

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

**TREASURERS CERTIFICATION**

This is to certify that taxes are current and paid  
on the following:

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.
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- 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**

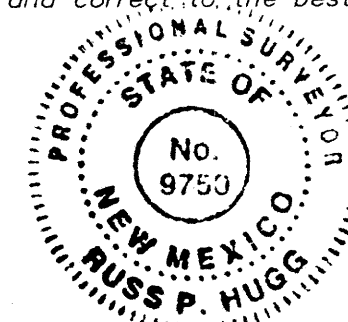
The purpose of this plat is to:

- 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



**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.

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SITUATE WITHIN  
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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 96C, Folio 204

Said parcel contains 11.0556 acres, more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising "TRACTS 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.

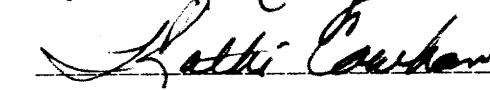
OWNER OF LOT B-1-A-3-A  
1224 BELLAMAH, LLC.,  
a New Mexico limited liability company  
P.P. INVESTMENTS, LTD. CO.,  
a New Mexico limited liability company, member

  
Steven T. Taday, Jr., Member

**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

**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	81.14'	N75°55'34"W
L19	9.50'	S14°04'26"W
L20	10.00'	N75°55'34"W
L21	9.50'	N14°04'26"E
L22	9.50'	S14°04'26"W
L23	10.00'	N75°55'34"W
L24	9.50'	N14°04'26"E
L25	25.04'	N75°55'34"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
L30	24.87'	S38°33'39"E
L31	274.64'	N14°04'26"E
L32	41.35'	N20°57'21"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

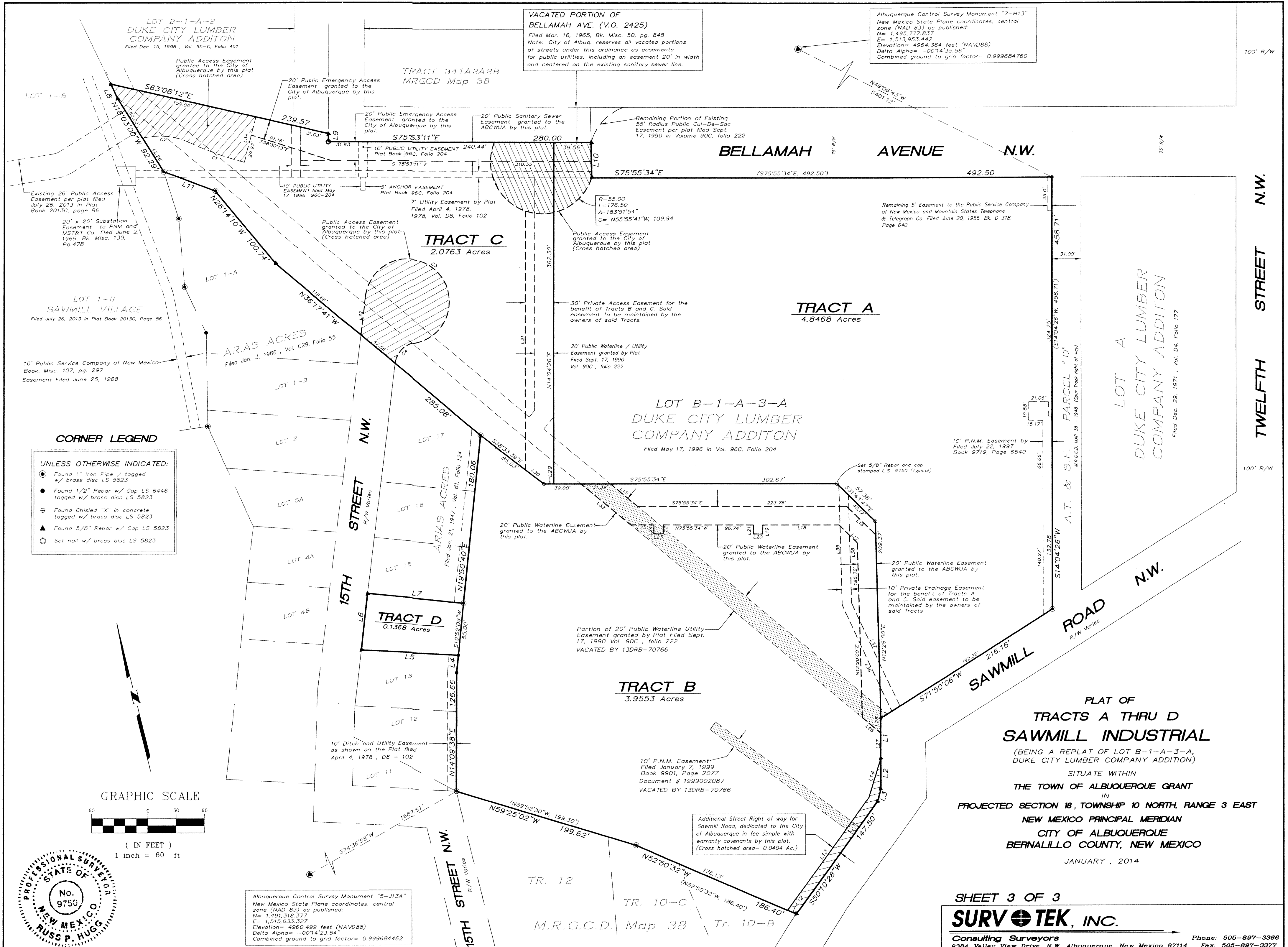
**CURVE TABLE**

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	199.02'	45.00'	60.37'	72.16'	N32°20'42"W	253°23'55"
C4	32.03'	25.00'	18.63'	29.88'	S57°39'18"W	73°23'54"



SHEET 2 OF 3  
**SURV TEK, INC.**  
Consulting Surveyors

9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366 Fax: 505-897-3377



VACATED PORTION OF  
**BELLAHMAH 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

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

TRACT 341A2A2B  
 MRGCD Map 38

**BELLAHMAH AVENUE N.W.**

TRACT C  
 2.0763 Acres

TRACT A  
 4.8468 Acres

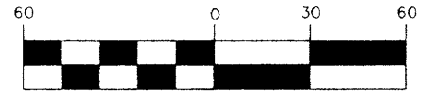
LOT B-1-A-3-A  
**DUKE CITY LUMBER  
 COMPANY ADDITION**  
 Filed May 17, 1996 in Vol. 96C, Folio 204

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

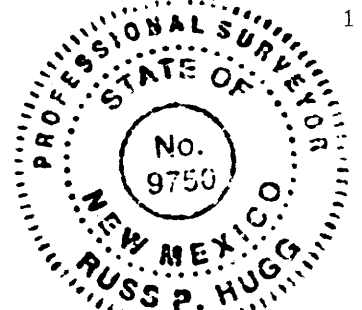
**CORNER LEGEND**

- 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 "S-J13A"  
 New Mexico State Plane coordinates, central  
 zone (NAD 83) as published:  
 N= 1,491,318.377  
 E= 1,515,633.327  
 Elevation= 4960.499 feet (NAVD88)  
 Delta Alpha= -00'14.23.54"  
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**PLAT OF  
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SHEET 3 OF 3  
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BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2014

PROJECT NUMBER: 1002981

Application Number: 13 DRB-70793  
13 DRB-70294

PLAT APPROVAL

UTILITY APPROVALS:

Public Service Company of New Mexico \_\_\_\_\_ Date \_\_\_\_\_

New Mexico Gas Company \_\_\_\_\_ Date \_\_\_\_\_

Qwest Corporation d/b/a CenturyLink QC. \_\_\_\_\_ Date \_\_\_\_\_

Comcast \_\_\_\_\_ Date \_\_\_\_\_

CITY APPROVALS:

*Rail H. Hester* 1/16/14  
City Surveyor \_\_\_\_\_ Date \_\_\_\_\_  
Department of Municipal Development

Real Property Division \_\_\_\_\_ Date \_\_\_\_\_

Environmental Health Department \_\_\_\_\_ Date \_\_\_\_\_

Traffic Engineering, Transportation Division \_\_\_\_\_ Date \_\_\_\_\_

ABCWUA \_\_\_\_\_ Date \_\_\_\_\_

Parks and Recreation Department \_\_\_\_\_ Date \_\_\_\_\_

AMAFCA \_\_\_\_\_ Date \_\_\_\_\_

City Engineer \_\_\_\_\_ Date \_\_\_\_\_

DRB Chairperson, Planning Department \_\_\_\_\_ Date \_\_\_\_\_

SHEET 1 OF 3

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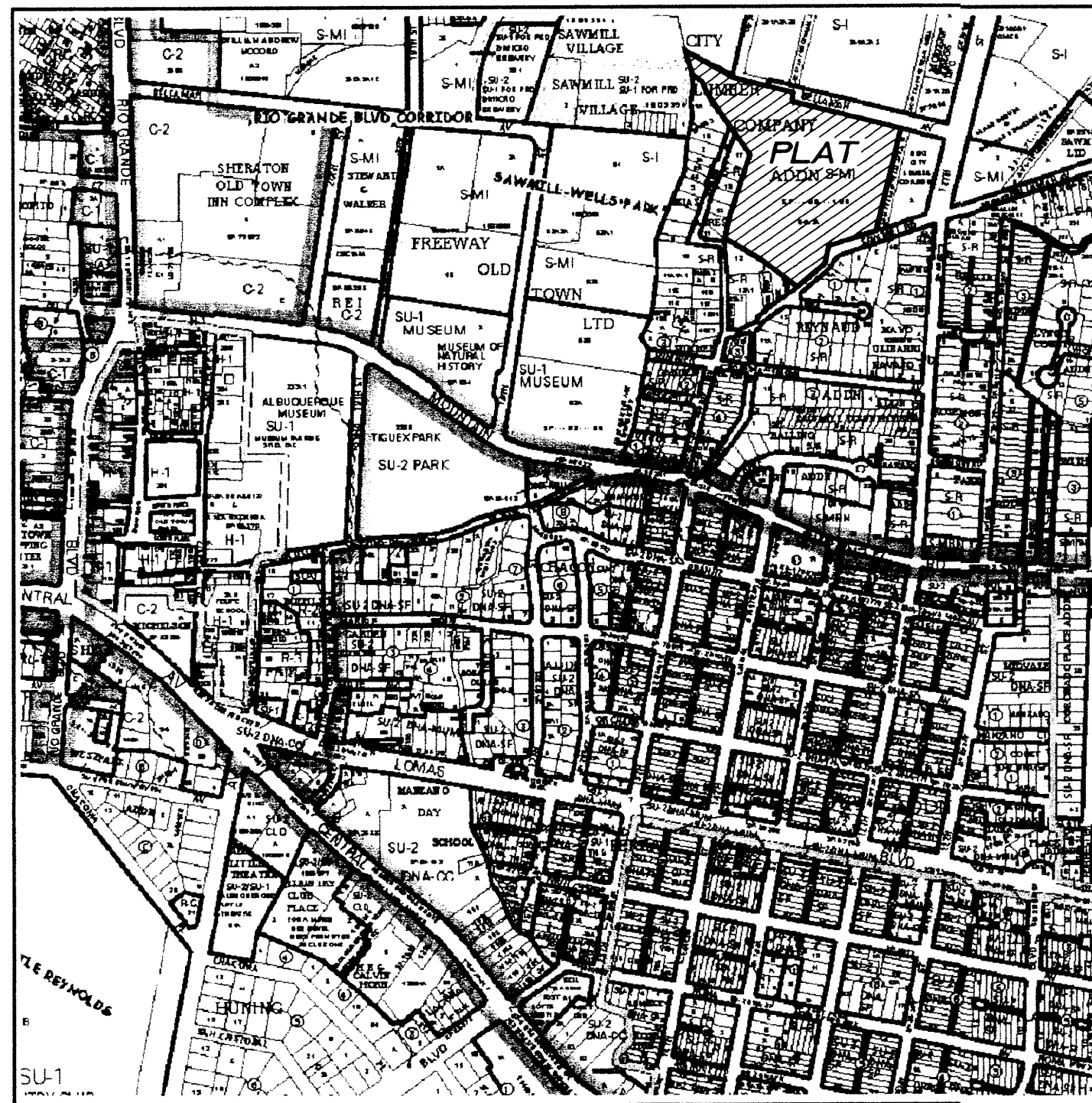
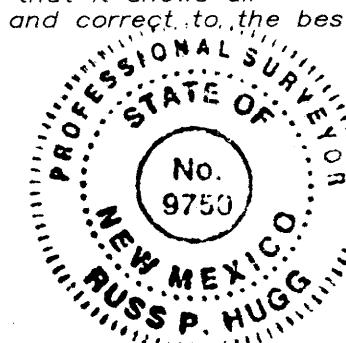
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a New Mexico limited liability company  
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ON THE INSTALLATION OF SOLAR COLLECTORS**

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**LINE TABLE**

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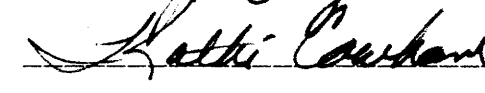
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**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 15<sup>th</sup>  
day of January, 2014, by Steven T. Today, Jr.

  
My commission expires June 3, 2016  
Notary Public

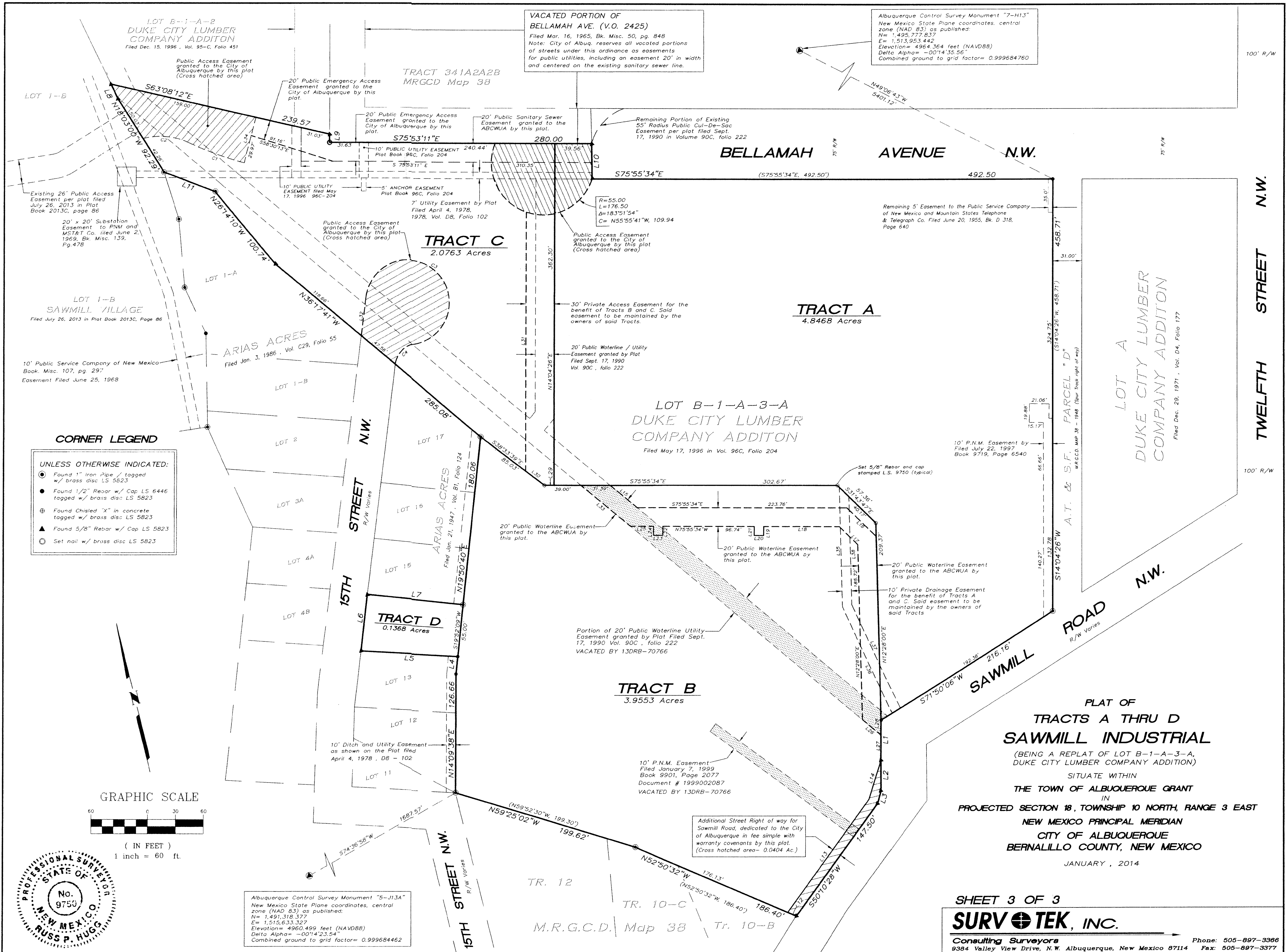
OFFICIAL SEAL  
KATHI COWHAM  
NOTARY PUBLIC-STATE OF NEW MEXICO  
My commission expires: June 3, 2016



SHEET 2 OF 3

**SURVTEK, INC.**

Consulting Surveyors Phone: 505-897-3366  
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377



VACATED PORTION OF  
**BELLAHMAH AVE. (V.O. 2425)**  
 Filed Mar. 16, 1965, Bk. Misc. 50, pg. 848  
 Note: City of Albuquerque 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.

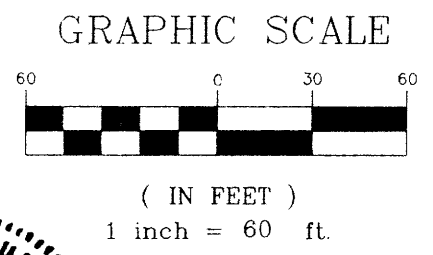
Albuquerque Control Survey Monument "7-H13"  
 New Mexico State Plane coordinates, central  
 zone (NAD 83) as published:  
 N= 1,495,777.837  
 E= 1,513,953.442  
 Elevation= 4964.364 feet (NAVD88)  
 Delta Alpha= -00'14.35.56"  
 Combined ground to grid factor= 0.999684760

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

**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

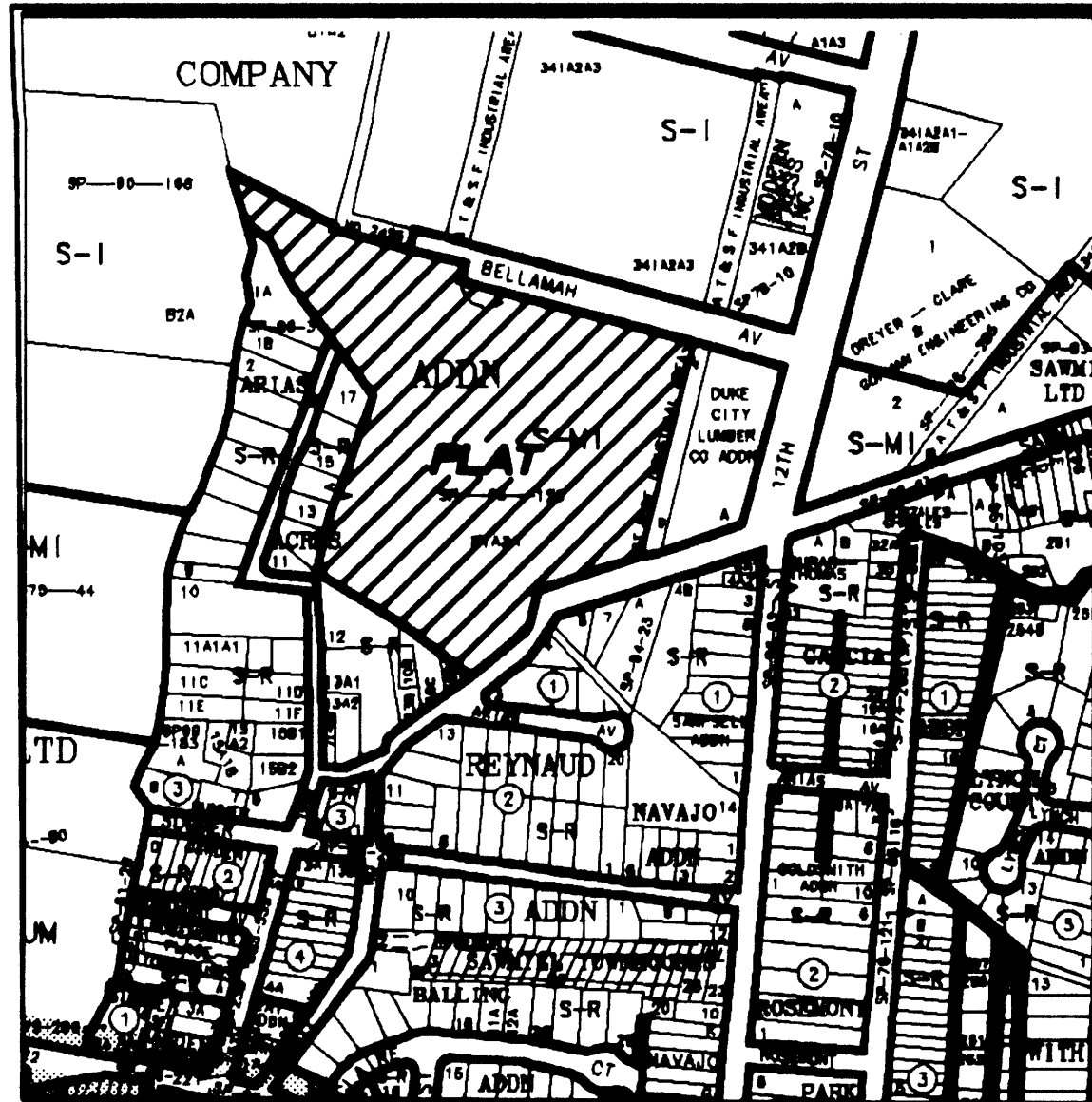
**SHEET 3 OF 3**  
**SURV TEK, INC.**  
 Consulting Surveyors  
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
 Phone: 505-897-3366  
 Fax: 505-897-3377

- 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



Albuquerque Control Survey Monument "5-J13A"  
 New Mexico State Plane coordinates, central  
 zone (NAD 83) as published:  
 N= 1,491,318.377  
 E= 1,515,633.327  
 Elevation= 4960.499 feet (NAVD88)  
 Delta Alpha= -00'14.23.54"  
 Combined ground to grid factor= 0.999684462

**TRACTS A THRU E**  
**SAWMILL INDUSTRIAL**  
 (BEING A REPLAT OF LOT B-1-A-3-A, DUKE CITY LUMBER COMPANY ADDITION)  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 DECEMBER, 2003



**VICINITY MAP**  
No Scale

**GENERAL NOTES**

- Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27) and rotated to grid at the Albuquerque Survey Control Monument "5-J13A".
- Distances are ground.
- Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ( ).
- All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- Albuquerque City Zone Atlas page H-13.
- Total number of existing Tracts: 1
- Total number of Tract created: 5
- Gross Subdivision acreage: 11.0556 acres.
- U.C.L.S. Log Number 2003500572.

**DISCLOSURE STATEMENT**

The Purpose of this replat is to: Create the 5 lots as shown hereon and grant the public utility easements (if any) as shown hereon.

**TREASURERS CERTIFICATION**

This is to certify that taxes are current and paid on the following:

\_\_\_\_\_ Date \_\_\_\_\_

Bernalillo County Treasurer

**PUBLIC UTILITY EASEMENTS**

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, transformers, and other equipment 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 Communications for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to 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 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 transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

**DISCLAIMER**

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

PROJECT NUMBER: \_\_\_\_\_

Application Number: \_\_\_\_\_

**PLAT APPROVAL**

Utility Approvals:

Sean D. Munte 12-17-03  
PNM Electric Services Date

Sean D. Munte 12-17-03  
PNM Gas Services Date

Dana R. Muller 12-17-03  
QWest Corporation Date

Comcast \_\_\_\_\_ Date \_\_\_\_\_

City Approvals:  
[Signature] 12-16-03  
City Surveyor Date

Real Property Division \_\_\_\_\_ Date \_\_\_\_\_

Environmental Health Department \_\_\_\_\_ Date \_\_\_\_\_

Traffic Engineering, Transportation Division \_\_\_\_\_ Date \_\_\_\_\_

Utilities Development \_\_\_\_\_ Date \_\_\_\_\_

Parks and Recreation Department \_\_\_\_\_ Date \_\_\_\_\_

AMA/CA \_\_\_\_\_ Date \_\_\_\_\_

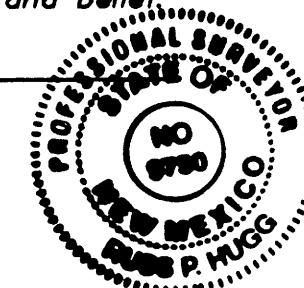
City Engineer \_\_\_\_\_ Date \_\_\_\_\_

DRB Chairperson, Planning Department \_\_\_\_\_ Date \_\_\_\_\_

**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  
December 8, 2003



SHEET 1 OF 3

**SURVOTEK, INC.**

Consulting Surveyors  
6645 Paradise Blvd. N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3966  
Fax: 505-897-3577

**TRACTS A THRU E  
SAWMILL INDUSTRIAL**  
(BEING A REPLAT OF LOT B-1-A-3-A, DUKE CITY LUMBER COMPANY ADDITION)  
**CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO**  
DECEMBER , 2003

**LEGAL DESCRIPTION**

That certain parcel of land situate within the Town of Albuquerque Grant in projected Section 7, 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 96C, Folio 204

Said parcel contains 11.0556 acres, more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising TRACTS A THRU E, SAWMILL INDUSTRIAL (BEING A REPLAT OF LOT B-1-A-3-A, DUKE CITY LUMBER COMPANY ADDITION), 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 to the use of the public forever, the public utility easements as shown hereon (if any). 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  
P.P. INVESTMENTS, LTD. CO.,  
a New Mexico limited liability company, member

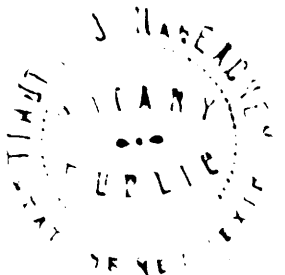
By STTJ  
Steven T. Taday, Jr., Member

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 16<sup>th</sup>  
day of December, 2003, by Steven T. Taday, Jr.

Caroly J. MacEach My commission expires 8/12/09  
Notary Public

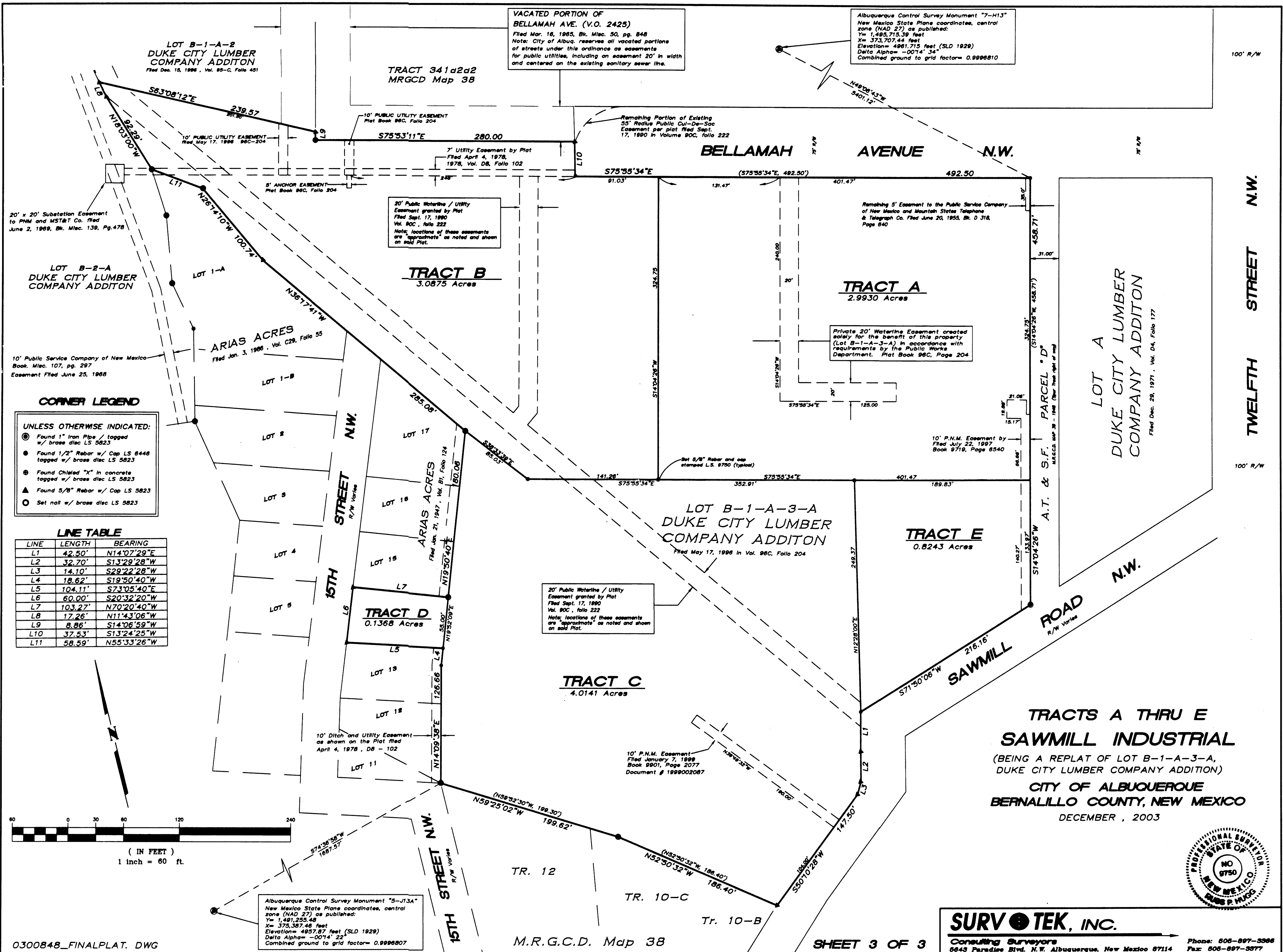


SHEET 2 OF 3

**SURV ● TEK, INC.**

Consulting Surveyors  
0645 Paradise Blvd. N.W. Albuquerque, New Mexico 87114 Phone: 505-897-5366  
Fax: 505-897-5377





VACATED PORTION OF  
BELLAMAH AVE. (V.O. 2425)  
Filed Mar. 16, 1965, Bk. Misc. 50, pg. 848  
Note: City of Albuquerque 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 27) as published:  
Y = 1,492,715.39 feet  
X = 373,707.44 feet  
Elevation = 4981.715 feet (SLD 1929)  
Delta Alpha = -00'14" 34"  
Combined ground to grid factor = 0.9998810

20' x 20' Substation Easement  
to PNM and MST&T Co. filed  
June 2, 1969, Bk. Misc. 139, Pg. 478

LOT B-2-A  
DUKE CITY LUMBER  
COMPANY ADDITION

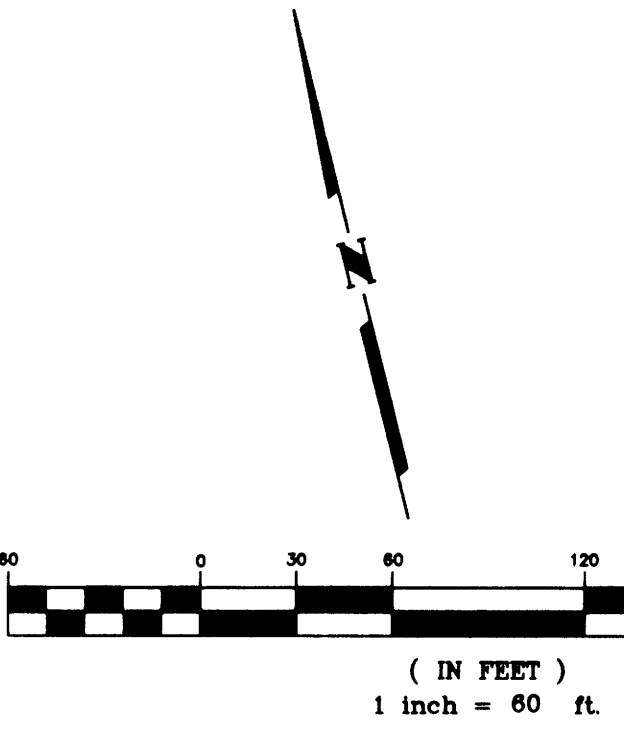
10' Public Service Company of New Mexico  
Book, Misc. 107, pg. 297  
Easement Filed June 25, 1968

**CORNER LEGEND**

- UNLESS OTHERWISE INDICATED:
- Found 1" Iron Pipe / tagged w/ brass disc LS 5823
  - Found 1/2" Rebar w/ Cap LS 8448 tagged w/ brass disc LS 5823
  - Found Chiseled "X" in concrete tagged w/ brass disc LS 5823
  - ▲ Found 5/8" Rebar w/ Cap LS 5823
  - Set nail w/ brass disc LS 5823

**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°43'06"W
L9	8.86'	S14°06'59"W
L10	37.53'	S13°24'25"W
L11	58.59'	N55°33'26"W



Albuquerque Control Survey Monument "5-J13A"  
New Mexico State Plane coordinates, central  
zone (NAD 27) as published:  
Y = 1,491,255.48  
X = 375,387.48 feet  
Elevation = 4957.87 feet (SLD 1929)  
Delta Alpha = -00'14" 22"  
Combined ground to grid factor = 0.9998807

**TRACTS A THRU E  
SAWMILL INDUSTRIAL**  
(BEING A REPLAT OF LOT B-1-A-3-A,  
DUKE CITY LUMBER COMPANY ADDITION)  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
DECEMBER, 2003



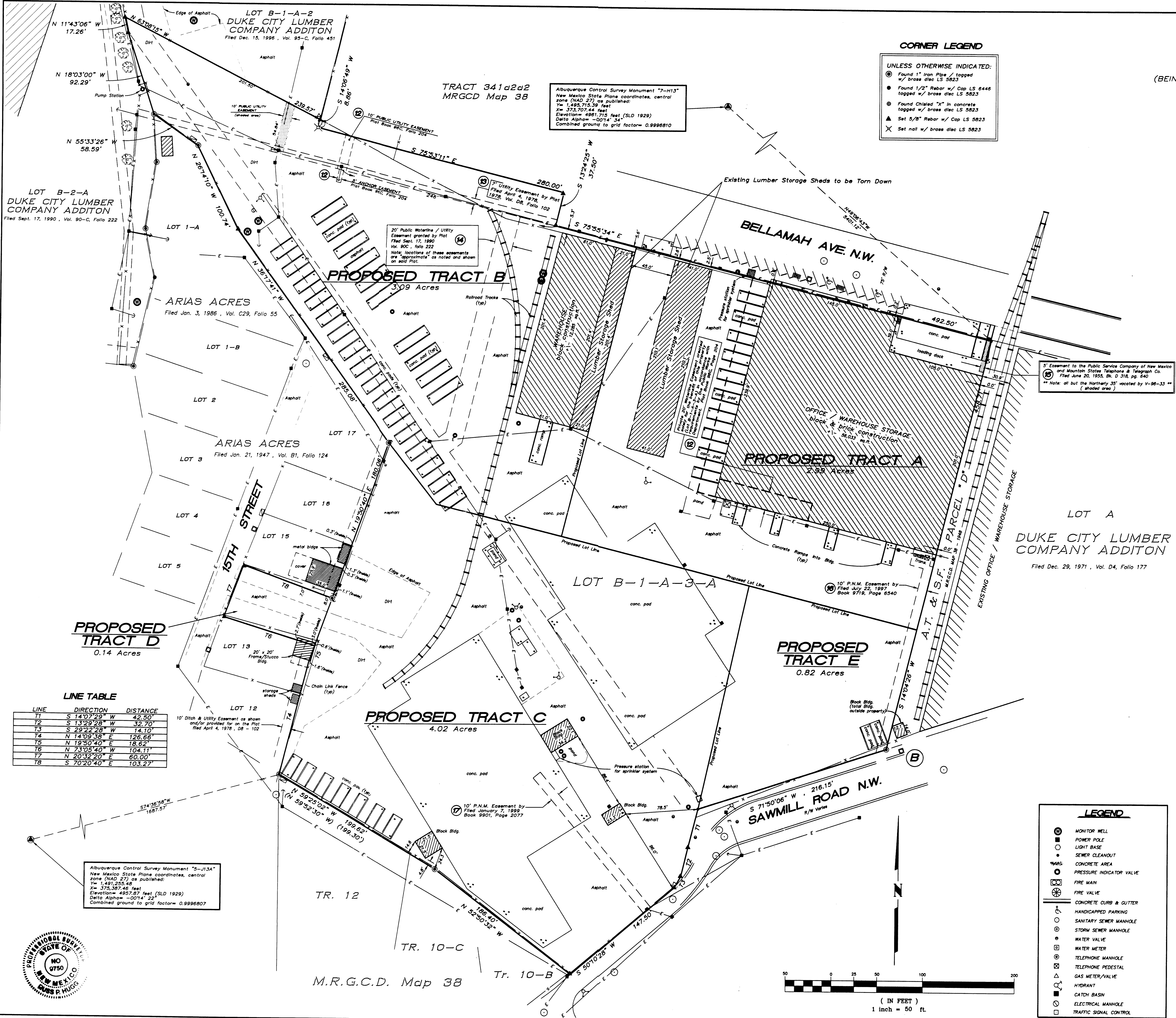
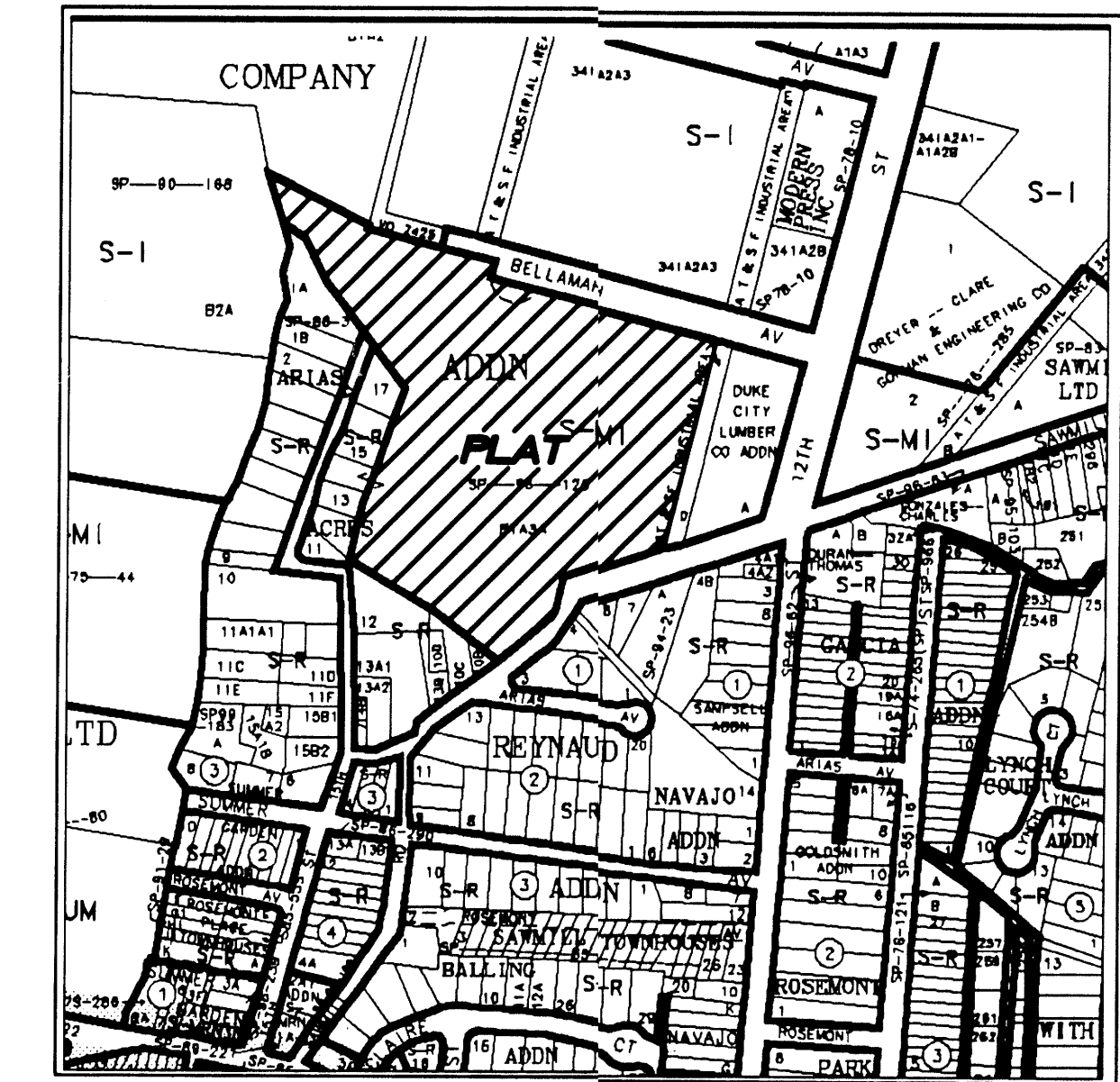
**SURVOTEK, INC.**  
Consulting Surveyors  
6643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-5366 Fax: 505-897-5377

**PRELIMINARY PLAT OF  
TRACTS A THRU D  
SAWMILL INDUSTRIAL**  
(BEING A REPLAT OF LOT B-1-A-3-A, DUKE CITY LUMBER COMPANY ADDITION)  
**CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO**  
NOVEMBER, 2003

**CORNER LEGEND**

UNLESS OTHERWISE INDICATED:

- Found 1" Iron Pipe / topped w/ brass disc LS 5823
- Found 1/2" Rebar w/ Cap LS 6446 topped w/ brass disc LS 5823
- ⊗ Found Chisel "X" in concrete topped w/ brass disc LS 5823
- ▲ Set 5/8" Rebar w/ Cap LS 5823
- ✕ Set nail w/ brass disc LS 5823



**PROPOSED TRACT D**  
0.14 Acres

**PROPOSED TRACT C**  
4.02 Acres

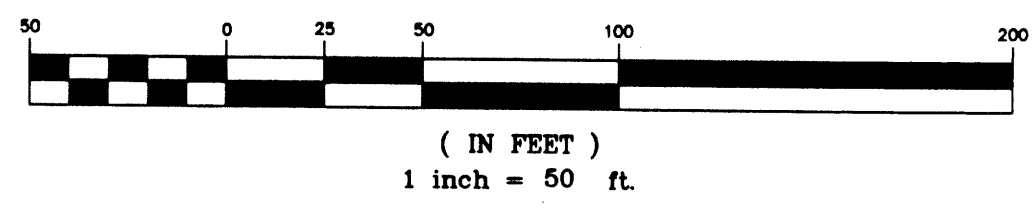
**PROPOSED TRACT E**  
0.82 Acres

**PROPOSED TRACT B**  
3.09 Acres

**PROPOSED TRACT A**  
2.99 Acres

**LINE TABLE**

LINE	DIRECTION	DISTANCE
T1	S 14°07'29" W	42.50'
T2	S 13°22'28" W	32.70'
T3	S 29°22'28" W	14.10'
T4	N 14°09'38" E	126.66'
T5	N 19°50'40" E	18.62'
T6	N 73°08'40" W	104.11'
T7	N 20°32'20" E	60.00'
T8	S 70°20'40" E	103.27'



- LEGEND**
- MONITOR WELL
  - POWER POLE
  - LIGHT BASE
  - SEWER CLEANOUT
  - ⊗ CONCRETE AREA
  - ⊗ PRESSURE INDICATOR VALVE
  - ⊗ FIRE MAIN
  - ⊗ FIRE VALVE
  - CONCRETE CURB & GUTTER
  - ♿ HANDICAPPED PARKING
  - SANITARY SEWER MANHOLE
  - STORM SEWER MANHOLE
  - WATER VALVE
  - WATER METER
  - TELEPHONE MANHOLE
  - TELEPHONE PEDESTAL
  - GAS METER/VALVE
  - HYDRANT
  - CATCH BASIN
  - ELECTRICAL MANHOLE
  - TRAFFIC SIGNAL CONTROL

**LEGAL DESCRIPTION**

Lot lettered "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 (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, 1986, in Volume 96, folio 204.

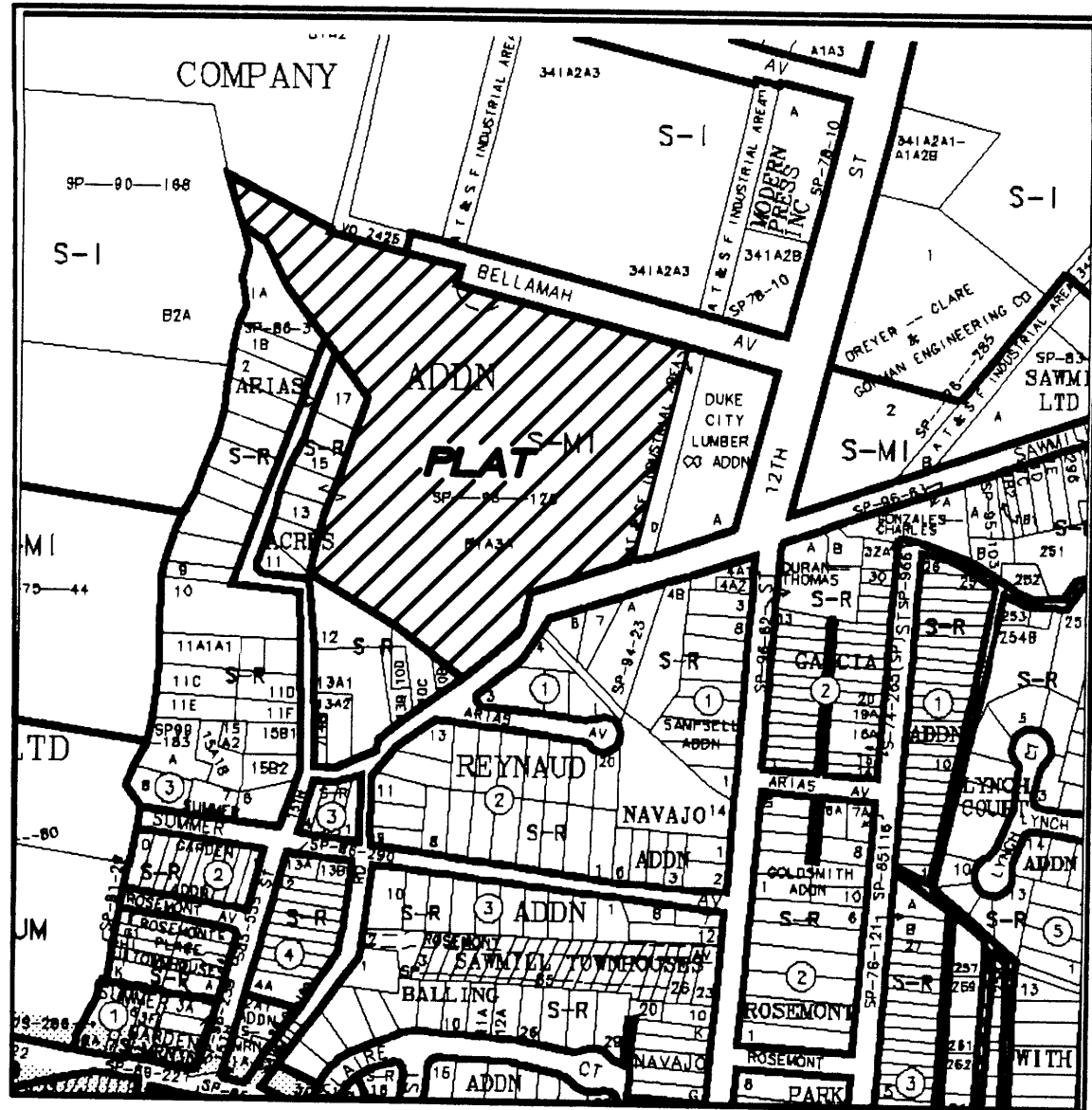
- GENERAL NOTES**
- Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27) and related to grid at the Albuquerque Central Survey Monument "7-40-15".
  - All Distances shown are ground.
  - Record Plat bearings and distances where they differ from those established by this field survey are shown in parenthesis ( ).
  - All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" or "HUGG L.S. 5823" unless otherwise indicated hereon.
  - LOT B-1-A-3-A, as shown hereon, is subject to all of the "exceptions" as listed under Schedule B, of Lovers Title Commitment No. 963613SD, dated December 27, 1996.
  - The above described Title Commitment was used in defining easements as shown hereon.
  - Subject property is currently zoned M-1.
  - Subject Property lies in Flood Zone X, (shaded), described as "Areas of 500-yr. flood; areas of 100-yr. flood with average depths of less than one (1) foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood", as shown and designated on the FIRM panel no. 35001C0331 D, effective date Sept. 20, 1996.
  - Number of Existing Tracts: 1
  - Number of Proposed Tracts: 5
  - Plat contains 11.06 acres, more or less.
  - City Zone Atlas Page J-13.

**APPROVALS**

**OWNER**  
1224 BELLAMAH, LLC, a New Mexico limited liability company  
P.P. INVESTMENTS, LTD., CO, a New Mexico limited liability company, Member

By: \_\_\_\_\_  
Steven T. Today, Jr., Member

**CITY SURVEYOR**  
Glen Halkin, PS



VICINITY MAP  
No Scale

**GENERAL NOTES**

1. Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27) and rotated to grid at the Albuquerque Survey Control Monument "5-J13A".
2. Distances are ground.
3. Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ( ).
4. All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
5. Albuquerque City Zone Atlas page H-13.
6. Total number of existing Tracts: 1
6. Total number of Tract created: 5
7. Gross Subdivision acreage: 11.0556 acres.
8. U.C.L.S. Log Number 2003500572.

9. Zoning is ~~RA-2~~ S-M1

**DISCLOSURE STATEMENT**

The Purpose of this replat is to: Create the 5 new tracts as shown hereon; Dedicate the Additional Street right of way to the City of Albuquerque in fee simple with warranty covenants and grant the public utility easements (if any) as shown hereon.

**TREASURERS CERTIFICATION**

This is to certify that taxes are current and paid on the following:

\_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

Bernalillo County Treasurer

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. QWest Communications for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- D. 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 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 transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

**DISCLAIMER**

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

**TRACTS A THRU E  
SAWMILL INDUSTRIAL**

(BEING A REPLAT OF LOT B-1-A-3-A, DUKE CITY LUMBER COMPANY ADDITION)

CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2003

PLAT APPROVED BY DRB  
100298147/04

PROJECT NUMBER:

Application Number:

03 DRB-02132 (PEF)

**PLAT APPROVAL**

Utility Approvals:

Sean J. Munte PNM Electric Services	12-17-03 Date
Sean J. Munte PNM Gas Services	12-17-03 Date
Diana R. Mullis QWest Corporation	12-17-03 Date
Rita E. Richards Comcast	12-18-03 Date

City Approvals:

[Signature] City Surveyor	12-16-03 Date
------------------------------	------------------

Real Property Division \_\_\_\_\_ Date \_\_\_\_\_

Environmental Health Department \_\_\_\_\_ Date \_\_\_\_\_

Traffic Engineering, Transportation Division \_\_\_\_\_ Date \_\_\_\_\_

Utilities Development \_\_\_\_\_ Date \_\_\_\_\_

Parks and Recreation Department \_\_\_\_\_ Date \_\_\_\_\_

AMA/FCA \_\_\_\_\_ Date \_\_\_\_\_

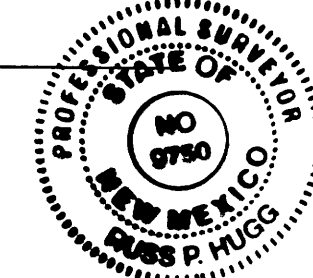
City Engineer \_\_\_\_\_ Date \_\_\_\_\_

DRB Chairperson, Planning Department \_\_\_\_\_ Date \_\_\_\_\_

**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.

[Signature]  
Russ P. Hugg  
NMPS No. 9750  
December 8, 2003



SHEET 1 OF 3

**SURVOTEK, INC.**

Consulting Surveyors  
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3366  
Fax: 505-897-3377

**TRACTS A THRU E  
SAWMILL INDUSTRIAL**

(BEING A REPLAT OF LOT B-1-A-3-A, DUKE CITY LUMBER COMPANY ADDITION)

**CITY OF ALBUQUERQUE**

**BERNALILLO COUNTY, NEW MEXICO**

DECEMBER, 2003

**LEGAL DESCRIPTION**

That certain parcel of land situate within the Town of Albuquerque Grant in projected Section 7, 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-A, 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 96C, Folio 204

Said parcel contains 11.0556 acres, more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED AND REPLATED and now comprising, TRACTS A THRU D, SAWMILL INDUSTRIAL (BEING A REPLAT OF LOT B-1-A-3-A, DUKE CITY LUMBER COMPANY ADDITION), 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 to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate the additional street right of way for Sawmill Road N.W. and 15th Street 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

a New Mexico limited liability company

P.P. INVESTMENTS, LTD. CO.

a New Mexico limited liability company, member

By Steven T. Today, Jr.

Steven T. Today, Jr., Member

**ACKNOWLEDGMENT**

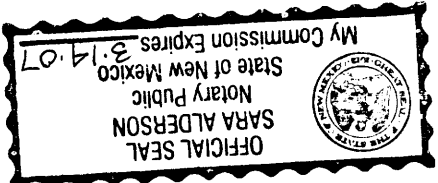
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 3.14.07

day of March, 2004, by Steven T. Today, Jr.

Sara Alderson My commission expires 3.14.07

Notary Public



**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	16.65'	17.50'	9.01'	16.03'	N09°33'41"W	54°30'12"
C2	219.22'	42.50'	26.80'	45.33'	N69°02'39"W	295°32'17"
C3	17.64'	17.50'	9.65'	16.91'	S49°50'26"W	57°46'09"
C4	16.35'	135.00'	8.19'	16.34'	S68°21'31"W	6°56'25"
C5	35.42'	90.00'	17.94'	35.20'	N38°29'41"E	22°33'05"

**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	32.53'	S13°24'25"W
L11	58.59'	N55°33'26"W
L12	17.67'	S20°57'21"W
L13	144.07'	N71°49'44"E
L14	7.26'	N27°13'08"E
L15	141.59'	N49°46'14"E
L16	9.18'	S52°50'32"E
L17	1.19'	N14°04'26"E

**SURV TEK, INC.**

SHEET 2 OF 3

Consulting Surveyors  
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3988 Fax: 505-897-9377



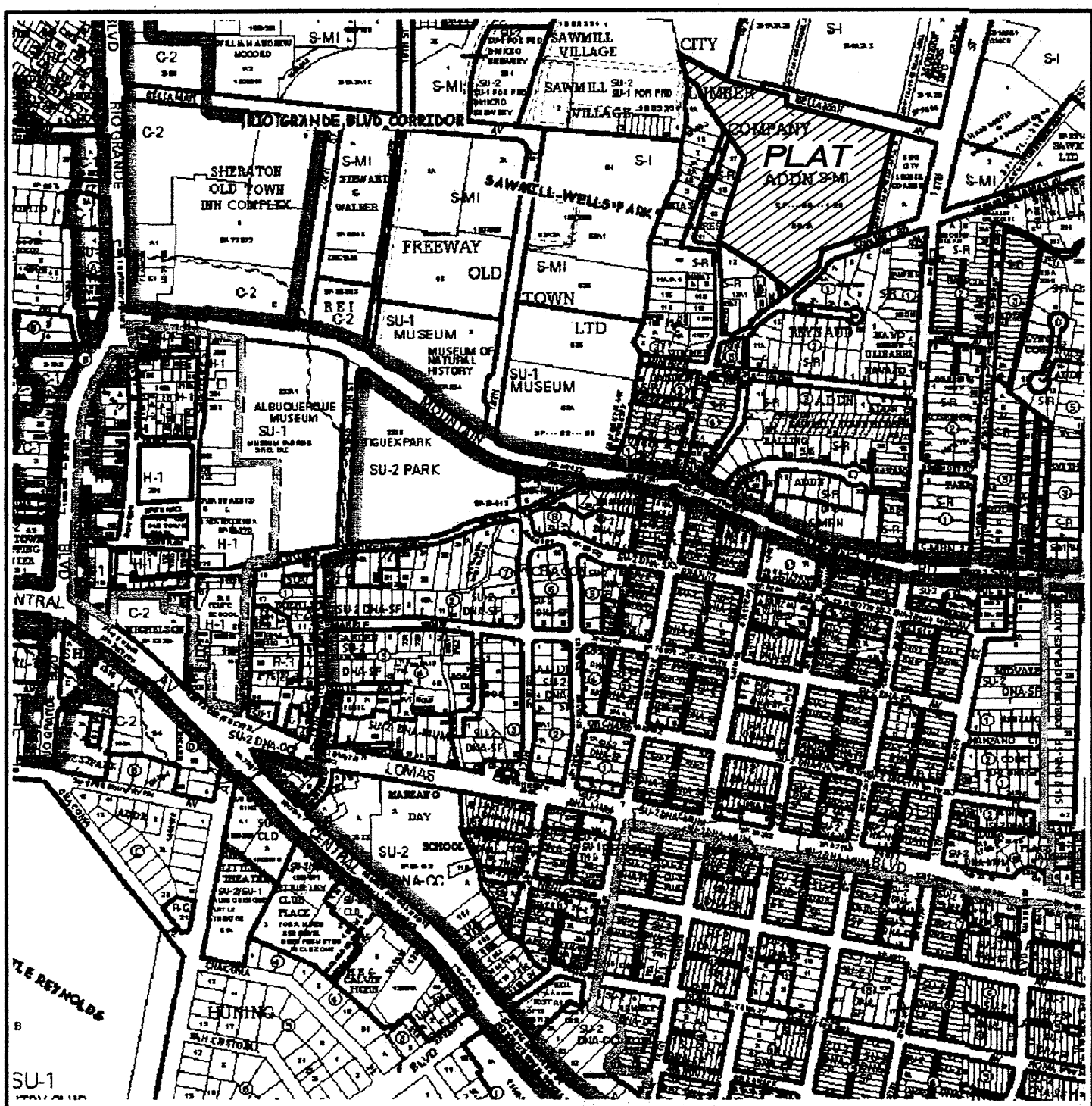
PROJECT #: 1002981  
 DATE: 3-12-14 (P&P)

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



VICINITY MAP  
 Not To Scale

**TREASURERS CERTIFICATION**

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer \_\_\_\_\_ Date \_\_\_\_\_

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and 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, 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:
- 1. Show the easements VACATED by 13DRB-70766 as shown hereon.
  - 2. Divide existing Tract B-1-A-3-A into Four (4) tracts shown hereon.
  - 3. Dedicate the additional public street right of way as shown hereon.
  - 4. 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.

*[Signature]*  
 Russ P. Hugg  
 NMPS No. 9750  
 January 11, 2014



PROJECT NUMBER: 1002981

Application Number: 13 DRB-70793  
 13 DRB-70294

**PLAT APPROVAL**

UTILITY APPROVALS:

*[Signature]* 1-21-14  
 Public Service Company of New Mexico Date

*[Signature]* 1-21-2014  
 New Mexico Gas Company Date

*[Signature]* 1/27/14  
 Qwest Corporation d/b/a CenturyLink QC. Date

*[Signature]* 1/14/14  
 Comcast Date

CITY APPROVALS:

*[Signature]* 1/16/14  
 City Surveyor Date  
 Department of Municipal Development

Real Property Division \_\_\_\_\_ Date \_\_\_\_\_

Environmental Health Department \_\_\_\_\_ Date \_\_\_\_\_

Traffic Engineering, Transportation Division \_\_\_\_\_ Date \_\_\_\_\_

ABCWUA \_\_\_\_\_ Date \_\_\_\_\_

Parks and Recreation Department \_\_\_\_\_ Date \_\_\_\_\_

AMAFCA \_\_\_\_\_ Date \_\_\_\_\_

City Engineer \_\_\_\_\_ Date \_\_\_\_\_

DRB Chairperson, Planning Department \_\_\_\_\_ Date \_\_\_\_\_

**GENERAL NOTES**

1. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. 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.
7. City of Albuquerque Zone Atlas Page J-13-Z.

**SUBDIVISION DATA**

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

PROJECT #: 1002981  
 DATE: 3-12-14  
 APP# : 14-70064 (P&P)

**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

**LEGAL DESCRIPTION**

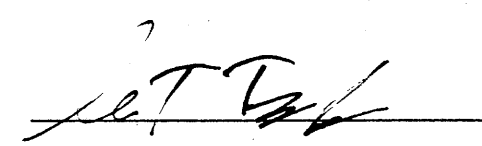
That certain parcel of land situate within the Town of Albuquerque Grant in projected Section 18, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising all of Lot B-1-A-3-A, Duke City Lumber Company Addition as the same 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 96C, Folio 204

Said parcel contains 11.0556 acres, more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising "TRACTS 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.

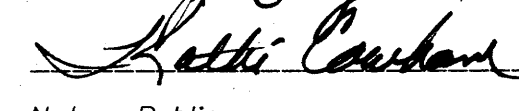
OWNER OF LOT B-1-A-3-A  
1224 BELLAMAH, LLC.,  
a New Mexico limited liability company

  
Steven T. Taday, Jr., Authorized Member

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 15<sup>th</sup>  
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

**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
L30	24.87'	S38°33'39"E
L31	274.64'	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
L39	137.31'	N14°04'26"E

**CURVE TABLE**

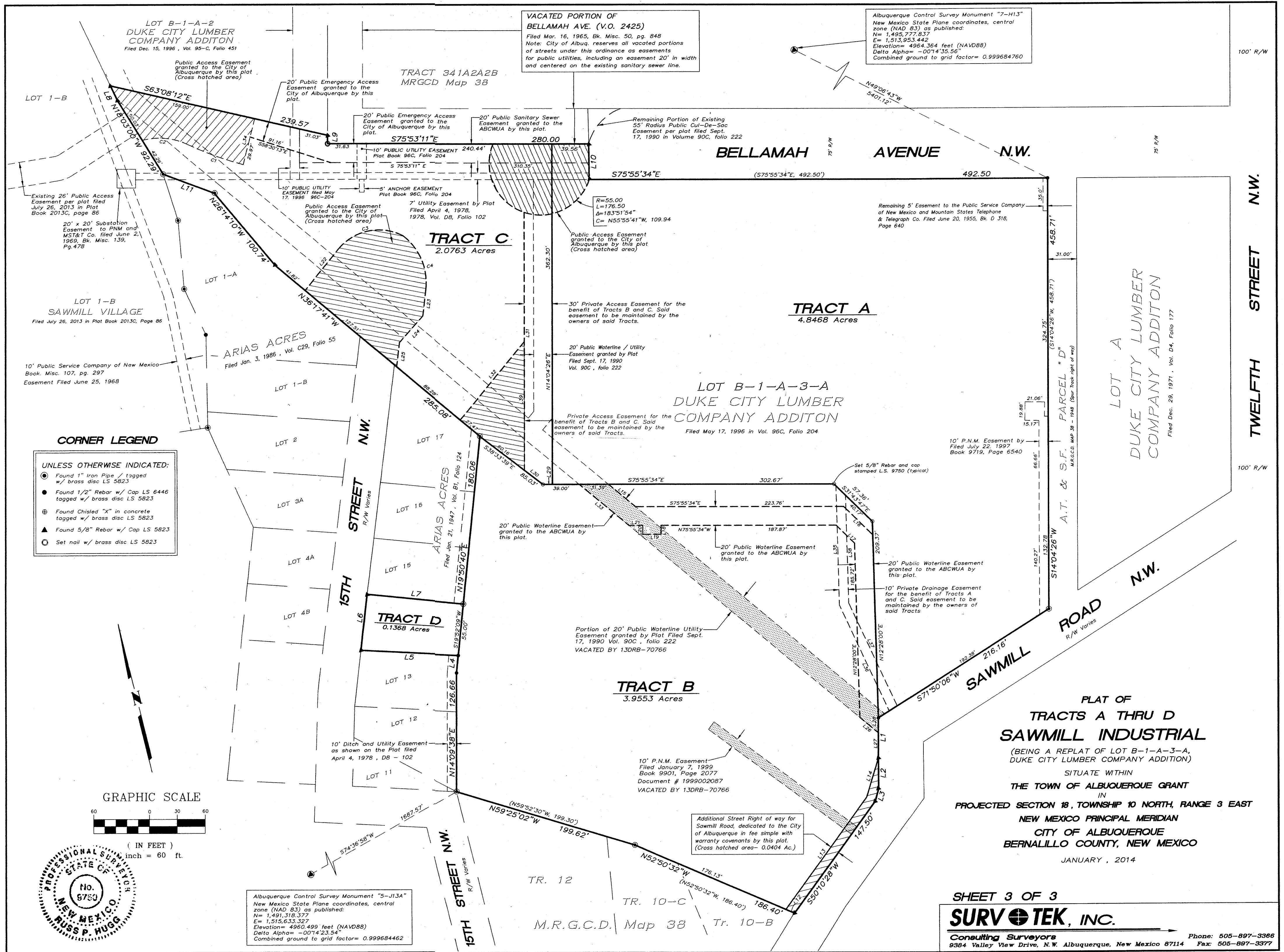
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	63.46'	340.54'	31.82'	63.37'	S56°16'48"E	10°40'37"
C2	50.10'	72.22'	26.11'	49.10'	N70°45'33"W	39°44'49"
C3	76.35'	56.19'	45.38'	70.61'	N87°21'56"W	77°51'29"
C4	64.92'	62.13'	35.78'	62.01'	N09°10'20"W	59°52'10"



SHEET 2 OF 3

**SURV TEK, INC.**

Consulting Surveyors  
8984 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377



LOT B-1-A-2  
DUKE CITY LUMBER  
COMPANY ADDITION  
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°4'35.56"  
Combined ground to grid factor= 0.999684760

TRACT 341A2A2B  
MRGCD Map 38

TRACT C  
2.0763 Acres

TRACT A  
4.8468 Acres

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

TRACT D  
0.1368 Acres

TRACT B  
3.9553 Acres

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

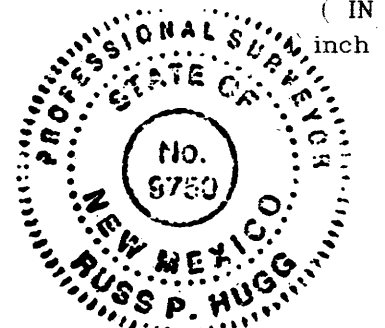
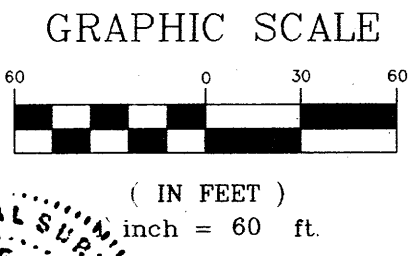
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2014

SHEET 3 OF 3  
**SURVOTEK, INC.**

Consulting Surveyors Phone: 505-897-3366  
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

- CORNER LEGEND**
- 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



Albuquerque Control Survey Monument "5-J13A"  
New Mexico State Plane coordinates, central  
zone (NAD 83) as published:  
N= 1,491,318.377  
E= 1,515,633.327  
Elevation= 4960.499 feet (NAVD88)  
Delta Alpha= -00°14'23.54"  
Combined ground to grid factor= 0.999684462

TR. 12  
TR. 10-C  
M.R.G.C.D. Map 38  
Tr. 10-B





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 Plot 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: 2
- 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:

Benalillo 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 cable 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.

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.

E. 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.

F. 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.

G. 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 cable services.

H. 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.

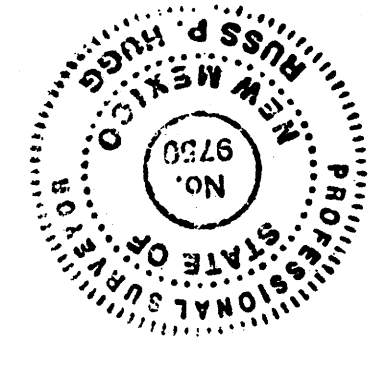
**PURPOSE OF PLAT**

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 two (2) tracts shown hereon.
- Dedicate the additional public street right of way as shown hereon.
- Grant the Public 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  
 N.M.P.S. No. 9750  
 December 16, 2013

**PLAT OF**

**TRACTS A AND B**

**SAWMILL INDUSTRIAL**

(BEING A REPLAT OF LOT B-1-A-3-A, DUKE CITY LUMBER COMPANY ADDITION)

SITUATE WITHIN

THE TOWN OF ALBUQUERQUE GRANT

PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

DECEMBER, 2013

**PROJECT NUMBER:**

Application Number: \_\_\_\_\_

**PLAT APPROVAL**

**UTILITY APPROVALS:**

Public Service Company of New Mexico	Date
New Mexico Gas Company	Date
Qwest Corporation d/b/a CenturyLink QC.	Date
Comcast	Date

**CITY APPROVALS:**

City Surveyor	Date
Department of Municipal Development	Date
Real Property Division	Date
Environmental Health Department	Date
Traffic Engineering, Transportation Division	Date
ABCWA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date

DRB Chairperson, Planning Depo

PROJECT #: 100298  
 DATE: 12-31-13  
 APP#: 13-10793 (SD) 13-10794 (P/F)

**SURV TEK**  
 SHEET 1 OF 3

**PLAT OF  
TRACTS A AND B  
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

DECEMBER, 2013

**LEGAL DESCRIPTION**

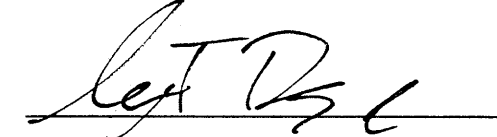
That certain parcel of land situate within the Town of Albuquerque Grant in projected Section 18, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising all of Lot B-1-A-3-A, Duke City Lumber Company Addition as the same 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 96C, Folio 204

Said parcel contains 11.0556 acres, more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising "TRACTS A AND B, 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 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  
P.P. INVESTMENTS, LTD. CO.,  
a New Mexico limited liability company, member

  
Steven T. Taday, Jr., 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	31.39'	S36°18'41"E
L16	184.01'	S75°55'34"E
L17	21.99'	S14°04'20"W
L18	20.00'	S75°55'40"E
L19	21.99'	N14°04'20"E
L20	37.77'	S75°55'34"E
L21	10.56'	S31°43'47"E
L22	21.09'	S58°16'13"W
L23	20.00'	S31°43'47"E
L24	21.09'	N58°16'13"E
L25	10.56'	S31°43'47"E
L26	25.71'	S36°23'51"E
L27	26.54'	N14°07'29"E
L28	15.96'	N14°07'29"E
L29	28.57'	N66°15'10"E
L30	56.20'	S68°44'50"E
L31	26.00'	N21°15'10"E
L32	63.36'	N68°44'50"W
L33	19.50'	N23°44'50"W
L34	49.99'	S28°22'54"W


**CURVE TABLE**

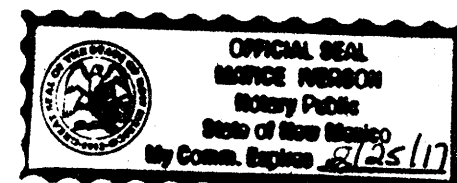
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	63.46'	340.54'	31.82'	63.37'	S56°16'48"E	10°40'37"
C2	50.10'	72.22'	26.11'	49.10'	N70°45'33"W	39°44'49"

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 16  
day of DECEMBER, 2013, by Steven T. Taday, Jr.

  
My commission expires 2/25/17  
Notary Public



SHEET 2 OF 3  
**SURVOTEK, INC.**

Consulting Surveyors  
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3388  
Fax: 505-897-3377

**VACATED PORTION OF BELLAMAH AVE. (V.O. 2425)**  
 Filed Mar. 16, 1965, Bk. Misc. 50, pg. 848  
 Note: City of Albuquerque 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

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

**TRACT 341A2A2B**  
 MRGCD Map 38

**BELLAMAH AVENUE N.W.**

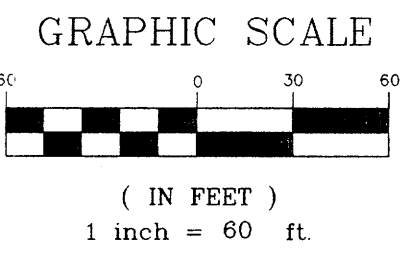
**TRACT A**  
 6.9231 Acres

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

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

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

- 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



Albuquerque Control Survey Monument "5-J13A"  
 New Mexico State Plane coordinates, central zone (NAD 83) as published:  
 N = 1,491,318.377  
 E = 1,515,633.327  
 Elevation = 4960.499 feet (NAVD88)  
 Delta Alpha = -00'14"23.54"  
 Combined ground to grid factor = 0.999684462

**PLAT OF TRACTS A AND B 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**  
 DECEMBER, 2013

**SHEET 3 OF 3**  
**SURV TEK, INC.**  
 Consulting Surveyors  
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
 Phone: 505-897-3366  
 Fax: 505-897-3377

VACATED PORTION OF  
BELLAMAH AVE. (V.O. 2425)  
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Note: City of Albuquerque reserves all vacated portions  
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Elevation = 4964.364 feet (NAVD88)  
Delta Alpha = -00'14'35.56"  
Combined ground to grid factor = 0.999684760

100' R/W

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

TRACT 341A2A2B  
MRGCD Map 38

BELLAMAH AVENUE N.W.

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

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

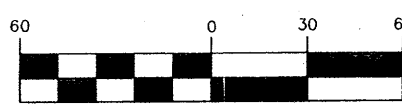
TWELFTH STREET N.W.

100' R/W

**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 "5-J13A"  
New Mexico State Plane coordinates, central  
zone (NAD 83) as published:  
N = 1,491,318.377  
E = 1,515,633.327  
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

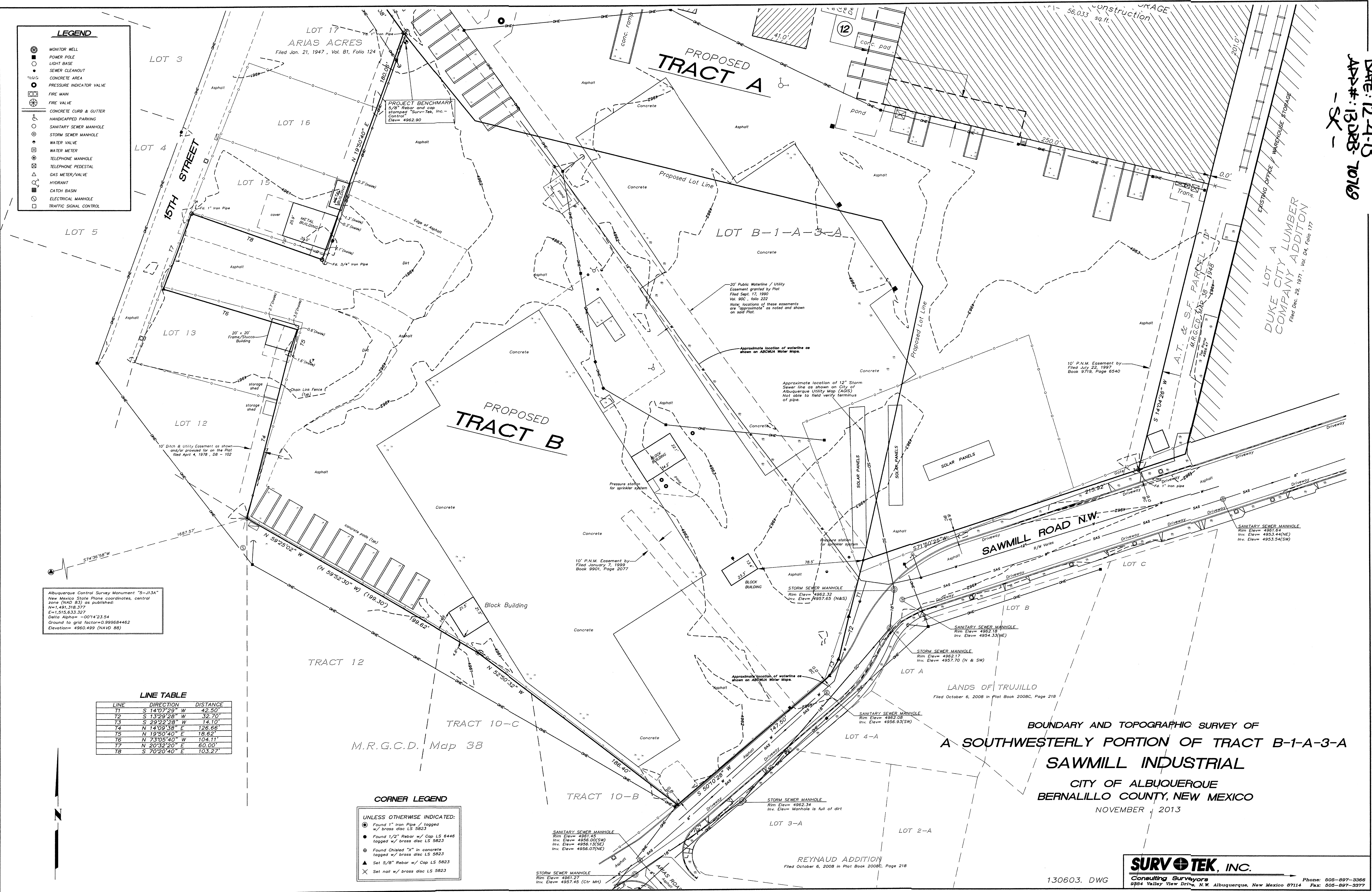
SHEET 3 OF 3  
**SURVTEK, INC.**

Consulting Surveyors  
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3388  
Fax: 505-897-3377

PROJECT #: 1002981  
 DATE: 12-4-13  
 APP#: 13DBB-70769  
 -SK-

**LEGEND**

- MONITOR WELL
- POWER POLE
- LIGHT BASE
- SEWER CLEANOUT
- CONCRETE AREA
- PRESSURE INDICATOR VALVE
- FIRE MAIN
- FIRE VALVE
- CONCRETE CURB & GUTTER
- HANDICAPPED PARKING
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- WATER VALVE
- WATER METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- GAS METER/VALVE
- HYDRANT
- CATCH BASIN
- ELECTRICAL MANHOLE
- TRAFFIC SIGNAL CONTROL



Albuquerque Control Survey Monument "5-J13A"  
 New Mexico State Plane coordinates, central zone (NAD 83) as published:  
 N=1,491,318.377  
 E=1,515,633.327  
 Delta Alpha = -007'42.354  
 Ground to grid factor=0.999664462  
 Elevation= 4960.499 (NAVD 88)

**LINE TABLE**

LINE	DIRECTION	DISTANCE
11	S 14°07'29" W	42.50'
12	S 13°29'38" W	32.70'
13	S 29°22'28" W	14.10'
14	N 14°09'38" E	126.66'
15	N 19°50'40" E	18.82'
16	N 73°05'40" W	104.11'
17	N 20°32'20" E	60.00'
18	S 70°20'40" E	103.27'

**CORNER LEGEND**

UNLESS OTHERWISE INDICATED:

- Found 1" Iron Pipe / logged w/ brass disc LS 5823
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- Found Chisled "x" in concrete tagged w/ brass disc LS 5823
- ▲ Set 5/8" Rebar w/ Cap LS 5823
- × Set nail w/ brass disc LS 5823

**BOUNDARY AND TOPOGRAPHIC SURVEY OF  
 A SOUTHWESTERLY PORTION OF TRACT B-1-A-3-A  
 SAWMILL INDUSTRIAL  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER 2013**

130603. DWG

**SURVOTEK, INC.**  
 Consulting Surveyors  
 8984 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
 Phone: 505-897-3366  
 Fax: 505-897-3377

TRACT 341a2d2  
MRGCD Map 38

BELLAH AVE. N.W.

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

20' Public Waterline / Utility  
Easement granted by Plat  
Filed Sept. 17, 1990  
Vol. 90C, folio 222  
Note: locations of these easements  
are "approximate" as noted and shown  
on said Plat.

Private 20' Waterline Easement located  
on Lot B-1, the benefit of which is reserved  
for the use of the public water  
Department, by the Public Water  
Department, Plat Book 96C, Page 204

OFFICE / WAREHOUSE STORAGE  
block & brick construction  
+/- 56,033 sq. ft.

PROPOSED  
TRACT A

LOT 17  
ARIAS ACRES  
Filed Jan. 21, 1947, Vol. B1, Folio 124

PROJECT BENCHMARK  
5/8" Rebar and cap  
stamped "Surr-Tek, Inc.  
Control  
Elev= 4962.90

LOT A  
DUKE CITY LUMBER  
COMPANY ADDITION  
Filed Dec. 28, 1971, Vol. D4, Folio 177

**LEGEND**

- MONITOR WELL
- POWER POLE
- LIGHT BASE
- SEWER CLEANOUT
- CONCRETE AREA
- PRESSURE INDICATOR VALVE
- FIRE MAIN
- FIRE VALVE
- CONCRETE CURB & GUTTER
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**SKETCH PLAT OF  
TRACTS A THRU E  
SAWMILL INDUSTRIAL**

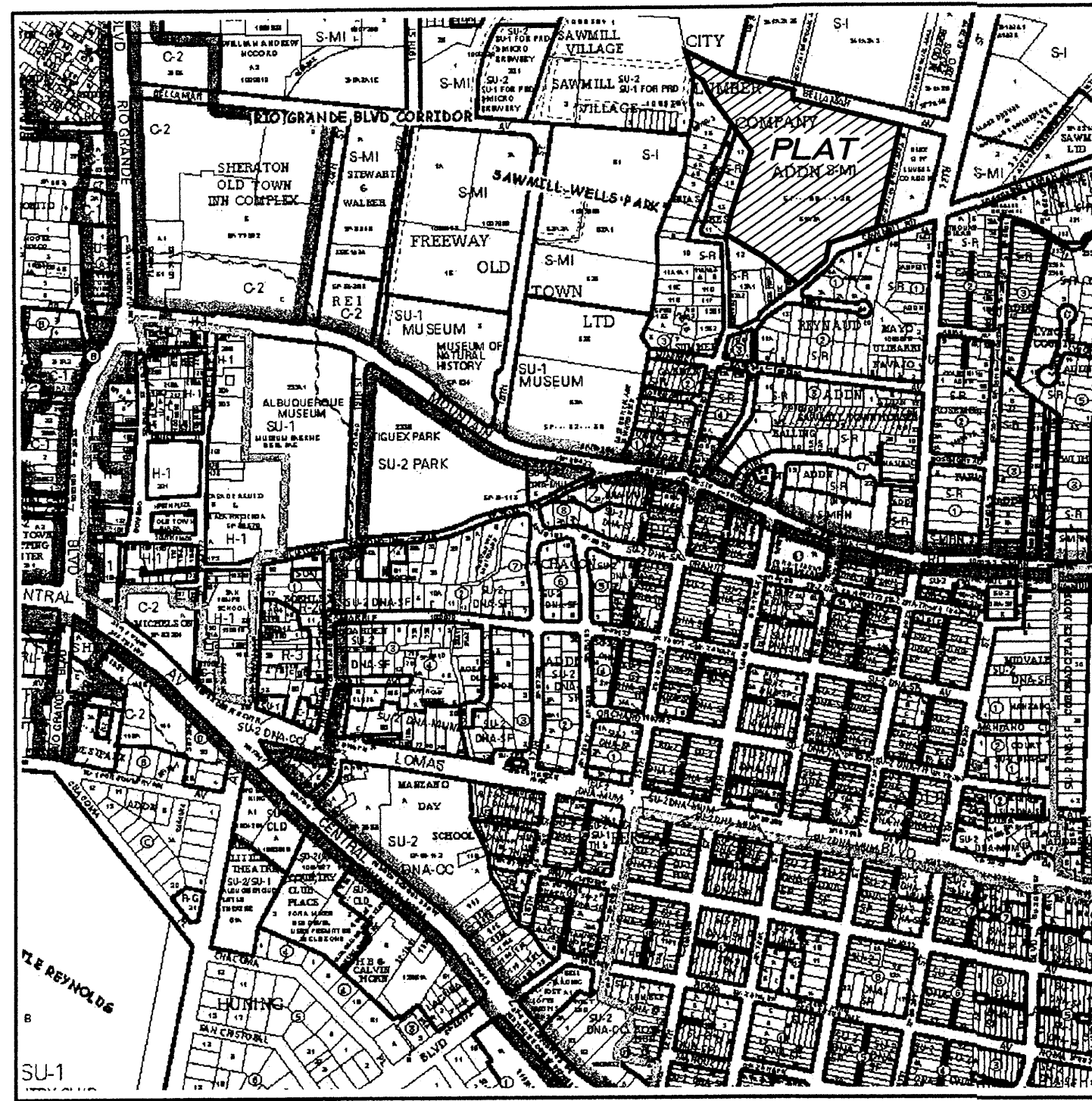
(BEING A REPLAT OF LOT B-1-A-3-A,  
DUKE CITY LUMBER COMPANY ADDITION)

SITUATE WITHIN

THE TOWN OF ALBUQUERQUE GRANT  
IN

PROJECTED SECTION 7, TOWNSHIP 10 NORTH, RANGE 4 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2013



**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: 2
- Gross Subdivision acreage: 11.0556 acres

**PROJECT#: 1002981**  
**DATE: 12-4-13**  
**APP#: 13DRB-70769**

130604.dwg

- SK -

**TREASURERS CERTIFICATION**

This is to certify that taxes are current and paid on the following:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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 two (2) tracts 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  
November 19, 2013



PROJECT NUMBER: \_\_\_\_\_

Application Number: \_\_\_\_\_

**PLAT APPROVAL**

**UTILITY APPROVALS:**

Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Qwest Corporation d/b/a CenturyLink QC.	_____	Date
Comcast	_____	Date

**CITY APPROVALS:**

City Surveyor	_____	Date
Department of Municipal Development	_____	Date
Real Property Division	_____	Date
Environmental Health Department	_____	Date
Traffic Engineering, Transportation Division	_____	Date
ABCWUA	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer	_____	Date
DRB Chairperson, Planning Department	_____	Date

SHEET 1 OF 3

**SURVOTEK, INC.**

Consulting Surveyors Phone: 505-897-3366  
8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

**SKETCH PLAT OF  
TRACTS A THRU E  
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 7, TOWNSHIP 10 NORTH, RANGE 4 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2013

**LEGAL DESCRIPTION**

That certain parcel of land situate within the Town of Albuquerque Grant in projected Section 7, 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 96C, 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), 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 to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate the additional street right of way for Sawmill Road N.W. and 15th Street 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  
P.P. INVESTMENTS, LTD. CO.,  
a New Mexico limited liability company, member

\_\_\_\_\_  
Steven T. Taday, Jr., Member

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this \_\_\_\_\_

day of \_\_\_\_\_, 2004, by Steven T. Taday, Jr.

\_\_\_\_\_ My commission expires \_\_\_\_\_

Notary Public

**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
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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	17.67'	S20°57'21"W
L13	144.07'	N71°49'44"E
L14	7.26'	N27°13'08"E
L15	141.59'	N49°46'14"E
L16	9.18'	S52°50'32"E
L17	1.19'	N14°04'26"E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	16.65'	17.50'	9.01'	16.03'	N09°33'41"W	54°30'12"
C2	219.22'	42.50'	26.80'	45.33'	N69°02'39"W	295°32'17"
C3	17.64'	17.50'	9.65'	16.91'	S49°50'26"W	57°46'09"
C4	16.35'	135.00'	8.19'	16.34'	S68°21'31"W	6°56'25"
C5	35.42'	90.00'	17.94'	35.20'	N38°29'41"E	22°33'05"



VACATED PORTION OF  
BELLAMAH AVE. (V.O. 2425)  
Filed Mar. 16, 1965, Bk. Misc. 50, pg. 848  
Note: City of Albuquerque 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 27) as published:  
Y = 1,495,715.39 feet  
X = 373,707.44 feet  
Elevation = 4961.715 feet (SLD 1929)  
Delta Alpha = -00'14" 34"  
Combined ground to grid factor = 0.9996810

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

TRACT 341d2d2  
MRGCD Map 38

BELLAMAH AVENUE N.W.

TRACT A  
6.9231 Acres

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

TRACT B  
4.1324 Acres

SKETCH PLAT OF  
TRACTS A AND B  
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 7, TOWNSHIP 10 NORTH, RANGE 4 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2013

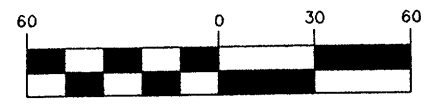
SHEET 3 OF 3  
SURVTEK, INC.

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

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 "5-J13A"  
New Mexico State Plane coordinates, central  
zone (NAD 27) as published:  
Y = 1,491,255.48  
X = 375,387.46 feet  
Elevation = 4957.87 feet (SLD 1929)  
Delta Alpha = -00'14" 22"  
Combined ground to grid factor = 0.9996807

Albuquerque Control Survey Monument "S-J13A"  
New Mexico State Plane coordinates, central  
Zone (NAD 27) as published:  
X = 375,387.46 feet  
Y = 1,491,255.48 feet  
Elevation = 4957.87 feet (SLD 1929)  
Delta Alpha = -0014.22  
Combined ground to grid factor = 0.9996807

1 inch = 60 ft.  
( IN FEET )

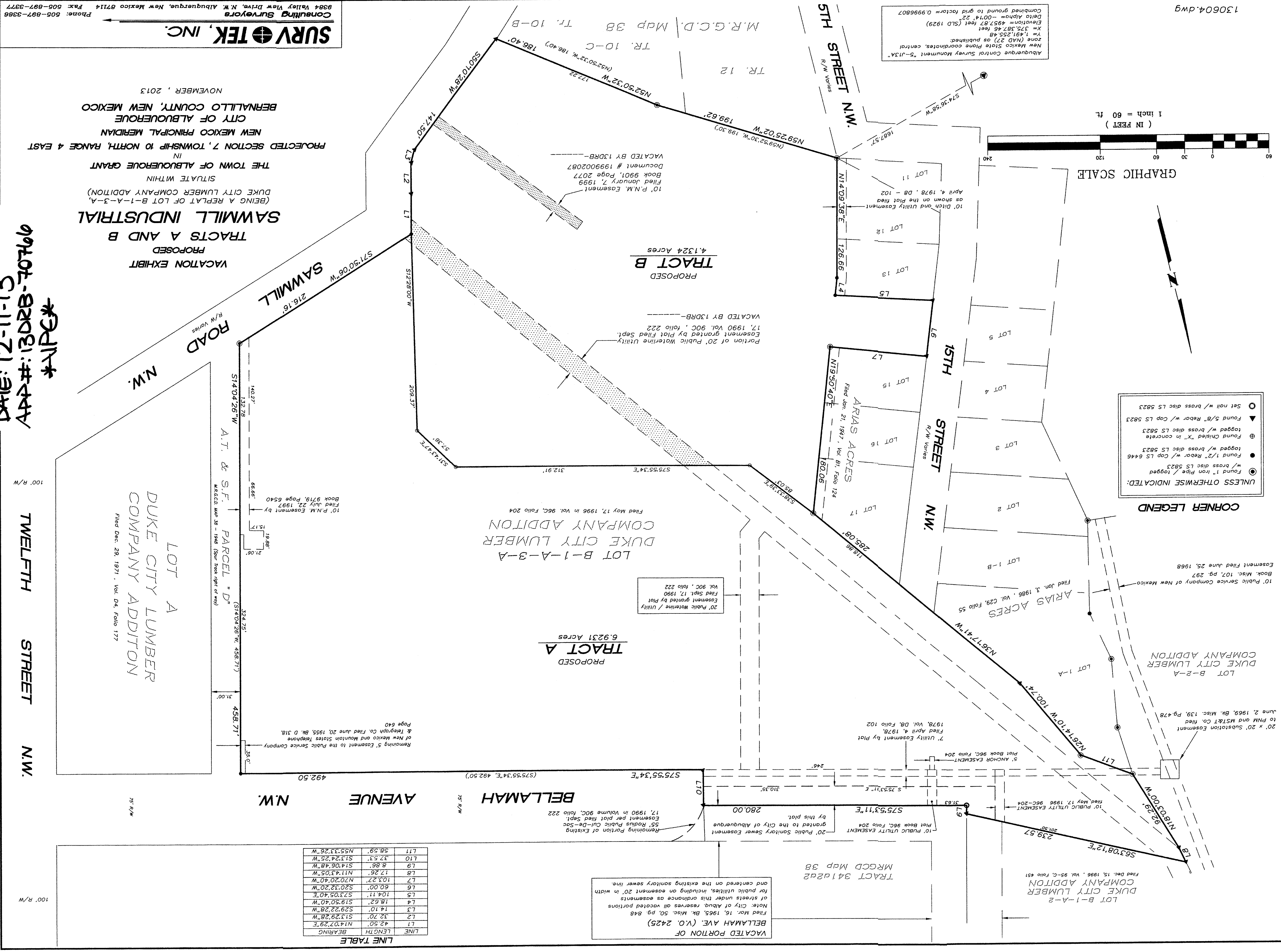
GRAPHIC SCALE

- CORNER LEGEND**
- Set nail w/ brass disc LS 5823
  - ▼ Found 5/8" Rebar w/ Cap LS 5823
  - ⊕ Tagged w/ brass disc LS 5823
  - ⊗ Found Chisled "X" in concrete
  - Tagged w/ brass disc LS 5823
  - Found 1/2" Rebar w/ Cap LS 6446
  - Found 1" Iron Pipe / Tagged w/ brass disc LS 5823
- UNLESS OTHERWISE INDICATED:

**SAWMILL INDUSTRIAL TRACTS A AND B**  
 VACATION EXHIBIT  
 PROPOSED  
 (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 7, TOWNSHIP 10 NORTH, RANGE 4 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2013

PROJECT #: 1002984  
 DATE: 12-11-13  
 APP #: 13DRB-7076  
 \*DRAFT\*

**SURV TEK, INC.**  
 Consulting Surveyors  
 884 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
 Phone: 505-897-3366 Fax: 505-897-3377



**LINE TABLE**

LINE	BEARING	LENGTH
L1	N14°07'29"E	42.50'
L2	S13°29'28"W	32.70'
L3	S29°22'28"W	14.10'
L4	S19°50'40"W	18.62'
L5	S23°05'40"E	104.11'
L6	S29°32'20"W	60.00'
L7	N70°32'20"W	103.27'
L8	N11°43'05"W	12.26'
L9	S14°06'48"W	8.86'
L10	S13°24'25"W	37.53'
L11	N55°33'26"W	58.59'

**VACATED PORTION OF BELLAMAH AVE. (V.O. 2425)**  
 Filed Mar. 16, 1965, Bk. Misc. 50, pg. 848  
 Note: City of Albuquerque 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.

**TRACT A**  
 PROPOSED  
 6.9231 Acres

**TRACT B**  
 PROPOSED  
 4.1324 Acres

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

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

**TRACT 341A282**  
 MRGCD Map 38

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

**LOT B-2-A**  
 DUKE CITY LUMBER COMPANY ADDITION

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

**ARIAS ACRES**  
 Filed Jan. 21, 1947, Vol. B1, Folio 124

**ARIAS ACRES**  
 Filed Jan. 21, 1947, Vol. B1, Folio 124

**ARIAS ACRES**  
 Filed Jan. 21, 1947, Vol. B1, Folio 124

**ROAD**  
 R/W Varies

**5TH STREET N.W.**  
 R/W Varies

**15TH STREET N.W.**  
 R/W Varies

**TWELFTH STREET N.W.**  
 100' R/W

**BELLAMAH AVENUE N.W.**  
 75' R/W

**SAWMILL ROAD N.W.**  
 R/W Varies