

VICINITY MAP No. F-16-Z

**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO PLAT THE VACATED RAILROAD SPUR 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 11, 2016
- 8: DOCUMENTS USED TO ESTABLISH BOUNDARY
  - A: PLAT OF PARCEL D-1, RENAISSANCE CENTER 3 FILED: DECEMBER 28, 2015, BOOK 2015C, PAGE 180.
- 9: BEARINGS & DISTANCES SHOWN HEREON ARE BOTH THE RECORD & FIELD VERIFIED POINTS.

**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.

Julie M. Bosa 2-16-16  
DATE

**ACKNOWLEDGMENT**

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 16th DAY OF February, 2016

BY: Marc E. Chavez Julie M. Bosa  
MY COMMISSION EXPIRES: 4/5/17 BY: Marc E. Chavez  
NOTARY PUBLIC



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# 101606111402330110 - 101606117501230117 - 101606114001530117  
PROPERTY OWNER OF RECORD: The Tortilla Building LLC  
BERNALILLO CO. TREASURER'S OFFICE: NTZ 3-17-16

**LEGAL DESCRIPTION**

PARCEL LETTERED D-ONE (D-1) OF THE PLAT PARCEL D-1 BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN & DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 28, 2015 IN PLAT BOOK 2015C, PAGE 180.

**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/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), 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.

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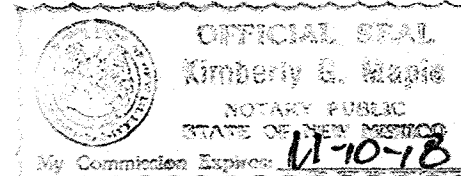
Joaquin Sanchez 2/12/16  
DATE

**ACKNOWLEDGMENT**

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 16th DAY OF February, 2016

BY: Joaquin Sanchez  
MY COMMISSION EXPIRES: 11-10-18 BY: Kimberly S. Magle  
NOTARY PUBLIC



PLAT OF  
**PARCEL D-1-A**  
**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  
FEBRUARY, 2016

PROJECT NUMBER: 1004223  
APPLICATION NUMBER: 16 DRB 70071

**UTILITY APPROVALS:**

Fernando Vigil 3-7-16  
PUBLIC SERVICE COMPANY OF NEW MEXICO DATE

Ris Gallegos 3-7-16  
NEW MEXICO GAS COMPANY DATE

QWEST 3-7-16  
QWEST CORPORATION D/B/A CENTURYLINK QC DATE

Comcast 3/8/16  
COMCAST DATE

**CITY APPROVALS:**

Soren G. Rianhoever P.S. 2/22/16  
CITY SURVEYOR DATE

Real Property Division 3-16-16  
REAL PROPERTY DIVISION (CONDITIONAL) DATE

Environmental Health Department 3-16-16  
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE

Roguel M. Mendez 3/10/16  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

Shirley Cadon 03/10/16  
ABCWUA DATE

Carol S. Dumont 3-2-16  
PARKS AND RECREATION DEPARTMENT DATE

Lynn M. Magle 3-16-16  
AMAFCA DATE

City Engineer 3-2-16  
CITY ENGINEER DATE

DRB Chairperson 3-15-16  
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

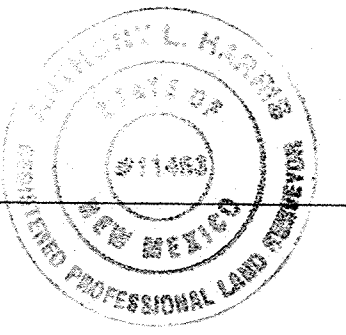
**SURVEYORS CERTIFICATE:**

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 17th DAY OF February, 2016.

Anthony L. Harris  
ANTHONY L. HARRIS, P.S. # 11463



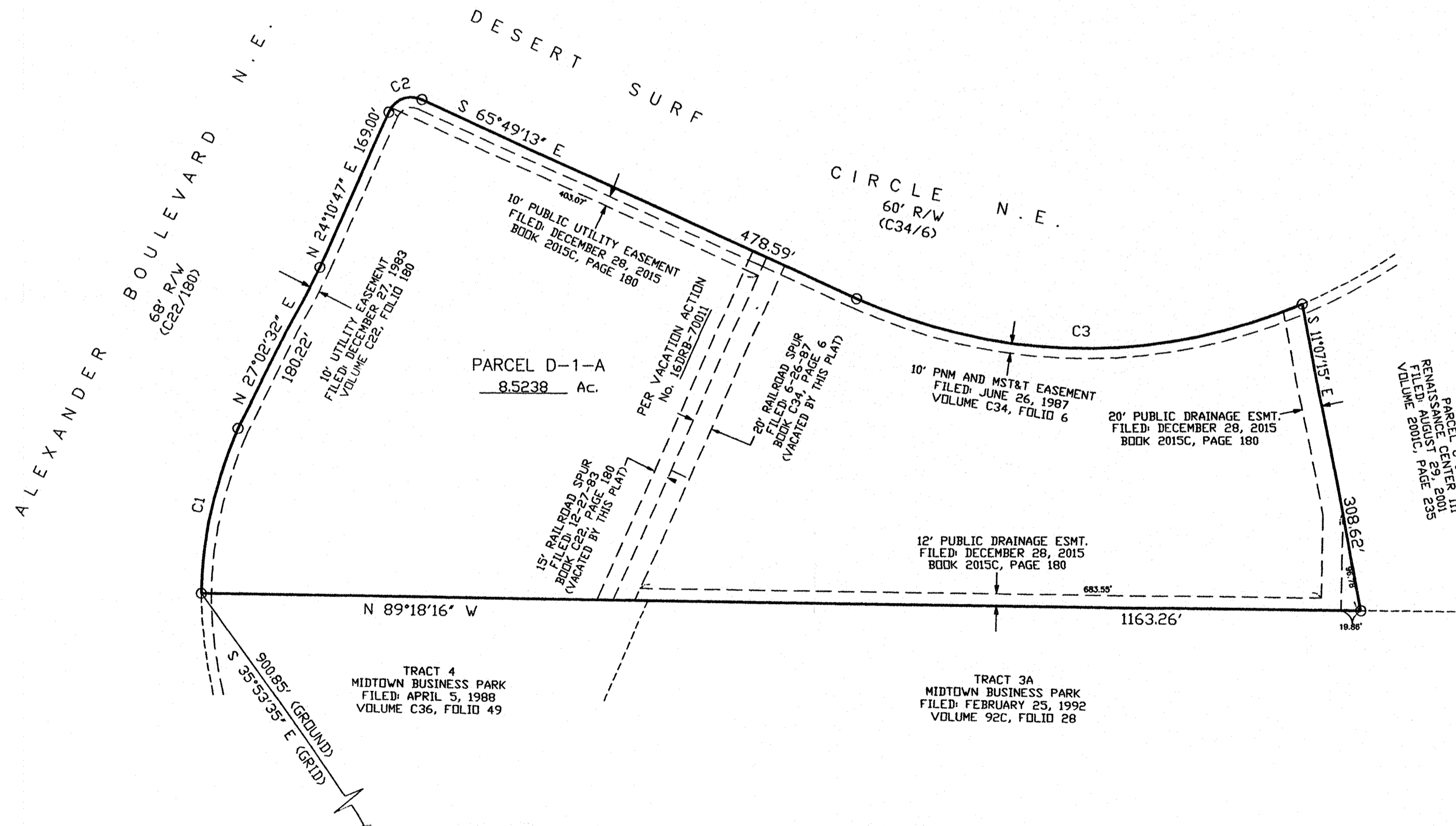
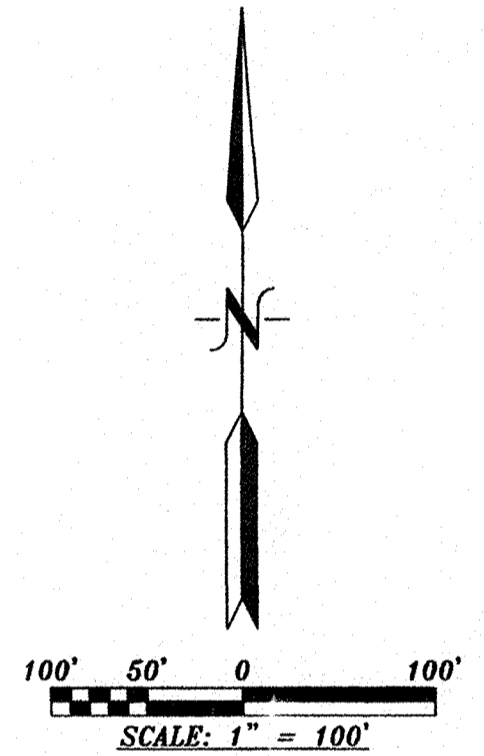
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03/17/2016 11:34 AM Page: 1 of 2  
PLAT R: \$25.00 B: 2016C P: 0024 M. Toulouse Oliver, Bernalillo Cour 33 LOMAS BOULEVARD N.E.  
BUQUERQUE, NEW MEXICO 87102

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

PLAT OF  
**PARCEL D-1-A**  
**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  
 FEBRUARY, 2016



ACS STATION "1-25-20"  
 N=1,502,367.513  
 E=1,530,649.761

