

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 54.2170 ACRES±
ZONE ATLAS INDEX NO: J-9-Z AND J-10-Z
NO. OF TRACTS CREATED: 0
NO. OF LOTS CREATED: 2
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: APRIL 30-MAY 1, 2018

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO VACATE THE PUBLIC RIGHT OF WAY FOR UNSER CROSSING AVENUE, N.W., REPLAT THE EXISTING TWO LOTS AND VACATED RIGHT OF WAY INTO TWO NEW LOTS.

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 OF PARCELS WITHIN THE AREA OF THIS PLAT.

Notes:

1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Public Utility Easements

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON 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 WITHIN THE EASEMENT 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 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 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), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

RECORDING STAMP
DOCH 2019036059
05/02/2019 03:30 PM Page 1 of 4
PLAT R: \$25.00 B: 2019C P: 0040 Linda Stover, Bernalillo County

Legal Description

SEE SHEET 4 OF 4 FOR LEGAL DESCRIPTION

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS, SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

Jeff Edwards
SWIRE PACIFIC HOLDINGS, INC.,
JEFF EDWARDS,
VICE PRESIDENT
2/22/19
DATE

Dall Crow
BEN E. KEITH COMPANY,
GORDON CROW,
CHIEF FINANCIAL OFFICER
3-6-19
DATE

Acknowledgment

STATE OF UTAH)
COUNTY OF SALT LAKE)^{SS}

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF February, 2019 BY
SWIRE HOLDINGS, INC., JEFF EDWARDS, VICE PRESIDENT

BY *Kathy P. Chekouras* MY COMMISSION EXPIRES: April 1, 2021
NOTARY PUBLIC

Acknowledgment

STATE OF TEXAS)
COUNTY OF TARRANT)^{SS}

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6 DAY OF March, 2018 BY
BEN E. KEITH COMPANY, GORDON CROW, CHIEF FINANCIAL OFFICER

BY *Kristin Cheek* MY COMMISSION EXPIRES: March 9, 2022
NOTARY PUBLIC

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAID ON UPC # 101005807714730501
PROPERTY OWNER OF RECORD: 101005807714730501
Swire Pacific Holdings, Inc. BEX CO
BERNALILLO COUNTY TREASURER'S OFFICE
Jesse Salgado 5/2/2019

KATHY P. CHEKOURAS
Notary Public - State of Utah
Comm. No. 693433
My Commission Expires on
April 1, 2021

KRISTIN CHEEK
Notary ID #3846226
My Commission Expires
March 9, 2022

Plat of
Lots 1-A-1 and 8-A
Unser Towne Crossing
Town of Atrisco Grant, Projected
Sections 15, 16, 21 and 22, Township 10 North, Range 2 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
February 2019

Project No. PR-2010-001361

Application No. SD-2019-00070

Utility Approvals

[Signature] 3-20-19
PNM DATE
[Signature] 3/21/19
NEW MEXICO GAS COMPANY DATE
[Signature] 3/18/19
QWEST CORPORATION D/B/A CENTURYLINK QC DATE
[Signature] 3/19/19
COMCAST DATE

City Approvals

[Signature] P.S. 4/1/19
CITY SURVEYOR DATE
[Signature] 4/17/19
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT DATE
[Signature] 5/1/19
A.B.C.W.U.A. DATE
[Signature] 5-2-2019
PARKS AND RECREATION DEPARTMENT Real Property DATE
[Signature] 4/23/19
AMAFCA DATE
[Signature] 4/17/19
CITY ENGINEER DATE
[Signature] 5.2.2019
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE
[Signature] 4/17/19
CODE ENFORCEMENT DATE


Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

[Signature] 3/21/2019
LARRY W. MEDRANO
N.M.P.S. No. 11993
DATE

LARRY W. MEDRANO
NEW MEXICO
11993
REGISTERED PROFESSIONAL SURVEYOR

COORDINATE AND DIMENSION INFORMATION					PLSS INFORMATION				PROPERTY INFORMATION		PROJECT INFORMATION			
STATE PLANE ZONE: NM-C		GRID / GROUND COORDINATES: GRID		TYPE: STANDARD	LAND GRANT TOWN OF ATRISCO GRANT				PROPERTY OWNER BEN E KEITH & SWIRE PACIFIC HOLDINGS INC. DBA SWIRE COCA-COLA USA		CREW/TECH: MT			DATE OF SURVEY 4/30/2018 - 5/1/2018
HORIZONTAL DATUM: NAD83		VERTICAL DATUM: NAVD88		ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS YES	SECTION 15,16,21,22		TOWNSHIP 10 NORTH	RANGE 2 EAST	MERIDIAN NMPM	SUBDIVISION NAME UNSER TOWNE CROSSING		DRAWN BY: JK	CHECKED BY: LM
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM					BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0					CITY ALBUQUERQUE				
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003213825 GROUND TO GRID: 0.9996786175			DISTANCE ANNOTATION: GROUND	BEARING ANNOTATION: GRID	ELEVATION TRANSLATION: ±0.00'		ELEVATIONS VALID: NO	COUNTY BERNALILLO	STATE NM	UPC 101005807714730501		PSI JOB NO. 18-1147P	SHEET NUMBER 1 OF 4	



OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113

505.856.5700 PHONE
505.856.7900 FAX

PRECISION
SURVEYS, INC.

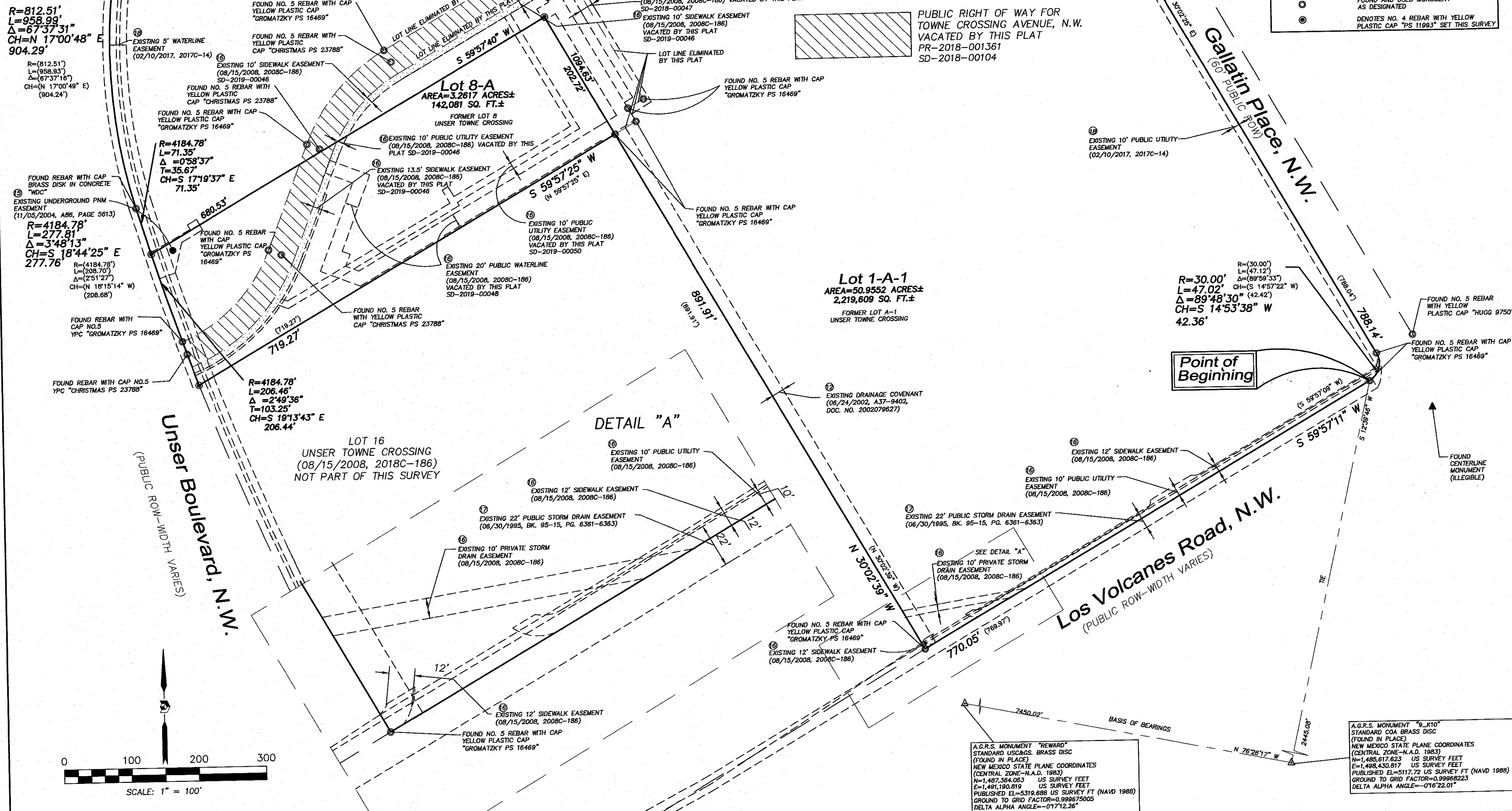
OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX


Unser Towne Crossing

Legend

DOC# 2019036059

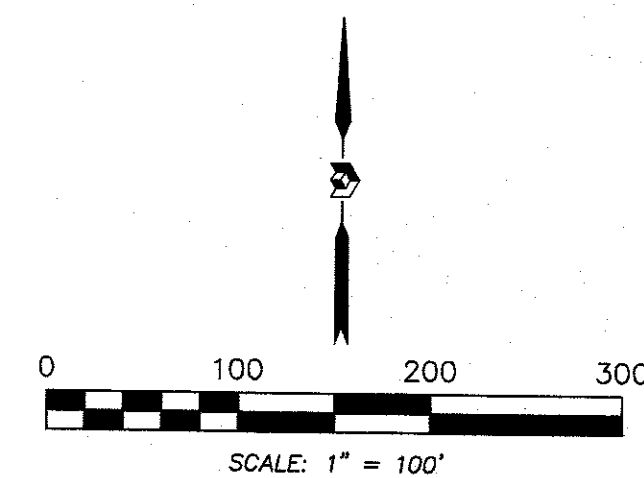
05/02/2019 03:30 PM Page: 2 of 4
PLAT R:\$25.00 B: 2019C P: 0040 Linda Stover, Bernailillo County



COORDINATE AND DIMENSION INFORMATION										PLSS INFORMATION				PROPERTY INFORMATION		<div></div> <div>OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113</div> <div>505.856.5700 PHONE 505.856.7900 FAX</div>		PROJECT INFORMATION	
STATE PLANE ZONE: NM-C		GRID GROUND COORDINATES: GRID		TYPE: STANDARD		LAND GRANT TOWN OF ATRISCO GRANT				PROPERTY OWNER BEN E KEITH & SWIRE PACIFIC HOLDINGS INC. DBA SWIRE COCA-COLA USA		CREW/TECH: MT	DATE OF SURVEY 4/30/2018 - 5/1/2018						
HORIZONTAL DATUM: NAD83		VERTICAL DATUM: NAVD88		ROTATION ANGLE: 0° 00' 00.00"		MATCHES DRAWING UNITS: YES		SECTION 15,16,21,22		TOWNSHIP 10 NORTH		RANGE 2 EAST		MERIDIAN NMPM				SUBDIVISION NAME UNSER TOWNE CROSSING	
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0				CITY ALBUQUERQUE		COUNTY BERNALILLO		STATE NM		UPC 101005807714730501				PSI JOB NO. 18-1147P	SHEET NUMBER 2 OF 4
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003213825 GROUND TO GRID: 0.9996786175				DISTANCE ANNOTATION: GROUND		BEARING ANNOTATION: GRID		ELEVATION TRANSLATION: ±0.00'		ELEVATIONS VALID: NO									

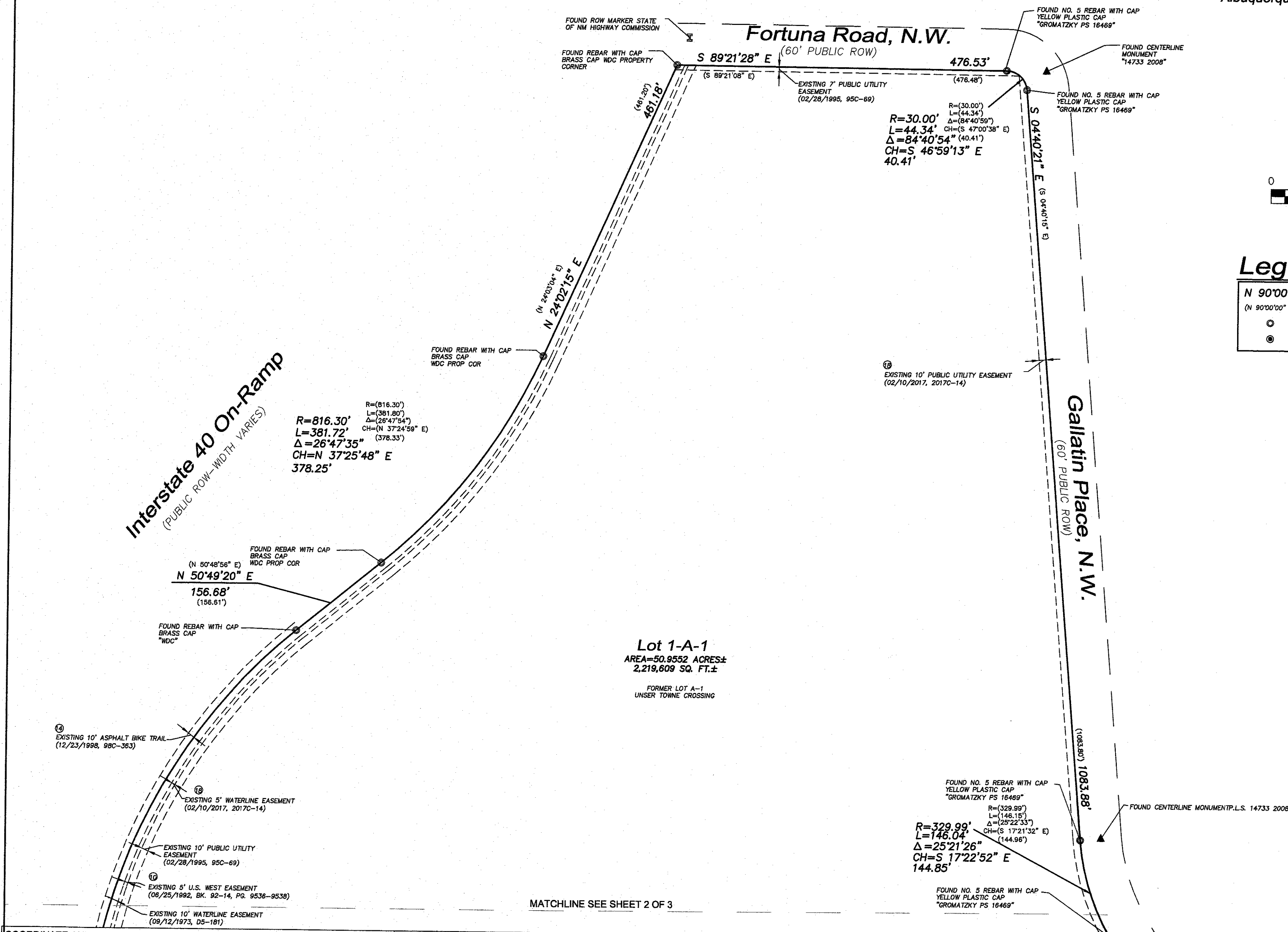
DOCH 2019036059
05/02/2019 03:30 PM Page: 3 of 4
PLAT R-525.00 B: 2019C P: 0040 Linda Stover, Bernalillo County

Plat of
Lots 1-A-1 and 8-A
Unser Towne Crossing
Town of Atrisco Grant Projected
Sections 15, 16, 21 and 22, Township 10 North, Range 2 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
February 2019

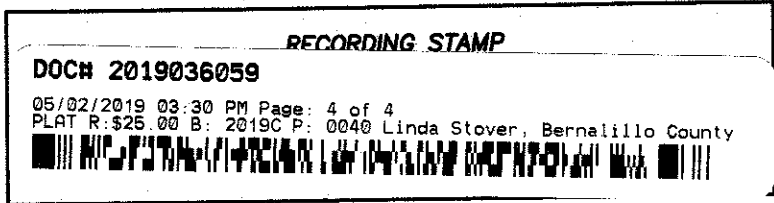


Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY



COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROPERTY INFORMATION		PROJECT INFORMATION	
STATE PLANE ZONE: NM-C	GRID / GROUND COORDINATES: GRID	TYPE: STANDARD		LAND GRANT TOWN OF ATRISCO GRANT				PROPERTY OWNER BEN E KEITH & SWIRE PACIFIC HOLDINGS INC. DBA SWIRE COCA-COLA USA		CREW/TECH: MT	DATE OF SURVEY: 4/30/2018 - 5/1/2018
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES	SECTION: 15,16,21,22	TOWNSHIP: 10 NORTH	RANGE: 2 EAST	MERIDIAN: NMPM	SUBDIVISION NAME UNSER TOWNE CROSSING		DRAWN BY: JK	CHECKED BY: LM
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				CITY: ALBUQUERQUE	COUNTY: BERNALILLO	STATE: NM	UPC: 101005807714730501	OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113		PSI JOB NO: 18-1147P	SHEET NUMBER: 3 OF 4
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003213825 GROUND TO GRID: 0.9996786175				PRECISION SURVEYS, INC.				505.856.5700 PHONE 505.856.7900 FAX			
BEARING ANNOTATION: GROUND ELEVATION TRANSLATION: ±0.00'											



Plat of
Lots 1-A-1 and 8-A
Unser Towne Crossing
Town of Atrisco Grant, Projected
Sections 15, 16, 21 and 22, Township 10 North, Range 2 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
February 2019

Notes Corresponding to Schedule B-II

- SCH. B-II
ITEM NO. DESCRIPTION
- (10) EASEMENT, AND RIGHTS INCIDENT THERETO, GRANTED TO U.S. WEST COMMUNICATIONS, INC., RECORDED JUNE 25, 1992 IN BOOK BCR 92-14, PAGES 9536 - 9538 AS DOCUMENT NO. 9260937, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PARCEL NOS. 1 AND 2)
11. DRAINAGE AGREEMENTS RECORDED SEPTEMBER 14, 1992 IN BOOK BCR 92-21, PAGES 6019 - 6031 AS DOCUMENT NO. 9291790; IN BOOK BCR 92-21, PAGES 6032 - 6044 AS DOCUMENT NO. 9291791 AND IN BOOK BCR 92-21, PAGES 6045 - 6057 AS DOCUMENT NO. 9291792, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PARCEL NOS. 1 AND 2) **BLANKET EASEMENT-UNABLE TO PLOT**
- (12) DRAINAGE COVENANT RECORDED SEPTEMBER 25, 1995 IN BOOK 95-23, PAGES 1540 - 1546 AS DOCUMENT NO. 95097099; AMENDED BY AMENDMENT TO DRAINAGE COVENANT RECORDED JUNE 24, 2002 IN BOOK A37, PAGE 9402 AS DOCUMENT NO. 2002079627, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PARCEL NOS. 1 AND 2)
- (13) MEMORANDUM OF AGREEMENT RELATED TO LAND DIVISION AND SPECIAL ASSESSMENT RECORDED FEBRUARY 28, 1997 IN BOOK 97-6, PAGES 1141 - 1143 AS DOCUMENT NO. 97021336; AMENDED BY ASSIGNMENT AND ASSUMPTION OF AGREEMENT RELATED TO LAND DIVISION AND SPECIAL ASSESSMENT RECORDED FEBRUARY 9, 1998 IN BOOK 9805, PAGE 3054 AS DOCUMENT NO. 1998014493, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PARCEL NOS. 1 AND 2)
- (14) FUTURE 10' ASPHALT BIKE TRAIL, AND RIGHTS AND RESPONSIBILITIES THERETO, AS SHOWN, NOTED AND PROVIDED FOR ON THE PLAT RECORDED DECEMBER 23, 1998 IN PLAT BOOK 98C, PAGE 363 AS DOCUMENT NO. 1998165532, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PARCEL NOS. 1 AND 2)
- (15) UNDERGROUND EASEMENT (ELECTRIC), AND RIGHTS INCIDENT THERETO, GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO, RECORDED NOVEMBER 5, 2004 IN BOOK A86, PAGE 5613 AS DOCUMENT NO. 2004156044, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PARCEL NO. 1)
- (16) TEN FOOT (10') PUBLIC UTILITY EASEMENTS GRANTED ALONG THE SOUTHERLY BOUNDARY OF PARCEL NO.1: TEN FOOT (10') PRIVATE STORM DRAIN EASEMENT GRANTED IN THE SOUTHWESTERLY CORNER OF PARCEL NO.1; SIDEWALK EASEMENTS GRANTED ALONG THE SOUTHERLY BOUNDARY OF PARCEL NO. 1; TWENTY FOOT (20') PUBLIC WATER LINE EASEMENT GRANTED ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF PARCEL NO. 2; TEN FOOT (10') PUBLIC UTILITY EASEMENT GRANTED WITHIN PARCEL NO. 2 AND A TEN FOOT (10') PUBLIC UTILITY EASEMENT AND SIDEWALK EASEMENT GRANTED ALONG THE NORTHERLY BOUNDARY OF PARCEL NO. 2, ALL AS SHOWN AND PROVIDED FOR ON THE SUBDIVISION PLAT RECORDED AUGUST 15, 2008 IN PLAT BOOK 2008C, PAGE 186 AS DOCUMENT NO. 2008092759, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- (17) STORM DRAIN EASEMENT, AND RIGHTS INCIDENT THERETO, IN FAVOR OF THE CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION, RECORDED JUNE 30, 1995 IN BOOK 95-15, PAGES 6361-6363 AS DOCUMENT NO. 95064732, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PARCEL NOS. 1 AND 2)
- (18) EASEMENTS, AND THE NOTICE OF SUBDIVISION PLAT CONDITIONS, AS SHOWN, SET FORTH AND DEDICATED ON THE BULK PLAT OF LOT 1-A, UNSER TOWNE CROSSING RECORDED FEBRUARY 10, 2017 IN PLAT BOOK 2017C, PAGE 14 AS DOCUMENT NO. 2017012563, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PARCEL NO. 1)
- (19) LEASE AGREEMENT DATED NOVEMBER 1, 2018 BY AND BETWEEN BERNALILLO COUNTY, NEW MEXICO, A NEW MEXICO COUNTY AND POLITICAL SUBDIVISION, LESSOR AND BEN E. KEITH COMPANY, A TEXAS CORPORATION, LESSEE, RECORDED NOVEMBER 27, 2018 AS DOCUMENT NO. 2018102666 AND FIRST AMENDMENT TO LEASE RECORDED FEBRUARY 8, 2019 AS DOCUMENT NO. 2019010022, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. (PARCEL NO. 1)
- (20) ENCROACHMENT OF WATER VALVE, CHAIN LINK FENCE AND FENCING ONTO THE PROJECT SITE, AS SHOWN AND DELINEATED ON THE ALTA/ACSM LAND TITLE SURVEY PREPARED BY DEAN STUART CHRISTMAS, NMPS NO. 23788, DATED FEBRUARY 10, 2017. (PARCEL NO. 1)

Key Note Legend

- AFFECTS SUBJECT PROPERTY: AS SHOWN
- AFFECTS SUBJECT PROPERTY: NON-SURVEY MATTER
- △ DOES NOT AFFECT SUBJECT PROPERTY

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTIONS 15, 16, 21 AND 22, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF LOT 1-A, UNSER TOWN CROSSING AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON FEBRUARY 10, 2017, IN MAP BOOK 2017C, PAGE 14, TOGETHER WITH LOT 8, UNSER TOWNE CROSSING, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON AUGUST 15, 2008, IN MAP BOOK 2008C, PAGE 186, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (NAD 83-CENTRAL ZONE) AND GROUND DISTANCES (US SURVEY FOOT AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE NORTH RIGHT OF WAY LINE OF LOS VOLCANES ROAD, N.W., MARKED BY A FOUND NO. 5 REBAR WITH CAP YELLOW PLASTIC CAP "GROMATZKY PS 16469", FROM WHENCE A TIE TO A.R.G.S. MONUMENT "9_K10" BEARS S 12°39'46" W, A DISTANCE OF 2445.08;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID NORTH RIGHT OF WAY LINE, S 59°57'11" W, A DISTANCE OF 770.05 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT, MARKED BY A FOUND NO. 5 REBAR WITH CAP YELLOW PLASTIC CAP "GROMATZKY PS 16469";

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N 30°02'39" W, A DISTANCE OF 891.91 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 5 REBAR WITH CAP YELLOW PLASTIC CAP "GROMATZKY PS 16469";

THENCE S 59°57'25" W, A DISTANCE OF 719.27 FEET TO A POINT OF NON-TANGENT CURVATURE, LYING ON THE EAST RIGHT OF WAY LINE OF UNSER BOULEVARD, N.W., MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 277.81 FEET, A RADIUS OF 4184.78 FEET, A DELTA ANGLE OF 03°48'13", A CHORD BEARING OF N 18°44'25" W, AND A CHORD LENGTH OF 277.76 FEET, TO A POINT OF COMPOUND CURVATURE, MARKED BY A FOUND REBAR WITH BRASS DISC IN CONCRETE "WDC";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, ALONG A COMPOUND CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 958.99 FEET, A RADIUS OF 812.51 FEET, A DELTA ANGLE OF 67°37'31", A CHORD BEARING OF N 17°00'48" E, AND A CHORD LENGTH OF 904.29 FEET, TO A POINT OF TANGENCY, MARKED BY A FOUND REBAR WITH BRASS DISC "WDC"

THENCE ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE INTERSTATE 40 ON-RAMP FOR THE NEXT THREE COURSES, N 50°49'20" E, A DISTANCE OF 156.68 FEET TO A POINT OF CURVATURE, MARKED BY A FOUND REBAR WITH BRASS DISC "WDC";

THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 381.72 FEET, A RADIUS OF 816.30 FEET, A DELTA ANGLE OF 26°47'35", A CHORD BEARING OF N 37°25'48" E, AND A CHORD LENGTH OF 378.25 FEET, TO A POINT OF TANGENCY, MARKED BY A FOUND REBAR WITH BRASS DISC "WDC"

THENCE N 24°02'15" E, A DISTANCE OF 461.18 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT, LYING ON THE INTERSECTION OF SAID ON-RAMP RIGHT OF WAY AND THE SOUTH RIGHT OF WAY LINE OF FORTUNA ROAD, N.W., MARKED BY A FOUND REBAR WITH BRASS DISC "WDC";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, S 89°21'28" E, A DISTANCE OF 476.53 FEET TO A POINT OF CURVATURE, BEING THE NORTHEAST CORNER OF DESCRIBED TRACT, MARKED BY A FOUND NO. 5 REBAR WITH CAP YELLOW PLASTIC CAP "GROMATZKY PS 16469";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 44.34 FEET, A RADIUS OF 30.00 FEET, A DELTA ANGLE OF 84°40'54", A CHORD BEARING OF S 46°59'13" E, AND A CHORD LENGTH OF 40.41 FEET, TO A POINT OF TANGENCY, LYING ON THE WEST RIGHT OF WAY LINE OF GALLITIN PLACE, N.W., MARKED BY A FOUND NO. 5 REBAR WITH CAP YELLOW PLASTIC CAP "GROMATZKY PS 16469";

THENCE ALONG SAID WEST RIGHT OF WAY LINE S 04°40'21" E, A DISTANCE OF 1083.88 FEET TO A POINT OF CURVATURE, MARKED BY A FOUND NO. 5 REBAR WITH CAP YELLOW PLASTIC CAP "GROMATZKY PS 16469";

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 146.04 FEET, A RADIUS OF 329.99 FEET, A DELTA ANGLE OF 25°21'26", A CHORD BEARING OF S 17°22'52" E, AND A CHORD LENGTH OF 144.85 FEET, TO A POINT OF TANGENCY, MARKED BY A FOUND NO. 5 REBAR WITH CAP YELLOW PLASTIC CAP "GROMATZKY PS 16469";


THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, S 30°02'00" E, A DISTANCE OF 788.14 FEET TO A POINT OF CURVATURE, MARKED BY A MARKED BY A FOUND NO. 5 REBAR WITH CAP YELLOW PLASTIC CAP "GROMATZKY PS 16469";

THENCE LEAVING SAID WEST RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 47.02 FEET, A RADIUS OF 30.00 FEET, A DELTA ANGLE OF 89°48'30", A CHORD BEARING OF S 14°53'38" W, AND A CHORD LENGTH OF 42.36 FEET, TO THE POINT OF BEGINNING, CONTAINING 54.2170 ACRES (2,361,691 SQUARE FEET), MORE OR LESS, NOW COMPRISING OF LOT 1-A-1 AND LOT 8-A, UNSER TOWNE CROSSING.

Detention Areas Maintained by Lot Owner

A BLANKET DRAINAGE EASEMENT ON TRACT 1-A-1, EXCLUSIVE OF BUILDINGS, IS HEREBY GRANTED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE ALSO SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT AND FACILITIES, AT ANY TIME FOLLOWING FIFTEEN (15) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY APPLICABLE LOT OWNERS PROPORTIONATELY ON THE BASIS OF LOT OWNERSHIP. IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION.

THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OR MODIFY SAID DRAINAGE FACILITY.

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROPERTY INFORMATION		PROJECT INFORMATION				
STATE PLANE ZONE: NM-C		GRID /GROUND COORDINATES: GRID		TYPE: STANDARD		LAND GRANT TOWN OF ATRISCO GRANT				PROPERTY OWNER BEN E KEITH & SWIRE PACIFIC HOLDINGS INC. DBA SWIRE COCA-COLA USA		CREW/TECH: MT	DATE OF SURVEY 4/30/2018 - 5/1/2018	
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS YES	SECTION 15,16,21,22	TOWNSHIP 10 NORTH	RANGE 2 EAST	MERIDIAN NMPM	SUBDIVISION NAME UNSER TOWNE CROSSING		DRAWN BY: JK	CHECKED BY: LM			
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0				CITY ALBUQUERQUE		COUNTY BERNALILLO	STATE NM	UPC 101005807714730501	PSI JOB NO. 18-1147P	SHEET NUMBER 4 OF 4
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003213825 GROUND TO GRID: 0.9996786175				DISTANCE ANNOTATION: GROUND	BEARING ANNOTATION: GRID	ELEVATION TRANSLATION: ±0.00'	ELEVATIONS VALID: NO							
											OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113	505.856.5700 PHONE 505.856.7900 FAX		



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