



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 E-12.

SUBDIVISION DATA

- Total number of existing Parcels: 2
- Total number of Parcels created: 1
- Gross Subdivision acreage: 0.9076 acres.

SECTION 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."

TREASURERS CERTIFICATION

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

2013 + 2014
101206229029040206 +
101206229629940207

J.A. 06-02-2014
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 services.
- Qwest d/b/a CenturyLink QC 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 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 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), Qwest Corporation d/b/a Centurylink QC and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, Centurylink 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.

PURPOSE OF PLAT

The purpose of this plat is to:

Combine two (2) existing parcels into one (1) parcel.

PLAT OF
PARCEL 1-A-1-A-1
LANDS OF JOEL P. TAYLOR
(BEING A REPLAT OF PARCELS 1-A-1-A AND 1-A-2-A, LANDS OF JOEL P. TAYLOR)
WITHIN
SECTION 25, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

APRIL, 2014

PROJECT NUMBER: 1001770

Application Number: 14DRB-70150

PLAT APPROVAL

UTILITY APPROVALS:

Fernando Viril 5-12-14
Public Service Company of New Mexico Date
JEA 5/12/14
New Mexico Gas Company Date
[Signature] 5/15/14
QWest Corporation d/b/a CenturyLink QC Date
[Signature] 5/15/14
Comcast Date

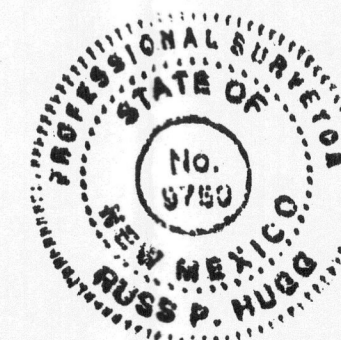
CITY APPROVALS:

Carl P. Acosta 5-12-14
City Surveyor Date
Department of Municipal Development
[Signature] 5-2-14
Real Property Division Date
[Signature] 5-2-14
Environmental Health Department Date
[Signature] 06-02-14
Traffic Engineering, Transportation Division Date
[Signature] 05/21/14
ABCWUA Date
Carol S. Dumont 5-21-14
Parks and Recreation Department Date
[Signature] 6-2-14
AMAFCA Date
[Signature] 5-21-14
City Engineer Date
[Signature] 5-2-14
DRB Chairperson, Planning Department Date

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
NMP S No. 9750
April 28, 2014



SURV TEK, INC.

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

PLAT OF
PARCEL 1-A-1-A-1
LANDS OF JOEL P. TAYLOR
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APRIL, 2014

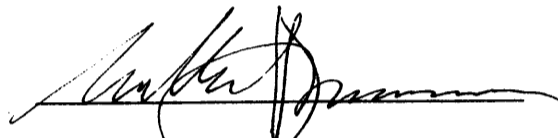
LEGAL DESCRIPTION

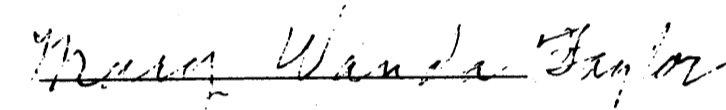
Parcels 1-A-1-A and 1-A-2-A, Lands of Joel P. Taylor, City of Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the plat entitled "PLAT OF PARCELS 1-A-1-A AND 1-A-2-A, LANDS OF JOEL P. TAYLOR, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on November 21, 1990, in Plat Book 90C, folio 287.

FREE CONSENT

SURVEYED AND REPLATTED and now comprising "PLAT OF PARCEL 1-A-1-A-1, LANDS OF JOEL P. TAYLOR (BEING A REPLAT OF PARCELS 1-A-1-A AND 1-A-2-A, LANDS OF JOEL P. TAYLOR) WITHIN SECTION 25, TOWNSHIP 11 NORTH, RANGE 2 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 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.

Taylor Family LLC Number 3, a New Mexico limited liability company

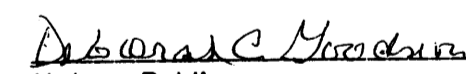

 By: William T. Brennan, Manager


 By: Mary Wanda Taylor, Manager

ACKNOWLEDGMENT

STATE OF New Mexico SS
 COUNTY OF Bernalillo

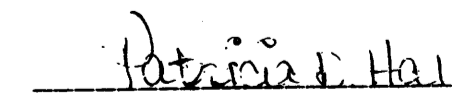
The foregoing instrument was acknowledged before me this 8th
 day of May, 2014, by William T. Brennan
 as Manager of Taylor Family LLC Number 3.


 Notary Public My commission expires 10/26/15

ACKNOWLEDGMENT

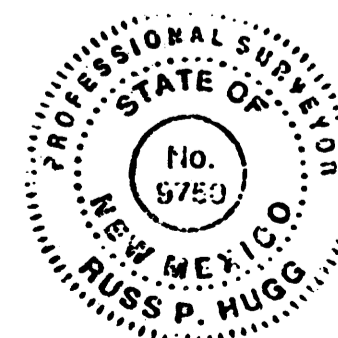
STATE OF Missouri SS
 COUNTY OF Douglas

The foregoing instrument was acknowledged before me this 5
 day of May, 2014, by Mary Wanda Taylor
 as Manager of Taylor Family LLC Number 3.


 Notary Public My commission expires 3-19-18

PATRICIA D. HALL
 Notary Public - Notary Seal
 STATE OF MISSOURI
 Douglas County
 My Commission Expires Feb. 19, 2018
 Commission #14393553

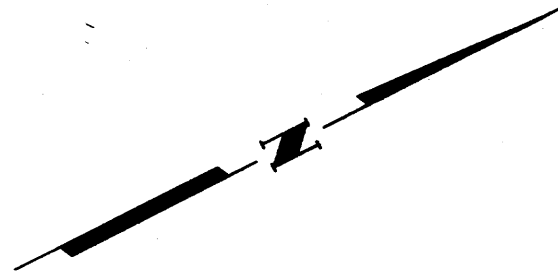
DOC# 2014043842
 06/02/2014 02:53 PM Page: 2 of 3
 VPLAT R 125 00 B 2014C D 0050 M Toulous Oliveira, Bernalillo Cour



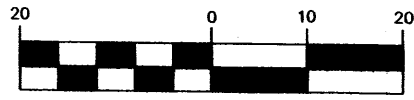
DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

- A. Plat entitled "SUMMARY REPLAT SHOWING TRACTS A-1-A-1, A-1-A-2 & A-1-A-3, OF THE PLAT OF LANDS OF JOEL P. TAYLOR, SITUATE WITHIN SECTION 25, T11N, R2E, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, MARCH 1983", filed March 31, 1983, in Volume C21, Page 19, records of Bernalillo County, New Mexico.
- B. Plat entitled "SUMMARY REPLAT SHOWING PARCELS "1", "2", "3" AND "4", OF THE PLAT OF LANDS OF JOEL P. TAYLOR, SITUATE WITHIN SECTION 25, T11N, R2E, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, AUGUST 1983", filed September 16, 1983, in Volume C22, Page 37, records of Bernalillo County, New Mexico.
- C. Plat entitled "SUMMARY REPLAT SHOWING PARCELS "1-A", "2-A", "3-A", "4-A" AND "5-A", OF THE PLAT OF LANDS OF JOEL P. TAYLOR, SITUATE WITHIN SECTION 25, T11N, R2E, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, APRIL 1984", filed May 24, 1984, in Volume C24, Page 18, records of Bernalillo County, New Mexico.
- D. Plat entitled "REPLAT SHOWING PARCELS "1-A-1", "1-A-2", AND "1-A-3", OF THE PLAT OF LANDS OF JOEL P. TAYLOR, SITUATE WITHIN SECTION 25, T11N, R2E, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, APRIL 1985", filed May 22, 1985, in Volume C27, Page 59, records of Bernalillo County, New Mexico.
- E. Plat entitled "REDIVISION OF PARCELS "4-A" AND "5-A", (NOW COMPRISING PARCELS "4-A1", "5-A1" & "5-A2") LANDS OF JOEL P. TAYLOR, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, APRIL 1987", filed December 30, 1987, in Volume C35, Page 107, records of Bernalillo County, New Mexico.
- F. Plat entitled "PLAT OF PARCELS 1-A-1-A AND 1-A-2-A, LANDS OF JOEL P. TAYLOR, ALBUQUERQUE, NEW MEXICO, JUNE 1990", filed November 21, 1990, in Volume 90C, Page 287, records of Bernalillo County, New Mexico.
- G. Plat entitled "PLAT OF PARCELS 4-A-1-A AND 4-A-1-B, LANDS OF JOEL P. TAYLOR, ALBUQUERQUE, NEW MEXICO, APRIL 1990", filed November 28, 1990, in Volume 90C, Page 289, records of Bernalillo County, New Mexico.
- H. Plat entitled "PLAT OF PARCEL 5-A2-A, LANDS OF JOEL P. TAYLOR, WITHIN SECTION 25, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, MARCH 2001", filed June 29, 2001, in Volume 2001C, Page 183, records of Bernalillo County, New Mexico.
- I. Plat entitled "PARCELS 5-A1-A AND 5-A1-B, LANDS OF JOEL P. TAYLOR, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, MARCH 2003", filed May 13, 2003, in Volume 2003C, Page 132, records of Bernalillo County, New Mexico.
- J. Unfiled survey entitled "A.L.T.A./A.C.S.M. LAND TITLE SURVEY OF TRACT PARCEL 5-A1, LANDS OF JOEL P. TAYLOR, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, MARCH, 2003, prepared by Russ P. Hugg, NMPS No. 9750, for SURV-TEK, INC., Albuquerque, New Mexico.
- K. Unfiled survey entitled "A.L.T.A./A.C.S.M. LAND TITLE SURVEY OF TRACT PARCEL 5-A1-A, LANDS OF JOEL P. TAYLOR, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, OCTOBER, 2004, REVISED NOVEMBER 16, 2004, prepared by Russ P. Hugg, NMPS No. 9750, for SURV-TEK, INC., Albuquerque, New Mexico.
- L. Title Report prepared for this property by Commonwealth Land Title Insurance Company and underwritten by LandAmerica Albuquerque Title, Commitment for Title Insurance No. 6212000319, dated January 3, 2006.

SHEET 2 OF 3



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	128.81' (128.81')	82.00' (82.00')	82.00' (82.00')	115.97'	S72°17'47"W	90°00'09" (90°00'09")

PLAT OF
PARCEL 1-A-1-A-1
LANDS OF JOEL P. TAYLOR
 (BEING A REPLAT OF PARCELS 1-A-1-A AND 1-A-2-A, LANDS OF JOEL P. TAYLOR)

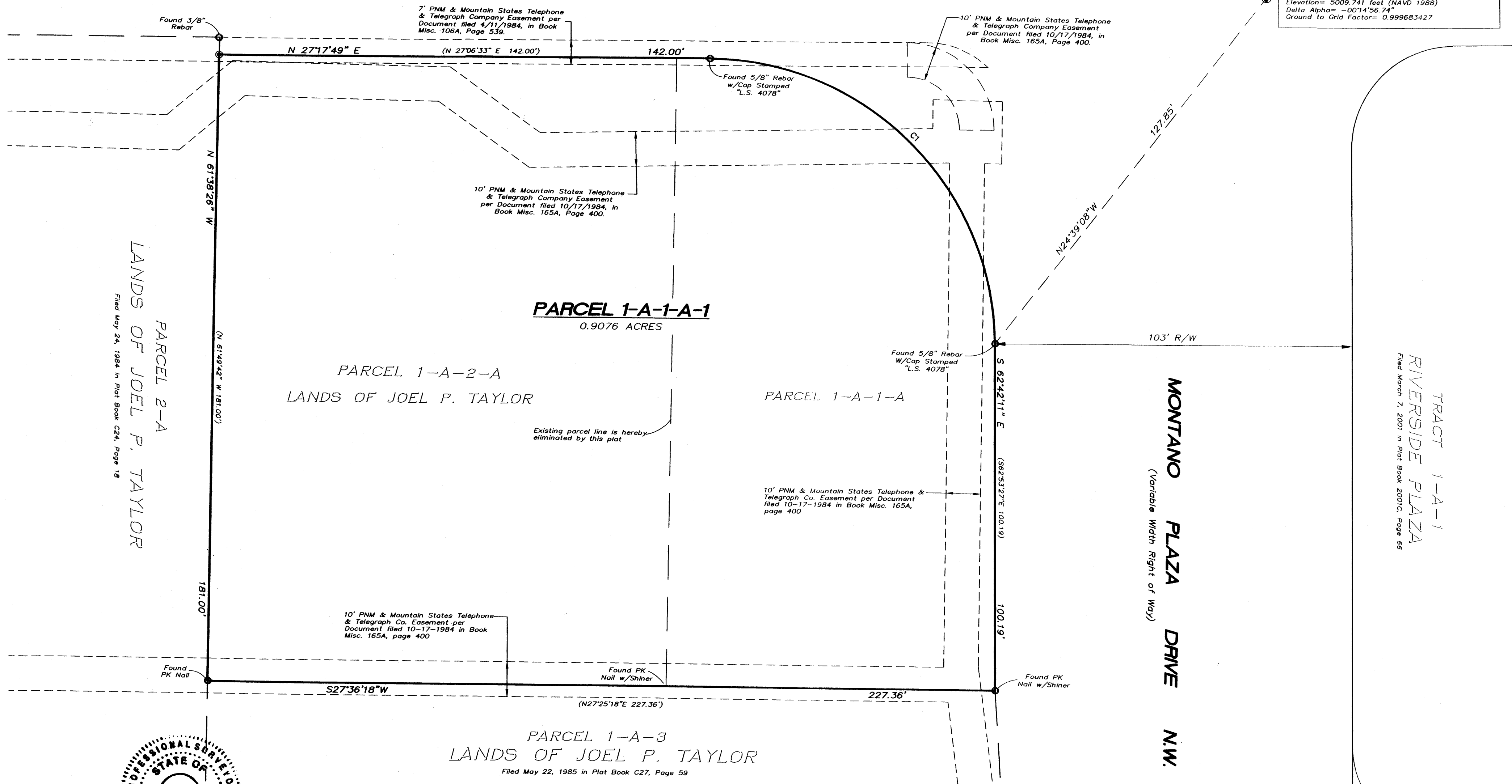
WITHIN
SECTION 25, TOWNSHIP 11 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

APRIL, 2014

COORS BOULEVARD N.W.
(NEW MEXICO STATE ROAD NO. 448)

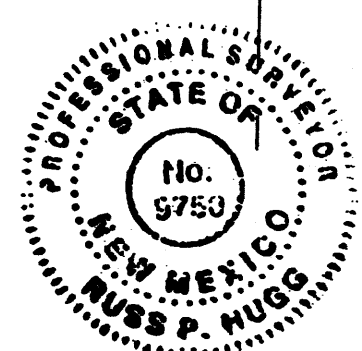
(Variable Width Right of Way - Access Controlled)

Albuquerque Control Survey Monument "10-E12"
 New Mexico State Plane Coordinates (Central Zone -
 NAD 83), as published
 North= 1,511,660.634 feet
 East= 1,511,103.769 feet
 Elevation= 5009.741 feet (NAVD 1988)
 Delta Alpha= -00°14'56.74"
 Ground to Grid Factor= 0.999683427



PARCEL 2-A
 LANDS OF JOEL P. TAYLOR
 Filed May 24, 1984 in Plat Book C24, Page 18

TRACT 1-A-1
 RIVERSIDE PLAZA
 Filed March 7, 2001 in Plat Book 2001C, Page 66



PARCEL 1-A-3
 LANDS OF JOEL P. TAYLOR
 Filed May 22, 1985 in Plat Book C27, Page 59

DOCH 2014043842
 06/02/2014 02:53 PM Page 3 of 3
 PLOT R:525 00 8 2014C P: 0050 M. Toulous Olivere, Bernalillo Cour