

RECORDING STAMP

Plat of  
Tracts 1 and 2  
**C.A.P. Properties**  
Albuquerque, Bernalillo County, New Mexico  
November 2002

**Legal Description**

TRACT LETTERED "A" OF THE PLAT OF TRACT "A" LAND OF USLY DUCKLING CORPORATION ALBUQUERQUE, BERNALILLO COUNTY NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON PLAT THEREOF, FILED IN THE OFFICE OF OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 21, 1997 IN VOLUME 97C, FOLIO 24;  
TOGETHER WITH THOSE CERTAIN PERPETUAL NON-EXCLUSIVE EASEMENTS ESTABLISHED BY THAT CERTAIN RECIPROCAL ACCESS EASEMENT AGREEMENT RECORDED OCTOBER 2, 1997, BOOK 97-27, PAGES 6565, DOCUMENT NO. 97103959, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, CONTAINING 2.4835 ACRES MORE OR LESS, NOW COMPRISING TRACTS 1 AND 2, C.A.P. PROPERTIES.

**Approvals Application No.**

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	DATE
CITY ENGINEER	DATE
A.M.A.F.C.A.	DATE
TRAFFIC ENGINEER <i>[Signature]</i>	DATE 12/4/02
CITY SURVEYOR	DATE
PROPERTY MANAGEMENT	DATE
WATER RESOURCES DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
<i>[Signature]</i> PNM ELECTRIC SERVICES	DATE 12-09-02
<i>[Signature]</i> GAS SERVICES	DATE 12-09-02
<i>[Signature]</i> QWEST CORPORATION	DATE 12-09-02
<i>[Signature]</i> COMCAST CABLE	DATE 12/09/02

**Subdivision Data:**

GROSS SUBDIVISION ACREAGE: 2.4835 ACRES±  
ZONE ATLAS INDEX NO: F-14-Z  
NO. OF TRACTS CREATED: 2  
NO. OF LOTS CREATED: 0  
MILES OF FULL-WIDTH STREETS CREATED: 0  
DATE OF SURVEY: MAY 21, 2002

**Notes:**

- MISC. DATA: ZONING C-2
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN SECTION 32, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING ONE TRACT INTO TWO NEW TRACTS, SHOW PREVIOUSLY GRANTED EASEMENTS AND GRANT EASEMENTS.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 2002262449

**Easements**

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

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

- PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- PNM GAS SERVICES 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 ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE 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 ERRECTED 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 CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

**Free Consent**

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 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 OWNER AND/OR PROPRIETOR DOES HEREBY GRANT EASEMENTS FOR BURIED UTILITIES AS SHOWN HEREON WITH SAME STIPULATIONS AS LISTED ABOVE FOR EXISTING UTILITIES. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED.

*[Signature]* 12/2/02  
DATE  
CAP II, 4TH/GRIEGOS, LLC.  
BY PETERSON PROPERTIES REAL ESTATE SERVICES, INC.  
ITS MANAGING MEMBER  
BY JAMES A. PETERSON, PRESIDENT

**Surveyor's Certificate**

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL 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 STANDARDS FOR LAND SURVEYS OF 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.

*[Signature]* 11/23/02  
DATE  
LARRY W. MEDRANO  
N.M.P.S. No. 11993

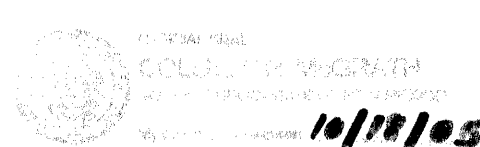


**Acknowledgment**

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2ND DAY OF December, 2002 BY JAMES A. PETERSON, PRESIDENT, PETERSON PROPERTIES REAL ESTATE SERVICES INC., MANAGING MEMBER OF CAP II 4TH/GRIEGOS, LLC.

*[Signature]* MY COMMISSION EXPIRES: 10-18-05  
NOTARY PUBLIC



**PRECISION SURVEYS, INC.**  
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700  
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

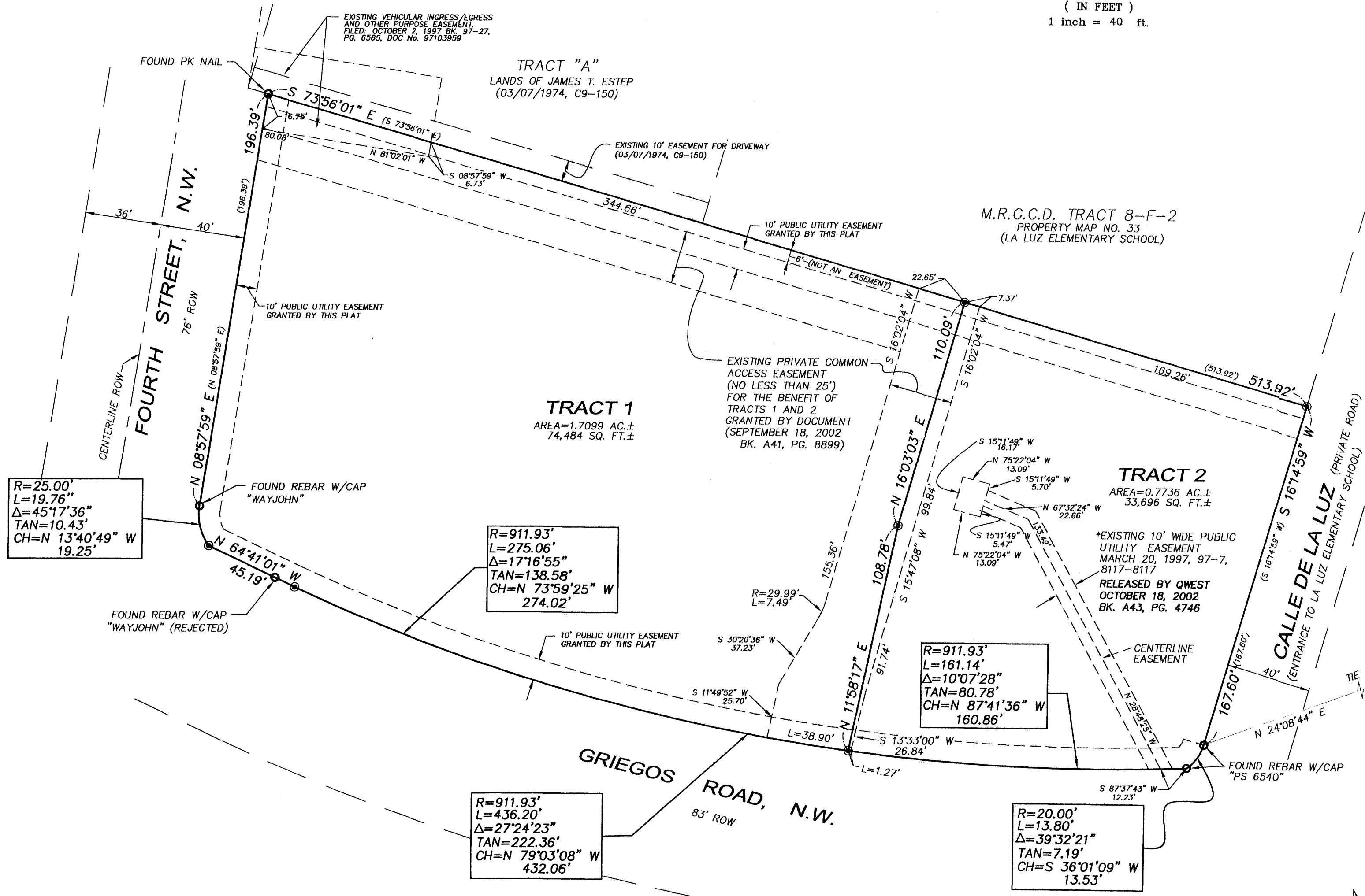
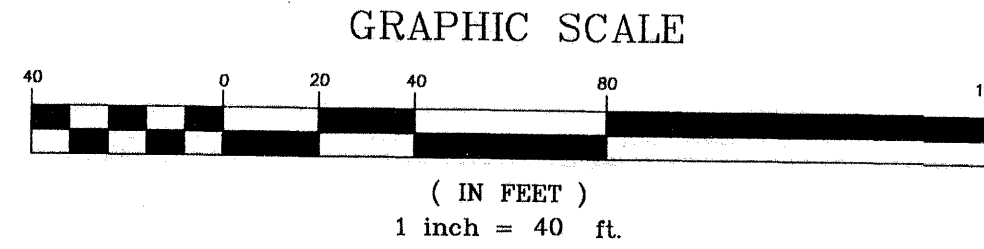
Project No.

Sheet 1 of 2

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
⊙	DENOTES REBAR W/CAP "PS 11993" SET UNLESS OTHERWISE NOTED

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\* EASEMENT DESCRIPTION IS AMBIGUOUS. LOCATION OF EASEMENT SHOWN IS BASED ON FIELD SURVEY OF LINE AS LOCATED IN FIELD BY NM ONE-CALL.

N.G.S. MONUMENT "M47-8" STANDARD NMSHC/ACS BRASS TABLET (FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1927)  
X=384,597.97  
Y=1,505,845.86  
EL=4974.639 FT. (NGVD29)  
GROUND TO GRID FACTOR=-0.99967727  
DELTA ALPHA ANGLE=-07°32'0"

N.G.S. MONUMENT "M47-10" STANDARD NMSHC/ACS BRASS TABLET (FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1927)  
X=383,387.65  
Y=1,500,747.69  
EL=4967.496 FT. (NGVD29)  
GROUND TO GRID FACTOR=-0.99967781  
DELTA ALPHA ANGLE=-07°32'8"

**PRECISION SURVEYS, INC.**

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ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

