

Subdivision Data:

ZONING: SU-1 FOR C-1 USES GROSS SUBDIVISION ACREAGE: 2.9169 ACRES± ZONE ATLAS INDEX NO: A-11-Z NO. OF TRACTS CREATED: 2 NO. OF LOTS CREATED: 0 MILES OF FULL-WIDTH STREETS CREATED: 0 DATE OF SURVEY: OCTOBER 2010
MILES OF HALF-WIDTH STREETS CREATED: O. 14

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING ONE TRACT INTO TWO NEW TRACTS, TO GRANT AN EASEMENT AND TO DEDICATE PUBLIC RIGHT OF WAY FOR ROADWAY PURPOSES.

Notes:

- 1. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE N.A.D. 1983).
- 2. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- 3. THIS PROPERTY LIES WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- 4. PLAT SHOWS ALL EASEMENTS OF RECORD.

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

Utility Notes

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

1. <u>NEW MEXICO GAS COMPANY</u> FOR INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.

2. <u>PUBLIC SERVICE COMPANY OF NEW MEXICO</u> FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICE.

3. QWEST FOR INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.

4. COMCAST FOR 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 RIGHT OF WAY AND EASEMENT, 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, AND TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND 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

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.

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RECORDING STAMP

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACT H-1 AS SHOWN ON THAT CERTAIN REPLAT NAMED THE "BULK LAND PLAT TRACTS H-1 AND D-1 LANDS OF ZOLIN/KUNATH, TRES ESQUINAS, LLC AND CURB, INC." FILED JUNE 13, 2002, IN BOOK 2002-C, FOLIO 207, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (NORTH AMERICAN DATUM OF 1983-CENTRAL ZONE) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

DOC# 2011048756

BEGINNING AT THE SOUTHEAST CORNER OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" LYING ON THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF UNSER BOULEVARD, N.W. AND THE NORTH RIGHT OF WAY LINE OF McMAHON BOULEVARD, NW FROM WHENCE A TIE TO ALBUQUERQUE GEOGRAPHIC REFERENCE SYSTEM MONUMENT "9_A11" BEARS SOUTH FIFTY-NINE DEGREES NINETEEN MINUTES THIRTY-THREE SECONDS EAST, A DISTANCE OF ONE-HUNDRED SEVENTY-SEVEN FEET AND SIXTY-FIVE

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID NORTH RIGHT OF WAY LINE, NORTH SIXTY—NINE DEGREES TWENTY—FOUR MINUTES THIRTY—FIVE SECONDS WEST, A DISTANCE OF TWO HUNDRED EIGHTY—FOUR FEET AND SIX HUNDREDTHS TO THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING ON THE INTERSECTION OF SAID NORTH RIGHT OF WAY LINE AND THE CENTERLINE OF OF PINON VERDE DRIVE, NW MARKED BY A SET PK NAIL WITH WASHER STAMPED "PS 11993";

THENCE ALONG SAID CENTERLINE FOR THE NEXT FOUR CALLS, NORTH TWENTY DEGREES THIRTY-FIVE MINUTES TWENTY-FIVE SECONDS EAST, A DISTANCE OF ONE HUNDRED EIGHTY-ONE FEET AND EIGHTY-NINE HUNDREDTHS TO A POINT OF CURVATURE MARKED BY A SET PK NAIL WITH WASHER STAMPED "PS 119933";

THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF ONE THOUSAND TWO HUNDRED FEET, AN ARC LENGTH OF THIRTY ONE FEET AND SEVENTY HUNDREDTHS, A DELTA ANGLE OF ONE DEGREE THIRTY MINUTES FORTY-NINE SECONDS, A CHORD BEARING OF NORTH TWENTY-ONE DEGREES TWENTY MINUTES FIFTY-ONE SECONDS EAST, AND A CHORD LENGTH OF THIRTY-ONE FEET AND SEVENTY HUNDREDTHS TO A POINT OF COMPOUND CURVATURE MARKED BY A SET PK, NAIL WITH WASHER STAMPED "PS 11993";

THENCE ALONG A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF ONE THOUSAND TWO HUNDRED FEET, AN ARC LENGTH OF ONE HUNDRED TWENTY ONE FEET AND SEVENTY FOUR HUNDREDTHS, A DELTA ANGLE OF FIVE DEGREES FORTY-EIGHT MINUTES FORTY-FIVE SECONDS, A CHORD BEARING OF NORTH TWENTY-FIVE DEGREES TWO MINUTES SIX SECONDS EAST, AND A CHORD LENGTH OF ONE HUNDRED TWENTY-ONE FEET AND SIXTY-NINE HUNDREDTHS TO A POINT OF TANGENCY MARKED BY A SET PK NAIL WITH WASHER STAMPED "PS 11993":

THENCE NORTH TWENTY-SEVEN DEGREES FIFTY-FIVE MINUTES ONE SECOND EAST, A DISTANCE OF EIGHTY SIX FEET AND ELEVEN HUNDREDTHS TO THE NORTHWEST CORNER OF DESCRIBED TRACT LYING ON THE INTERSECTION OF SAID CENTERLINE AND THE CENTERLINE OF CALLE PERRO. NW MARKED BY A SET PK NAIL WITH WASHER

THENCE ALONG SAID CENTERLINE, SOUTH SIXTY-FIVE DEGREES FIFTY-SEVEN MINUTES TWELVE SECONDS EAST, A DISTANCE OF THREE HUNDRED FIVE FEET AND FORTY-EIGHT HUNDREDTHS TO THE NORTHEAST CORNER OF DESCRIBED TRACT LYING ON THE INTERSECTION OF SAID CENTERLINE AND THE WEST RIGHT OF WAY LINE OF UNSER BOULEVARD, NW, MARKED BY A SET PK NAIL WITH WASHER STAMPED "PS 11993":

THENCE ALONG SAID WEST RIGHT OF WAY LINE FOR THE NEXT FOUR CALLS, SOUTH TWENTY-FOUR DEGREES THREE MINUTES TWENTY-FIVE SECONDS WEST, A DISTANCE OF ONE HUNDRED ELEVEN FEET AND SEVENTEEN HUNDREDTHS TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993":

THENCE SOUTH TWENTY-THREE DEGREES FIFTY-NINE MINUTES FIFTY-NINE SECONDS WEST, A DISTANCE OF TWO HUNDRED EIGHTEEN FEET AND FOUR HUNDREDTHS TO A POINT OF CURVATURE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF ONE HUNDRED EIGHTY FEET, AN ARC LENGTH OF SIXTY FEET AND EIGHTY-ONE HUNDREDTHS, A DELTA ANGLE OF NINETEEN DEGREES TWENTY-ONE MINUTES TWENTY-TWO SECONDS, A CHORD BEARING OF SOUTH THIRTY-THREE DEGREES FORTY MINUTES FORTY SECONDS WEST, AND A CHORD LENGTH OF SIXTY FEET AND FIFTY-TWO HUNDREDS TO A COMPOUND CURVE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993":

THENCE ALONG A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF SIXTY-FIVE FEET, AN ARC LENGTH OF SIXTEEN FEET AND SIXTY-ONE HUNDREDTHS, A DELTA ANGLE OF FOURTEEN DEGREES THIRTY-EIGHT MINUTES THIRTEEN SECONDS, A CHORD BEARING OF SOUTH FIFTY DEGREES FORTY MINUTES THIRTY-FOUR SECONDS WEST, AND A CHORD LENGTH OF SIXTEEN FEET AND FIFTY—SIX HUNDREDTHS TO THE POINT OF BEGINNING CONTAINING 2.9169 ACRES (127,059 SQUARE FEET), MORE OR LESS.

Free Consent and Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD 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. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

MCE PRESIDENT

DIAMOND SHAMROCK STATIONS, INC., A DELAWARE CORPORATION

Acknowledgment

STATE OF TEXAS) SS COUNTY OF BEXAR)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DOUGLAS M. MILLER, VICE PRESIDENT, DIAMOND SHAMROCK STATIONS, INC., A DELAWARE CORPORATION.

MOVEMBER 19, 2012 Notary Public STATE OF TEXAS

My Comm Exp 11-19-2012

INDEXING INFORMATION FOR COUNTY CLERK OWNER <u>DIAMOND SHAMROCK STATIONS, INC.</u> SECTION 2, TOWNSHIP 11 N, RANGE 2 E, SUBDIVISION <u>DIAMOND SHAMROCK SUBDIVISION</u> Plat of

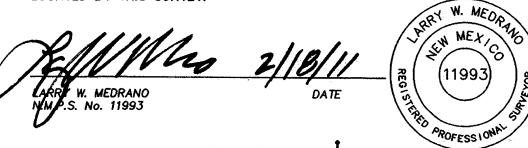
Tracts A and B Diamond Shamrock Subdivision

City of Albuquerque, Bernalillo County, New Mexico February 2011

Project No. 1000936	
Application No. 11DRB- 1000936	
Utility Approvals	
Lemands Vigil	5-20-11
ANA A	3/8/2011 DATE
NEW MEXICO GAS COMPANY March Ramviel	
QWEST TELECOMMUNICATIONS	03.08.11 DATE
COMCAST	DATE
City Approvals	
It-13 fruit	3-4-11
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTME	03-09-11 ENT DATE
Allan lota	03/09/11
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
Center a Chan	3-9-11
AMAFCA	DATE
Centre c. Chane	3-9-11
CITY ENGINEER	DATE
Col Clord	5-24-11
DEB CHAIRPERSON, PLANNING DEPARTMENT	
TREASURER SERVIFICATE	
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND	
PROPERTY OWNER OF RECORD:	
conard Alex + Edward leonard + Oill chancellike	
BERMAJILLO SMATT TREASURER'S OFFICE: _ Cyp Valle	
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Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

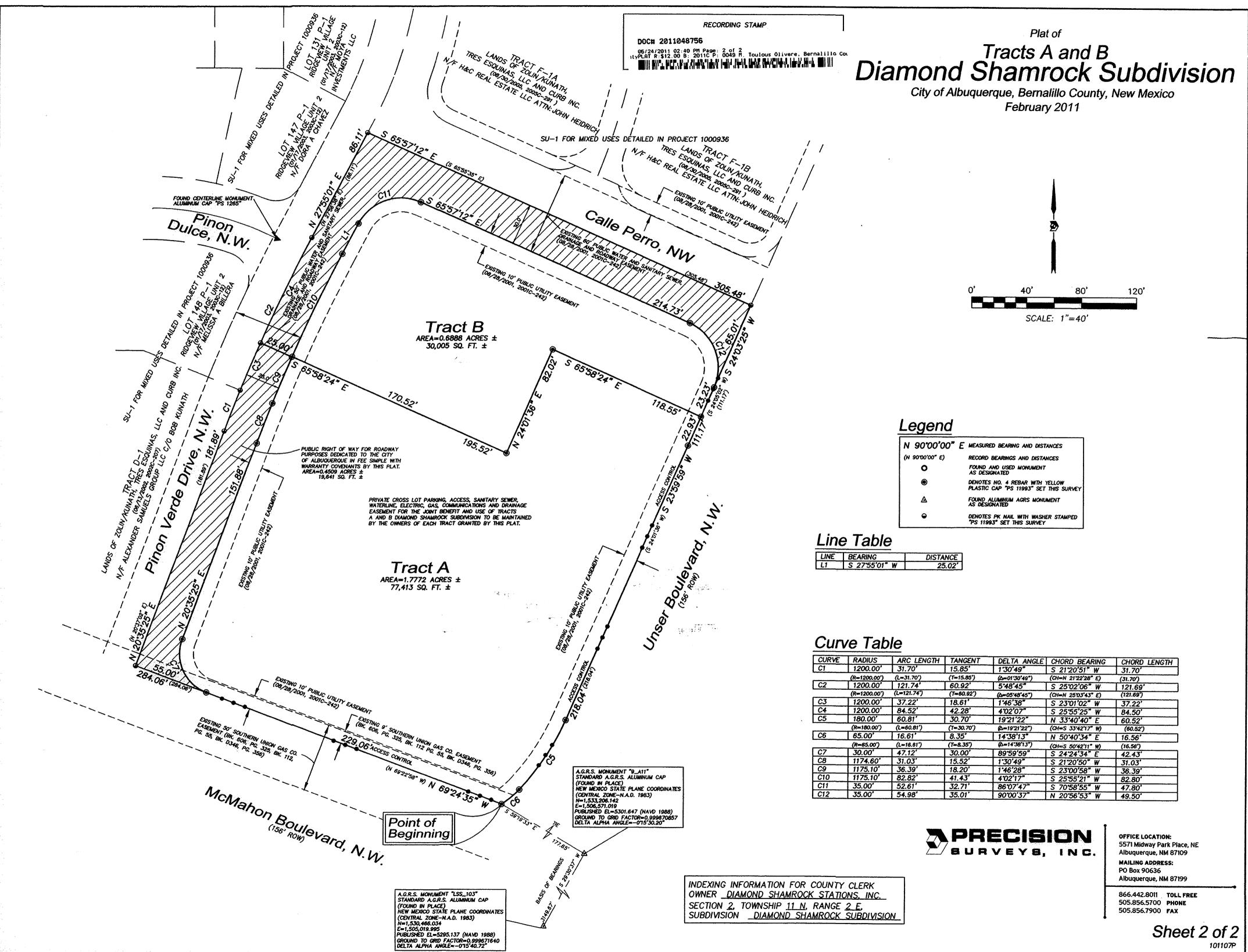


PRECISION ZBURVEYB, INC.

OFFICE LOCATION: 5571 Midway Park Place, NE Albuquerque, NM 87109 MAILING ADDRESS: PO Box 90636 Albuquerque, NM 87199

866.442.8011 TOLL FREE 505.856.5700 PHONE 505.856.7900 FAX

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