



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 J-13-Z.

SUBDIVISION DATA

- Total number of existing Tracts: 1
- Total number of Tracts created: 4
- Gross Subdivision acreage: 11.0556 acres
- Additional Public Street R/W dedicated: 0.0404 Ac.

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following: 2013 & 2014
D13058426 46812070
PP Investments LTD CO
Diana P. La 3/24/14
 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 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.
- 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) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM 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:
- Show the easements VACATED by 13DRB-70766 as shown hereon.
 - Divide existing Tract B-1-A-3-A into Four (4) tracts shown hereon.
 - Dedicate the additional public street right of way as shown hereon.
 - Grant the Public and Private Easements as shown hereon.

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.

Russ P. Hugg
 NMPS No. 9750
 January 11, 2014



PLAT OF
 TRACTS A THRU D
SAWMILL INDUSTRIAL
 (BEING A REPLAT OF LOT B-1-A-3-A,
 DUKE CITY LUMBER COMPANY ADDITION)
 SITUATE WITHIN
 THE TOWN OF ALBUQUERQUE GRANT
 IN
 PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2014

PROJECT NUMBER: 1002981
 Application Number: 13 DRB-70795
13 DRB-70294

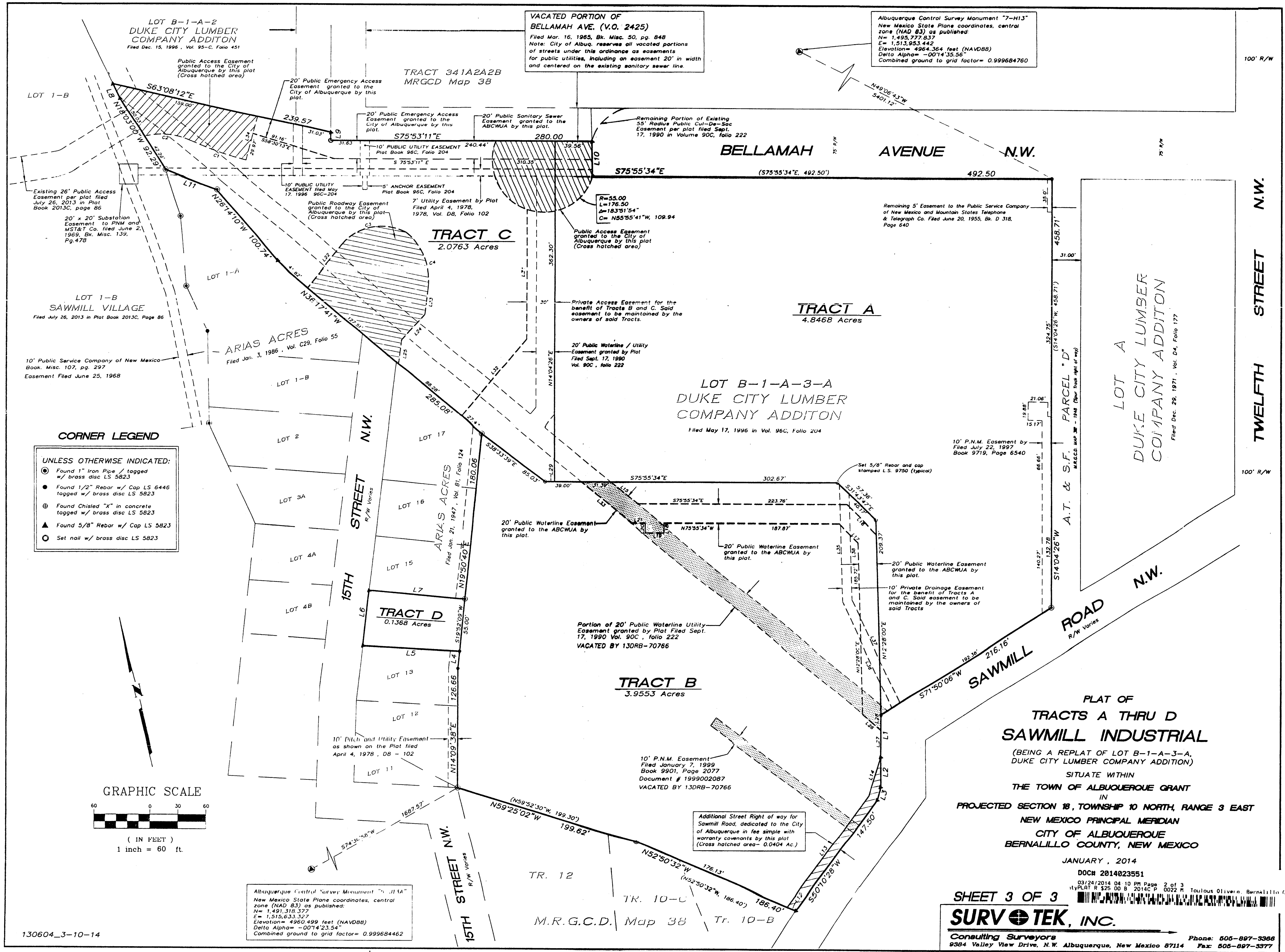
PLAT APPROVAL

UTILITY APPROVALS:
Lorenzo Vigil 1-21-14
 Public Service Company of New Mexico Date
AS 1-21-2014
 New Mexico Gas Company Date
Qwest 1/27/14
 Qwest Corporation d/b/a CenturyLink QC. Date
Comcast 1/27/14
 Comcast Date

CITY APPROVALS:
Dail P. Auster 1/16/14
 City Surveyor Date
 Department of Municipal Development
 Real Property Division Date
 Environmental Health Department Date
AS 03-12-14
 Traffic Engineering, Transportation Division Date
Allan Porter 03/13/14
 ABCWUA Date
Carol S. Dumont 3-12-14
 Parks and Recreation Department Date
Ante C. Chen 3-12-14
 AMAFCA Date
Ante C. Chen 3-12-14
 City Engineer Date
Paul Chod 3-24-14
 DRB/Chairperson, Planning Department Date

DOC# 2014023551
 03/24/2014 04:10 PM Page 1 of 3
 CityPLAT R 425 00 B: 2014C P: 0022 M: Toulous Olivera, Bernalillo Co.

SHEET 1 OF 3
SURV TEK, INC.
 Consulting Surveyors Phone: 505-897-3366
 8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377



LOT B-1-A-2
DUKE CITY LUMBER
COMPANY ADDITON
Filed Dec. 15, 1996, Vol. 95-C, Folio 451

VACATED PORTION OF
BELLAMAH AVE. (V.O. 2425)
Filed Mar. 16, 1965, Bk. Misc. 50, pg. 848
Note: City of Albuq. reserves all vacated portions
of streets under this ordinance as easements
for public utilities, including an easement 20' in width
and centered on the existing sanitary sewer line.

Albuquerque Control Survey Monument "7-H13"
New Mexico State Plane coordinates, central
zone (NAD 83) as published:
N = 1,495,777.837
E = 1,513,953.442
Elevation = 4964.364 feet (NAVD88)
Delta Alpha = -00'14"35.56"
Combined ground to grid factor = 0.999684760

100' R/W

TRACT 341A2A2B
MRGCD Map 38

BELLAMAH AVENUE N.W.

(S75°55'34"E, 492.50')

TRACT C
2.0763 Acres

TRACT A
4.8468 Acres

LOT B-1-A-3-A
DUKE CITY LUMBER
COMPANY ADDITON
Filed May 17, 1996 in Vol. 96C, Folio 204

ARIAS ACRES
Filed Jan. 3, 1986, Vol. C29, Folio 55

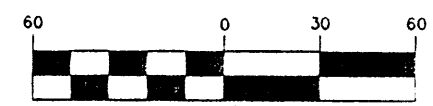
LOT A
DUKE CITY LUMBER
COMPANY ADDITON
Filed Dec. 29, 1971, Vol. D4, Folio 177

100' R/W
STREET
TWELFTH

CORNER LEGEND

- UNLESS OTHERWISE INDICATED:
- Found 1" Iron Pipe / tagged w/ brass disc LS 5823
 - Found 1/2" Rebar w/ Cap LS 6446 tagged w/ brass disc LS 5823
 - ⊕ Found Chisled "X" in concrete tagged w/ brass disc LS 5823
 - ▲ Found 5/8" Rebar w/ Cap LS 5823
 - Set nail w/ brass disc LS 5823

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

Albuquerque Control Survey Monument "7-H13"
New Mexico State Plane coordinates, central
zone (NAD 83) as published:
N = 1,491,318.377
E = 1,515,633.377
Elevation = 4960.499 feet (NAVD88)
Delta Alpha = -00'14"23.54"
Combined ground to grid factor = 0.999684462

**PLAT OF
TRACTS A THRU D
SAWMILL INDUSTRIAL**

(BEING A REPLAT OF LOT B-1-A-3-A,
DUKE CITY LUMBER COMPANY ADDITION)
SITUATE WITHIN
THE TOWN OF ALBUQUERQUE GRANT
IN
PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2014

DOCH 2014023551

03/24/2014 04:10 PM Page 2 of 3
PLAT R 525 00 B 2014C P 0022 M Taulous Olivera, Bernalillo Co.

SHEET 3 OF 3

SURVOTEK, INC.

Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3368
Fax: 505-897-3377

**PLAT OF
TRACTS A THRU D
SAWMILL INDUSTRIAL**

(BEING A REPLAT OF LOT B-1-A-3-A,
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NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2014

LEGAL DESCRIPTION

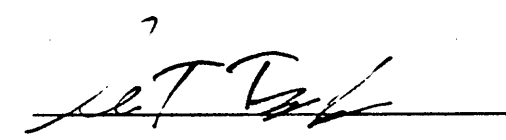
That certain parcel of land situate within the Town of Albuquerque Grant in projected Section 18, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising all of Lot B-1-A-3-A, Duke City Lumber Company Addition as the same is shown and designated on the plat entitled "LOT B-1-A-3-A, DUKE CITY LUMBER COMPANY ADDITION (BEING A REPLAT OF LOT B-1-A-3) DUKE CITY LUMBER COMPANY ADDITION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on May 17, 1996, in Volume 96G, Folio 204

Said parcel contains 11.0556 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising "TRACTS A THRU D, SAWMILL INDUSTRIAL (BEING A REPLAT OF LOT B-1-A-3-A, DUKE CITY LUMBER COMPANY ADDITION), SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the public and private easements as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate the additional street right of way for Sawmill Road N.W. as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER OF LOT B-1-A-3-A
1224 BELLAMAH, LLC.,
a New Mexico limited-liability company


Steven T. Taday, Jr., Authorized Member

**SECTION 14-14-4-7 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."

LINE TABLE


LINE	LENGTH	BEARING
L1	42.50'	N14°07'29"E
L2	32.70'	S13°29'28"W
L3	14.10'	S29°22'28"W
L4	18.62'	S19°50'40"W
L5	104.11'	S73°05'40"E
L6	60.00'	S20°32'20"W
L7	103.27'	N70°20'40"W
L8	17.26'	N11°43'05"W
L9	8.86'	S14°06'48"W
L10	37.53'	S13°24'25"W
L11	58.59'	N55°33'26"W
L12	10.27'	S52°50'32"E
L13	147.96'	N50°10'28"E
L14	43.75'	N30°45'58"E
L15	37.69'	S36°21'01"E
L16	43.55'	S31°43'47"E
L17	27.56'	N31°43'47"W
L18	9.50'	S14°04'26"W
L19	20.00'	N75°55'34"W
L20	9.50'	N14°04'26"E
L21	15.04'	N75°55'34"W
L22	56.55'	N53°42'19"E
L23	28.31'	S20°45'45"W
L24	37.55'	S56°05'27"W
L25	26.07'	S20°54'20"W
L26	25.71'	S36°23'51"E
L27	26.54'	N14°07'29"E
L28	15.96'	N14°07'29"E
L29	10.23'	S75°55'34"E

L31	137.33'	N14°04'26"E
L32	108.13'	N53°42'19"E
L33	69.03'	N36°18'41"W
L34	49.99'	S28°22'54"W
L35	127.33'	S12°28'53"W
L36	124.55'	S11°06'55"E
L37	121.22'	N11°06'55"W
L38	103.01'	N11°10'21"E

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

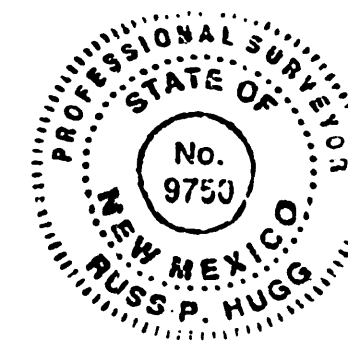
The foregoing instrument was acknowledged before me this 15th
day of January, 2014, by Steven T. Taday, Jr.


My commission expires June 3, 2016
Notary Public

OFFICIAL SEAL
KATHI COWHAM
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: June 3, 2016

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	63.46'	340.54'	31.82'	63.37'	S56°16'48"E	10°40'37"
C2	50.10'	72.22'	26.11'	49.10'	N70°45'33"W	39°44'49"
C3	76.35'	56.19'	45.38'	70.61'	N87°21'56"W	77°51'29"
C4	64.92'	62.13'	35.78'	62.01'	N09°10'20"W	59°52'10"



DOCN 2014023551

03/24/2014 04:10 PM Page 3 of 3
PLAT R-325 00 B 2014C P 0022 H Toulous Olivere, Bernalillo Co.

SHEET 2 OF 3

SURV TEK, INC.

Consulting Surveyors Phone: 505-897-3368
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377