

Vicinity Map - Zone Atlas M-14-Z

Documents

1. SEARCH REPORT FOR LOT 6A-1 PROVIDED BY STEWART TITLE, HAVING FILE NO. 669947, AND AN EFFECTIVE DATE OF MARCH 10, 2020.
2. SEARCH REPORT FOR LOT 6A-2 PROVIDED BY STEWART TITLE, HAVING FILE NO. 669924, AND AN EFFECTIVE DATE OF MARCH 10, 2020.
3. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 27, 2006 IN BOOK 2006C, PAGE 362.
4. DEED FOR LOT 6A-1 FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 12, 2006 IN BOOK A128, PAGE 5937, AS DOCUMENT NO. 2006186444.
5. DEED FOR LOT 6A-2 FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 7, 2015 AS DOCUMENT NO. 2015028624.
6. DEED FOR LOT 6A-1 FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 22, 2021 AS DOCUMENT NO. 2021047822.

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.

Indexing Information

Section 32, Township 10 North, Range 3 East, N.M.P.M.
Subdivision: Broadway Industrial Center, Unit 2
Owner: Ray and Patricia R. Gritton (Lot 6A-2)
Distinctive Properties, LLC (Lot 6A-1)
UPC #: 101405540339910716 (Lot 6A-2)
101405537539910717 (Lot 6A-1)

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON
2. DEDICATE RIGHT OF WAY
3. GRANT EASEMENTS

Subdivision Data

GROSS ACREAGE 2.7444 ACRES
ZONE ATLAS PAGE NO. M-14-Z
NUMBER OF EXISTING LOTS 2
NUMBER OF LOTS CREATED 1
MILES OF FULL-WIDTH STREETS 0 MILES
MILES OF HALF-WIDTH STREETS 0.000 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE 0.0148 ACRES
DATE OF SURVEY MARCH 2020

Notes

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

Legal Description

LOTS NUMBERED SIX-A-ONE (6A-1) AND SIX-A-TWO (6A-2) OF THE AMENDED PLAT OF LOTS 6A-1 AND 6A-2, BROADWAY INDUSTRIAL CENTER, UNIT 2, BEING A REPLAT OF LOT 6A, SECTION 32, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 27, 2006, IN PLAT BOOK 2006C, PAGE 362.

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC # 101405540339910716
101405537539910717

PROPERTY OWNER OF RECORD

Gritton Raymond

BERNALILLO COUNTY TREASURER'S OFFICE

5/10/22

DOCH 2022044906

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PLAT R: \$25.00 B: 2022C P: 0038 Linda Stover, Bernalillo County

Plat for
Lot 6A-1-A
Broadway Industrial Center, Unit 2
Being Comprised of
Lots 6A-1 and 6A-2
Broadway Industrial Center, Unit 2
City of Albuquerque
Bernalillo County, New Mexico
April 2021

Project Number: PR-2020-002824

Application Number: SD-2022-00045

Plat Approvals:

PNM Electric Services	May 14, 2021
Abdul Shuijan	May 5, 2021
Qwest Corp. d/b/a CenturyLink QC	May 5, 2021
Jeff Estranko	May 5, 2021
New Mexico Gas Company	May 5, 2021
Mike Mortus	May 5, 2021
Comcast	

City Approvals:

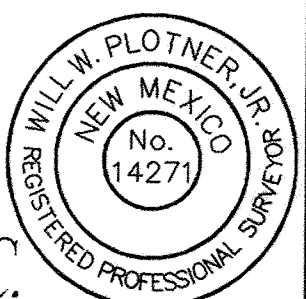
Loren N. Rasmussen P.S.	5/5/2021
City Surveyor	
Jeanno Wolfenbarger	Apr 1, 2022
Jeanno Wolfenbarger (Apr 1, 2022 09:04 MBT)	
Blaine Carter	Apr 4, 2022
Blaine Carter (Apr 4, 2022 11:08 MBT)	
ABCWUA	
Cheryl Harned	Apr 4, 2022
Cheryl Harned (Apr 4, 2022 09:12 MBT)	
Parks and Recreation Department	
Jeff Palmer	Apr 1, 2022
Jeff Palmer (Apr 1, 2022 13:20 MBT)	
Code Enforcement	
Nathan Shied	5/17/2021
AMAFCA	
Ernest Armijo	Apr 1, 2022
City Engineer	
DRB Chairperson, Planning Department	Apr 4, 2022

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.
N.M.R.P.S. No. 14271

4/26/2021
Date



CSI-CARTESIAN SURVEYS INC.

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

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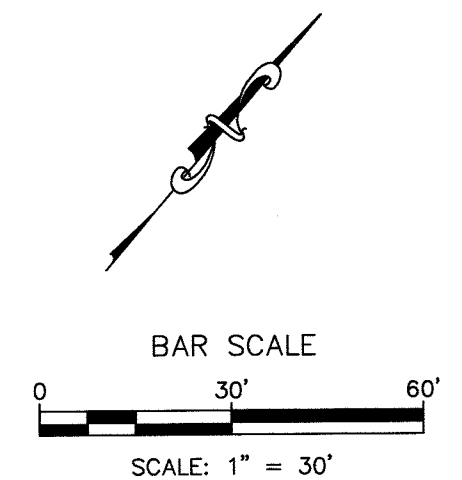
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Being Comprised of
Lots 6A-1 and 6A-2
Broadway Industrial Center, Unit 2
City of Albuquerque
Bernalillo County, New Mexico
April 2021**

DOC# 2022044906

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Plot #: 525.00 B. 2022C P. 0038 Linda Stover, Bernalillo County

Line Table		
Line #	Direction	Length (ft)
L1	N 81°43'34" W	3.31'
L2	N 05°42'16" E	23.97'
L3	S 85°53'12" E	3.48'
L4	S 06°25'56" W (S 06°25'56" W)	43.02' (43.02')
L5	S 08°54'50" W	9.04'
L6	S 09°44'58" W	107.34'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	49.75' (49.75')	30.00' (30.00')	95°00'34"	44.24'	N 40°25'48" W
C2	182.46' (182.43')	4800.00' (4800.00')	2°10'41"	182.45'	N 05°59'23" E
C3	177.08' (177.07')	330.00' (330.00')	30°44'41"	174.96'	S 61°09'26" W
C4	218.07' (218.07')	270.00' (270.00')	46°16'32"	212.19'	S 68°55'21" W
C5	126.62'	4215.43'	1°43'15"	126.61'	N 05°05'33" E
C6	31.73'	4215.43'	0°25'52"	31.72'	N 06°29'52" E
C7	49.56'	30.00'	94°39'08"	44.11'	S 40°36'46" E



ACS Monument "5-M14
NAD 1983 CENTRAL ZONE
X=1521790.762*
Y=1473329.79 *
Z=4940.24* (NAVD 1988)
G-G=0.999683708
Mapping Angle=-0°13'39.43
* U.S. SURVEY FOOT

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED
.....	LOT LINE ELIMINATED WITH THE FILING OF THIS PLAT
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (11/20/2006, 2006C-362)

Landfill Disclosure Statement

THE SUBJECT PROPERTY IS LOCATED ON A FORMER LANDFILL. DUE TO THE SUBJECT PROPERTY BEING ON A FORMER LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY THE MOST CURRENT VERSION OF THE "INTERIM GUIDELINES FOR DEVELOPMENT WITHIN CITY DESIGNATED LANDFILL BUFFER ZONES" SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE.

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Easement Notes

- 1 EXISTING 3' PERMANENT PUBLIC SIDEWALK EASEMENT (5/22/1998, BK. 9810, PG. 1666, DOC. NO. 1998063259) SHOWN ON PLAT (9/11/1998, 99C-280)
- 2 EXISTING 10' P.U.E. (9/11/1998, BK. 98C, PG. 280)
- 3 EXISTING PRIVATE DRAINAGE EASEMENT BENEFITING LOT 5A AND 6A (11/14/2006, DOC. NO. 2006172162) SHOWN ON PLAT (11/27/2006, 06C-362)
- 4 EXISTING 5' P.U.E. (11/27/2006, 06C-362)
- 5 EXISTING PRIVATE DRIVEWAY ACCESS EASEMENT BENEFITING THE OWNERS OF LOT 5A AND MAINTAINED BY THE OWNERS OF LOT 6-A (4/25/2006, BK. A115, PG. 8086, DOC. NO. 2006058273) (11/27/2006, 06C-362)
- 6 EXISTING 20' PUBLIC STORM SEWER EASEMENT (8/11/1961, BK. D606, PG. 537, DOC. NO. 33339) SHOWN ON PLAT (10/19/1999, 99C-298)
- 7 EXISTING 10' PUBLIC WATERLINE EASEMENT (3/16/1977, BK. 524, PG. 959-960) SHOWN ON PLAT (10/19/1999, 99C-298)
- 8 10' PUE GRANTED WITH THE FILING OF THIS PLAT
- 9 ADDITIONAL 2.5' UNDERGROUND P.U.E. ON EITHER SIDE OF EASEMENT 4 GRANTED WITH THE FILING OF THIS PLAT.
- 10 5' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- 11 10' PUBLIC WATERLINE EASEMENT GRANTED TO ABCWUA WITH THE FILING OF THIS PLAT. SHOWN HEREON AS [REDACTED], COINCIDING THE EXISTING PUBLIC WATERLINE EASEMENT 7.

Property is Subject to the Following:

Covenants, Conditions and Restrictions:

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BROADWAY INDUSTRIAL CENTER (12/29/98, BK 9820, PG 5015 AS DOC 1998166873.

DECLARATION REGARDING APPLICATION OF RESTRICTIVE COVENANTS (4/20/1999, BK 9906, PAGE 2675 AS DOC NO 1999052792.

FIRST AMENDED TO DECLARATION, COVENANTS, CONDITIONS, AND RESTRICTIONS FOR BROADWAY INDUSTRIAL CENTER (11/06/2000, BK A12, PG 250 AS DOC 2000110674)

AMENDED AND RESTATED DECLARATION REGARDING APPLICATION OF RESTRICTIVE COVENANTS (4/25/06, BK A115, PG 8083 AS DOC 2006058270)

AGREEMENT REGARDING RESTRICTIVE COVENANTS (4/25/06, BK A115, PG 8084 AS DOC 2006058271.

Free Consent & 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.

SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN BROADWAY BOULEVARD NE TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

RAYMOND GRITTON, OWNER
OWNER OF LOT 6A-1

STATE OF New Mexico SS
COUNTY OF Bernalillo

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 24 June, 2021
BY: RAYMOND GRITTON

By: Todd Van Berg
NOTARY PUBLIC

MY COMMISSION EXPIRES 6-19-22

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.

Free Consent & Dedication

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SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN BROADWAY BOULEVARD NE TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

RAY GRITTON, OWNER
CO-OWNER OF LOT 6A-2

PATRICIA R. GRITTON, OWNER
CO-OWNER OF LOT 6A-2

STATE OF New Mexico SS
COUNTY OF Bernalillo

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 24 June, 2021
BY: RAY AND PATRICIA R. GRITTON, HUSBAND AND WIFE

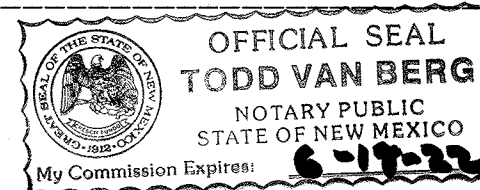
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