

RECORDING STAMP

Plat of
Tracts 1 and 2, Block 88
Snow Heights Addition
 Section 09, Township 10 North, Range 04 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 July 2017

Legal Description

A PARCEL OF LAND LYING AND SITUATE WITHIN SECTION 9, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M., ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AND IDENTIFIED AS A PORTION OF BLOCK EIGHTY-EIGHT (88), IN SNOW HEIGHTS, AS SAID BLOCK 88 IS SHOWN AND DESIGNATED ON PLAT OF "BLOCKS 43 TO 88, INCLUSIVE, OF SNOW HEIGHTS, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 4, 1953, IN PLAT BOOK D1, PAGE 105, TOGETHER WITH THE VACATED PORTION OF MENAUL BLVD. NE, AND JUAN TABO BLVD. NE (VACATION ORDINANCE NO. 1292), AND BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE COORDINATE SYSTEM GRID BEARINGS (NAD 1983-CENTRAL ZONE) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED, BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF MENAUL BLVD NE, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 5110" FROM WHENCE A TIE TO AGRS CONTROL MONUMENT "11-H21", BEARS S 86°47'58" W, A DISTANCE OF 223.35 FEET;

THENCE ALONG THE SOUTHEASTERLY LINE OF A 100 FOOT WIDE PUBLIC EASEMENT FROM SAID POINT OF BEGINNING ALONG N 48°19'30" E, 84.54 FEET TO AN ANGLE POINT;

THENCE N 50°19'06" E, A DISTANCE OF 979.14 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 5110";

THENCE S 00°18'27" E, A DISTANCE OF 16.53 FEET TO AN ANGLE POINT MARKED BY A MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 89°18'18" E, A DISTANCE OF 192.09 FEET TO AN ANGLE POINT MARKED BY A MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 00°41'12" E, A DISTANCE OF 500.39 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 4078"

THENCE N 89°33'23" W, A DISTANCE OF 175.00 FEET TO AN ANGLE POINT MARKED BY A MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 00°42'36" E, A DISTANCE OF 175.00 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 4 REBAR;

THENCE N 89°31'46" W, A DISTANCE OF 65.00 FEET TO AN ANGLE POINT MARKED BY A MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 00°28'14" E, A DISTANCE OF 72.00 FEET TO AN ANGLE POINT MARKED BY A MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 89°31'46" W, A DISTANCE OF 121.70 FEET TO AN ANGLE POINT MARKED BY A MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 00°28'14" W, A DISTANCE OF 72.00 FEET TO AN ANGLE POINT MARKED BY A MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 89°31'46" W, A DISTANCE OF 655.50 FEET TO THE POINT OF BEGINNING;

HAVING AN AREA OF 8.6106 ACRES MORE OR LESS, NOW COMPRISING TRACTS 1 AND 2, BLOCK 88, SNOW HEIGHTS ADDITION.

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.

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. 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 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 DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS

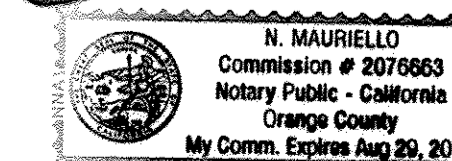
Michael B. Earl
 BY: MICHAEL B. EARL, MANAGER DATE 8/3/17
 FPA FOOTHILLS, LLC
 A DELAWARE LIMITED LIABILITY COMPANY

Acknowledgment

STATE OF CALIFORNIA) SS
 COUNTY OF ORANGE)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3 DAY OF AUG, 2017 BY MICHAEL B. EARL, MANAGER, FPA FOOTHILLS, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

Notary Signature
 NOTARY PUBLIC MY COMMISSION EXPIRES: _____



INDEXING INFORMATION FOR COUNTY CLERK
 OWNER FPA FOOTHILLS, LLC
 SECTION 09, TOWNSHIP 10 N, RANGE 04 E,
 SUBDIVISION SNOW HEIGHTS ADDITION
 UPC 102105949430710307

Project No. 1002445
 Application No. 17DRB-70173
Utility Approvals
Lernardo Vigil 8-22-17 DATE
 PNM *Quishelp* 8-21-17 DATE
 NEW MEXICO GAS COMPANY DATE
West Corp 10/25/2017 DATE
 QWEST CORPORATION 9/B/A CENTURYLINK QC 8/21/17 DATE
 COMCAST DATE
City Approvals
Steven M. Reinhold P.S. 8/10/17 DATE
 CITY SURVEYOR
 TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT DATE
 A.B.C.W.U.A. DATE
 PARKS AND RECREATION DEPARTMENT DATE
 AMAFCA DATE
 CITY ENGINEER DATE
 DRB CHAIRPERSON, PLANNING DEPARTMENT

TREASURER CERTIFICATE

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.

Larry W. Medrano 7/25/17 DATE
 LARRY W. MEDRANO
 N.M.P.S. No. 11993

PRECISION SURVEYS, INC.
 OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113
 505.856.5700 PHONE 505.856.7900 FAX

Subdivision Data:

ZONING:
 GROSS SUBDIVISION ACREAGE: 8.6106 ACRES±
 ZONE ATLAS INDEX NO.: H-21-Z
 NO. OF TRACTS CREATED: 2
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: MAY 2017

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING ONE TRACT INTO TWO NEW TRACTS AND TO GRANT EASEMENTS.

Notes:

- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN THE SECTION 09, TOWNSHIP 10 NORTH, RANGE 04 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Public Utility Easements

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON 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 CORPORATION 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.

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 WITHIN THE EASEMENT 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 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 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, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

COORDINATE AND DIMENSION INFORMATION			
STATE PLANE ZONE:	GRID /GROUND COORDINATES:	TYPE:	
NM-C	GROUND	STANDARD	
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM		BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0	
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003590236		DISTANCE ANNOTATION: GROUND	ELEVATION TRANSLATION: ±0.00'
GROUND TO GRID: 0.9996411052		BEARING ANNOTATION: GRID	ELEVATIONS VALID: NO

03/07/17 09:06:09 P. Footings Shopping Center, 11001 and 10115 Menaul Blvd NE, Block 88, Snow Heights Addition CAD File: 17508.dwg, 7/25/2017 3:04:02 PM

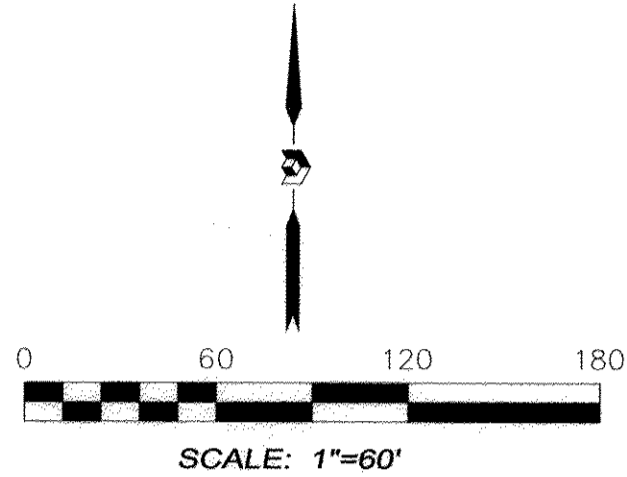
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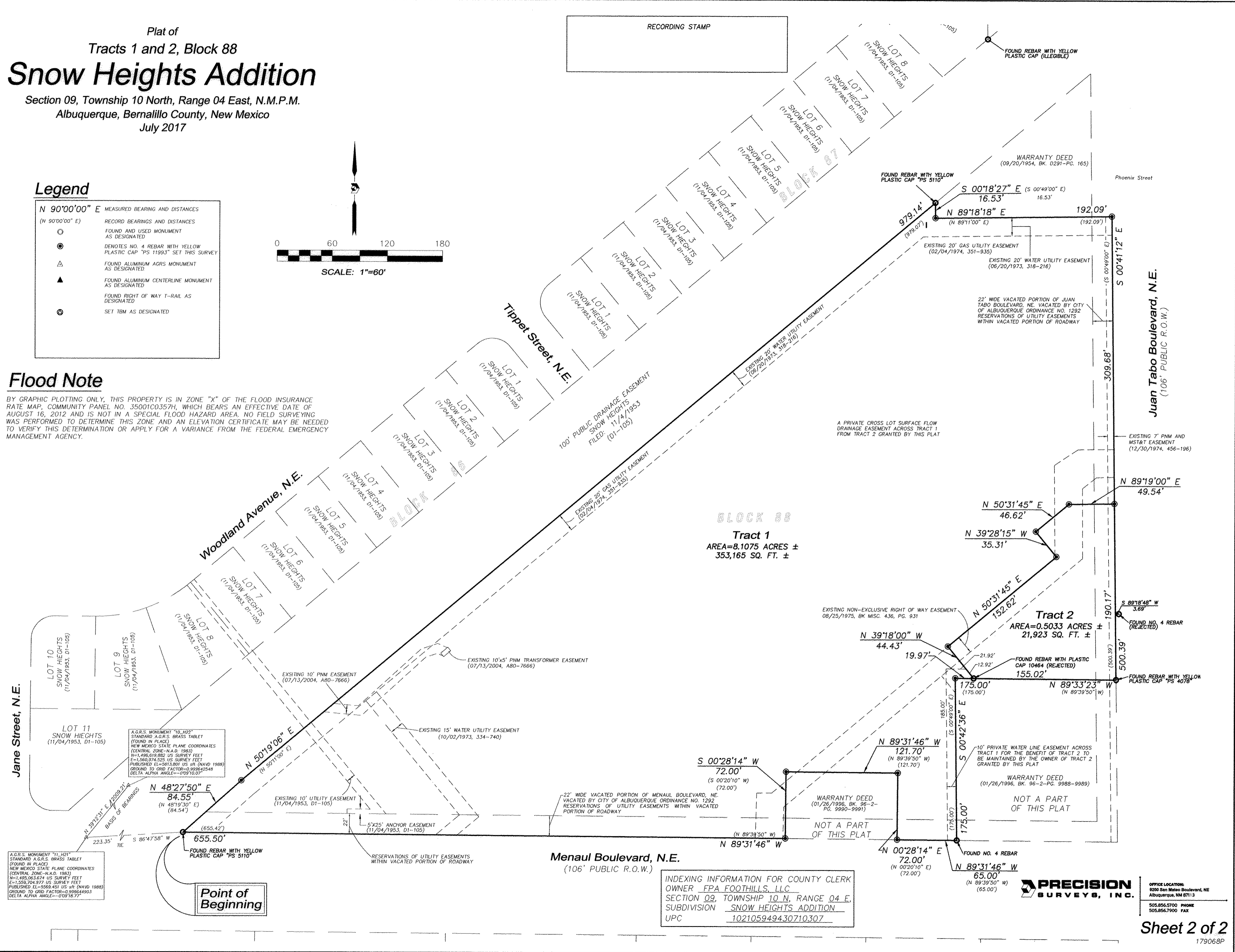
Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES
 (N 90°00'00" E)
- RECORD BEARINGS AND DISTANCES
 - FOUND AND USED MONUMENT AS DESIGNATED
 - DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
 - △ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED
 - ▲ FOUND ALUMINUM CENTERLINE MONUMENT AS DESIGNATED
 - FOUND RIGHT OF WAY T-RAIL AS DESIGNATED
 - SET TBM AS DESIGNATED



Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0357H, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



Jane Street, N.E.

A.G.R.S. MONUMENT "11_1021"
 STANDARD A.G.R.S. BRASS TABLE
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE - N.A.D. 1983)
 N=1,495,063.674 US SURVEY FEET
 E=1,559,704.977 US SURVEY FEET
 PUBLISHED EL=5569.451 US AIR (NAVD 1988)
 GROUND TO GRID FACTOR=0.999644903
 DELTA ALPHA ANGLE=-0°09'18.77"

Point of Beginning

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