

C-12. 1"=750'±

VICINITY MAP

SUBDIVISION DATA / NOTES

- Total Number of Existing Tracts: 3
- Total Number of Existing Lots: 1
- Total Number of Tracts created: : 3
- Total Number of Lots created: 1
- Gross Subdivision Acreage: 25.3175 Ac.
- Total Mileage of Full Width Streets Created: 0.2061
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Basis of boundary are the following plats (and documents) of record entitled:  
 "A SUBDIVISION OF REVIEW"; REC.: JUNE 27, 1986 IN BOOK C30, PAGE 178.  
 "PLAT OF ALBUQUERQUE WEST, UNIT 1", REC.: MARCH 8, 1990, VOLUME C90, FOLIO 67.  
 all being records of Bernalillo County, New Mexico.
- Field Survey performed March, 2003.
- Title Report: N/A
- Address of Property: None provided.
- City of Albuquerque, New Mexico Zone: SU-1 PDA TO INCLUDE C-3 USES
- 100 Year Flood Zone Designation:
- Encroachments: None apparent.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # See Tax Certificate PROPERTY OWNER OF RECORD: AMAFCM/Grand Alliance II JMT Ventures BERNALILLO COUNTY TREASURER'S OFFICE: William Kauramann 8/13/04

BULK LAND VARIANCE NOTE

A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT. DETAILS OF THE VARIANCE OR WAIVER WERE FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON 08/12, 2004, IN A12, PAGE 4527

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL. THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS OR SITE DEVELOPMENT PLANS ARE APPROVED. BY ITS APPROVAL THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

LEGAL DESCRIPTION

A certain tract of land situate within projected Section 13, Township 11 North, Range 2 East, New Mexico Principal Meridian, Town of Alameda Grant, Bernalillo County, New Mexico, being and comprising ALL OF TRACTS B, C & D, AND LOT 6-A of ALBUQUERQUE WEST, UNIT ONE, as the same is shown and designated upon the Plat of said ALBUQUERQUE WEST, UNIT ONE, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 8, 1990 in Volume 90C, Page 67, and a portion of NUNZIO AVE. N.W. A CITY OF ALBUQUERQUE PUBLIC RIGHT-OF-WAY as found on said plat of ALBUQUERQUE WEST, UNIT ONE, and containing an area of 25.3175 Acres (1,102,830 square feet) more or less.

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject 3 tracts and one lot and the vacated right-of-way into 3 commercial tracts and one lot, to vacate and dedicate a public right-of-way, and to grant those easements necessary to serve the commercial development.

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

OWNER

AMERICAN EAGLE, L.P. (TRACTS B, C & D)

R.J. Schaefer 5/11/04  
 R. J. SCHAEFER REALTY & INVESTMENT, INC. Date  
 IT'S MANAGING AND GENERAL PARTNER  
 BY ROBERT J. SCHAEFER, PRESIDENT

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY (LOT 6-A)

John P. Kelly 6-2-04  
 EXECUTIVE ENGINEER Date

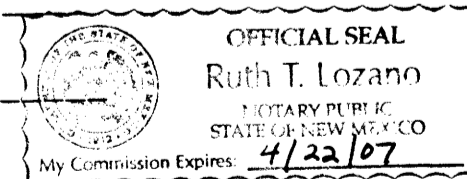
ACKNOWLEDGMENT

STATE OF NEW MEXICO } SS  
 COUNTY OF BERNALILLO }

This instrument was acknowledged before me on May 11 2004 by R.J. Schaefer of, R. J. SCHAEFER REALTY & INVESTMENT, INC. MANAGING AND GENERAL PARTNER OF AMERICAN EAGLE, L.P. on behalf of said company.

My Commission Expires: 4/22/07

Ruth J. Lozano  
 Notary Public



**ALDRICH LAND SURVEYING**  
 P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990



PLAT FOR TRACTS B-1, C-1, & D-1 & LOT 6-A-1 ALBUQUERQUE WEST, UNIT ONE

BEING A REPLAT OF TRACTS B, C, D AND 6-A ALBUQUERQUE WEST, UNIT 1 TOGETHER WITH A PORTION OF NUNZIO AVE. N.W. ALBUQUERQUE WEST, UNIT ONE TOWN OF ALAMEDA GRANT PROJECTED SECTION 13, T. 11 N., R. 2 E., NMPM BERNALILLO COUNTY, NEW MEXICO

MAY 2004

APPROVALS

DRB PROJECT NO. 1003445  
 APPLICATION NO. 2-00753

Utility Approvals

- |  |          |
|--|----------|
| <u>Leah D. Mink</u>                          | 5-17-04  |
| PNM ELECTRIC SERVICES DIVISION               | DATE     |
| <u>Leah D. Mink</u>                          | 5-17-04  |
| PNM GAS SERVICES DIVISION                    | DATE     |
| <u>Dave R. Muller</u>                        | 8-9-04   |
| QWEST  | DATE     |
| <u>Rita Erickson</u>                         | 5-26-04  |
| COMCAST                                      | DATE     |
| <u>[Signature]</u>                           | 5-21-04  |
| NEW MEXICO UTILITIES INC.                    | DATE     |
| City Approvals                               |          |
| <u>[Signature]</u>                           | 5-12-04  |
| CITY SURVEYOR                                | DATE     |
| <u>[Signature]</u>                           | 08/10/04 |
| REAL PROPERTY DIVISION                       | DATE     |
| <u>N/A</u>                                   | 8/12/04  |
| ENVIRONMENTAL HEALTH DEPARTMENT              | DATE     |
| <u>[Signature]</u>                           | 6-9-04   |
| TRAFFIC ENGINEERING, TRANSPORTATION DIVISION | DATE     |
| <u>Roger A. Green</u>                        | 6/9/04   |
| UTILITIES DEVELOPMENT                        | DATE     |
| <u>Christina Sandoral</u>                    | 6/9/04   |
| PARKS AND RECREATION DEPARTMENT              | DATE     |
| <u>John P. Kelly</u>                         | 6-2-04   |
| AMAFCM                                       | DATE     |
| <u>Bratt L. Biker</u>                        | 6/9/04   |
| CITY ENGINEER                                | DATE     |
| <u>Sharon Watson</u>                         | 8/12/04  |
| DRB CHAIRPERSON, PLANNING DEPARTMENT         | DATE     |

SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991, February 2, 1994 and October 2000), and is true and correct to the best of my knowledge and belief."

Timothy Aldrich 05-12-04  
 Timothy Aldrich, P.L.S. No. 7719 Date

# PLAT FOR TRACTS B-1, C-1, & D-1 & LOT 6-A-1 ALBUQUERQUE WEST, UNIT ONE

BEING A REPLAT OF TRACTS B, C, D AND 6-A ALBUQUERQUE WEST, UNIT 1 TOGETHER WITH A PROTION OF NUNZIO AVE. N.W. ALBUQUERQUE WEST, UNIT ONE TOWN OF ALAMEDA GRANT PROJECTED SECTION 13, T. 11 N., R. 2 E., NMPM BERNALILLO COUNTY, NEW MEXICO

MAY 2004

### NOTES

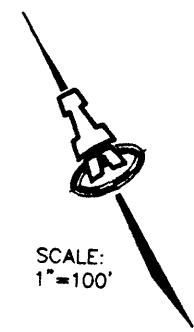
1. DISTANCES IN BRACKETS ARE MONUMENT DISTANCES.
2. SEE THIS SHEET 3 FOR EASEMENT NOTES AND BOUNDARY TIE INFORMATION.
3. N/R DESIGNATES NON-RADIAL LINE.

### PROPERTY CORNERS

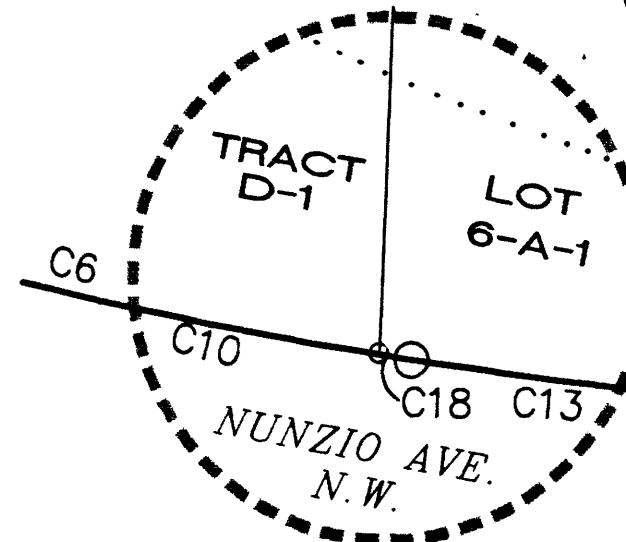
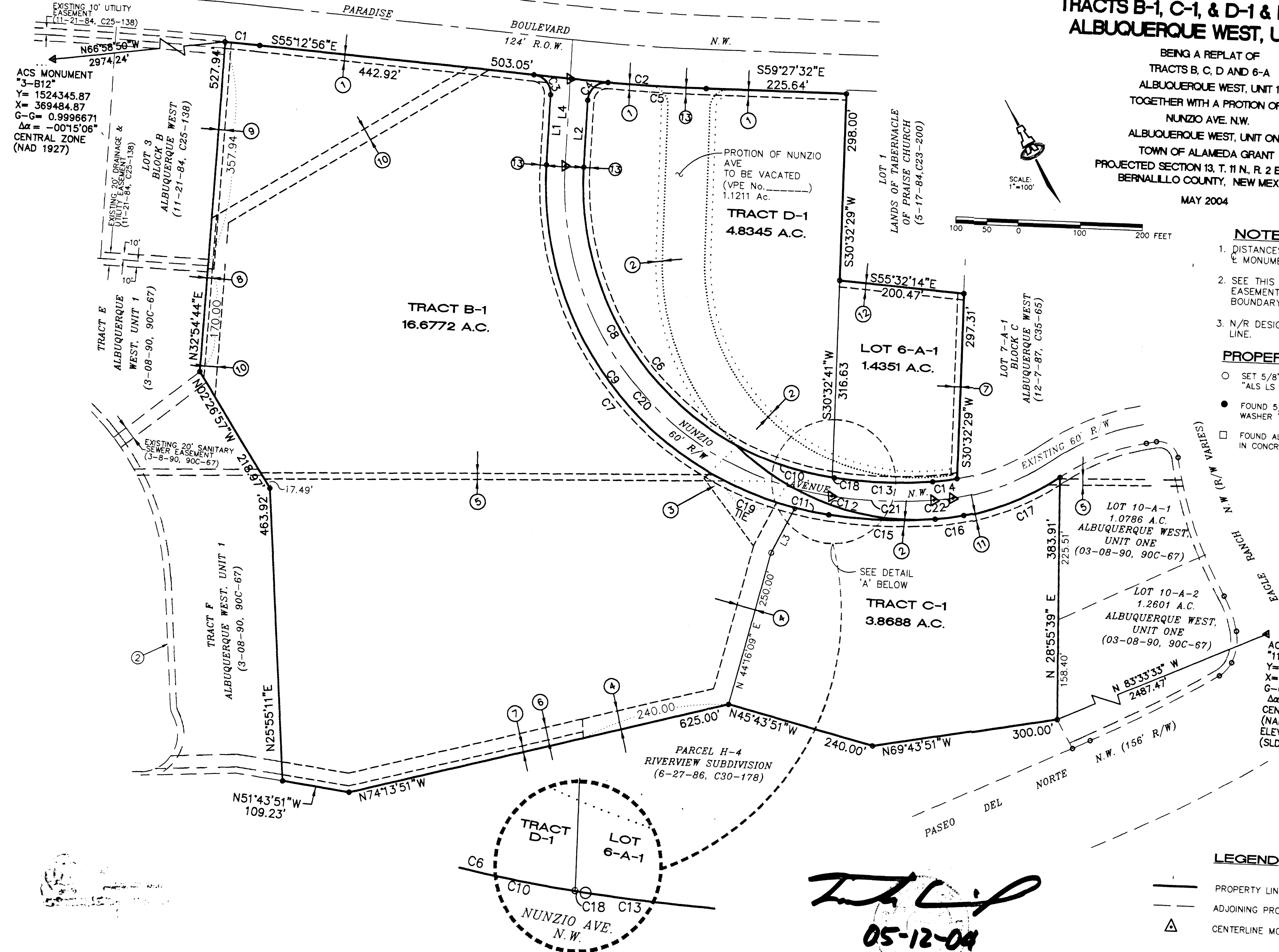
- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- FOUND 5/8" REBAR WITH CAP OR WASHER "LS 3516" (TYP)
- FOUND ALUMINUM CAP IN CONCRETE (TYP)

### LEGEND

- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- △ CENTERLINE MONUMENT



SCALE: 1"=100'  
100 50 0 100 200 FEET



*[Handwritten Signature]*  
05-12-04

ACS MONUMENT "3-B12"  
Y= 1524345.87  
X= 369484.87  
G-G= 0.9996671  
Δα = -00°15'06"  
CENTRAL ZONE (NAD 1927)

ACS MONUMENT "11-C13"  
Y= 1,521,315.59  
X= 375,354.28  
G-G= 0.99967730  
Δα = -00°14'25"  
CENTRAL ZONE (NAD 1927)  
ELEV 5029.172 (SLD 1929)

**PLAT  
FOR  
TRACTS B-1, C-1, & D-1 & LOT 6-A-1  
ALBUQUERQUE WEST, UNIT ONE**

BEING A REPLAT OF  
TRACTS B, C, D AND 6-A  
ALBUQUERQUE WEST, UNIT 1  
TOGETHER WITH A PORTION OF  
NUNZIO AVE. N.W.  
ALBUQUERQUE WEST, UNIT ONE  
TOWN OF ALAMEDA GRANT  
PROJECTED SECTION 13, T. 11 N., R. 2 E., NMPM  
BERNALILLO COUNTY, NEW MEXICO

MAY 2004

**EASEMENTS**

- ① EXISTING 10' UTILITY EASEMENT (3-8-90, 90C-67)
- ② EXISTING 10' UTILITY EASEMENT, PORTION ADJACENT TO VACATED NUNZIO AVENUE TO BE VACATED BY THIS PLAT. (3-8-90, 90C-67)
- ③ EXISTING TEMPORARY DRAINAGE EASEMENT (3-8-90, 90C-67)
- ④ EXISTING 30' TEMPORARY DRAINAGE EASEMENT (3-8-90, 90C-67)
- ⑤ EXISTING 10' PNM & MTN. STATES T. & T. CO. EASEMENT (12-21-62, D673-193)
- ⑥ EXISTING 20' TEMPORARY DRAINAGE EASEMENT (3-8-90, 90C-67)
- ⑦ EXISTING 10' DRAINAGE AND UTILITY EASEMENT (11-21-84, C25-138)
- ⑧ EXISTING 7.41' SANITARY SEWER EASEMENT (3-8-90, 90C-67)
- ⑨ EXISTING 10' DRAINAGE EASEMENT (3-8-90, 90C-67)
- ⑩ EXISTING 20' CONSTRUCTION EASEMENT & EXISTING 10' UTILITY MAINTENANCE EASEMENT (12-10-73, BK.344-PG.808)
- ⑪ EXISTING 10' PUBLIC UTILITY & BICYCLE FACILITY EASEMENT (12-7-87, C35-64)
- ⑫ EXISTING 10' DRAINAGE EASEMENT (11-21-84, C25-138)
- ⑬ 10' PUBLIC UTILITY EASEMENT (P.U.E.) GRANTED BY THIS PLAT.

BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	6486.09	55.76	27.88	55.76	N 55°27'42" W	0°29'33"
C2	2926.79	217.35	108.73	217.30	S 57°20'35" E	4°15'18"
C3	30.00	45.62	28.53	41.35	N 11°38'59" W	87°07'53"
C4	30.00	48.02	30.91	43.05	S 77°45'59" W	91°42'38"
C5	2926.79	157.95	78.99	157.93	S 57°55'28" E	3°05'31"
C6	474.00	703.83	434.93	640.93	S 10°31'14" E	85°04'37"
C7	534.00	792.92	489.98	722.06	S 10°31'14" E	85°04'37"
C8	474.00	537.83	302.04	509.44	S 00°29'15" E	65°00'40"
C9	534.00	735.22	439.31	678.51	S 07°25'30" E	78°53'10"
C10	474.00	164.28	82.97	163.46	S 42°43'18" E	19°51'28"
C11	534.00	55.61	27.83	55.59	S 50°04'32" E	5°58'00"
C12	410.00	319.81	168.54	311.76	S 38°44'11" E	44°41'29"
C13	724.00	158.23	79.43	157.92	S 59°19'12" E	12°31'20"
C14	350.00	39.35	19.70	39.33	S 68°48'08" E	6°26'31"
C15	784.00	171.35	86.02	171.01	S 59°19'12" E	12°31'20"
C16	410.00	46.10	23.07	46.07	S 68°48'08" E	6°26'31"
C17	410.00	167.63	85.00	166.46	S 83°48'35" E	23°25'32"
C18	474.00	3.38	1.69	3.38	S 52°51'17" E	0°24'29"
C19	534.00	90.36	45.29	90.25	S 38°56'47" E	9°41'42"
C20	504.00	748.38	462.45	681.49	S 10°31'14" E	85°04'37"
C21	754.00	164.79	82.72	164.46	S 59°19'12" E	12°31'20"
C22	380.00	30.39	15.20	30.38	S 67°52'19" E	4°34'55"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 31°54'58" W	111.95
L2	S 31°54'40" W	106.83
L3	N 56°49'18" E	79.55
L4	S 31°54'58" W	138.98

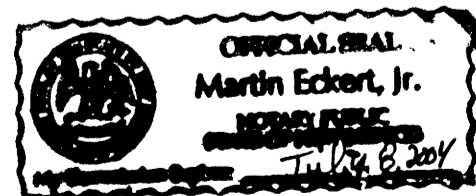
**OWNER ( LOT 6-A )**

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO )  
                                  ) SS  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on June 2 2004 by John P. Kelly known to me to be the EXECUTIVE ENGINEER of ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, A Political Subdivision of the State of New Mexico.

My Commission Expires: July 8, 2004  
Martin Eckert, Jr.  
Notary Public

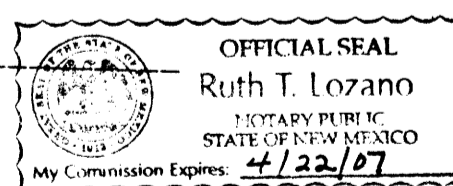


**PNM ELECTRIC AND GAS SERVICES EASEMENT RELEASE**

PUBLIC SERVICE COMPANY OF NEW MEXICO, FOR ITS ELECTRIC AND GAS SERVICES DIVISIONS, DOES HEREBY RELEASE, WAIVE, QUITCLAIM AND DISCHARGE ITS RIGHT, TITLE AND INTEREST IN THE EASEMENTS (GRANTED BY PRIOR PLAT, REPLAT OR DOCUMENT) SHOWN TO BE VACATED ON THIS PLAT.

PNM ELECTRIC AND GAS SERVICES

BY: Leonard G. Martinez



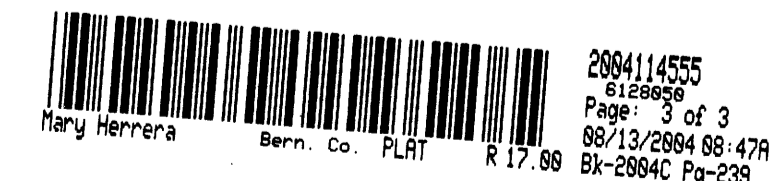
STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF May, 2004, BY Leonard G. Martinez OF PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION, ON BEHALF OF SAID CORPORATION.

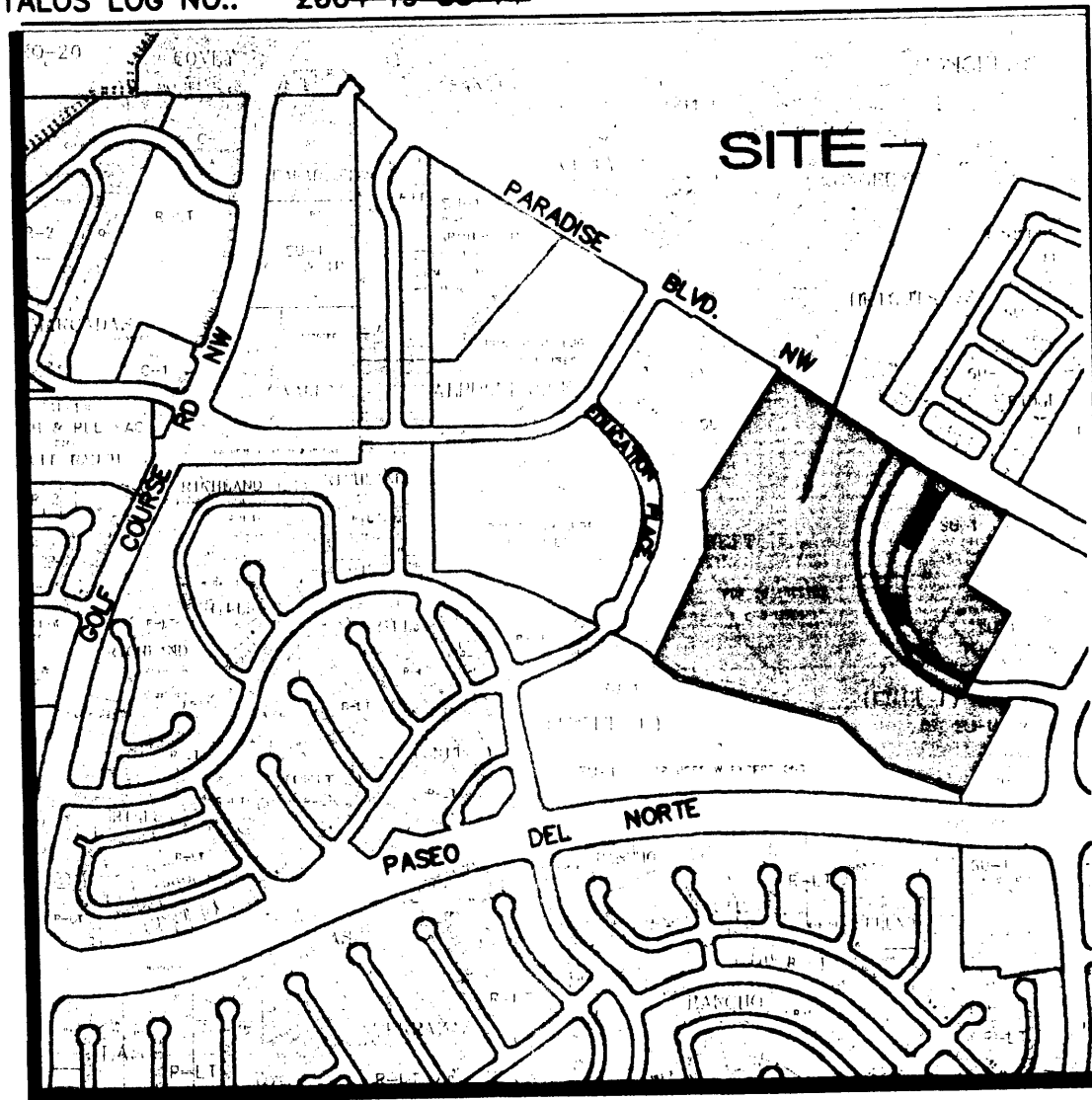
Ruth T. Lozano  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/22/07

*[Handwritten Signature]*  
**05-12-04**



TALOS LOG NO.: 2005 18 28 31  
2004 18 35 71



C-12 1"=750'

**VICINITY MAP  
SUBDIVISION DATA / NOTES**

- Total Number of Existing Tracts: 3
- Total Number of Existing Lots: 1
- Total Number of Tracts created: 3
- Total Number of Lots created: 1
- Gross Subdivision Acreage: 26.7603 Ac.
- Total Mileage of Full Width Streets Created: 0.2061
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Basis of boundary are the following plats (and documents) of record entitled:  
"A SUBDIVISION OF REVIEW"; REC.: JUNE 27, 1986 IN BOOK C30, PAGE 178.  
"PLAT OF ALBUQUERQUE WEST, UNIT 1", REC.: MARCH 8, 1990, VOLUME C90, FOLIO 67.  
"PLAT OF ALBUQUERQUE WEST, UNIT 1", REC.: AUGUST 13, 2004, BK-2004c, PG. 239  
all being records of Bernalillo County, New Mexico.
- Field Survey performed March, 2003 & April 2005
- Title Report: N/A
- Address of Property: None provided.
- City of Albuquerque, New Mexico Zone: SU-1 PDA TO INCLUDE C-3 USES
- 100 Year Flood Zone Designation:
- Encroachments: None apparent.

**BULK LAND VARIANCE NOTE**

A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT. DETAILS OF THE VARIANCE OR WAIVER WERE FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON 6/24, 2005, IN BK-A99, PAGE 354.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL. THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS OR SITE DEVELOPMENT PLANS ARE APPROVED. BY ITS APPROVAL THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

**LEGAL DESCRIPTION**

A certain tract of land situate within projected Section 13, Township 11 North, Range 2 East, New Mexico Principal Meridian, Town of Alameda Grant, Bernalillo County, New Mexico, being and comprising ALL OF TRACTS B-1, C-1 & D-1, AND LOT 6-A-1 of ALBUQUERQUE WEST, UNIT ONE, as the same is shown and designated upon the Plat of said ALBUQUERQUE WEST, UNIT ONE, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on August 13, 2004 in BK-2004C, Page 239, and a portion of NUNZIO AVE. N.W. A CITY OF ALBUQUERQUE PUBLIC RIGHT-OF-WAY as found on said plat of ALBUQUERQUE WEST, UNIT ONE, and containing an area of 26.7603 Acres (1,165,679 square feet) more or less.

**DISCLOSURE STATEMENT**

The intent of this plat is to realign Nunzio Ave. NE by vacating and dedicating a public right-of-way, and to grant those easements necessary to serve the commercial development and to vacate easements along the vacated right-of-way.

**FREE CONSENT AND DEDICATION**

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

\*and said owners (TRACTS B-1, C-1 & D-1) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided,

**OWNERS**

AMERICAN EAGLE, L.P. (TRACTS B-1-A, C-1-A & D-1-A)

*R.J. Schaefer* 4/27/05  
R. J. SCHAEFER REALTY & INVESTMENT, INC. Date  
IT'S MANAGING AND GENERAL PARTNER  
BY ROBERT J. SCHAEFER, PRESIDENT

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY (LOT 6-A-1)

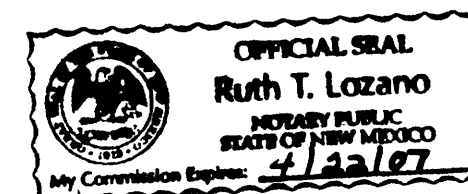
*John Kelly* 4-28-05  
EXECUTIVE ENGINEER Date

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } SS

This instrument was acknowledged before me on April 27, 2005 by R.J. Schaefer of, R. J. SCHAEFER REALTY & INVESTMENT, INC. MANAGING AND GENERAL PARTNER OF AMERICAN EAGLE, L.P. on behalf of said company.

My Commission Expires: 4/22/07  
*Ruth J. Lozano*  
Notary Public



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 414000070  
PROPERTY OWNER OF RECORD  
AMAFCA, Grand Alliance # 9101  
BERNALILLO COUNTY TREASURER'S OFFICE  
*P. Anderson* 6/24/05

**ALDRICH LAND SURVEYING**  
P.O. BOX 30701, ALBQ., N.M. 87190  
505-884-1990

**PLAT FOR TRACTS B-1-A, C-1-A, & D-1-A & LOT 6-A-1-A ALBUQUERQUE WEST, UNIT ONE TOWN OF ALAMEDA GRANT PROJECTED SECTION 13, T. 11 N, R. 2 E, NMPM ALBUQ., BERNALILLO COUNTY, NEW MEXICO APRIL 2005**



**APPROVALS**

- DRB PROJECT NO. 1003445  
APPLICATION NO. 05DRB00724 + 05DRB00725 +  
Utility Approvals 05DRB-00726
- Leon G. Meeks* 5-11-05  
PNM ELECTRIC SERVICES DIVISION DATE
- Leon G. Meeks* 5-11-05  
PNM GAS SERVICES DIVISION DATE
- Marshall Gray* 5-23-05  
QWEST DATE
- Karne Bolton* 5-11-05  
COMCAST DATE
- [Signature]* 5-13-05  
NEW MEXICO UTILITIES INC. DATE
- [Signature]* 4-29-05  
CITY SURVEYOR DATE
- [Signature]* 5-27-05  
REAL PROPERTY DIVISION DATE
- N/A* 5/25/05  
ENVIRONMENTAL HEALTH DEPARTMENT DATE
- [Signature]* 5-25-05  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE
- Roger L. Green* 5-25-05  
UTILITIES DEVELOPMENT DATE
- Christina Sandoval* 5/25/05  
PARKS AND RECREATION DEPARTMENT DATE
- Martin W. Ekegh* 4-28-05  
AMAFCA DATE
- Bradley B. Bingham* 5/25/05  
CITY ENGINEER DATE
- [Signature]* 6/24/05  
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

**SURVEYOR'S CERTIFICATION**

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991, February 2, 1994 and October 2000), and is true and correct to the best of my knowledge and belief."

*Timothy Aldrich* 04-28-05  
Timothy Aldrich, P.L.S. No. 7719 Date

**PLAT  
FOR  
TRACTS B-1-A, C-1-A, & D-1-A & LOT 6-A-1-A  
ALBUQUERQUE WEST, UNIT ONE**

TOWN OF ALAMEDA GRANT  
PROJECTED SECTION 13, T. 11 N, R. 2 E, NMPM  
ALBUQ., BERNALILLO COUNTY, NEW MEXICO

APRIL 2005

EXISTING 10' UTILITY  
EASEMENT  
(11-21-84, C25-138)

ACS MONUMENT  
"3-B12"  
Y= 1524345.87  
X= 369484.87  
G-G= 0.9996671  
 $\Delta\alpha = -00'15.06"$   
CENTRAL ZONE  
(NAD 1927)

EXISTING 20' DRAINAGE &  
UTILITY EASEMENT  
(11-21-84, C25-138)

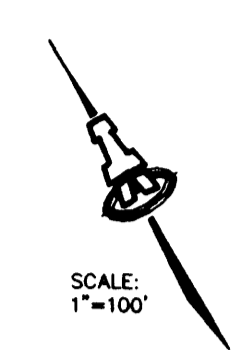
TRACT E  
ALBUQUERQUE  
WEST, UNIT 1  
(3-08-90, 90C-67)

EXISTING 20' SANITARY  
SEWER EASEMENT  
(3-8-90, 90C-67)

TRACT F  
ALBUQUERQUE WEST, UNIT 1  
(3-08-90, 90C-67)

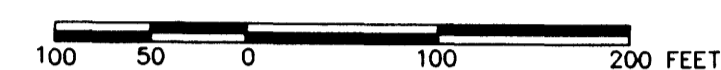
PARCEL H-4  
RIVERVIEW SUBDIVISION  
(6-27-86, C30-178)

LOT 1  
LANDS OF TABERNACLE  
OF PRAISE CHURCH  
(5-17-84, C23-200)



268598628  
6266526  
Page: 2 of 3  
66/24/2685 63-29P  
Bk-2685C Pg-218

SCALE:  
1"=100'



**NOTES**

- DISTANCES IN BRACKETS ARE MONUMENT DISTANCES.
- SEE THIS SHEET 3 FOR EASEMENT NOTES AND BOUNDARY TIE INFORMATION.
- N/R DESIGNATES NON-RADIAL LINE.

**PROPERTY CORNERS**

- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
- FOUND 5/8" REBAR WITH CAP OR WASHER "LS 3516" (TYP)
- FOUND ALUMINUM CAP IN CONCRETE (TYP)

**LEGEND**

- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- △ CENTERLINE MONUMENT

**PLAT**  
**FOR**  
**TRACTS B-1-A, C-1-A, & D-1-A & LOT 6-A-1-A**  
**ALBUQUERQUE WEST, UNIT ONE**  
TOWN OF ALAMEDA GRANT  
PROJECTED SECTION 13, T. 11 N., R. 2 E., NMPM  
ALBUQ., BERNALILLO COUNTY, NEW MEXICO  
APRIL 2005

**EASEMENTS**

- ① EXISTING 10' UTILITY EASEMENT (3-8-90, 90C-67)
- ② EXISTING 10' UTILITY EASEMENT, PORTION ADJACENT TO VACATED NUNZIO AVENUE TO BE VACATED BY THIS PLAT. ~~(3-8-90, 90C-67)~~ (8-15-04, 2004C-239)
- ③ EXISTING TEMPORARY DRAINAGE EASEMENT (3-8-90, 90C-67)
- ④ EXISTING 30' TEMPORARY DRAINAGE EASEMENT (3-8-90, 90C-67)
- ⑤ EXISTING 10' PNM & MTN. STATES T. & T CO. EASEMENT (12-21-62, D673-193)
- ⑥ EXISTING 20' TEMPORARY DRAINAGE EASEMENT (3-8-90, 90C-67)
- ⑦ EXISTING 10' DRAINAGE AND UTILITY EASEMENT (11-21-84, C25-138)
- ⑧ EXISTING 7.41' SANITARY SEWER EASEMENT (3-8-90, 90C-67)
- ⑨ EXISTING 10' DRAINAGE EASEMENT (3-8-90, 90C-67)
- ⑩ EXISTING 20' CONSTRUCTION EASEMENT & EXISTING 10' UTILITY MAINTENANCE EASEMENT (12-10-73, BK.344-PG.808)
- ⑪ EXISTING 10' PUBLIC UTILITY & BICYCLE FACILITY EASEMENT (12-7-87, C35-64)
- ⑫ EXISTING 10' DRAINAGE EASEMENT (11-21-84, C25-138)
- ⑬ 10' PUBLIC UTILITY EASEMENT (P.U.E.) GRANTED BY THIS PLAT.
- ⑭ EXISTING TEMPORARY BLANKET DRAINAGE EASEMENT (03-08-90, 90C-67)

BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	6486.09	55.76	27.88	55.76	N 55°27'42" W	0°29'33"
C2	2926.79	217.35	108.73	217.30	S 57°20'35" E	4°15'18"
C5	2926.84	185.08	92.57	185.05	S 57°39'31" E	3°37'23"
C6	449.95	637.90	385.85	585.81	S 05°51'10" E	81°13'47"
C7	745.00	281.25	142.32	279.58	S 57°16'49" E	21°37'48"
C8	350.00	23.91	11.96	23.90	S 70°03'09" E	3°54'51"
C9	510.00	723.22	437.51	664.13	S 05°50'25" E	81°15'00"
C10	805.00	303.90	153.78	302.10	S 57°16'49" E	21°37'48"
C11	480.00	680.68	411.77	625.06	S 05°50'25" E	81°15'00"
C12	775.00	292.58	148.05	290.84	S 57°16'49" E	21°37'48"
C13	745.00	104.26	52.22	104.18	S 50°28'28" E	8°01'07"
C14	745.00	176.99	88.91	176.57	S 61°17'23" E	13°36'42"
C15	805.00	247.72	124.85	246.74	S 59°16'47" E	17°37'52"
C16	805.00	56.18	28.10	56.17	S 48°27'53" E	3°59'56"
C17	510.00	103.71	52.04	103.53	S 40°38'22" E	11°39'06"
C18	510.00	619.51	354.45	582.11	S 00°00'52" E	69°35'54"
C19	784.00	189.34	95.13	188.88	S 59°58'39" E	13°50'14"
C20	534.00	792.92	489.98	722.06	S 10°31'14" E	85°04'37"
C21	534.00	792.92	489.98	722.06	S 10°31'14" E	85°04'37"
C22	410.00	195.46	99.62	193.61	S 81°45'22" E	27°18'51"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 31°54'58" W	111.95
L2	S 31°54'40" W	106.83
L3	N 56°49'18" E	79.55
L4	S 31°54'58" W	138.98



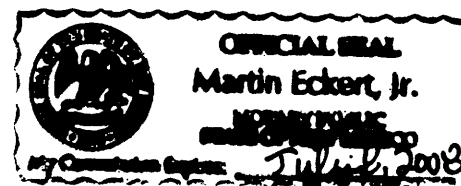
**OWNER ( LOT 6-A )**

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO } SS  
COUNTY OF BERNALILLO }

This instrument was acknowledged before me on April 28, 2005 by John Kelly known to me to be the EXECUTIVE ENGINEER of ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, A Political Subdivision of the State of New Mexico.

My Commission Expires: July 8, 2008  
Martin Eckert Jr  
Notary Public

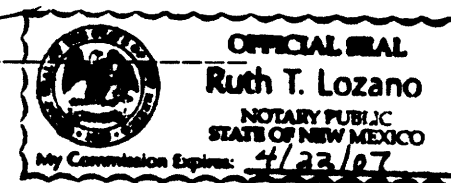


**PNM ELECTRIC AND GAS SERVICES EASEMENT RELEASE**

PUBLIC SERVICE COMPANY OF NEW MEXICO, FOR ITS ELECTRIC AND GAS SERVICES DIVISIONS, DOES HEREBY RELEASE, WAIVE, QUITCLAIM AND DISCHARGE ITS RIGHT, TITLE AND INTEREST IN THE EASEMENTS (GRANTED BY PRIOR PLAT, REPLAT OR DOCUMENT) SHOWN TO BE VACATED ON THIS PLAT.

PNM ELECTRIC AND GAS SERVICES

BY: Leonard G. Martinez



STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

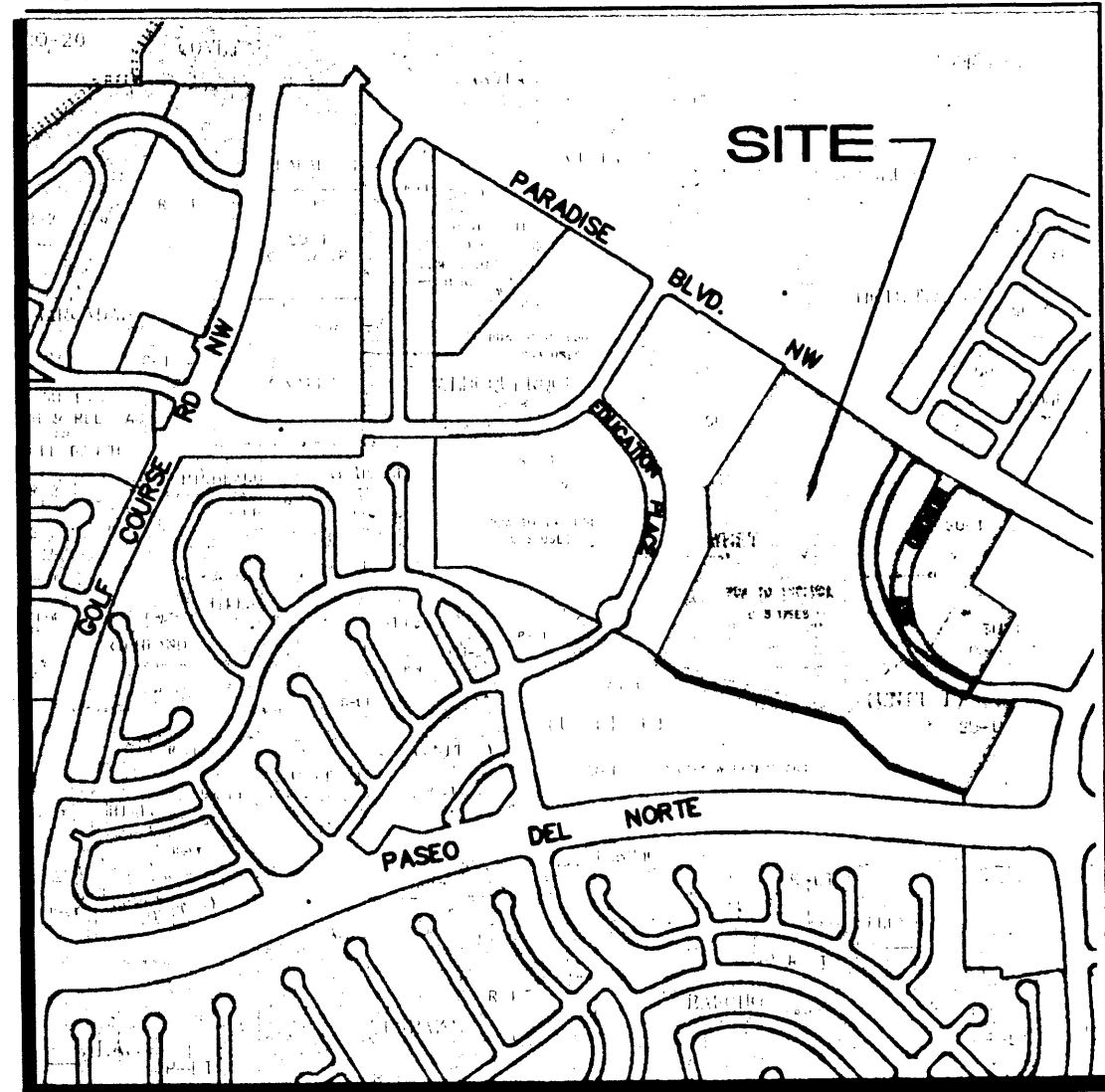
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF May, 2005, BY Leonard G. Martinez OF PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION, ON BEHALF OF SAID CORPORATION.

Ruth T. Lozano  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/22/07

*[Handwritten Signature]*  
04-28-05

TALOS LOG NO.: 2005 10 28 31  
2004 10 35 71



C-12 1"=750'±

**VICINITY MAP**

**SUBDIVISION DATA / NOTES**

1. Total Number of Existing Tracts: 3
2. Total Number of Existing Lots: 1
3. Total Number of Tracts created: 3
4. Total Number of Lots created: 1
5. Gross Subdivision Acreage: 26.7603 Ac.
6. Total Mileage of Full Width Streets Created: 0.2061
7. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
8. Distances are ground distances.
9. Basis of boundary are the following plats (and documents) of record entitled:  
 "A SUBDIVISION OF REVIEW"; REC.: JUNE 27, 1986 IN BOOK C30, PAGE 178.  
 "PLAT OF ALBUQUERQUE WEST, UNIT 1", REC.: MARCH 8, 1990, VOLUME C90, FOLIO 67.  
 "PLAT OF ALBUQUERQUE WEST, UNIT 1", REC.: AUGUST 13, 2004, BK-2004c, PG. 239  
 all being records of Bernalillo County, New Mexico.
10. Field Survey performed March, 2003 & April 2005
11. Title Report: N/A
12. Address of Property: None provided.
13. City of Albuquerque, New Mexico Zone: SU-1 PDA TO INCLUDE C-3 USES
14. 100 Year Flood Zone Designation:
15. Encroachments: None apparent.

**BULK LAND VARIANCE NOTE**

A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT. DETAILS OF THE VARIANCE OR WAIVER WERE FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON \_\_\_\_\_, 200\_\_, IN \_\_\_\_\_, PAGE \_\_\_\_\_.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL. THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS OR SITE DEVELOPMENT PLANS ARE APPROVED. BY ITS APPROVAL THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

**LEGAL DESCRIPTION**

A certain tract of land situate within projected Section 13, Township 11 North, Range 2 East, New Mexico Principal Meridian, Town of Alameda Grant, Bernalillo County, New Mexico, being and comprising ALL OF TRACTS B-1, C-1 & D-1, AND LOT 6-A-1 of ALBUQUERQUE WEST, UNIT ONE, as the same is shown and designated upon the Plat of said ALBUQUERQUE WEST, UNIT ONE, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on August 13, 2004 in BK-2004C, Page 239, and a portion of NUNZIO AVE. N.W. A CITY OF ALBUQUERQUE PUBLIC RIGHT-OF-WAY as found on said plat of ALBUQUERQUE WEST, UNIT ONE, and containing an area of 26.7603 Acres (1,165,679 square feet) more or less.

**DISCLOSURE STATEMENT**

The intent of this plat is to realign Nunzio Ave. NE by vacating and dedicating a public right-of-way, and to grant those easements necessary to serve the commercial development and to vacate easements along the vacated right-of-way.

**FREE CONSENT AND DEDICATION**

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

and said owners (TRACTS B-1, C-1 & D-1) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

**OWNERS**

AMERICAN EAGLE, L.P. ( TRACTS B-1-A, C-1-A & D-1-A )

*R. J. Schaefer* 4/27/05  
R. J. SCHAEFER REALTY & INVESTMENT, INC. Date  
IT'S MANAGING AND GENERAL PARTNER  
BY ROBERT J. SCHAEFER, PRESIDENT

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY ( LOT 6-A-1)

*John Kelly* 4-28-05  
EXECUTIVE ENGINEER Date

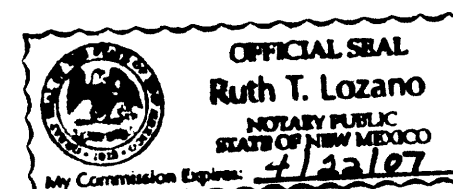
**ACKNOWLEDGMENT**

STATE OF NEW MEXICO } SS  
COUNTY OF BERNALILLO }

This instrument was acknowledged before me on April 27  
2005 by R.J. Schaefer of, R. J. SCHAEFER REALTY & INVESTMENT, INC.  
MANAGING AND GENERAL PARTNER OF AMERICAN EAGLE, L.P. on behalf of  
said company.

My Commission Expires: 4/22/07

*Ruth J. Lopez*  
Notary, Public



**ALDRICH LAND SURVEYING**  
P.O. BOX 30701, ALBQ., N.M. 87190  
505-884-1990

*Bulk Land* **PLAT**  
FOR  
**TRACTS B-1-A, C-1-A, & D-1-A & LOT 6-A-1-A**  
**ALBUQUERQUE WEST, UNIT ONE**

TOWN OF ALAMEDA GRANT  
PROJECTED SECTION 13, T. 11 N., R. 2 E., NMPM  
ALBUQ., BERNALILLO COUNTY, NEW MEXICO

PRELIMINARY PLAT  
APPROVED BY DRB  
ON 5/25/05

**APPROVALS**

DRB PROJECT NO.  
APPLICATION NO.  
Utility Approvals

PNM ELECTRIC SERVICES DIVISION	DATE
PNM GAS SERVICES DIVISION	DATE
QWEST	DATE
COMCAST	DATE
NEW MEXICO UTILITIES INC.	DATE
City Approvals <i>[Signature]</i> CITY SURVEYOR	4-29-05 DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT <i>[Signature]</i> AMAFCA	4-28-05 DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

**SURVEYOR'S CERTIFICATION**

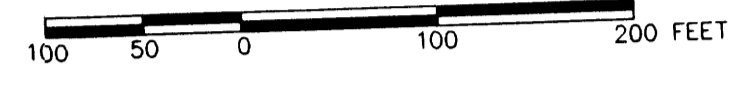
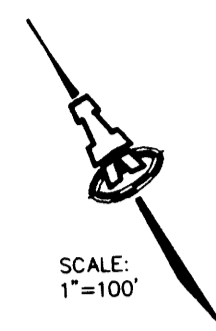
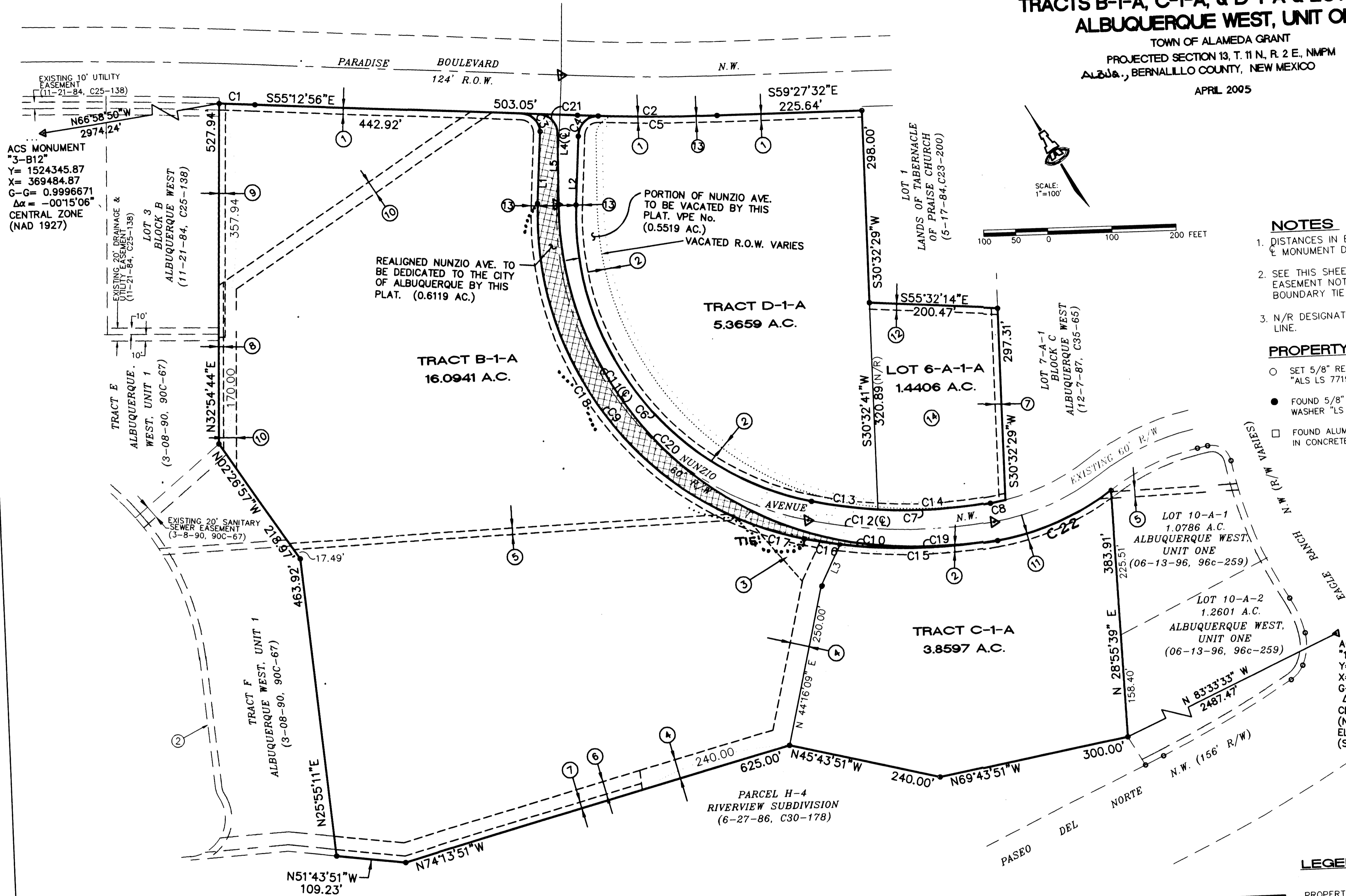
"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991, February 2, 1994 and October 2000), and is true and correct to the best of my knowledge and belief."

*[Signature]* 04-28-05  
Timothy Aldrich, P.L.S. No. 119 Date

FOR  
**TRACTS B-1-A, C-1-A, & D-1-A & LOT 6-A-1-A**  
**ALBUQUERQUE WEST, UNIT ONE**

TOWN OF ALAMEDA GRANT  
 PROJECTED SECTION 13, T. 11 N., R. 2 E., NMPM  
 ALBUQ., BERNALILLO COUNTY, NEW MEXICO

APRIL 2005



- NOTES**
- DISTANCES IN BRACKETS ARE MONUMENT DISTANCES.
  - SEE THIS SHEET 3 FOR EASEMENT NOTES AND BOUNDARY TIE INFORMATION.
  - N/R DESIGNATES NON-RADIAL LINE.

- PROPERTY CORNERS**
- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
  - FOUND 5/8" REBAR WITH CAP OR WASHER "LS 3516" (TYP)
  - FOUND ALUMINUM CAP IN CONCRETE (TYP)

- LEGEND**
- PROPERTY LINE
  - - - ADJOINING PROPERTY LINE
  - △ CENTERLINE MONUMENT

*[Handwritten Signature]*  
 04-28-05



**PLAT  
FOR  
TRACTS B-1-A, C-1-A, & D-1-A & LOT 6-A-1-A  
ALBUQUERQUE WEST, UNIT ONE**

TOWN OF ALAMEDA GRANT  
PROJECTED SECTION 13, T. 11 N., R. 2 E., NMPM  
ALBUQ., BERNALILLO COUNTY, NEW MEXICO

APRIL 2005

**EASEMENTS**

- ① EXISTING 10' UTILITY EASEMENT  
(3-8-90, 90C-67)
- ② EXISTING 10' UTILITY EASEMENT, PORTION  
ADJACENT TO VACATED NUNZIO AVENUE TO BE  
VACATED BY THIS PLAT.  
~~(3-8-90, 90C-67)~~ (B-13-04, 2004C-239)
- ③ EXISTING TEMPORARY DRAINAGE EASEMENT  
(3-8-90, 90C-67)
- ④ EXISTING 30' TEMPORARY DRAINAGE EASEMENT  
(3-8-90, 90C-67)
- ⑤ EXISTING 10' PNM & MTN. STATES T. & T. CO. EASEMENT  
(12-21-62, D673-193)
- ⑥ EXISTING 20' TEMPORARY DRAINAGE EASEMENT  
(3-8-90, 90C-67)
- ⑦ EXISTING 10' DRAINAGE AND UTILITY EASEMENT  
(11-21-84, C25-138)
- ⑧ EXISTING 7.41' SANITARY SEWER EASEMENT  
(3-8-90, 90C-67)
- ⑨ EXISTING 10' DRAINAGE EASEMENT  
(3-8-90, 90C-67)
- ⑩ EXISTING 20' CONSTRUCTION EASEMENT &  
EXISTING 10' UTILITY MAINTENANCE EASEMENT  
(12-10-73, BK.344-PG.808)
- ⑪ EXISTING 10' PUBLIC UTILITY & BICYCLE FACILITY EASEMENT  
(12-7-87, C35-64)
- ⑫ EXISTING 10' DRAINAGE EASEMENT  
(11-21-84, C25-138)
- ⑬ 10' PUBLIC UTILITY EASEMENT (P.U.E.)  
GRANTED BY THIS PLAT.
- ⑭ EXISTING TEMPORARY BLANKET DRAINAGE  
EASEMENT (03-08-90, 90C-67)

BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	6486.09	55.76	27.88	55.76	N 55°27'42" W	0°29'33"
C2	2926.79	217.35	108.73	217.30	S 57°20'35" E	4°15'18"
C5	2926.84	185.08	92.57	185.05	S 57°39'31" E	3°37'23"
C6	449.95	637.90	385.85	585.81	S 05°51'10" E	81°13'47"
C7	745.00	281.25	142.32	279.58	S 57°16'49" E	21°37'48"
C8	350.00	23.91	11.96	23.90	S 70°03'09" E	3°54'51"
C9	510.00	723.22	437.51	664.13	S 05°50'25" E	81°15'00"
C10	805.00	303.90	153.78	302.10	S 57°16'49" E	21°37'48"
C11	480.00	680.68	411.77	625.06	S 05°50'25" E	81°15'00"
C12	775.00	292.58	148.05	290.84	S 57°16'49" E	21°37'48"
C13	745.00	104.26	52.22	104.18	S 50°28'28" E	8°01'07"
C14	745.00	176.99	88.91	176.57	S 61°17'23" E	13°36'42"
C15	805.00	247.72	124.85	246.74	S 59°16'47" E	17°37'52"
C16	805.00	56.18	28.10	56.17	S 48°27'53" E	3°59'56"
C17	510.00	103.71	52.04	103.53	S 40°38'22" E	11°39'06"
C18	510.00	619.51	354.45	582.11	S 00°00'52" E	69°35'54"
C19	784.00	189.34	95.13	188.88	S 59°58'39" E	13°50'14"
C20	534.00	792.92	489.98	722.06	S 10°31'14" E	85°04'37"
C21	534.00	792.92	489.98	722.06	S 10°31'14" E	85°04'37"
C22	410.00	195.46	99.62	193.61	S 81°45'22" E	27°18'51"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 31°54'58" W	111.95
L2	S 31°54'40" W	106.83
L3	N 56°49'18" E	79.55
L4	S 31°54'58" W	138.98

**OWNER ( LOT 6-A )**

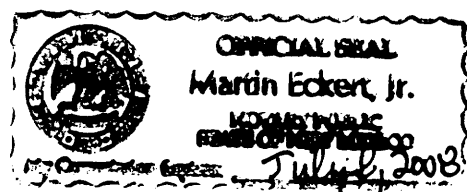
**ACKNOWLEDGMENT**

STATE OF NEW MEXICO )  
                                  )SS  
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on April 28  
2005 by John Kelly known to me to be the EXECUTIVE  
ENGINEER of ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL  
AUTHORITY, A Political Subdivision of the State of New Mexico.

My Commission Expires: July 8, 2008

Martin Eckert Jr  
Notary Public



**PNM ELECTRIC AND GAS SERVICES EASEMENT RELEASE**

PUBLIC SERVICE COMPANY OF NEW MEXICO, FOR ITS ELECTRIC AND GAS SERVICES  
DIVISIONS, DOES HEREBY RELEASE, WAIVE, QUITCLAIM AND DISCHARGE ITS RIGHT,  
TITLE AND INTEREST IN THE EASEMENTS (GRANTED BY PRIOR PLAT, REPLAT OR  
DOCUMENT) SHOWN TO BE VACATED ON THIS PLAT.

PNM ELECTRIC AND GAS SERVICES  
BY: \_\_\_\_\_

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY  
\_\_\_\_\_ OF PUBLIC SERVICE COMPANY OF NEW  
MEXICO, A NEW MEXICO CORPORATION, ON BEHALF OF SAID CORPORATION.

\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

*[Handwritten Signature]*  
04-28-05

**PLAT  
FOR  
TRACTS B-1, C-1, & D-1 & LOT 6-A-1  
ALBUQUERQUE WEST, UNIT ONE**

BEING A REPLAT OF  
TRACTS B, C, D AND 6-A  
ALBUQUERQUE WEST, UNIT 1  
TOGETHER WITH A PROTION OF  
NUNZIO AVE. N.W.  
ALBUQUERQUE WEST, UNIT ONE  
TOWN OF ALAMEDA GRANT  
PROJECTED SECTION 13, T. 11 N., R. 2 E., NMPM  
BERNALILLO COUNTY, NEW MEXICO  
MAY 2004

**EASEMENTS**

- ① EXISTING 10' UTILITY EASEMENT  
(3-8-90, 90C-67)
- ② EXISTING 10' UTILITY EASEMENT, PORTION  
ADJACENT TO VACATED NUNZIO AVENUE TO BE  
VACATED BY THIS PLAT.  
(3-8-90, 90C-67)
- ③ EXISTING TEMPORARY DRAINAGE EASEMENT  
(3-8-90, 90C-67)
- ④ EXISTING 30' TEMPORARY DRAINAGE EASEMENT  
(3-8-90, 90C-67)
- ⑤ EXISTING 10' PNM & MTN. STATES T. & T CO. EASEMENT  
(12-21-62, D673-193)
- ⑥ EXISTING 20' TEMPORARY DRAINAGE EASEMENT  
(3-8-90, 90C-67)
- ⑦ EXISTING 10' DRAINAGE AND UTILITY EASEMENT  
(11-21-84, C25-138)
- ⑧ EXISTING 7.41' SANITARY SEWER EASEMENT  
(3-8-90, 90C-67)
- ⑨ EXISTING 10' DRAINAGE EASEMENT  
(3-8-90, 90C-67)
- ⑩ EXISTING 20' CONSTRUCTION EASEMENT &  
EXISTING 10' UTILITY MAINTENANCE EASEMENT  
(12-10-73, BK.344-PG.808)
- ⑪ EXISTING 10' PUBLIC UTILITY & BICYCLE FACILITY EASEMENT  
(12-7-87, C35-64)
- ⑫ EXISTING 10' DRAINAGE EASEMENT  
(11-21-84, C25-138)
- ⑬ 10' PUBLIC UTILITY EASEMENT (P.U.E.)  
GRANTED BY THIS PLAT.
- ⑭ EXISTING TEMPORARY BLANKET DRAINAGE  
EASEMENT (03-08-90, 90C-67)

BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	6486.09	55.76	27.88	55.76	N 55°27'42" W	0°29'33"
C2	2926.79	217.35	108.73	217.30	S 57°20'35" E	4°15'18"
C3	30.00	45.62	28.53	41.35	N 11°38'59" W	87°07'53"
C4	30.00	48.02	30.91	43.05	S 77°45'59" W	91°42'38"
C5	2926.79	157.95	78.99	157.93	S 57°55'28" E	3°05'31"
C6	474.00	703.83	434.93	640.93	S 10°31'14" E	85°04'37"
C7	534.00	792.92	489.98	722.06	S 10°31'14" E	85°04'37"
C8	474.00	537.83	302.04	509.44	S 00°29'15" E	65°00'40"
C9	534.00	735.22	439.31	678.51	S 07°25'30" E	78°53'10"
C10	474.00	164.28	82.97	163.46	S 42°43'18" E	19°51'28"
C11	534.00	55.61	27.83	55.59	S 50°04'32" E	5°58'00"
C12	410.00	319.81	168.54	311.76	S 38°44'11" E	44°41'29"
C13	724.00	158.23	79.43	157.92	S 59°19'12" E	12°31'20"
C14	350.00	39.35	19.70	39.33	S 68°48'08" E	6°26'31"
C15	784.00	171.35	86.02	171.01	S 59°19'12" E	12°31'20"
C16	410.00	46.10	23.07	46.07	S 68°48'08" E	6°26'31"
C17	410.00	167.63	85.00	166.46	S 83°48'35" E	23°25'32"
C18	474.00	3.38	1.69	3.38	S 52°51'17" E	0°24'29"
C19	534.00	90.36	45.29	90.25	S 38°56'47" E	9°41'42"
C20	504.00	748.38	462.45	681.49	S 10°31'14" E	85°04'37"
C21	754.00	164.79	82.72	164.46	S 59°19'12" E	12°31'20"
C22	380.00	30.39	15.20	30.38	S 67°52'19" E	4°34'55"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 31°54'58" W	111.95
L2	S 31°54'40" W	106.83
L3	N 56°49'18" E	79.55
L4	S 31°54'58" W	138.98

**PRELIMINARY PLAT  
APPROVED BY DRB  
ON 6/9/04**

**PNM ELECTRIC AND GAS SERVICES EASEMENT RELEASE**

PUBLIC SERVICE COMPANY OF NEW MEXICO, FOR ITS ELECTRIC AND GAS SERVICES DIVISIONS, DOES HEREBY RELEASE, WAIVE, QUITCLAIM AND DISCHARGE ITS RIGHT, TITLE AND INTEREST IN THE EASEMENTS (GRANTED BY PRIOR PLAT, REPLAT OR DOCUMENT) SHOWN TO BE VACATED ON THIS PLAT.

PNM ELECTRIC AND GAS SERVICES

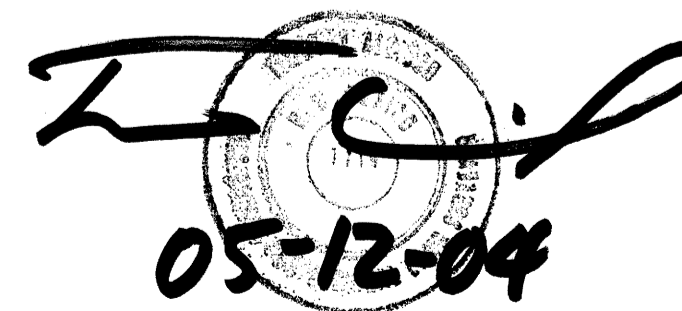
BY: \_\_\_\_\_

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_ OF PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION, ON BEHALF OF SAID CORPORATION.

\_\_\_\_\_  
NOTARY PUBLIC

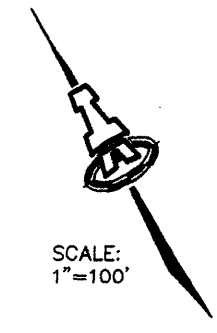
MY COMMISSION EXPIRES: \_\_\_\_\_

  
05-12-04

**PLAT FOR TRACTS B-1, C-1, & D-1 & LOT 6-A-1 ALBUQUERQUE WEST, UNIT ONE**

BEING A REPLAT OF TRACTS B, C, D AND 6-A ALBUQUERQUE WEST, UNIT ONE TOGETHER WITH A PROTION OF NUNZIO AVE. N.W. ALBUQUERQUE WEST, UNIT ONE TOWN OF ALAMEDA GRANT PROJECTED SECTION 13, T. 11 N., R. 2 E., NMPM BERNALILLO COUNTY, NEW MEXICO  
MAY 2004

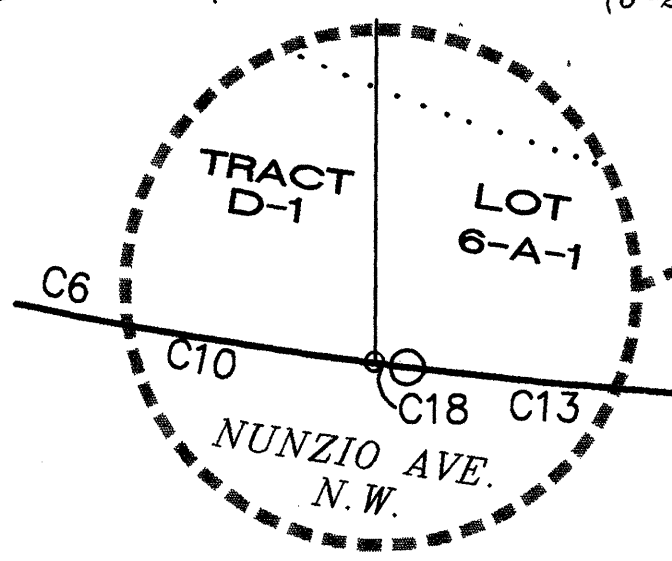
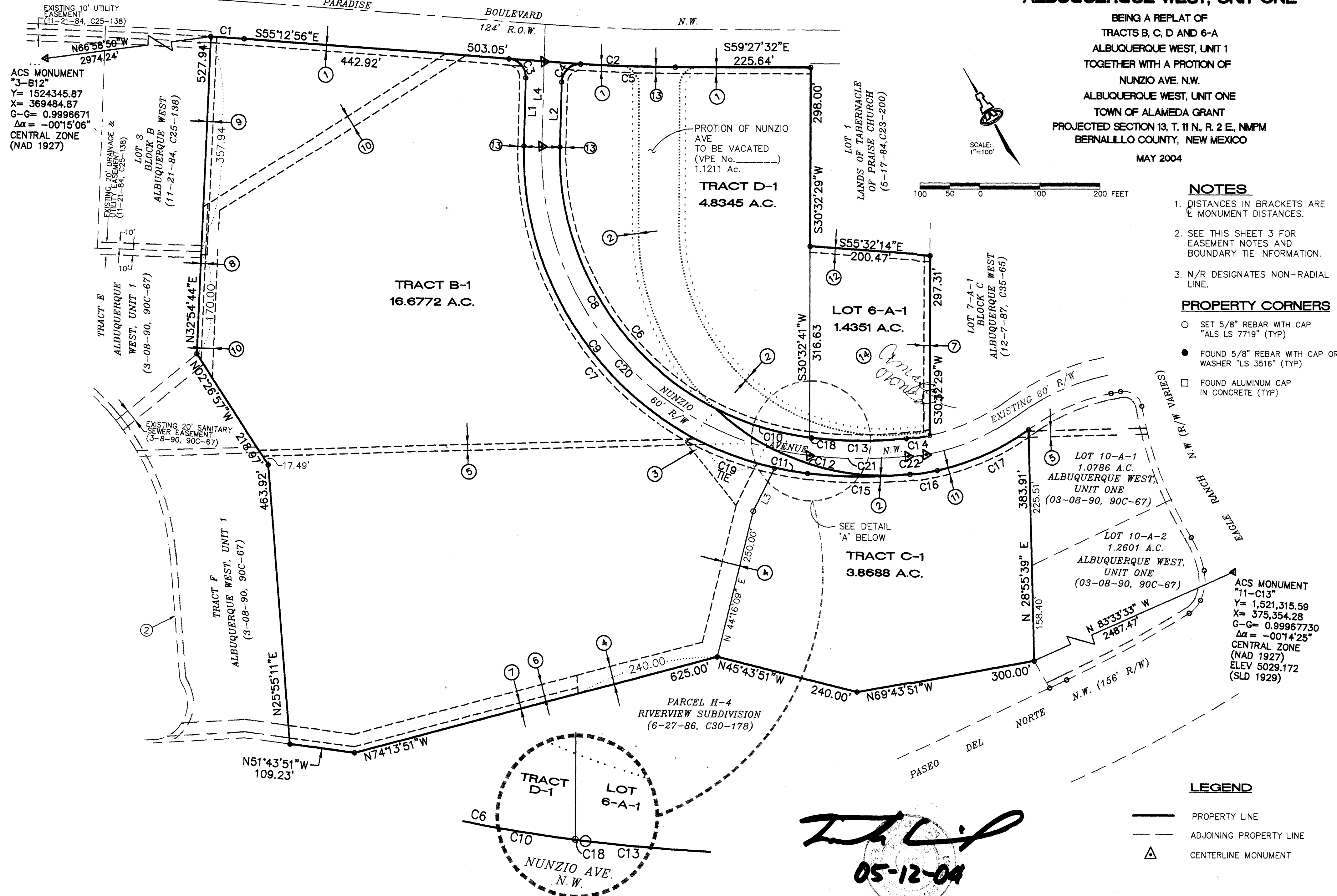
EXISTING 10' UTILITY EASEMENT (11-21-84, C25-138)  
ACS MONUMENT "3-B12"  
Y= 1524345.87  
X= 369484.87  
G-G= 0.9996671  
 $\Delta\alpha = -00^{\circ}15'06"$   
CENTRAL ZONE (NAD 1927)



SCALE: 1"=100'  
100 50 0 100 200 FEET

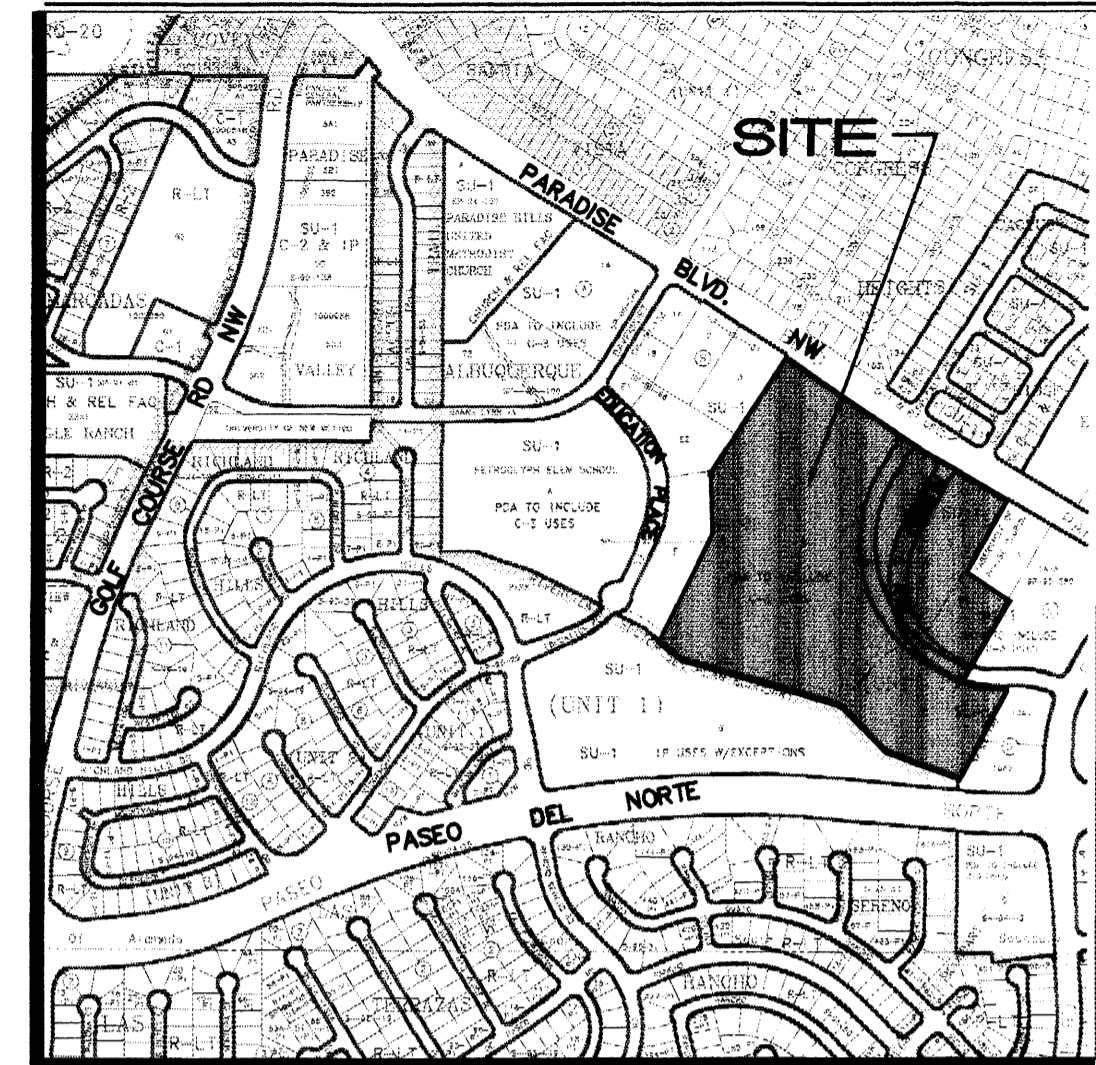
- NOTES**
- DISTANCES IN BRACKETS ARE MONUMENT DISTANCES.
  - SEE THIS SHEET 3 FOR EASEMENT NOTES AND BOUNDARY TIE INFORMATION.
  - N/R DESIGNATES NON-RADIAL LINE.

- PROPERTY CORNERS**
- SET 5/8" REBAR WITH CAP "ALS LS 7719" (TYP)
  - FOUND 5/8" REBAR WITH CAP OR WASHER "LS 3516" (TYP)
  - FOUND ALUMINUM CAP IN CONCRETE (TYP)



*Handwritten signature*  
05-12-04

- LEGEND**
- PROPERTY LINE
  - - - ADJOINING PROPERTY LINE
  - △ CENTERLINE MONUMENT



C-12

1"=750'±

**VICINITY MAP**

**SUBDIVISION DATA / NOTES**

1. Total Number of Existing Tracts: 3
2. Total Number of Existing Lots: 1
3. Total Number of Tracts created: : 3
4. Total Number of Lots created: 1
5. Gross Subdivision Acreage: 25,3175 Ac.
6. Total Mileage of Full Width Streets Created: 0.2061
7. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
8. Distances are ground distances.
9. Basis of boundary are the following plats (and documents) of record entitled:  
 "A SUBDIVISION OF PASEO"; REC.: JUNE 27, 1986 IN BOOK C30, PAGE 178.  
 "PLAT OF ALBUQUERQUE WEST, UNIT 1", REC.: MARCH 8, 1990, VOLUME C90, FOLIO 67.  
 all being records of Bernalillo County, New Mexico.
10. Field Survey performed March, 2003.
11. Title Report: N/A
12. Address of Property: None provided.
13. City of Albuquerque, New Mexico Zone: SU-1 PDA TO INCLUDE C-3 USES
14. 100 Year Flood Zone Designation:
15. Encroachments: None apparent.

**BULK LAND VARIANCE NOTE**

A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT. DETAILS OF THE VARIANCE OR WAIVER WERE FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON \_\_\_\_\_, 200\_\_\_, IN \_\_\_\_\_, PAGE \_\_\_\_\_.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL. THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS OR SITE DEVELOPMENT PLANS ARE APPROVED. BY ITS APPROVAL THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

**LEGAL DESCRIPTION**

A certain tract of land situate within projected Section 13, Township 11 North, Range 2 East, New Mexico Principal Meridian, Town of Alameda Grant, Bernalillo County, New Mexico, being and comprising ALL OF TRACTS B, C & D, AND LOT 6-A of ALBUQUERQUE WEST, UNIT ONE, as the same is shown and designated upon the Plat of said ALBUQUERQUE WEST, UNIT ONE, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 8, 1990 in Volume 90C, Page 67, and a portion of NUNZIO AVE. N.W. A CITY OF ALBUQUERQUE PUBLIC RIGHT-OF-WAY as found on said plat of ALBUQUERQUE WEST, UNIT ONE, and containing an area of 25.3175 Acres (1,102,830 square feet) more or less.

**DISCLOSURE STATEMENT**

The intent of this plat is to subdivide the subject 3 tracts and one lot and the vacated right-of-way into 3 commercial tracts and one lot, to vacate and dedicate a public right-of-way, and to grant those easements necessary to serve the commercial development.

**FREE CONSENT AND DEDICATION**

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

**OWNER**

AMERICAN EAGLE, L.P.

*R.J. Schaefer* 5/11/04  
 R. J. SCHAEFER REALTY & INVESTMENT, INC. Date  
 IT'S MANAGING AND GENERAL PARTNER  
 BY ROBERT J. SCHAEFER, PRESIDENT

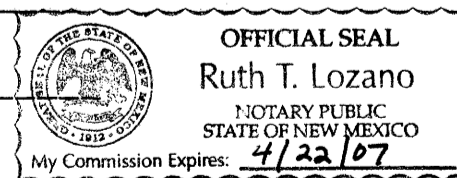
**ACKNOWLEDGMENT**

STATE OF NEW MEXICO }  
 COUNTY OF BERNALILLO } SS

This instrument was acknowledged before me on May 11 2004 by R.J. Schaefer of, R. J. SCHAEFER REALTY & INVESTMENT, INC. MANAGING AND GENERAL PARTNER OF AMERICAN EAGLE, L.P. on behalf of said company.

My Commission Expires: 4/22/07

*Ruth T. Lozano*  
 Notary Public



**ALDRICH LAND SURVEYING**  
 P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

**PLAT FOR TRACTS B-1, C-1, & D-1 & LOT 6-A-1 ALBUQUERQUE WEST, UNIT ONE**

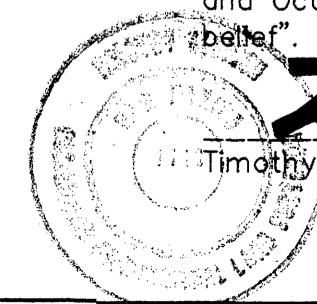
BEING A REPLAT OF TRACTS B, C, D AND 6-A ALBUQUERQUE WEST, UNIT 1 TOGETHER WITH A PROTION OF NUNZIO AVE. N.W. ALBUQUERQUE WEST, UNIT ONE TOWN OF ALAMEDA GRANT PROJECTED SECTION 13, T. 11 N., R. 2 E., NMPM BERNALILLO COUNTY, NEW MEXICO  
 MAY 2004

**APPROVALS**  
 DRB PROJECT NO.  
 APPLICATION NO.  
 Utility Approvals

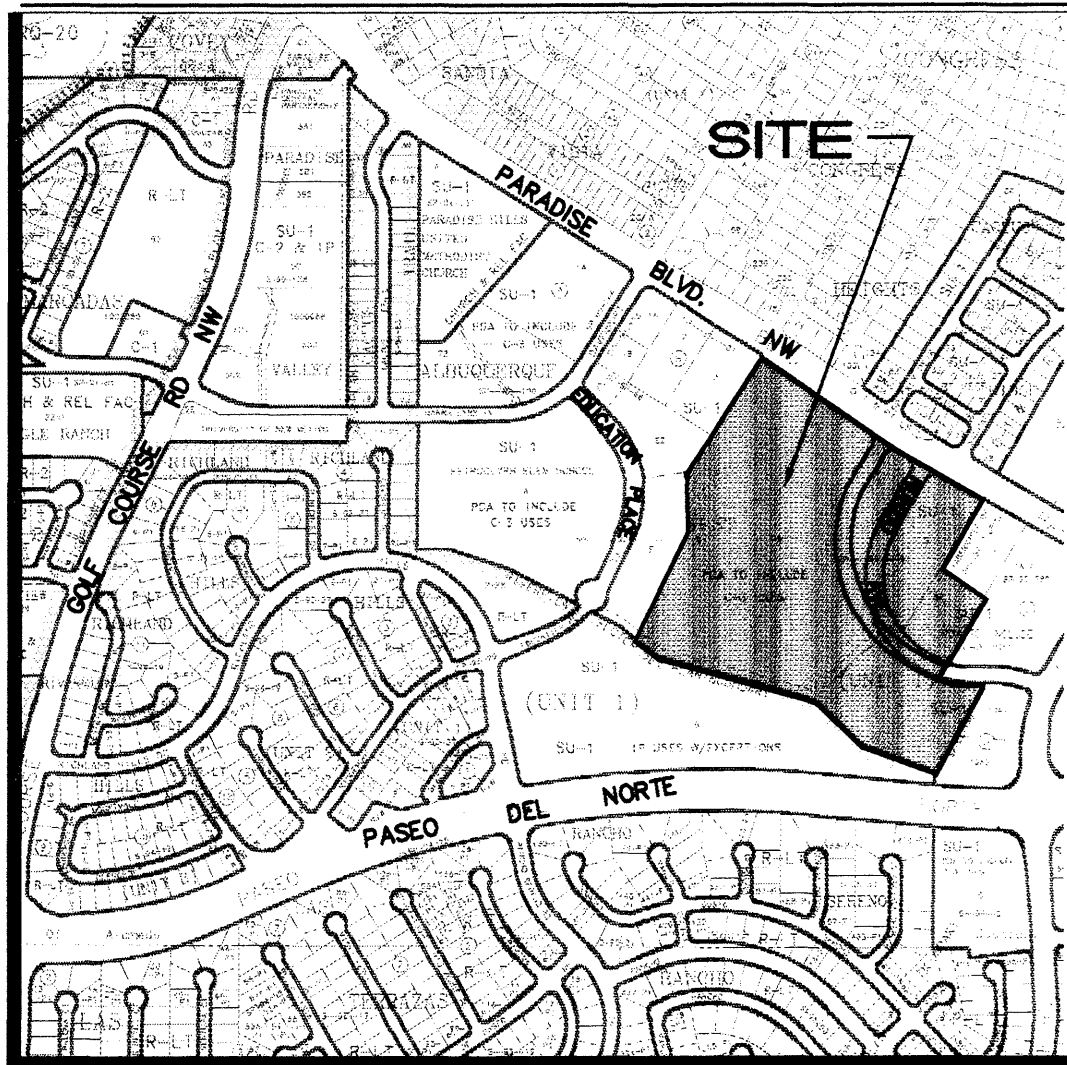
PNM ELECTRIC SERVICES DIVISION	DATE
PNM GAS SERVICES DIVISION	DATE
QWEST	DATE
COMCAST	DATE
NEW MEXICO UTILITIES INC.	DATE
<i>City Approvals</i> <i>[Signature]</i> CITY SURVEYOR	<u>5-12-04</u> DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

**SURVEYOR'S CERTIFICATION**

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991, February 2, 1994 and October 2000), and is true and correct to the best of my knowledge and belief."



*[Signature]* 05-12-04  
 Timothy Aldrich, P.S. No. 7719 Date



C-12 1"=750'

VICINITY MAP

SUBDIVISION DATA / NOTES

- Total Number of Existing Tracts: 3
- Total Number of Existing Lots: 1
- Total Number of Tracts created: 3
- Total Number of Lots created: 1
- Gross Subdivision Acreage: 25.3175 Ac.
- Total Mileage of Full Width Streets Created: 0.2061
- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Basis of boundary are the following plats (and documents) of record entitled:  
 "A SUBDIVISION OF REVIEW"; REC.: JUNE 27, 1986 IN BOOK C30, PAGE 178.  
 "PLAT OF ALBUQUERQUE WEST, UNIT 1", REC.: MARCH 8, 1990, VOLUME C90, FOLIO 67.  
 all being records of Bernalillo County, New Mexico.
- Field Survey performed March, 2003.
- Title Report: N/A
- Address of Property: None provided.
- City of Albuquerque, New Mexico Zone: SU-1 PDA TO INCLUDE C-3 USES
- 100 Year Flood Zone Designation:
- Encroachments: None apparent.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # See Tax Certificate PROPERTY OWNER OF RECORD: AMAFCA/Grand Alliance II Joint Venture BERNALILLO COUNTY TREASURER'S OFFICE: Robert Kawamura 8/13/04

BULK LAND VARIANCE NOTE

A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS HAS BEEN GRANTED BY THE CITY AND THE ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY IN CONNECTION WITH THIS PLAT. DETAILS OF THE VARIANCE OR WAIVER WERE FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON 08/13, 2004, IN A82, PAGE 4229

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL. THE CITY (AND AMAFCA WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED, OR REMOVED WHEN FUTURE PLATS OR SITE DEVELOPMENT PLANS ARE APPROVED. BY ITS APPROVAL THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

LEGAL DESCRIPTION

A certain tract of land situate within projected Section 13, Township 11 North, Range 2 East, New Mexico Principal Meridian, Town of Alameda Grant, Bernalillo County, New Mexico, being and comprising ALL OF TRACTS B, C & D, AND LOT 6-A of ALBUQUERQUE WEST, UNIT ONE, as the same is shown and designated upon the Plat of said ALBUQUERQUE WEST, UNIT ONE, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on March 8, 1990 in Volume 90C, Page 67, and a portion of NUNZIO AVE. N.W. A CITY OF ALBUQUERQUE PUBLIC RIGHT-OF-WAY as found on said plat of ALBUQUERQUE WEST, UNIT ONE, and containing an area of 25.3175 Acres (1,102,830 square feet) more or less.

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject 3 tracts and one lot and the vacated right-of-way into 3 commercial tracts and one lot, to vacate and dedicate a public right-of-way, and to grant those easements necessary to serve the commercial development.

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby dedicate all streets and public rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all public utility easements shown hereon for the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and pipes for underground and/or overhead utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

OWNER

AMERICAN EAGLE, L.P. (TRACTS B, C & D)

R.J. Schaefer 5/11/04  
 R. J. SCHAEFER REALTY & INVESTMENT, INC.  
 IT'S MANAGING AND GENERAL PARTNER  
 BY ROBERT J. SCHAEFER, PRESIDENT

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY (LOT 6-A)

John P. Kelly 6-2-04  
 EXECUTIVE ENGINEER

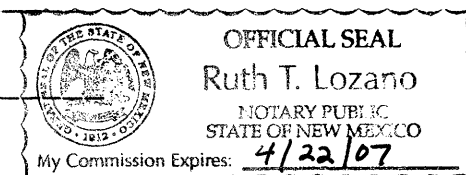
ACKNOWLEDGMENT

STATE OF NEW MEXICO } SS  
 COUNTY OF BERNALILLO }

This instrument was acknowledged before me on May 11 2004 by R.J. Schaefer of, R. J. SCHAEFER REALTY & INVESTMENT, INC. MANAGING AND GENERAL PARTNER OF AMERICAN EAGLE, L.P. on behalf of said company.

My Commission Expires: 4/22/07

Ruth T. Lozano  
 Notary Public



**ALDRICH LAND SURVEYING**  
 P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990



PLAT FOR TRACTS B-1, C-1, & D-1 & LOT 6-A-1 ALBUQUERQUE WEST, UNIT ONE

BEING A REPLAT OF TRACTS B, C, D AND 6-A ALBUQUERQUE WEST, UNIT 1 TOGETHER WITH A PORTION OF NUNZIO AVE. N.W. ALBUQUERQUE WEST, UNIT ONE TOWN OF ALAMEDA GRANT PROJECTED SECTION 13, T. 11 N., R. 2 E., NMPM BERNALILLO COUNTY, NEW MEXICO

MAY 2004

APPROVALS

DRB PROJECT NO. 1003445  
 APPLICATION NO. A-00753  
 Utility Approvals

- |  |          |
|--|----------|
| <u>Leand G. Munk</u>                         | 5-17-04  |
| PNM ELECTRIC SERVICES DIVISION               | DATE     |
| <u>Leand G. Munk</u>                         | 5-17-04  |
| PNM GAS SERVICES DIVISION                    | DATE     |
| <u>Dave R. Muller</u>                        | 8-9-04   |
| QWEST  | DATE     |
| <u>Rita E. Sicks</u>                         | 5-26-04  |
| COMCAST                                      | DATE     |
| <u>[Signature]</u>                           | 6-21-04  |
| NEW MEXICO UTILITIES INC.                    | DATE     |
| <u>[Signature]</u>                           | 5-12-04  |
| CITY SURVEYOR                                | DATE     |
| <u>[Signature]</u>                           | 08/10/04 |
| REAL PROPERTY DIVISION                       | DATE     |
| <u>N/A</u>                                   | 8/12/04  |
| ENVIRONMENTAL HEALTH DEPARTMENT              | DATE     |
| <u>[Signature]</u>                           | 6-9-04   |
| TRAFFIC ENGINEERING, TRANSPORTATION DIVISION | DATE     |
| <u>Roger A. Green</u>                        | 6/9/04   |
| UTILITIES DEVELOPMENT                        | DATE     |
| <u>Christina Sandoral</u>                    | 6/9/04   |
| PARKS AND RECREATION DEPARTMENT              | DATE     |
| <u>John P. Kelly</u>                         | 6-2-04   |
| AMAFCA                                       | DATE     |
| <u>Brad L. Bihm</u>                          | 6/9/04   |
| CITY ENGINEER                                | DATE     |
| <u>Sheron Watson</u>                         | 8/12/04  |
| DRB CHAIRPERSON, PLANNING DEPARTMENT         | DATE     |

SURVEYOR'S CERTIFICATION

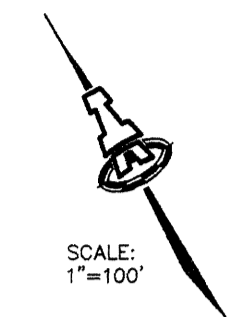
"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (Effective November 1, 1989 and revisions effective December 25, 1991, February 2, 1994 and October 2000), and is true and correct to the best of my knowledge and belief."

Timothy Aldrich 05-12-04  
 Timothy Aldrich, P.S. No. 7719 Date

**PLAT**  
FOR  
**TRACTS B-1, C-1, & D-1 & LOT 6-A-1**  
**ALBUQUERQUE WEST, UNIT ONE**

BEING A REPLAT OF  
TRACTS B, C, D AND 6-A  
ALBUQUERQUE WEST, UNIT 1  
TOGETHER WITH A PROTION OF  
NUNZIO AVE. N.W.  
ALBUQUERQUE WEST, UNIT ONE  
TOWN OF ALAMEDA GRANT  
PROJECTED SECTION 13, T. 11 N., R. 2 E., NMPM  
BERNALILLO COUNTY, NEW MEXICO  
MAY 2004

EXISTING 10' UTILITY  
EASEMENT  
(11-21-84, C25-138)  
ACS MONUMENT  
"3-B12"  
Y= 1524345.87  
X= 369484.87  
G-G= 0.9996671  
 $\Delta\alpha = -00^{\circ}15'06''$   
CENTRAL ZONE  
(NAD 1927)



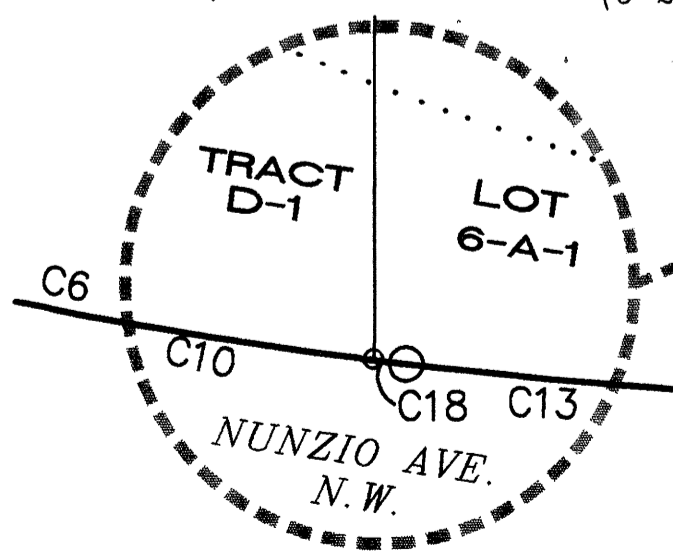
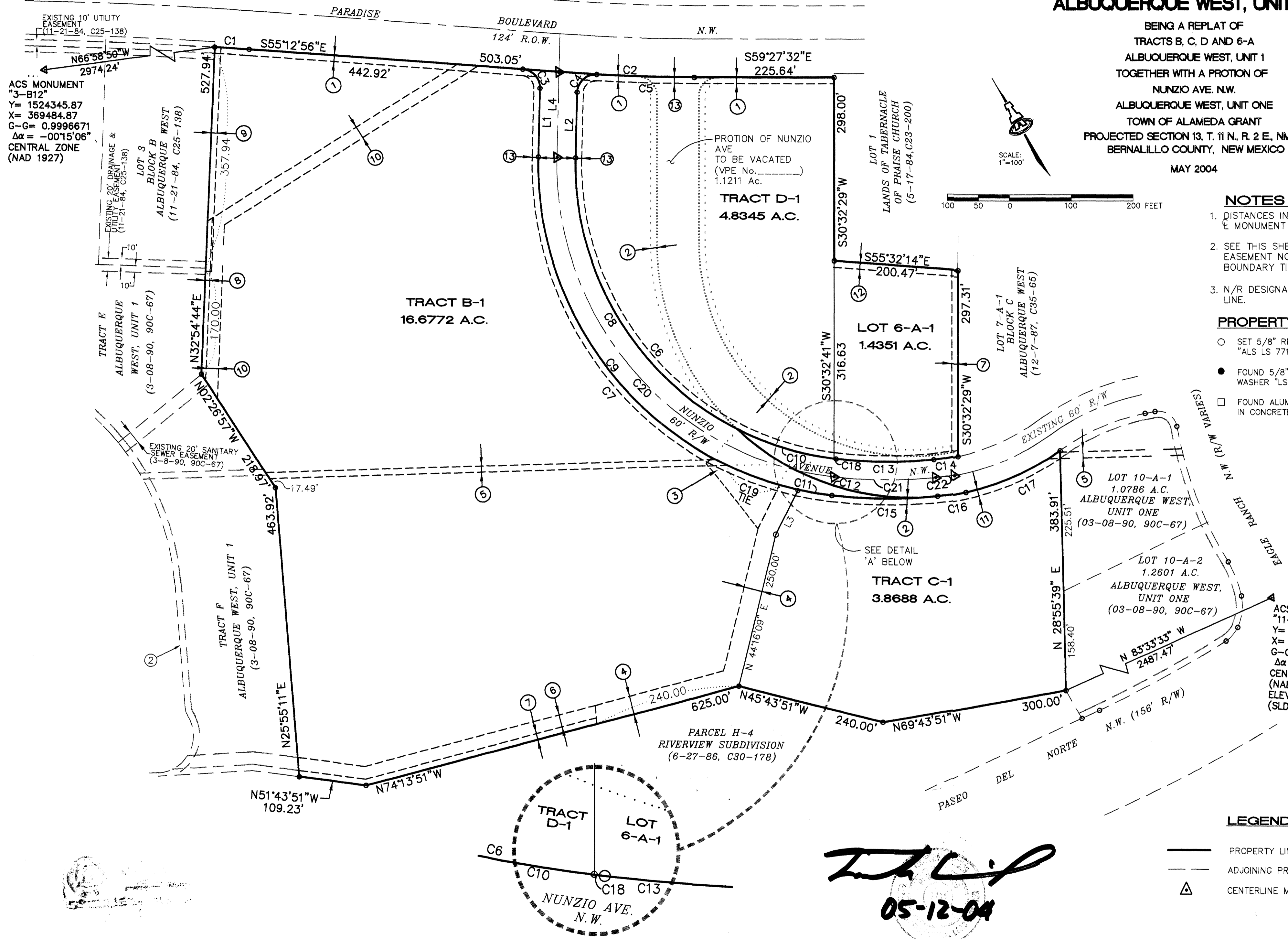
SCALE:  
1"=100'  
100 50 0 100 200 FEET

**NOTES**

1. DISTANCES IN BRACKETS ARE  
MONUMENT DISTANCES.
2. SEE THIS SHEET 3 FOR  
EASEMENT NOTES AND  
BOUNDARY TIE INFORMATION.
3. N/R DESIGNATES NON-RADIAL  
LINE.

**PROPERTY CORNERS**

- SET 5/8" REBAR WITH CAP  
"ALS LS 7719" (TYP)
- FOUND 5/8" REBAR WITH CAP OR  
WASHER "LS 3516" (TYP)
- FOUND ALUMINUM CAP  
IN CONCRETE (TYP)



ACS MONUMENT  
"11-C13"  
Y= 1,521,315.59  
X= 375,354.28  
G-G= 0.99967730  
 $\Delta\alpha = -00^{\circ}14'25''$   
CENTRAL ZONE  
(NAD 1927)  
ELEV 5029.172  
(SLD 1929)

**LEGEND**

- PROPERTY LINE
- - - ADJOINING PROPERTY LINE
- △ CENTERLINE MONUMENT

*[Signature]*  
05-12-04

**PLAT  
FOR  
TRACTS B-1, C-1, & D-1 & LOT 6-A-1  
ALBUQUERQUE WEST, UNIT ONE**

BEING A REPLAT OF  
TRACTS B, C, D AND 6-A  
ALBUQUERQUE WEST, UNIT 1  
TOGETHER WITH A PORTION OF  
NUNZIO AVE. N.W.  
ALBUQUERQUE WEST, UNIT ONE  
TOWN OF ALAMEDA GRANT  
PROJECTED SECTION 13, T. 11 N., R. 2 E., NMPM  
BERNALILLO COUNTY, NEW MEXICO  
MAY 2004

**EASEMENTS**

- ① EXISTING 10' UTILITY EASEMENT (3-8-90, 90C-67)
- ② EXISTING 10' UTILITY EASEMENT, PORTION ADJACENT TO VACATED NUNZIO AVENUE TO BE VACATED BY THIS PLAT. (3-8-90, 90C-67)
- ③ EXISTING TEMPORARY DRAINAGE EASEMENT (3-8-90, 90C-67)
- ④ EXISTING 30' TEMPORARY DRAINAGE EASEMENT (3-8-90, 90C-67)
- ⑤ EXISTING 10' PNM & MTN. STATES T.& T CO. EASEMENT (12-21-62, D673-193)
- ⑥ EXISTING 20' TEMPORARY DRAINAGE EASEMENT (3-8-90, 90C-67)
- ⑦ EXISTING 10' DRAINAGE AND UTILITY EASEMENT (11-21-84, C25-138)
- ⑧ EXISTING 7.41' SANITARY SEWER EASEMENT (3-8-90, 90C-67)
- ⑨ EXISTING 10' DRAINAGE EASEMENT (3-8-90, 90C-67)
- ⑩ EXISTING 20' CONSTRUCTION EASEMENT & EXISTING 10' UTILITY MAINTENANCE EASEMENT (12-10-73, BK.344-PG.808)
- ⑪ EXISTING 10' PUBLIC UTILITY & BICYCLE FACILITY EASEMENT (12-7-87, C35-64)
- ⑫ EXISTING 10' DRAINAGE EASEMENT (11-21-84, C25-138)
- ⑬ 10' PUBLIC UTILITY EASEMENT (P.U.E.) GRANTED BY THIS PLAT.

BOUNDARY CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	6486.09	55.76	27.88	55.76	N 55°27'42" W	0°29'33"
C2	2926.79	217.35	108.73	217.30	S 57°20'35" E	4°15'18"
C3	30.00	45.62	28.53	41.35	N 11°38'59" W	87°07'53"
C4	30.00	48.02	30.91	43.05	S 77°45'59" W	91°42'38"
C5	2926.79	157.95	78.99	157.93	S 57°55'28" E	3°05'31"
C6	474.00	703.83	434.93	640.93	S 10°31'14" E	85°04'37"
C7	534.00	792.92	489.98	722.06	S 10°31'14" E	85°04'37"
C8	474.00	537.83	302.04	509.44	S 00°29'15" E	65°00'40"
C9	534.00	735.22	439.31	678.51	S 07°25'30" E	78°53'10"
C10	474.00	164.28	82.97	163.46	S 42°43'18" E	19°51'28"
C11	534.00	55.61	27.83	55.59	S 50°04'32" E	5°58'00"
C12	410.00	319.81	168.54	311.76	S 38°44'11" E	44°41'29"
C13	724.00	158.23	79.43	157.92	S 59°19'12" E	12°31'20"
C14	350.00	39.35	19.70	39.33	S 68°48'08" E	6°26'31"
C15	784.00	171.35	86.02	171.01	S 59°19'12" E	12°31'20"
C16	410.00	46.10	23.07	46.07	S 68°48'08" E	6°26'31"
C17	410.00	167.63	85.00	166.46	S 83°48'35" E	23°25'32"
C18	474.00	3.38	1.69	3.38	S 52°51'17" E	0°24'29"
C19	534.00	90.36	45.29	90.25	S 38°56'47" E	9°41'42"
C20	504.00	748.38	462.45	681.49	S 10°31'14" E	85°04'37"
C21	754.00	164.79	82.72	164.46	S 59°19'12" E	12°31'20"
C22	380.00	30.39	15.20	30.38	S 67°52'19" E	4°34'55"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 31°54'58" W	111.95
L2	S 31°54'40" W	106.83
L3	N 56°49'18" E	79.55
L4	S 31°54'58" W	138.98

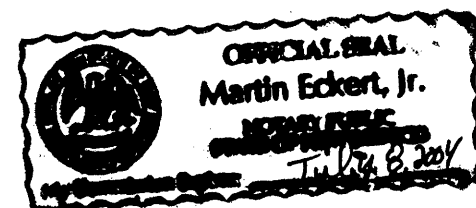
**OWNER ( LOT 6-A )**

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO }  
                                  } SS  
COUNTY OF BERNALILLO }

This instrument was acknowledged before me on June 2 2004 by John P. Kelly known to me to be the EXECUTIVE ENGINEER of ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY, A Political Subdivision of the State of New Mexico.

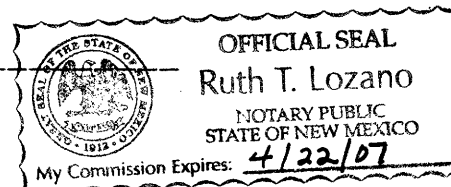
My Commission Expires: July 8, 2004  
Martin Eckert, Jr.  
Notary Public



**PNM ELECTRIC AND GAS SERVICES EASEMENT RELEASE**

PUBLIC SERVICE COMPANY OF NEW MEXICO, FOR ITS ELECTRIC AND GAS SERVICES DIVISIONS, DOES HEREBY RELEASE, WAIVE, QUITCLAIM AND DISCHARGE ITS RIGHT, TITLE AND INTEREST IN THE EASEMENTS (GRANTED BY PRIOR PLAT, REPLAT OR DOCUMENT) SHOWN TO BE VACATED ON THIS PLAT.

PNM ELECTRIC AND GAS SERVICES  
BY: Leonard G. Martinez

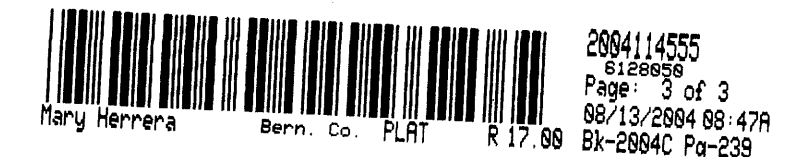


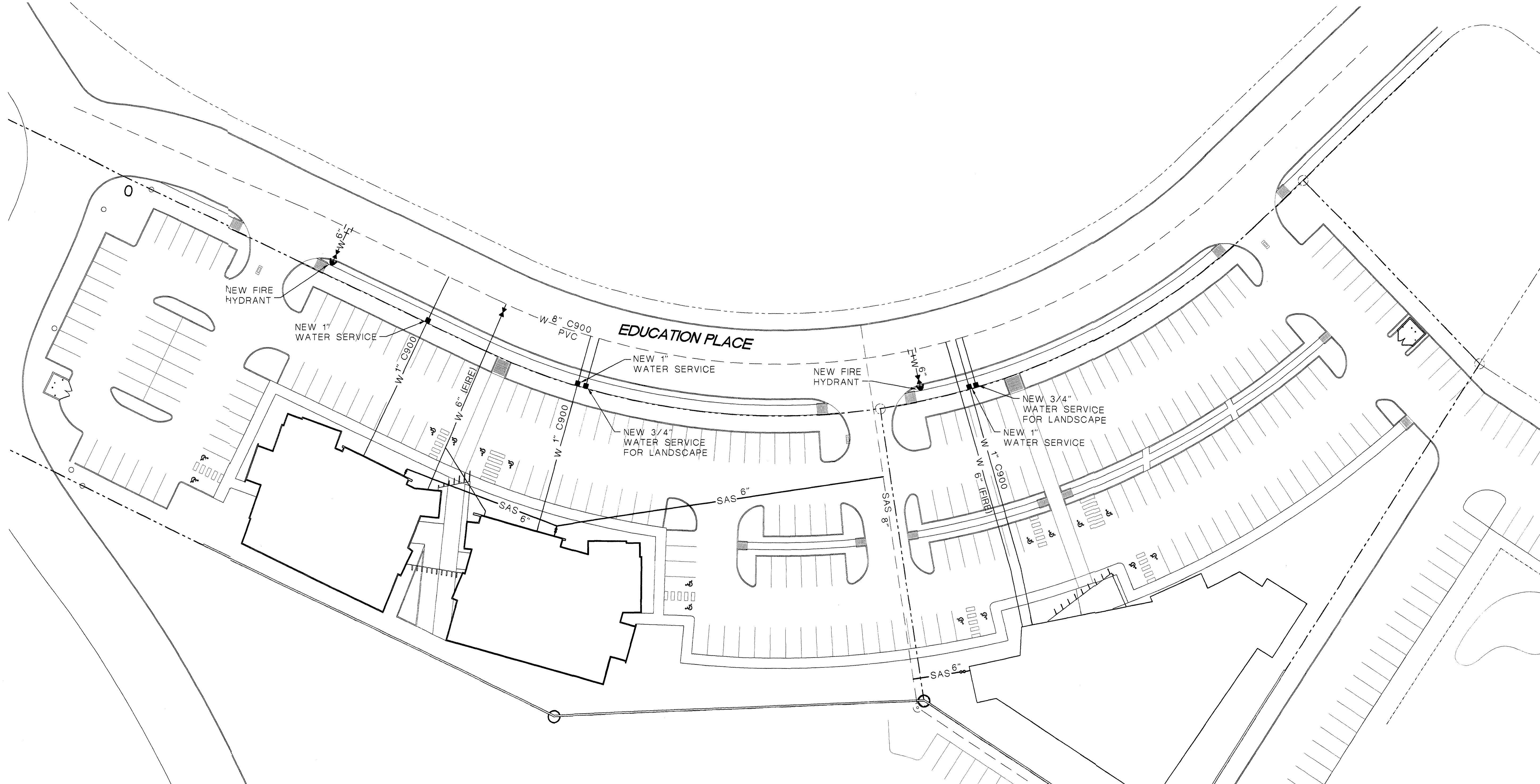
STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF May, 2004, BY Leonard G. Martinez OF PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION, ON BEHALF OF SAID CORPORATION.

Ruth T. Lozano  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 4/22/07

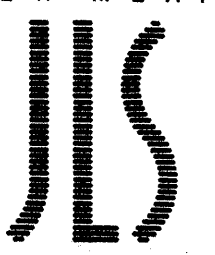
*[Handwritten Signature]*  
**05-12-04**





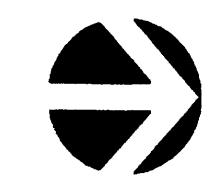
**ABQ**  
 Engineering, Inc  
 Engineers • Planners • Construction Services  
 8739 Academy Rd. NE, Suite 130 Albuquerque, NM 87109  
 505-255-7802 FAX 505-255-7802 ABQ Project: 25128

**FOUNTAIN HILLS**  
 Education Pl AND Ridgemont Ave  
 ALBUQUERQUE NEW MEXICO



**UTILITY SITE PLAN**

SCALE: 1" = 30'



NORTH

*[Signature]*  
 NEW MEXICO UTILITIES

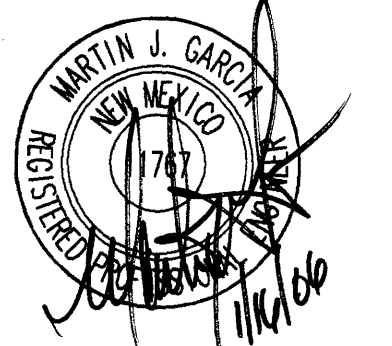
1-16-06  
 DATE:

**Utility Site Plan**

REVISIONS

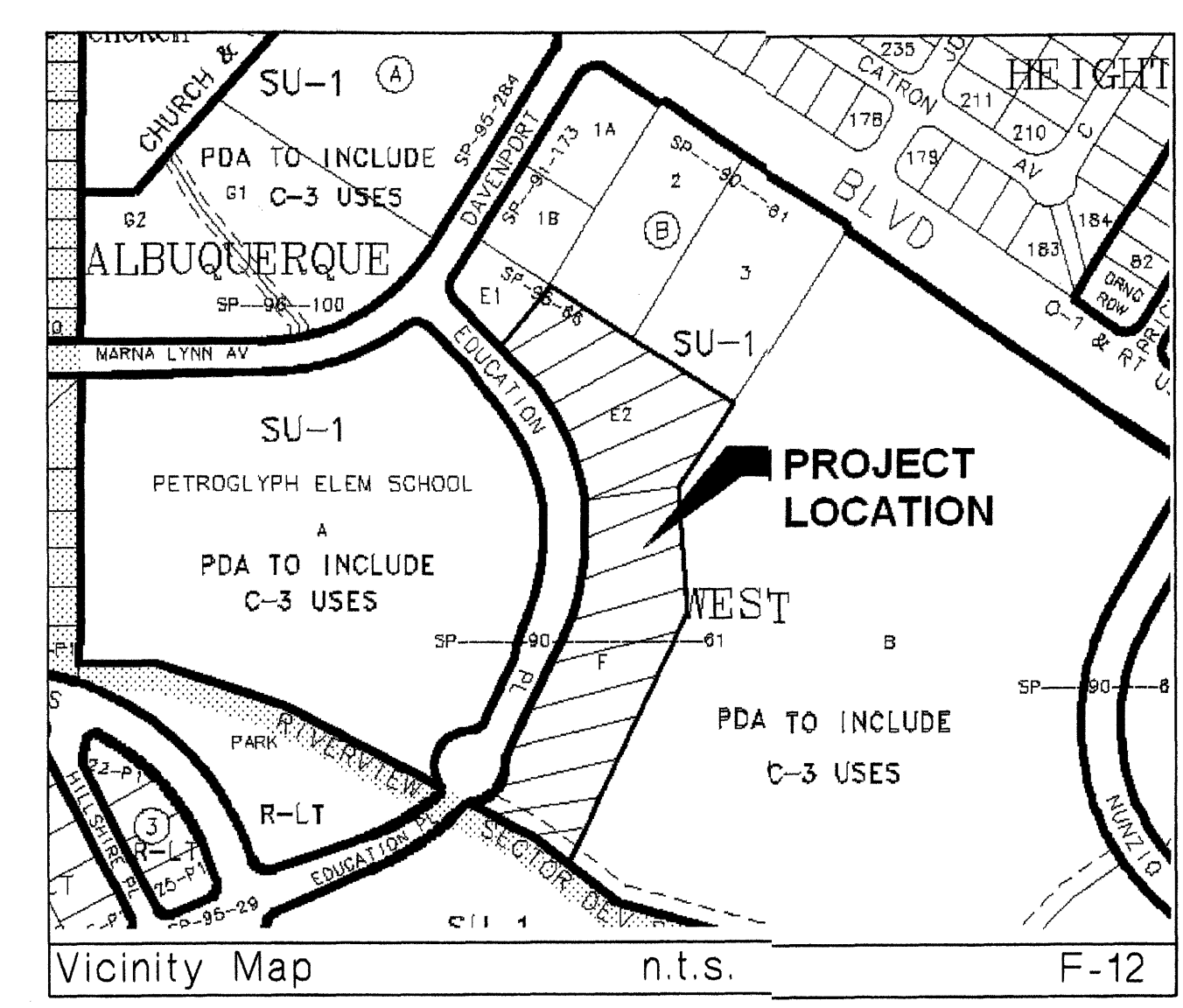
ARCHITECT

ENGINEER



DATE  
**01-16-06**

SHEET  
**C3**

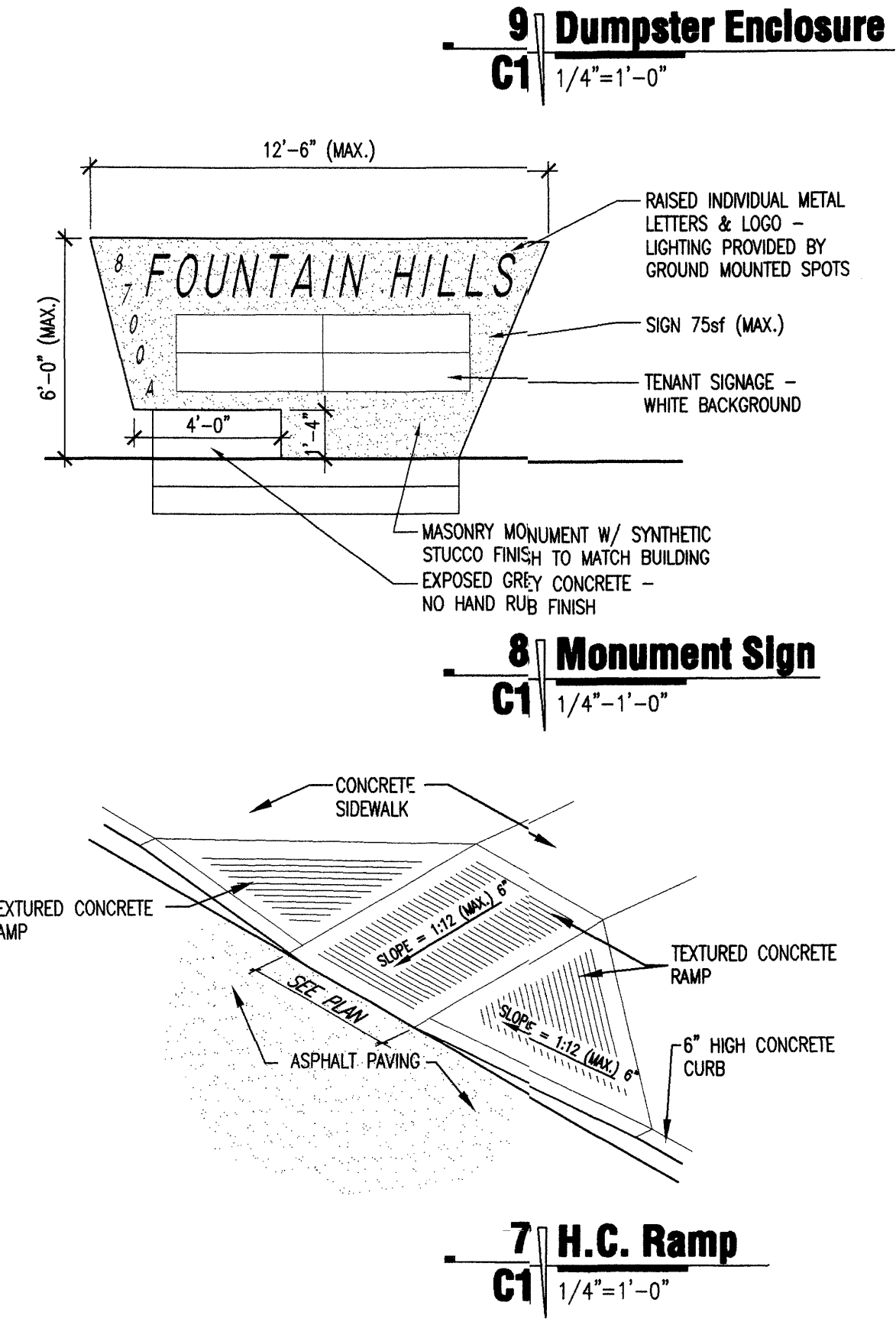
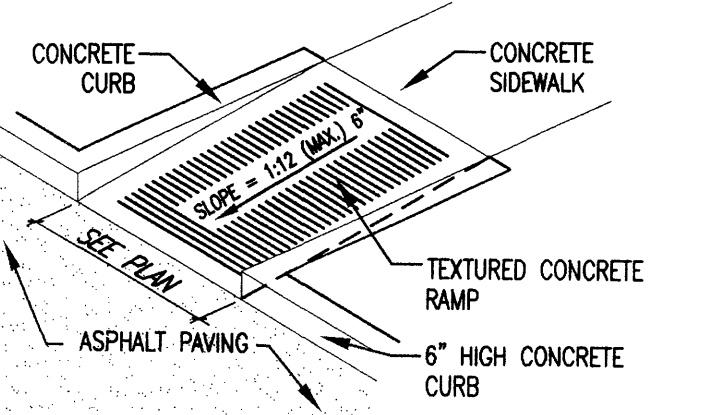
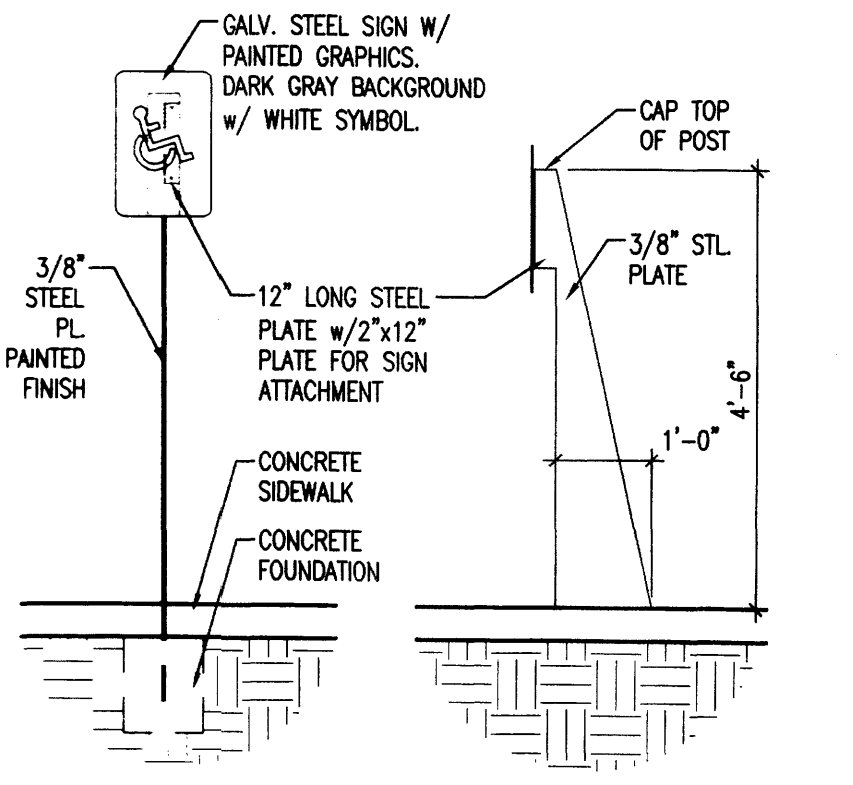
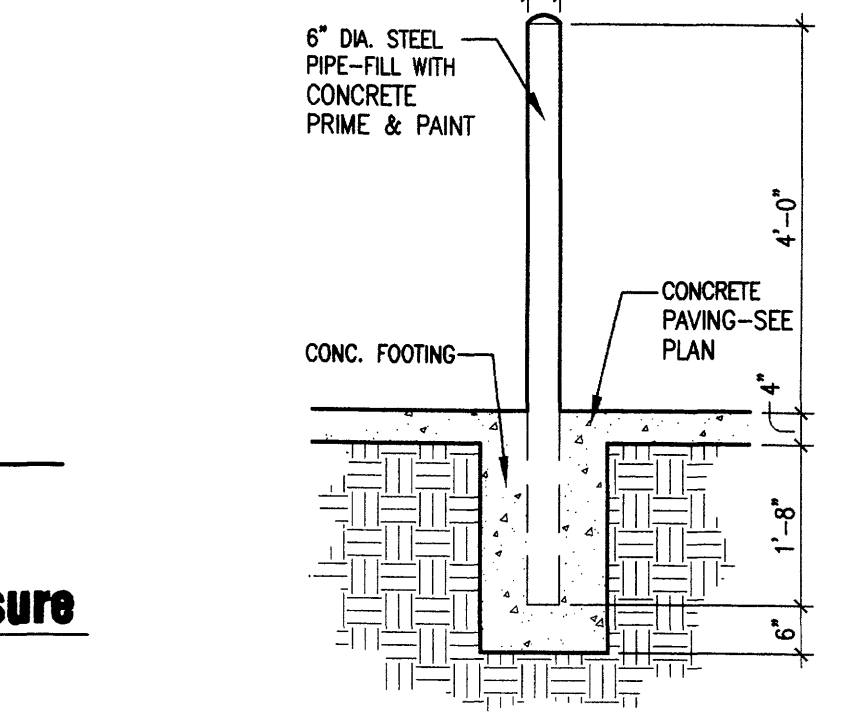
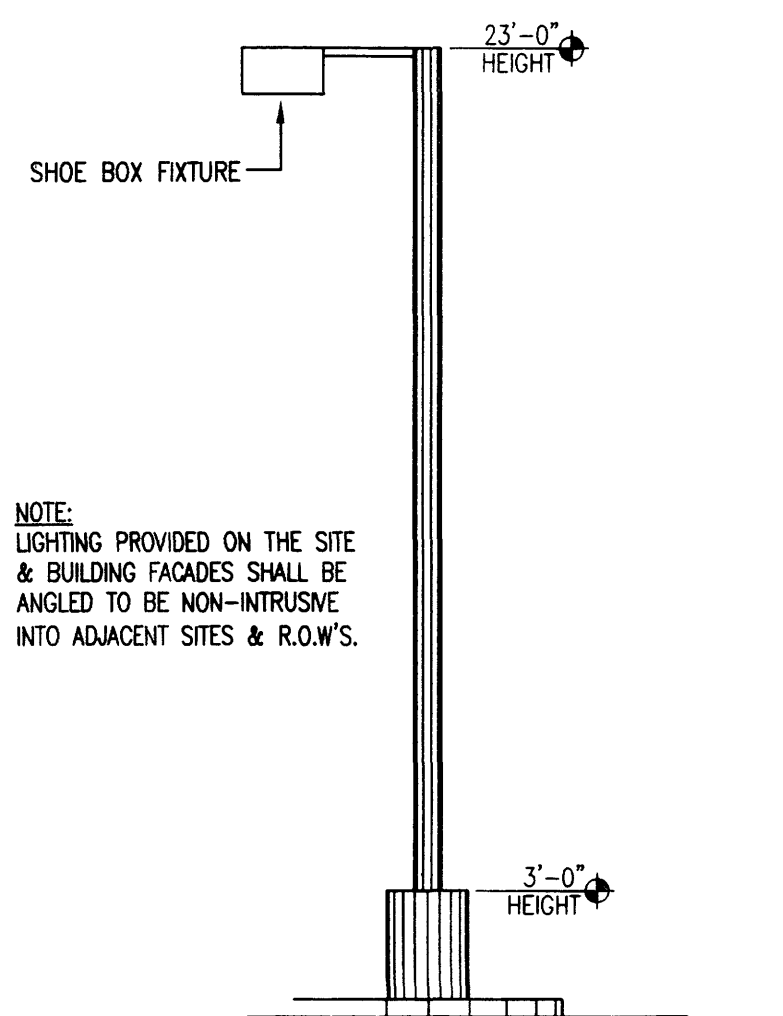
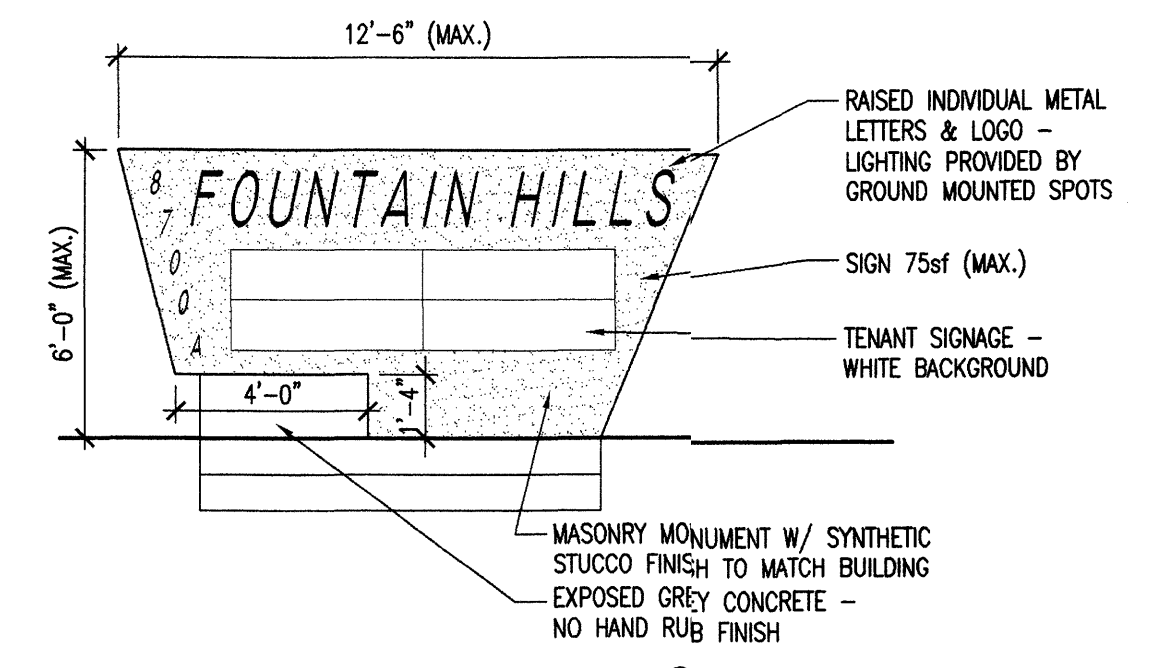
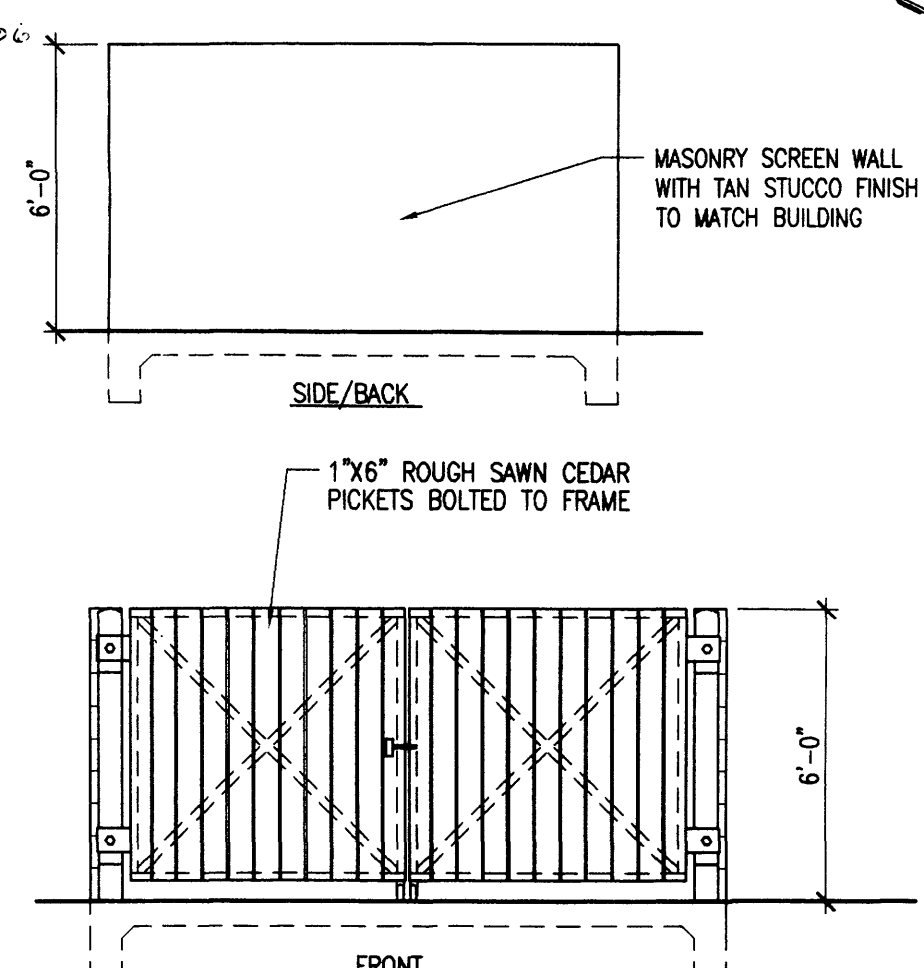
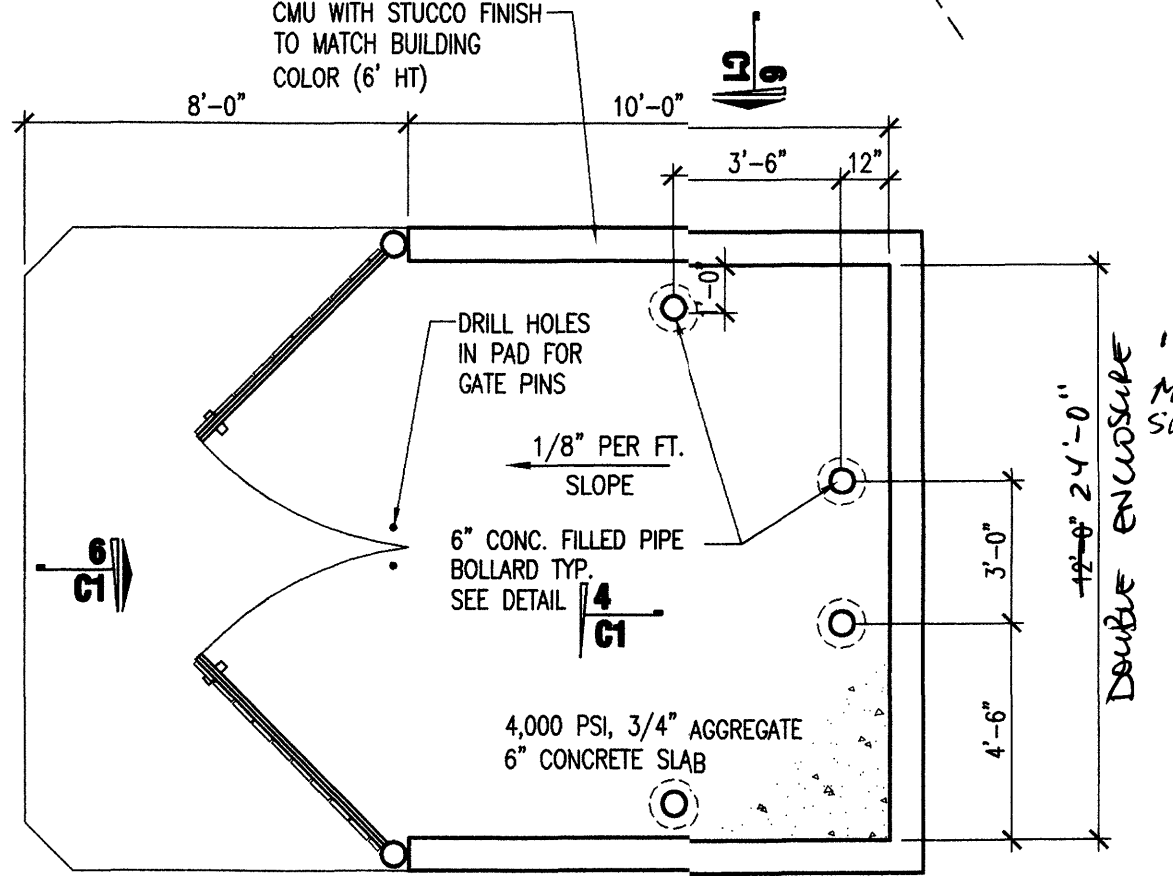
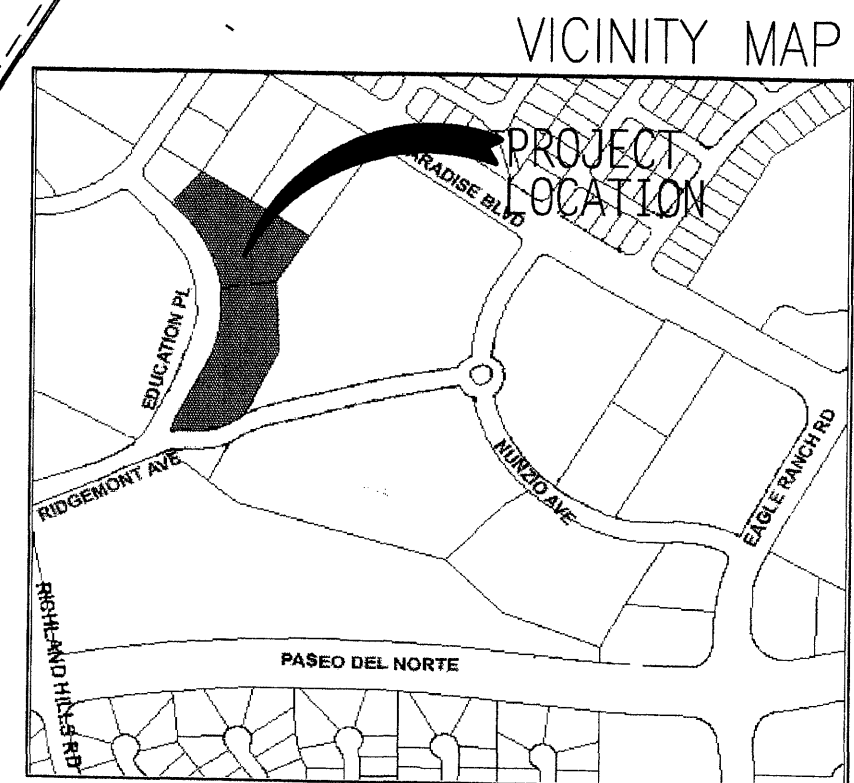
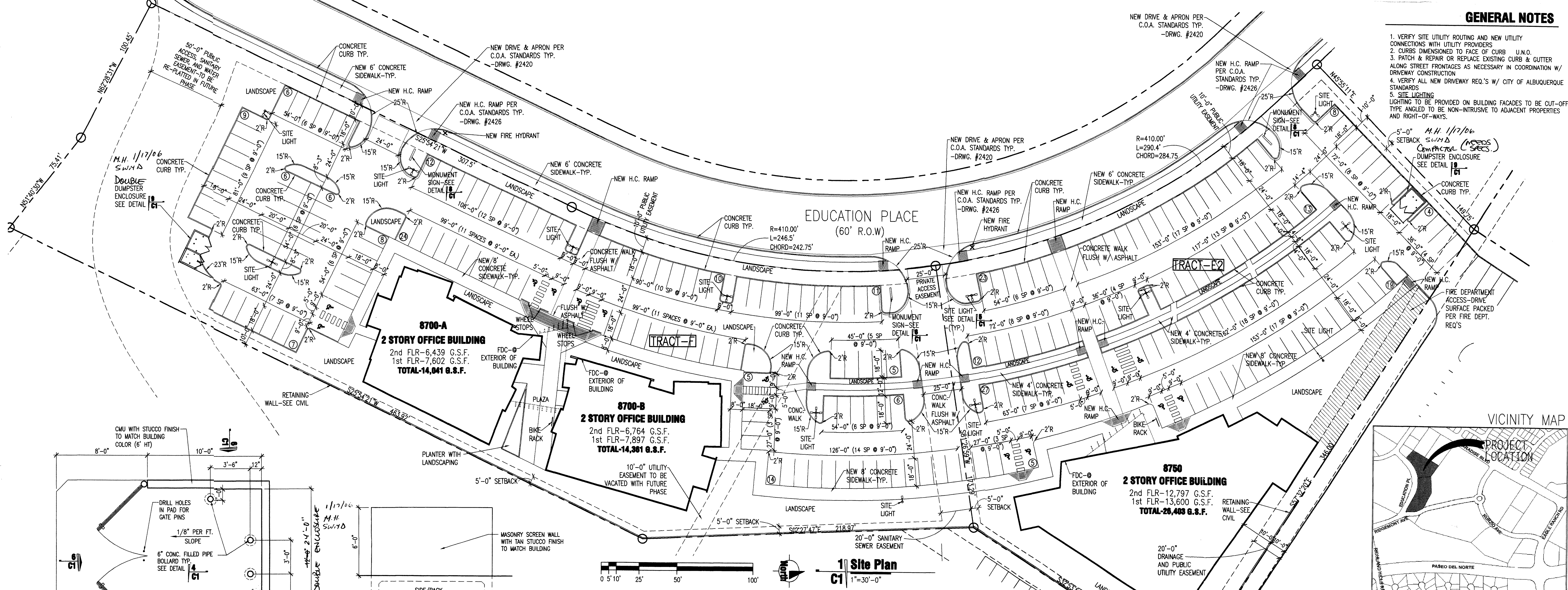




**GENERAL NOTES**

1. VERIFY SITE UTILITY ROUTING AND NEW UTILITY CONNECTIONS WITH UTILITY PROVIDERS
2. CURBS DIMENSIONED TO FACE OF CURB UNLESS OTHERWISE NOTED
3. PATCH & REPAIR OR REPLACE EXISTING CURB & GUTTER ALONG STREET FRONTS AS NECESSARY IN COORDINATION W/ DRIVEWAY CONSTRUCTION
4. VERIFY ALL NEW DRIVEWAY REQ.'S W/ CITY OF ALBUQUERQUE STANDARDS
5. SITE LIGHTING LIGHTING TO BE PROVIDED ON BUILDING FACADES TO BE CUT-OFF TYPE ANGLED TO BE NON-INTRUSIVE TO ADJACENT PROPERTIES AND RIGHT-OF-WAYS.

M.H. 1/17/06  
 SETBACK SWIND  
 CONCRETE ENCLOSURE  
 DUMPSTER ENCLOSURE  
 SEE DETAIL 9



**1 | Site Plan**  
 C1 1"=30'-0"

**2 | H.C. Ramp**  
 C1 1/4"=1'-0"

**3 | H.C. Sign**  
 C1 1/2"=1'-0"

**4 | Bollard Detail**  
 C1 1/2"=1'-0"

**5 | Site Lighting**  
 C1 N.T.S.

**6 | Dumpster Enclosure**  
 C1 1/4"=1'-0"

**7 | H.C. Ramp**  
 C1 1/4"=1'-0"

**8 | Monument Sign**  
 C1 1/4"=1'-0"

**9 | Dumpster Enclosure**  
 C1 1/4"=1'-0"

**SITE DATA (CONT.)**

LOCATION: 8750, 8700A, & 8700B EDUCATION PL. NW  
 ALBUQUERQUE, NM 87114

OWNER: INTERSTATE DEVELOPMENT CORPORATION INC.  
 4509 ALAMEDA NE SUITE B  
 ALBUQUERQUE, NM 87113  
 (505) 821-5263

LEGAL DESCRIPTION: TRACT E & F  
 ALBUQUERQUE WEST UNIT 1  
 ALBUQUERQUE, NM

CONSTRUCTION TYPE: 2-B  
 FULLY SPRINKLED

**SITE DATA**

TRACT-E2 REQUIRED PARKING:	111 SPACES
PARKING REQUIREMENTS:	
GROUND FLOOR: 1 SPACE PER 200 SF	13,600 SF/200=68 SPACES
UPPER FLOORS: 1 SPACE PER 300 SF	12,797 SF/300=43 SPACES
PARKING PROVIDED:	111 SPACES
REQUIRED H.C. PARKING:	8 SPACES
H.C. PARKING PROVIDED:	8 SPACES
1 BICYCLE SPACE PER 20 PARKING SPACES	
BICYCLE PARKING PROVIDED:	6 SPACES
TRACT-F REQUIRED PARKING:	123 SPACES
PARKING REQUIREMENTS:	
GROUND FLOOR: 1 SPACE PER 200 SF	15,499 SF/200=78 SPACES
UPPER FLOORS: 1 SPACE PER 300 SF	13,203 SF/300=45 SPACES
PARKING PROVIDED:	129 SPACES
REQUIRED H.C. PARKING:	8 SPACES
H.C. PARKING PROVIDED:	8 SPACES
1 BICYCLE SPACE PER 20 PARKING SPACES	
BICYCLE PARKING PROVIDED:	7 SPACES
TOTAL REQUIRED PARKING:	234 SPACES
TOTAL PROVIDED PARKING:	243 SPACES

RECORDING OFFICE  
 1-17-06  
 DISAPPROVED  
 R. Carter 1-17-06  
 SIGNATURE & DATE

**SIGNATURE BLOCK**

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

APPLICATION NUMBER \_\_\_\_\_

Is an infrastructure list required? ( ) Yes ( ) No  
 If Yes, then a set of approved DRG plans with a work order is required for any construction within public right-of-way or for construction of public improvements.

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE: \_\_\_\_\_

UTILITIES DEVELOPMENT DATE: \_\_\_\_\_

PARKS AND RECREATION DATE: \_\_\_\_\_

CITY ENGINEER DATE: \_\_\_\_\_

ENVIRONMENTAL HEALTH DEPT. (if required) DATE: \_\_\_\_\_

SOLID WASTE MANAGEMENT DATE: \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE: \_\_\_\_\_

NEW MEXICO UTILITIES DATE: \_\_\_\_\_

**FOUNTAIN HILLS**  
 Education Pl AND Ridgemoor Ave  
 ALBUQUERQUE NEW MEXICO



1600 rio grande nw  
 albuquerque  
 new mexico 87104  
 505 246 0870  
 fax 505 246 0437

**ARCHITECT**

ARCHITECT \_\_\_\_\_ DATE: \_\_\_\_\_

**ENGINEER**

ENGINEER \_\_\_\_\_ DATE: \_\_\_\_\_

DATE: 1/16/06

SHEET C1

**LANDSCAPE CALCULATIONS**

TOTAL LOT AREA (sf)	183713
TOTAL BUILDING AREA (sf)	29099
NET LOT AREA (sf)	153935
LANDSCAPE REQUIREMENT (%)	15
TOTAL LANDSCAPE REQUIRED (sf)	23192
TOTAL SOD PROVIDED (sf)	3.9% 2026
TOTAL XERISCAPE PROVIDED (sf)	48984
TOTAL LANDSCAPE PROVIDED (sf)	50990

**LANDSCAPE LEGEND**

QTY	SIZE	COMMON/BOTANICAL	H2O USE
17	2" cal	Ash <i>Fraxinus pennsylvanica</i>	M+
10	2" cal	Honey Locust <i>Gleditsia triacanthos</i>	M
17	6 - 8'	Austrian Pine <i>Pinus nigra</i>	M
2	4 - 6'	Pinon <i>Pinus edulis</i>	M
11	2" cal	Desert Willow <i>Chilopsis linearis</i>	L
45	10-12'	Bradford Pear <i>Pyrus calleryana</i>	M
51	5 Gal	Wintergreen Barberry <i>Berberis julianae</i>	M
32	5 Gal	India Hawthorne <i>Raphiolepis indica</i>	M
109	5 Gal	Honeysuckle <i>Lonicera japonica</i>	M
14	5 Gal	Dwarf Butterfly Bush <i>Buddleia davidii nanhoensis</i>	M
180	5 Gal	Dwarf Feathertop <i>Pennisetum villosum</i>	M
31	5 Gal	Cherry Sage <i>Salvia greggii</i>	M
400	5 Gal	Rosemary <i>Rosemarinus officinalis</i>	M
45	5 Gal	English Lavendar <i>Lavendula angustifolia</i>	L
47	5 Gal	Apache Plume <i>Folgia paradoxa</i>	L
		Santa Fe Brown Crusher Fines	
		Compacted Crusher Fines for Fire Access	
		Commercial Grade Steel Edging	

**LANDSCAPE NOTES**

Landscape and Irrigation System maintenance shall be the responsibility of the Owner.

Landscape shall be watered by a complete underground irrigation system operated by automatic timer. Trees and shrubs shall be zoned separately. Trees shall have bubblers and shrubs shall have a minimum of 2 emitters per shrub. Point of Connection for irrigation system shall be coordinated between the Landscape Contractor and the General Contractor prior to construction.

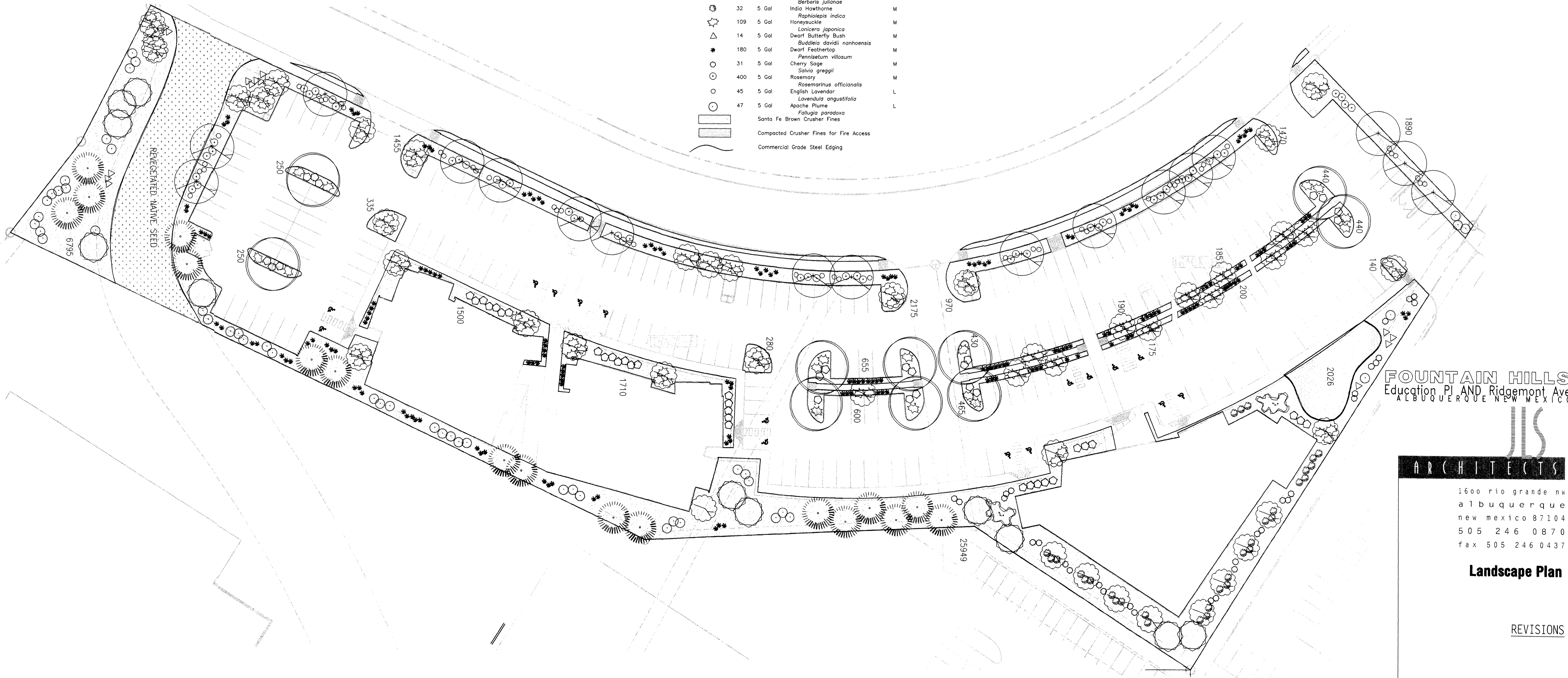
It is the intent of this plan to comply with the City of Albuquerque Landscape Regulations Applicable to Apartments and Nonresidential Development, Revised 6/24.

Prior to Construction, Landscape Contractor shall verify location of all Utility Lines.

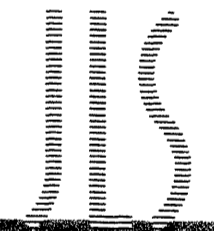
Landscape shall be installed according to the approved plan. Any change to the approved plan require the written approval of the Landscape Architect.

Landscape areas in excess of 36 square feet shall be planted so as to achieve 75% Live Ground Cover at maturity.

Approval of this plan does not constitute or imply exemption from water provisions of the water conservation landscaping and water waste ordinance. Water management is the sole responsibility of the property owner.



**FOUNTAIN HILLS**  
Education Pl AND Ridgemont Ave  
ALBUQUERQUE NEW MEXICO



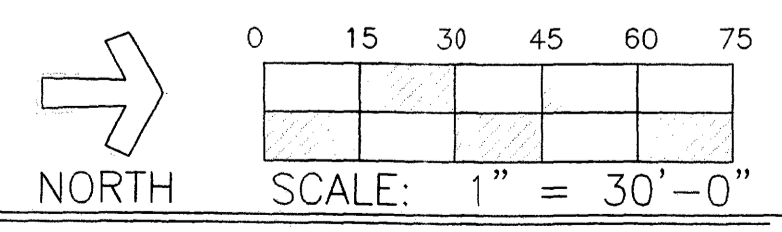
**ARCHITECTS**

1600 rio grande nw  
albuquerque  
new mexico 87104  
505 246 0870  
fax 505 246 0437

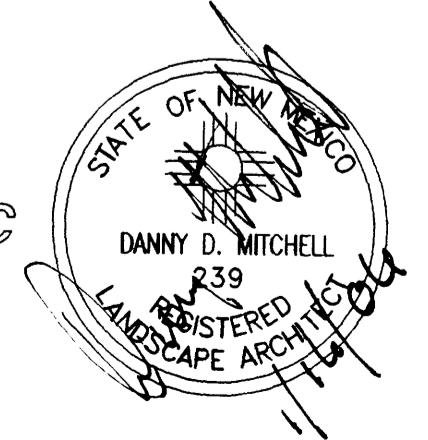
**Landscape Plan**

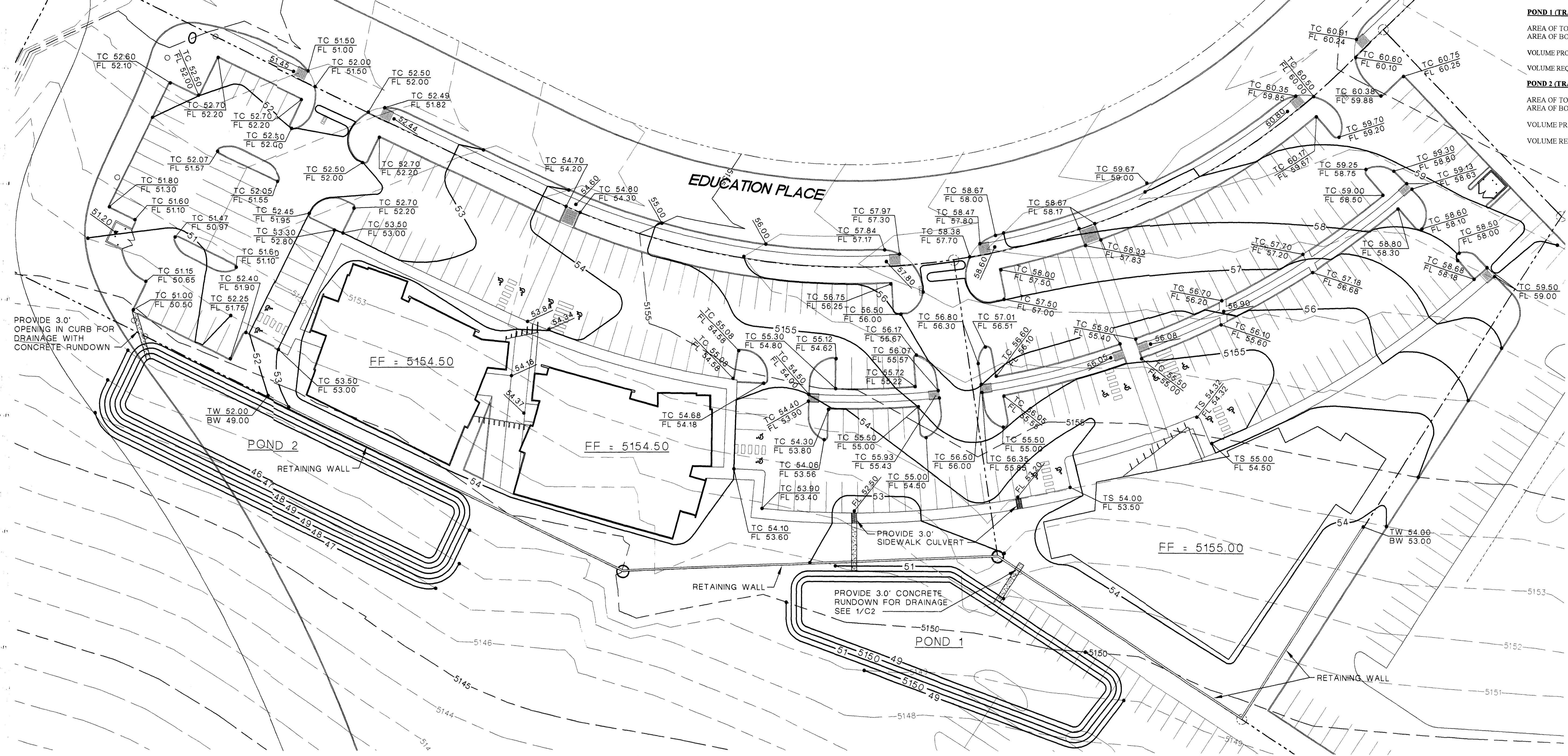
**REVISIONS**

ARCHITECT ENGINEER



**Mitchell Associates, LLC**  
Landscape Architects  
3200 Carlisle Blvd. NE, Suite #124  
Albuquerque, NM 87110  
(505) 830-6096  
danny@mitchellassociatesllc.com





**POND 1 (TRACT E-2)**

AREA OF TOP = 10978.56 SQUARE FEET  
 AREA OF BOTTOM = 6590.00 SQUARE FEET  
 VOLUME PROVIDED = (10978.56 + 6590.00) X 3 FEET DEEP = 26352.84 CUBIC FEET  
 VOLUME REQUIRED = 25874.28 CUBIC FEET

**POND 2 (TRACT F)**

AREA OF TOP = 9970.00 SQUARE FEET  
 AREA OF BOTTOM = 7341.00 SQUARE FEET  
 VOLUME PROVIDED = (9970 + 7341) X 3 FEET DEEP = 25966.50 CUBIC FEET  
 VOLUME REQUIRED = 22807.65 CUBIC FEET

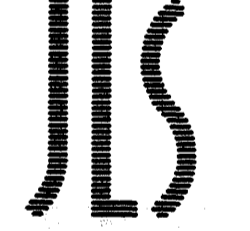
PROVIDE 3.0' OPENING IN CURB FOR DRAINAGE WITH CONCRETE RUNDOWN

PROVIDE 3.0' SIDEWALK CULVERT

PROVIDE 3.0' CONCRETE RUNDOWN FOR DRAINAGE SEE 1/C2

**ABQ**  
 Engineering, Inc  
 Engineers · Planners · Construction Services  
 6739 Academy Rd. NE, Suite 130 Albuquerque, NM 87109  
 505-255-7802 FAX 505-255-7802 ABQ Project: 25126

**FOUNTAIN HILLS**  
 Education Pl AND Ridgemont Ave  
 ALBUQUERQUE NEW MEXICO

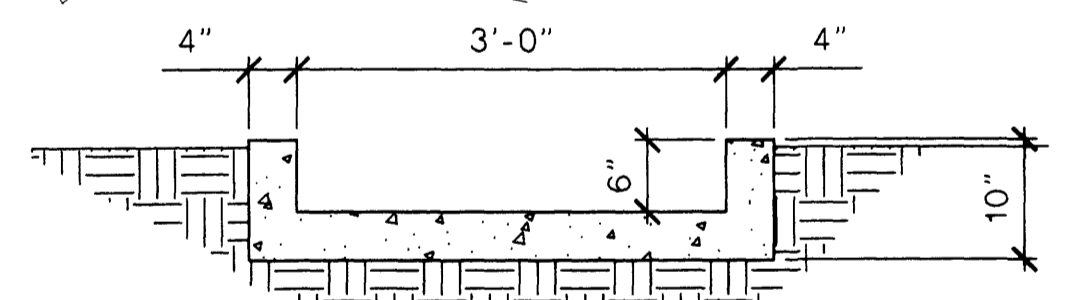


1600 rio grande nw  
 albuquerque  
 new mexico 87104  
 505 246 0870  
 fax 505 246 0437

**Engineer's Statement**

I, the Engineer of record, certify that I have personally visited the site and the existing grades and contours depicted on this plan match what presently exists at the present location

MARTIN J. GARCIA, N.M.P.E. No. 11767



**CONCRETE RUNDOWN DETAIL**

3/4" = 1'-0"

**Drainage Calculations**

**Fountain Hills**  
 Ponding calcs - Tract E-2 25126

Hydrology Calculations  
 Date: January 12, 2006  
 DPM - Section 22.2  
 Volume 2, January 1993

Precipitation Zone 1  
 100 Year Storm Depth, P (360) 2.2  
 100 year Storm Depth, P (10 day) 3.67

Treatment Area	A	B	C	D
Excess Precipitation Factors	0.44	0.67	0.89	1.77
Peak Discharge Factors	1.29	2.03	2.87	4.37

Land Treatment Area	Acres	Existing	Proposed
Type "D" (Roof)		0.00	2.00
Type "C" (Unpaved Roadway)		0.00	0.00
Type "B" (Irrigated Lawns)		0.00	0.37
Type "A" (Undeveloped)		2.37	0.00
<b>Total (Acres)</b>		2.37	2.37

Excess Precipitation(in) 0.44 1.77

Volume (100) cf 3785.36 15202.08  
 Volume (10) cf 2538.19 10185.39  
 Volume (100,10 day) cf 3785.36 25874.28  
 Q (100) cfs 3.06 9.49  
 Q (10) cfs 2.05 6.36

**Fountain Hills**  
 Ponding calcs - Tract F 25126

Hydrology Calculations  
 Date: January 12, 2006  
 DPM - Section 22.2  
 Volume 2, January 1993

Precipitation Zone 1  
 100 Year Storm Depth, P (360) 2.2  
 100 year Storm Depth, P (10 day) 3.67

Treatment Area	A	B	C	D
Excess Precipitation Factors	0.44	0.67	0.89	1.77
Peak Discharge Factors	1.29	2.03	2.87	4.37

Land Treatment Area	Acres	Existing	Proposed
Type "D" (Roof)		0.00	1.77
Type "C" (Unpaved Roadway)		0.00	0.00
Type "B" (Irrigated Lawns)		0.00	0.29
Type "A" (Undeveloped)		2.06	0.00
<b>Total (Acres)</b>		2.06	2.06

Excess Precipitation(in) 0.44 1.79

Volume (100) cf 3290.23 13362.76  
 Volume (10) cf 2204.46 8953.05  
 Volume (100,10 day) cf 3290.23 22807.65  
 Q (100) cfs 2.66 8.32  
 Q (10) cfs 1.78 5.58

**Design Narrative**

THE SITE FOR THE FOUNTAIN HILLS OFFICE BUILDINGS IS LOCATED ALONG EDUCATION BOULEVARD JUST NORTH OF PASEO DEL NORTE IN THE NORTHWEST PART OF ALBUQUERQUE. THE SITE IS COMPRISED OF TRACT E-2 WHICH CONTAINS 2.37 ACRES, AND TRACT F WHICH CONTAINS 2.06 ACRES. THE SITE IS CURRENTLY UNDEVELOPED. THE SITE IS INCLUDED AS PART OF THE FOUNTAIN HILLS DEVELOPMENT PLAN WHICH WILL DIRECT ALL STORM DRAINAGE RUNOFF INTO AN AMAFCA POND LOCATED AT THE EAST END OF THE SITE. THE POND WILL THEN CONTROL RELEASE INTO THE STORM DRAIN SYSTEM LOCATED AT PARADISE ROAD AND EAGLE RANCH ROAD.

IN ITS UNDEVELOPED CONDITION, THE RUNOFF FROM THE SITE IS 3.08 CFS FOR TRACT E-2, AND 2.66 CFS FROM TRACT F. THE DEVELOPED FLOWS FOR THE LOTS ARE 9.49 CFS AND 8.32 CFS RESPECTIVELY. IT IS THE INTENT OF THIS GRADING AND DRAINAGE PLAN TO ALLOW THE TWO TRACTS TO DRAIN INTO TWO TEMPORARY STORMWATER PONDS THAT WILL BE REMOVED UPON DEVELOPMENT OF THE REST OF THE SITE.

THERE IS NOT ANY OFF-SITE DRAINAGE COMING ONTO THIS PROPERTY, AND THIS PROPERTY IS NOT WITHIN A 100 YEAR FLOODPLAIN. THE PONDS AS SHOWN WERE SIZED FOR A 100YR-10 DAY STORM IN ACCORDANCE WITH THE STORM DRAIN CALCULATIONS SHOWN.

**GRADING PLAN**

SCALE: 1" = 30'



**Benchmark**

A.C.S. "3-B12"  
 X = 369,484.87 Y = 1,524,345.87

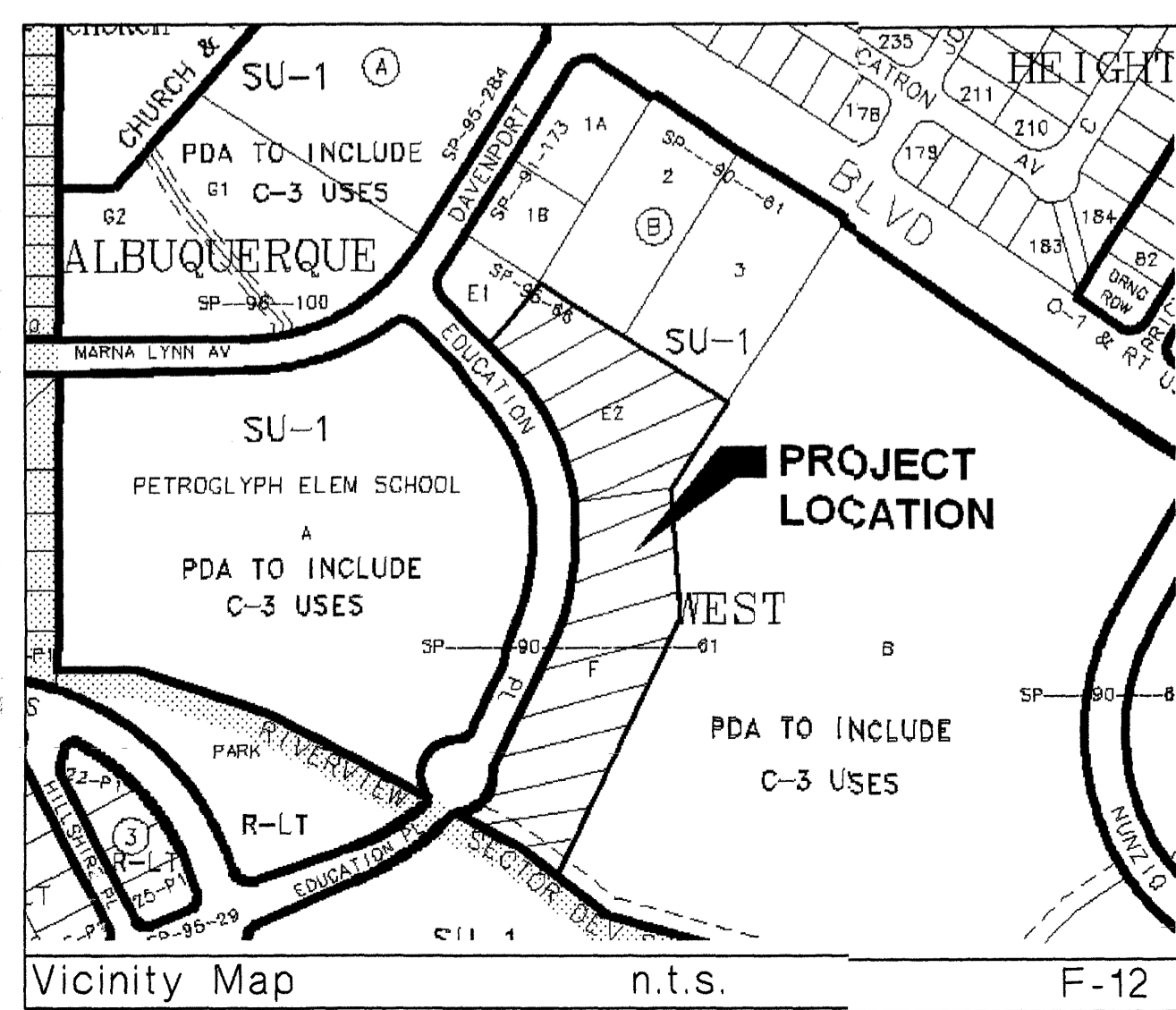
Elevation = 5277.263

**Legal Description**

Tracts E-2 and F, Albuquerque West, Unit 1, Albuquerque, Bernalillo County, New Mexico, as the same as is shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico.

**Legend**

- TC TOP OF CONCRETE
- FL FLOW LINE
- TS TOP OF SIDEWALK
- FF FINISH FLOOR
- TW TOP OF WALL
- BW BOTTOM OF WALL

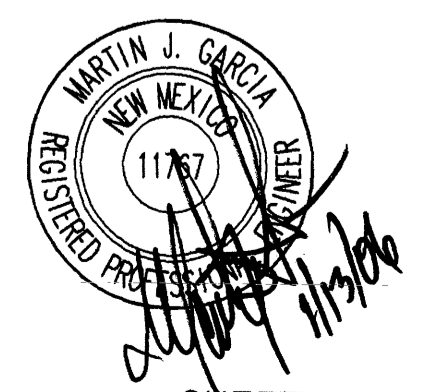


**Grading Plan**

**REVISIONS**

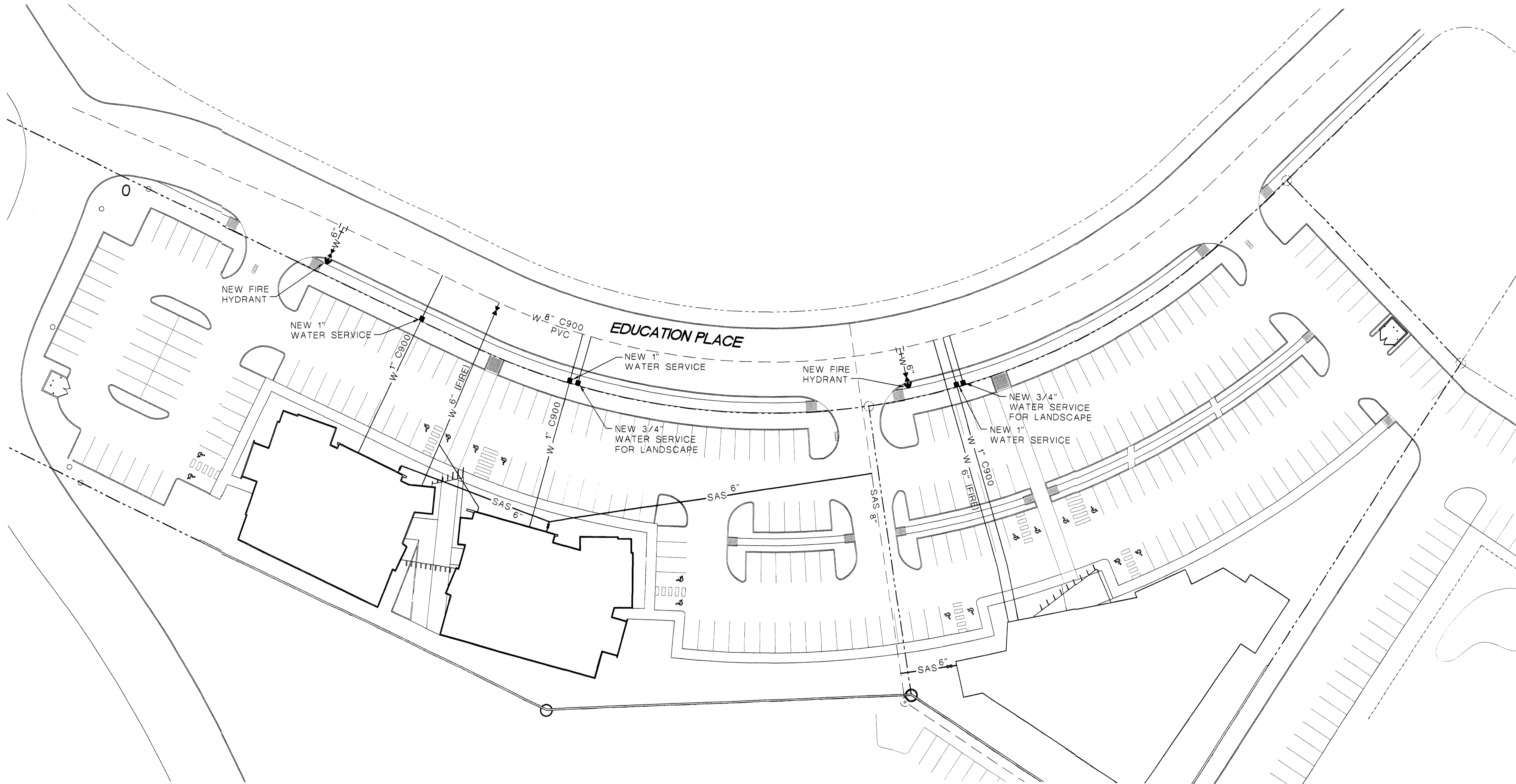
ARCHITECT

ENGINEER



DATE  
**01-16-06**

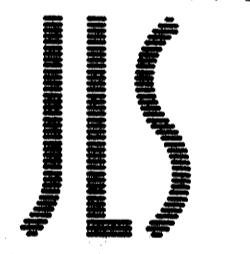
SHEET  
**C2**



**ABQ**  
Engineering, Inc

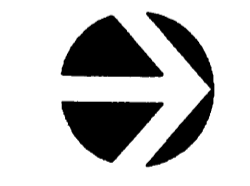
Engineers · Planners · Construction Services  
6739 Academy Rd. NE, Suite 130 Albuquerque, NM 87109  
505-255-7802 FAX 505-255-7902 ABQ Project: 25126

**FOUNTAIN HILLS**  
Education Pl AND Ridgmont Ave  
ALBUQUERQUE NEW MEXICO



**UTILITY SITE PLAN**

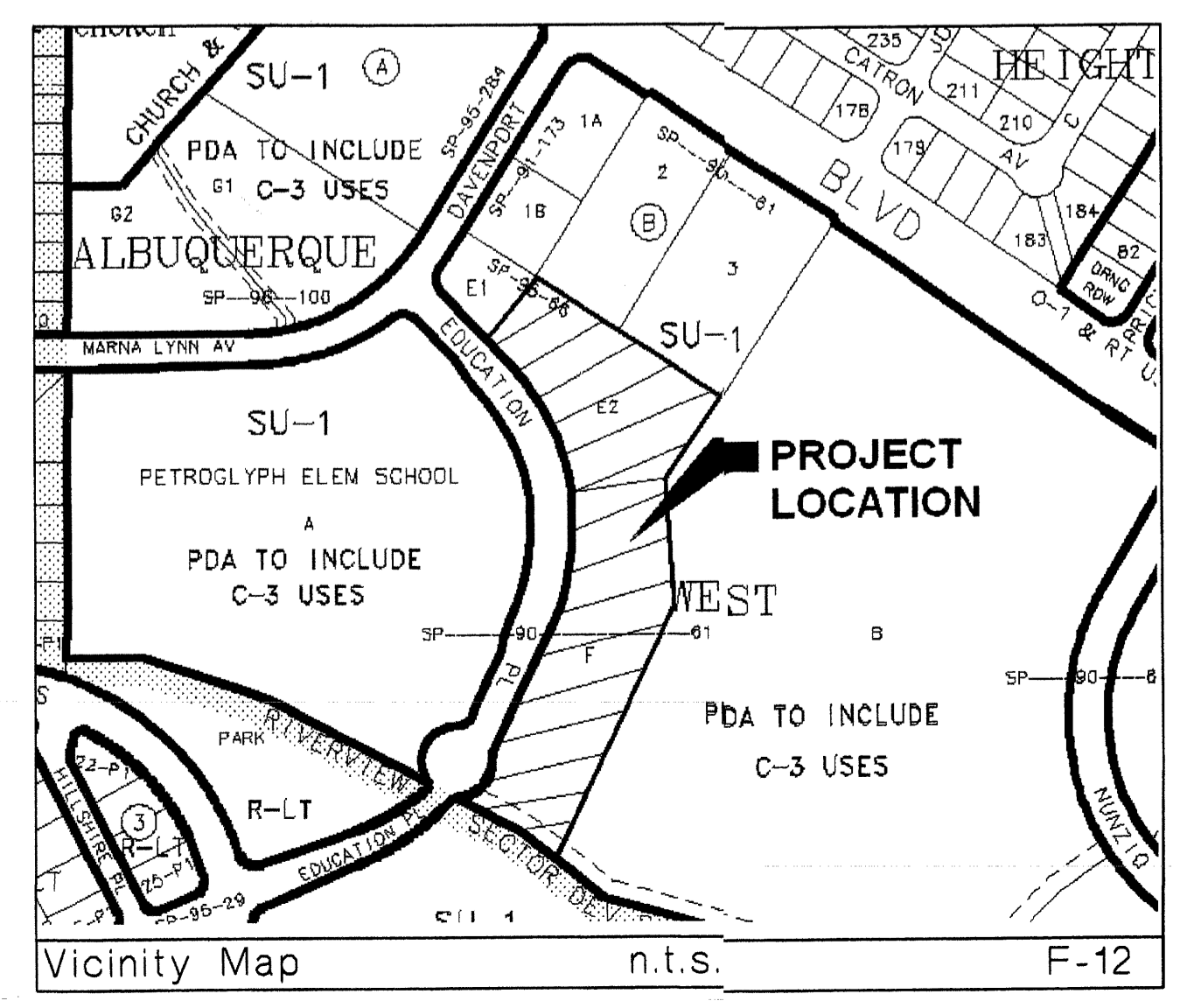
SCALE: 1" = 30'



NORTH

*[Signature]*  
NEW MEXICO UTILITIES

1-16-06  
DATE:



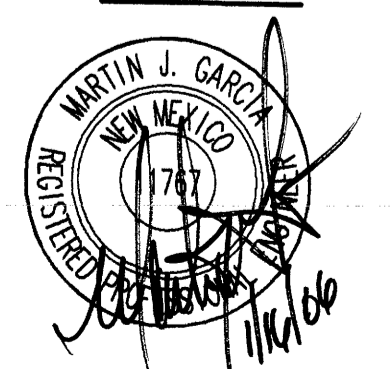
1600 rio grande nw  
albuquerque  
new mexico 87104  
505 246 0870  
fax 505 246 0437

**Utility Site Plan**

REVISIONS

ARCHITECT

ENGINEER

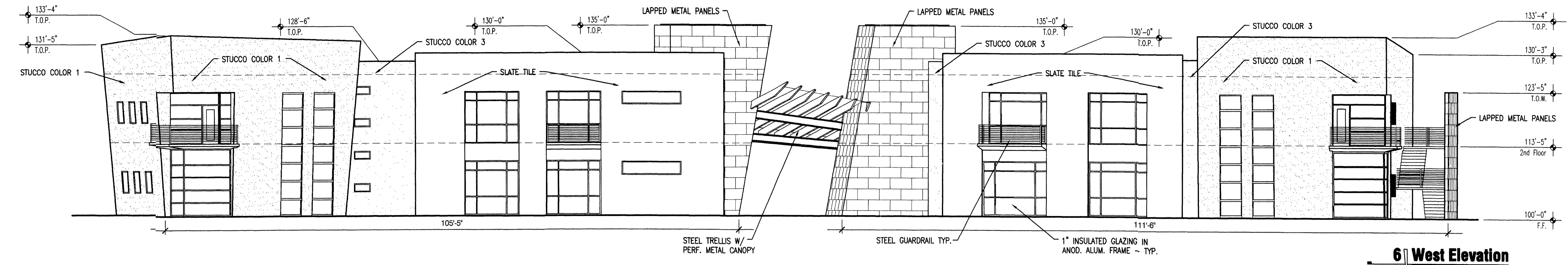


DATE  
**01-16-06**

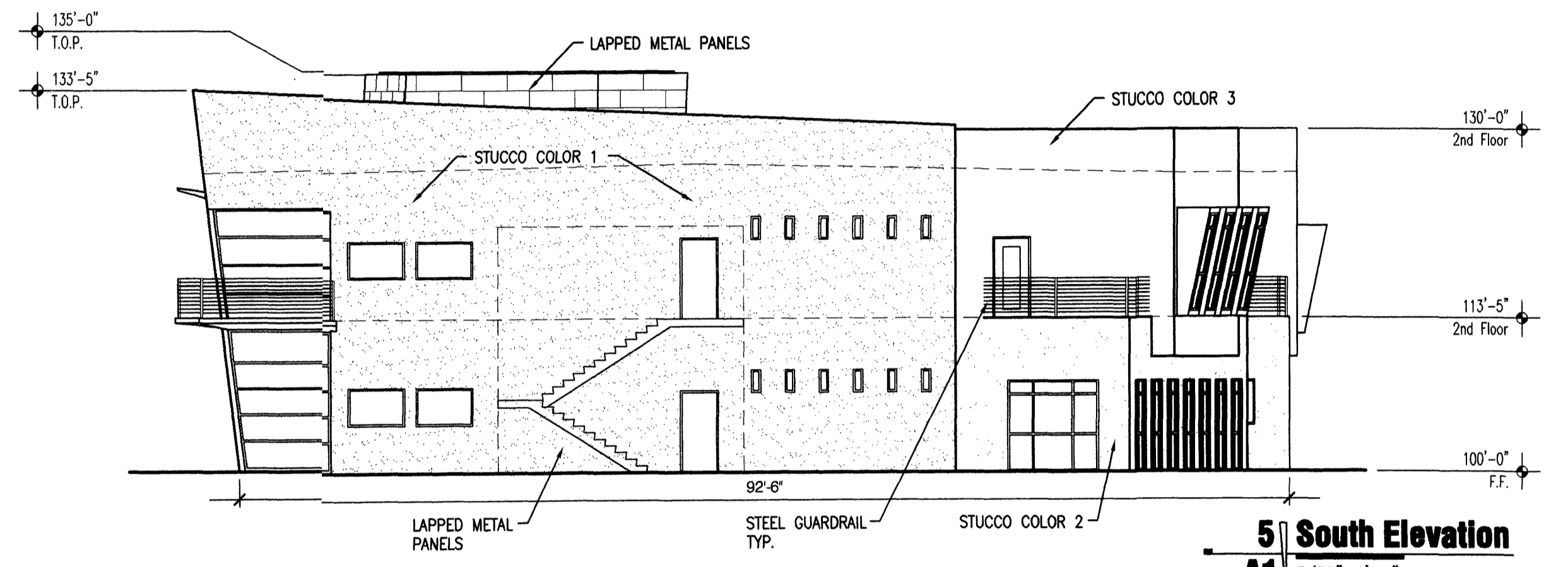
SHEET  
**C3**

**Color Legend**

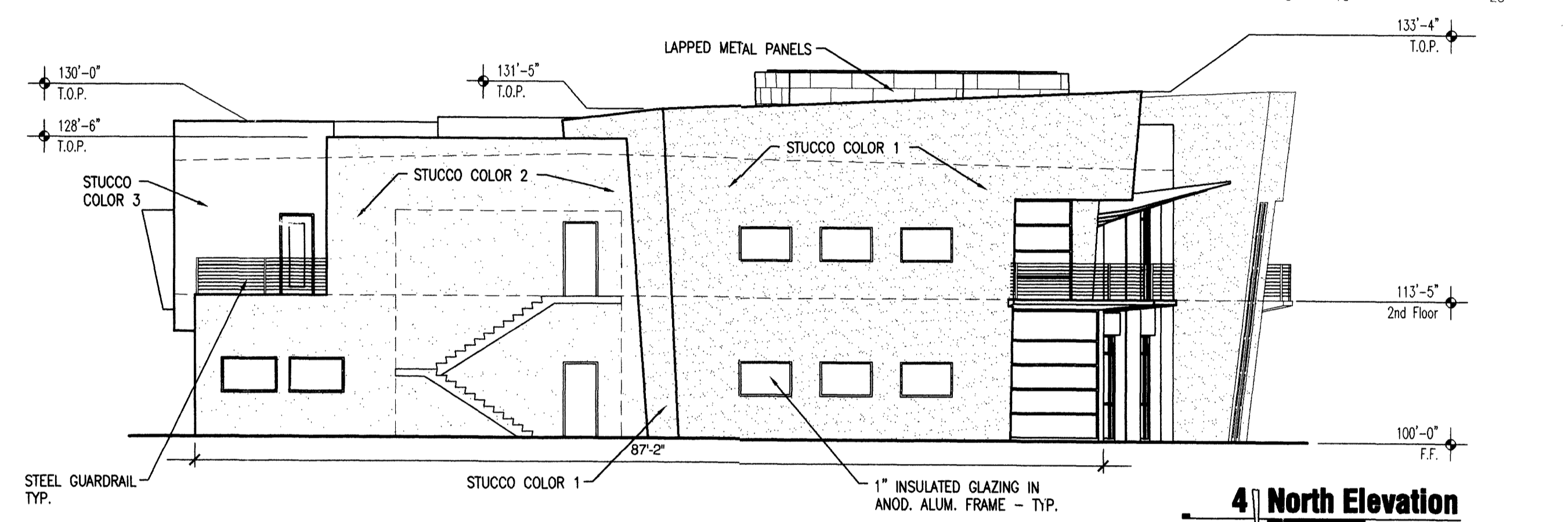
Stucco Color #1 - SAGE GREEN  
 Stucco Color #2 - TAN  
 Stucco Color #3 - GREY  
 Slate Tile - 'INDIAN MULTI'  
 Lapped Metal Panels - DARK GREY



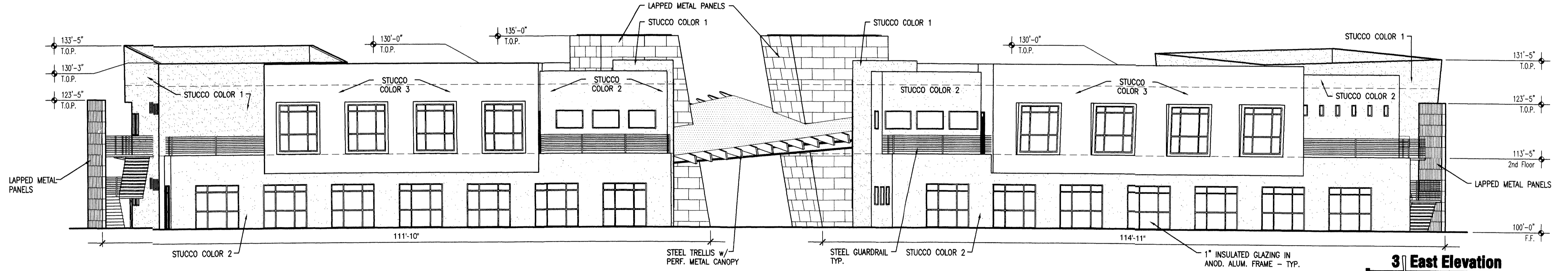
**6 West Elevation**  
 A1 3/32"=1'-0"



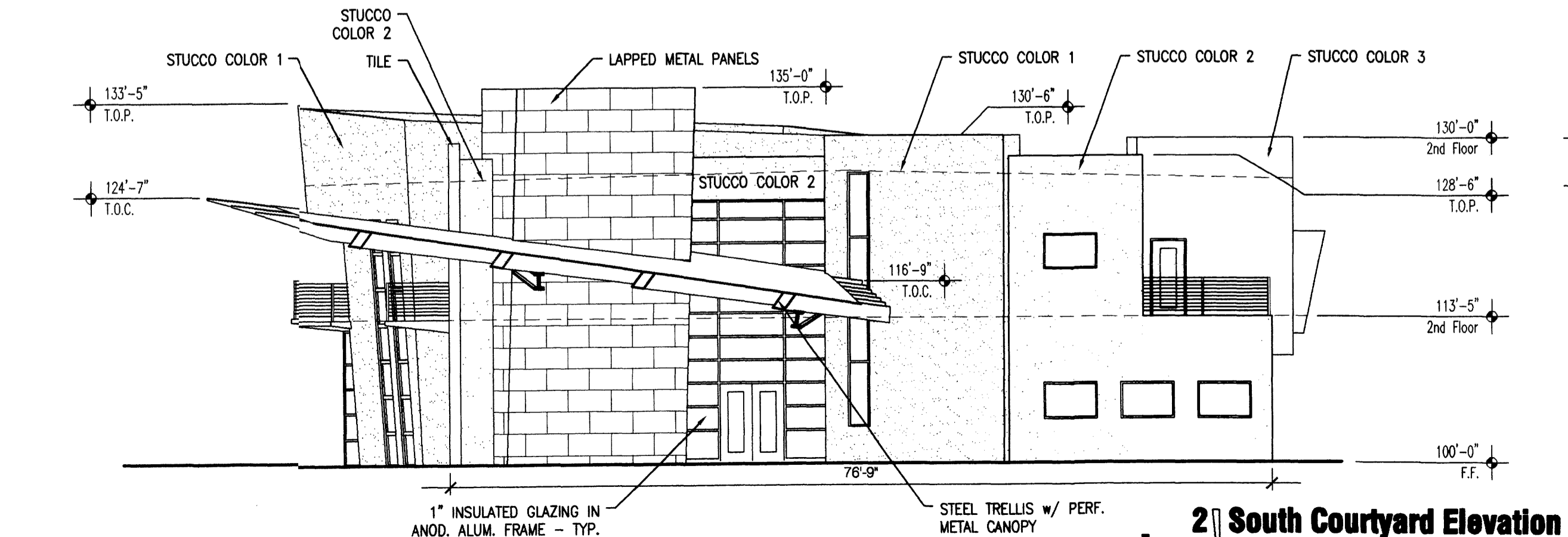
**5 South Elevation**  
 A1 3/32"=1'-0"



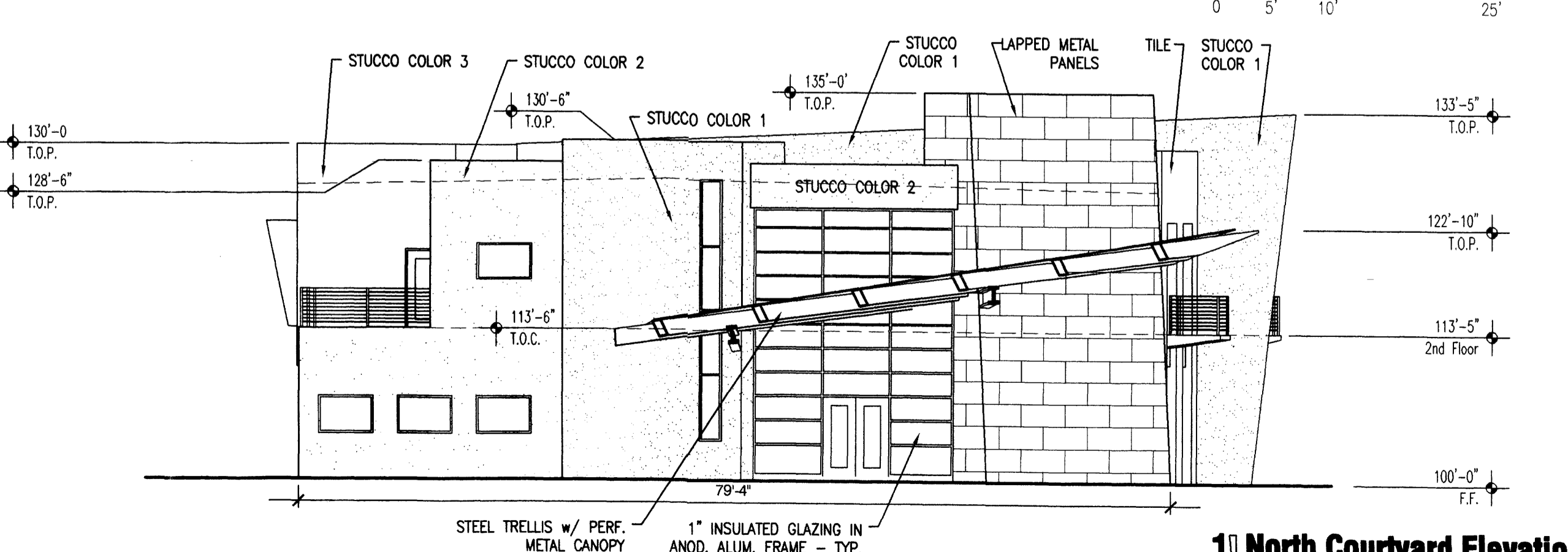
**4 North Elevation**  
 A1 3/32"=1'-0"



**3 East Elevation**  
 A1 3/32"=1'-0"



**2 South Courtyard Elevation**  
 A1 3/32"=1'-0"



**1 North Courtyard Elevation**  
 A1 3/32"=1'-0"

**FOUNTAIN HILLS**  
 Education Pj AND Ridgemont Ave  
 ALBUQUERQUE NEW MEXICO



**ARCHITECTS**

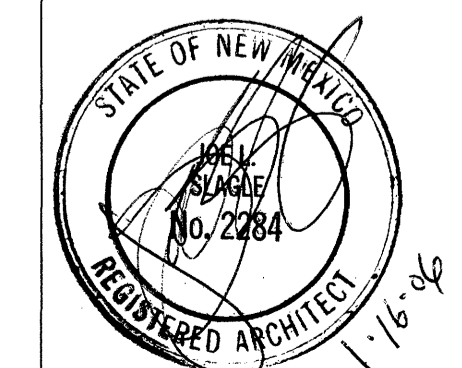
1600 rio grande nw  
 albuquerque  
 new mexico 87104  
 505 246 0870  
 fax 505 246 0437

**Building Elevations**

REVISIONS

ARCHITECT

ENGINEER



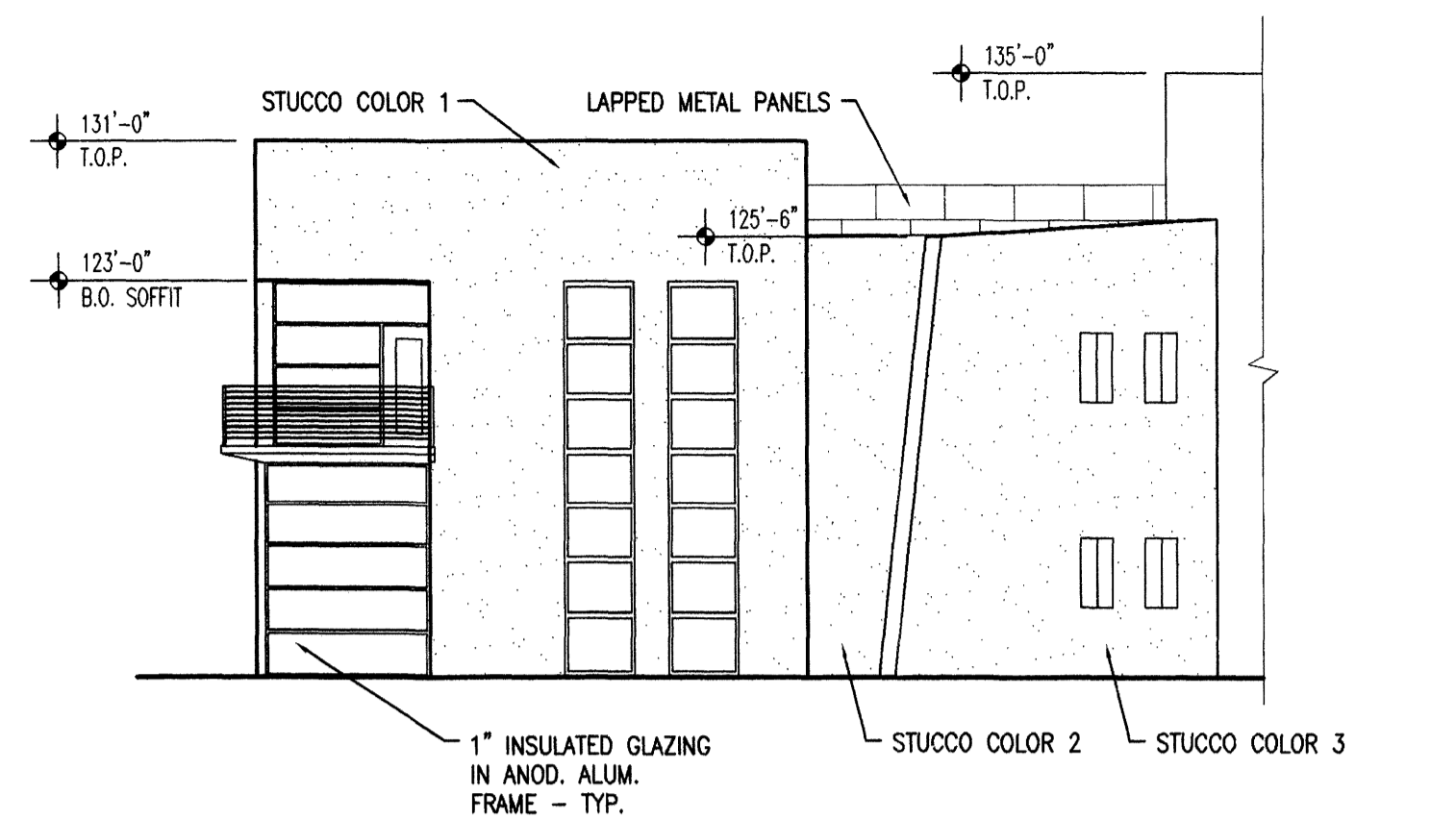
DATE

1-16-06

SHEET

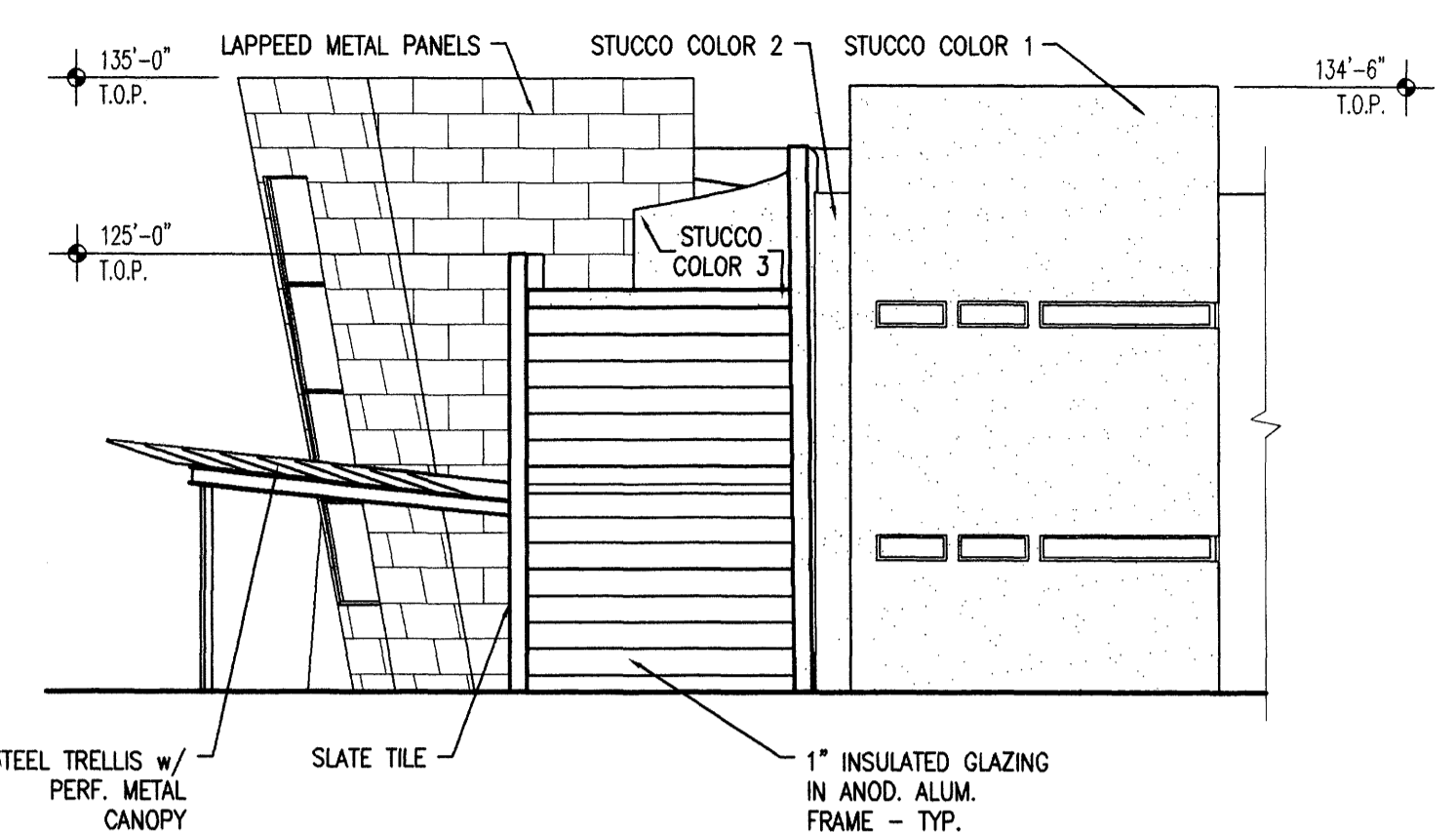
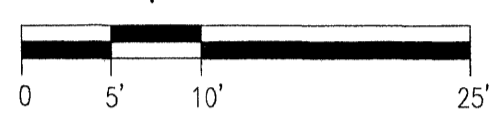
A1

**Color Legend**  
 Stucco Color #1 - SAGE GREEN  
 Stucco Color #2 - TAN  
 Stucco Color #3 - GREY  
 Slate Tile - 'INDIAN MULTI'  
 Lapped Metal Panels - DARK GREY



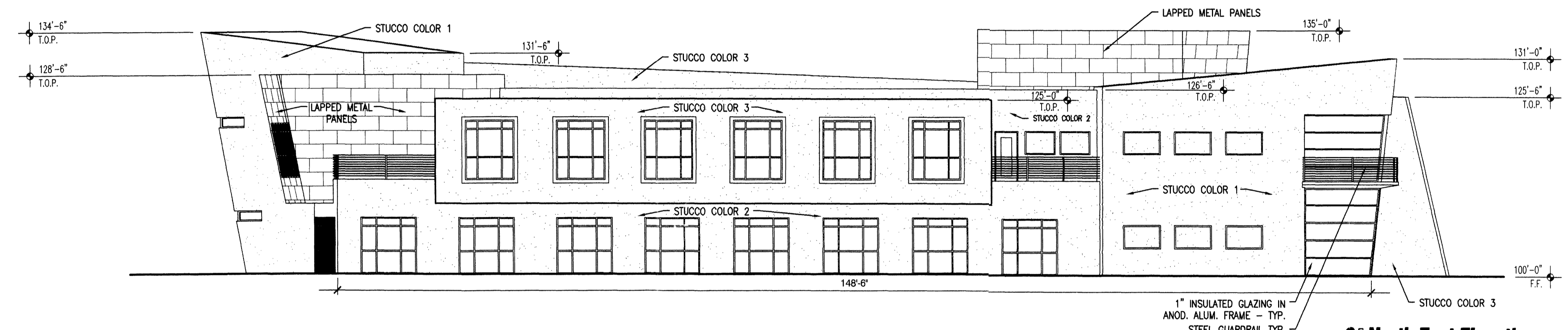
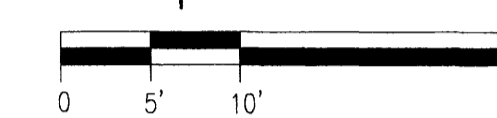
**5 North West Corner Elevation**

A2 3/32"=1'-0"



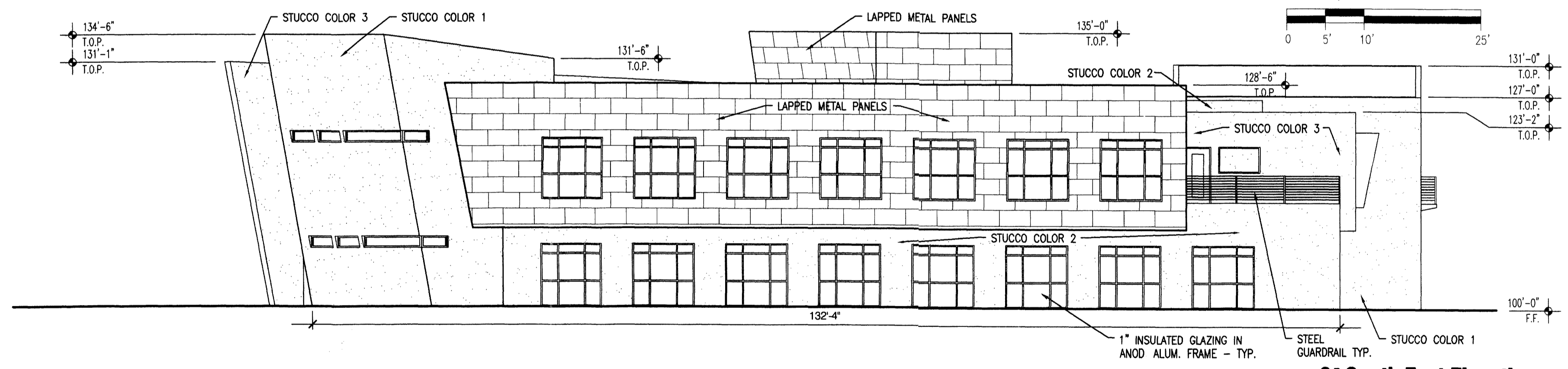
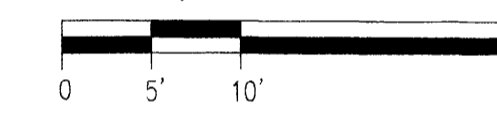
**4 South Corner Elevation**

A2 3/32"=1'-0"



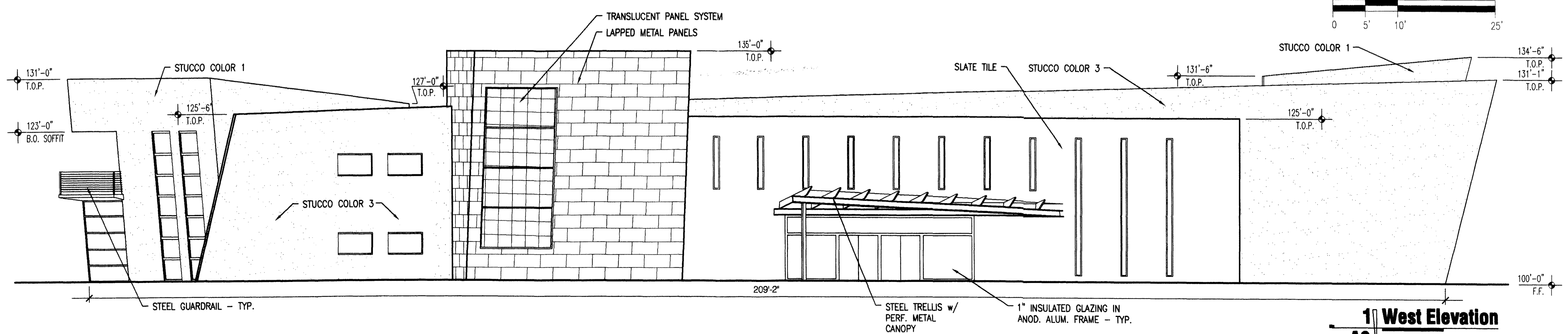
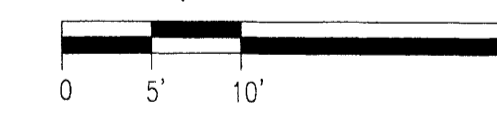
**3 North East Elevation**

A2 3/32"=1'-0"



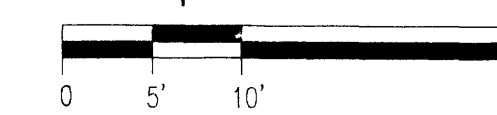
**2 South East Elevation**

A2 3/32"=1'-0"

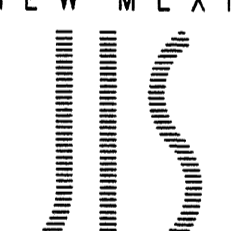


**1 West Elevation**

A2 3/32"=1'-0"



**FOUNTAIN HILLS**  
 Education Pl AND Ridgemont Ave  
 ALBUQUERQUE NEW MEXICO



**ARCHITECTS**

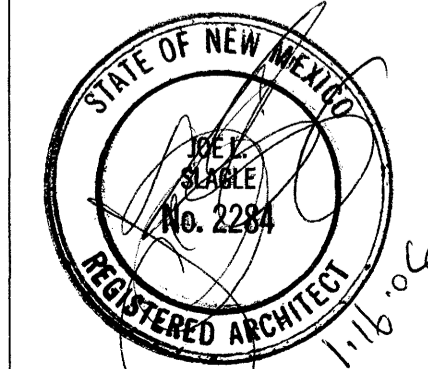
1600 rio grande nw  
 albuquerque  
 new mexico 87104  
 505 246 0870  
 fax 505 246 0437

**Building Elevations**

REVISIONS

ARCHITECT

ENGINEER



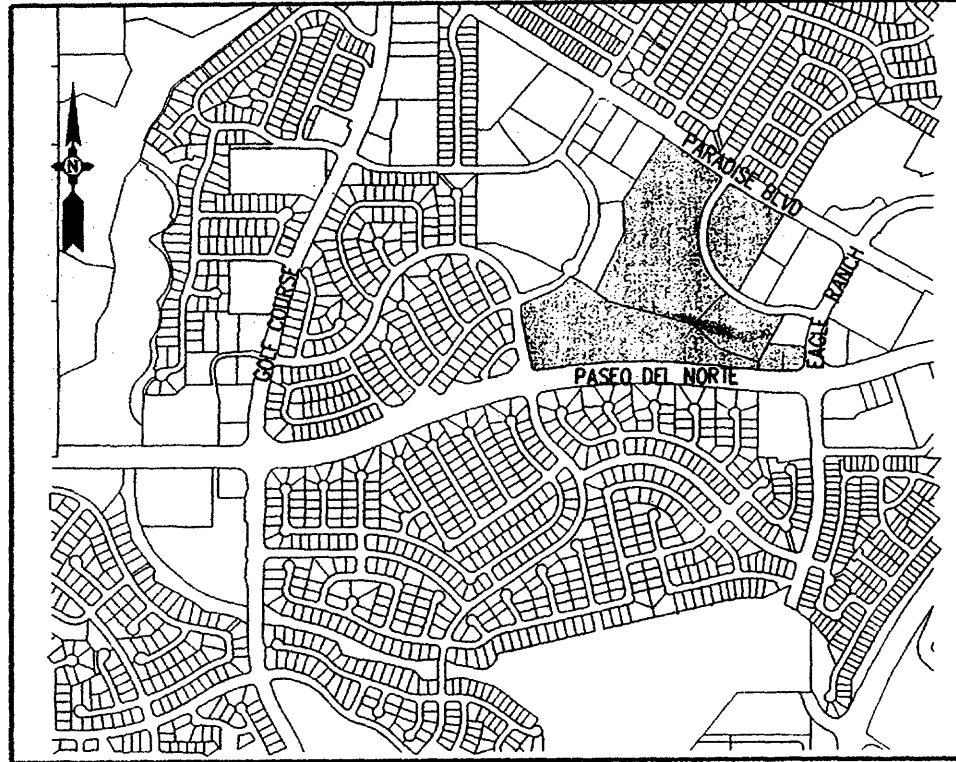
DATE

SHEET

1-16-06

A2

SP-2007-222877



LOCATION MAP  
ZONE ATLAS INDEX MAP No. C12  
NOT TO SCALE

**SUBDIVISION DATA**

1. DRB No.
2. Zone Atlas Index No. C12
3. Gross Plat Acreage: 39.9074
4. Total Number of Lots/Tracts created: (9) Tracts
5. Total Mileage of streets created: Full width=0.1373 Half width=0.1714
6. Date of Survey: April 2007
7. Plat is located within Section 13, Township 11 North, Range 2 East, New Mexico Principal Meridian, Albuquerque, Bernalillo County, New Mexico.

**DISCLOSURE STATEMENT**

The purpose of this plat is to subdivide all of Tracts B-1-A, C-1-A, & D-1-A Albuquerque West, Unit One, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 24, 2005 in Book 2005C page 218 as Documents 2005090628, and Tract 10-A-2 Block D, Albuquerque West, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 13, 1996, Volume 96C Folio 259 and Tract B, Richland Hills Unit 1, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 09, 1994, Volume 94C, Folio 148, into Nine (9) Tracts, dedicate right-of-way, grant easements and vacate easements.

**PUBLIC UTILITY EASEMENTS**

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

- A. PNM Electric Services for the installation, maintenance and service of underground electrical lines, transformers, and other equipment, fixtures, structures, 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 for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above 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.
- E. New Mexico Utilities, Inc. for the installation, maintenance and service of underground water and sanitary sewer lines across the easement.

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, (above ground 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 Electric Safety Code caused 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 transformers/switchgear doors and five feet (5') on each side.

**DESCRIPTION**

A certain tract of land situate within the Town of Alameda Grant, City of Albuquerque, Bernalillo County, New Mexico within projected Section 13, Township 11 North, Range 2 East, New Mexico Principal Meridian, being and comprising all of Tracts B-1-A, C-1-A, & D-1-A of the Plat of Albuquerque West, Unit One, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 24, 2005 in Book 2005C page 218 as Document 2005090628, and Tract 10-A-2 Block D, of the Plat of Albuquerque West, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 13, 1996, Volume 96C Folio 259 and Tract B of Richland Hills Unit 1, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 09, 1994, Volume 94C Folio 148.

Containing 39.9704 acres more or less.

**FREE CONSENT AND DEDICATION**

The foregoing Plat of that certain tract of land situate within the Town of Alameda Grant, City of Albuquerque, Bernalillo County, New Mexico within projected Section 13, Township 11 North, Range 2 East, New Mexico Principal Meridian, being and comprising of Tracts B-1-A, C-1-A, & D-1-A of the Plat of Albuquerque West, Unit One, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 24, 2005 in Book 2005C page 218 as Document 2005090628, Tract 10-A-2 Block D, of the Plat of Albuquerque West, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 13, 1996, Volume 96C, Folio 259 and Tract B of the Plat of Richland Hills Unit 1, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 09, 1994, Volume 94C, Folio 148, is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate public street rights-of-way shown hereon to the City of Albuquerque in Fee Simple with Warranty Covenants, and do hereby grant: All access, Utility and Drainage Easements hereon including the right to construct, operate, inspect, and maintain facilities therein; and all Public Utility easements shown hereon for the common and joint use of Gas, Electrical Power and Communication Services for buried distribution lines, conduits, pipes for underground Utilities where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. In the event Grantor, its successors and assigns, constructs any improvements other than curb and gutter (Encroachments) within any easement area granted to or for the benefit of the City, the City shall have the right to access and to enter upon any such easement area at any time and perform such inspections, installations, maintenance and repair, including removal of the Encroachments (Work) without liability to the City. The City shall not be financially responsible for rebuilding or repair of the Encroachments, nor shall the City be financially responsible if the Work affects any of the Encroachments. The City shall also have the right if reasonably necessary, to enter Grantor's property to access the easement areas for the purposes of performing the Work. Those signing as owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Grantor does hereby consent to all of the foregoing and does hereby certify that this subdivision is made with its free act and deed.

THE FIRST BAPTIST CHURCH OF ALBUQUERQUE- owner of Tract B, Richland Hills

BY: *Michael M. Cook*  
MICHAEL M. COOK  
Pastor/President

State of New Mexico )  
                                  ) SS  
County of Bernalillo )

This instrument was acknowledged before me on 11 day of June, 2007  
by MICHAEL M. COOK, Pastor/President

My Commission Expires 6-24-2011 *Stephanie L. Walton*  
Notary Public



FOUNTAIN HILLS PLAZA LLC - Owner of Tracts B-1-A, C-1-A, & D-1-A Albuquerque West, Unit One and lot 10-A-2, Block D, Albuquerque West

BY: *Dwayne Pino*  
Dwayne Pino  
Managing Member

State of New Mexico )  
                                  ) SS  
County of Bernalillo )

This instrument was acknowledged before me on 11 day of June, 2007  
by Dwayne Pino, Managing Member, Fountain Hills Plaza LLC

My Commission Expires 6-24-2011 *Stephanie L. Walton*  
Notary Public



**NOTES**

1. Bearing are New Mexico State Plane Grid Bearings (Central Zone)
2. Distances are ground distances.
3. All easements of record are shown that I am aware of.
4. Record bearings and distances are shown in parenthesis.
5. Tracts C, F & G are subject to a Twenty Five foot wide floating access, water, drainage, and sanitary sewer easement for the benefit of and to be maintained by Tracts E, G & H granted with this plat. This easement will be confined and defined with future platting.
6. Centerline in lieu of RW monumentation) to be installed at centerline PCs, PTs, angle points and street intersections prior to acceptance of street improvements and will consist of a standard 3-1/4" aluminum alloy cap stamped "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS 16469"
7. Easement information shown on this survey was taken from TITLE COMMITMENT No. 6220001858, effective January 02, 2007 issued by LandAmerica Albuquerque Title.
8. These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area. Water and Sanitary Sewer Systems capability are based on NMU, Inc. Facilities, not the City of Albuquerque.

Public drainage enters the vacated drainage easmt. Maintenance of these tracts with respect to drainage is the responsibility of the Private property owners.

**SURVEYOR'S CERTIFICATION** *with fully developed.*

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

*Robert Gromatzky*  
Robert Gromatzky  
New Mexico Professional Surveyor 16469

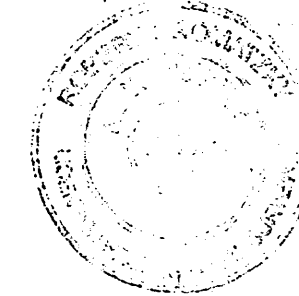
Date: 6-11-07

**JURISDICTIONAL AFFIDAVIT**

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, hereby affirm that the property described does lie within the platting and subdivision jurisdiction of the City of Albuquerque, New Mexico.

*Robert Gromatzky*  
Robert Gromatzky  
New Mexico Professional Surveyor 16469

Date: 6-11-07



DOCH 2007134047

09/19/2007 02:37 PM Page: 1 of 4  
PLAT R: 222.00 B: 2007C P: 0270 M Toulouse, Bernalillo County

PLAT OF  
**FOUNTAIN HILLS PLAZA  
SUBDIVISION**

(A REPLAT OF TRACTS B-1-A, C-1-A, D-1-A,  
ALBUQUERQUE WEST, UNIT ONE,  
LOT 10-A-2 BLOCK D, ALBUQUERQUE WEST &  
TRACT B, RICHLAND HILLS UNIT 1 )  
WITHIN PROJECTED SECTION 13, T 11 N, R 2 E, N.M.P.M.  
TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2007

PROJECT NUMBER 1003445

APPLICATION NUMBER 07 DRB-70054

**PLAT APPROVAL**

- UTILITY APPROVALS:
- David Bohannon* 6/21/07 DATE
  - WEST TELECOMMUNICATIONS 6/20/07 DATE
  - COMCAST CABLE 6-19-07 DATE
  - PNM ELECTRIC SERVICES 6-19-07 DATE
  - PNM GAS SERVICES 6-19-07 DATE

CITY APPROVALS:  
*Stephanie L. Walton* 6-12-07 DATE  
CITY SURVEYOR

- TRAFFIC ENGINEERING, TRANSPORTATION DIVISION 6-22-07 DATE
- Christina Sandoval* 8/22/07 DATE
- PARKS & RECREATION DEPARTMENT 6-20-07 DATE
- Lynn M. May* 8/22/07 DATE
- Bradley S. Birba* 9/17/07 DATE
- Stephanie L. Walton* 9/17/07 DATE
- DRB CHAIRPERSON, PLANNING DEPARTMENT
- REAL PROPERTY DATE
- ENVIRONMENTAL HEALTH DEPARTMENT DATE
- NMU DATE

**TAX CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #

1-012-064-244287-119-01

PROPERTY OWNER OF RECORD *First Baptist Church*

*Joanell Chang* 9-19-2007 DATE  
BERNALILLO COUNTY TREASURER'S OFFICE

**Bohannon & Huston**

Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-1335  
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

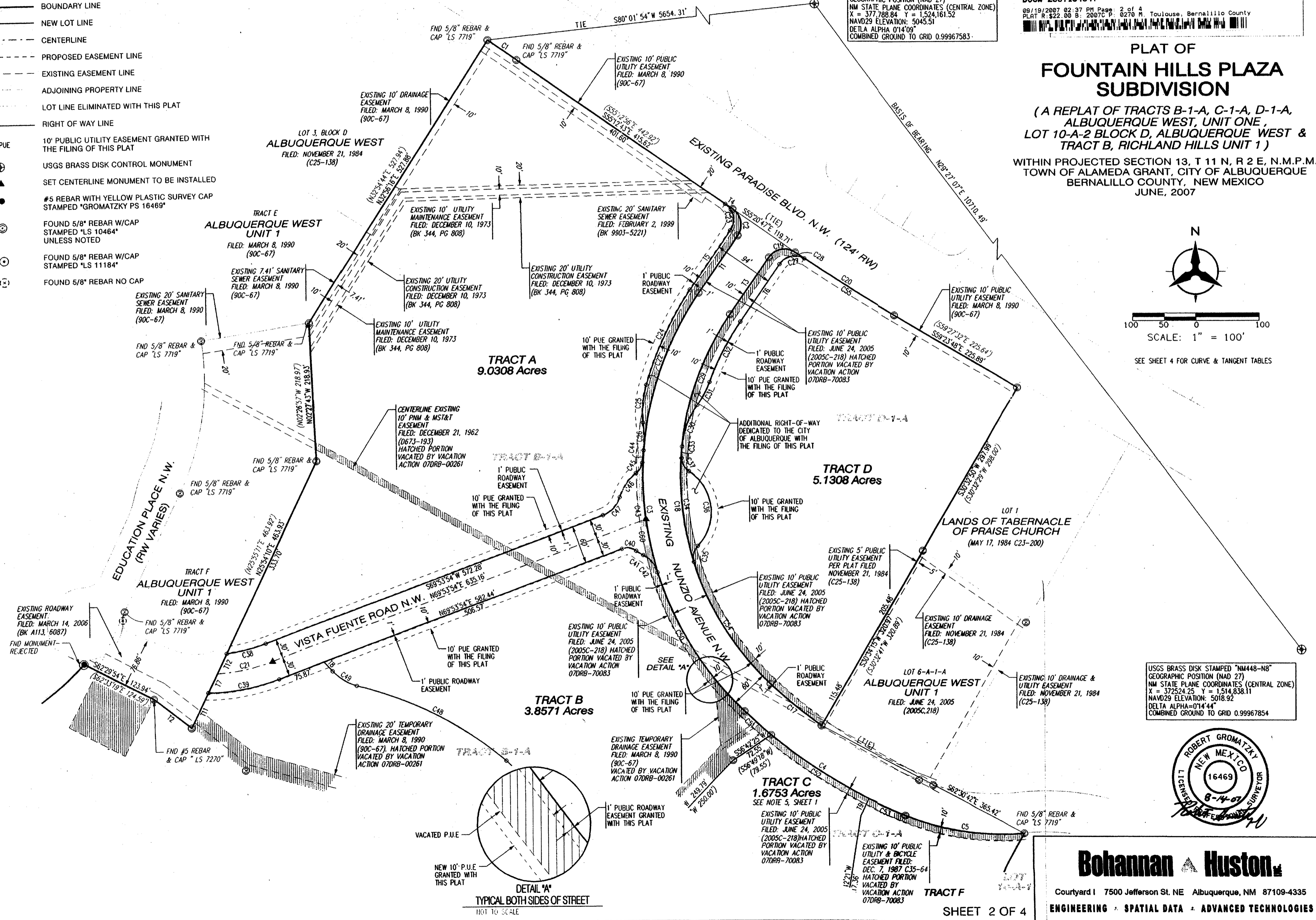
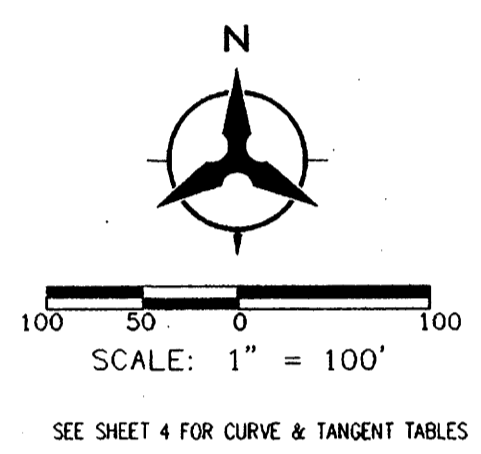
**LEGEND**

- BOUNDARY LINE
- NEW LOT LINE
- - - - CENTERLINE
- - - - PROPOSED EASEMENT LINE
- - - - EXISTING EASEMENT LINE
- - - - ADJOINING PROPERTY LINE
- - - - LOT LINE ELIMINATED WITH THIS PLAT
- - - - RIGHT OF WAY LINE
- 10' PUE
- ⊕ 10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- ▲ USGS BRASS DISK CONTROL MONUMENT
- SET CENTERLINE MONUMENT TO BE INSTALLED
- #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- ⊙ FOUND 5/8" REBAR W/CAP STAMPED "LS 10464" UNLESS NOTED
- ⊙ FOUND 5/8" REBAR W/CAP STAMPED "LS 11184"
- ⊙ FOUND 5/8" REBAR NO CAP

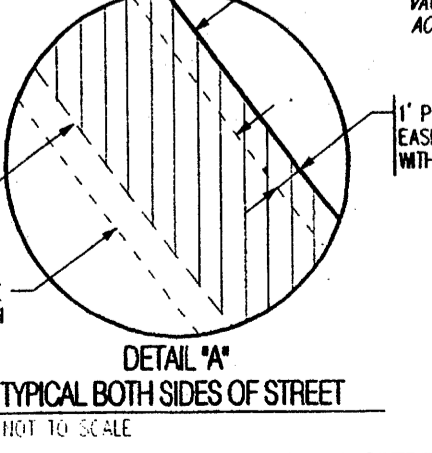
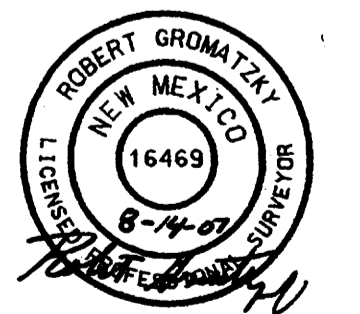
USGS BRASS DISK STAMPED "NM448-N10"  
 GEOGRAPHIC POSITION (NAD 27)  
 NM STATE PLANE COORDINATES (CENTRAL ZONE)  
 X = 377,788.84 Y = 1,524,161.52  
 NAVD29 ELEVATION: 5045.51  
 DELTA ALPHA 0°14'09"  
 COMBINED GROUND TO GRID 0.99967583

DOCH 2007134047  
 09/19/2007 02:37 PM Page 2 of 4  
 PLAT R 522.00 B: 2007C B: 0270 M. Toulouse, Bernalillo County

**PLAT OF  
 FOUNTAIN HILLS PLAZA  
 SUBDIVISION**  
 (A REPLAT OF TRACTS B-1-A, C-1-A, D-1-A,  
 ALBUQUERQUE WEST, UNIT ONE,  
 LOT 10-A-2 BLOCK D, ALBUQUERQUE WEST &  
 TRACT B, RICHLAND HILLS UNIT 1)  
 WITHIN PROJECTED SECTION 13, T 11 N, R 2 E, N.M.P.M.  
 TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JUNE, 2007



USGS BRASS DISK STAMPED "NM448-N8"  
 GEOGRAPHIC POSITION (NAD 27)  
 NM STATE PLANE COORDINATES (CENTRAL ZONE)  
 X = 372,524.25 Y = 1,514,838.11  
 NAVD29 ELEVATION: 5018.92  
 DELTA ALPHA=0°14'44"  
 COMBINED GROUND TO GRID 0.99967854



**Bohannon & Huston**  
 Courtyard I 7500 Jefferson St NE Albuquerque, NM 87109-4335  
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES



DOCH 2007134047

09/19/2007 02:37 PM Page: 3 of 4  
PLAT R 322.00 B 2007C P 0270 M Toulouse, Bernalillo County

# PLAT OF FOUNTAIN HILLS PLAZA SUBDIVISION

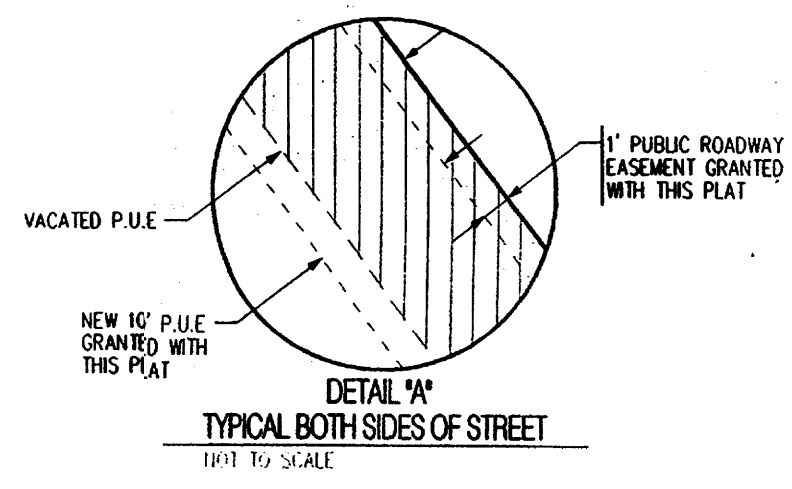
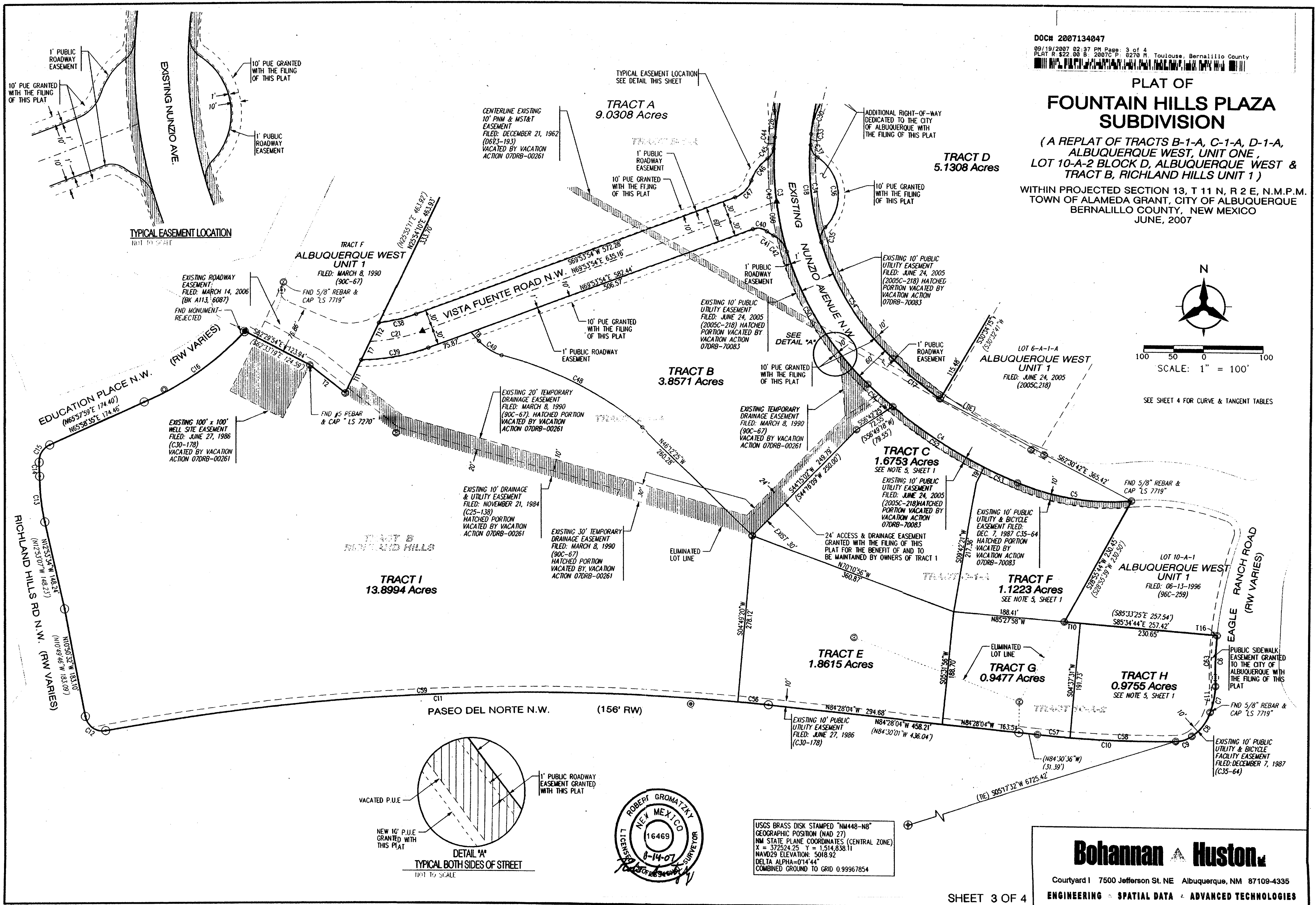
(A REPLAT OF TRACTS B-1-A, C-1-A, D-1-A,  
ALBUQUERQUE WEST, UNIT ONE,  
LOT 10-A-2 BLOCK D, ALBUQUERQUE WEST &  
TRACT B, RICHLAND HILLS UNIT 1)

WITHIN PROJECTED SECTION 13, T 11 N, R 2 E, N.M.P.M.  
TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2007



100 50 0 50 100  
SCALE: 1" = 100'

SEE SHEET 4 FOR CURVE & TANGENT TABLES



USGS BRASS DISK STAMPED "NM448-N8"  
GEOGRAPHIC POSITION (NAD 27)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X = 372524.25 Y = 1514.838.11  
NAVD29 ELEVATION: 5018.92  
DELTA ALPHA=014'44"  
COMBINED GROUND TO GRID 0.99967854

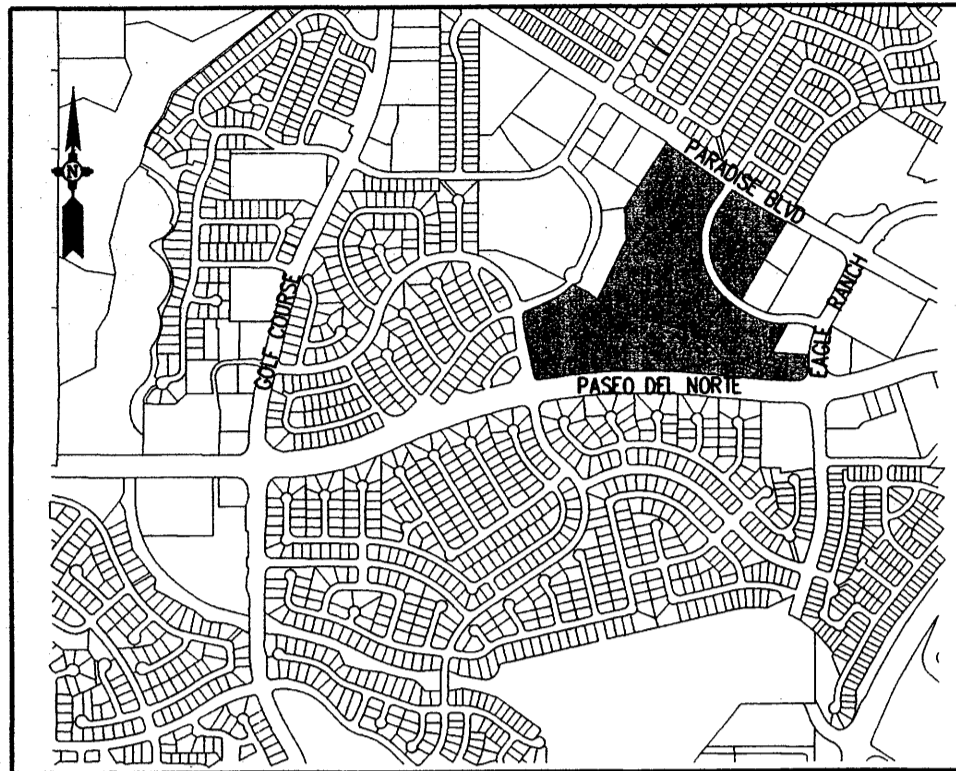
**Bohannon & Huston**

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES



SP-2007-222877



LOCATION MAP  
ZONE ATLAS INDEX MAP No. C12  
NOT TO SCALE

**SUBDIVISION DATA**

1. DRB No.
2. Zone Atlas Index No. C12
3. Gross Plat Acreage: 39.9074
4. Total Number of Lots/Tracts created: (9) Tracts
5. Total Mileage of streets created: Full width=0.1373 Half width=0.1714
6. Date of Survey: April 2007
7. Plat is located within Section 13, Township 11 North, Range 2 East, New Mexico Principal Meridian, Albuquerque, Bernalillo County, New Mexico.

**DISCLOSURE STATEMENT**

The purpose of this plat is to subdivide all of Tracts B-1-A, C-1-A, & D-1-A Albuquerque West, Unit One, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 24, 2005 in Book 2005C page 218 as Document 2005090628, and Tracts 10-A-1 and 10-A-2 Block D, Albuquerque West, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 13, 1996, Volume 96C Folio 259 and Tract B, Richland Hills Unit 1, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 09, 1994, Volume 94C, Folio 148, into Nine (9) Tracts, dedicate right-of-way, grant easements and vacate easements.

**PUBLIC UTILITY EASEMENTS**

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

- A. PNM Electric Services for the installation, maintenance and service of underground electrical lines, transformers, and other equipment, fixtures, structures, 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 for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above 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.
- E. New Mexico Utilities, Inc. for the installation, maintenance and service of underground water and sanitary sewer lines across the easement.

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, (above ground 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 Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgear, as installed shall extend ten feet (10) in front of transformer/switchgear doors and five feet (5) on each side.

**DESCRIPTION**

A certain tract of land situate within the Town of Alameda Grant, City of Albuquerque, Bernalillo County, New Mexico within projected Section 13, Township 11 North, Range 2 East, New Mexico Principal Meridian, being and comprising all of Tracts B-1-A, C-1-A, & D-1-A of the Plat of Albuquerque West, Unit One, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 24, 2005 in Book 2005C page 218 as Document 2005090628, and Tract 10-A-2 Block D, of the Plat of Albuquerque West, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated of the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 13, 1996, Volume 96C Folio 259 and Tract B of Richland Hills Unit 1, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 09, 1994, Volume 94C Folio 148.

Containing 39.9704 acres more or less.

**FREE CONSENT AND DEDICATION**

The foregoing Plat of that certain tract of land situate within the Town of Alameda Grant, City of Albuquerque, Bernalillo County, New Mexico within projected Section 13, Township 11 North, Range 2 East, New Mexico Principal Meridian, being and comprising of Tracts B-1-A, C-1-A, & D-1-A of the Plat of Albuquerque West, Unit One, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 24, 2005 in Book 2005C page 218 as Document 2005090628, Tract 10-A-2 Block D, of the Plat of Albuquerque West, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 13, 1996, Volume 96C, Folio 259 and Tract B of the Plat of Richland Hills Unit 1, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 09, 1994, Volume 94C, Folio 148, is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate public street rights-of-way shown hereon to the City of Albuquerque in Fee Simple with Warranty Covenants, and do hereby grant: All access, Utility and Drainage Easements hereon including the right to construct, operate, inspect, and maintain facilities therein; and all Public Utility easements shown hereon for the common and joint use of Gas, Electrical Power and Communication Services for buried distribution lines, conduits, pipes for underground Utilities where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. In the event Grantor, its successors and assigns, constructs any improvements other than curb and gutter (Encroachments) within any easement area granted to or for the benefit of the City, the City shall have the right to access and to enter upon any such easement area at any time and perform such inspections, installations, maintenance and repair, including removal of the Encroachments (Work) without liability to the City. The City shall not be financially responsible for rebuilding or repair of the Encroachments, nor shall the City be financially responsible if the Work affects any of the Encroachments. The City shall also have the right if reasonably necessary, to enter Grantor's property to access the easement areas for the purposes of performing the Work. Those signing as owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Grantor does hereby consent to all of the foregoing and does hereby certify that this subdivision is made with its free act and deed.

THE FIRST BAPTIST CHURCH OF ALBUQUERQUE- owner of Tract B, Richland Hills

BY:   
MICHAEL M. COOK  
Pastor/President

State of New Mexico )  
County of Bernalillo )

This instrument was acknowledged before me on 11 day of June, 2007  
by MICHAEL M. COOK, Pastor/President

My Commission Expires 6-24-2011   
Notary Public



FOUNTAIN HILLS PLAZA LLC - Owner of Tracts B-1-A, C-1-A, & D-1-A Albuquerque West, Unit One and lot 10-A-2, Block D Albuquerque West

BY:   
Dwayne Pino  
Managing Member

State of New Mexico )  
County of Bernalillo )

This instrument was acknowledged before me on 11 day of June, 2007  
by Dwayne Pino, Managing Member, Fountain Hills Plaza LLC

My Commission Expires 6-24-2011   
Notary Public



**NOTES**

1. Bearing are New Mexico State Plane Grid Bearings (Central Zone)
2. Distances are ground distances.
3. All easements of record are shown that I am aware of.
4. Record bearings and distances are shown in parenthesis.
5. Tracts C, F & G are subject to a Twenty Five foot wide floating access, water and sanitary sewer easement for the benefit of Tracts E, G & H granted with this plat. This easement will be confined and defined with future platting.
6. Centerline (in lieu of RW monumentation) to be installed at centerline PC's, PT's, angle points and street intersections prior to acceptance of street improvements and will consist of a standard 3-1/4" aluminum alloy cap stamped "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS 18469"
7. Easement information shown on this survey was taken from TITLE COMMITMENT No. 6220000858, effective January 02, 2007 issued by LandAmerica Albuquerque Title.

**SURVEYOR'S CERTIFICATION**

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Robert Gromatzky  
New Mexico Professional Surveyor 16469

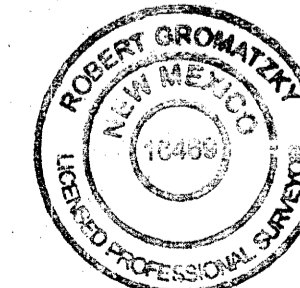
Date: 6-11-07

**JURISDICTIONAL AFFIDAVIT**

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, hereby affirm that the property described does lie within the platting and subdivision jurisdiction of the City of Albuquerque, New Mexico.

Robert Gromatzky  
New Mexico Professional Surveyor 16469

Date: 6-11-07



PLAT OF  
**FOUNTAIN HILLS PLAZA  
SUBDIVISION**  
(A REPLAT OF TRACTS B-1-A, C-1-A, D-1-A,  
ALBUQUERQUE WEST, UNIT ONE,  
LOT 10-A-2 BLOCK D, ALBUQUERQUE WEST &  
TRACT B, RICHLAND HILLS UNIT 1 )  
WITHIN PROJECTED SECTION 13, T 11 N, R 2 E, N.M.P.M.  
TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

JUNE, 2007  
**PRELIMINARY PLAT  
APPROVED BY DRB  
ON**

PROJECT NUMBER

APPLICATION NUMBER

**PLAT APPROVAL**

UTILITY APPROVALS:

QWEST TELECOMMUNICATIONS	DATE
COMCAST CABLE	DATE
PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
CITY APPROVAL	DATE
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
PARKS & RECREATION DEPARTMENT	DATE
A. M. A. F. C. A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
REAL PROPERTY	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE

**TAX CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #

PROPERTY OWNER OF RECORD \_\_\_\_\_  
BERNALILLO COUNTY TREASURER'S OFFICE \_\_\_\_\_ DATE \_\_\_\_\_

**Bohannon & Huston**  
Court yard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

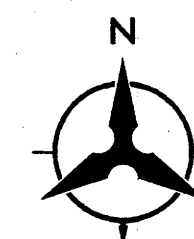
**LEGEND**

- BOUNDARY LINE
- NEW LOT LINE
- CENTERLINE
- - - - PROPOSED EASEMENT LINE
- - - - EXISTING EASEMENT LINE
- ADJOINING PROPERTY LINE
- - - - LOT LINE ELIMINATED WITH THIS PLAT
- RIGHT OF WAY LINE
- 10' PUE 10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
- ⊕ USGS BRASS DISK CONTROL MONUMENT
- ▲ SET CENTERLINE MONUMENT TO BE INSTALLED
- #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16489"
- ⊙ FOUND 5/8" REBAR W/CAP STAMPED "LS 10464" UNLESS NOTED
- ⊙ FOUND 5/8" REBAR W/CAP STAMPED "LS 11184"
- ⊙ FOUND 5/8" REBAR NO CAP

**PLAT OF  
FOUNTAIN HILLS PLAZA  
SUBDIVISION**

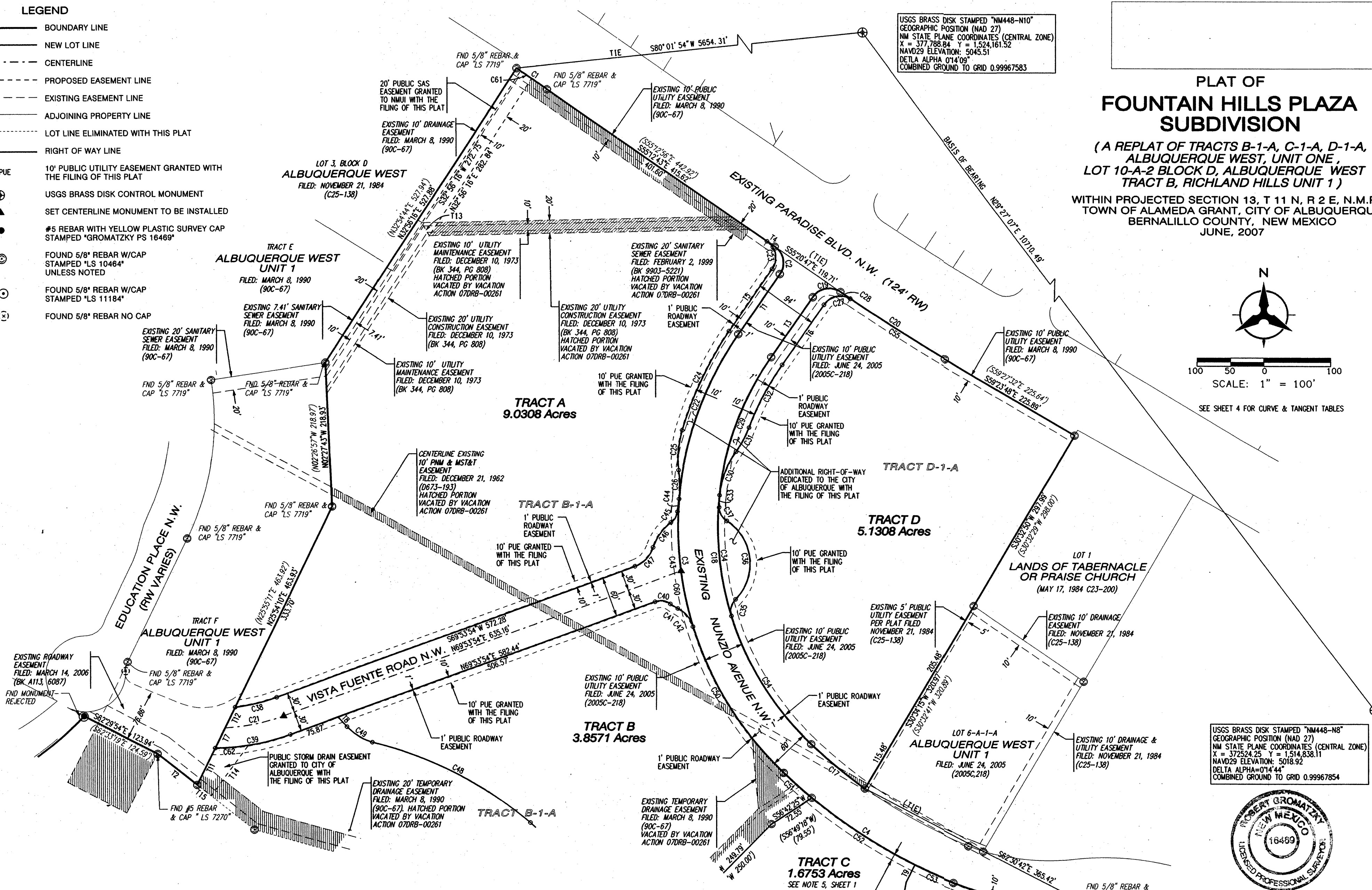
(A REPLAT OF TRACTS B-1-A, C-1-A, D-1-A,  
ALBUQUERQUE WEST, UNIT ONE,  
LOT 10-A-2 BLOCK D, ALBUQUERQUE WEST &  
TRACT B, RICHLAND HILLS UNIT 1)

WITHIN PROJECTED SECTION 13, T 11 N, R 2 E, N.M.P.M.  
TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2007

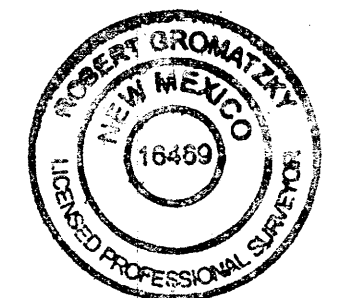


100 50 0 50 100  
SCALE: 1" = 100'

SEE SHEET 4 FOR CURVE & TANGENT TABLES



USGS BRASS DISK STAMPED "NM448-N8"  
GEOGRAPHIC POSITION (NAD 27)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X = 372524.25 Y = 1514,838.11  
NAVD29 ELEVATION: 5018.92  
DELTA ALPHA=014.44"  
COMBINED GROUND TO GRID 0.99967854



**Bohannon & Huston**

Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4335

ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

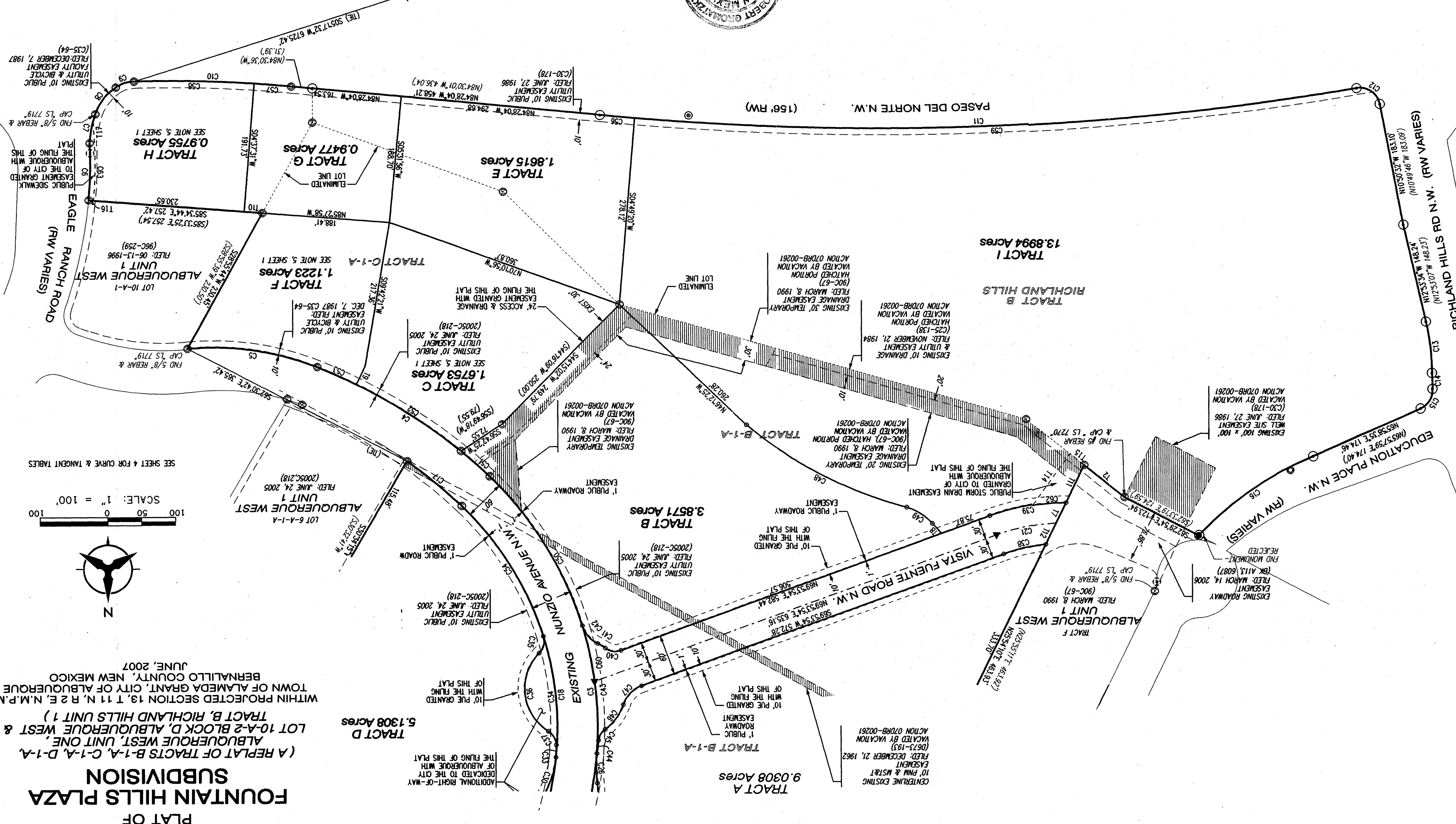
SHEET 2 OF 4

**PLAT OF  
FOUNTAIN HILLS PLAZA  
SUBDIVISION**

(A REPLAT OF TRACTS B-1-A, C-1-A, D-1-A, ALBUQUERQUE WEST, UNIT ONE, LOT 10-A-2 BLOCK D, ALBUQUERQUE WEST & TRACT B, RICHLAND HILLS UNIT 1) WITHIN PROJECTED SECTION 19, T 11 N, R 2 E, N.M.P.M. TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO JUNE, 2007



SEE SHEET # FOR CURVE & TANGENT TABLES



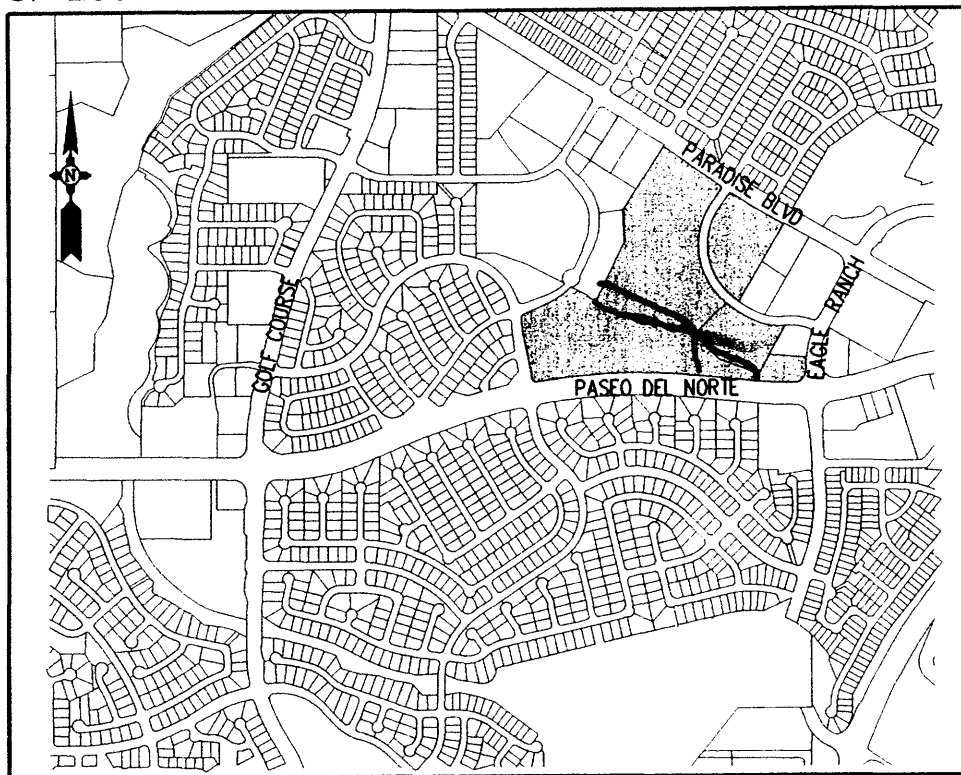
USGS BRASS DISK STAMPED "M448-NB"  
GEOGRAPHIC POSITION (MAD 27)  
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)  
X = 372524.25 Y = 1514838.11  
NAD029 ELEVATION: 5018.92  
DELTA ALPHA=0.144"  
COMBINED GROUND TO GRID 0.99967854

**Bohannon & Huston**  
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES  
County Road 1 7500 Jefferson St. NE Albuquerque, NM 87109-4335



RECEIVE  
 JUN 14 2007  
 LAND DEVELOPMENT SECTION

SP-2007-222877



**LOCATION MAP**  
 ZONE ATLAS INDEX MAP No. C12  
 NOT TO SCALE

**DESCRIPTION**

A certain tract of land situate within the Town of Alameda Grant, City of Albuquerque, Bernalillo County, New Mexico within projected Section 13, Township 11 North, Range 2 East, New Mexico Principal Meridian, being and comprising all of Tracts B-1-A, C-1-A, & D-1-A of the Plat of Albuquerque West, Unit One, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 24, 2005 in Book 2005C page 218 as Document 2005090628, and Tract 10-A-2 Block D, of the Plat of Albuquerque West, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 13, 1996, Volume 96C Folio 259 and Tract B of the Plat of Richland Hills Unit 1, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 09, 1994, Volume 94C Folio 148.

Containing 39.9704 acres more or less.

**FREE CONSENT AND DEDICATION**

The foregoing Plat of that certain tract of land situate within the Town of Alameda Grant, City of Albuquerque, Bernalillo County, New Mexico within projected Section 13, Township 11 North, Range 2 East, New Mexico Principal Meridian, being and comprising of Tracts B-1-A, C-1-A, & D-1-A of the Plat of Albuquerque West, Unit One, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 24, 2005 in Book 2005C page 218 as Document 2005090628, Tract 10-A-2 Block D, of the Plat of Albuquerque West, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 13, 1996, Volume 96C, Folio 259 and Tract B of the Plat of Richland Hills Unit 1, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 09, 1994, Volume 94C, Folio 148, is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate public street rights-of-way shown hereon to the City of Albuquerque in Fee Simple with Warranty Covenants, and do hereby grant: All access, Utility and Drainage Easements hereon including the right to construct, operate, inspect, and maintain facilities therein; and all Public Utility easements shown hereon for the common and joint use of Gas, Electrical Power and Communication Services for buried distribution lines, conduits, pipes for underground Utilities where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. In the event Grantor, its successors and assigns, constructs any improvements other than curb and gutter (Encroachments) within any easement area granted to or for the benefit of the City, the City shall have the right to access and to enter upon any such easement area at any time and perform such inspections, installations, maintenance and repair, including removal of the Encroachments (Work) without liability to the City. The City shall not be financially responsible for rebuilding or repair of the Encroachments, nor shall the City be financially responsible if the Work affects any of the Encroachments. The City shall also have the right if reasonably necessary, to enter Grantor's property to access the easement areas for the purposes of performing the Work. Those signing as owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Grantor does hereby consent to all of the foregoing and does hereby certify that this subdivision is made with its free act and deed.

**PLAT OF FOUNTAIN HILLS PLAZA SUBDIVISION**

(A REPLAT OF TRACTS B-1-A, C-1-A, D-1-A, ALBUQUERQUE WEST UNIT ONE, LOT 10-A-2 BLOCK D ALBUQUERQUE WEST & TRACT B, RICHLAND HILLS UNIT 1) WITHIN PROJECTED SECTION 13, T11N, R 2 E, N.M.P.M. TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO  
**ON JUNE, 2007**

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

APPLICATION NUMBER \_\_\_\_\_

**PLAT APPROVAL**

UTILITY APPROVALS:

WEST TELECOMMUNICATIONS	DATE 6/21/07
COMCAST CABLE	DATE 6-20-07
PNM ELECTRIC SERVICES	DATE 6-19-07
PNM GAS SERVICES	DATE 6-19-07

CITY APPROVALS:

CITY SURVEYOR **[Signature]** DATE 6-12-07

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE \_\_\_\_\_

PARKS & RECREATION DEPARTMENT DATE \_\_\_\_\_

**[Signature]** DATE 6-20-07  
 A. M. A. J. C. A.

CITY ENGINEER DATE \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE \_\_\_\_\_

REAL PROPERTY DATE \_\_\_\_\_

ENVIRONMENTAL HEALTH DEPARTMENT DATE \_\_\_\_\_

NMU **[Signature]** DATE 6-19-07

**TAX CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # \_\_\_\_\_

PROPERTY OWNER OF RECORD \_\_\_\_\_

BERNALILLO COUNTY TREASURER'S OFFICE DATE \_\_\_\_\_

**Bohannon & Huston**  
 Engineering & Spatial Data & Advanced Technologies  
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

**SUBDIVISION DATA**

1. DRB No.
2. Zone Atlas Index No. C12
3. Gross Plat Acreage: 39.9704
4. Total Number of Lots/Tracts created: (9) Tracts
5. Total Mileage of streets created: Full width=0.1373 Half width=0.1714
6. Date of Survey: April 2007
7. Plat is located within Section 13, Township 11 North, Range 2 East, New Mexico Principal Meridian, Albuquerque, Bernalillo County, New Mexico.

**DISCLOSURE STATEMENT**

The purpose of this plat is to subdivide all of Tracts B-1-A, C-1-A, & D-1-A Albuquerque West, Unit One, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 24, 2005 in Book 2005C page 218 as Document 2005090628, and Tract 10-A-2 Block D, Albuquerque West, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on June 13, 1996, Volume 96C Folio 259 and Tract B, Richland Hills Unit 1, Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on May 09, 1994, Volume 94C, Folio 148, into Nine (9) Tracts, dedicate right-of way, grant easements and vacate easements.

**PUBLIC UTILITY EASEMENTS**

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

- A. PNM Electric Services for the installation, maintenance and service of underground electrical lines, transformers, and other equipment, fixtures, structures, 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 for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above 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.
- E. New Mexico Utilities, Inc. for the installation, maintenance and service of underground water and sanitary sewer lines across the easement.

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, (above ground 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 Electric Safety Code caused 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.

**NOTES**

1. Bearing are New Mexico State Plane Grid Bearings (Central Zone)
2. Distances are ground distances.
3. All easements of record are shown that I am aware of.
4. Record bearings and distances are shown in parenthesis.
5. Tracts C, F & G are subject to a Twenty Five foot wide floating access, water and sanitary sewer easement for the benefit of and to be maintained by Tracts E, G & H granted with this plat. This easement will be confined and defined with future platting.
6. Centerline (in lieu of RW monumentation) to be installed at centerline PC's, PT's, angle points and street intersections prior to acceptance of street improvements and will consist of a standard 3-1/4" aluminum alloy cap stamped "CITY OF ALBUQUERQUE", "CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS 16469"
7. Easement information shown on this survey was taken from TITLE COMMITMENT No. 6220000858, effective January 02, 2007 issued by LandAmerica Albuquerque Title.
8. These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area. Water and Sanitary Sewer Systems capability are based on NMU, Inc. Facilities, not the City of Albuquerque.

**SURVEYOR'S CERTIFICATION**

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

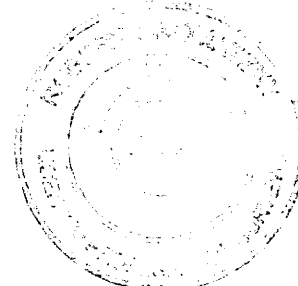
**[Signature]**  
 Robert Gromatzky  
 New Mexico Professional Surveyor 16469  
 Date: 6-11-07

**JURISDICTIONAL AFFIDAVIT**

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, hereby affirm that the property described does lie within the platting and subdivision jurisdiction of the City of Albuquerque, New Mexico.

**[Signature]**  
 Robert Gromatzky  
 New Mexico Professional Surveyor 16469

Date: 6-11-07

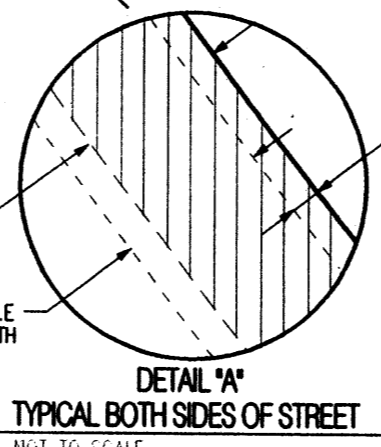
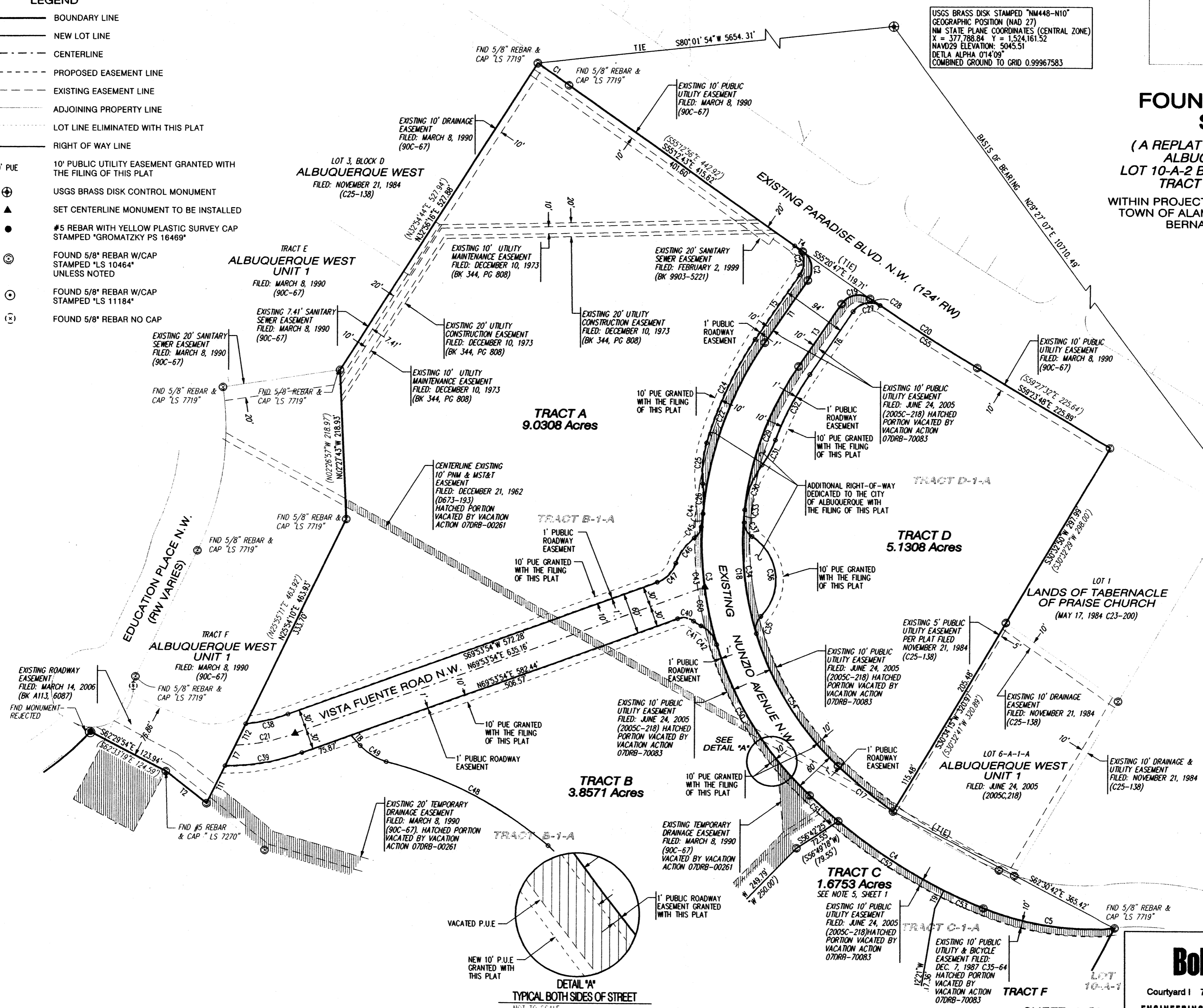
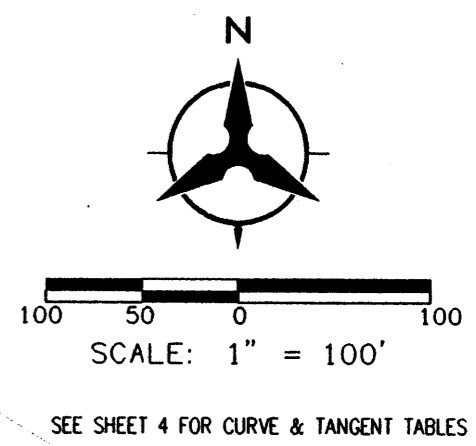


**LEGEND**

- BOUNDARY LINE
- NEW LOT LINE
- - - - CENTERLINE
- - - - PROPOSED EASEMENT LINE
- - - - EXISTING EASEMENT LINE
- - - - ADJOINING PROPERTY LINE
- - - - LOT LINE ELIMINATED WITH THIS PLAT
- - - - RIGHT OF WAY LINE
- 10' PUE
- ⊕ USGS BRASS DISK CONTROL MONUMENT
- ▲ SET CENTERLINE MONUMENT TO BE INSTALLED
- #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
- ⊙ FOUND 5/8" REBAR W/CAP STAMPED "LS 10464" UNLESS NOTED
- ⊙ FOUND 5/8" REBAR W/CAP STAMPED "LS 11184"
- ⊙ FOUND 5/8" REBAR NO CAP

**PLAT OF  
FOUNTAIN HILLS PLAZA  
SUBDIVISION**

(A REPLAT OF TRACTS B-1-A, C-1-A, D-1-A,  
ALBUQUERQUE WEST, UNIT ONE,  
LOT 10-A-2 BLOCK D, ALBUQUERQUE WEST &  
TRACT B, RICHLAND HILLS UNIT 1)  
WITHIN PROJECTED SECTION 13, T 11 N, R 2 E, N.M.P.M.  
TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2007



USGS BRASS DISK STAMPED "NM448-N10"  
GEOGRAPHIC POSITION (NAD 27)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X = 377,788.84 Y = 1,524,161.52  
NAVD29 ELEVATION: 5045.51  
DELTA ALPHA 0°14'09"  
COMBINED GROUND TO GRID 0.99967583

USGS BRASS DISK STAMPED "NM448-N8"  
GEOGRAPHIC POSITION (NAD 27)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X = 372,524.25 Y = 1,514,838.11  
NAVD29 ELEVATION: 5018.92  
DELTA ALPHA=0°14'44"  
COMBINED GROUND TO GRID 0.99967854



**Bohannon & Huston**

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
ENGINEERING \* SPATIAL DATA \* ADVANCED TECHNOLOGIES





PLAT OF  
**FOUNTAIN HILLS PLAZA  
 SUBDIVISION**

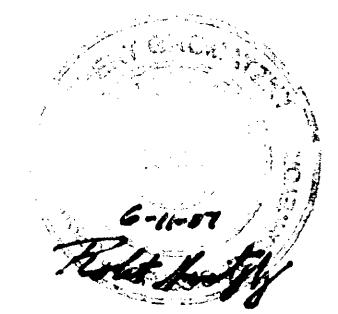
( A REPLAT OF TRACTS B-1-A, C-1-A, D-1-A,  
 ALBUQUERQUE WEST, UNIT ONE,  
 LOT 10-A-2 BLOCK D, ALBUQUERQUE WEST &  
 TRACT B, RICHLAND HILLS UNIT 1 )  
 WITHIN PROJECTED SECTION 13, T 11 N, R 2 E, N.M.P.M.  
 TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JUNE, 2007

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRC
C1	00°29'23"	27.71'	55.42'	6486.09'	55.42'	S55°29'26"E
C2	89°49'50"	29.91'	47.04'	30.00'	42.36'	S10°15'56"E
C3	81°10'24"	437.18'	722.98'	510.31'	664.02'	S05°51'12"E
C4	21°37'46"	153.78'	303.89'	805.00'	302.09'	S57°15'17"E
C5	27°10'28"	99.70'	195.64'	412.50'	193.81'	S81°39'24"E
C6	08°32'05"	42.33'	84.50'	567.24'	84.42'	S01°17'15"W
C7	15°07'38"	22.57'	44.88'	170.00'	44.75'	S11°11'34"W
C8	36°33'40"	26.43'	51.05'	80.00'	50.19'	S37°07'26"W
C9	32°59'26"	14.81'	28.79'	50.00'	28.39'	S71°48'41"W
C10	06°55'34"	116.31'	232.34'	1922.00'	232.20'	N87°56'37"W
C11	15°15'42"	565.34'	1123.98'	4219.65'	1120.66'	S87°51'34"W
C12	88°57'31"	29.46'	46.58'	30.00'	42.04'	N55°15'49"W
C13	12°41'28"	38.73'	77.15'	348.30'	76.99'	N06°32'18"W
C14	02°53'46"	11.86'	23.71'	469.02'	23.70'	N01°48'21"W
C15	69°10'28"	20.69'	36.22'	30.00'	34.06'	N31°30'42"E
C16	24°57'37"	105.46'	207.58'	476.50'	205.94'	N55°26'06"E
C17	08°01'08"	52.22'	104.27'	745.00'	104.18'	N50°26'58"W
C18	81°10'05"	385.75'	637.94'	450.31'	585.91'	N05°51'21"W
C19	89°38'53"	29.82'	46.94'	30.00'	42.30'	N79°26'28"E
C20	03°37'16"	92.52'	184.98'	2926.84'	184.95'	S57°40'59"E
C21	17°08'57"	45.23'	89.79'	300.00'	89.46'	N78°28'22"E
C22	30°10'16"	137.56'	268.72'	510.31'	265.63'	N19°38'51"E
C23	90°01'10"	30.01'	47.13'	30.00'	42.43'	S10°12'07"E
C24	18°12'14"	84.00'	166.59'	524.33'	165.89'	S25°11'14"W
C25	22°00'26"	31.11'	61.46'	160.00'	61.08'	S05°04'54"W
C26	10°29'01"	22.02'	43.91'	240.00'	43.85'	S00°40'47"E
C27	84°50'39"	27.42'	44.42'	30.00'	40.48'	N77°13'48"E
C28	00°20'40"	8.80'	17.59'	2926.84'	17.59'	N56°02'41"W
C29	28°48'23"	115.65'	226.40'	450.31'	224.03'	S20°19'30"W
C30	29°25'17"	36.76'	71.89'	140.00'	71.10'	N20°37'57"E
C31	14°56'50"	20.99'	41.74'	160.00'	41.62'	N27°52'10"E
C32	14°21'33"	54.21'	107.84'	430.31'	107.56'	N27°33'05"E
C33	07°32'09"	9.22'	18.41'	140.00'	18.40'	N02°09'14"E
C34	23°11'16"	92.39'	182.24'	450.31'	181.00'	S05°40'20"E
C35	62°05'43"	15.05'	27.09'	25.00'	25.79'	N13°46'54"E
C36	102°30'53"	93.47'	134.19'	75.00'	116.99'	N06°25'41"W
C37	56°04'17"	13.31'	24.47'	25.00'	23.50'	N29°38'59"W
C38	13°34'40"	32.14'	63.98'	270.00'	63.83'	S76°41'14"W
C39	19°58'54"	58.13'	115.09'	330.00'	114.50'	N79°53'21"E
C40	56°37'59"	13.47'	24.71'	25.00'	23.72'	S81°47'07"E
C41	09°54'18"	6.50'	12.97'	75.00'	12.95'	S58°25'16"E
C42	46°18'12"	19.24'	36.37'	45.00'	35.38'	S40°13'19"E
C43	12°01'45"	53.77'	107.14'	510.31'	106.94'	S01°27'09"E
C44	04°38'54"	9.74'	19.47'	240.00'	19.47'	S06°53'10"W
C45	44°53'17"	10.33'	19.59'	25.00'	19.09'	S31°39'15"W
C46	35°31'04"	24.02'	46.49'	75.00'	45.75'	S36°20'22"W
C47	51°19'04"	21.62'	40.30'	45.00'	38.97'	S44°14'22"W
C48	26°01'27"	136.34'	267.98'	590.00'	265.68'	N63°00'11"W
C49	30°22'27"	23.07'	45.06'	85.00'	44.54'	N58°09'57"W
C50	29°22'11"	133.73'	261.58'	510.31'	258.73'	S31°45'19"E
C51	03°59'44"	28.08'	56.14'	805.00'	56.12'	S48°26'16"E
C52	13°07'55"	92.66'	184.50'	805.00'	184.10'	S57°00'05"E
C53	04°30'07"	31.64'	63.25'	805.00'	63.24'	N65°49'07"W
C54	29°10'26"	117.19'	229.29'	450.31'	226.82'	N31°51'11"W
C55	03°16'36"	83.72'	167.39'	2926.84'	167.36'	S57°51'19"E
C56	00°42'02"	25.80'	51.59'	4219.65'	51.59'	S84°51'36"E
C57	01°37'46"	27.33'	54.66'	1922.00'	54.66'	S85°17'43"E
C58	05°17'48"	88.90'	177.68'	1922.00'	177.62'	S88°45'30"E
C59	14°33'40"	539.10'	1072.39'	4219.65'	1069.51'	S87°30'33"W
C60	09°36'11"	42.87'	85.53'	510.31'	85.43'	S12°16'08"E
C61	00°10'36"	10.00'	20.01'	6486.09'	20.01'	N55°34'53"W
C62	08°37'32"	24.89'	49.68'	330.00'	49.63'	N85°34'03"E
C63	08°31'16"	42.78'	85.40'	574.24'	85.32'	N01°16'51"E

RECORD Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRC
(C1)	(00°29'33")	(27.88')	(55.76')	(6486.09')	(55.76')	(S55°27'42"E)
(C3)	(81°15'00")	(437.51')	(723.22')	(510.00')	(664.13')	(S05°50'25"E)
(C4)	(17°37'52")	(124.85')	(247.72')	(805.00')	(246.74')	(S59°16'47"E)
(C5)	(27°18'51")	(99.62')	(195.46')	(410.00')	(193.61')	(S81°45'22"E)
(C6)	(08°31'10")	(42.25')	(84.34')	(567.24')	(84.27')	(S01°23'24"W)
(C7)	(15°08'00")	(22.85')	(44.50')	(170.00')	(44.67')	(S11°12'22"W)
(C8)	(34°35'28")	(26.45')	(51.06')	(80.00')	(50.23')	(S37°03'08"W)
(C9)	(32°13'11")	(14.92')	(28.98')	(50.00')	(28.99')	(S71°37'28"W)
(C10)	(04°55'17")	(116.23')	(232.18')	(1922.00')	(232.04')	(N87°58'14"W)
(C11)	(15°15'42")	-	(1123.97')	(4219.68')	-	-
(C12)	(88°00'57")	(26.49')	(46.51')	(30.00')	(42.08')	(N55°15'14"W)
(C13)	(12°41'54")	(38.76')	(77.19')	(348.30')	(77.03')	(N06°32'10"W)
(C14)	(02°53'23")	(11.85')	(23.70')	(469.02')	(23.70')	(N01°37'55"W)
(C15)	(69°02'35")	(20.64')	(36.15')	(30.00')	(34.00')	(N31°26'41"E)
(C16)	(24°51'43")	(105.04')	(206.76')	(476.50')	(205.15')	(N55°30'40"E)
(C17)	(08°01'07")	(52.22')	(104.26')	(745.00')	(104.18')	(N50°28'58"W)
(C18)	(81°13'47")	(385.85')	(637.90')	(459.95')	(585.81')	(N05°51'10"W)
(C20)	(03°37'23")	(92.57')	(185.08')	(2926.84')	(185.08')	(S57°39'31"E)

Tangent Data		
ID	BEARING	DISTANCE
T1	S34°48'28"W	109.40'
T2	S51°43'41"E	75.94'
T3	N34°48'28"E	109.50'
T4	N55°12'43"W	14.02'
T5	S34°48'28"W	113.39'
T6	N34°48'28"E	109.93'
T7	S25°54'10"W	33.79'
T8	N42°58'43"W	20.29'
T9	S26°25'04"W	29.68'
T10	N85°34'44"W	26.77'
T11	S25°54'10"W	61.59'
T12	N25°54'10"E	34.85'
T13	S29°08'11"E	22.64'
T14	S36°04'26"W	93.89'
T15	N51°43'41"W	26.88'
T16	S85°34'44"E	7.00'
T17	N02°58'47"W	32.38'

RECORD Tangent Data		
ID	BEARING	DISTANCE
(T1)	(S31°54'58"W)	(111.95')
(T2)	(S51°44'42"E)	(75.77')
(T3)	(N31°54'40"E)	(106.83')



**Bohannon & Huston**

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES