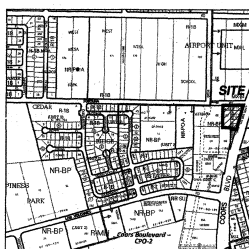


VICINITY MAP (J-10) NO SCALE



PURPOSE OF PLAT

This plat has been prepared for the purpose of creating one lot from six existing lots, and dedication of additional right of way.

NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parentheses are from existing plat.
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or shall be noted on inscribed plat.
4. No property within the area of requested plat shall at any time be subject to a deed restriction, covenant, or other agreement entered into by the collector 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.
5. An existing Green field (7) Public Utility Easement as shown on exhibit of Tract Q of Unit 2 Atrisco Business Park, recorded April 1, 1985 in Volume C26, Folio 171.

TOGETHER WITH

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 ("PSC"), a New Mexico corporation, (PSC 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. West Corporation d/b/a CenturyLink for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide communication services.

D. Cable TV for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide Cable services.
 E. It is the right to build, install, 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 over, 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 service to customers of Grantee, including installing working area spaces 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, pole (aboveground or subterranean), but tab, concrete or wood pole, deckling, 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 from front of transformer/switchgear doors and five (5) feet, on each side.

Disclaimer: In approving this plat, Public Service Company of New Mexico (PSC), New Mexico Gas Company (NMGC) and West Corporation d/b/a CenturyLink (WEST) did not conduct a Title Search of the properties shown herein. Consequently, PSC, NMGC and WEST do not waive or release any easement or easement rights which may have been granted by prior plat, register or other document and which are not shown on this plat.

DOCS 2024015668

REPLACES BY 10-20-2020 10:11
 COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

Legal Description

A certain parcel of Land situate within the City of Albuquerque, New Mexico, being identified as the North 43.47 feet of Lot 10 numbered "10", and all of Lot 10 numbered Ten (10) except the North 13 feet thereof, in Block lettered "L" of NORTHERN HEIGHTS, a Subdivision, Albuquerque, New Mexico, as the same are shown and designated on the plat of Blocks "J", "K" and "L", of said Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on June 14, 1947, and including that portion of vacated 62nd Street NW lying between and adjacent to said Lots Nine (9) and Ten (10) and Coors Boulevard NW (State Road 448), but excluding those portions of said Lots Eight (8) and Nine (9) now within the right-of-way of said Coors Boulevard NW (State Road 448).

Being more particularly described by metes and bounds survey as follows:

Beginning at the Northwest corner of the parcel herein described, being a point on the Western boundary of Lot Ten (10) in Block "L" of Northern Heights Subdivision, as above described, whence the Northwest corner of said Lot Ten (10), being a point on the original Southerly right-of-way line of Fortuna Road NW, bears N. 00.00 deg. 41' E. 13.00 feet distance; thence,

S 89.00 deg. 19' E. 156.16 feet distance along a line 13.00 feet South of and parallel with said original Southerly line of Fortuna Road NW to its intersection with the Western right-of-way line of Coors Boulevard NW (State Road 448), said intersection being common to the Northwest corner of the parcel herein described; thence,

S 19.00 deg. 01' 30" W. 75.80 feet distance along said Western right-of-way line of Coors Boulevard NW (State Road 448) to a point of curve; thence,

Southeasterly, 74.16 feet distance along the arc of a curve bearing to the left having a radius of 5789.50 feet and a chord which bears S 18.40 deg. 41' W. 74.15 feet distance continuing along said Western right-of-way line of Coors Boulevard NW (State Road 448) to a point on curve at the Southeast corner of the parcel herein described; thence,

N 89.00 deg. 19' W. 109.39 feet distance along a line 43.47 feet South of and parallel with the Northern boundary of said Lot Eight (8) to a point on the Western boundary of said Lot Eight (8) and common Southwest corner of the parcel herein described; thence,

N 00.00 deg. 41' E. 142.47 feet distance along the Western boundary of said Lots Eight (8), Nine (9) and Ten (10) to the Northwest corner of the parcel herein described, the point of beginning.

TOGETHER WITH

All of Lots 6, 7 and 8 in Block lettered "L" of NORTHERN HEIGHTS, a subdivision, Albuquerque, New Mexico, as the same is shown and designated on the plat of Blocks "J", "K" and "L", of said Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on June 14, 1947, excepting therefrom the North 43.47 feet of Lot 8 and further excepting therefrom that portion thereof now within the right-of-way of Coors Boulevard NW (State Road 448).

FREE CONSENT AND DEDICATION and dedication of additional right of way in the platting of the survey as described above "with" and in accordance with the desires of the undersigned owner(s). Said owner(s) hereby certifies that they hold complete and indefeasible title in fee simple to the land subdivided.

ACKNOWLEDGMENT

STATE OF NEW MEXICO

COUNTY OF BERNALILLO

ON this 25th day of May, 2024,

Rose Brown, Authorized Representative of Bales Logistics, LLC,

My Commission expires February 14, 2025.

Notary Public



OFFICIAL SEAL

LEV J. PURSOM

NOTARY PUBLIC

STATE OF NEW MEXICO

Commission Expires February 14, 2025

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that I am duly qualified and prepared to perform the survey, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the owner(s) of the land, and that I have complied with the standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the standards for surveying as prescribed by the New Mexico Board of Professional Engineers and Surveyors, effective July 24, 2016 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, N.M.P.S. No. 14289

4.22.21

Date

PLAT OF

TRACT Q-2-A

ATRISCO BUSINESS PARK, UNIT 2

A REPLAT OF PORTION OF LOTS 6,7,8,9 & 10, BLOCK L,

NORTHERN HEIGHTS ADDITION AND TRACT Q-2,

UNIT 2, ATRISCO BUSINESS PARK

WITHIN PROJECTED SECTIONS 14 & 15, T. 10, N. R. 2 E. N.M.P.M.

TOWN OF ATRISCO GRANT

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

APRIL 2021

PROJECT NUMBER: PR-2021-000909

Application Number: SD-2021-00091

Utility Company Approval:

Utility Company Approval:
 PNM Electric Services
 SD-2021-00091

Utility Company Approval:
 New Mexico Gas Company
 SD-2021-00091

Utility Company Approval:
 West Corporation d/b/a CenturyLink, GC
 SD-2021-00091

Utility Company Approval:
 Comcast
 SD-2021-00091

Utility Company Approval:
 City Approvals:
 SD-2021-00091

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FOR BERNALILLO COUNTY TREASURERS OFFICE USE ONLY
 THIS IS TO CERTIFY THAT THESE ARE CURRENT AND PAID ON

UPON: 1.000 000 007 230 403 12.1 1.000 000 011 230 403 13.1 1.000 000 015 230 403 14.1 1.000 000 019 230 403 15.1

1.000 000 023 230 403 16.1 1.000 000 027 230 403 17.1 1.000 000 031 230 403 18.1 1.000 000 035 230 403 19.1

1.000 000 039 230 403 20.1 1.000 000 043 230 403 21.1 1.000 000 047 230 403 22.1 1.000 000 051 230 403 23.1

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1.000 000 151 230 403 48.1 1.000 000 155 230 403 49.1 1.000 000 159 230 403 50.1 1.000 000 163 230 403 51.1

1.000 000 167 230 403 52.1 1.000 000 171 230 403 53.1 1.000 000 17

ACS MONUMENT "20-J11"
X=1,506,437.513 US SURVEY FOOT
Y=1,491,770.982 US SURVEY FOOT
Ground-to-grid: 0.999680825
Mapping Angle: -00°15'27.22"
NMSP CENTRAL ZONE NAD 83
ELEV=5094.032 US SURVEY FOOT

03/11/2024 09:10 AM Page: 2 of 2
PLAT R: \$25.00 B: 2024C P: 0022 Linda Stover, Bernalillo County

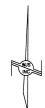

COUNTY CLERK RECORDING LABEL HERE

A REPLAT OF PORTION OF LOTS 6,7,8,9 & 10, BLOCK L,
NORTHERN HEIGHTS ADDITION AND TRACT Q-2,
UNIT 2, ATRISCO BUSINESS PARK
WITHIN PROJECTED SECTIONS 14 & 15, T. 10 N., R. 2 E., N.M.P.M.
TOWN OF ATRISCO GRANT

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL 2021

CURVE INFORMATION		LENGTH		DELTA	CHORD	
CURVE NO.	RADIUS					
C1	24.00'	57.48'	131'	51° 19'	S 23° 30' E	45.62'
C2	5789.58'	21.19'	02° 50'	32°	S 18° 19' W	287.16'
C3	50.00'	20.28'	02° 32'	58°	S 30° 43' S	20.28'
C4	5795.58'	177.30'	01° 45'	10'	S 18° 14' W	77.33'
C5	30.00'	7.89'	15° 04'	08'	S 9° 49' W	7.73'
C6	150.00'	38.34'	14° 39'	03'	S 2° 56' W	38.34'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 00°39'38" E	12.67'
(L1)	N 00°39'38" E	---
L2	S 16°56'26" W	6.34'



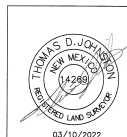
0 10 20 40

0 20 40

TIME DISTANCE

SCALE: 1 INCH = 20 FEET

○ FOUND/SET MONUMENT LEGEND:
A: FOUND #4 WITH ALUMINUM CAP "LS 4076"
B: FOUND #4 REBAR WITH CAP "LS 11463"
C: FOUND #4 REBAR WITH CAP "LS 11463" (REJECTED)
D: SET #4 REBAR WITH CAP "WAYJOHN 14269"



INDEXING INFORMATION FOR COUNTY CLERK
OWNER: BLAKES LOTABURGER LLC
LOCATION: SECTIONS 14&15, T10N, R4E
ATRISCO BUSINESS PARK UNIT 2



1609 2nd STREET NW
ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2052 FAX: (505) 255-2887

DRAWN: J T K	SCALE:	FILE NO.
CHECKED: T D J	1" = 20'	SP-1-02-2021
DRAWING NO. SP10221.DWG	21 NOV 2022	SHEET 2 OF 2

TRACT Q - 5
ATRISCO BUSINESS PARK, UNIT 4

TRACT Q - 2 - A
(1.3232 ac NET/GROSS)

RIGHT-OF-WAY DEDICATED TO
THE N.M.D.O.T., IN FEE SIMPLE
WITH WARRANTY COVENANTS, BY
THIS PLAT. (1,549.44 sf)

EASEMENT
7/1/1985, VOL. C26, FOLIO 171)

COORS BOULEVARD, N.W.
(120' R.O.W.)

PRIVATE ACCESS EASEMENT
FOR THE BENEFIT OF LOT
5, NORTHERN HEIGHTS ADDITION
IS GRANTED BY THIS PLAT.
MAINTENANCE OF THIS EASEMENT
IS THE RESPONSIBILITY OF THE
OWNER OF LOT 5.

The subject properties (as shown hereon) appear to lie within "Zone X" (Area of minimal flood hazard and determined to be outside the 1% annual chance floodplain) as shown on the National Flood Insurance Program Flood Insurance Rate Map Number 3500100327J Revised November 4, 2016.

TRACT Q-3
ATRISCO BUSINESS PARK, UNIT 4
(REC. 5/12/1986 IN VOL. C30, FOLIO 103)

NORTHERN HEIGHTS ADDITION
(REC. 6/14/1947 IN VOL. B, FOLIO 71)