

VICINITY MAP No. F-16-Z

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
-
- DOCUMENTS USED TO ESTABLISH BOUNDARY
 - RENAISSANCE CENTER II
FILED: JULY 20, 1995 IN PLAT BOOK 95C, 266
 - SUNDT'S INDUSTRIAL CENTER
FILED: DECEMBER 27, 1983 IN VOLUME C22, FOLIO 180
 - RENAISSANCE CENTER III
FILED: JUNE 26, 1987 IN VOLUME C34, FOLIO 6

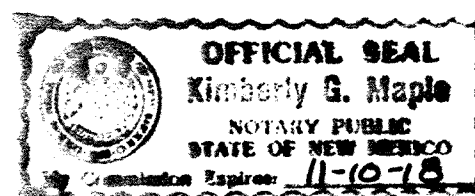
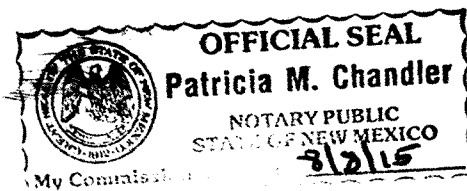
FREE CONSENT

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.

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, A NOTARY PUBLIC
THIS 4th DAY OF JANUARY, 2015
BY: Tom Zdunek

MY COMMISSION EXPIRES: 8/31/15
BY: Patricia M. Chandler
NOTARY PUBLIC



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 101606111402330110; 101606117501230117
PROPERTY OWNER OF RECORD: The Tortilla building LLC
BERNALILLO CO. TREASURER'S OFFICE: Lawrence Hernandez

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 'T-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 8.5238 ACRES MORE OR LESS.

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 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.
- 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.

FREE CONSENT

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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: 11-10-18
BY: [Signature]
NOTARY PUBLIC

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: 1004223
APPLICATION NUMBER: 15-70009

UTILITY APPROVALS:

[Signature] 1-22-15
PUBLIC SERVICE COMPANY OF NEW MEXICO
[Signature] 1/21/15
NEW MEXICO GAS COMPANY
[Signature] 1/21/15
QWEST CORPORATION D/B/A CENTURYLINK QC
[Signature] 1/21/15
COMCAST

CITY APPROVALS:

[Signature] 1/13/15
CITY SURVEYOR
N/A 12-28-15
*REAL PROPERTY DIVISION (CONDITIONAL)
N/A 12-28-15
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)
70 D 2 S 01-21-15
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION
[Signature] 01/21/15
ABCWA
[Signature] 1-21-15
PARKS AND RECREATION DEPARTMENT
[Signature] 1-21-15
AMAFCA
[Signature] 1-21-15
CITY ENGINEER
[Signature] 12-28-15
DRB CHAIRPERSON, PLANNING DEPARTMENT

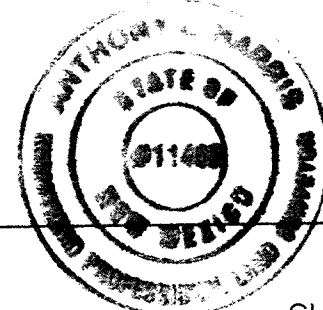
SURVEYORS CERTIFICATE:

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 12th DAY OF January, 2015.

ANTHONY L. HARRIS, P.S. # 11463

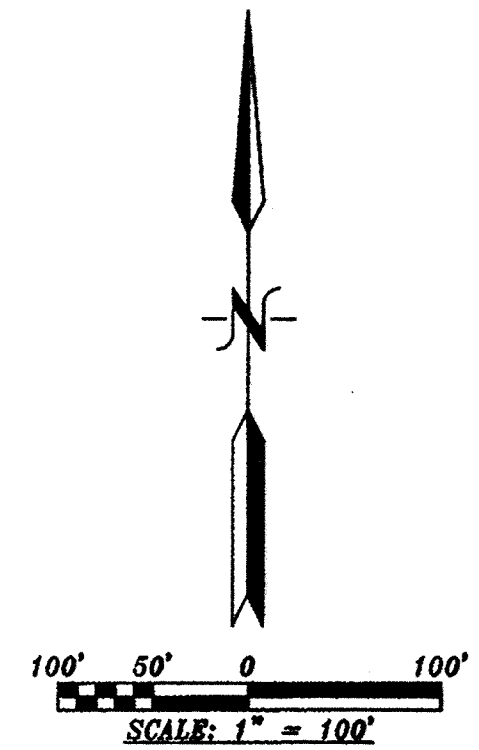
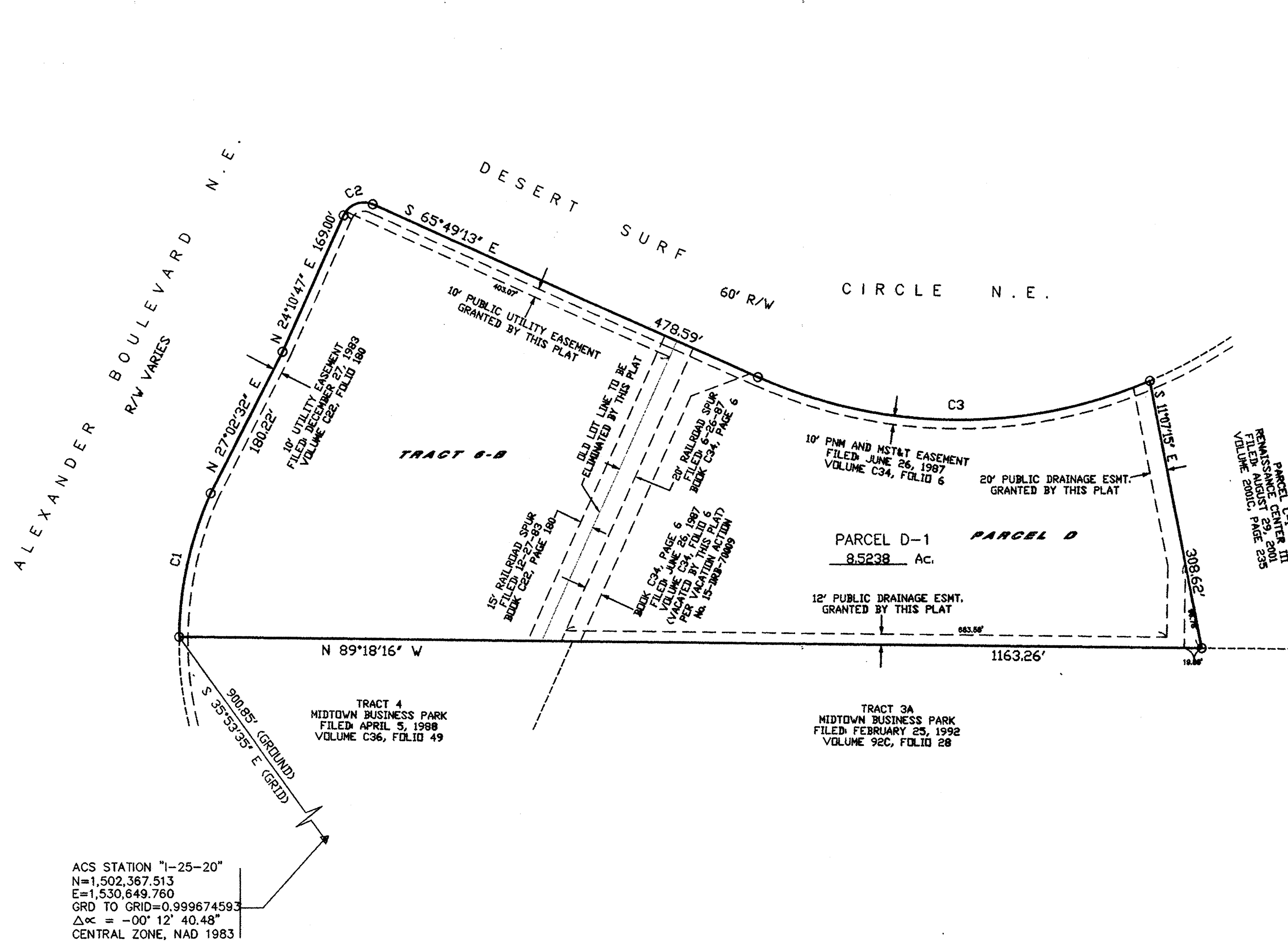


DOCH 2015111939

12/29/2015 04:31 PM Page: 1 of 2
PLAT R: 825.00 B: 2015C: 0100 M: Toulouse Oliver, Bernalillo Cour

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



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

DOC# 2015111939

12/28/2015 04:31 PM Page: 2 of 2
PLAT R: 228.00 S: 2015C P: 0180 M: Toulouse Oliver, Bernalillo Cour

THE SURVEY OFFICE, LLC

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

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