

Vicinity Map

SUBDIVISION DATA / NOTES

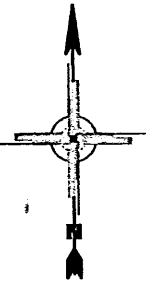
1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1983, AND ARE BASED ON ACS CONTROL MONUMENTS 1-F19A AND 2-F19, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF SYCAMORE PLAZA, FILED IN BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 23, 1992 IN VOLUME 92C, FOLIO 272.
6. GROSS AREA: 13.6021 ACRES
7. NUMBER OF EXISTING TRACTS/LOTS: 1
8. NUMBER OF TRACTS/LOTS CREATED: 1
9. 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 TRACTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.
10. THE EXISTING PRIVATE RECIPROCAL CROSS-ACCESS AND CROSS-PARKING EASEMENTS ARE PROVIDED OVER AND ACROSS TRACTS B-1 THROUGH B-10 FOR THE USE AND BENEFIT OF SAME TRACTS. MAINTENANCE RESPONSIBILITIES FOR THESE EASEMENTS ARE ASSIGNED TO OWNERS OF SAID TRACTS, AS PER THE PLAT OF SYCAMORE PLAZA, FILED: DECEMBER 23, 1992, VOL. 92C, FOLIO 272.
11. THE EXISTING RECIPROCAL CROSS-DRAINAGE EASEMENTS ARE PROVIDED OVER, ACROSS AND UNDER TRACTS B-1 THROUGH B-10 FOR CROSS-DRAINAGE BETWEEN SAME TRACTS. MAINTENANCE OF THESE EASEMENTS SHALL BE THE RESPONSIBILITIES OF THE OWNERS OF SAID TRACTS, AS PER THE PLAT OF SYCAMORE PLAZA, FILED: DECEMBER 23, 1992, VOL. 92C, FOLIO 272.
12. THE EXISTING PRIVATE UTILITY EASEMENT ACROSS TRACT B-3 IS FOR THE USE AND BENEFIT OF TRACTS B-1, B-2 AND B-3 AND SHALL BE MAINTAINED BY OWNERS OF SAID TRACTS, AS PER THE PLAT OF SYCAMORE PLAZA, FILED: DECEMBER 23, 1992, VOL. 92C, FOLIO 272.
13. THE EXISTING PRIVATE LANDSCAPING EASEMENT ON TRACTS B-6 AND B-7 IS FOR THE USE AND BENEFIT OF TRACTS B-1 THROUGH B-10, AND IS TO BE MAINTAINED BY THE OWNERS OF SAID TRACTS, AS PER THE PLAT OF SYCAMORE PLAZA, FILED: DECEMBER 23, 1992, VOL. 92C, FOLIO 272.
14. THE EXISTING PRIVATE UNDERGROUND STORM DRAIN FACILITIES ON TRACTS B-1, B-5 AND B-6 IS FOR THE USE AND BENEFIT OF TRACTS B-1 THROUGH B-10, AND IS TO BE MAINTAINED BY THE OWNERS OF SAID TRACTS, AS PER THE PLAT OF SYCAMORE PLAZA, FILED: DECEMBER 23, 1992, VOL. 92C, FOLIO 272.
15. EASEMENT WITH COVENANTS AND RESTRICTIONS AFFECTING LAND ("ECR") BETWEEN WAL-MART STORES, INC., SMITH'S FOOD AND DRUG CENTERS, INC., EDWARD FAMILY PARTNERSHIP AND SYCAMORE PLAZA LTD., FILED: DECEMBER 30, 1992, BK. BCR 92-31, PGS. 3598-3631.
16. THE TEMPORARY BLANKET EASEMENT AND CONSTRUCTION EASEMENT WILL EXPIRE UPON RECORDATION OF AN AMENDED PLAT OR SPECIFIC EASEMENT.

LEGAL DESCRIPTION

TRACT NUMBERED B-1 OF THE REPLAT OF TRACT B SYCAMORE PLAZA, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON SAID REPLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 23, 1992, IN VOLUME 92C, FOLIO 272.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND DO HEREBY VACATE PUBLIC UTILITY EASEMENT(S) AND GRANT ADDITIONAL EASEMENT(S) AS SHOWN.



N.T.S.

ZONE ATLAS:
E-19-Z
E-20-Z
F-19-Z
F-20-Z

OWNER(S) SIGNATURE: [Signature] DATE: 5/16/11
OWNER(S) PRINT NAME: Frank V. Pampalone, AIA Director of Design, Wal-Mart Stores, Inc./SMWDC/ Real Estate & Design 44-8703
ADDRESS: 2001 Southeast 10th. Street, Bentonville, AR. 72716-0550 EAST PLAT TRACT: B-1

ACKNOWLEDGMENT
STATE OF Arkansas)
COUNTY OF Benton) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF May, 2011.

BY: [Signature] Frank Pampalone

MY COMMISSION EXPIRES: June 9, 2016
[Signature] NOTARY PUBLIC

SONJA SHROYER
NOTARY PUBLIC
Benton County, Arkansas
My Commission Expires 6/9/2016
Commission Number 12348604

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 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 THE 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 STRUCTURES 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.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
UPC#: 103061 008 520 20901
PROPERTY OWNER OF RECORD:
Wal Mart Store East Pl
BERNALILLO COUNTY TREASURERS OFFICE:
[Signature]

DOCN 2011079637
09/01/2011 12:02 PM Page 1 of 2
PLAT R: \$25.00 B: 2011C P: 0087 2 Tulous Oliveira, Bernalillo Cou

PLAT OF
TRACT B-1-A
SYCAMORE PLAZA
SITUATE WITHIN PROJECTED SECTIONS 29,30,31 & 32,
T. 11 N., R. 4 E., N.M.P.M.
ELENA GALLEGOS GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY 2011
SHEET 1 OF 2

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO VACATE A PORTION OF A 20' PUBLIC WATERLINE EASEMENT, 10' X 10' PUBLIC WATER & SANITARY SEWER EASEMENT AND A 18.5' X 75' PUE, AND TO GRANT EASEMENTS AS SHOWN HEREON.

CITY APPROVALS: PROJECT NO.: 1000606 APPLICATION NO. 11DEB-70144

<u>[Signature]</u>	5-27-11
CITY SURVEYOR	DATE
<u>[Signature]</u>	06-01-11
TRAFFIC ENGINEERING	DATE
<u>[Signature]</u>	6/1/11
PARKS & RECREATION DEPARTMENT	DATE
<u>[Signature]</u>	08/29/11
A.B.C.W.I.A.	DATE
<u>[Signature]</u>	6-01-11
A.M.A.P.A.	DATE
<u>[Signature]</u>	6-01-11
CITY ENGINEER	DATE
<u>[Signature]</u>	8-29-11
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

APPROVALS

<u>[Signature]</u>	6-6-11
PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)	DATE
<u>[Signature]</u>	05-31-11
QWEST COMMUNICATIONS	DATE
<u>[Signature]</u>	05-31-11
COMCAST CABLE	DATE
<u>[Signature]</u>	5/27/2011
NEW MEXICO GAS COMPANY (NMGC)	DATE

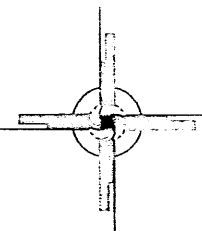
SURVEYOR'S CERTIFICATION

I, Roxanne Celeste Nimmer, a duly qualified 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, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, 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.

[Signature] 5/16/2011 Date
Roxanne Celeste Nimmer
New Mexico Professional Surveyor, 12800



Zia Engineering & Environmental
Consultants, Inc.
755 S. Telshor Blvd., Suite F-201
Las Cruces, New Mexico 88011
Phone: (575) 532-1526
Fax: (575) 532-1587



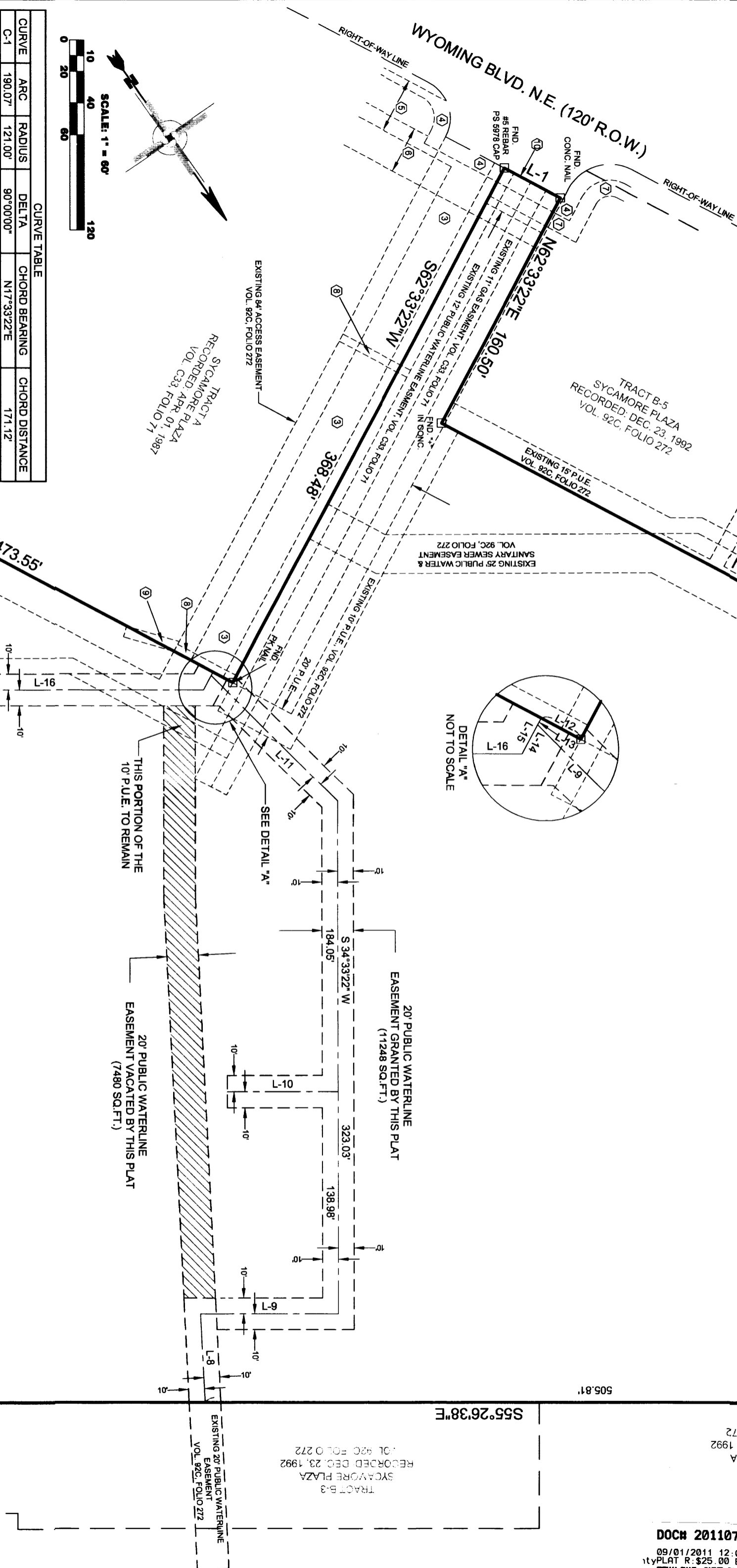
T11N R4E SEC. 29,30,31 & 32

- EASEMENT NOTES:
- EXISTING 25' PUBLIC WATER & SANITARY SEWER EASEMENT FILED DECEMBER 23, 1992 VOL. 92C, FOLIO 272
 - EXISTING 10' P.M. AND M.S.T.A.T. EASEMENT FILED AUGUST 25, 1989 MISC. BK. 689A, PGS. 219-211.
 - EXISTING 23' PUBLIC SANITARY SEWER EASEMENT FILED APRIL 01, 1987 VOL. C33, FOLIO 71.
 - EXISTING 10' UTILITY EASEMENT FILED APRIL 09, 1994 VOL. C33, FOLIO 148.
 - EXISTING 30' PUBLIC SANITARY SEWER EASEMENT FILED APRIL 07, 1987 VOL. C33, FOLIO 71.
 - EXISTING 30' PRIVATE STORM DRAIN EASEMENT 1987 VOL. C33, FOLIO 71.
 - EXISTING 20' P.M. AND M.S.T. & T. EASEMENT FILED AUGUST 25, 1989 MISC. BK. 689A, PGS. 219-211.
 - EXISTING 5' FIRE HYDRANT EASEMENT FILED AUGUST 21, 1987 MISC. BK. 626A, PGS. 888-888.
 - EXISTING 7' M.S.T. & T. EASEMENT FILED JANUARY 06, 1989 MISC. BK. 574A, PGS. 992-993.
 - EXISTING 20' PRIVATE STORM DRAIN EASEMENT FILED APRIL 07, 1987 VOL. C33, FOLIO 71.

STATION: 1-F19A
 X = 1545762.106
 Y = 1508330.109
 GROUND TO GRID = 0.999959128
 DELTA ALPHA = -00°10'56.18"
 NEW MEXICO STATE PLANE
 CENTRAL ZONE
 NAD 1983

PLAT OF
TRACT B-1-A
SYCAMORE PLAZA
 SITUATE WITHIN PROJECTED SECTIONS 29, 30, 31 & 32,
 T. 11 N., R. 4 E., N.M.P.M.
 ELENA CALLEGOS GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY 2011
 SHEET 2 OF 2

TRACT B-1-A
13.6021 ACRES
592,507.48 SQ.FT.

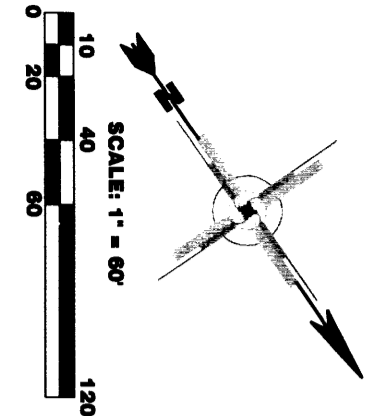


CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C-1	190.07°	121.00'	90°00'00"	N17°33'22\"	171.12'

LINE TABLE

LINE	BEARING	LENGTH
L-1	N27°26'38\"	40.00'
L-2	S34°33'22\"	75.68'
L-3	N56°28'39\"	79.28'
L-4	N34°33'22\"	75.68'
L-5	S55°28'39\"	79.28'
L-6	S34°33'22\"	184.29'
L-7	S56°28'39\"	22.50'
L-8	S31°46'35\"	56.52'
L-9	N56°28'39\"	87.42'
L-10	S55°28'39\"	70.11'
L-11	S10°28'39\"	112.95'
L-12	S27°26'38\"	14.21'
L-13	N62°33'22\"	2.38'
L-14	N62°33'22\"	10.39'
L-15	N62°33'22\"	12.77'
L-16	S55°28'39\"	216.07'
L-17	S34°33'22\"	54.12'



- MONUMENT LEGEND
- △ - FOUND CONTROL STATION AS NOTED
 - - FOUND MONUMENT AS NOTED