

08767205

TALOS LOG No. 1  
SP-II-14-1149

DRAINAGE NOTE:  
THE PERMANENT, PRIVATE DRAINAGE EASEMENT WITHIN PARCEL "B" IS TO ACCEPT AND POND THE DRAINAGE RUN-OFF FROM PARCEL "C". THE OWNERS AND/OR PROPRIETORS OF PARCEL "C" WILL REMAIN RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES IN THIS EASEMENT IN ACCORDANCE WITH ORDINANCES AND STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE.

State of New Mexico  
County of Bernalillo

6:35 JUN 26 1987

Notary Public  
Marty R. Davis Clerk & Recorder  
Deputy Clerk

# RENAISSANCE III

## A REPLAT OF LOTS 3 & 4, BLOCK 4 & TRACT 6-A OF SUNDT'S INDUSTRIAL CENTER

ALBUQUERQUE, NEW MEXICO

NOVEMBER, 1986

### APPROVALS

<i>John Urban</i> BRIEF CITY SURVEYOR	12/11/86
<i>Rene Jewell</i> PROPERTY MANAGER	12/15/86
<i>David A. Sanchez</i> TRAFFIC ENGINEER	12-16-86
<i>Danet Salero</i> PARKS AND RECREATION DIRECTOR	12-16-86
<i>Theresa J. Trought</i> WATER RESOURCES DEPARTMENT	12-16-86
<i>Albuquerque Metropolitan Arroyo Flood Control Authority</i>	6-19-87
<i>Jack Cloud</i> CITY ENGINEER, ENGINEERING DIVISION	6-19-87
<i>Jack Cloud</i> PLANNING DIRECTOR, CITY/COUNTY PLANNING DIVISION	6-25-87

### NOTES:

- BEARINGS ARE NEW MEXICO STATE PLANE GRID AS SHOWN ON PREVIOUSLY RECORDED PLATS.
- DISTANCES ARE GROUND DISTANCE AS SHOWN ON PREVIOUSLY RECORDED PLATS.
- THE PURPOSE OF THIS PLAT IS TO DIVIDE THE PARCELS AND DELICATE THE STREET RIGHT-OF-WAY IN COMPLIANCE WITH ZONING REQUEST NUMBER Z-86-66, APPROVED.
- ALL BOUNDARY CORNERS WERE FOUND TO BE 1/2 INCH REBAR WITH ALUMINUM CAP MARKED "AAR" # 1817", UNLESS OTHERWISE INDICATED HEREON.
- PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO ALL PARCELS MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE, VIA A REQUEST FOR A WATER AND SANITARY SEWER AVAILABILITY STATEMENT.

### SURVEYOR'S CERTIFICATE

I, GAYLE D. JEWELL, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS OF RECORD, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Gayle D. Jewell*  
GAYLE D. JEWELL, L.S. NO. 4071

12/16/86  
DATE

### ACKNOWLEDGEMENT

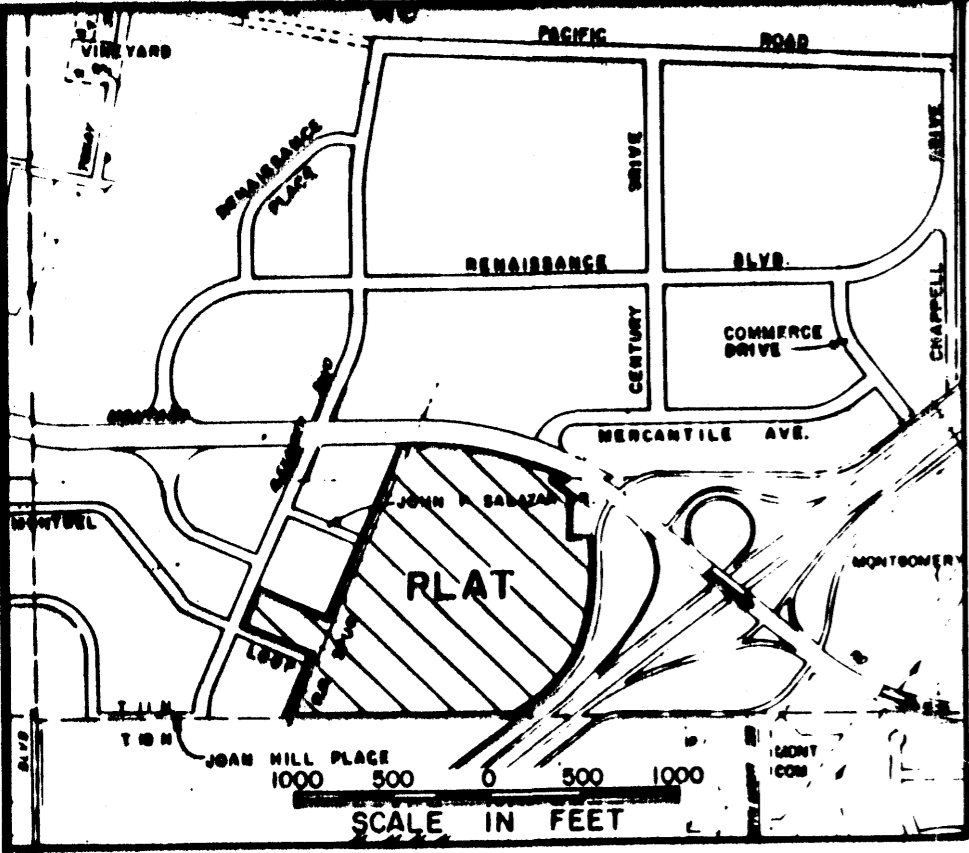
STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF December, 1986 BY GAYLE D. JEWELL, REGISTERED-NEW MEXICO LAND SURVEYOR NO. 4071.

*Simon ...*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/26/89

ANDREWS, ASBURY & ROBERT, INC.  
CONSULTING ENGINEERS  
ALBUQUERQUE, NEW MEXICO 85-475



LOCATION MAP  
ZONE ATLAS MAP F-16

### CURVE DATA

DELTA	RADIUS	LENGTH
35°22'36"	1,371.40'	846.76'
41°12'40"	669.18'	481.32'
90°00'00"	25.00'	39.27'
90°00'00"	530.00'	832.52'
78°00'00"	190.00'	258.66'
12°00'00"	1,758.57'	368.31'
25°54'36"	25.00'	11.31'
32°55'02"	30.00'	17.23'
22°00'00"	227.00'	87.16'
32°54'57"	30.00'	17.23'
25°54'36"	25.00'	11.31'

### SUBDIVISION DATA

S-86-71

SUBDIVISION CASE NUMBER: Z-86-66, DRB-86-788  
GROSS SUBDIVISION ACREAGE: 40.3729  
NUMBER OF EXISTING TRACTS: 3  
NUMBER OF TRACTS CREATED: 5  
MILES OF FULL-WIDTH STREETS CREATED: 0.3169  
DATE OF SURVEY: DECEMBER, 1986

### FREE CONSENT AND DEDICATION STATEMENT

THE SUBDIVISION DESCRIBED HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND/OR PROPRIETORS THEREOF AND SAID OWNERS AND/OR PROPRIETORS DO HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHT-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE AND DO HEREBY GRANT ALL UTILITY EASEMENTS SHOWN HEREON WITH THE RIGHTS OF INGRESS AND EGRESS (BOTH SURFACE AND SUBSURFACE) AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS; INCLUDED ARE EASEMENTS FOR JOINT POWER AND COMMUNICATION SERVICE LINES; AND DO ALSO GRANT TO THE CITY OF ALBUQUERQUE THE DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN. SAID OWNERS AND/OR PROPRIETORS DO HEREBY FREELY CONSENT TO ALL THE FOREGOING AND DO HEREBY REPRESENT THAT WE ARE AUTHORIZED TO SO ACT.

MONTBEL, INC., A NEW MEXICO CORPORATION

BY: *Ray E. Montgomery*  
RAY E. MONTGOMERY, VICE PRESIDENT

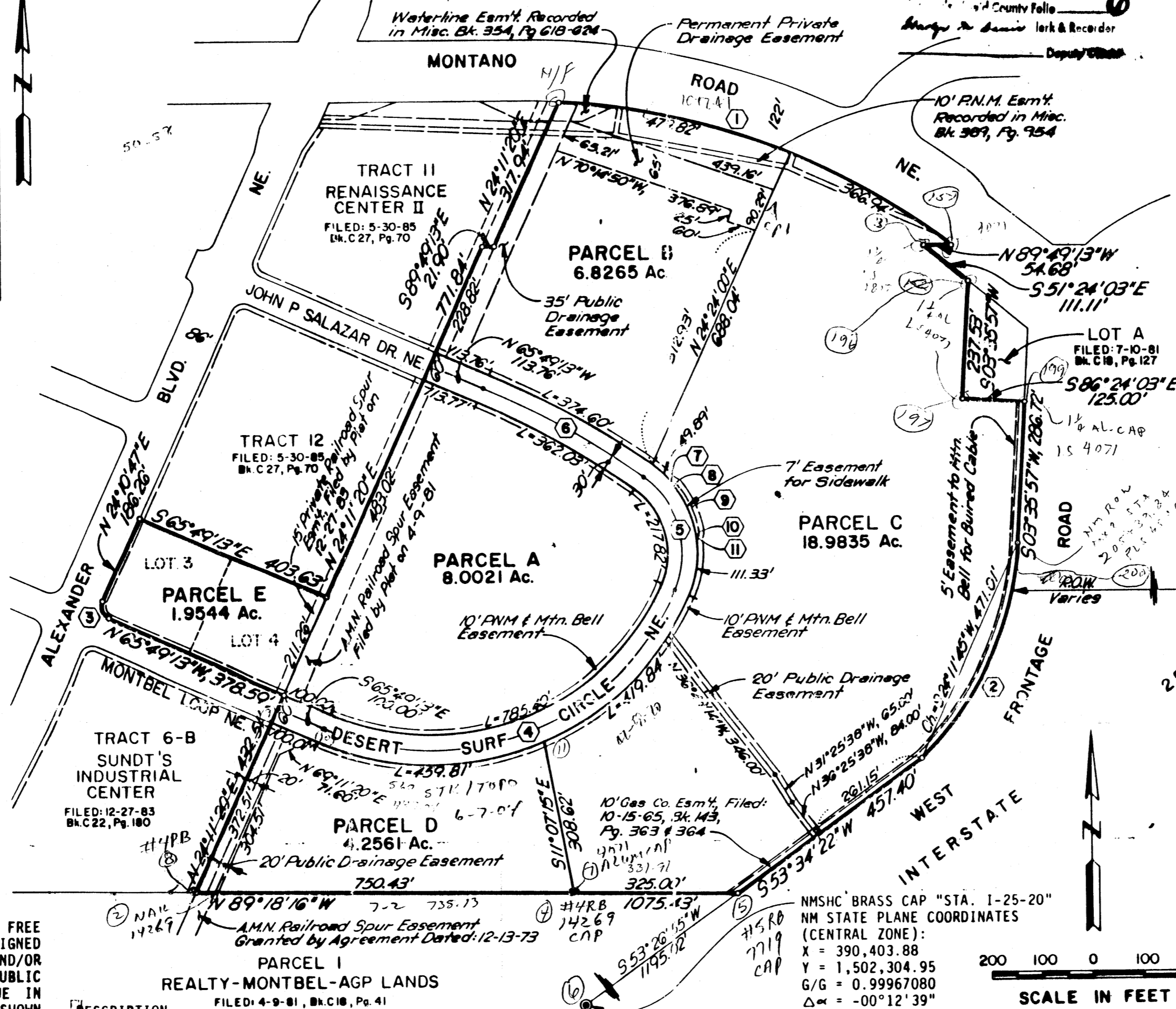
### ACKNOWLEDGEMENT

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF December, 1986, BY *Ray E. Montgomery*, VICE PRESIDENT OF MONTBEL, INC., A NEW MEXICO CORPORATION.

*Thomas L. Loyll*  
NOTARY PUBLIC

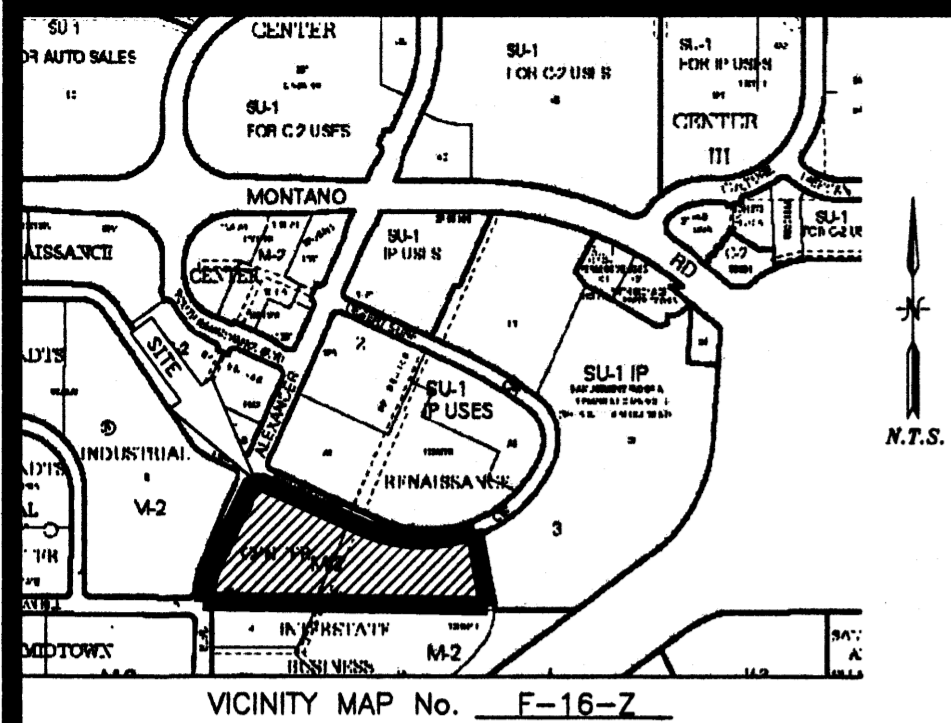
MY COMMISSION EXPIRES: 4-22-90



DESCRIPTION  
REALTY-MONTBEL-AGP LANDS  
FILED: 4-9-81, Bk. C18, Pg. 41

A CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 34, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING ALL OF TRACT 6-A AND LOTS 3 AND 4 IN BLOCK 4 OF SUNDT'S INDUSTRIAL CENTER AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 27, 1983 IN VOLUME C22, FOLIO 180, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 25 FROM WHENCE THE MONUMENT "STA. I-25-20" MARKED BY A N.M.S.H.C. BRASS CAP BEARS S 53°26'55" W, 1,195.02 FEET DISTANCE; THENCE, FROM SAID POINT OF BEGINNING,  
N 89°18'16" W, 1,075.43 FEET ALONG THE SOUTH LINE OF SAID TRACT 6-A TO THE SOUTHWEST CORNER OF SAID TRACT 6-A; THENCE,  
N 24°11'20" E, 432.51 FEET ALONG THE WESTERLY LINE OF SAID TRACT 6-A TO THE SOUTHEAST CORNER OF SAID LOT 4, BLOCK 4; THENCE,  
N 65°49'13" W, 378.59 FEET ALONG THE SOUTHERLY LINE OF SAID LOTS 3 AND 4, BLOCK 4 TO A POINT OF CURVATURE; THENCE,  
NORTHERLY, 39.27 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" TO A POINT OF TANGENCY; THENCE,  
N 24°10'47" E, 186.26 FEET ALONG THE WESTERLY LINE OF LOT 3, BLOCK 4 TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE,  
S 65°49'13" E, 403.63 FEET ALONG THE NORTHERLY LINE OF SAID LOTS 3 AND 4 TO THE NORTHEAST CORNER OF LOT 4, ON THE WESTERLY LINE OF SAID TRACT 6-A; THENCE,  
N 24°11'20" E, 771.84 FEET ALONG THE WESTERLY LINE OF TRACT 6-A TO A POINT; THENCE,  
S 89°49'13" E, 21.90 FEET ALONG THE WESTERLY LINE OF SAID TRACT 6-A TO A POINT; THENCE,  
N 24°11'20" E, 317.94 FEET ALONG THE WESTERLY LINE OF SAID TRACT 6-A TO THE NORTHWEST CORNER OF SAID TRACT 6-A, A POINT ON CURVE ON THE SOUTH LINE OF MONTANO ROAD, NE; THENCE,  
SOUTHEASTERLY, 846.76 FEET ALONG THE SAID SOUTH LINE OF MONTANO ROAD, NE, ALONG THE ARC OF A CURVE BEARING TO THE RIGHT HAVING A RADIUS OF 1,371.40 FEET AND A CHORD WHICH BEARS S 69°25'27" E, 833.37 FEET TO A POINT; THENCE,  
N 89°49'13" W, 54.68 FEET TO A POINT; THENCE,  
S 51°24'03" E, 111.11 FEET CONTINUING ALONG THE SAID SOUTH LINE OF MONTANO ROAD, NE, TO A POINT; THENCE,  
S 03°35'57" W, 237.53 FEET TO A POINT; THENCE,  
S 86°24'03" E, 125.00 FEET TO A POINT ON THE SAID WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 25; THENCE,  
S 03°35'57" W, 286.72 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE,  
S 03°35'57" W, 481.32 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT HAVING A RADIUS OF 669.18 FEET AND A CHORD WHICH BEARS S 24°11'45" W, 471.01 FEET TO A NON-TANGENT POINT; THENCE,  
S 53°34'22" W, 457.40 FEET CONTINUING ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, CONTAINING 42.3273 ACRES, MORE OR LESS.

SCALE IN FEET  
200 100 0 100 200



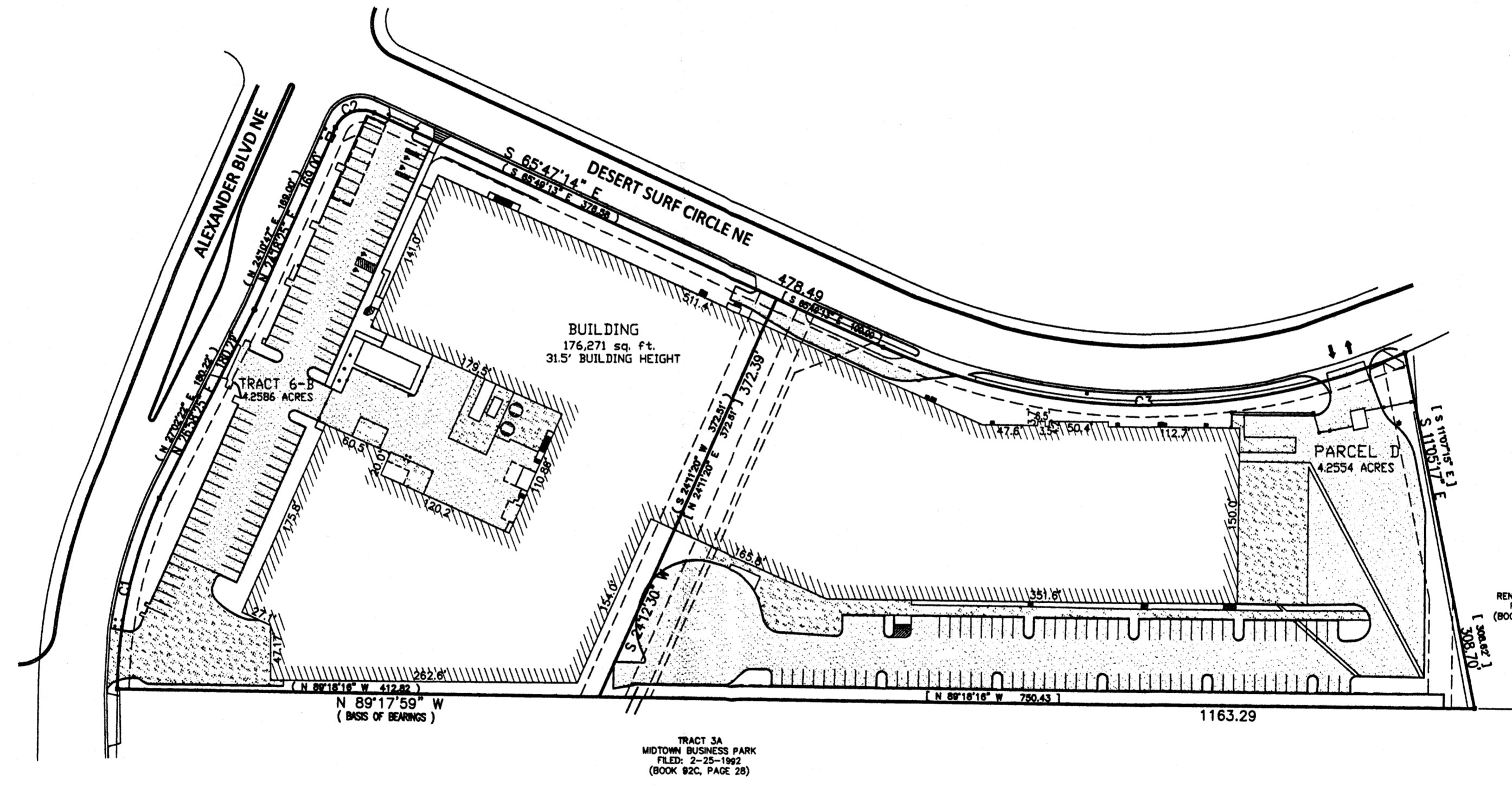
**SITE SKETCH**  
**OF**  
**TRACT 6-B**  
**SUNDT'S INDUSTRIAL CENTER**  
**- AND -**  
**PARCEL D**  
**RENAISSANCE III**  
**SECTION 34, T.11 N., R3 E., N.M.P.M.**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
**JANUARY 2015**

**DESCRIPTION:**

Tract numbered Six-B (6-B), of SUNDT'S INDUSTRIAL CENTER, Replat of Tract 1-A, 1-B, 2, 3, 5 and 6 of Montbel & AGP Lands, Albuquerque, New Mexico, as the same is shown and designated on the plat of said Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 27, 1983, in Plat Book C22, Folio 180.

AND

Parcel lettered "D", of RENAISSANCE III, a Replat of Lots 3 & 4, Block 4 & Tract 6-A of Sundt's Industrial Center, Albuquerque, New Mexico, as the same is shown and designated on the plat of said Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 26, 1987, in Plat Book C34, Folio 6.



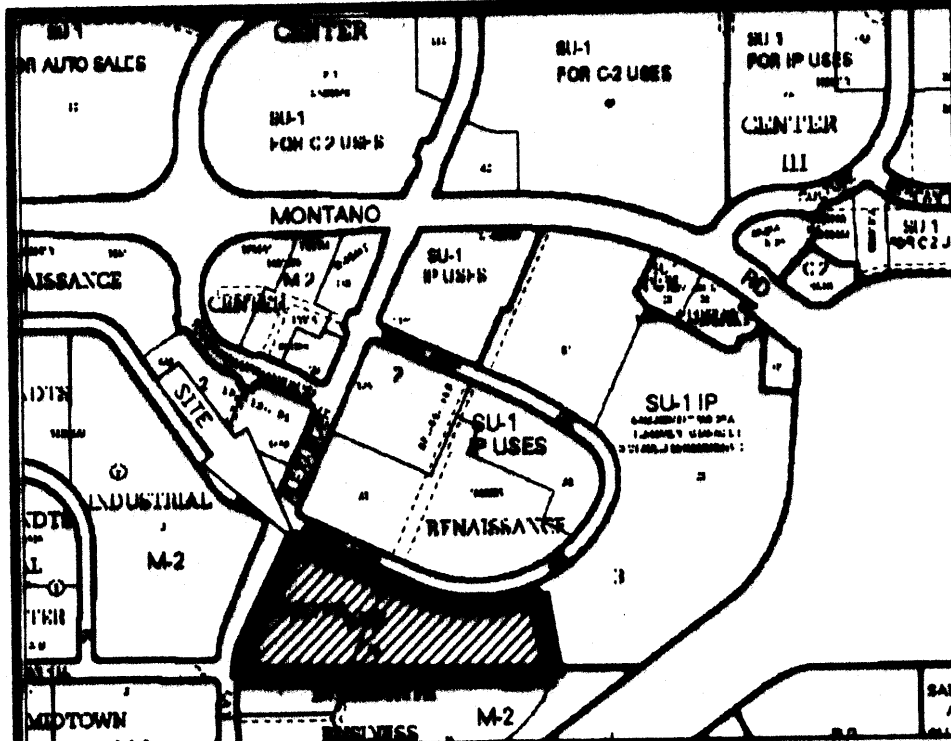
PARCEL C-1  
 RENAISSANCE CENTER III  
 FILED: 8-29-2001  
 (BOOK 2001G, PAGE 235)

TRACT 3A  
 MIDTOWN BUSINESS PARK  
 FILED: 2-25-1992  
 (BOOK 92C, PAGE 28)

PARKING	
TOTAL PARKING:	170 SPACES
STANDARD:	166
HANDICAP:	4 (MARKED)

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	409.09'	167.74'	23°29'34"	N 12°26'20" E	166.57'
	(409.09')	(167.68')	(23°29'05")	(N 12°22'39" E)	(166.51')
C2	25.00'	39.25'	89°57'02"	N 69°09'52" E	35.34'
	(25.00')	(39.27')	(90°00'00")	(N 69°10'47" E)	(35.36')
C3	560.00'	460.08'	47°04'22"	S 89°22'23" E	447.25'
	(560.00')	(459.67')	(47°01'50")	(S 89°20'08" E)	(446.87')

**THE SURVEY OFFICE, LLC**  
 333 LOMAS BLVD., N.E. 87102  
 ALBUQUERQUE, NEW MEXICO 87102  
 PHONE: (505) 998-0303  
 FAX: (505) 998-0305



VICINITY MAP No. F-16-Z



**LEGAL DESCRIPTION**

PARCEL LETTERED 'D' OF THE PLAT OF RENAISSANCE 3, ALBUQUERQUE, NEW MEXICO, 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 26, 1987 IN VOLUME C34, PAGE 6 AND LOT NUMBERED SIX-B (6-B) OF SUNDT'S INDUSTRIAL CENTER, ALBUQUERQUE, NEW MEXICO, 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 DECEMBER 22, 1983 IN VOLUME C22, FOLIO 180 ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE MORE DESCRIBED TRACT, BEING A POINT ON THE EASTERLY LINE OF ALEXANDER BOULEVARD, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT '1-25-20' HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) N=1502367.513 AND E=1530649.760 BEARS S. 35 DEG. 53' 35" E., A DISTANCE OF 900.85 FEET RUNNING THENCE ALONG THE EASTERLY LINE OF ALEXANDER BOULEVARD FOR THE NEXT 4 CALLS: 167.68 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 409.09 FEET, A CENTRAL ANGLE OF 23 DEG. 29' 05" AND HAVING A CHORD BEARING AND DISTANCE OF N. 12 DEG. 26' 14" E., 166.51 FEET TO A POINT OF TANGENCY; THENCE N. 27 DEG. 02' 32" E., A DISTANCE OF 180.22 FEET TO AN ANGLE POINT; THENCE N. 24 DEG. 10' 47" E., A DISTANCE OF 169.00 FEET TO THE NORTHWEST CORNER, BEING A POINT OF CURVE; THENCE 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEG. 00' 00" AND HAVING A CHORD BEARING AND DISTANCE OF N. 69 DEG. 10' 47" E., 35.36 FEET TO A POINT ON THE SOUTHERLY LINE OF DESERT SURF CIRCLE; THENCE S. 65 DEG. 49' 13" E., ALONG THE SOUTHERLY LINE OF DESERT SURF CIRCLE, A DISTANCE OF 478.59 FEET TO A POINT OF CURVE; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF DESERT SURF CIRCLE 459.82 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 47 DEG. 02' 44" AND HAVING A CHORD BEARING AND DISTANCE OF S. 89 DEG. 20' 35" E., 447.01 FEET TO THE NORTHEAST CORNER; THENCE S. 11 DEG. 07' 15" E., A DISTANCE OF 308.62 FEET TO THE SOUTHWEST CORNER; THENCE N. 89 DEG. 18' 16" W., A DISTANCE OF 1163.26 FEET TO THE SOUTHWEST CORNER AND PLACE OF BEGINNING CONTAINING 8.5238 ACRES MORE OR LESS.

PLAT OF  
**PARCEL D-1**  
**RENAISSANCE CENTER 3**

WITHIN  
ELENA GALLEGOS LAND GRANT  
PROJECTED SECTION 34, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY, 2015

PROJECT NUMBER:	<u>1004223</u>
APPLICATION NUMBER:	_____
UTILITY APPROVALS:	
PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE _____
NEW MEXICO GAS COMPANY	DATE _____
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE _____
COMCAST	DATE _____

**CITY APPROVALS:**

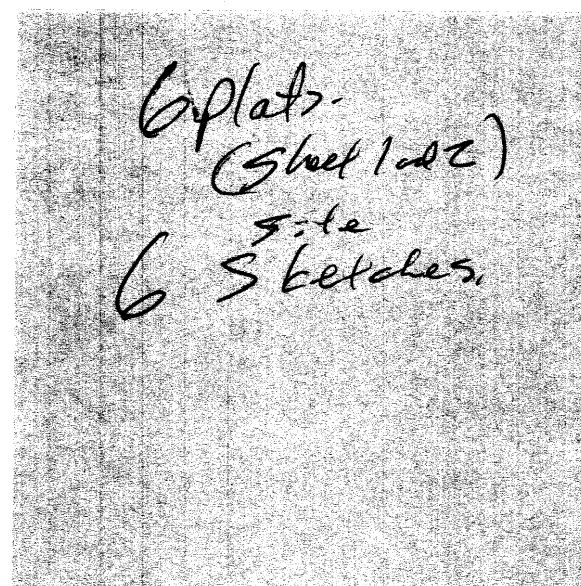
<u>Scott G. Rainwater P.S.</u>	<u>1/13/15</u>
CITY SURVEYOR	DATE
*REAL PROPERTY DIVISION (CONDITIONAL)	DATE _____
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE _____
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE _____
ABCWUA	DATE _____
PARKS AND RECREATION DEPARTMENT	DATE _____
AMAFCA	DATE _____
CITY ENGINEER	DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE _____

**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO COMBINE TRACT 6-B AND PARCEL D INTO TRACT D-1 VACATE THE EXISTING DRAINAGE EASEMENTS AS SHOWN.

**GENERAL NOTES:**

- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 8.5238 ACRES.
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- DATE OF FIELD WORK: DECEMBER, 2014
- CURRENT ZONING: M-2
- DOCUMENTS USED TO ESTABLISH BOUNDARY
  - A: RENAISSANCE CENTER II  
FILED: JULY 20, 1995 IN PLAT BOOK 95C, 266
  - B: SUNDT'S INDUSTRIAL CENTER  
FILED: DECEMBER 27, 1983 IN VOLUME C22, FOLIO 180
  - C: RENAISSANCE CENTER III  
FILED: JUNE 26, 1987 IN VOLUME C34, FOLIO 6



**PUBLIC UTILITY EASEMENTS**

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

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. QWEST D/B/A CENTURYLINK for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgear, 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), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, QWEST D/B/A CENTURYLINK and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

**FREE CONSENT**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEED SIMPLE TO THE LAND SUBDIVIDED.

[Signature] 1/13/15  
DATE

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
THIS 13th DAY OF January, 2015

BY: Joaquin Sanchez

MY COMMISSION EXPIRES: 11-10-13 BY: [Signature]  
NOTARY PUBLIC

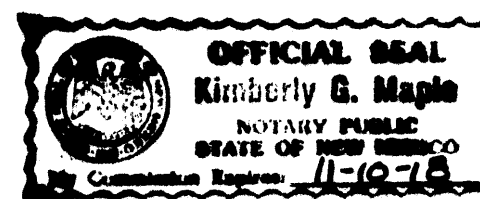
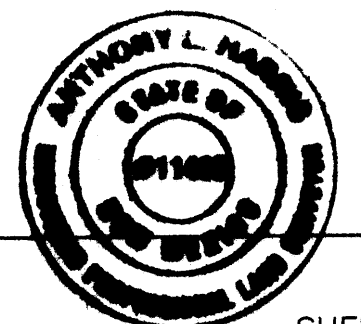
**SURVEYORS CERTIFICATE:**

STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE BERNALILLO COUNTY SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,  
THIS 13th DAY OF January, 2015.

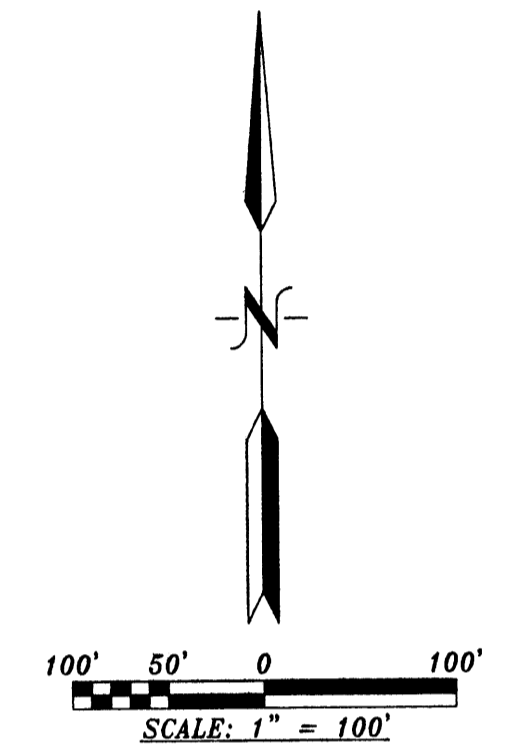
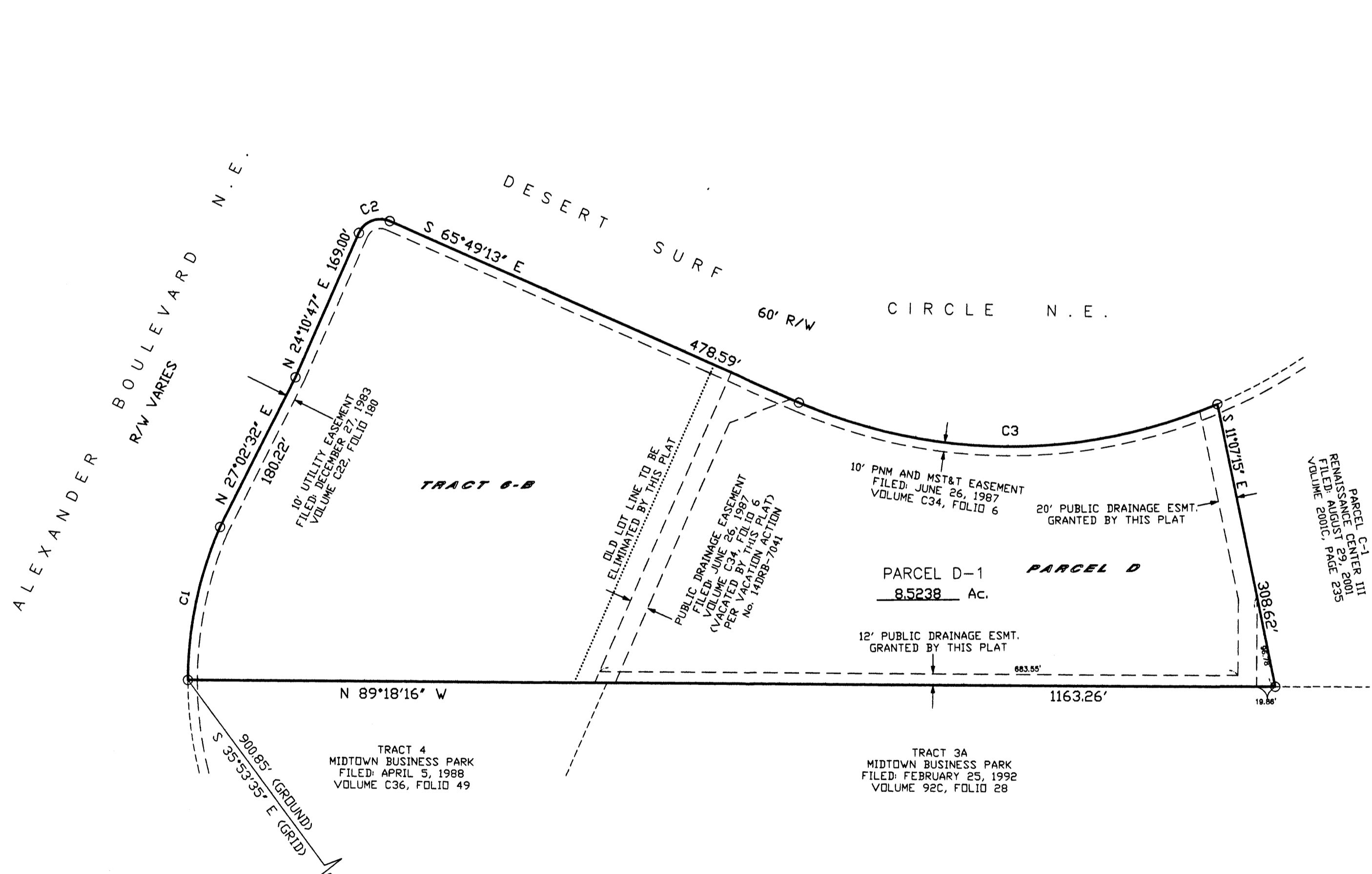
[Signature]  
ANTHONY L. HARRIS, P.S. # 11463



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# \_\_\_\_\_  
PROPERTY OWNER OF RECORD: \_\_\_\_\_  
BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_

PLAT OF  
**PARCEL D-1**  
**RENAISSANCE CENTER 3**

WITHIN  
 ELENA GALLEGOS LAND GRANT  
 PROJECTED SECTION 34, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.  
 BERNALILLO COUNTY, NEW MEXICO  
 JANUARY, 2015



ACS STATION "1-25-20"  
 N=1,502,367.513  
 E=1,530,649.76C  
 GRD TO GRID=0.999674593  
 $\Delta\alpha = -00' 12' 40.48''$   
 CENTRAL ZONE, NAD 1983

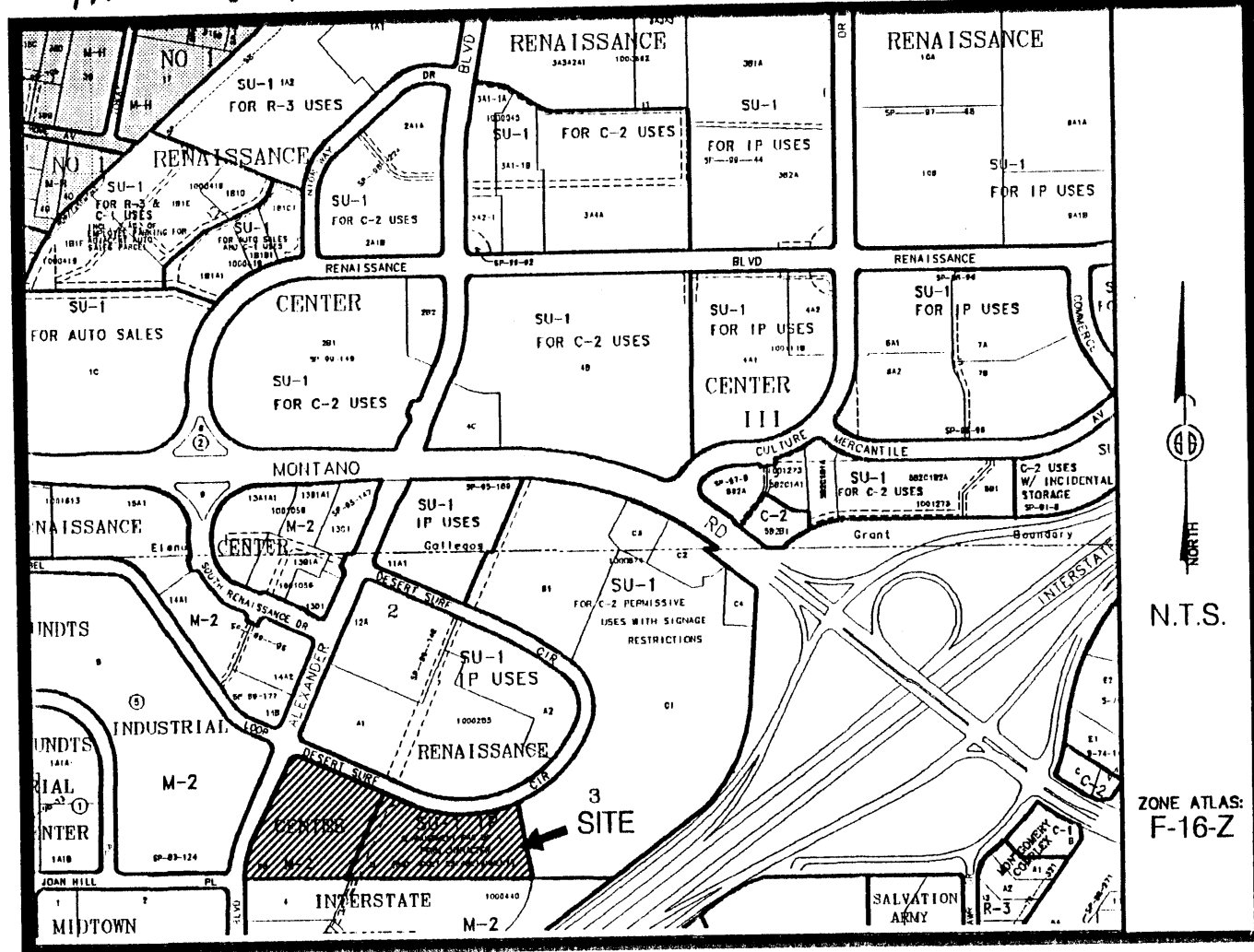
CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	23°29'05"	N 12°26'14" E	409.09	167.68	166.51
C2	90°00'00"	N 69°10'47" E	25.00	39.27	35.36
C3	47°02'44"	S 89°20'35" E	560.00	459.82	447.01

THE SURVEY OFFICE, LLC

333 LOMAS BLVD., N.E.      PHONE: (505) 998-0303  
 ALBUQUERQUE, NEW MEXICO 87102      FAX: (505) 998-0306

TAILOS LOG # 2007-3821-20



Vicinity Map

**SUBDIVISION DATA / NOTES**

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS I-25-20 AND 2-F16, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES ( ) ARE PER THE PLAT OF RENAISSANCE III, FILED IN BERNALILLO COUNTY, NEW MEXICO ON JUNE 26, 1987 IN VOLUME C34, FOLIO 6.
6. GROSS AREA: 8.5250 ACRES
7. NUMBER OF EXISTING TRACTS: 2
8. NUMBER OF PARCELS CREATED: 1
9. PROPERTY IS ZONED M-2

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON  
 UPC#: \_\_\_\_\_  
 PROPERTY OWNER OF RECORD: \_\_\_\_\_  
 BERNALILLO COUNTY TREASURERS OFFICE: \_\_\_\_\_

**PLAT OF  
 PARCEL D-1  
 RENAISSANCE CENTER III  
 PROJECTED SECTION 34, T. 11 N., R. 3 E., N.M.P.M.  
 ELENA GALLEGOS GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER 2007  
 SHEET 1 OF 2**

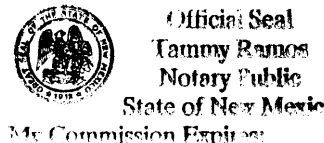
**LEGAL DESCRIPTION**

Tract 6-B of SUNDT'S INDUSTRIAL CENTER, 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 December 27, 1983 in Volume C22, Folio 180; together with Parcel D of RENAISSANCE CENTER III, 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 26, 1987 in Volume C34, Folio 6.

**FREE CONSENT**

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN.

OWNER(S) SIGNATURE: Luther Martinez DATE: 9-14-07  
 OWNER(S) PRINT NAME: LUTHER MARTINEZ  
 ADDRESS: \_\_\_\_\_ TRACT: \_\_\_\_\_

ACKNOWLEDGMENT  
 STATE OF NEW MEXICO )  
 ) SS   
 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF September, 2007.  
 BY: Luther Martinez  
 MY COMMISSION EXPIRES: 04-23-08  
Tammy Ramos  
 NOTARY PUBLIC

**DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO COMBINE TWO (2) EXISTING TRACTS INTO ONE (1) NEW TRACT, TO VACATE A PUBLIC DRAINAGE EASEMENT AND TO GRANT ADDITIONAL EASEMENT(S) AS SHOWN HEREON.

CITY APPROVALS:	PROJECT NO.:	APPLICATION NO.:										
<u>MLB</u> CITY SURVEYOR												
TRAFFIC ENGINEERING	<table border="1"> <tr> <td align="center" colspan="2"><b>PRELIMINARY PLAT</b></td> </tr> <tr> <td align="center" colspan="2">DATE</td> </tr> <tr> <td align="center" colspan="2"><b>APPROVED BY DRB</b></td> </tr> <tr> <td align="center" colspan="2">DATE</td> </tr> <tr> <td align="center" colspan="2">ON <u>11/25/07</u></td> </tr> </table>		<b>PRELIMINARY PLAT</b>		DATE		<b>APPROVED BY DRB</b>		DATE		ON <u>11/25/07</u>	
<b>PRELIMINARY PLAT</b>												
DATE												
<b>APPROVED BY DRB</b>												
DATE												
ON <u>11/25/07</u>												
PARKS & RECREATION DEPARTMENT	DATE											
A.B.C.W.U.A.	DATE											
A.M.A.F.C.A.	DATE											
CITY ENGINEER	DATE											
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE											

**SURVEYOR'S CERTIFICATION**

I, Mitchell W. Reynolds, 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 and is true and correct to the best of my knowledge and belief.

Mitchell W. Reynolds 09-14-07  
 Mitchell W. Reynolds Date  
 New Mexico Professional Surveyor, 11224



**SURVEYS SOUTHWEST LTD.**

333 LOMAS BLVD., N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87102

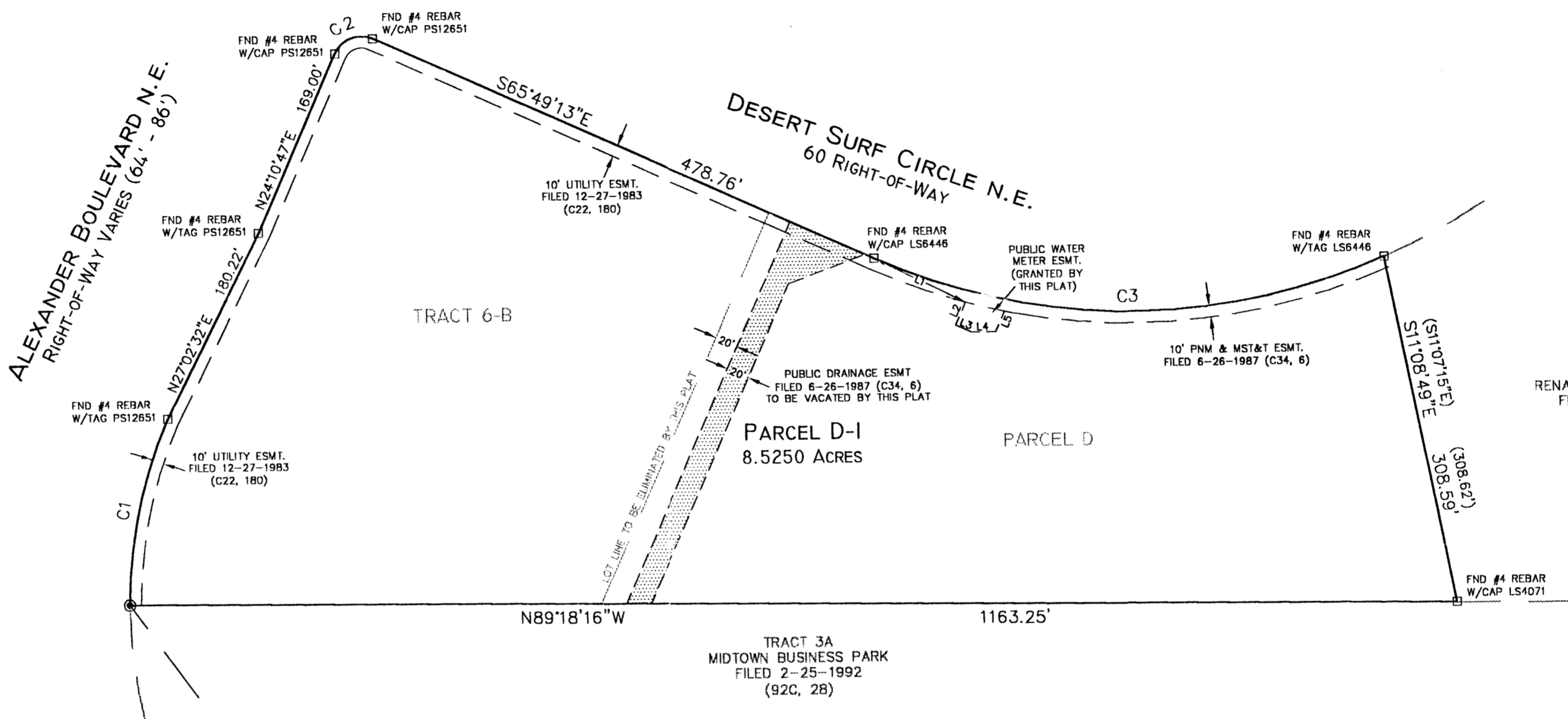
PHONE: (505) 998-0303  
 FAX: (505) 998-0306

**T11N R3E SEC. 34**

**PLAT OF  
PARCEL D-1  
RENAISSANCE CENTER III  
PROJECTED SECTION 34, T. 11 N., R. 3 E., N.M.P.M.  
ELENA GALLEGOS GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER 2007  
SHEET 2 OF 2**

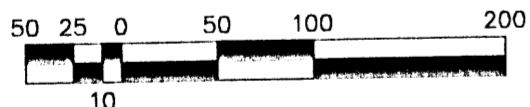
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	409.09'	167.68'	23°29'05"	N12°22'39"E	166.51'
C2	25.00'	39.27'	90°00'00"	N69°10'47"E	35.36'
C3	560.00'	459.67'	47°01'50"	S89°20'08"E	446.87'
		(459.81')			

LINE TABLE		
LINE	BEARING	LENGTH
L1	S63°49'12"E	88.54'
L2	S24°28'54"W	21.75'
L3	S65°36'04"E	14.48'
L4	S89°18'16"E	21.73'
L5	N24°28'54"E	19.64'



STATION 2-F16  
 X = 390920.06  
 Y = 1504671.78  
 GROUND TO GRID = 0.9996718  
 DELTA ALPHA = -00°12'36"  
 NEW MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1927

STATION 1-25-20  
 X = 390403.88  
 Y = 1502304.95  
 GROUND TO GRID = 0.99967080  
 DELTA ALPHA = -00°12'39"  
 NEW MEXICO STATE PLANE  
 COORDINATE SYSTEM  
 CENTRAL ZONE  
 NAD 1927

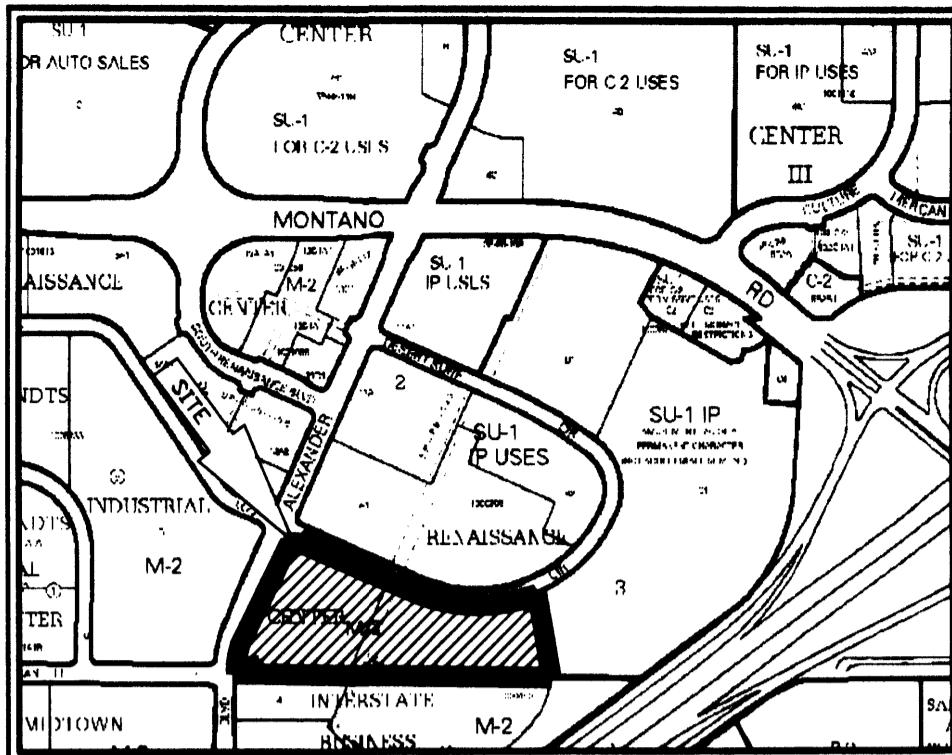


SCALE: 1" = 100'  
 PROJECT NO. 0408PB12  
 DRAWN BY PGB  
 ZONE ATLAS: F-16-Z  
 WMESMT.CR5



MONUMENT LEGEND	
	FOUND CONTROL STATION AS NOTED
	FOUND MONUMENT AS NOTED
	SET 1/2" REBAR W/RED PLASTIC CAP STAMPED "MWR 11224" UNLESS OTHERWISE NOTED

**SURVEYS SOUTHWEST LTD.**  
 333 LOMAS BLVD., N.E.  
 ALBUQUERQUE, NEW MEXICO 87102  
 PHONE: (505) 998-0303  
 FAX: (505) 998-0306  
**T11N R3E SEC. 34**



VICINITY MAP No. F-16



**LEGAL DESCRIPTION**

PARCEL LETTERED 'D' OF THE PLAT OF RENAISSANCE 3, ALBUQUERQUE, NEW MEXICO, 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 26, 1987 IN VOLUME C34, PAGE 6 AND LOT NUMBERED SIX-B (6-B) OF SUNDT'S INDUSTRIAL CENTER, ALBUQUERQUE, NEW MEXICO, 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 DECEMBER 22, 1983 IN VOLUME C22, FOLIO 180 ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE EASTERLY LINE OF ALEXANDER BOULEVARD, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT 'I-25-20' HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983) N=1502367.513 AND E=1530649.760 BEARS S. 35 DEG. 53' 35" E., A DISTANCE OF 900.85 FEET RUNNING THENCE ALONG THE EASTERLY LINE OF ALEXANDER BOULEVARD FOR THE NEXT 4 CALLS: 167.68 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 409.09 FEET, A CENTRAL ANGLE OF 23 DEG. 29' 05" AND HAVING A CHORD BEARING AND DISTANCE OF N. 12 DEG. 26' 14" E., 166.51 FEET TO A POINT OF TANGENCY; THENCE N. 27 DEG. 02' 32" E., A DISTANCE OF 180.22 FEET TO AN ANGLE POINT; THENCE N. 24 DEG. 10' 47" E., A DISTANCE OF 169.00 FEET TO THE NORTHWEST CORNER, BEING A POINT OF CURVE; THENCE 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEG. 00' 00" AND HAVING A CHORD BEARING AND DISTANCE OF N. 69 DEG. 10' 47" E., 35.36 FEET TO A POINT ON THE SOUTHERLY LINE OF DESERT SURF CIRCLE; THENCE S. 65 DEG. 49' 13" E., ALONG THE SOUTHERLY LINE OF DESERT SURF CIRCLE, A DISTANCE OF 478.59 FEET TO A POINT OF CURVE; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF DESERT SURF CIRCLE 459.82 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 560.00 FEET, A CENTRAL ANGLE OF 47 DEG. 02' 44" AND HAVING A CHORD BEARING AND DISTANCE OF S. 89 DEG. 20' 35" E., 447.01 FEET TO THE NORTHEAST CORNER; THENCE S. 11 DEG. 07' 15" E., A DISTANCE OF 308.62 FEET TO THE SOUTHEAST CORNER; THENCE N. 89 DEG. 18' 16" W., A DISTANCE OF 1163.26 FEET TO THE SOUTHWEST CORNER AND PLACE OF BEGINNING CONTAINING 8.5236 ACRES MORE OR LESS.

**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO COMBINE TRACT 6-B AND PARCEL D INTO TRACT D-1, VACATE THE EXISTING DRAINAGE EASEMENTS AS SHOWN.

**GENERAL NOTES:**

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 8.5238 ACRES.
- 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 7: DATE OF FIELD WORK: FEBRUARY, 2012
- 8: CURRENT ZONING: M-2
- 9: DOCUMENTS USED TO ESTABLISH BOUNDARY
  - A: RENAISSANCE CENTER II  
FILED: JULY 20, 1995 IN PLAT BOOK 95C, 266
  - B: SUNDT'S INDUSTRIAL CENTER  
FILED: DECEMBER 27, 1983 IN VOLUME C22, FOLIO 180
  - C: RENAISSANCE CENTER III  
FILED: JUNE 26, 1987 IN VOLUME C34, FOLIO 6

**PUBLIC UTILITY EASEMENTS**

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

- A. **Public Service Company of New Mexico** ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. **New Mexico Gas Company** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. **QWEST D/B/A CENTURYLINK** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. **Cable TV** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgear, 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), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, QWEST D/B/A CENTURYLINK and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

**FREE CONSENT**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Alan Brown 6-11-13  
DATE

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO ) s.s.  
COUNTY OF BERNALILLO )  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 17th DAY OF June, 2013  
BY: THE TORTILLA BUILDMG LLC  
OWNERS NAME ALAN BROWN, TREASURER  
MY COMMISSION EXPIRES: 12/14/2014 BY: [Signature]  
NOTARY PUBLIC SLATE STEW



**PLAT OF  
PARCEL D-1  
RENAISSANCE CENTER 3**

WITHIN  
ELENA GALLEGOS LAND GRANT  
PROJECTED SECTION 34, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.  
BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2013

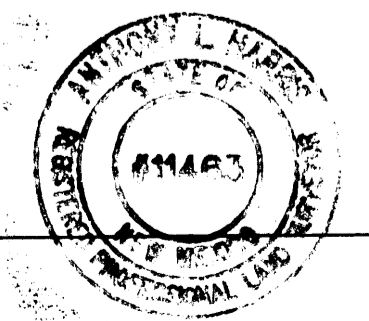
PROJECT NUMBER: \_\_\_\_\_  
APPLICATION NUMBER: \_\_\_\_\_  
UTILITY APPROVALS:  
PUBLIC SERVICE COMPANY OF NEW MEXICO \_\_\_\_\_ DATE \_\_\_\_\_  
NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE \_\_\_\_\_  
QWEST CORPORATION D/B/A CENTURYLINK QC \_\_\_\_\_ DATE \_\_\_\_\_  
COMCAST \_\_\_\_\_ DATE \_\_\_\_\_  
CITY APPROVALS:  
Ant P. Harris 8/26/13  
CITY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_  
\*REAL PROPERTY DIVISION (CONDITIONAL) \_\_\_\_\_ DATE \_\_\_\_\_  
\*\*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) \_\_\_\_\_ DATE \_\_\_\_\_  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_  
ABCWUA \_\_\_\_\_ DATE \_\_\_\_\_  
PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_  
AMAFCA \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT #: 1004223  
 DATE: 9-11-13  
 APP#: 13-10668(P/F)

**SURVEYORS CERTIFICATE:**

STATE OF NEW MEXICO ) s.s.  
COUNTY OF BERNALILLO )  
I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE BERNALILLO COUNTY SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

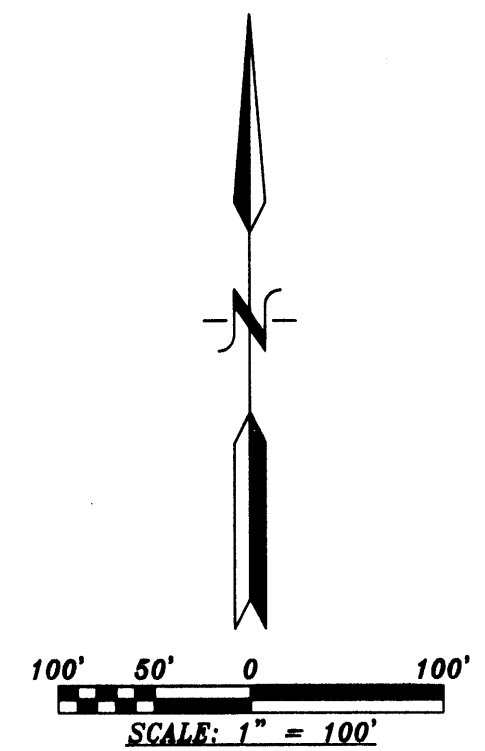
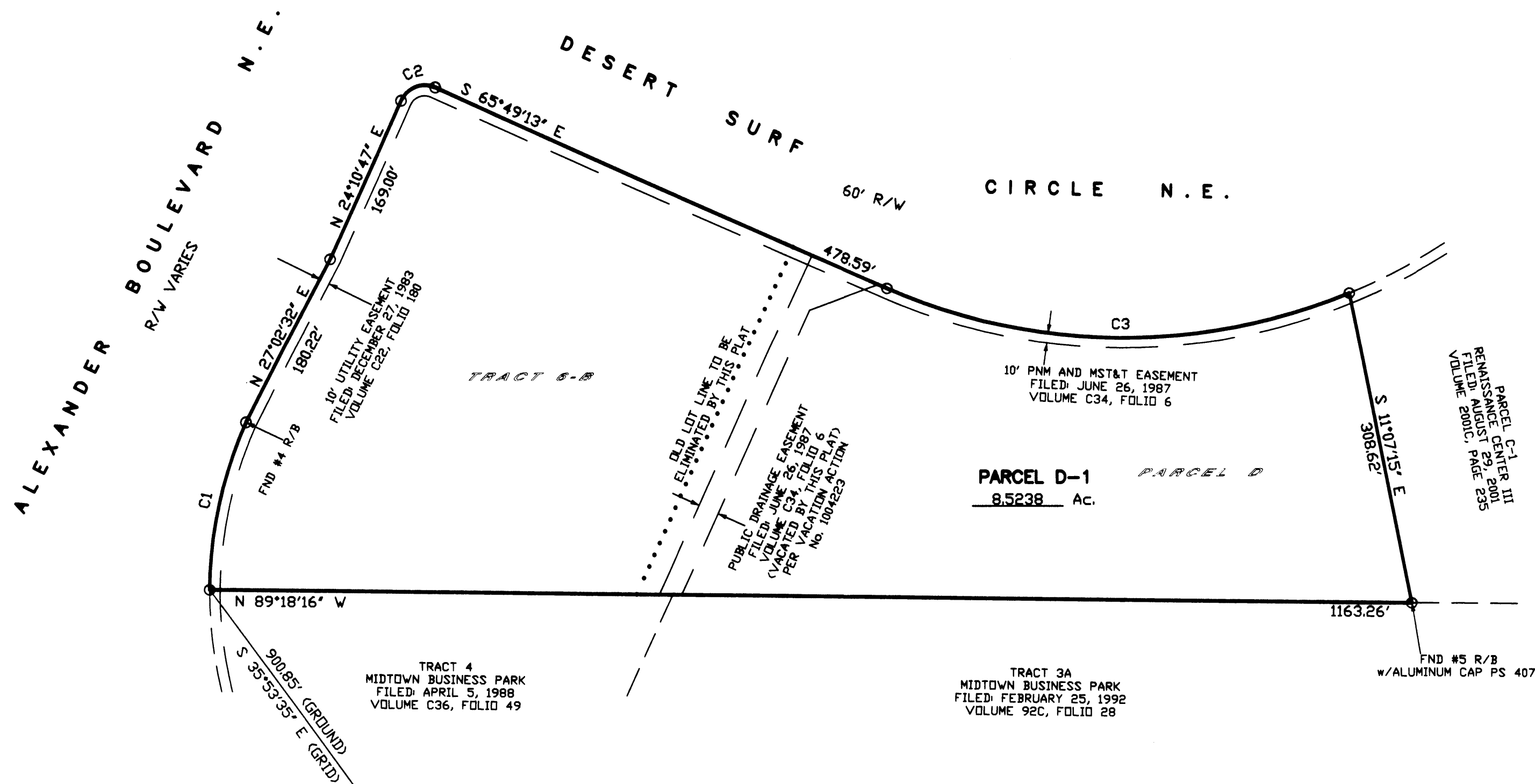
GIVEN UNDER MY HAND AND SEAL, AT ALBUQUERQUE, NEW MEXICO,  
THIS 26th DAY OF August, 2013.  
Anthony L. Harris  
ANTHONY L. HARRIS, P.S. # 11463



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# \_\_\_\_\_  
PROPERTY OWNER OF RECORD: \_\_\_\_\_  
BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_

# PLAT OF PARCEL D-1 RENAISSANCE CENTER 3

WITHIN  
ELENA GALLEGOS LAND GRANT  
PROJECTED SECTION 34, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.  
BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2013



ACS STATION "1-25-20"  
N=1,502,367.513  
E=1,530,649.760  
GRD TO GRID=0.999674593  
Δα = -00° 12' 40.48"  
CENTRAL ZONE, NAD 1983

CURVE TABLE

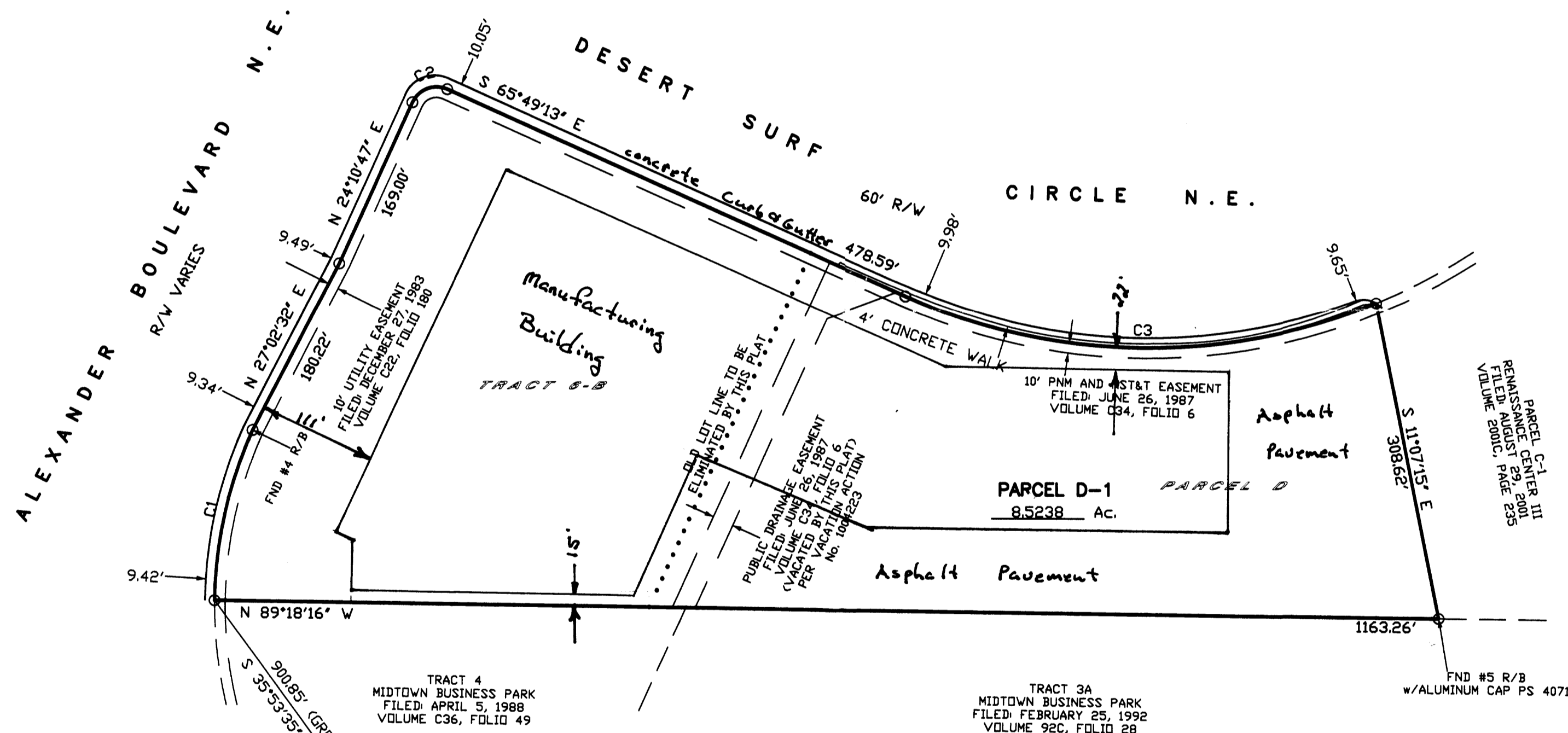
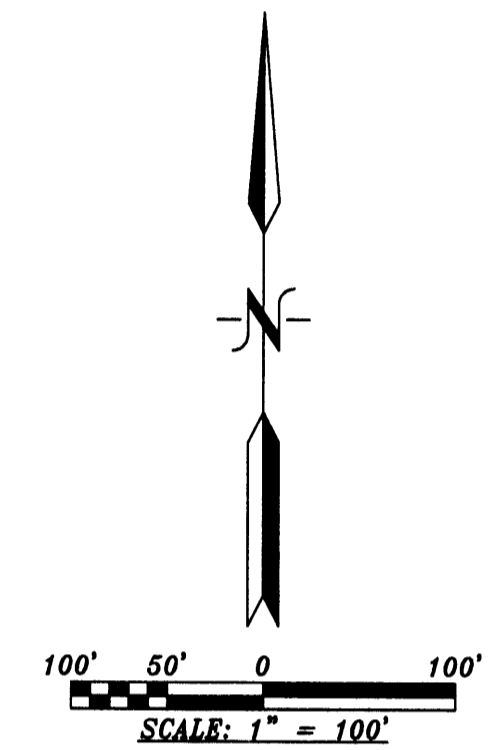
NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	23°29'05"	N 12°26'14" E	409.09	167.68	166.51
C2	90°00'00"	N 69°10'47" E	25.00	39.27	35.36
C3	47°02'44"	S 89°20'35" E	560.00	459.82	447.01

13-0043.DWG (FEBRUARY, 2013)



# PLAT OF PARCEL D-1 RENAISSANCE CENTER 3

WITHIN  
ELENA GALLEGOS LAND GRANT  
PROJECTED SECTION 34, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.  
BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2013



ACS STATION "1-25-20"  
N=1,502,367.513  
E=1,530,649.760  
GRD TO GRID=0.999674593  
 $\Delta\alpha = -00^{\circ}12'40.48''$   
CENTRAL ZONE, NAD 1983

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	23°29'05"	N 12°26'14" E	409.09	167.68	166.51
C2	90°00'00"	N 69°10'47" E	25.00	39.27	35.36
C3	47°02'44"	S 89°20'35" E	560.00	459.82	447.01

13-0043.DWG (FEBRUARY, 2013)

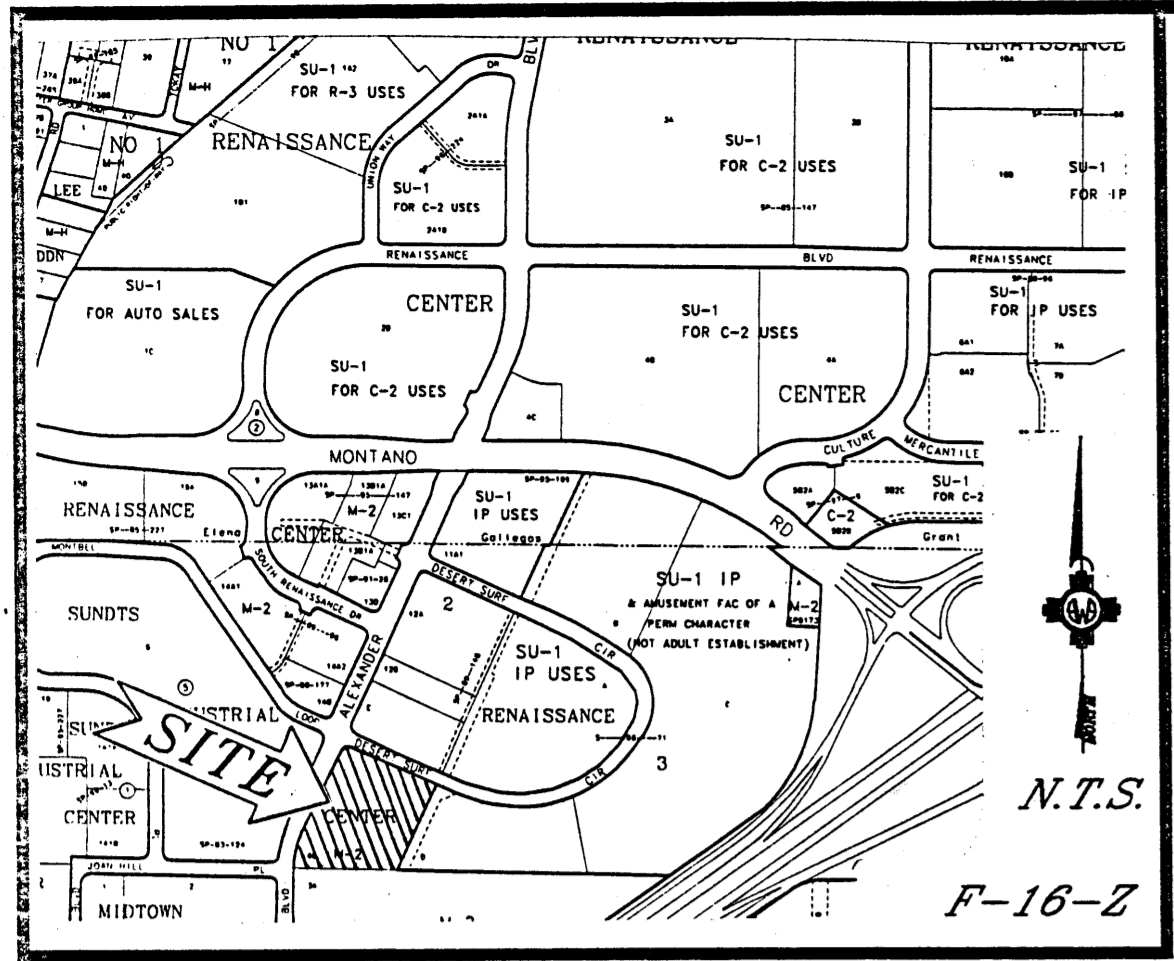
A.L.T.A./A.C.S.M. LAND TITLE SURVEY

TRACT 6-B  
 SUNDT'S INDUSTRIAL CENTER  
 SECTION 34, T. 11 N., R. 3 E., N.M.P.M.  
 ALBUQUERQUE, NEW MEXICO  
 MARCH 1999

**LEGAL DESCRIPTION**  
 Tract 6-B of Sundt's Industrial Center, Albuquerque, New Mexico filed in the office of the County Clerk of Bernalillo County, New Mexico on December 27, 1983 Volume C22, folio 180.

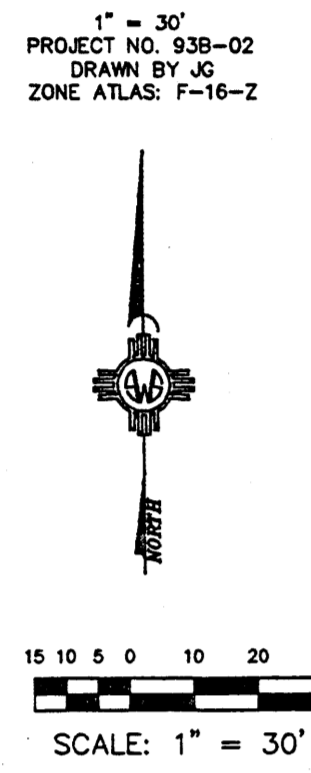
- Notes:
- Bearings based upon plat of SUNDT'S INDUSTRIAL CENTER filed December 27, 1983 (C22-180).
  - Bearings and distances in parentheses ( ) per plat of SUNDT'S INDUSTRIAL CENTER filed December 27, 1983 (C22-180).
  - Access via Alexander Boulevard N.E. and Montbel Loop N.E. (a dedicated street).
  - Subject property is located within Zone X, designating areas determined to be outside 500-year floodplain according to the Flood Insurance Rate Map, Bernalillo County, New Mexico and Incorporated Areas per Map No. 35001C0138 D, effective date September 20, 1996.
  - Documents used:
    - said plat of SUNDT'S INDUSTRIAL CENTER filed December 27, 1983 (C22-180).
    - Rio Grande Title Commitment No. 09900716-SP DT, effective date February 18, 1999.
    - Warranty Deed recorded December 28, 1983 in Book D201-A, page 378 as Document No. 83-88568.

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	409.09' (409.09')	167.99' (167.99')	23°31'42"	85.20'	N 12°23'24" E	166.81'
C2	25.00' (25.00')	39.24' (39.27')	89°58'26"	24.99'	N 69°09'53" E	35.35'



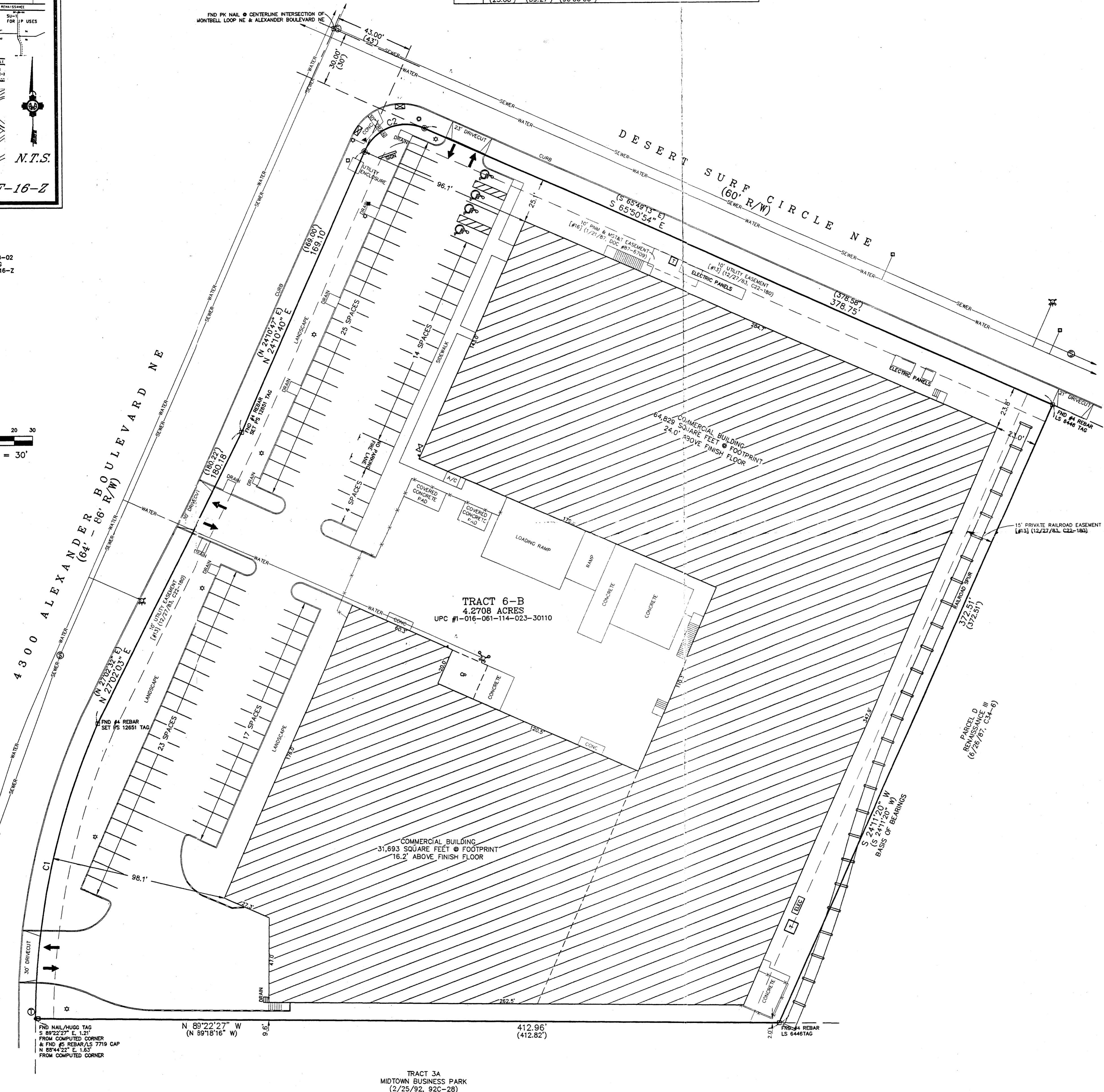
Vicinity Map

- SYMBOLS LEGEND**
- ☒ = TRAFFIC SIGNAL BOX
  - = TRAFFIC SIGNAL
  - ☆ = LIGHT POLE
  - ▼ = CROSSWALK SIGNAL
  - △ = FIRE PROTECTION
  - = BOLLARD
  - SEWER— = UNDERGROUND SEWER LINE
  - WATER— = UNDERGROUND WATER LINE
  - ⊙ = SEWER MANHOLE
  - ⊙ = TELEPHONE MANHOLE
  - ⊠ = TRANSFORMER
  - = WATER METER
  - ⊠ = TELEPHONE RISER
  - ⊠ = FIRE HYDRANT
  - ⊠ = GAS METER
  - = CONCRETE RETAINING WALL
  - X- = FENCE
  - = TRAFFIC FLOW



- MONUMENT LEGEND**
- - COMPUTED CORNER NOT SET
  - - FOUND MONUMENT AS NOTED
  - ⊙ - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "PATRICK PS 12651"

- PARKING DATA**
- 83 STANDARD PARKING SPACES
  - 4 HANDICAP PARKING SPACES
  - 87 TOTAL PARKING SPACES

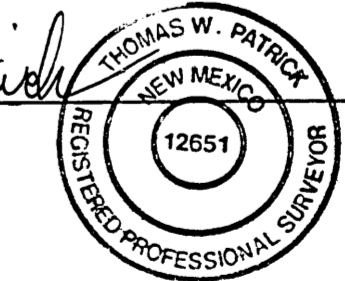


TRACT 3A  
 MIDTOWN BUSINESS PARK  
 (2/25/92, 92C-28)

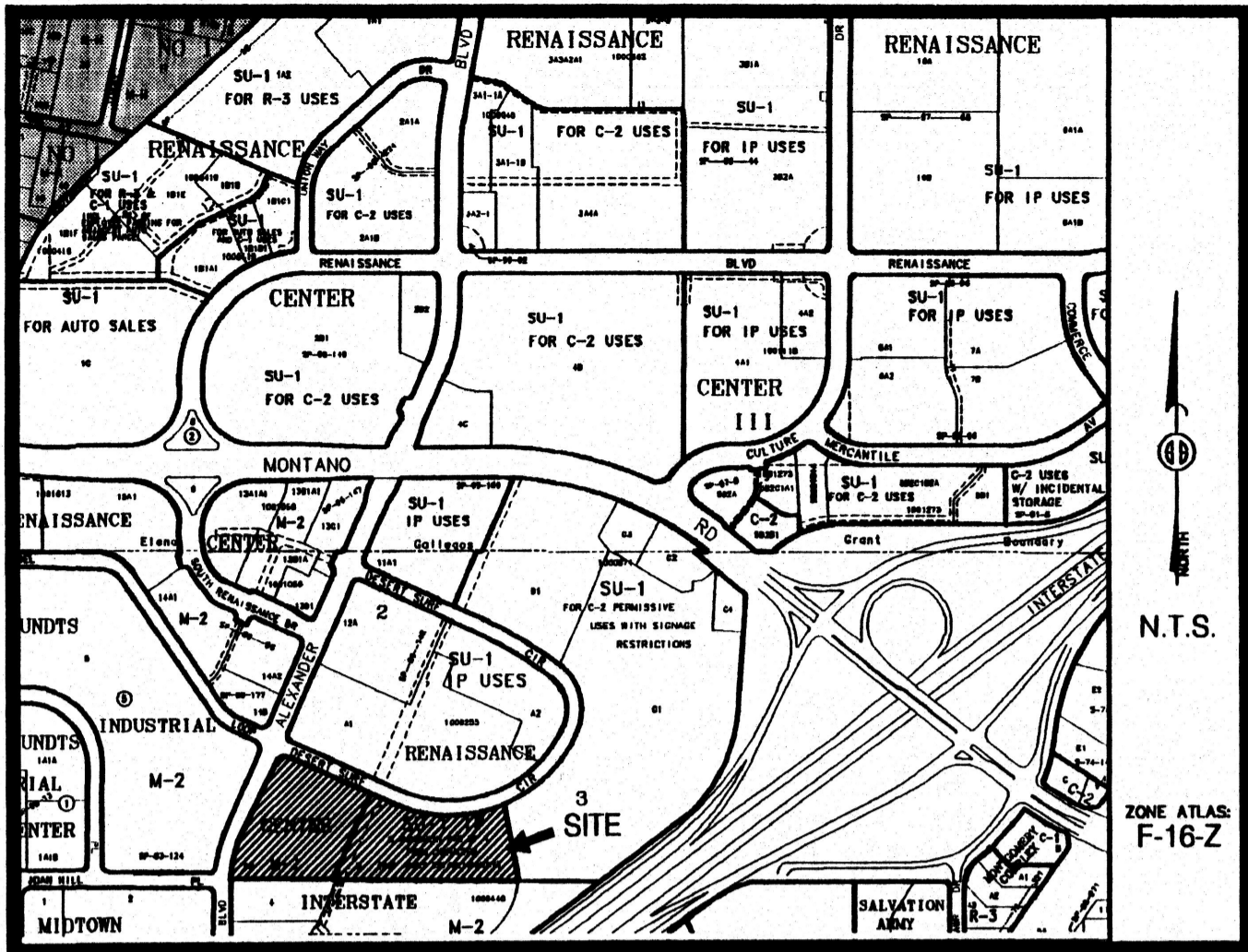
**SURVEYORS CERTIFICATE**

I, Thomas W. Patrick, licensed under the laws of the State of New Mexico, do hereby certify to, RIO GRANDE TITLE COMPANY, INC., LUTHER R. MARTINEZ AND ROSELLA MARTINEZ, HUSBAND AND WIFE, ALAMO TITLE INSURANCE and CITY OF ALBUQUERQUE, NEW MEXICO, A MUNICIPAL CORPORATION as provided in the Title Binder 09900716-SP DT dated February 18, 1999. This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with Minimum Standards for Surveying in New Mexico and in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Surveys", jointly established and adopted by ALTA and ACSM in 1997, and includes items 1, 2, 3, 4, 7(a), 7(c), 8, 9, 10, 11 and 13 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) for an Urban Survey.

Thomas W. Patrick  
 THOMAS W. PATRICK  
 N.M.P.S. NO. 12651  
 Date: 11 March 1999



**SOUTHWEST SURVEYING CO., INC.**  
 333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102  
 PHONE: (505) 998-0303 FAX: (505) 998-0306  
 T11N R3E SEC. 34



Vicinity Map

**SUBDIVISION DATA / NOTES**

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS I-25-20 AND 2-F16, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES ( ) ARE PER THE PLAT OF RENAISSANCE III, FILED IN BERNALILLO COUNTY, NEW MEXICO ON JUNE 26, 1987 IN VOLUME C34, FOLIO 6.
6. GROSS AREA: 8.5250 ACRES
7. NUMBER OF EXISTING TRACTS: 2
8. NUMBER OF PARCELS CREATED: 1
9. PROPERTY IS ZONED M-2 AND SU-1 IP.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON  
 UPC#: \_\_\_\_\_  
 PROPERTY OWNER OF RECORD: \_\_\_\_\_  
 BERNALILLO COUNTY TREASURERS OFFICE: \_\_\_\_\_

**PLAT OF  
 PARCEL D-1  
 RENAISSANCE III  
 PROJECTED SECTION 34, T. 11 N., R. 3 E., N.M.P.M.  
 ELENA GALLEGOS GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 FEBRUARY 2005  
 SHEET 1 OF 2**

**LEGAL DESCRIPTION**

Tract 6-B of SUNDT'S INDUSTRIAL CENTER, 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 December 27, 1983 in Volume C22, Folio 180; together with Parcel D of RENAISSANCE CENTER III, 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 26, 1987 in Volume C34, Folio 6.

**FREE CONSENT**

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

**DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO COMBINE TWO (2) EXISTING TRACTS INTO ONE (1) NEW TRACT AND TO VACATE A PUBLIC DRAINAGE EASEMENT AS SHOWN HEREON.

CITY APPROVALS: PROJECT NO.: \_\_\_\_\_ APPLICATION NO.: \_\_\_\_\_  
 CITY SURVEYOR: [Signature] DATE: 5-23-05

TRAFFIC ENGINEERING	<b>PRELIMINARY PLAT</b>	DATE
PARKS & RECREATION DEPARTMENT	<b>APPROVED BY DRB</b>	DATE
UTILITIES DEVELOPMENT	<b>ON _____</b>	DATE
A.M.A.F.C.A.		DATE
CITY ENGINEER		DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT		DATE

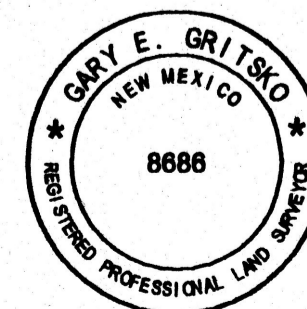
OWNER(S) SIGNATURE: [Signature] PRES. DATE: 5-19-05  
 OWNER(S) PRINT NAME: LUTHER MARTINEZ  
 ADDRESS: \_\_\_\_\_ TRACT: \_\_\_\_\_  
 ACKNOWLEDGMENT  
 STATE OF NEW MEXICO )  
 ) SS  
 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19th DAY OF MAY, 2005.  
 BY: LUTHER MARTINEZ  
 MY COMMISSION EXPIRES: 10/01/05  
[Signature]  
 NOTARY PUBLIC



**SURVEYOR'S CERTIFICATION**

I, Gary E. Gritsko, 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 and is true and correct to the best of my knowledge and belief.

[Signature] Feb. 24, 2005  
 Gary E. Gritsko Date  
 New Mexico Professional Surveyor, 8686



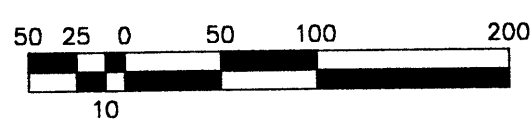
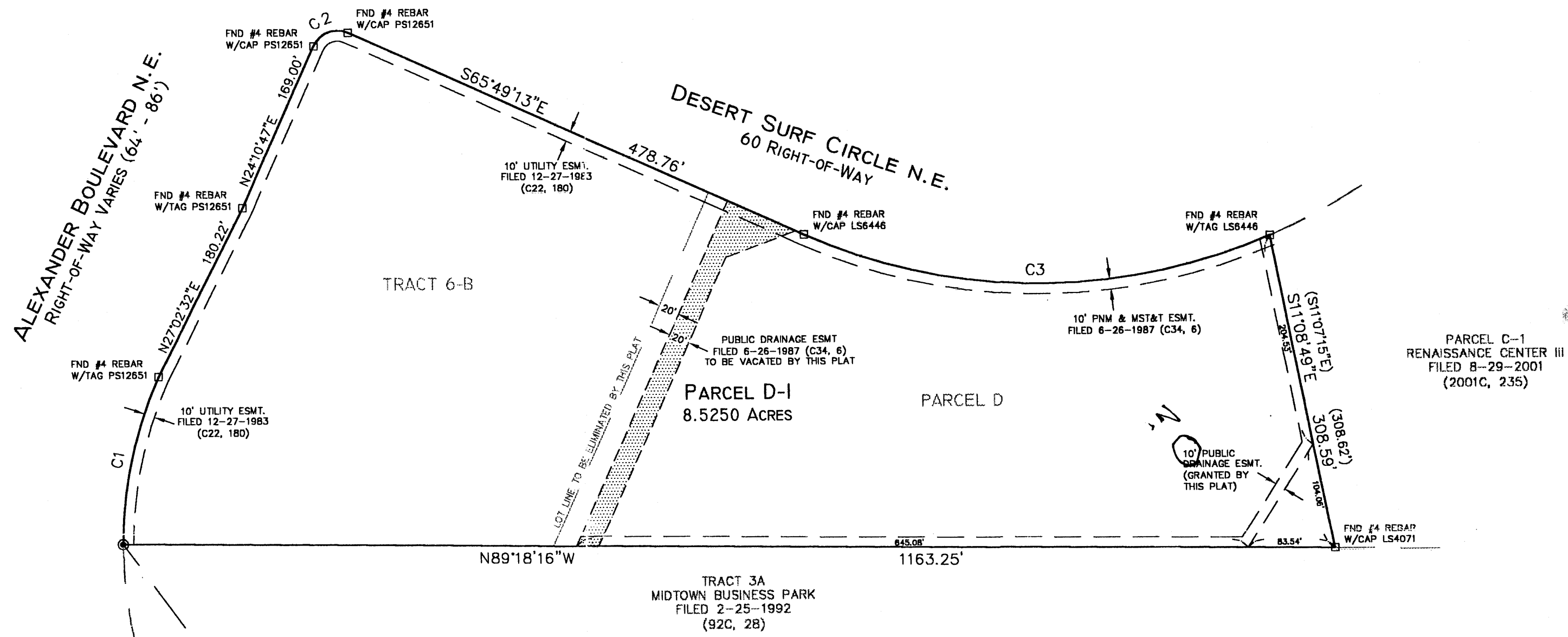
**SURVEYS SOUTHWEST LTD.**

333 LOMAS BLVD., N.E. PHONE: (505) 998-0303  
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306  
 87102

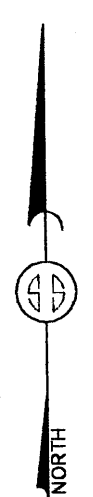
**T11N R3E SEC. 34**

**PLAT OF  
PARCEL D-1  
RENAISSANCE III  
PROJECTED SECTION 34, T. 11 N., R. 3 E., N.M.P.M.  
ELENA GALLEGOS GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
FEBRUARY 2005  
SHEET 2 OF 2**

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	409.09'	167.68'	23°29'05"	S12°22'39"W	166.51'
C2	25.00'	39.27'	90°00'00"	S69°10'47"W	35.36'
C3	560.00'	459.67'	47°01'50"	S89°20'08"E	446.87'



SCALE: 1" = 100'  
PROJECT NO. 0408PB12  
DRAWN BY PGB  
ZONE ATLAS: F-16-Z

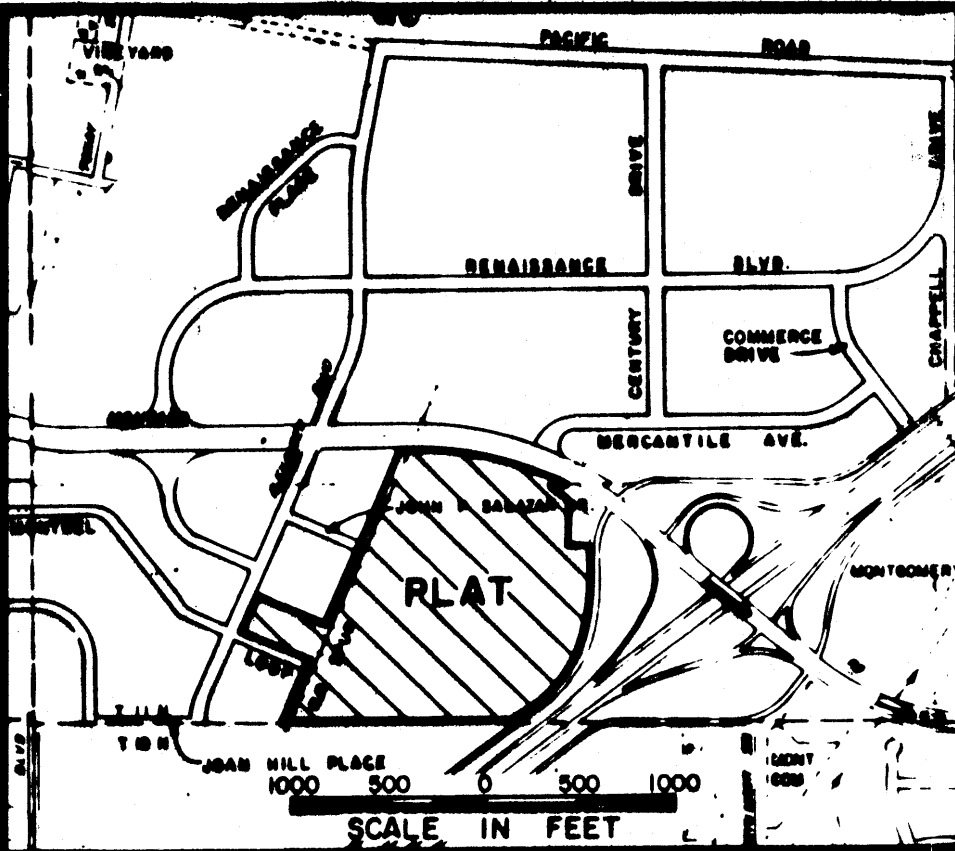


MONUMENT LEGEND	
	FOUND CONTROL STATION AS NOTED
	FOUND MONUMENT AS NOTED
	SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED

STATION 2-F16  
X = 390920.06  
Y = 1504671.78  
GROUND TO GRID = 0.9996718  
DELTA ALPHA = -00°12'36"  
NEW MEXICO STATE PLANE  
COORDINATE SYSTEM  
CENTRAL ZONE  
NAD 1927

STATION 1-25-20  
X = 390403.88  
Y = 1502304.95  
GROUND TO GRID = 0.99967080  
DELTA ALPHA = -00°12'39"  
NEW MEXICO STATE PLANE  
COORDINATE SYSTEM  
CENTRAL ZONE  
NAD 1927

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87102  
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**T11N R3E SEC. 34**



LOCATION MAP  
ZONE ATLAS MAP F-16

CURVE DATA

DELTA	RADIUS	LENGTH
1 35°22'36"	1,371.40'	846.76'
2 41°12'40"	669.18'	481.32'
3 90°00'00"	25.00'	39.27'
4 90°00'00"	530.00'	832.52'
5 78°00'00"	190.00'	258.66'
6 12°00'00"	1,758.57'	368.31'
7 25°54'36"	25.00'	11.31'
8 32°55'02"	30.00'	17.23'
9 22°00'00"	227.00'	87.16'
10 32°54'57"	30.00'	17.23'
11 25°54'36"	25.00'	11.31'

SUBDIVISION DATA S-86-71

SUBDIVISION CASE NUMBER: Z-86-66, DRB-86-788  
 GROSS SUBDIVISION ACREAGE: 40.3729  
 NUMBER OF EXISTING TRACTS: 3  
 NUMBER OF TRACTS CREATED: 5  
 MILES OF FULL-WIDTH STREETS CREATED: 0.3169  
 DATE OF SURVEY: DECEMBER, 1986

FREE CONSENT AND DEDICATION STATEMENT

THE SUBDIVISION DESCRIBED HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND/OR PROPRIETORS THEREOF AND SAID OWNERS AND/OR PROPRIETORS DO HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHT-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE AND DO HEREBY GRANT ALL UTILITY EASEMENTS SHOWN HEREON WITH THE RIGHTS OF INGRESS AND EGRESS (BOTH SURFACE AND SUBSURFACE) AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS; INCLUDED ARE EASEMENTS FOR JOINT POWER AND COMMUNICATION SERVICE LINES; AND DO ALSO GRANT TO THE CITY OF ALBUQUERQUE THE DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN FACILITIES THEREIN. SAID OWNERS AND/OR PROPRIETORS DO HEREBY FREELY CONSENT TO ALL THE FOREGOING AND DO HEREBY REPRESENT THAT WE ARE AUTHORIZED TO DO SO AFT.

MONTBEL, INC., A NEW MEXICO CORPORATION

BY: *Ray E. Montgomery*  
 RAY E. MONTGOMERY, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF NEW MEXICO } SS  
 COUNTY OF BERNALILLO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF December, 1986, BY *Ray E. Montgomery*, VICE PRESIDENT OF MONTBEL, INC., A NEW MEXICO CORPORATION.

*Anna L. Loylb*  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-22-90

TALOS LOG No. SP-II-14-1149

DRAINAGE NOTE:  
 THE PERMANENT, PRIVATE DRAINAGE EASEMENT WITHIN PARCEL "B" IS TO ACCEPT AND POND THE DRAINAGE RUN-OFF FROM PARCEL "C". THE OWNERS AND/OR PROPRIETORS OF PARCEL "C" WILL REMAIN RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES IN THIS EASEMENT IN ACCORDANCE WITH ORDINANCES AND STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE.

Waterline Easmt Recorded in Misc. Bk. 354, Pg. 618-624

Permanent Private Drainage Easement

State of New Mexico

County of Bernalillo

This instrument was recorded on  
 JUN 26 1987  
 at 8:35 a.m. in the County Clerk's Office of Bernalillo County, New Mexico.  
 My Commission Expires: \_\_\_\_\_

08767205

RENAISSANCE III

A REPLAT OF  
 LOTS 3 & 4, BLOCK 4 & TRACT 6-A OF  
 SUNDT'S INDUSTRIAL CENTER

ALBUQUERQUE, NEW MEXICO

NOVEMBER, 1986

APPROVALS

*John C. Leland* 12/11/86  
 CHIEF CITY SURVEYOR  
*Roni Jewell* 12/15/86  
 PROPERTY MANAGER  
*Robert A. Sanchez* 12-16-86  
 TRAFFIC ENGINEER  
*Janet Salero* 12-16-86  
 PARKS AND RECREATION DIRECTOR  
*Shonda H. Langst* 12-16-86  
 WATER RESOURCES DEPARTMENT  
*Paul J. Quinn* 6-19-87  
 ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY  
*Paul J. Quinn* 6-19-87  
 CITY ENGINEER, ENGINEERING DIVISION  
*Jack Cloud* 6-25-87  
 PLANNING DIRECTOR, CITY/COUNTY PLANNING DIVISION

NOTES:

- BEARINGS ARE NEW MEXICO STATE PLANE GRID AS SHOWN ON PREVIOUSLY RECORDED PLATS.
- DISTANCES ARE GROUND DISTANCE AS SHOWN ON PREVIOUSLY RECORDED PLATS.
- THE PURPOSE OF THIS PLAT IS TO DIVIDE THE PARCELS AND DEDICATE THE STREET RIGHT-OF-WAY IN COMPLIANCE WITH ZONING REQUEST NUMBER Z-86-66, APPROVED.
- ALL BOUNDARY CORNERS WERE FOUND TO BE 1/2 INCH REBAR WITH ALUMINUM CAP MARKED "AAR" # 1817, UNLESS OTHERWISE INDICATED HEREON.
- PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO ALL PARCELS MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE, VIA A REQUEST FOR A WATER AND SANITARY SEWER AVAILABILITY STATEMENT.

SURVEYOR'S CERTIFICATE

I, GAYLE D. JEWELL, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS OF RECORD, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Gayle D. Jewell* 12/16/86  
 GAYLE D. JEWELL, L.S. NO. 4071 DATE

ACKNOWLEDGEMENT

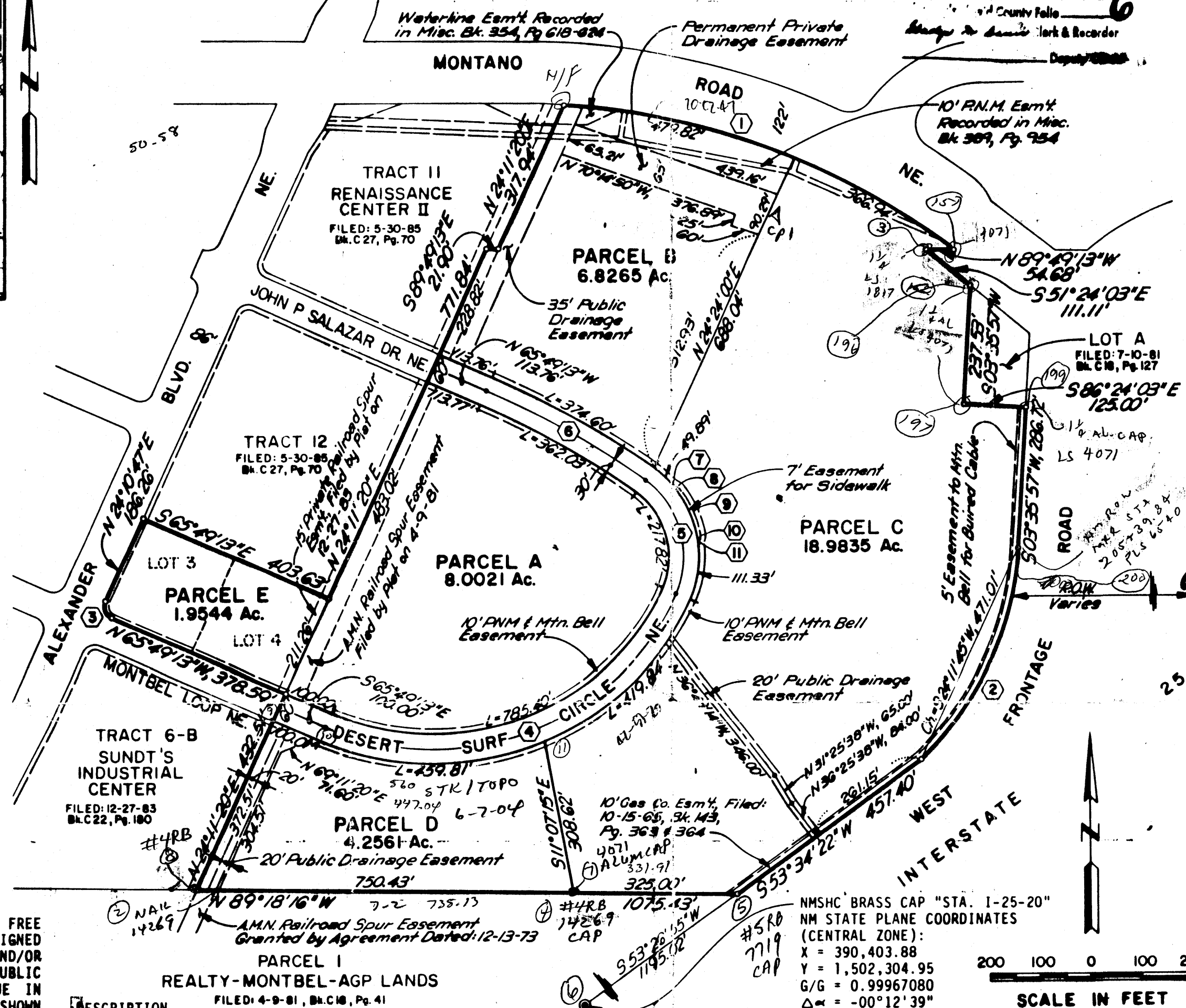
STATE OF NEW MEXICO } SS  
 COUNTY OF BERNALILLO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF December, 1986 BY GAYLE D. JEWELL, REGISTERED NEW MEXICO LAND SURVEYOR NO. 4071.

*Simon Harland Jones*  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/26/89

ANDREWS, ASBURY & ROBERT, INC.  
 CONSULTING ENGINEERS  
 ALBUQUERQUE 85-475 NEW MEXICO



DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 34, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING ALL OF TRACT 6-A AND LOTS 3 AND 4 IN BLOCK 4 OF SUNDT'S INDUSTRIAL CENTER AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 27, 1983 IN VOLUME C22, FOLIO 180, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 25 FROM WHENCE THE MONUMENT "STA. 1-25-20" MARKED BY A N.M.S.H.C. BRASS CAP BEARS S 53°26'55" W, 1,195.02 FEET DISTANCE; THENCE, FROM SAID POINT OF BEGINNING,  
 N 89°18'16" W, 1,075.43 FEET ALONG THE SOUTH LINE OF SAID TRACT 6-A TO THE SOUTHWEST CORNER OF SAID TRACT 6-A; THENCE,  
 N 24°11'20" E, 432.51 FEET ALONG THE WESTERLY LINE OF SAID TRACT 6-A TO THE SOUTHEAST CORNER OF SAID LOT 4, BLOCK 4; THENCE,  
 N 65°49'13" W, 378.59 FEET ALONG THE SOUTHERLY LINE OF SAID LOTS 3 AND 4, BLOCK 4 TO A POINT OF CURVATURE; THENCE,  
 NORTHERLY, 39.27 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" TO A POINT OF TANGENCY; THENCE,  
 N 24°10'47" E, 186.26 FEET ALONG THE WESTERLY LINE OF LOT 3, BLOCK 4 TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE,  
 S 65°49'13" E, 403.63 FEET ALONG THE NORTHERLY LINE OF SAID LOTS 3 AND 4 TO THE NORTHEAST CORNER OF LOT 4, ON THE WESTERLY LINE OF SAID TRACT 6-A; THENCE,  
 N 24°11'20" E, 771.84 FEET ALONG THE WESTERLY LINE OF TRACT 6-A TO A POINT; THENCE,  
 S 89°49'13" E, 21.90 FEET ALONG THE WESTERLY LINE OF SAID TRACT 6-A TO A POINT; THENCE,  
 N 24°11'20" E, 317.94 FEET ALONG THE WESTERLY LINE OF SAID TRACT 6-A TO THE NORTHWEST CORNER OF SAID TRACT 6-A, A POINT ON CURVE ON THE SOUTH LINE OF MONTANO ROAD, NE; THENCE,  
 SOUTHEASTERLY, 846.76 FEET ALONG THE SAID SOUTH LINE OF MONTANO ROAD, NE, ALONG THE ARC OF A CURVE BEARING TO THE RIGHT HAVING A RADIUS OF 1,371.40 FEET AND A CHORD WHICH BEARS S 69°25'27" E, 833.37 FEET TO A POINT; THENCE,  
 N 89°49'13" W, 54.68 FEET TO A POINT; THENCE,  
 S 51°24'03" E, 111.11 FEET CONTINUING ALONG THE SAID SOUTH LINE OF MONTANO ROAD, NE, TO A POINT; THENCE,  
 S 03°35'57" W, 237.53 FEET TO A POINT; THENCE,  
 S 86°24'03" E, 125.00 FEET TO A POINT ON THE SAID WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 25; THENCE,  
 S 03°35'57" W, 286.72 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE,  
 SOUTHWESTERLY, 481.32 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE BEARING TO THE RIGHT HAVING A RADIUS OF 669.18 FEET AND A CHORD WHICH BEARS S 24°11'45" W, 471.01 FEET TO A NON-TANGENT POINT; THENCE,  
 S 53°34'22" W, 457.40 FEET CONTINUING ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE TO THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, CONTAINING 42.3273 ACRES, MORE OR LESS.