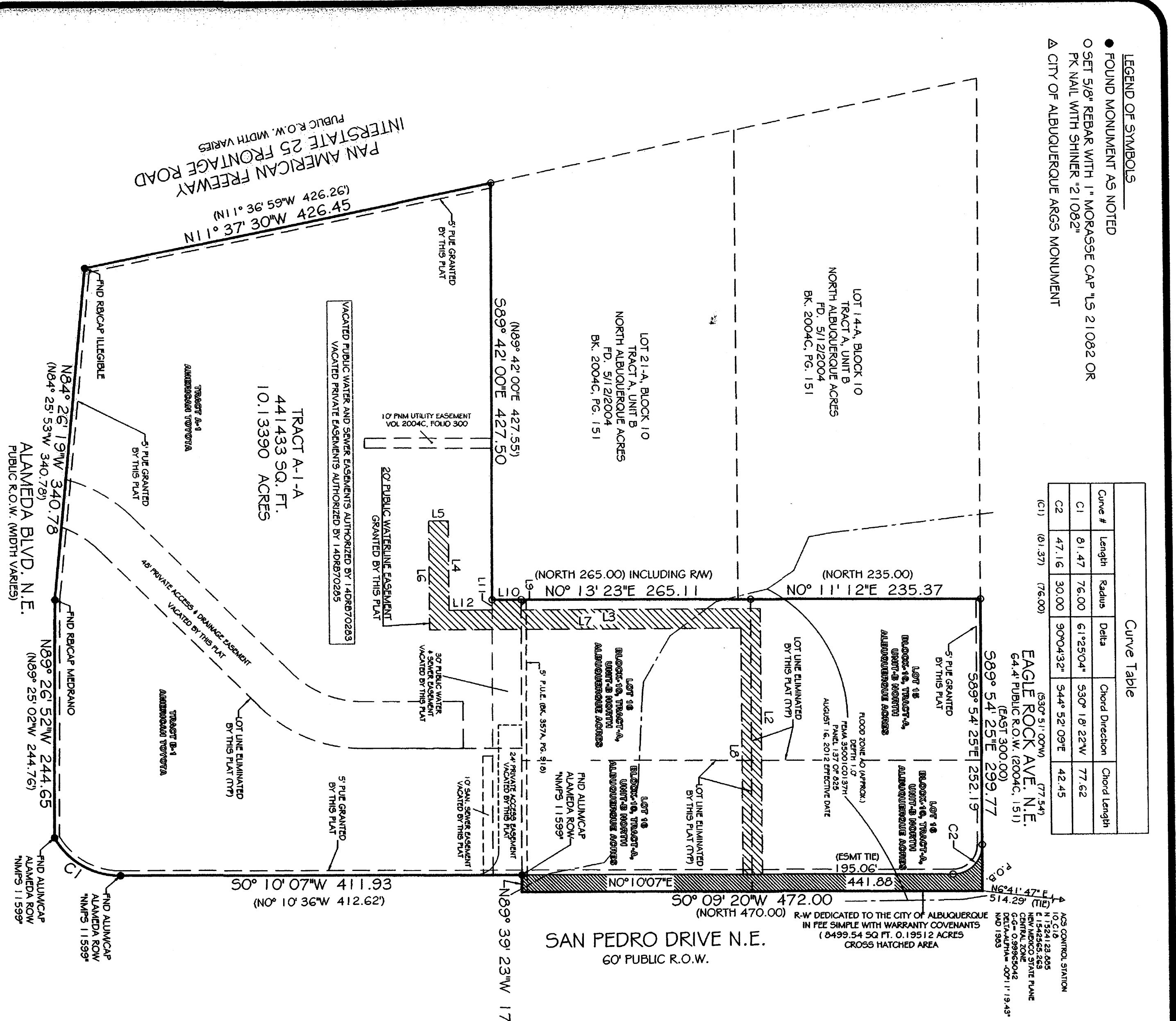


● FOUND MONUMENT AS NOTED
 O SET 5/8" REBAR WITH 1" MORASSE CAP 1/5 21 082 OR
 PK NAIL WITH SHIMMER 21 082
 A CITY OF ALBUQUERQUE ARGV MONUMENT

Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
C1	61.47	76.00	S30° 18' 22"W	77.62
C2	47.16	30.00	S04° 52' 09"E	42.45
(C1)	(61.37)	(76.00)		

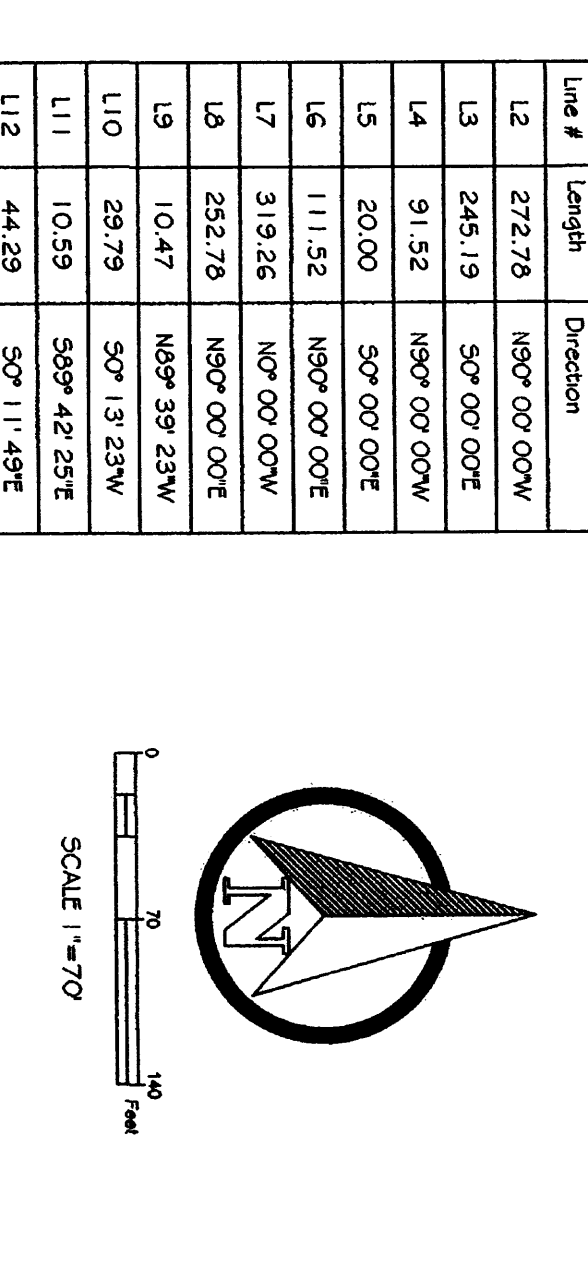


SUBDIVISION PLAT OF
 TRACTS A-1-A
 AMERICAN TOYOTA
 BEING A RE-PLAT OF
 TRACTS A-1 AND B-1, AMERICAN TOYOTA &
 LOTS 15 THRU 18, BLOCK 10, TRACT A, UNIT B
 NORTH ALBUQUERQUE ACRES
 PROJECTED SECTION 13, T 11 N, R 3 E, N.M.P.M.
 ELENA GALEGOS LAND GRANT
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2014

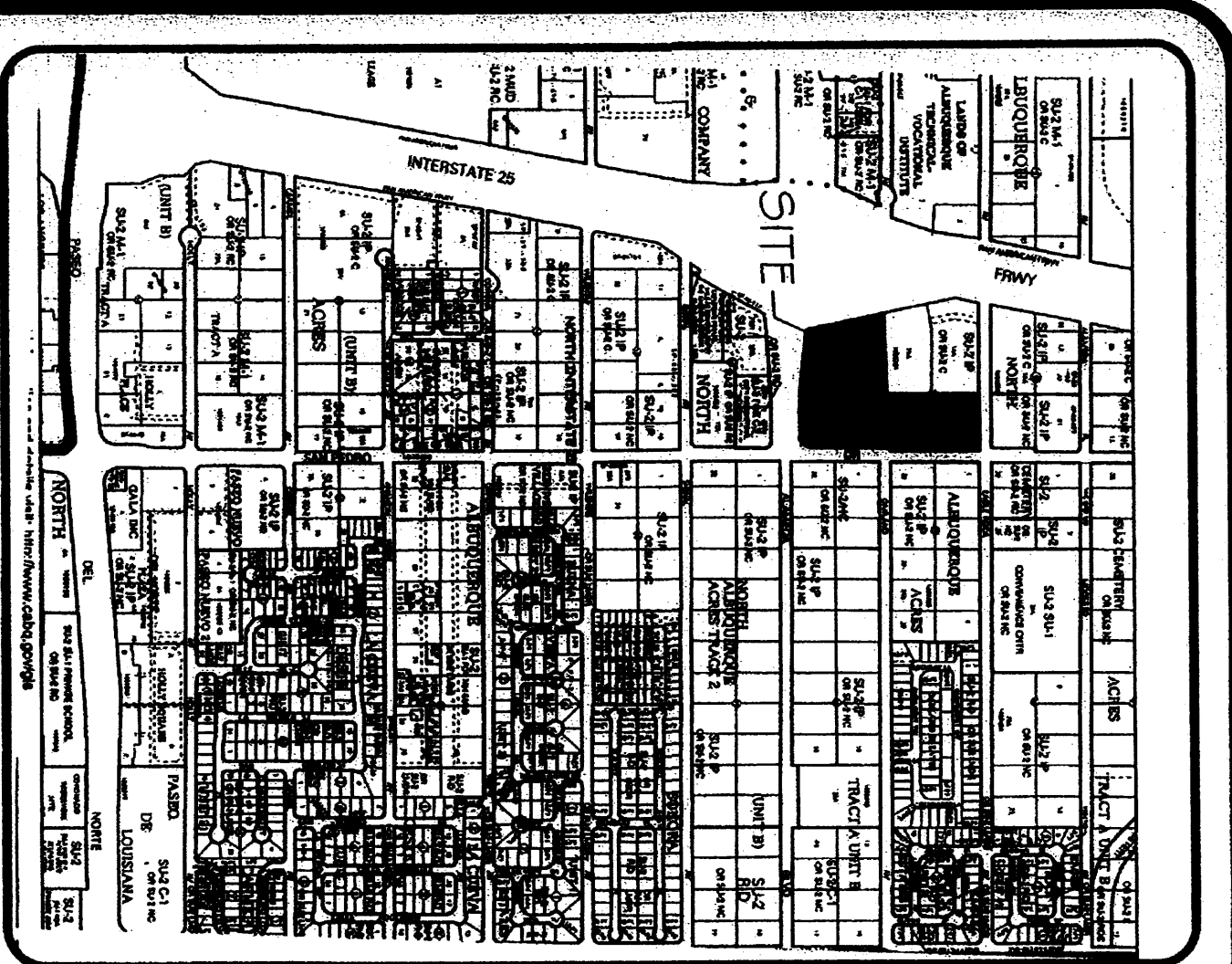
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
 PUBLIC SERVICE COMPANY OF NEW MEXICO (PNU), A NEW MEXICO CORPORATION, (PNU ELECTRIC) FOR
 THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND LINES,
 TRANSFORMERS, AND OTHER EQUIPMENT RELATED FACILITIES NECESSARY TO PROVIDE
 ELECTRICAL SERVICES.
 NEW MEXICO GAS COMPANY (NMGC), A NEW MEXICO CORPORATION, (NMGC GAS) FOR THE
 INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES,
 VALVES AND OTHER EQUIPMENT AND FACILITIES NECESSARY TO PROVIDE NATURAL GAS
 SERVICES.
 THE INSTALLATION, MAINTENANCE, AND SERVICE OF SPLIT LINES, CABLE AND OTHER RELATED
 EQUIPMENT AND FACILITIES NECESSARY TO PROVIDE COMMUNICATION SERVICES.
 FOLLOWS FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER
 RELATED EQUIPMENT AND FACILITIES NECESSARY TO PROVIDE CABLE SERVICES.
 INCLUDED IS THE RIGHT TO REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE,
 REPLACE, MODIFY, REPAIR, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE,
 TOGETHER WITH FREE ACCESS TO AND EGRESS FROM SUCH FACILITIES FOR PURPOSES SET FORTH HEREIN
 AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENTS FOR PURPOSES SET FORTH HEREIN
 OR GRANTEE, INCLUDING SUFFICIENT WORKING SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN THE
 RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE
 PURPOSES SET FORTH HEREIN. NO BUILDINGS, SIGN, OR OTHER STRUCTURES OR CONSTRUCTION SHALL BE
 CONSTRUCTED OR MAINTAINED ON THE FACILITIES, INCLUDING THE RIGHT OF WAY OR CONSTRUCTION ON SAID
 EASEMENTS, NOR SHALL ANY WILL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE
 SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY
 CONSTRUCTION OF ROOFS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN
 ON PLAT.
 DISCLAIMER
 IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNU), NEW MEXICO GAS COMPANY (NMGC),
 CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES DESCRIBED
 HEREON. THE SURVEYOR HAS CONDUCTED A TITLE SEARCH OF THE PROPERTIES DESCRIBED HEREON
 AND HAS FOUND NO OTHER EASEMENTS OR INTERESTS WHICH MAY AFFECT THE RIGHTS WHICH MAY
 HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN
 ON THIS PLAT.

EASEMENT LINE TABLE

Line #	Length	Direction
L2	272.78	N89° 00' 00"W
L3	245.19	S07° 00' 00"E
L4	91.82	N89° 00' 00"W
L5	20.00	S07° 00' 00"E
L6	111.52	N89° 00' 00"E
L7	319.26	N07° 00' 00"W
L8	232.78	N89° 00' 00"E
L9	10.47	N89° 39' 23"W
L10	29.79	S07° 13' 23"W
L11	10.59	S89° 42' 29"E
L12	44.43	S07° 11' 49"E



CONSTRUCTION SURVEY TECHNOLOGIES, INC
 1606 CENTRAL AVE. SE, SUITE 101, ALBUQUERQUE, NM 87106
 MAILING: PO BOX 65359, ALBUQUERQUE, NM 87113-0535
 PHONE: (505) 263-1111
 FAX: (505) 263-1112
 WWW.CONSTTECH.COM



LEGAL DESCRIPTION
 TRACTS A-1 AND B-1, AMERICAN TOYOTA, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO,
 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 SEPTEMBER 24, 2004, IN PLAT BOOK
 2004C, FOLIO 300.
 AND
 LOTS NUMBERED FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17) AND EIGHTEEN (18) IN BLOCK
 NUMBERED TEN (10) OF TRACT LETTERED "X", UNIT LETTERED "B" OF NORTH ALBUQUERQUE ACRES,
 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 SEPTEMBER 24, 2004, IN PLAT BOOK
 2004C, FOLIO 300.
 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED, BEING A POINT ON THE
 WESTERLY RIGHT-OF-WAY OF SAN PEDRO DRIVE, BEING A DISTANCE OF 514.29 TO
 472.00 TO AN ANGLE POINT, THENCE S89° 39' 23"W A DISTANCE OF 17.65 TO AN ANGLE POINT,
 THENCE S07° 10' 07"W A DISTANCE OF 411.93 TO A POINT OF CURVATURE, THENCE, 81.47' ALONG THE
 ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 76.00' AND A CHORD BEARING OF S30° 18' 22"W,
 77.62' TO A POINT OF TANGENT BEING ON THE NORTH RIGHT-OF-WAY OF ALAMEDA BLVD. N.E.; THENCE,
 N69° 28' 52"W A DISTANCE OF 24.65' TO AN ANGLE POINT, THENCE, N1° 37' 30"W A DISTANCE OF 426.45' TO AN
 ANGLE POINT, THENCE, S89° 42' 29"E A DISTANCE OF 427.50' TO AN ANGLE POINT, THENCE, S07° 13' 23"W A DISTANCE OF 265.11' TO AN ANGLE POINT, THENCE, N07° 11'
 12"E A DISTANCE OF 235.37' TO AN ANGLE POINT BEING A POINT ON THE SOUTHWEST RIGHT OF WAY OF
 ALAMEDA BLVD. N.E.; THENCE, S07° 13' 23"W A DISTANCE OF 299.77' TO THE POINT OF BEGINNING AND
 CONTAINING 101,339.00 ACRES MORE OR LESS.

PURPOSE OF PLAT:
 THE PURPOSE OF THIS PLAT IS TO CREATE (1) TRACT FROM (4) LOTS & (2) TRACTS
 FROM (4) LOTS, AND (3) TO WYTHE TO THE CITY OF ALBUQUERQUE, GRANT AND VACATE
 EASEMENTS AS SHOWN HEREON.
 NOTES:
 1. BEARINGS ARE GRID BEARINGS—NEW MEXICO STATE PLANE CENTRAL ZONE (NAD
 1983)
 2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
 3. ALL BOUNDARY CORNERS IDENTIFIED AS "SET" ARE 5/8" REBAR WITH CAP STAMPED
 "75 21 082", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.
 4. BEARINGS AND DISTANCES IN () ARE RECORD

ACKNOWLEDGMENT
 STATE OF New Mexico)
 COUNTY OF Bernalillo) SS
 I, the undersigned, Clerk of the County of Bernalillo, do hereby certify that this instrument was acknowledged before me on this 11 day of Feb., 2014 by David F. Acosta and Cheris M. Acosta as the duly authorized representatives of the undersigned owners of the above described premises.
 NOTARY PUBLIC: Cheris M. Acosta
 MY COMMISSION EXPIRES: 4-28-15

SUBDIVISION DATA
 PNU#
 ZONE ATLAS INDEX NO. C-1-B-Z
 DATE OF FIELD SURVEY: NOVEMBER, 2014
 TOTAL NO. OF TRACTS CREATING 2
 TOTAL NO. OF TRACTS CREATING 2
 TOTAL NO. OF LOTS BEING 60
 GROSS SUBDIVISION ACRES 10.13390
 TOTAL RIGHT-OF-WAY DEDICATION ACRES 0.19512

SOLAR COLLECTION NOTE:
 PER SECTION 14-1-4.4.7 OF THE SUBDIVISION ORDINANCE
 NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED
 RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTION
 FROM BEING INSTALLED ON BUILDING OR BEING RESTRICTED ON THE BASIS OF A CONDITION
 TO THE APPROVAL OF THIS PLAT.

DOCUMENTS USED:
 TRACTS A-1 AND B-1, AMERICAN TOYOTA, BOOK 2004C, FOLIO 300 (9/24/04)
 NORTH ALBUQUERQUE ACRES, BOOK D, FOLIO 130A (4/24/95)
 RIGHT OF WAY MAPS CITY OF ALBUQUERQUE PROJECT NO. 7663 9-1, DATED 01-11-12

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UNIFORM PROPERTY CODE # 1018064718 20140605, BPO# 234756000, 1018041424 20140607
 1018041424 20140607, 1018041424 20140607, 1018041424 20140607
 BERNALILLO COUNTY TREASURER'S OFFICE: 3/13/15

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