

**TREASURERS CERTIFICATION**

This is to certify that taxes are current and paid on the following: 1018057229/2A31301-  
1018057213/3731313-  
1018057248/3831314- FOX PLAZA LLC  
*WJZ* 2-7-17  
 Bernalillo County Treasurer Date

PLAT OF  
**TRACT 4-A-1, 4-A-2 AND 8-A**  
**TIJERAS PLACE IMPROVEMENT COMPANY, INC.**

(BEING A REPLAT OF TRACTS 4-A, 3-A-1 AND 8, TIJERAS PLACE IMPROVEMENT COMPANY, INC.)

SITUATE WITHIN  
 SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER, 2016

DOC# 2017011083  
 02/07/2017 11:18 AM Page: 1 of 3  
 PLAT R: \$25.00 B: 2017C P: 0009 Linda Stover, Bernalillo County

PROJECT NUMBER: 1003902

**PLAT APPROVAL**

**UTILITY APPROVALS:**

<i>Fernando Vigil</i> Public Service Company of New Mexico	<u>11-3-16</u> Date
<i>Christina Hallys</i> New Mexico Gas Company	<u>10-31-16</u> Date
<i>[Signature]</i> Qwest Corporation d/b/a CenturyLink QC.	<u>11/29/2016</u> Date
<i>[Signature]</i> Comcast	<u>10/31/16</u> Date

**CITY APPROVALS:**

<i>Joson M. Riechauer PS.</i> City Surveyor Department of Municipal Development	<u>10/28/16</u> Date
<i>[Signature]</i> Real Property Division	<u>2-7-17</u> Date
<i>[Signature]</i> Environmental Health Department	<u>2-2-17</u> Date
<i>Ronald M. [Signature]</i> Traffic Engineering, Transportation Division	<u>12/7/16</u> Date
<i>Thistle - Gade</i> ABCWUA	<u>02-07-17</u> Date
<i>Carol S. Dumont</i> Parks and Recreation Department	<u>12-7-16</u> Date
<i>[Signature]</i> AMAFCA City Engineer	<u>12-7-16</u> Date
<i>[Signature]</i> DRB Chairperson, Planning Department	<u>2-7-17</u> Date

**PUBLIC UTILITY EASEMENTS**

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

- Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest Corporation d/b/a CenturyLink QC. for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**DISCLAIMER**

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

**PURPOSE OF PLAT**

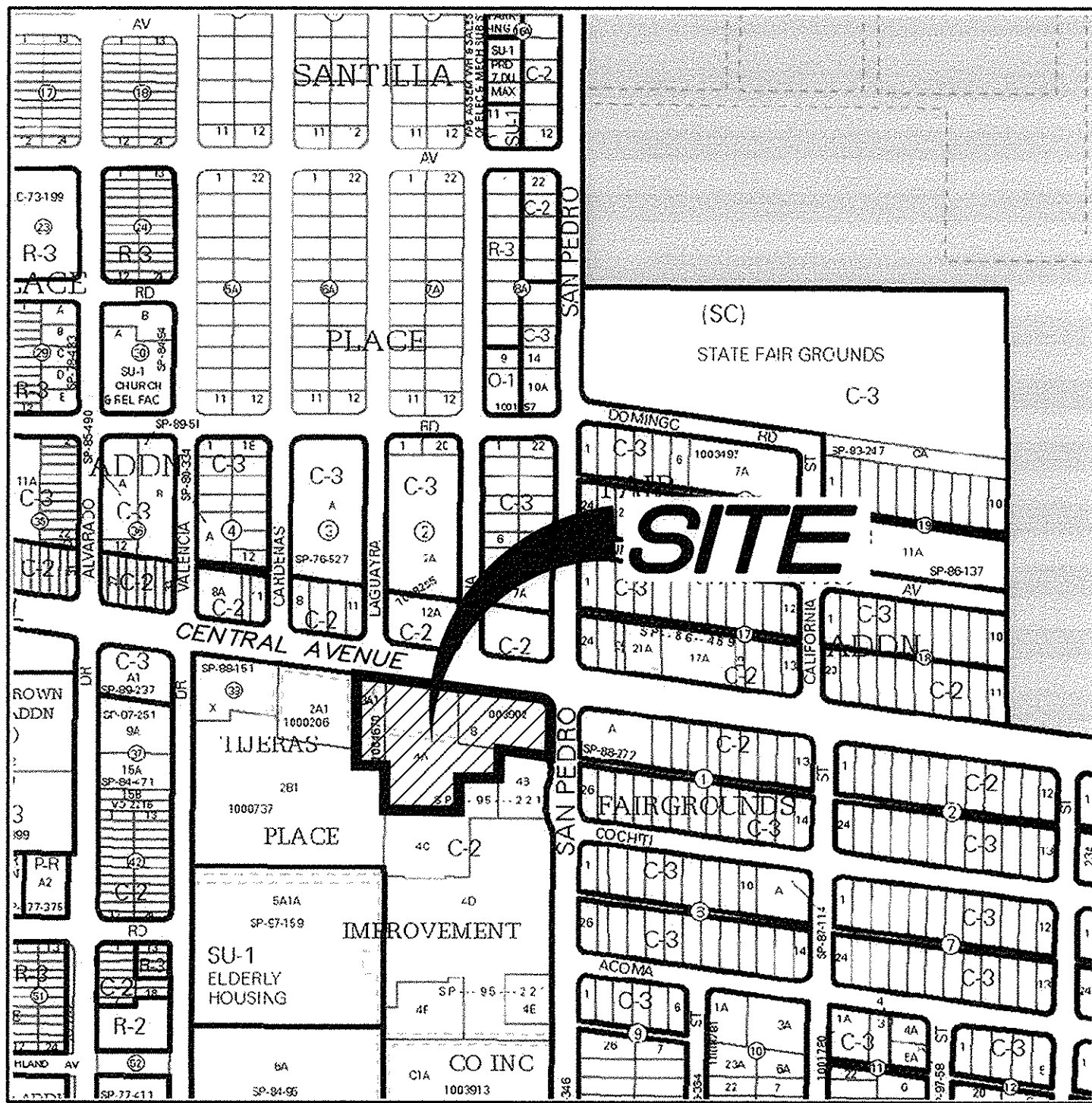
The purpose of this plat is to:

- Show the vacation of the Public Sanitary Sewer Easements Vacated by 16DRB-10310 as shown hereon.
- Adjust the existing interior tract line between Tract 3-A-1 and 4-A as shown hereon.
- Grant the new easements as shown hereon.

**SURVEYORS CERTIFICATION**

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

*[Signature]*  
 Russ P. Hugg  
 NMPS No. 9750  
 October 24, 2016



**VICINITY MAP**  
 Not To Scale

**GENERAL NOTES**

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat bearings and distances where they differ from those as shown on the plats of record are shown in parenthesis ( ).
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page K-18-Z.

**SUBDIVISION DATA**

- Total number of existing Tracts: 3
- Total number of Tracts created: 3
- Gross Subdivision acreage: 3.0733 acres
- Public Street R/W dedicated: None

**SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS**

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

**PLAT OF  
TRACT 4-A-1, 4-A-2 AND 8-A  
TIJERAS PLACE IMPROVEMENT COMPANY, INC.**

(BEING A REPLAT OF TRACTS 4-A, 3-A-1 AND 8,  
TIJERAS PLACE IMPROVEMENT COMPANY, INC.)

**SITUATE WITHIN  
SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2016**

**LEGAL DESCRIPTION**

That certain parcel of land situate within Section 24, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico comprising all of the following tracts:

Tract 3-A-1, Tijeras Place Improvement Company, Inc. as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on March 2, 2006 in Plat Book 2006C, Page 67.

Tract 4-A, Tijeras Place Improvement Company, Inc. as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on September 14, 1995 in Volume 95C, Folio 345.

Tract 8, Tijeras Place Improvement Company, Inc. as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on June 24, 2005 in Plat Book 2005C, Page 217.

Said parcel contains 3.0733 acres, more or less.

**FLOOD ZONE DETERMINATION**

The subject property (as shown hereon) appears to lie within "Zone X" (Areas determined to be outside the 0.2% annual chance floodplain) as shown on National Flood Insurance Program Flood Insurance Rate Map Number 35001C0354H, Map Revised August 16, 2012.

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising PLAT OF TRACTS 4-A-1, 4-A-2 AND 8-A, TIJERAS PLACE IMPROVEMENT COMPANY, INC. (BEING A REPLAT OF TRACT 4-A, 3-A-1 AND 8, TIJERAS PLACE IMPROVEMENT COMPANY, INC.) SITUATE WITHIN SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby grant the easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:**

- a. Plat entitled "PLAT OF TRACTS 4-A THRU 4-F, INCLUSIVE, LAND OF TIJERAS PLACE IMPROVEMENT COMPANY, INC. FORMERLY BEING TRACT 4, LAND OF TIJERAS PLACE IMPROVEMENT COMPANY, INC. SITUATE WITHIN THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on September 14, 1995 in Volume 95C, Folio 345.
- b. Plat entitled "PLAT OF TRACT 3-A-1, LAND OF TIJERAS PLACE IMPROVEMENT COMPANY, INC. (BEING A REPLAT OF TRACT 3-A, LAND OF TIJERAS PLACE IMPROVEMENT COMPANY, INC.) WITHIN SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on March 2, 2006 in Plat Book 2006C, Page 67.
- c. Plat entitled "TRACT 8, LAND OF TIJERAS PLACE IMPROVEMENT COMPANY, INC. (BEING A REPLAT OF LOTS 1 THRU 8, BLOCK 41, VACATED PORTION OF CAGUA DRIVE S.E. AND VACATED 15' PUBLIC ALLEY, TIJERAS PLACE) WITHIN SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 24, 2005 in Plat Book 2005C, Page 217.
- d. Plat entitled "PLAT OF Lot C-1-A, LAND OF TIJERAS PLACE IMPROVEMENT COMPANY, INC. WITHIN SECTION 24, T 10 N, R 3 E, NMPM, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on February 10, 2005 in Plat Book 2005C, Page 61.
- e. Title Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment No. FT000150981-PRUEW, Effective Date: December 17, 2013.
- f. ALTA/ACSM Land Title survey entitled "LOT 3-A-1, TRACTS 4-A THRU 4-F, TRACT 8 AND LOT C-1-A, TIJERAS PLACE IMPROVEMENT COMPANY, INC., ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", performed by Surv-Tek, Inc., dated July, 2014.

LINE TABLE		
LINE	LENGTH	BEARING
L1	3.03	S00°11'49"W
RECORD	(3.03)	(S00°11'49"W)
L2	3.06	N01°14'14"E
RECORD	(3.06)	(N01°14'14"E)
L3	24.78	S89°25'17"E
L4	26.29	S00°07'07"W
L5	24.67	N89°53'24"W
L6	21.14	S00°14'03"W
L7	52.15	N89°51'07"W
L8	22.65	S00°13'03"W
L9	24.01	N89°54'27"W
L10	22.54	N00°12'09"E
L11	10.09	S82°19'29"E
L12	13.96	N81°46'46"W
L13	12.70	N00°11'49"E
L14	85.10	N00°05'33"E
L15	48.90	S89°54'27"E
L16	27.00	N00°11'53"E
L17	33.05	N00°11'53"E

**OWNER(S)**

FOX PLAZA, LLC  
a New Mexico limited liability company

By:  10/28/16  
Douglas H. Peterson, Manager Date

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 28<sup>th</sup>

day of October, 2016, by, Douglas H. Peterson.

 10/27/19  
Notary Public My commission expires



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	35.87'	25.00'	21.81'	32.87'	N41°14'49"W	82°12'18"
RECORD	(35.87')	(25.00')	(21.81')	(32.87')	(N41°14'49"W)	(82°12'18")
C2	39.32'	25.00'	25.05'	35.39'	S44°51'17"E	90°06'20"

DOCH 2017011083  
02/07/2017 11:18 AM Page: 2 of 3  
PLAT R: \$28.00 B: 28170 P: 0009 Linda Stover, Bernalillo County



SHEET 2 OF 3

**SURV TEK, INC.**

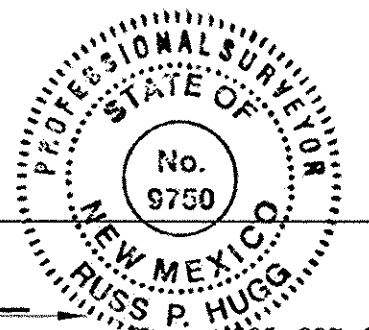
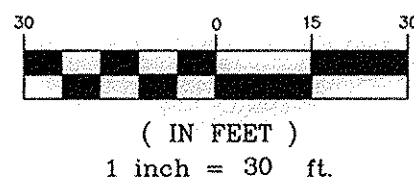
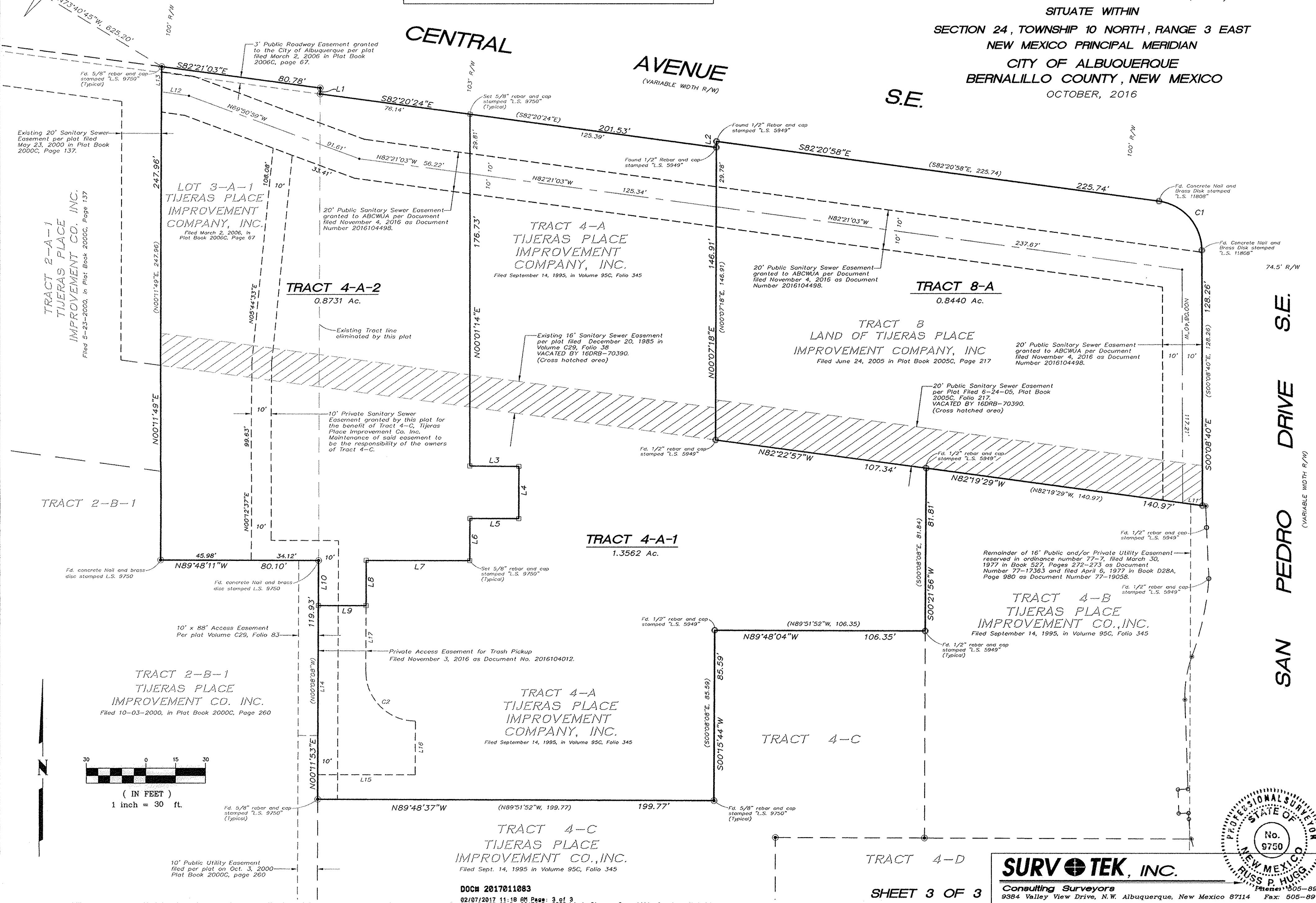
Consulting Surveyors Phone: 505-897-8366  
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

Albuquerque Control Station Monument "5-K18A"  
 New Mexico State Plane Coordinates  
 Central Zone (NAD 83)  
 N = 1,483,619.713  
 E = 1,541,268.242  
 Elevation = 5280.137 (NAVD 1988)  
 Delta Alpha = -00'11"25.60"  
 Ground to Grid Factor = 0.999662582

**NOTE:**  
 Tracts 3-A,1, 4-A and 8 are subject to that certain Declaration of Cross-Easements, recorded in Book BCR 95-30, page 9095, as Document No. 95129905; First Amendment to Declaration of Cross-Easements, recorded in Book A92, page 2439, as Document No. 20050225522 and Second Amendment to Declaration of Cross-Easements, recorded in Book 2016, as Document No. 2016 records of Bernalillo County, New Mexico.

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