

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN SECTION 27, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACTS NUMBERED C AND G FOUR HILLS VILLAGE SHOPPING CENTER AND APARTMENTS, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 26, 1985, IN VOLUME C27, FOLIO 22, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS, (CENTRAL ZONE, NORTH AMERICAN DATUM OF 1927), AND GROUND DISTANCES (U.S. SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF DESCRIBED TRACT, SAID CORNER LYING ON THE SOUTH RIGHT OF WAY LINE OF CENTRAL AVENUE, S.E. AND BEING MARKED BY A FOUND ONE-HALF (1/2) INCH REBAR WITH CAP STAMPED "PS 5823", FROM WHENCE A TIE TO ALBUQUERQUE CONTROL SURVEY MONUMENT 2-L22 BEARS S 88° 12' 03" E A DISTANCE OF 517.15 FEET, SAID MONUMENT HAVING NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE, NORTH AMERICAN DATUM OF 1927) OF X= 425,989.70, Y=1,480,144.72, (U.S. SURVEY FOOT) AND A GROUND TO GRID SCALE FACTOR OF 0.99963556;

THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID SOUTH RIGHT OF WAY, S 00°44'02" W, A DISTANCE OF 827.62 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT BEING MARKED BY A FOUND CONCRETE NAIL;

THENCE N 89°14'50" W, A DISTANCE OF 230.50 FEET TO A POINT OF CURVATURE, BEING MARKED BY A FOUND ONE-HALF (1/2) INCH REBAR WITH CAP STAMPED "PS 7240";

THENCE ALONG A CURVE TO THE RIGHT HAVING A LENGTH OF 62.37 FEET, A RADIUS OF 540.00 FEET AND A CHORD WHICH BEARS N 85°55'29" W, A DISTANCE OF 62.33 FEET TO A POINT MARKED BY A FOUND REBAR WITH CAP STAMPED "PS 5328";

THENCE N 82°44'25" W, A DISTANCE OF 6.98 FEET TO A POINT, BEING MARKED BY A FOUND ONE-HALF (1/2) INCH REBAR;

THENCE N 00°42'10" E, A DISTANCE OF 160.00 FEET TO A POINT, BEING MARKED BY A FOUND ONE-HALF (1/2) INCH REBAR WITH CAP STAMPED "PS 5328";

THENCE N 82°12'00" W, A DISTANCE OF 361.54 FEET TO A POINT, BEING MARKED BY A SET ONE-HALF (1/2) INCH REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993";

THENCE N 00°05'44" E, A DISTANCE OF 89.56 FEET TO A POINT, BEING MARKED BY A SET ONE-HALF (1/2) INCH REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993";

THENCE S 89°49'48" E, A DISTANCE OF 164.00 FEET TO A POINT, BEING MARKED BY A SET ONE-HALF (1/2) INCH REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993";

THENCE N 00°10'12" E, A DISTANCE OF 66.00 FEET TO A POINT, BEING MARKED BY A SET ONE-HALF (1/2) INCH REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993";

THENCE S 89°49'48" E, A DISTANCE OF 94.50 FEET TO A POINT, BEING MARKED BY A SET ONE-HALF (1/2) INCH REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993";

THENCE N 00°10'12" E, A DISTANCE OF 12.00 FEET TO A POINT, BEING MARKED BY A SET ONE-HALF (1/2) INCH REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993";

THENCE S 89°49'48" E, A DISTANCE OF 315.99 FEET TO A POINT BEING MARKED BY A SET ONE-HALF (1/2) INCH REBAR WITH YELLOW PLASTIC CAP STAMPED "PS 11993";

THENCE N 00°10'12" E, A DISTANCE OF 270.50 FEET TO A POINT BEING MARKED BY A FOUND PK NAIL WITH WASHER STAMPED "PS 7240";

THENCE N 89°46'33" W, A DISTANCE OF 254.48 FEET TO A POINT BEING MARKED BY A FOUND PK NAIL WITH WASHER STAMPED "PS 7240";

THENCE N 00°16'23" E, A DISTANCE OF 104.99 FEET TO A POINT BEING MARKED BY A FOUND ONE-HALF (1/2) INCH REBAR WITH CAP STAMPED "PS 7240";

THENCE N 31°20'23" E, A DISTANCE OF 28.77 FEET TO A POINT BEING MARKED BY A FOUND ONE-HALF (1/2) INCH REBAR WITH CAP ILLEGIBLE;

THENCE N 00°07'29" E, A DISTANCE OF 88.02 FEET TO A POINT LYING ON SAID SOUTH RIGHT OF WAY;

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, S 82°16'28" E, A DISTANCE OF 191.62 FEET TO A POINT BEING MARKED BY A FOUND FIVE-EIGHTHS (5/8") REBAR;

THENCE, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY S 82°16'56" E, A DISTANCE OF 140.95 FEET TO THE POINT OF BEGINNING CONTAINING 5.9444 ACRES (258,940 SQ. FT.) 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 TO THE LAND SUBDIVIDED.

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

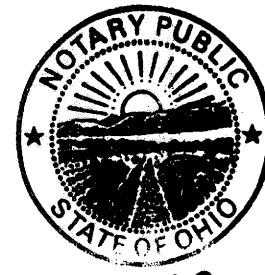
SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE ADDITIONAL RIGHT OF WAY FOR CENTRAL AVENUE, S.E. AS SHOWN ON THIS PLAT TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

Mark Addy 5/19/05
 MARK ADDY
 VICE PRESIDENT OPERATIONS
 FOUR HILLS STATION, LLC

Acknowledgment

STATE OF OHIO)
 COUNTY OF HAMILTON)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF May, 2005 BY
 MARK ADDY, VICE PRESIDENT OPERATIONS, FOUR HILLS STATION, LLC.

BY *Barbara Hood* MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC



RECORDING STAMP

Plat of
 Tracts C-1 and G-1
Four Hills Village
Shopping Center and Apartments
 Albuquerque, Bernalillo County, New Mexico
 May 2005

Project No. _____
 Application No. _____
 Utility Approvals *OK 7/20/05*

PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST	DATE
City Approvals	
<i>Mark Addy</i>	6-22-05
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE
UTILITY DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

TREASURER'S CERTIFICATE

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.

Larry W. Medrano 5/19/05
 LARRY W. MEDRANO
 N.M.P.S. No. 11993



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

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 5.9444 ACRES±
 ZONE ATLAS INDEX NO: L-22-Z
 NO. OF TRACTS CREATED: 2
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: JUNE 10, 2003

Notes:

- MISC. DATA: ZONING SU-1 PDA RES & COMM (SINGING ARROW SECTOR DEVELOPMENT PLAN)
- 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 27, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO TRACTS INTO TWO NEW TRACTS, GRANT EASEMENTS AND DEDICATE ADDITIONAL RIGHT OF WAY.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 2004152355.

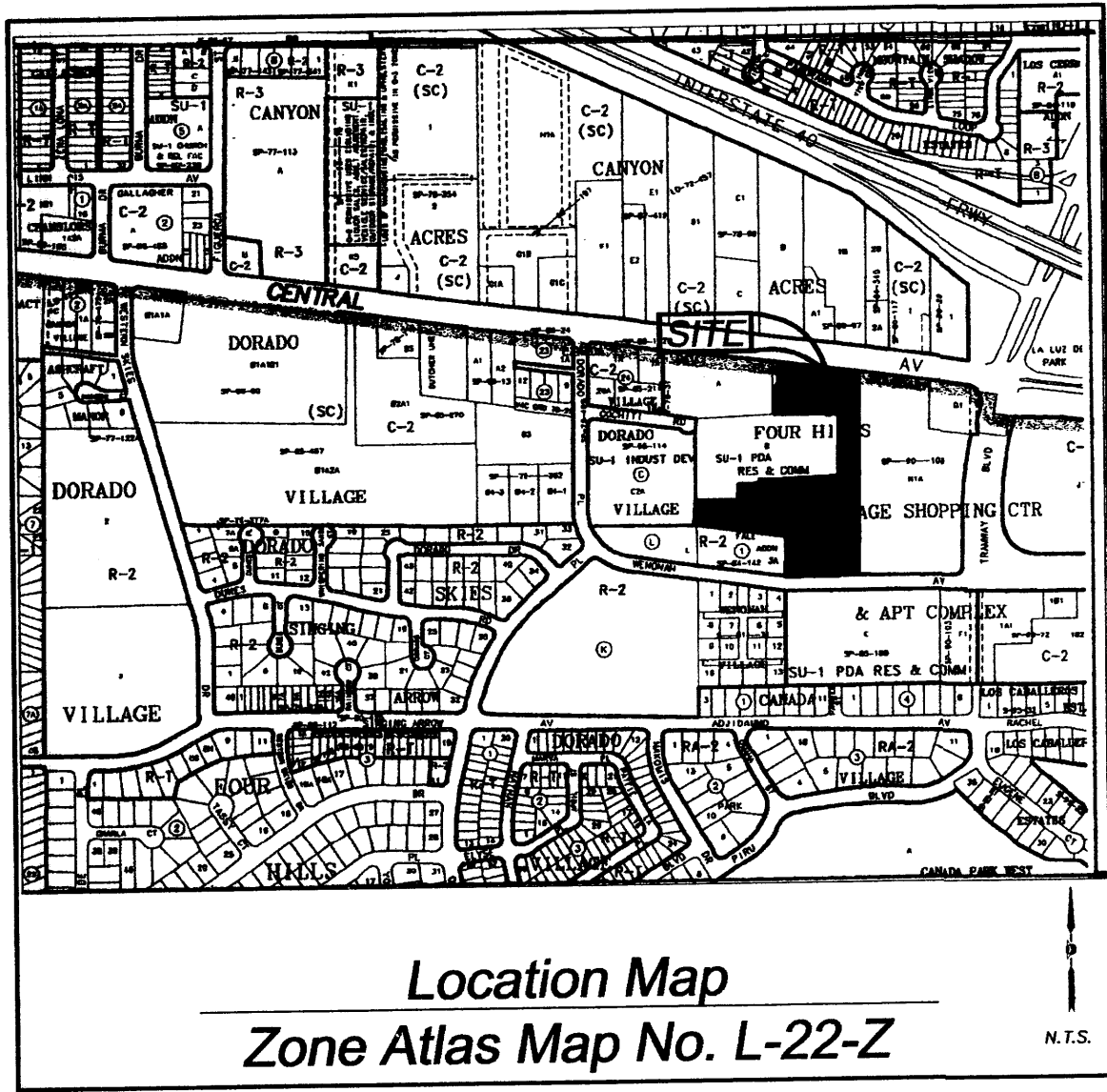
6. Cross lot drainage easement granted with plat by property owners

- 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 OVERHEAD AND 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 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.
 - 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/SWITCHEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHEAR 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.



Location Map
Zone Atlas Map No. L-22-Z

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- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 2004152355.
- A cross lot drainage easement is granted and maintained to lot owners by this Plat.*

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:
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Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN SECTION 27, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACTS NUMBERED C AND G FOUR HILLS VILLAGE SHOPPING CENTER AND APARTMENTS, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 26, 1985, IN VOLUME C27, FOLIO 22, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS, (CENTRAL ZONE, NORTH AMERICAN DATUM OF 1927), AND GROUND DISTANCES (U.S. SURVEY FOOT) AS FOLLOWS:

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THENCE, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY S 82°16'56" E, A DISTANCE OF 140.95 FEET TO THE POINT OF BEGINNING CONTAINING 5.9444 ACRES (258,940 SQ. FT.) MORE OR LESS.

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Mark Addy 5/19/05
 DATE

MARK ADDY
 VICE PRESIDENT OPERATIONS
 FOUR HILLS STATION, LLC

Acknowledgment
 STATE OF OHIO)
 COUNTY OF HAMILTON)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF May, 2005 BY

MARK ADDY, VICE PRESIDENT OPERATIONS, FOUR HILLS STATION, LLC.
 BY *Barbara Hood* MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC

2006039720
 8427281
 Page: 1 of 2
 63/21/2006 03:55P
 BX-2898C Pg-98
 Mary Herrera Bern. Co. PLRT R 12.98

Plat of
 Tracts C-1 and G-1
Four Hills Village
Shopping Center and Apartments
 Albuquerque, Bernalillo County, New Mexico
 May 2005

Project No. 1002591
 Application No. 05 ORB-01128

Utility Approvals

Lead D. Malt	11-10-05
PNM ELECTRIC SERVICES	DATE
Lead D. Malt	11-10-05
PNM GAS SERVICES	DATE
Wayne Hernandez	8-12-2005
QWEST TELECOMMUNICATIONS	DATE
Rita S. Sicks	8-2-05
COMCAST	DATE

City Approvals

City Surveyor	6-22-05
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE
Ryan A. Sheen	7-20-05
UTILITY DEVELOPMENT	DATE
Christina Sanjaval	7/20/05
PARKS AND RECREATION DEPARTMENT	DATE
Bradley J. Bingham	7/20/05
AMAFCA	DATE
Bradley J. Bingham	7/20/05
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

TREASURER'S CERTIFICATE

FOUR HILLS STATION, LLC
 3-01-010

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.

Larry W. Medrano
 LARRY W. MEDRANO
 N.M.P.S. No. 11993
 DATE



PRECISION SURVEYS, INC.

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

