

ZONE ATLAS K-10-Z

N.T.S.

Thomas M. Neale,
Real Estate Director, University of New Mexico,
A body corporate of the State of New Mexico

Robert J. Perry
Chief Administrative Officer

(STATE OF NEW MEXICO) SS
(COUNTY OF BERNALILLO)

(STATE OF NEW MEXICO) SS
(COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Oct. 6, 2016
BY THOMAS M. NEALE, AS THE REAL ESTATE DIRECTOR OF THE UNIVERSITY OF
NEW MEXICO A BODY CORPORATE OF THE STATE OF NEW MEXICO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Nov. 21, 2016
BY ROBERT J. PERRY, AS THE CHIEF ADMINISTRATIVE OFFICER OF THE CITY OF
ALBUQUERQUE, A MUNICIPAL CORPORATION.

BY: *[Signature]*
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/30/2019

BY: *[Signature]*
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4-4-2017

SUBDIVISION DATA

DRB NO.	<u>16DRB-70375</u>	PLAT ACRES	<u>8.4141</u>
NO. OF LOTS	<u>1</u>	LOT ACRES	<u>1.7849</u>
NO. OF PARCELS	<u>0</u>	PARCEL ACRES	<u>0</u>
NO. OF TRACTS	<u>1</u>	TRACT ACRES	<u>8.2470</u>
STREET MILES (FULL)	<u>0</u>	STREET ACRES	<u>0.4024</u>

NOTES

- EXISTING UTILITY EASEMENTS TO REMAIN AS SHOWN ON THE EXISTING SUBDIVISION PLATS.
- ALL BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE, DISTANCES ARE HORIZONTAL GROUND DISTANCES IN FEET.
- RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIZE (S65°04'00"W, 365.00').
- BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUERQUE ACS MONUMENT "7-K10" ELEVATION = 5097.854
- ALL PROPERTY CORNERS ARE AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.

EASEMENTS

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
- PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 - NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE NATURAL GAS.
 - QWEST db/a CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
 - COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLE NECESSARY TO PROVIDE CABLE TV SERVICE.
- PNM, NEW MEXICO GAS COMPANY, COMCAST, AND QWEST db/a CENTURYLINK QC COMMUNICATIONS DO NOT RELEASE ANY PREVIOUS EASEMENT RIGHT WHICH WAS GRANTED BY PRIOR PLATTING OR RECORD DOCUMENT UNLESS SPECIFICALLY NOTED HEREON.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSE 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 ERRECTED 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 CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

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 ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

HUITT-ZOLLARS
333 RIO RANCHO DR. N.E., STE. 101
RIO RANCHO, N.M., 87124
(505) 892-5141

SURVEYOR'S CERTIFICATION

I, KIM C. STELZER, NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7482, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST. THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THE "MINIMUM STANDARDS FOR LAND SURVEYS" AS ESTABLISHED BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
Kim C. Stelzer, N.M.P.L.S. No. 7482
DATE 9/16/2016



PURPOSE OF THIS PLAT

THE PURPOSE OF THIS PLAT IS TO DEDICATE ADDITIONAL RIGHT-OF-WAY FOR THE IMPROVEMENTS OF UNSER BLVD. NW.

FREE CONSENT AND DEDICATION

THE PROPERTY SHOWN HEREON IS REPLATTED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) GRANT:
ALL ACCESS, UTILITY, DRAINAGE AND SIDEWALK EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED 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. THE OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT-OF-WAY FOR UNSER BOULEVARD NW AS SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT TO THE CITY ALL ACCESS. THOSE SIGNING WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY BEING REPLATTED HEREON.

**WEST ROUTE 66 ADDITION II
BEING A REPLAT**

OF
TRACT B of West Route 66 Addition
AS RECORDED ON AUGUST 12, 2013 IN BOOK 2013C, PAGE 91

AND
LOT 1 of UNM HOSPITALS CLINIC
AS RECORDED ON JANUARY 22, 2009 IN BOOK 2009C, PAGE 18

SITUATE WITHIN
Projected Section 22, T.10N., R.2E., N.M.P.M.

**Town of Atrisco Land Grant
City of Albuquerque
Bernalillo County, New Mexico**

DATE OF SURVEY: SEPTEMBER 2016

SHEET 1 of 2

LEGAL DESCRIPTION

A CERTAIN TRACTS OF LAND SITUATED WITHIN THE TOWN OF ATRISCO LAND GRANT, IN PROJECTED SECTION 22, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN.
SAID TRACT BEING TRACT B, WEST ROUTE 66 ADDITION RECORDED IN THE OFFICE OF THE BERNALILLO CLERK ON AUGUST 12, 2013 AS DOCUMENT NUMBER 2013089889, IN BOOK 2013C, PAGE 91 AND LOT 1, UNM HOSPITALS CLINIC RECORDED IN THE OFFICE OF THE BERNALILLO COUNTY CLERK ON JANUARY 22, 2009 AS DOCUMENT 2009006044, IN BOOK 2009C, PAGE 18, WITHIN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
SAID TRACT CONTAINING 8.4141 ACRES MORE OR LESS.

TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:
TRACT B UPC # 101005709218331321
LOT 1 UPC # 101005706125531318
BERNALILLO COUNTY TREASURERS OFFICE:
BY: *[Signature]* DATE: 12-5-16

PROJECT NO. 1007720

APPLICATION NO. 16DRB-70375

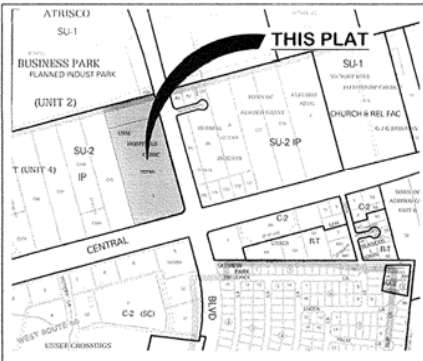
PLAT APPROVALS

UTILITY APPROVALS

<i>[Signature]</i> PNM ELECTRIC SERVICES	<u>10-14-16</u> DATE
<i>[Signature]</i> NEW MEXICO GAS COMPANY	<u>10/11/16</u> DATE
<i>[Signature]</i> QWEST CORPORATION db/a CenturyLink QC	<u>10/11/2016</u> DATE
<i>[Signature]</i> COMCAST	<u>10/11/16</u> DATE

CITY APPROVALS

<i>[Signature]</i> CITY SURVEYOR	<u>9/16/16</u> DATE
<i>[Signature]</i> REAL PROPERTY DIVISION	<u>11-29-16</u> DATE
<i>[Signature]</i> ENVIRONMENTAL HEALTH DEPARTMENT	<u>11-29-16</u> DATE
<i>[Signature]</i> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	<u>11/7/16</u> DATE
<i>[Signature]</i> A.B.C.W.U.A.	<u>10-26-16</u> DATE
<i>[Signature]</i> DEPARTMENT OF PARKS & REC.	<u>10-26-16</u> DATE
<i>[Signature]</i> AMAFCA	<u>10-26-16</u> DATE
<i>[Signature]</i> CITY ENGINEER	<u>11-29-16</u> DATE
<i>[Signature]</i> DRB CHAIRPERSON, PLANNING DEPARTMENT	<u>11-29-16</u> DATE



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WEST ROUTE 66 ADDITION II BEING A REPLAT

OF
TRACT B of West Route 66 Addition
AS RECORDED ON AUGUST 12, 2013 IN BOOK 2013C, PAGE 91
AND

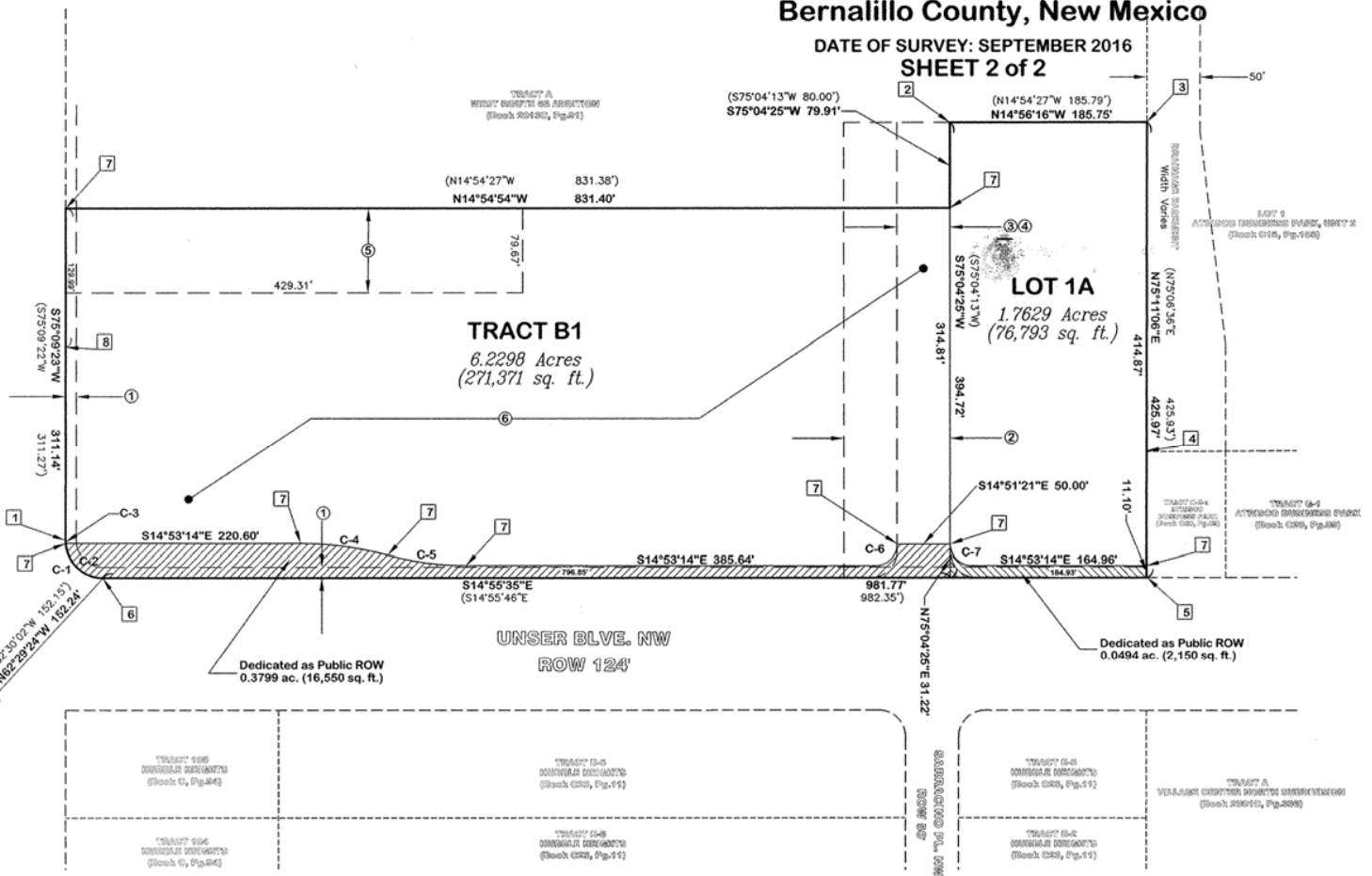
LOT 1 of UNM HOSPITALS CLINIC
AS RECORDED ON JANUARY 22, 2009 IN BOOK 2009C, PAGE 18
SITUATE WITHIN

Projected Section 22, T.10N., R.2E., N.M.P.M.
Town of Atrisco Land Grant
City of Albuquerque
Bernalillo County, New Mexico

DATE OF SURVEY: SEPTEMBER 2016
SHEET 2 of 2

BOUNDARY EVIDENCE: UNLESS OTHERWISE INDICATED:

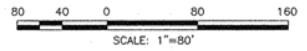
- 1 Found Rebar with Orange Cap NMPS 10204
- 2 Found Rebar with Yellow Cap NMPS 11184
- 3 Found Rebar with Cap "illegible" Tagged with washer NMPS 11184
- 4 Found Rebar with Cap PS 11463 (REJECTED)
- 5 Found Rebar with Cap PWT 10204 (Accepted for N/S Line only)
- 6 Found Rebar with Cap "illegible"
- 7 Set No. 5 rebar w/cap HZI LS 7482 or Nail with Washer, HZI LS 7482
- 8 Found T-post with Aluminum Cap PLS 14271



BOUNDARY CURVE TABLE

No.	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	90°04'58"	35.00'	S30°06'54"W (90°05'08")	49.53'	55.03'
C-2	85°34'26"	35.00'	S27°51'02"W	47.55'	52.26'
C-3	04°30'32"	35.00'	S73°08'33"W	2.75'	2.75'
C-4	15°01'14"	315.62'	S07°22'37"E	82.51'	82.74'
C-5	15°01'14"	284.38'	S07°22'37"E	74.34'	74.55'
C-6	90°02'21"	20.00'	N59°54'24"W	28.29'	31.43'
C-7	89°57'39"	20.00'	S30°05'36"W	26.27'	31.40'

FOUND NGS MONUMENT "7-K10"
N.M. STATE PLANE COORDINATES
X=1,498,962.651 Y=1,483,739.165
CENTRAL ZONE NAD 1983
DELTA ALPHA = -0016'18.14"
GRID TO GROUND = 0.999683006
ELEV. = 5,097.854 (NAVD88)



HUITT-ZOLLARS

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DOCH 2016115101