius	Delta	Chord Length	Chord Direction	
C1	39.31' {39.27'}	25.00' {25.00'}	90°05'54"	35.39'	S 44°54'04" E	
C2	133.52' (133.52')	85.00' (85.00')	90°00'00"	120.21'	S 45°18'12" W	
C3	39.16' (39.27')	25.00' (25.00')	89°44'47"	35.28'	N 45°10'36" E	

Line Table		
Line #	Direction	Length (ft)
L1	N 89°58'04" E (N 89°51'09" E)	15.77' (15.77')
L2	N 00°08'22" W	77.48'
L3	N 00°15'00" E	8.77'
L4	N 00°08'53" E	26.34'
L5	N 00°08'53" E	20.00'
L6	S 00°16'46" E	45.21'
L7	N 89°50'48" W	20.00'
L8	S 00°16'46" E	25.36'
L14	N 00°51'53" E	27.49'
L15	S 89°57'01" E	20.00'

Line Table		
Line #	Direction	Length (ft)
L17	N 89°45'57" W	49.70'
L18	S 89°57'01" E	49.68'
L19	S 00°14'03" W (S 00°14'21" E)	26.26'
L20	S 00°08'53" W	2.54'

*L9-L13, AND L16 INTENTIONALLY OMITTED



ACS Monument "6-G17"
NAD 1983 CENTRAL ZONE
X=1534546.248*
Y=1499210.443*
Z=5139.195* (NAVD 1988)
G-G=0.999670902
Mapping Angle=-0°12'13.25"
*U.S. SURVEY FEET

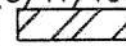

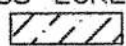
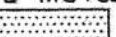

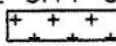

Solar Collection Note

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.

CSI-CARTESIAN SURVEYS INC.

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

Easement Notes

- [1] EXISTING WATERLINE EASEMENT (9/17/1986, BK. MISC. 395A, PG. 883-890, DOC. NO. 86-89144)
- [2] EXISTING 10' PNM AND MST&T EASEMENT (2/19/1987, BK. MISC. 454A, PG. 132, DOC. NO. 08716714)
- [3] EXISTING 10' PNM AND MST&T EASEMENT (10/17/1972, BK. MISC. 282, PG. 224, DOC. NO. 15074)
- [4] EXISTING 10' PNM AND US WEST COMMUNICATIONS INC EASEMENT (2/1/1995, BK. 95-3, PG. 3930-3931, DOC. NO. .95011063)
- [5] EXISTING 10' PNM AND MST&T EASEMENT (10/17/1972, BK. MISC. 282, PG. 224, DOC. NO. 15074)
- [6] EXISTING WATERLINE EASEMENT (9/17/1986, BK. MISC. 395A, PG. 883-890, DOC. NO. 86-89144)
- [7] EXISTING 10' PNM AND MST&T EASEMENT (12/13/1989, BK. 818A, PG. 428-429, DOC. NO. 8910520)
- [8] EXISTING 22' WATERLINE EASEMENT (9/17/1986, BK. MISC. 395A, PG. 883-890, DOC. NO. 86-89144)
- [9] EXISTING 7' UTILITY EASEMENT (8/21/1974, D6-79)
- [10] EXISTING 5' PNM & MST&T EASEMENT (4/23/1962, BK. D639, PG. 341)
- [11] EXISTING 5' WATERLINE EASEMENT (1/27/1984, BK. MISC. 85A, PG. 523-524)
- [12] EXISTING 5' UTILITY EASEMENT (2/28/1957, C3-78)
- [13] EXISTING 30' DRAINAGE EASEMENT (8/21/1969, BK. MISC. 147, PG. 824-826, DOC. NO. 47137)
- [14] EXISTING 20' WATERLINE EASEMENT (7/16/1986, C31-4)
- [15] EXISTING 10' PNM EASEMENT (10/27/1986, BK. 411A, PG. 346, DOC. NO. 86104337)
- [16] EXISTING 5' MST&T EASEMENT (8/6/1974, BK. MISC. 380, PG. 346, DOC. NO. 23072)
- [17] EXISTING 10' PNM AND MST&T EASEMENT (2/19/1975, BK. MISC. 408, PG. 313-314, DOC. NO. 49875) AND MODIFIED BY PNM WAIVER AND RELEASE (8/11/1989, BK. MISC. 381A, PG. 811-812, DOC. NO. 86 74011) PORTION RELEASED SHOWN HEREON AS 
- [18] INTENTIONALLY OMITTED
- [19] EXISTING 10' WATERLINE EASEMENT (9/17/1986, BK. MISC. 395A, PG. 883-890, DOC. NO. 86-89144)
- [20] EXISTING 10' PNM EASEMENT (10/27/1986, BK. MISC. 411A, PG. 345, DOC. NO. 86104336)
- [21] EXISTING 7' PNM AND USWEST COMMUNICATIONS INC. EASEMENT (3/14/1994, BK. 94-8, PG. 7189-7191, DOC. NO. 94033886) PORTION RELEASED BY PNM PER DOCUMENT (6/20/2001, BK. A20, PG. 9329, DOC. NO. 2001070949) SHOWN HEREON AS 
- [22] EXISTING 10' SOUTHERN UNION GAS EASEMENT (2/25/1975, BK. MISC. 409, PG. 42-43, DOC. NO. 50685)
- [23] EXISTING 10'X20' PNM AND MST&T EASEMENT (9/1/1987, BK. MISC. 529A, PG. 675, DOC. NO. 08791954)
- [24] EXISTING 10'X10' PNM AND MST&T EASEMENT (9/1/1987, BK. MISC. 529A, PG. 676, DOC. NO. 08791955)
- [25] EXISTING RECIPROCAL INGRESS-EGRESS EASEMENT BY AND TO CITY OF ALBUQUERQUE (7/15/1986, C31-4) SHOWN HEREON AS 
- [26] EXISTING 10' PNM AND MST&T EASEMENT (10/5/1972, BK. MISC. 280, PG. 874, DOC. NO. 13252) AND IDENTIFIED BY PLAT AS UTILITY EASEMENT (8/21/1974, D6-79)
- [27] EXISTING 14' PNM EASEMENT (8/21/1974, D6-79). VACATED WITH THE FILING OF THIS PLAT
- [28] EXISTING 10' PNM AND MST&T EASEMENT (2/19/1987, BK. MISC. 454A, PG. 131, DOC. NO. 08716713) SHOWN HEREON AS 
- [29] EXISTING MUTUAL ACCESS EASEMENT FOR VEHICULAR AND PEDESTRIAN TRAFFIC WITHIN THE PARKING AND TRAFFIC AREAS ACROSS TRACTS A, B, C AND D (NOW KNOWN AS TRACTS B-1, B-2, C AND D-1-A), MONTGOMERY PLAZA (7/16/1986, BK. MISC. 372A, PG. 734-740, DOC. NO. 86 64787) AND FIRST AMENDMENT TO AMENDED AND RESTATED RECIPROCAL ACCESS AND PARKING DECLARATION OF EASEMENTS (BK. MISC. 405A, PG. 449) - AMENDED TO INCLUDE TRACT 1-C, ALLWOODS SUBDIVISION. EASEMENT BENEFITING AND TO BE MAINTAINED BY THE OWNERS OF SAID TRACTS
- [30] EXISTING 20' PNM EASEMENT (1/15/1959, BK. D-459, PG. 335) MODIFIED BY DOCUMENT (1/27/1984, BK. MISC. 85-A, PG. 523-524) FOR EASEMENT 
- [31] EXISTING DRAINAGE EASEMENT TO THE CITY OF ALBUQUERQUE (8/21/1969, BK. MISC. 147, PG. 824-826, DOC. NO. 47137) SHOWN HEREON AS 
- [32] EXISTING ACCESS EASEMENT TO THE CITY OF ALBUQUERQUE TO WELL SITE #4 ACROSS A, B, C AND D, MONTGOMERY PLAZA (7/16/1986, C31-4). VACATED WITH THE FILING OF THIS PLAT
- [33] EXISTING 20' UTILITY EASEMENT (8/21/1974, D6-79)
- [34] EXISTING 10' UTILITY EASEMENT (10/16/1964, BK. D759, PG. 183) RELEASED BY PNM (8/5/1986, BK. 379-A, PG. 801, DOC. NO. 8672255) AND RELEASED BY MST&T (7/16/1986, BK. D275, PG. 912)
- [35] EXISTING ACCESS EASEMENT (10/10/1985, BK. MISC. 281, PG. 373-379) SHOWN HEREON AS 

Easement Notes (Continued)

- [36] CROSS-LOT DRAINAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT ACROSS TRACTS B-1- AND B-2, EXCLUDING EXISTING AND FUTURE BUILDING ENVELOPES, BENEFITING TRACTS B-1 AND B-2 OF MONTGOMERY PLAZA. TO BE MAINTAINED BY THE UNDERLYING OWNERS OF EACH TRACT.
- [37] 30' ACCESS EASEMENT FOR THE BENEFIT OF THE CITY WELL #4 SITE, TO BE MAINTAINED BY THE OWNERS OF TRACT B-2, GRANTED WITH THE FILING OF THIS PLAT. SEE DETAIL "B" ON SHEET 5 OF 5.
- [38] INTENTIONALLY OMITTED
- [39] PRIVATE SEWER EASEMENT FOR THE BENEFIT OF TRACT B-2, TO BE MAINTAINED BY THE OWNER OF TRACTS B-1, GRANTED WITH THE FILING OF THIS PLAT. SEE DETAIL "A" ON SHEET 5 OF 5.
- [40] 5' ADDITIONAL WATERLINE EASEMENT FOR THE BENEFIT OF ABCWUA, TO BE MAINTAINED BY THE OWNERS OF TRACT B-2, GRANTED WITH THE FILING OF THIS PLAT. SEE DETAIL "C" ON SHEET 5 OF 5.

IDO and DPM Waiver Notes


AN ADMINISTRATIVE SIDEWALK WAIVER FROM THE 5-FOOT MINIMUM SIDEWALK WIDTH REQUIREMENT WAS APPROVED BY THE DRB ON AUGUST 11, 2021 TO PERMIT THE EXISTING SIDEWALK ALONG LUMBER AVENUE NE TO REMAIN AT 3.8 FEET AND 4.3 FEET IN WIDTH AND THE EXISTING SIDEWALK ALONG HARDWARE AVENUE NE TO REMAIN AT 4.8 FEET IN WIDTH.

Note:

PROPERTY SUBJECT TO THE C.C.R. FOR RECIPROCAL ACCESS AND PARKING EASEMENTS AS RECORDED SEPTEMBER 27, 1982, IN BOOK MISC. 281A, PAGES 373-379, AS DOC. NO. 85-86898 AND AMENDED AND RESTATED ON JULY 16, 1986, IN BK. MISC. 372-A, PG. 734-740 AS DOC. NO. 8664787 AND FIRST AMENDMENT TO AMENDED AND RESTATED RECIPROCAL ACCESS AND PARKING DECLARATION OF EASEMENTS, RECORDED IN BOOK MISC. 405A, PAGE 449, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

Plat for Tracts B-1 and B-2, Montgomery Plaza Being Comprised of Tracts A and B Montgomery Plaza City of Albuquerque Bernalillo County, New Mexico July 2021

DOCN 2021101817

08/27/2021 10:26 AM Page: 4 of 5
PLAT R: \$25.00 B: 2021C P: 0100 Linda Stover, Bernalillo County


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.

 **CSI-CARTESIAN SURVEYS INC.**

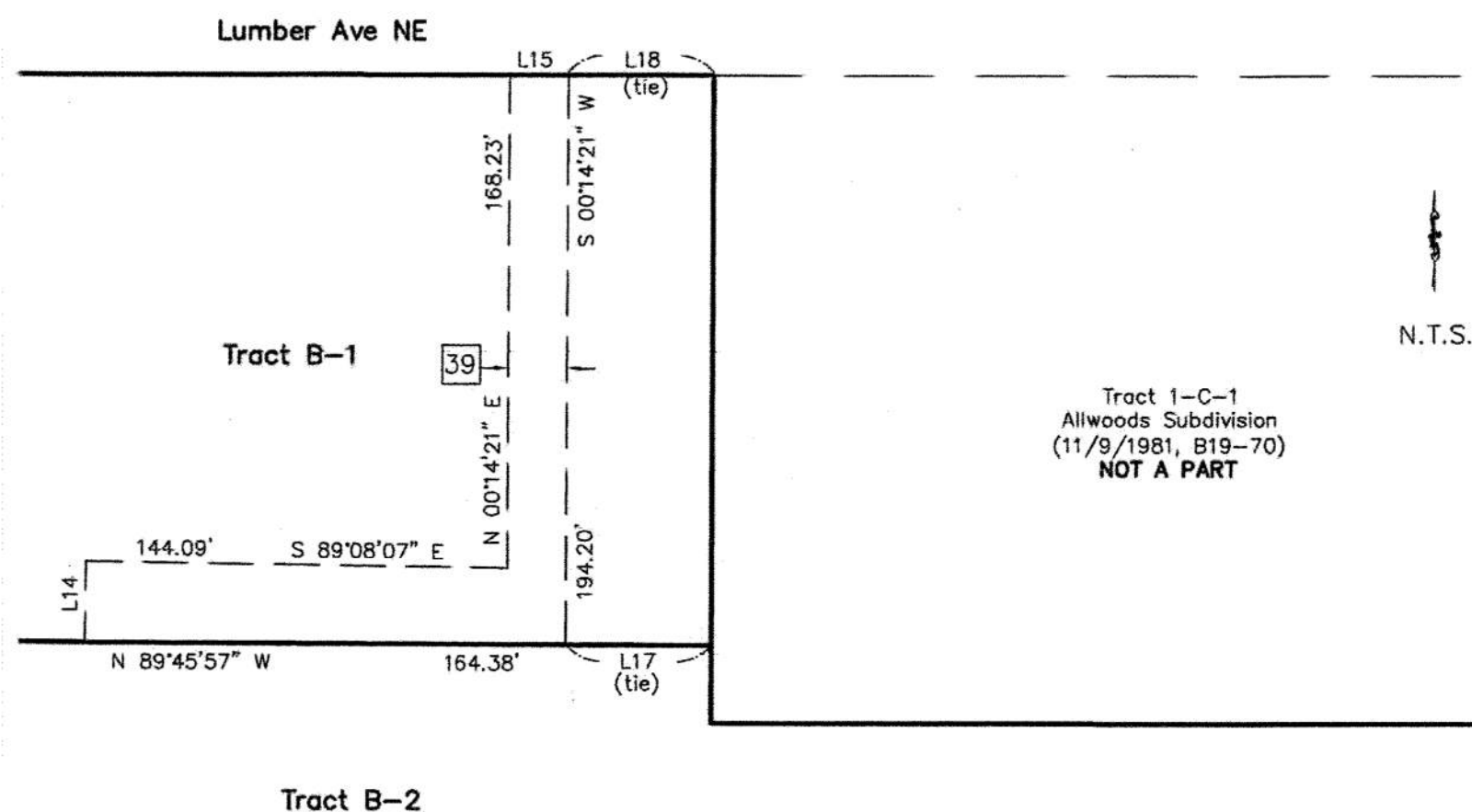
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201986

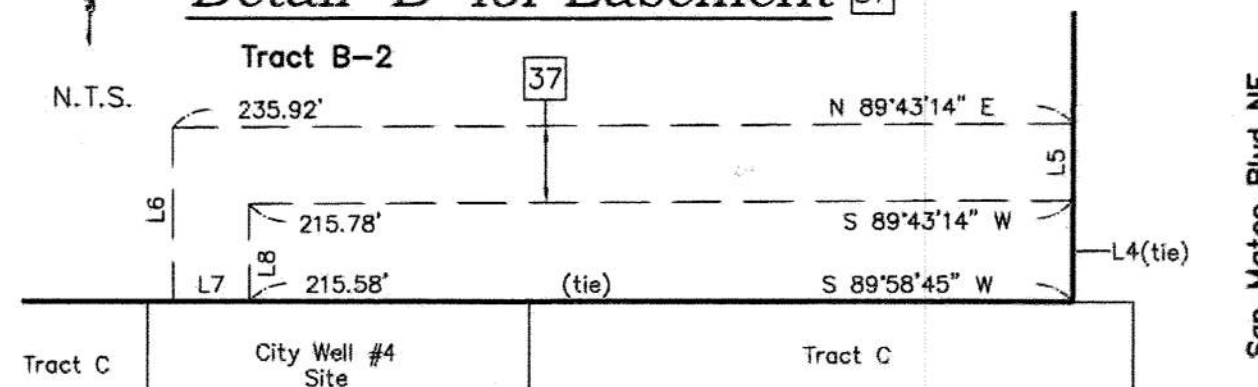
2021C-100

(4)

Detail "A" for Easement 39



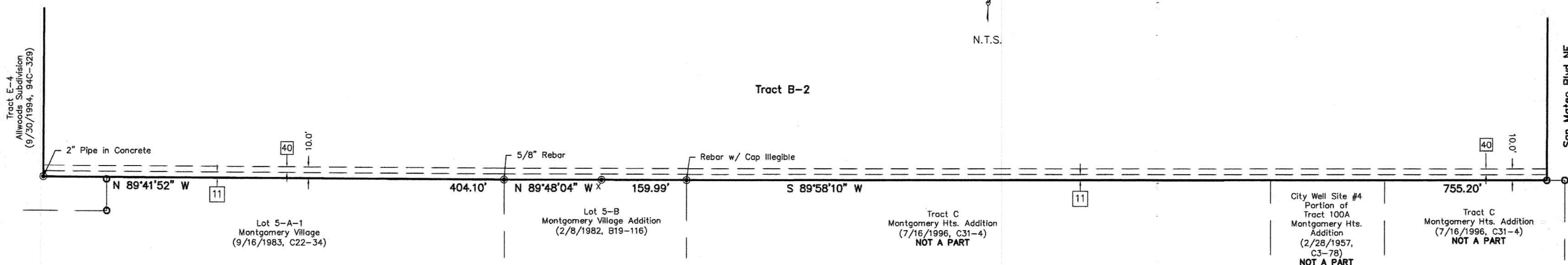
Detail "B" for Easement 37



Plat for
Tracts B-1 and B-2,
Montgomery Plaza
Being Comprised of
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City of Albuquerque
Bernalillo County, New Mexico
July 2021

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PLAT R: \$25.00 B: 2021C P: 0100 Linda Stover, Bernalillo County

Detail "C" for Easement 40 - Additional 5 ft Waterline Easement Adjacent to Easement 11



CSI-CARTESIAN SURVEYS INC.

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Sheet 5 of 5
201986

2021C - 100

(5)