

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 or Deed bearings and distances, where they differ from those established by this field survey, 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 Pages: B-18 and C-18

SUBDIVISION DATA

- Total number of existing Lots: 13
- Total number of Lots created: 4
- Total public right of way dedicated: 0.2273 Acres
- Total public right of way Vacated: 1.5489 Acres
- Gross Subdivision acreage: 19.5578 acres

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."



TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following: 8 parcels listed

[Signature]
Bernalillo County Treasurer

9/8/15
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, 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 Modesto Avenue right of way VACATED by 13DRB-70126
- Combine 13 existing Lots and Vacated Modesto Avenue right of way into 4 new Lots as shown hereon.
- Grant the new easements as shown hereon.
- Dedicate the additional right of way as shown hereon to the City of Albuquerque.

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
August 4, 2014

**BULK LAND PLAT OF
LOTS 8-A, 26-A AND 27-A, BLOCK 25
LOTS 8-A AND 29-A-1, BLOCK 26
TRACT A, UNIT B
NORTH ALBUQUERQUE ACRES**

(BEING A REPLAT OF LOTS 8 AND 9; 23 THRU 25 AND LOTS 26 THRU 29, BLOCK 25; LOT 29-A, BLOCK 26; LOTS 8 THRU 10, BLOCK 26, ALL WITHIN TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES; TOGETHER WITH A VACATED PORTION OF MODESTO AVENUE N.E.)

SITUATE WITHIN
THE ELENA GALLEGOS GRANT
IN
**PROJECTED SECTIONS 12 AND 13, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**

AUGUST, 2014

PROJECT NUMBER: 1004472

Application Number: 15DRB70180

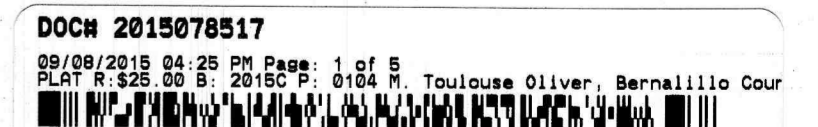
PLAT APPROVAL

UTILITY APPROVALS:

[Signature] 2-3-15
Public Service Company of New Mexico Date
[Signature] 3/20/15
New Mexico Gas Company Date
[Signature] 3-24-15
Qwest Corporation d/b/a CenturyLink QC. Date
[Signature] 3/3/15
Comcast Date

CITY APPROVALS:

[Signature] 1/8/15
City Surveyor Date
Department of Municipal Development
[Signature] 9-3-15
Real Property Division Date
[Signature] 9-8-15
Environmental Health Department Date
[Signature] 05-27-15
Traffic Engineering, Transportation Division Date
[Signature] 05/27/15
ABCWUA Date
[Signature] 5-27-15
Parks and Recreation Department Date
[Signature] 5-27-15
AMAFCA Date
[Signature] 5-27-15
City Engineer Date
[Signature] 9-8-15
DRB Chairperson, Planning Department Date



SHEET 1 OF 5

SURVOTEK, INC.

Consulting Surveyors Phone: 505-897-3366
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

LEGAL DESCRIPTION

That certain parcel of land situate within the Elena Gallegos Grant in Projected Sections 12 and 13, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising the following: (1) Lots Numbered Eight (8) thru 10, in Block Numbered Twenty six (26); Lots Numbered Eight (8), Nine (9) and Twenty three (23) thru Twenty nine (29), in Block Numbered Twenty five (25), North Albuquerque Acres, Tract A, Unit B as the same are shown and designated on the plat entitled "TRACT A-UNIT B, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE-BERNALILLO COUNTY, NEW MEXICO"; filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 24, 1936, in Volume D, Folio 130

TOGETHER WITH:

Lot Numbered Twenty nine-A (29-A), in Block Numbered Twenty six (26), North Albuquerque Acres, Tract A, Unit B as the same is shown and designated on the plat entitled "PLAT OF LOT 20-A, BLOCK 26 WITHIN PROJECTED SECTION 13, T11N, R3E, N.M.P.M., NORTH ALBUQUERQUE ACES, ELENA GALLEGOS GRANT"; filed in the office of the County Clerk of Bernalillo County, New Mexico, on February 12, 1993, in Volume 93C, Folio 38

TOGETHER WITH:

A Vacated portion of Modesto Avenue N.E. lying between said Blocks Numbered Twenty five (25) and Twenty six (26), North Albuquerque Acres, Tract A, Unit B. Said portion of right of way VACATED by 15DRB-10126 more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane, Central Zone (NAD 83) grid bearings and ground distances as follows:

BEGINNING at the Southwest corner of said Lot 29-A (a 1/2" Rebar found in place) said point being a point on the Northerly right of way line of Eagle Rock Avenue N.E. whence the Albuquerque Control Survey Monument "10-C18" bears N 45°56'01"W, 646.72 feet distant; Thence,

N 00°15'52"E, 468.25 feet along the westerly line of said Lot 29-A to a point on the Southerly right of way line of Modesto Avenue N.E. and the Northwest corner of said Lot 29-A (a 1/2" Rebar found in place); Thence,

N 00°11'03"E, 59.77 feet to a point on the Southerly right of way line of Modesto Avenue N.E. and the Southwest corner of said Lot 29, Block 25; Thence,

N 00°11'03"E, 234.11 feet to the Northwest corner of said Lot 29, Block 25; Thence,

S 89°41'24"E, 660.03 feet to the Northwest corner of said Lot 25, Block 25 (a 5/8" Rebar and cap stamped "L.S. 12651" found in place); Thence,

N 00°11'56"E, 234.05 feet to a point on the Southerly right of way line of Glendale Avenue N.E. and the Northwest corner of said Lot 8, Block 25 (a 5/8" Rebar and cap stamped "L.S. 12651" found in place); Thence,

N 00°18'18" E, 30.00 feet to a point; Thence,

S 89°41'42" E, 330.07 feet to a point; Thence,

S 00°18'18" W, 30.00 feet to a point on said Southerly right of way line of Glendale Avenue N.E. and the Northeast corner of said Lot 9, Block 25 (a 1/2" Rebar and cap stamped "L.S. 8686" found in place); Thence,

S 00°06'47" W, 233.91 feet to the Northwest corner of said Lot 24, Block 25 (a 5/8" Rebar and cap stamped "L.S. 12651" found in place); Thence,

S 89°39'12" E, 164.77 feet to the Northwest corner of said Lot 23, Block 25 (a 5/8" Rebar and cap stamped "L.S. 12651" found in place); Thence,

S 00°07'31" W, 234.11 feet to a point on the Northerly right of way line of Modesto Avenue N.E. and the Southeast corner of said Lot 23, Block 25 (a 5/8" Rebar found in place); Thence,

S 00°05'03" W, 59.92 feet to a point on the Southerly right of way line of Modesto Avenue N.E. and the Northeast corner of said Lot 10, Block 26 (a 5/8" Rebar and cap stamped "L.S. 8911" found in place); Thence,

S 00°19'09" W, 234.43 feet to the Southeast corner of said Lot 10, Block 26; Thence,

N 89°41'12" W, 495.34 feet to the Southwest corner of said Lot 8, Block 26; Thence,

S 00°15'52" W, 233.62 feet to a point on the Northerly right of way line of Eagle Rock Avenue N.E. and the Southwest corner of said Lot 29-A, Block 26; Thence,

N 89°42'14" W, 660.00 feet along said Northerly right of way line of Eagle Rock Avenue N.E. to the point of beginning of the parcel herein described.

Said parcel contains 19.5578 acres, more or less.



FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF LOTS 8-A, 26-A AND 27-A, BLOCK 25; LOTS 8-A AND 29-A-1, BLOCK 26, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES (BEING A REPLAT OF LOTS 8 AND 9; 23 THRU 25 AND LOTS 26 THRU 29, BLOCK 25; LOT 29-A, BLOCK 26; LOTS 8 THRU 10, BLOCK 26, ALL WITHIN TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES; TOGETHER WITH A VACATED PORTION OF MODESTO AVENUE N.E.) SITUATE WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTIONS 12 AND 13, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, COUNTY, NEW MEXICO", is 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), excepting the City of Albuquerque, 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), excepting the City of Albuquerque, do hereby dedicate the additional public street right of way as shown hereon to the City of Albuquerque in fee simple. 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.

OWNER(S)

LOTS 26 THRU 29, BLOCK 25, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES

SMI-ABQ RE LLC, a Delaware limited liability company

By: [Signature]
Brad Green, Manager

LOTS 8 AND 9, BLOCK 25, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES

CCG PARTNERSHIP, a New Mexico General Partnership

By: [Signature]
Scott B. Clark, Managing Partner

LOTS 23 AND 24, BLOCK 25, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES

By: [Signature]
Scott B. Clark
[Signature]
Pamela M. Clark, his wife

LOT 25, BLOCK 25, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES

By: [Signature]
Carlton P. Davenport
[Signature]
Nancy B. Whiteman-Davenport, his wife

LOTS 8, 9 AND 10, BLOCK 26, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES

KASSAM BUSINESS CENTER, LLC, a New Mexico limited liability company

By: [Signature]
Aleem Kassam, Managing Member

LOT 29-A, BLOCK 26, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES
CITY OF ALBUQUERQUE

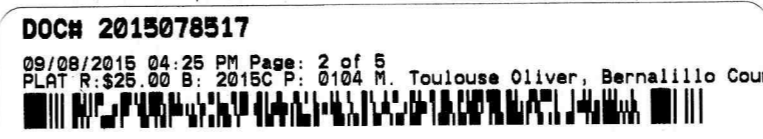
By: [Signature]
Robert J. Perry, Chief Administrative Officer, City of Albuquerque, a New Mexico Municipal Corporation

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 17th day of December, 2014, Robert J. Perry, Chief Administrative Officer, City of Albuquerque, a New Mexico Municipal Corporation

[Signature]
OFFICIAL SEAL
Groselle M. Alvarez
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 4-4-2017



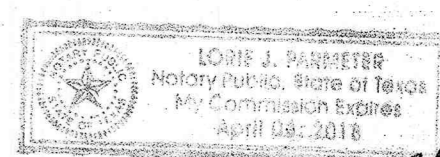
**BULK LAND PLAT OF
LOTS 8-A AND 27-A, BLOCK 25
LOTS 8-A AND 29-A-1, BLOCK 26
TRACT A, UNIT B
NORTH ALBUQUERQUE ACRES**
(BEING A REPLAT OF LOTS 8 AND 9; 23 THRU 25 AND LOTS 26 THRU 29, BLOCK 25; LOT 29-A, BLOCK 26; LOTS 8 THRU 10, BLOCK 26, ALL WITHIN TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES; TOGETHER WITH A VACATED PORTION OF MODESTO AVENUE N.E.)
SITUATE WITHIN
THE ELENA GALLEGOS GRANT
IN
PROJECTED SECTIONS 12 AND 13, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2014

ACKNOWLEDGMENT

STATE OF ~~NEW MEXICO~~ **TEXAS**
COUNTY OF ~~BERNALILLO~~ **HARRIS**
The foregoing instrument was acknowledged before me this 1st day of October, 2014, by Brad Green, Manager of SMI-ABQ RE LLC.
[Signature]
Notary Public My commission expires April 2, 2018

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS
The foregoing instrument was acknowledged before me this 31st day of July, 2014, by Scott B. Clark, Managing Partner of CCG Partnership.



[Signature]
Notary Public My commission expires
[Signature]
Jeanne E. McGavick
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires: 5/5/18

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS
The foregoing instrument was acknowledged before me this 31st day of July, 2014, by Scott B. Clark and Pamela M. Clark, husband and wife.

[Signature]
Notary Public My commission expires
[Signature]
Jeanne E. McGavick
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires: 5/5/18

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS
The foregoing instrument was acknowledged before me this 31st day of July, 2014, by Carlton P. Davenport and Nancy B. Whiteman-Davenport, husband and wife.

[Signature]
Notary Public My commission expires
[Signature]
Jeanne E. McGavick
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires: 5/5/18

ACKNOWLEDGMENT

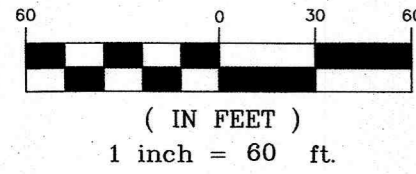
STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS
The foregoing instrument was acknowledged before me this 31st day of July, 2014, by Aleem Kassam, Managing Member of Kassam Business Center, LLC.

[Signature]
Notary Public My commission expires
[Signature]
Jeanne E. McGavick
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires: 5/5/18

SHEET 2 OF 5

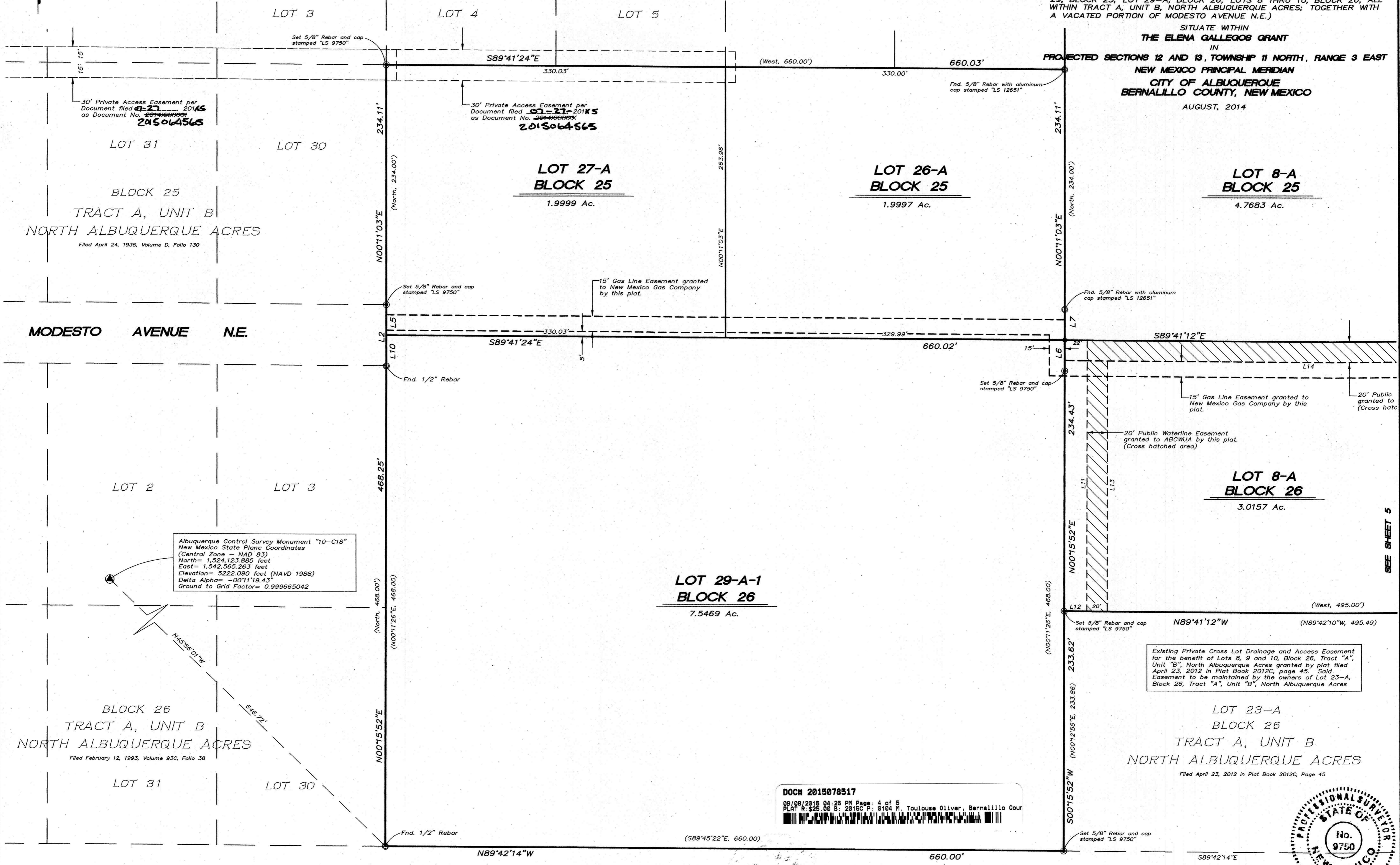
SURV TEK, INC.

Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366 Fax: 505-897-3377



BLOCK 25
TRACT A, UNIT B
NORTH ALBUQUERQUE ACRES
Filed April 24, 1936, Volume D, Folio 130

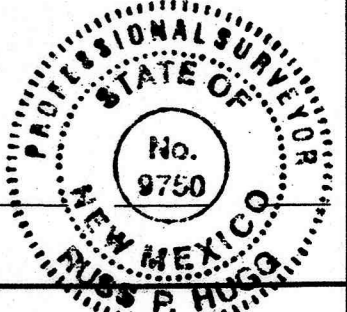
BULK LAND PLAT OF
LOTS 8-A, 26-A AND 27-A, BLOCK 25
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SITUATE WITHIN
THE ELENA GALLEGOS GRANT
IN
PROJECTED SECTIONS 12 AND 13, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2014



Albuquerque Control Survey Monument "10-C18"
New Mexico State Plane Coordinates
(Central Zone - NAD 83)
North = 1,524,123.885 feet
East = 1,542,565.263 feet
Elevation = 5222.090 feet (NAVD 1988)
Delta Alpha = -00°11'19.43"
Ground to Grid Factor = 0.999665042

Existing Private Cross Lot Drainage and Access Easement for the benefit of Lots 8, 9 and 10, Block 26, Tract "A", Unit "B", North Albuquerque Acres granted by plat filed April 23, 2012 in Plat Book 2012C, page 45. Said Easement to be maintained by the owners of Lot 23-A, Block 26, Tract "A", Unit "B", North Albuquerque Acres

DOCH 2015078517
09/09/2015 04:25 PM Page: 4 of 5
PLAT R: \$25.00 B: 2015C P: 0104 M. Toulouse Oliver, Bernalillo Cour



LOT 6A
CORONADO INDUSTRIAL PARK
Filed May 29, 1985 in Volume C27, Folio 64

Public Street Right of Way dedicated to the City of Albuquerque in fee simple by this plat.
(Cross hatched area 0.2273 Ac.)

**BULK LAND PLAT OF
LOTS 8-A, 26-A AND 27-A, BLOCK 25
LOTS 8-A AND 29-A-1, BLOCK 26
TRACT A, UNIT B
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(BEING A REPLAT OF LOTS 8 AND 9; 23 THRU 25 AND LOTS 26 THRU 29, BLOCK 25; LOT 29-A, BLOCK 26; LOTS 8 THRU 10, BLOCK 26, ALL WITHIN TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES; TOGETHER WITH A VACATED PORTION OF MODESTO AVENUE N.E.)

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NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2014

NOTICE OF SUBDIVISION PLAT CONDITIONS

BULK LAND PLAT OF LOTS 8-A, 26-A AND 27-A, BLOCK 25; LOTS 8-A AND 29-A-1, BLOCK 26, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES

The plat of LOTS 8-A, 26-A AND 27-A, BLOCK 25; LOTS 8-A AND 29-A-1, BLOCK 26, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES has been granted a variance or waiver from certain subdivision requirements pursuant to Part 6 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of right-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 and/or Site Development Plans are approved.

By its approval of this subdivision, 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.

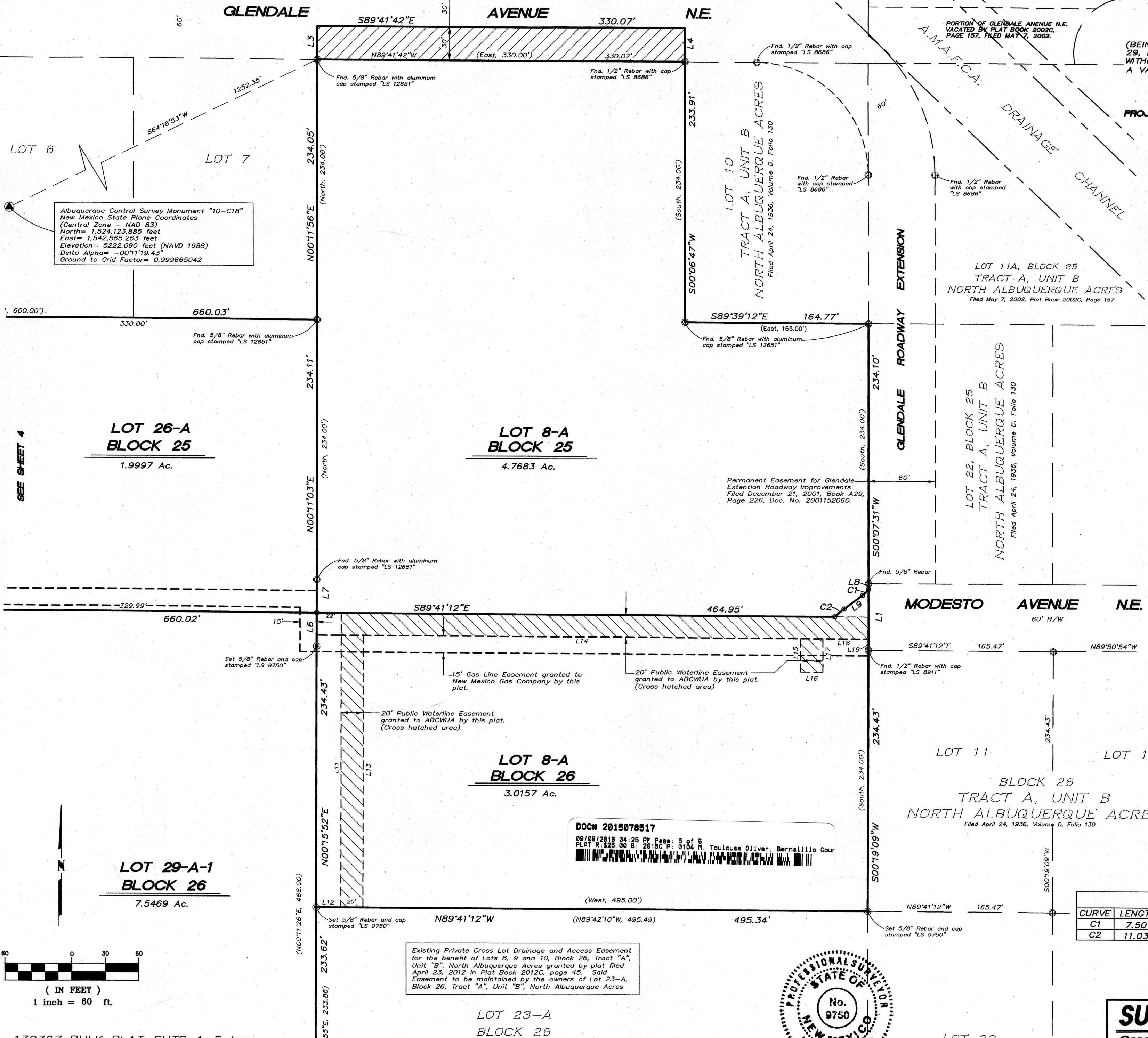
At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all of from a portion of the area within the subject subdivision.

Note: There is a Notice of subdivision plat conditions for LOTS 8-A, 26-A AND 27-A, BLOCK 25; LOTS 8-A AND 29-A-1, BLOCK 26, TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, filed in the office of the County Clerk of Bernalillo County, New Mexico on September 16, 2015 in Book _____ page _____

Doc 2015078516

LINE TABLE		
LINE	LENGTH	BEARING
L1	59.97	S00°05'03"W
L2	59.77	N00°11'03"E
L3	30.00	N00°18'18"E
L4	30.00	S00°18'18"W
L6	29.96	N00°12'49"E
L7	29.85	N00°12'49"E
L8	5.12	S00°05'03"W
L9	20.86	S53°40'01"W
L10	29.92	N00°11'03"E
L11	264.39	N00°12'49"E
L12	22.21	S89°41'12"E
L13	244.44	N00°12'49"E
L14	392.55	S89°41'08"E
L15	30.00	S00°12'49"W
L16	20.00	S89°41'12"E
L17	29.97	N00°12'49"E
L18	41.00	S89°43'37"E
L19	10.00	N00°05'03"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	7.50'	25.00'	3.78'	7.47'	N45°04'41"E	17°10'40"
C2	11.03'	96.00'	5.52'	11.02'	S50°22'33"W	6°34'57"



Albuquerque Control Survey Monument "10-C18"
New Mexico State Plane Coordinates
(Central Zone - NAD 83)
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East= 1,542,565,263 feet
Elevation= 5222.090 feet (NAVD 1988)
Delta Alpha= -00°11'19.43"
Ground to Grid Factor= 0.999665042

Permanent Easement for Glendale
Extension Roadway Improvements
Filed December 21, 2001, Book A29,
Page 226, Doc. No. 2001152060.

DOC# 2015078517
09/09/2015 04:25 PM Page: 5 of 8
PLAT R: 228.00 B: 20150 B: 0104 M. Toulouse Oliver, Bernalillo Cour

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