

PLAT OF  
 LOTS 28-A-1 AND 28-A-2  
 BLOCK 5, TRACT A, UNIT B  
 NORTH ALBUQUERQUE ACRES  
 (BEING A REPLAT OF LOT 28-A, BLOCK 5, TRACT A,  
 UNIT B, NORTH ALBUQUERQUE ACRES)  
 WITHIN  
 THE ELENA GALLEGOS GRANT  
 IN  
 PROJECTED SECTION 12, TOWNSHIP 11 NORTH, RANGE 3 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2011

PROJECT NUMBER: 1000332

Application Number: \_\_\_\_\_

FLAT APPROVAL

Utility Approvals:

<i>Leonardo Vigil</i> Public Service Company of New Mexico	1-31-11 Date
<i>M-K</i> New Mexico Gas Company	02-1-2011 Date
<i>Michael Ramirez</i> QWest Corporation	01-31-11 Date
<i>Pete Goto</i> Comcast	02-04-11 Date

City Approvals:

<i>MB Hart</i> City Surveyor Department of Municipal Development	1-19-11 Date
N/A Real Property Division	Date
N/A Environmental Health Department	Date
<i>NS 25</i> Traffic Engineering, Transportation Division	02-16-11 Date
<i>Allen Patten</i> ABCWA	02-16-11 Date
<i>Chandra</i> Parks and Recreation Department	2-11-11 Date
<i>Laura M. Mayan</i> AMAFCA	2-28-11 Date
<i>Chris A. Chua</i> City Engineer	2-16-11 Date
<i>Josh Chel</i> DRB Chairperson, Planning Department	3-17-11 Date

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

101806509111330706

North 125 Corporate Center LLC

*Jose Raulle* 5-21-11  
 Bernalillo County Treasurer Date

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 for installation, maintenance, and service of underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- 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.
- QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, 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 transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

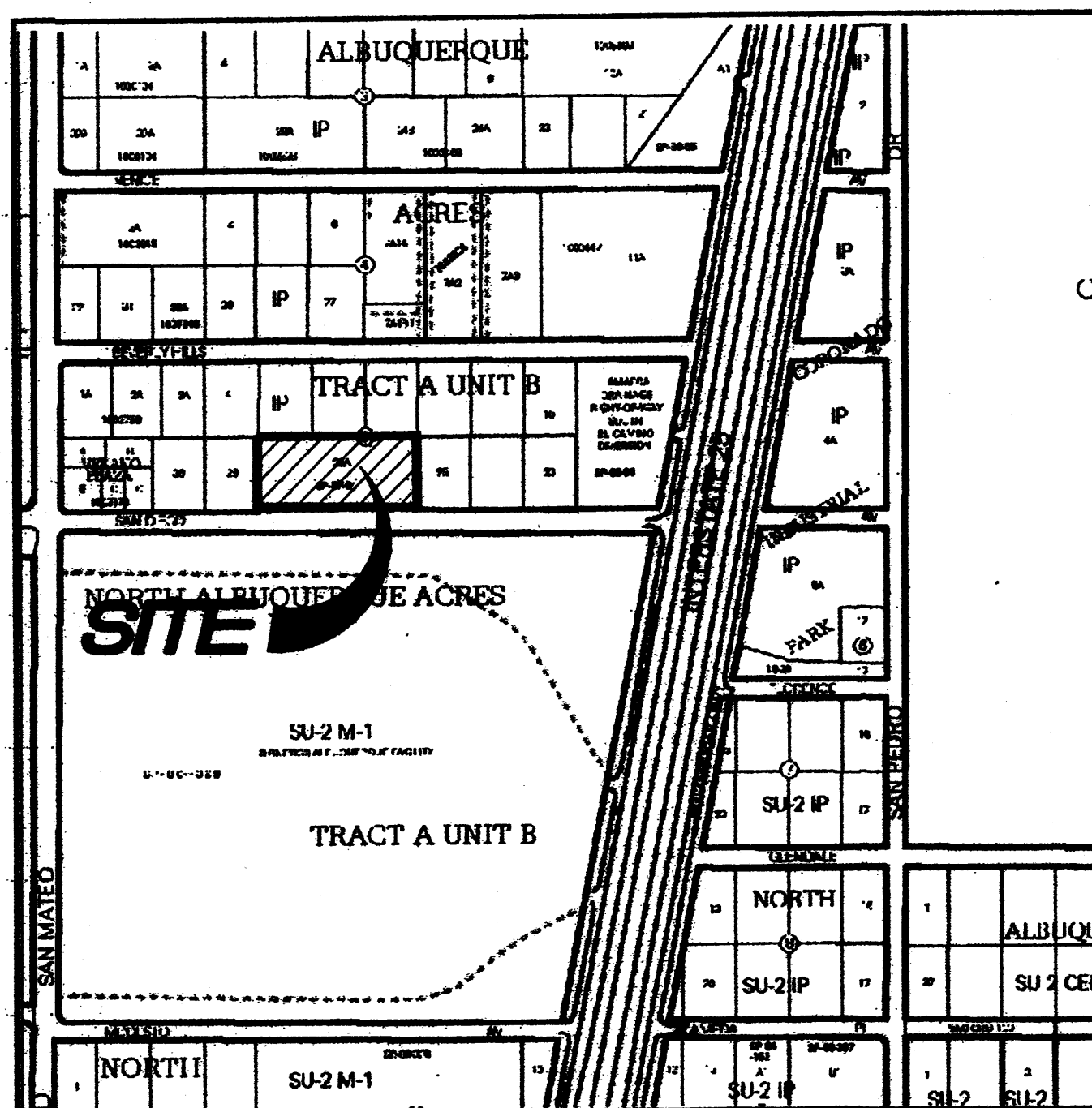
DISCLAIMER

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 nor 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.

SURVEYOR'S CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, 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.

*Russ P. Hugg*  
 NMPS No. 9750  
 January 11, 2011



VICINITY MAP  
 NOT TO SCALE

GENERAL NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone - NAD83) originated at the Albuquerque Control Survey/New Mexico State Highway Commission Monument "1-25-11".
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parentheses ( ).
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas: Page B-18-Z

SUBMISSION DATA

Total number of existing Lots: 1  
 Total number of Lots created: 2  
 Gross Subdivision acreage: 2.5773 Acres

PURPOSE OF PLAT:

The purpose of this plat is to divide existing Lot 28-A into two (2) lots and grant the easements as shown hereon.

DOCN 2011027503

03/21/2011 03:12 PM Page: 1 of 3  
 11/11/2011 11:11:11 AM 8: 2011027503 P. Toulous Olivere, Bernalillo Cou

SHEET 1 OF 3

**SURV TEK, INC.**

Consulting Surveyors  
 6504 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3396  
 Fax: 505-897-3377

PLAT OF  
LOTS 28-A-1 AND 28-A-2  
BLOCK 5, TRACT A, UNIT B  
NORTH ALBUQUERQUE ACRES  
(BEING A REPLAT OF LOT 28-A, BLOCK 5, TRACT A,  
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THE ELENA GALLEGOS GRANT  
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NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2011

**LEGAL DESCRIPTION**

That certain parcel of land situate within the Elena Gallegos Grant in projected Section 12, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico as the same is shown and designated on the plat entitled "PLAT OF LOT 28-A", BLOCK 5, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, BEING A REPLAT OF LOTS 26, 27, & 28, BLOCK 5, PROJECTED SEC 13, T 11 N, R 3 E, NMPM, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, NOVEMBER, 1996", filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 9, 1997 in Volume 97C, Folio 106.

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising, "PLAT OF LOTS 28-A-1 AND 28-A-2, BLOCK 5, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES (BEING A REPLAT OF LOT 28-A, BLOCK 5, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES) WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 12, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, 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 the private access and public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, 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.

OWNER

North I-25 Corporate Center, LLC  
a New Mexico limited liability company

By



Ben Spencer, Managing Member

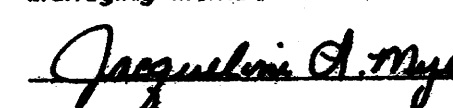
**ACKNOWLEDGEMENT**

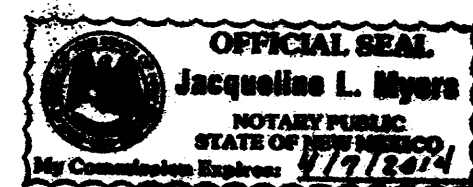
STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 18<sup>th</sup>

day of January, 2011, by Ben Spencer, as

Managing Member of North I-25 Corporate Center, LLC.

 my commission expires 4/7/2014  
Notary Public

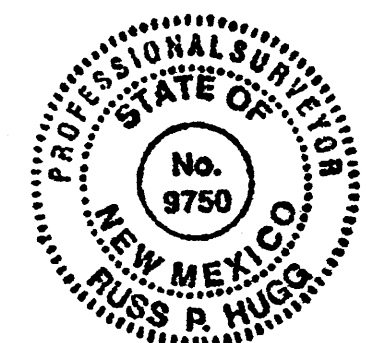


**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:**

1. Plat entitled "CORRECTED AMENDMENT, LAND IN SECTION 12, T11N, R3E, N.M.P.M., BLOCKS 6, 7 AND 8, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, SIGNETICS ALBUQUERQUE FACILITY, BERNALILLO COUNTY, NEW MEXICO, JUNE 1980", filed December 17, 1981, in Volume C19, Folio 48, records of Bernalillo County, New Mexico.
2. Plat entitled "PLAT OF LOT 28-A" BEING A REPLAT OF LOTS 26, 27, & 28, BLOCK 5, PROJECTED SECTION 13, T 11 N, R 3 E, NMPM, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, NOVEMBER, 1996", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 9, 1997 in Volume 97C, Folio 106.
3. Plat entitled "TRACT A - UNIT B, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE - BERNALILLO COUNTY - NEW MEXICO, SCALE: 1 INCH = 400 FEET", filed in the office of the County Clerk of Bernalillo County on April 24, 1936 in Map Book D, Folio 130.
4. Title Report prepared for this property by LandAmerica Albuquerque Title Company and underwritten by Commonwealth Land Title Insurance Company, Commitment for Title Insurance No. 6212000293, dated May 26, 2006.

**SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS**

"No property within the area of this plat 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 or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."



SHEET 2 OF 3

**SURV TEK, INC.**

Consulting Surveyors  
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366  
Fax: 505-897-3377

DOC# 2011027503

03/21/2011 03:12 PM Page: 2 of 3  
City: PLAT R: 317.00 S: 2010 P: 0027 R: Toulous Oliveira, Bernalillo Cou

PLAT OF  
**LOTS 28-A-1 AND 28-A-2**  
**BLOCK 5, TRACT A, UNIT B**  
**NORTH ALBUQUERQUE ACRES**  
 (BEING A REPLAT OF LOT 28-A, BLOCK 5, TRACT A,  
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WITHIN  
**THE ELENA GALLEGOS GRANT**  
 IN  
**PROJECTED SECTION 12, TOWNSHIP 11 NORTH, RANGE 3 EAST**  
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 JANUARY, 2011

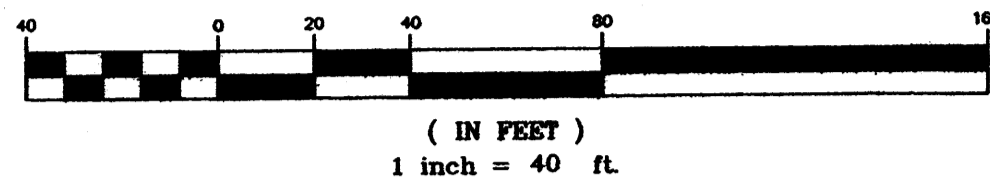
**NOTE**

A Temporary Private Cross Lot Drainage Easement for the benefit of Lots 28-A-1 and 28-A-2 is hereby granted by this plat. Maintenance of said easement to be the responsibility of the owner(s) of said Lots 28-A-1 and 28-A-2.

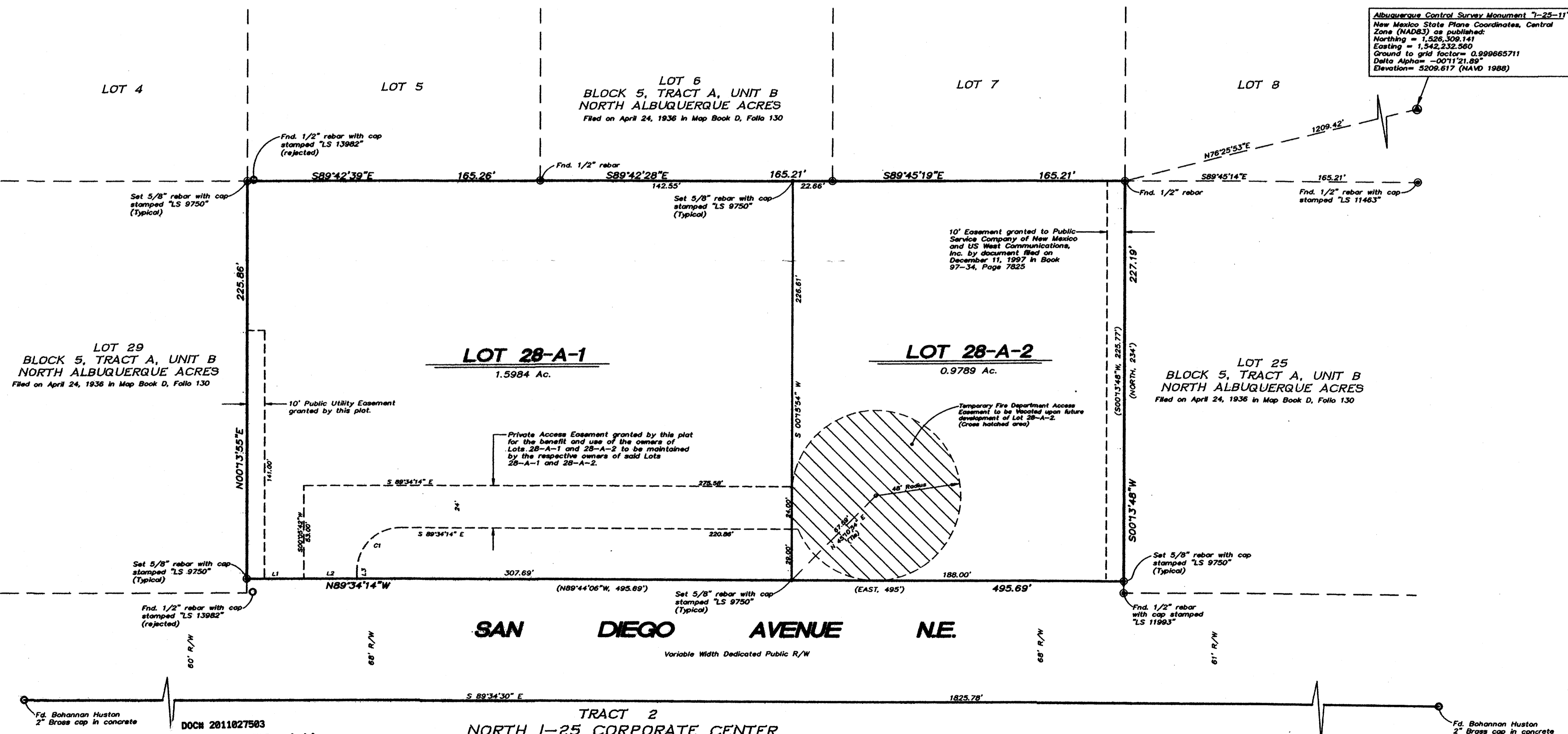
**LANDFILL DISCLOSURE**

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.

**GRAPHIC SCALE**



Albuquerque Control Survey Monument "7-25-11"  
 New Mexico State Plane Coordinates, Central  
 Zone (NAD83) as published:  
 Northing = 1,526,308.141  
 Easting = 1,542,232.560  
 Ground to grid factor = 0.99965711  
 Delta Alpha = -00°11'21.89"  
 Elevation = 5209.617 (NAVD 1988)



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83/21/2011 03:12 PM Page: 3 of 3  
 City PLAT R: \$17.00 B: 2011C P: 0027 N. Toulous Olivera, Bernalillo Co

**TRACT 2**  
**NORTH I-25 CORPORATE CENTER**

Filed October 4, 2010 in Plat Book 2010C, Page 115

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	38.63'	24.50'	24.64'	34.75'	S45°15'44"W	90°20'04"

LINE TABLE		
LINE	LENGTH	BEARING
L1	32.27	S89°34'14"E
L2	30.00	S89°34'14"E
L3	4.36	N00°05'42"E

SHEET 3 OF 3

**SURV TEK, INC.**

Consulting Surveyors  
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 Phone: 505-897-3366 Fax: 505-897-3377