

VICINITY MAP
Not to Scale

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- 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 parenthesis ().
- 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 F-17.

SUBDIVISION DATA

- Total number of existing Tracts: 1
- Total number of Tracts created: 2
- Gross Subdivision acreage: 17.8079 acres.

PURPOSE OF PLAT

The purpose of this plat is to:

- Divide existing Tract D-1 into two (2) tracts as shown hereon.
- Grant the Private easements as shown hereon.

TREASURERS CERTIFICATION

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

101706149606040114
 Montgomery Plaza Partners LLC
 Jay Keller 12/18/11
 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 (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.
- QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- 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, 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 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 to which it may have been granted by prior plat, replat or other document and which are not shown on this plat.

SURVEYORS 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 supervision; that it meets the Standards for Land Surveys in 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]
 Russ P. Hugg
 NMPS No. 9750
 June 22, 2011

PLAT OF
 TRACTS D-1-A AND D-1-B
MONTGOMERY PLAZA
 (BEING A REPLAT OF TRACT D-1, MONTGOMERY PLAZA)
 SITUATE WITHIN
 SECTION 35, TOWNSHIP 11 NORTH, RANGE 3 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2011

PROJECT NUMBER: 1000736
 Application Number: 11-70157

PLAT APPROVAL

UTILITY APPROVALS:

[Signature] 7-6-11
 Public Service Company of New Mexico Date

[Signature] 7-6-2011
 New Mexico Gas Company Date

[Signature] 06-27-11
 QWest Corporation Date

[Signature] 06-27-11
 Comcast Date

CITY APPROVALS

[Signature] 7-8-11
 City Surveyor Date
 Department of Municipal Development

NA
 Real Property Division Date

NA
 Environmental Health Department Date

[Signature] 09-21-11
 Traffic Engineering, Transportation Division Date

[Signature] 07/20/11
 ABCWUA Date

[Signature] 7/20/11
 Parks and Recreation Department Date

[Signature] 7-20-11
 AMAFCA Date

[Signature] 7-20-11
 City Engineer Date

[Signature] 9-21-11
 DRB Chairperson, Planning Department Date

DOC# 2011114798
 12/19/2011 01:35 PM Page: 1 of 3
 TPLAT# R:25.00 B: 2011 C: P: 0135 R: Toulouse Olivere, Bernalillo Cour

PLAT OF
TRACTS D-1-A AND D-1-B
MONTGOMERY PLAZA
(BEING A REPLAT OF TRACT D-1, MONTGOMERY PLAZA)
SITUATE WITHIN
SECTION 35, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2011

LEGAL DESCRIPTION

That certain parcel of land situate within the Section 35, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising all of Tract D-1, Montgomery Plaza as the same is shown and designated on the plat entitled "REPLAT MAP OF TRACT D, MONTGOMERY PLAZA, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on March 29, 1988 in Volume C36, Folio 35.

Said Tract contains 17.7853 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATTED and now comprising "PLAT OF TRACTS D-1-A AND D-1-B, MONTGOMERY PLAZA (BEING A REPLAT OF TRACT D-1, MONTGOMERY PLAZA) SITUATE WITHIN SECTION 35, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s). Said owner(s) and proprietor(s) do hereby grant the easement(s) 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 certify that they are so authorized to act.

OWNER(S)

Tract D-1, Montgomery Plaza
Montgomery Plaza Partners LLC,
a Delaware limited liability company

By: Gary D. Goodman, Authorized Signatory

EXISTING EASEMENTS LEGEND

- (A) 5' Right of Way easement granted by document filed August 6, 1974 in Book Misc. 380, Page 346 and as shown on Plat Volume C31, Folio 4.
- (B) 20' Waterline Easement granted by plat filed July 16, 1986 in Volume C31, Folio 4.
- (C) 10' Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company Easement granted by document filed February 19, 1975 in Book Misc. 408, Page 313, as Document No. 1975-048975 and as shown on Plat Volume C31, Folio 4, and modified by documents filed August 11, 1986 in Book Misc. 381A, Page 811, and filed September 24, 2001 in Book A25, Page 23.
- (D) Portion of 10' Underground Easement granted by document filed February 19, 1975 in Book Misc. 408, Page 313, Released by Public Service Company of New Mexico by document filed September 24, 2001 in Book A25, Page 23.
- (E) Portion of 10' Underground Easement granted by document filed February 19, 1975 in Book Misc. 408, Page 313, Released by Public Service Company of New Mexico by document filed August 11, 1986 in Book Misc. 381A, Page 811.
- (F) 10' Underground Easement granted by document filed June 27, 1984 in Book Misc. 128-A, Page 889, as Document No. 1984-048424 and as shown on Plat Volume C31, Folio 4.
- (G) 10' Underground Easement granted by document filed August 25, 1989 in Book Misc. 782-A, Page 981, as Document No. 1989-073917.
- (H) Waterline Easement granted by document filed August 2, 1982 in Book Misc. 948, Page 546 and as shown on Plat Volume C31, Folio 4.
- (J) 10' Gas Easement granted by document filed February 25, 1975 in Book Misc. 409, Page 42 and as shown on Plat Volume C31, Folio 4.
- (K) 7' Underground Easement granted by document filed March 14, 1994 in Book 94-B, Page 7189 and modified by document filed June 20, 2001 in Book A20, Page 9329.
- (L) 10' Underground Easement granted by document filed October 27, 1986 in Book Misc. 411A, Page 345.
- (M) 10' Waterline Easement granted by document filed September 17, 1986 in Book Misc. 395A, Page 883.
- (N) Underground Easement granted by document filed September 1, 1987 in Book Misc. 529A, Page 676.
- (P) 10' Underground Easement granted by document filed October 27, 1986 in Book Misc. 411A, Page 346. (offsite)

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."

DRAINAGE EASEMENT NOTE

A private blanket cross lot drainage easement over Tracts D-1-A and D-1-B, excluding any buildings or structures and for the benefit of Tracts D-1-A and D-1-B is hereby granted by this plat. Maintenance of said easement to be the responsibility of the owner(s) of said Tracts D-1-A and D-1-B.

EXISTING EASEMENT NOTES

Per plat filed March 29, 1988 in Volume C36, Folio 35

1. A Common Private Cross Parking and Access Easement is provided across Tract D-1 for common use of Tracts D-1 and C of Montgomery Plaza. The easements are provided in accordance with the approved Site Development Plan Z-85-43-1.
2. A Common Private Reciprocal Drainage easement is provided on Tract D-1 for the common use of Tracts D-1 and C of Montgomery Plaza for the conveyance of cross-lot storm runoff as provided for in approved drainage plan for subject tracts.
3. Maintenance of all Private Common Parking, Access and Drainage easements shall be the responsibility of the individual tract owners.
4. A Common Private Cross Access Easement is granted across Tract D-1 for the common use of Tracts A, B, C and D-1 of Montgomery Plaza and Tract 100-C of Montgomery Heights Subdivision.

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 17th day of July, 2011, by Gary D. Goodman, in his capacity as Authorized Signatory of Montgomery Plaza LLC, a Delaware limited liability company.

Karla Cardelino My commission expires 02/04/2012
Notary Public



CURVE TABLE

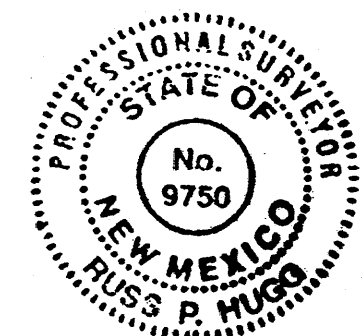
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	39.27'	25.00'	25.00'	35.36'	N45°11'39"W	90°00'00"
C2	39.27'	25.00'	25.00'	35.36'	S44°48'21"W	90°00'00"
C3	19.88'	23.69'	10.57'	19.30'	S61°06'19"E	48°04'58"

LINE TABLE

LINE	LENGTH	BEARING
L1	17.87'	N83°46'03"W
L2	83.11'	S89°48'21"W
L3	31.67'	S89°48'21"W
L4	12.00'	S00°11'39"E

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PLAT R: 325.00 B: 2011C P: 0135 N. Toulouse Olivere, Bernalillo Cour



SHEET 2 OF 3

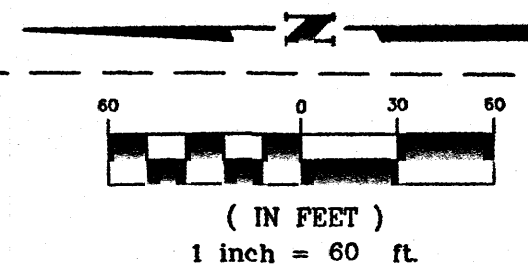
SURVOTEK, INC.

Consulting Surveyors
3984 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366
Fax: 505-897-3377

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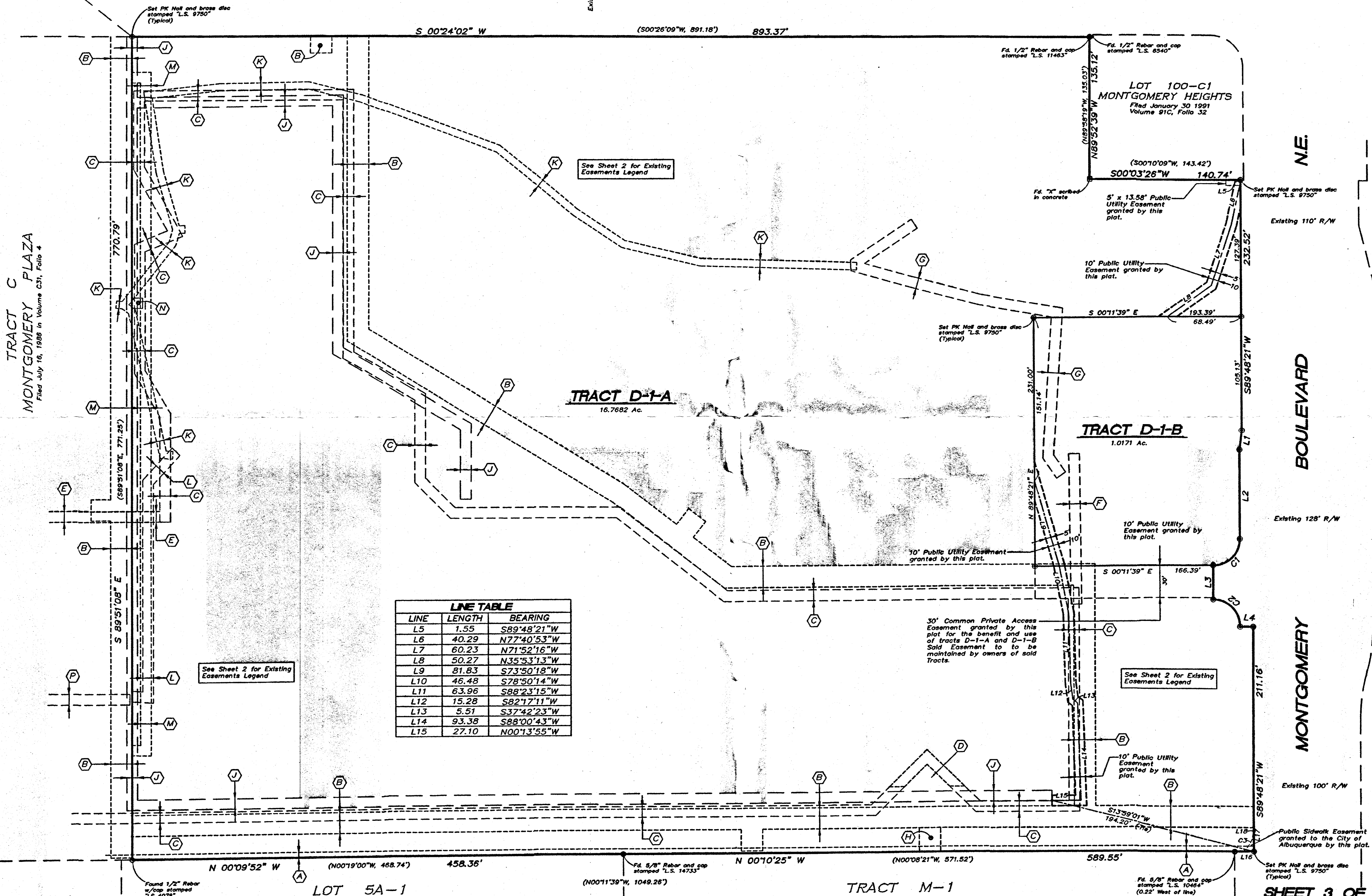
FLAT OF
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 NEW MEXICO PRINCIPAL MERIDIAN
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 JUNE, 2011

Albuquerque Control Survey Monument "9-F18"
 New Mexico State Plane Coordinates
 (Central Zone - NAD 83) as published
 North = 1,504,358.281 feet
 East = 1,539,870.687 feet
 Elevation = 5212.228 feet (NAVD 1988)
 Delta Alpha = -00°11'36.74"
 Ground to Grid Factor = 0.999666141



SAN MATEO BOULEVARD N.E.

**TRACT C
 MONTGOMERY PLAZA**
 Filed July 16, 1988 in Volume C31, Folio 4



LINE	LENGTH	BEARING
L5	1.55	S89°48'21"W
L6	40.29	N77°40'53"W
L7	60.23	N71°52'16"W
L8	50.27	N35°53'13"W
L9	81.83	S73°50'18"W
L10	46.48	S78°50'14"W
L11	63.96	S88°23'15"W
L12	15.28	S82°17'11"W
L13	5.51	S37°42'23"W
L14	93.38	S88°00'43"W
L15	27.10	N00°13'55"W

See Sheet 2 for Existing Easements Legend

See Sheet 2 for Existing Easements Legend

See Sheet 2 for Existing Easements Legend

30' Common Private Access Easement granted by this plat for the benefit and use of tracts D-1-A and D-1-B. Said Easement to be maintained by owners of said Tracts.

Public Sidewalk Easement granted to the City of Albuquerque by this plat.

LOT 5B

LOT 5A-1
MONTGOMERY VILLAGE ADDITION
 Filed September 6, 1983 in Volume C22, Folio 34

TRACT M-1
MONTGOMERY HEIGHTS HOSPITAL
 Filed July 18, 1996 in Volume 96C, Folio 319

SURVOTEK, INC.
 Consulting Surveyors
 8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114

SHEET 3 OF 3