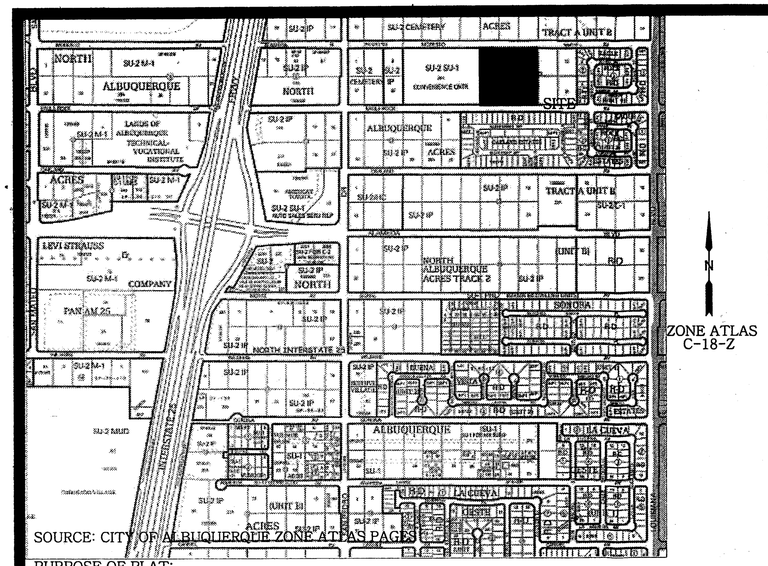

SOURCE: CITY OF ALBUQUERQUE ZONE ATLAS PAGES

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TOP CREATE ONE (1) LOT FROM THREE (3) LOTS, GRANT ADDITIONAL PUBLIC UTILITY EASEMENTS AND DEDICATE ADDITIONAL RIGHT OF WAY IN FEE SIMPLE TITLE TO THE CITY OF ALBUQUERQUE.

SUBDIVISION DATA:

DRB#
ZONE ATLAS INDEX NO. *C-18-Z*
DATE OF FIELD SURVEY: *JANUARY 2012*
TOTAL NO. OF LOTS EXISTING: *3*
TOTAL NO. OF LOTS CREATED: *1*
TOTAL MILEAGE OF
PUBLIC STREETS CREATED: *NONE*

GROSS SUBDIVISION ACREAGE: *3.0011 Acres*
CURRENT ZONING: *SU-2*
TALOS LOG NO. 2012032655
TOTAL MILEAGE OF
PRIVATE STREETS CREATED: *0.0 MILES*

SOLAR COLLECTION NOTE:

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDING OR BEING ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO THE APPROVAL OF THIS PLAT.

NOTES:

1. ALBUQUERQUE CONTROL STATIONS USED:

   "9-C18"
   N 1521497.624
   E 1542501.428
   Z 5232.470
   NAD 1983 NAVD 1987
   NEW MEXICO STATE PLANE
   CENTRAL ZONE
   G-G 0.999664563
   DELTA-ALPHA= -00°11'19.69"

2. FIELD SURVEY PERFORMED IN JANUARY 2012
3. BEARINGS ARE GRID BASED---NEW MEXICO STATE PLANE CENTRAL ZONE (NAD 1983)
4. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
5. CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "PS 8911", AND DEPICTED AS NOTED UNLESS OTHERWISE INDICATED.
6. BEARINGS AND DISTANCES IN "() ARE RECORD
7. SUBJECT TRACTS ARE LOCATED WITHIN ZONE X (OTHER AREAS) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP BERNALILLO COUNTY, NEW MEXICO PANEL 137 OF 825, MAP NO. 350020137G, EFFECTIVE DATE SEPTEMBER 26, 2008

DOCUMENTS USED:

1. PLAT OF NORTH ALBUQUERQUE ACRES VOL D33, FOLIO 132

LEGAL DESCRIPTION:

A TRACT OF LAND COMPRISING OF LOT 23, 24 AND 25, TRACT "A", UNIT "B", BLOCK 26, NORTH ALBUQUERQUE ACRES AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALLILO COUNTY, NEW MEXICO IN VOLUME D, FOLIO 133.
BEGINNING AT THE SOUTHWEST CORNER OF THE LOT HEREIN DESCRIBED, ALSO BEING A POINT ON THE CENTERLINE OF EAGLE ROCK AVE NE, WHENCE FOR A TIE TO THE ACS MONUMENT "9-C18" BEARS S29°00'24"W, 2450.59 FEET DISTANCE; THENCE,
N00°12'55"E, A DISTANCE OF 263.86 FEET TO THE NORTHWEST CORNER OF THE LOT HEREIN DESCRIBED; THENCE,
S89°42'10"E, A DISTANCE OF 495.49 FEET TO THE NORTHEAST CORNER OF THE LOT HEREIN DESCRIBED; THENCE,
S00°13'57"W, A DISTANCE OF 263.85 FEET TO THE SOUTHEAST CORNER, ALSO BEING A POINT ON THE CENTERLINE OF EAGLE ROCK AVE NE; THENCE,
N89°42'15"W, A DISTANCE OF 495.41 FEET TO THE SOUTHWEST CORNER AND TRUE POINT OF BEGINNING AND CONTAINING 130730 SQUARE FEET (3.0011 ACRES)

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 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.

FREE CONSENT AND DEDICATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THAT CERTAIN TRACT OF LAND HEREIN DESCRIBED, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND DO HEREBY GRANT EASEMENTS AS SHOWN HEREON AND HEREBY GRANT ADDITONAL RIGHT OF WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE TITLE SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: _____
MANAGING MEMBER

ACKNOWLEDGMENT) SS.

STATE OF New Mexico)

COUNTY OF Bernalillo)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 10 DAY OF March, 2012, BY Aleem Kassam
President, Kassam Business Center

NOTARY PUBLIC: Derek A. Kosilla

MY COMMISSION EXPIRES: 5/1/2013

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #:
10180644064951070
LOTS 23, 24, 25, TRACT "A" UNIT "B", BLOCK 26, NORTH ALBUQUERQUE ACRES

PROPERTY OWNER OF RECORD: KASSAM BUSINESS CENTER LLC, 6501 AMERICAS PARKWAY NE SUITE 1050, ALBUQUERQUE, NM 87110

BERNALILLO COUNTY TREASURE'S OFFICE: _____

PLAT OF
LOT 23-A

BEING A REPLAT OF LOTS 23, 24, 25
TRACT A, UNIT B, BLOCK 26
NORTH ALBUQUERQUE ACRES
WITHIN PROJECTED
SECTION 13, TOWNSHIP 11N, R 3 EAST, N.M.P.M.
ELENA GALLEGOS LAND GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH 2012

PROJECT NUMBER: _____

CITY APPROVALS:

3-6-12
CITY SURVEYOR — DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION — DATE

UTILITIES DEVELOPMENT — DATE

PARKS AND RECREATION DEPARTMENT — DATE

A.M.A.F.C.A. — DATE

ABCWUA — DATE

CITY ENGINEER — DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT — DATE

REAL PROPERTY DIVISION — DATE

UTILITY APPROVALS:

PNM ELECTRIC SERVICES — DATE

NEW MEXICO GAS — DATE

QWEST TELECOMMUNICATIONS — DATE

COMCAST — DATE

SURVEYOR'S CERTIFICATE:

I, DAVID R VIGIL, NEW MEXICO PROFESSIONAL SURVEYOR NO. 8911, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

03/06/12
DAVID R. VIGIL, NMPLS NO. 8911 — DATE

CONSTRUCTION SURVEY TECHNOLOGIES, INC
PO BOX 65395, ALBUQUERQUE, NM 87193, 505-917-8921

PLAT OF
LOT 23-A

BEING A REPLAT OF LOTS 23, 24, 25
TRACT A, UNIT B, BLOCK 26
NORTH ALBUQUERQUE ACRES
WITHIN PROJECTED
SECTION 13, TOWNSHIP 11N, R 3 EAST, N.M.P.M.
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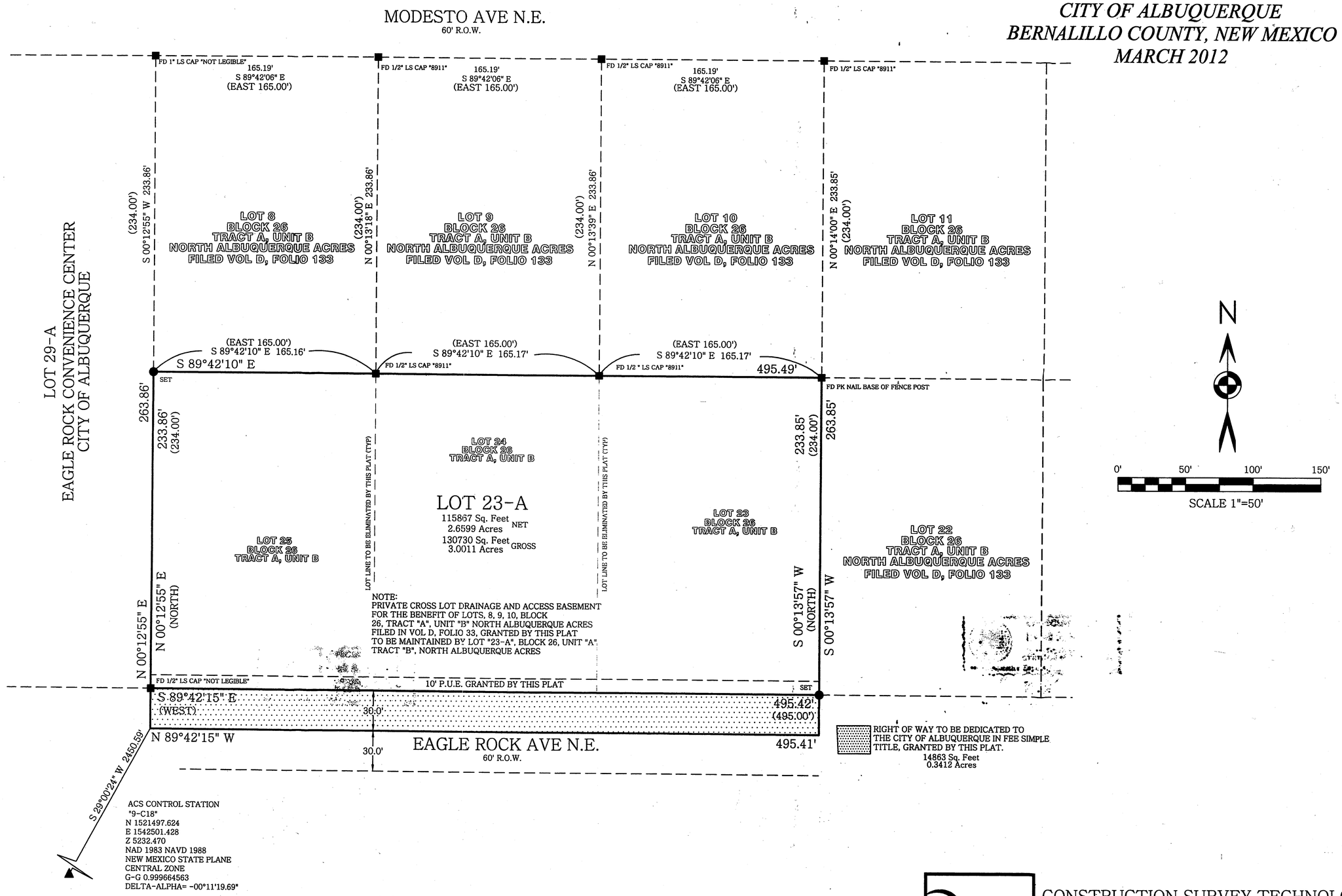
BERNALILLO COUNTY, NEW MEXICO
MARCH 2012



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