

VICINITY MAP
ZONE ATLAS F-17-Z
(NOT TO SCALE)

LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND BEING DESIGNATED AS LOTS 3 AND 4, JEFFERSON COMMONS II, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 26, 1998, IN BOOK 98C, FOLIO 22; SITUATE IN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 35, TOWNSHIP 11 NORTH, RANGE 3 EAST, NMMP, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AND BEING PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE WESTERLY CORNER OF THE PROPERTY HEREIN DESCRIBED, SAID POINT BEING THE WESTERLY CORNER OF LOT 4, JEFFERSON COMMONS II, AND LYING ON THE EAST RIGHT OF WAY LINE OF OFFICE BOULEVARD NE, MONUMENTED WITH A FOUND No. 4 REBAR WITH YELLOW CAP MARKED "LS #6126", FROM WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT "S 27 26 34 35 11N 3E" BEARS N 42°11'03" W, A DISTANCE OF 1,720.93 FEET;

THENCE, N 44°05'05" E, ALONG THE NORTH PROPERTY LINE OF SAID LOT 4, JEFFERSON COMMONS II, A DISTANCE OF 342.21 FEET TO THE NORTHERLY CORNER OF THE PROPERTY HEREIN DESCRIBED, SAID POINT ALSO BEING THE NORTHERLY CORNER OF SAID LOT 4, JEFFERSON COMMONS II, MONUMENTED WITH A FOUND No. 4 REBAR WITH YELLOW CAP MARKED "LS 6126";

THENCE, S 45°56'15" E ALONG THE EAST PROPERTY LINE OF SAID LOT 4, JEFFERSON COMMONS II, A DISTANCE OF 389.29 FEET TO A POINT MONUMENTED WITH A CHISELED "X";

THENCE, N 89°09'37" E, A DISTANCE OF 65.61 FEET;

THENCE, S 45°54'35" E ALONG THE PROPERTY LINE BETWEEN LOTS 3 AND 2, JEFFERSON COMMONS II, A DISTANCE OF 399.81 FEET, TO A POINT LYING ON THE NORTH RIGHT OF WAY OF NEW MEXICO INTERSTATE 25, MONUMENTED WITH A FOUND No. 4 REBAR, NO CAP;

THENCE, S 44°09'14" W ALONG SAID NEW MEXICO INTERSTATE 25, A DISTANCE OF 354.48 FEET TO A POINT;

THENCE, S 53°28'20" W, ALONG SAID NEW MEXICO INTERSTATE 25, A DISTANCE OF 170.92 FEET TO A POINT MONUMENTED WITH A FOUND No. 4 REBAR, NO CAP;

THENCE, LEAVING SAID NEW MEXICO INTERSTATE 25, N 36°04'19" W, A DISTANCE OF 30.47 FEET TO A POINT MONUMENTED WITH A FOUND No. 4 REBAR, NO CAP;

THENCE, 39.28 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 90°00'54", A CHORD BEARING OF N 81°26'59" W AND A CHORD DISTANCE OF 35.36 FEET, TO A POINT LYING ON THE EASTERLY RIGHT OF WAY OF OFFICE BOULEVARD NE, MONUMENTED WITH A FOUND No. 4 REBAR, NO CAP;

THENCE, N 36°22'08" W, ALONG SAID EASTERLY RIGHT OF WAY OF OFFICE BOULEVARD NE, A DISTANCE OF 470.00 FEET TO A POINT;

THENCE, 294.79 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1760.00 FEET, A DELTA ANGLE OF 9°35'48", A CHORD BEARING OF N 31°46'00" W AND A CHORD DISTANCE OF 294.45 FEET, TO THE POINT OF BEGINNING AND CONTAINING 8.6755 ACRES, MORE OR LESS.

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO:
1. DIVIDE TWO (2) EXISTING LOTS INTO THREE (3) NEW LOTS.
2. TO GRANT EASEMENTS (AS SHOWN HEREON).

GENERAL NOTES

- BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE) NAD 83.
- DISTANCES ARE GROUND.
- THE "BASIS OF BEARINGS" IS THE LINE BETWEEN ACS MONUMENTS "S 27 26 34 35 11N 3E" AND "I 25 18", BEARING IS S22°10'00"E.
- RECORD PLAT BEARINGS AND DISTANCES:
A) PLAT ENTITLED "LOTS 1-6, JEFFERSON COMMONS II", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 26, 1998, IN BOOK 98C, FOLIO 22.
- ALL CORNERS SET ARE A 3/4" REBAR WITH RED PLASTIC CAP STAMPED "P.L.S. 15511". UNLESS OTHERWISE INDICATED HEREON.
- FIELD SURVEYS WERE PERFORMED JANUARY, 2011.
- DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY ARE AS FOLLOWS:
A) "LOTS 1-6, JEFFERSON COMMONS II", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 26, 1998, IN BOOK 98C, FOLIO 22.
- TOTAL NUMBER OF EXISTING LOTS : 2
- TOTAL NUMBER OF LOTS CREATED : 3
- GROSS SUBDIVISION ACREAGE: 8.6754 ACRES
- TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0
- CITY OF ALBUQUERQUE ZONE ATLAS PAGE: F-17-Z
- PRIOR TO CONSTRUCTION AND DEVELOPMENT ON LOTS 3-A, 4-A AND 4-B, A SITE DEVELOPMENT PLAN FOR BUILDING PERMIT MUST BE APPROVED BY THE CITY OF ALBUQUERQUE. SUCH APPROVAL SHALL BE CONDITIONED UPON THE GRANTING OF EASEMENTS AT SPECIFIC LOCATIONS:
A. FOR RECIPROCAL ACCESS AND INGRESS AND EGRESS FOR MOTOR VEHICLES AND PEDESTRIANS BETWEEN AND AMONG SUCH LOTS.
B. FOR WATER AND SANITARY SEWER LINES, AND
C. FOR RECIPROCAL DRAINAGE REQUIREMENTS.
- PRIOR TO DEVELOPMENT ON LOTS 3-A, 4-A AND 4-B, WATER AND SANITARY SEWER SERVICE MUST BE VERIFIED AND COORDINATED WITH THE ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- 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.
- 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.
- QWEST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
- 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 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 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.

EASEMENT NOTES

- LOTS 3-A, 4-A AND 4-B ARE SUBJECT TO A CROSS EASEMENT AGREEMENT AS SHOWN ON DOCUMENT NO. 97060659, FILED JUNE 16, 1997, BOOK 97-16, PAGES 2411 - 2424A THAT PROVIDES NON-EXCLUSIVE VEHICULAR AND PEDESTRIAN ACCESS EASEMENTS OVER AND ACROSS THE PROPERTIES.
- MAINTENANCE RESPONSIBILITIES: PROVISIONS CONCERNING MAINTENANCE OF CERTAIN PRIVATE IMPROVEMENTS INCLUDING PRIVATE STORM SEWER SYSTEMS, LANDSCAPING, VEHICLE PARKING AREAS AND PEDESTRIAN WAYS (BUT NOT INCLUDING BUILDINGS OR IMPROVEMENTS INSIDE BUILDINGS) ARE IMPOSED ON THE OWNER OF EACH LOT IN THIS SUBDIVISION AS SET FORTH IN "COVENANTS, CONDITIONS AND RESTRICTIONS OF THE JEFFERSON COMMONS II SUBDIVISION", A COPY OF WHICH IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 24, 1997, AS DOCUMENT NO. 97123538 IN BOOK 97-32, PAGES 7555 TO 7563.
- 10' PRIVATE SEWER EASEMENT GRANTED FOR BENEFIT OF LOT 4B, IMPROVEMENTS TO BE MAINTAINED BY LOT 4B.
- 10' PRIVATE SURFACE STORM DRAINAGE EASEMENT GRANTED FOR BENEFIT OF LOTS 3A & 4B TO BE MAINTAINED BY LOTS 3A & 4B.

FREE CONSENT

SURVEYED AND REPLATTED AND NOW COMPRISING LOTS 3-A, 4-A & 4-B, JEFFERSON COMMONS II, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) THEREOF, SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY GRANT TO THE USE OF THE PUBLIC FOREVER, THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON. SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

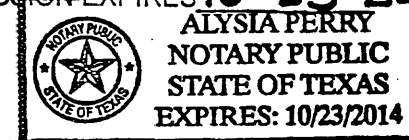
[Signature]
DATE 3-21-11

ACKNOWLEDGMENT

STATE OF TEXAS 3 SS
COUNTY OF HARRIS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF MARCH, 2011, BY HARRIS J. PAPPEL

[Signature] MY COMMISSION EXPIRES 10-23-2014
NOTARY PUBLIC



SURVEYOR'S CERTIFICATION

I, LENORE ARMUJO, NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 15511, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT IT MEETS THE STANDARDS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS; THAT IT MEETS THE MINIMUM REQUIREMENTS FOR SURVEYS AND MONUMENTATION OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; THAT IT SHOWS ALL EASEMENTS OF RECORD; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
LENORE ARMUJO N.M.P.S. 15511
3-28-2011



PLAT OF
**LOTS 3-A, 4-A & 4-B,
JEFFERSON COMMONS II**

BEING A REPLAT OF
LOTS 3 & 4
JEFFERSON COMMONS II
ELENA GALLEGOS GRANT,
PROJECTED SECTION 35, T.11N., R.3E., N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2011

PROJECT NUMBER 1000319

APPLICATION NUMBER

CITY APPROVALS

[Signature] 3-29-11
CITY SURVEYOR DATE

[Signature]
REAL PROPERTY DIVISION DATE

[Signature]
ENVIRONMENTAL HEALTH DEPT. DATE

[Signature] 06/22/11
ALB.-BERN. COUNTY WATER UTILITY AUTHORITY DATE

[Signature] 6/22/11
PARKS AND RECREATION DEPT. DATE

[Signature] 6-22-11
A.M.A.F.C.A. DATE

[Signature] 6-22-11
CITY ENGINEER DATE

[Signature] 06-22-11
TRANSPORTATION DEVELOPMENT DATE

[Signature] 6-24-11
DRB CHAIRPERSON, PLANNING DEPT. DATE

UTILITY APPROVALS

[Signature] 6-17-11
PNM ELECTRIC SERVICES DATE

[Signature] 6-20-2011
NEW MEXICO GAS COMPANY DATE

[Signature] 06-16-11
QWEST CORPORATION DATE

[Signature] 06-16-11
COMCAST DATE

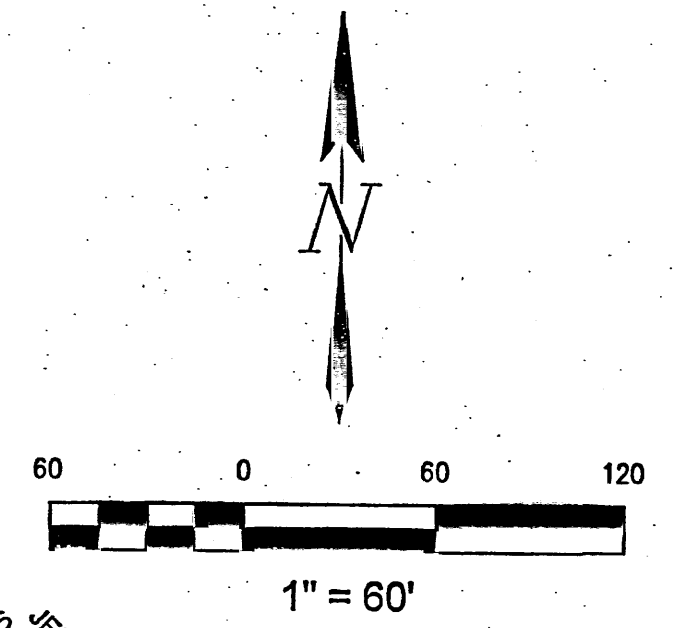
TREASURERS CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:
UPC # 101706117537220205 AND UPC # 101706114839820203
PROPERTY OWNERS OF RECORD: Pappas Restaurants INC

[Signature] 6/24/11
BERNALILLO COUNTY TREASURER DATE

BRASHER & LORENZ
CONSULTING ENGINEERS & SURVEYORS
2201 San Pedro NE Building 1 Suite 1200
Albuquerque, New Mexico 87110
Ph: 505-886-6088 Fax: 505-888-6188

PLAT OF
LOTS 3-A, 4-A & 4-B,
JEFFERSON COMMONS II
 BEING A REPLAT OF
 LOTS 3 & 4
 JEFFERSON COMMONS II
 ELENA GALLEGOS GRANT,
 PROJECTED SECTION 35, T.11N., R.3E., N.M.P.M.
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY, 2011



LINE	BEARING	LENGTH
L1	S45°54'55"E	37.01
L2	N44°03'08"E	15.00
L3	S45°54'55"E	35.00
L4	N44°05'05"E	35.00
L5	S45°54'55"E	51.99
L6	N44°03'08"E	70.08
L7	S45°55'11"E	236.73
L9	N45°55'11"W	182.77
L10	S88°29'48"W	77.05
L11	N44°03'08"E	14.28
L12	S88°29'48"W	64.06
L13	S45°55'11"E	44.86
L14	N44°04'49"E	10.00
L15	S45°49'45"E	40.31
L16	S44°10'15"W	10.00
L17	S45°49'45"E	40.29
L18	S44°04'49"W	10.00
L19	S44°28'17"W	2.17
L20	N45°45'25"W	41.26
L21	N44°10'15"E	368.09
L22	N47°26'01"W	30.80
L23	N43°56'49"E	10.00
L24	N47°26'01"W	20.83
L25	N44°10'15"E	348.38
L26	N45°45'25"W	31.26
L27	N44°28'17"E	12.47
L28	N43°56'49"E	65.28
L29	N46°03'11"W	10.00
L30	N43°56'49"E	56.98
L31	S36°22'08"E	10.14

ACS CONTROL STATION "S_27_26_34_35_11N_3E"
 N=1508397.940
 E=1534561.674
 ELEV.=NONE PUBLISHED
 GRD TO GRID=0.999672139
 MAPPING ANGLE=-0°12'13.83"
 NMSP(CENTRAL ZONE)
 NAD 83, NAVD 88

ACS CONTROL STATION "I_25_18"
 N=1505666.336
 E=1535672.415
 ORTHOMETRIC HEIGHT=5128.340
 GRD TO GRID=0.999671141
 MAPPING ANGLE=-0°12'05.92"
 NMSP(CENTRAL ZONE)
 NAD 83, NAVD 88

CURVE	RADIUS	LENGTH	DELTA	CHORD	LENGTH
C1	1760.00 (1760.00)	294.79 (294.83)	09°35'48" (09°35'53")	N31°46'00"W (N31°36'16"W)	294.45 (294.48)
C2	1760.00	234.62	7°38'16"	S30°47'14"E	234.44
C3	1760.00	60.17	1°57'32"	S35°35'08"E	60.17
C4	25.00 (25.00)	39.28 (39.27)	90°00'54" (90°00'00")	N81°26'59"W (S81°24'12"E)	35.36 (35.36)
C5	1760.00	20.38	0°39'48"	S34°56'16"E	20.38

NOTE:
 NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERCTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

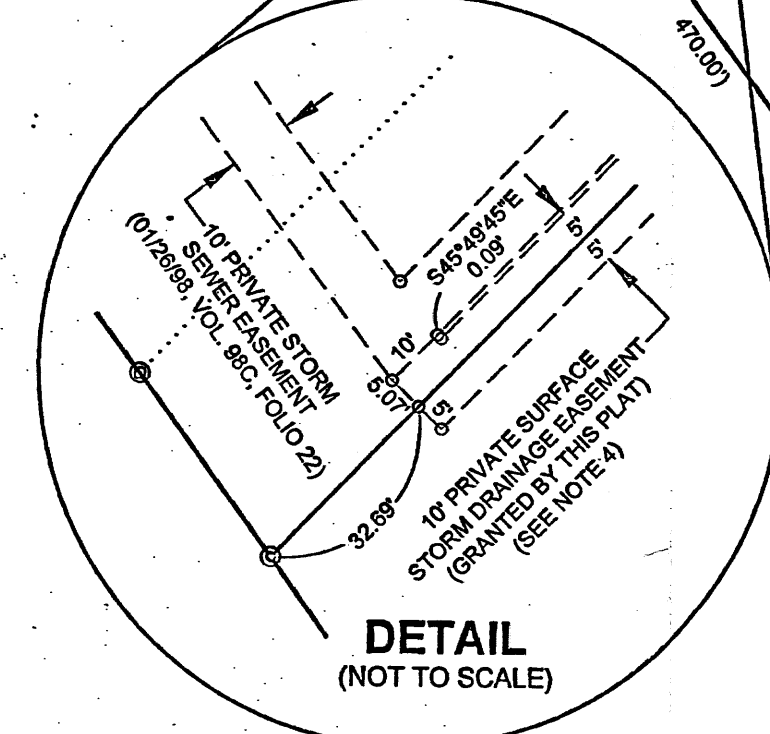
- LEGEND**
- No. 4 REBAR WITH YELLOW PLASTIC CAP LS# 6126
 - △ ALBUQUERQUE CONTROL MONUMENT (AS NOTED)
 - SET No. 4 REBAR WITH RED PLASTIC CAP STAMPED "PLS 15511"
 - No. 4 REBAR (NO CAP)
 - ⊗ CHISELED "X" ON CONCRETE
 - No. 4 REBAR WITH YELLOW PLASTIC CAP (ILLEGIBLE)
 - ▨ NEW EASEMENTS BY THIS PLAT

EASEMENT NOTES

- 1) PROPERTY IS SUBJECT TO CROSS-EASEMENT AGREEMENT AS SHOWN ON DOCUMENT NO. 97060659, FILED JUNE 16, 1997 IN BOOK 97-16, PAGES 2411-2424A.
- 2) MAINTENANCE RESPONSIBILITIES: PROVISIONS CONCERNING MAINTENANCE OF CERTAIN PRIVATE IMPROVEMENTS INCLUDING PRIVATE STORM SEWER SYSTEMS, LANDSCAPING, VEHICLE PARKING AREAS AND PEDESTRIAN WAYS (BUT NOT INCLUDING BUILDINGS OR IMPROVEMENTS INSIDE BUILDINGS) ARE IMPOSED ON THE OWNER OF EACH LOT IN THIS SUBDIVISION AS SET FORTH IN "COVENANTS, CONDITIONS AND RESTRICTIONS OF THE JEFFERSON COMMONS II SUBDIVISION", A COPY OF WHICH IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 24, 1997, AS DOCUMENT NO. 97123538 IN BOOK 97-32, PAGES 7555 TO 7563.
- 3) 10' PRIVATE SANITARY SEWER EASEMENT GRANTED FOR BENEFIT OF LOT 4B, IMPROVEMENTS TO BE MAINTAINED BY LOT 4B.
- 4) 10' PRIVATE SURFACE STORM DRAINAGE EASEMENT GRANTED FOR BENEFIT OF LOTS 3A & 4B TO BE MAINTAINED BY LOTS 3A & 4B.

RECORD PLAT BEARINGS AND DISTANCES:
 A) SHOWN IN PARENTHESIS () ARE FROM PLAT OF LOTS 1-6, JEFFERSON COMMONS II, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 26, 1998, IN BOOK 98C, FOLIO 22.

DOCN 2011058925
 98/27/2011 02:58 PM Page: 2 of 2
 CityPLAT 4:312.08 8: 20110 5: 8855 1: Toulous Olivera, Bernalillo Co



N36°04'19"W
 (N36°24'12"W, 30.29')
 30.47'

BRASHER & LORENZ
 CONSULTING ENGINEERS & SURVEYORS
 2201 San Pedro NE Building 1 Suite 1200
 Albuquerque, New Mexico 87110
 Ph: 505-888-6088 Fax: 505-888-8188
 DRAWN BY: KRH JOB No. 10543