

**VICINITY MAP**  
Not To Scale

**GENERAL NOTES**

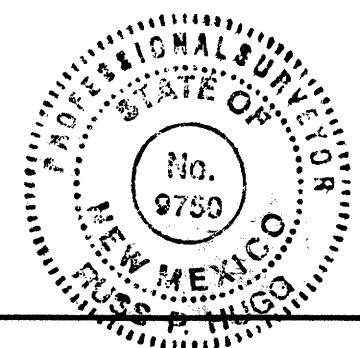
- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
- 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:

Bernalillo County Treasurer \_\_\_\_\_ 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 15DRB-10120
- 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.

*Russ P. Hugg*  
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: \_\_\_\_\_

**PLAT APPROVAL**

**UTILITY APPROVALS:**

*Fernando Vazquez* 2-3-15  
Public Service Company of New Mexico Date

*All et al* 3/20/15  
New Mexico Gas Company Date

*Gregory J. ...* 3-24-15  
Qwest Corporation d/b/a CenturyLink QC. Date

*[Signature]* 1/6/15  
Comcast Date

**CITY APPROVALS:**

*[Signature]* 1/8/15  
City Surveyor Date  
Department of Municipal Development

Real Property Division \_\_\_\_\_ Date \_\_\_\_\_

Environmental Health Department \_\_\_\_\_ Date \_\_\_\_\_

Traffic Engineering, Transportation Division \_\_\_\_\_ Date \_\_\_\_\_

ABCWUA \_\_\_\_\_ Date \_\_\_\_\_

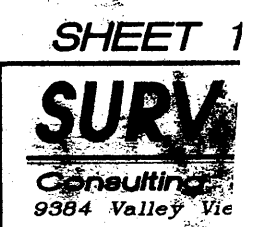
Parks and Recreation Department \_\_\_\_\_ Date \_\_\_\_\_

AMAFCA \_\_\_\_\_ Date \_\_\_\_\_

City Engineer \_\_\_\_\_ Date \_\_\_\_\_

DRB Chairperson, Planning Department \_\_\_\_\_ Date \_\_\_\_\_

PROJECT: 1004472  
DATE: 5-27-15  
APP: 15-70180 (BLV)



**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,

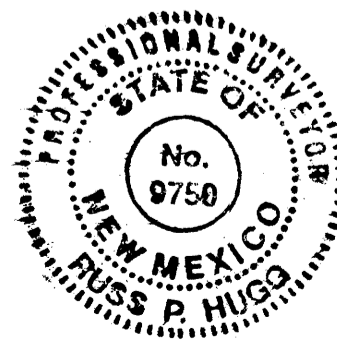
S 00°19'09" W, 234.43 feet to the Southeast corner of said Lot 10, Block 26; Thence,

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

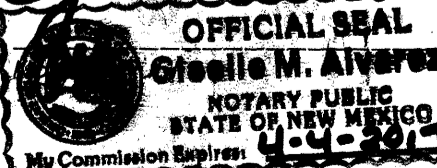
By: [Signature]  
Robert J. Perry, Chief Administrative Officer, City of Albuquerque, a New Mexico Municipal Corporation

**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

By: [Signature]  
Giselle M. Alvarez, 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** SS

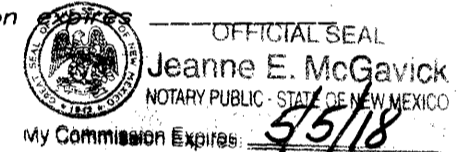
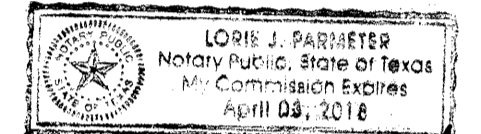
The foregoing instrument was acknowledged before me this 31st day of October, 2014, by Brad Green, Manager of SMI-ABQ RE LLC.  
[Signature] My commission expires April 3, 2018  
Notary Public

**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.

By: [Signature] My commission expires 5/5/18  
Notary Public  
[Signature] My commission expires 5/5/18  
Notary Public

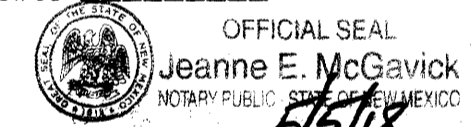


**ACKNOWLEDGMENT**

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.

By: [Signature] My commission expires 5/5/18  
Notary Public  
[Signature] My commission expires 5/5/18  
Notary Public

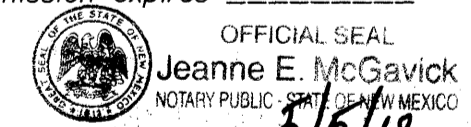


**ACKNOWLEDGMENT**

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.

By: [Signature] My commission expires 5/5/18  
Notary Public  
[Signature] My commission expires 5/5/18  
Notary Public



**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.

By: [Signature] My commission expires 5/5/18  
Notary Public  
[Signature] My commission expires 5/5/18  
Notary Public

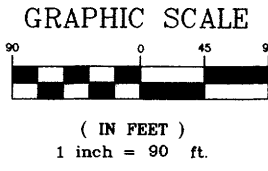


**BULK LAND PLAT OF  
 LOTS 8-A, 26-A AND 27-A, BLOCK 25  
 LOTS 8-A AND 29-A-1, BLOCK 26  
 TRACT A, UNIT B  
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(BEING A REPLAT OF LOTS 8 AND 9; 23 THRU 25 AND LOTS 26 THRU 29, BLOCK 25; LOT 29-A, BLOCK 26; LOTS 8 THRU 10, BLOCK 26, ALL WITHIN TRACT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

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**  
 LOT 23 AUGUST, 2014

**EXISTING PLAT BOUNDARIES**

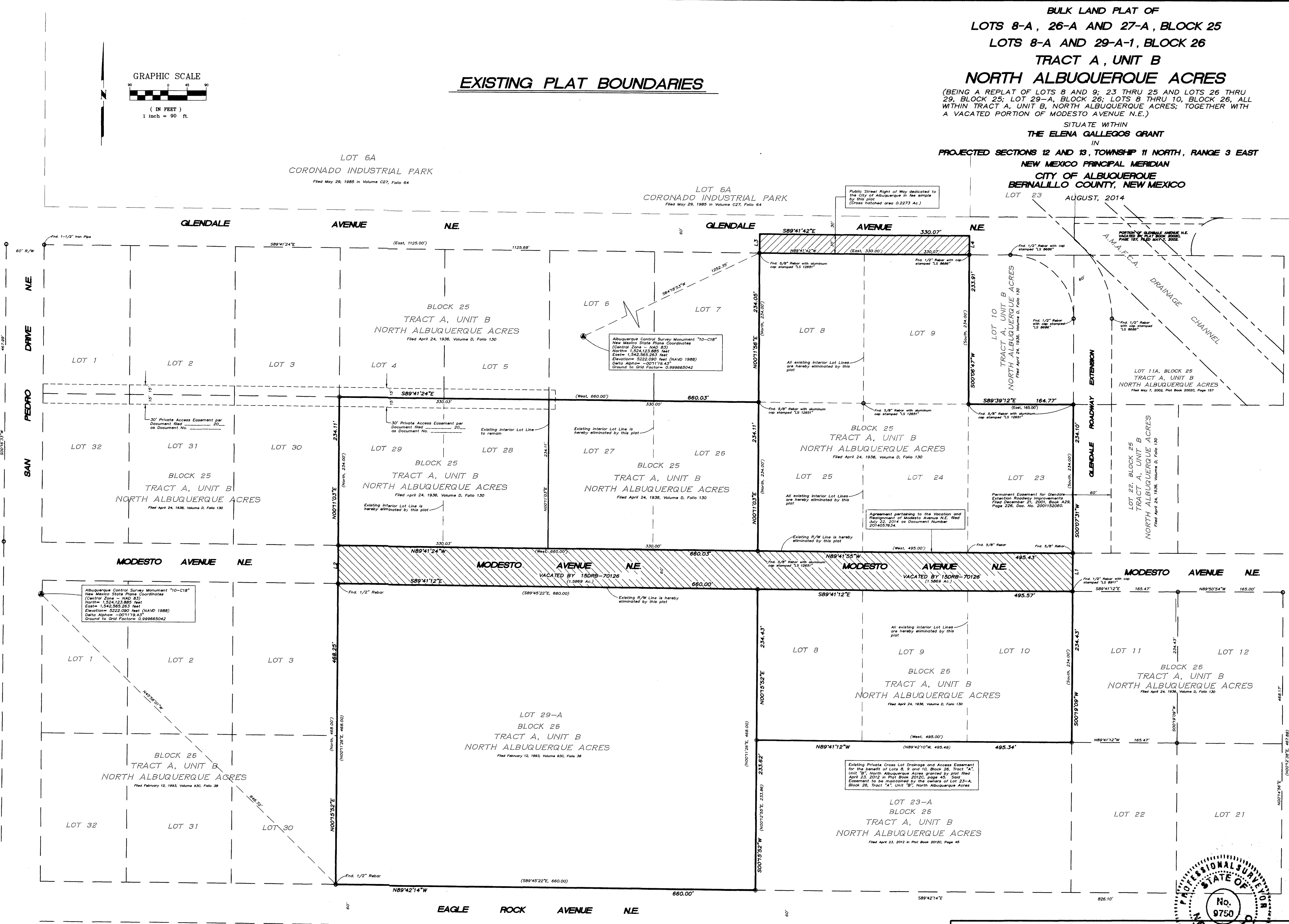


LOT 6A  
 CORONADO INDUSTRIAL PARK  
 Filed May 29, 1985 in Volume C27, Folio 64

LOT 8A  
 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.)

PORTION OF BERNALILLO COUNTY N.E. QUAD 157, PLAT 157, FILED MAY 2002.



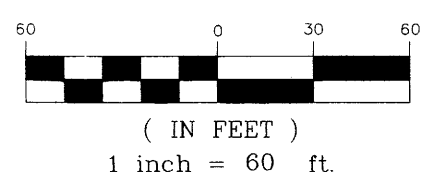
Albuquerque Control Survey Monument "10-C18"  
 New Mexico State Plane Coordinates  
 (Control Zone = NAD 83)  
 North = 1,524,123.885 feet  
 East = 1,542,565.263 feet  
 Elevation = 5222.090 feet (NAVD 1988)  
 Data Alpha = -001119.43"  
 Ground to Grid Factor = 0.999665042

Agreement pertaining to the Vacation and Realignment of Modesto Avenue N.E. Filed July 21, 2014 as Document Number 2014057634

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



**SURV TEK, INC.**  
 Consulting Surveyors  
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
 Phone: 505-897-3368 Fax: 505-897-3377



**BULK LAND PLAT OF  
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**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
 AUGUST, 2014

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

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

**MODESTO AVENUE N.E.**

**LOT 27-A  
 BLOCK 25**  
 1.9999 Ac.

**LOT 26-A  
 BLOCK 25**  
 1.9997 Ac.

**LOT 8-A  
 BLOCK 25**  
 4.7683 Ac.

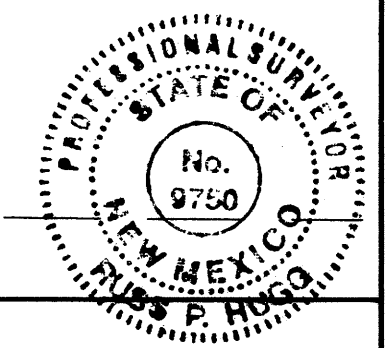
**LOT 29-A-1  
 BLOCK 26**  
 7.5469 Ac.

**LOT 8-A  
 BLOCK 26**  
 3.0157 Ac.

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

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**LOT 23-A  
 BLOCK 26  
 TRACT A, UNIT B  
 NORTH ALBUQUERQUE ACRES**  
 Filed April 23, 2012 in Plat Book 2012C, Page 45



**SURV TEK, INC.**

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

SEE SHEET 5

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  
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LOTS 8-A AND 29-A-1, BLOCK 26  
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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.

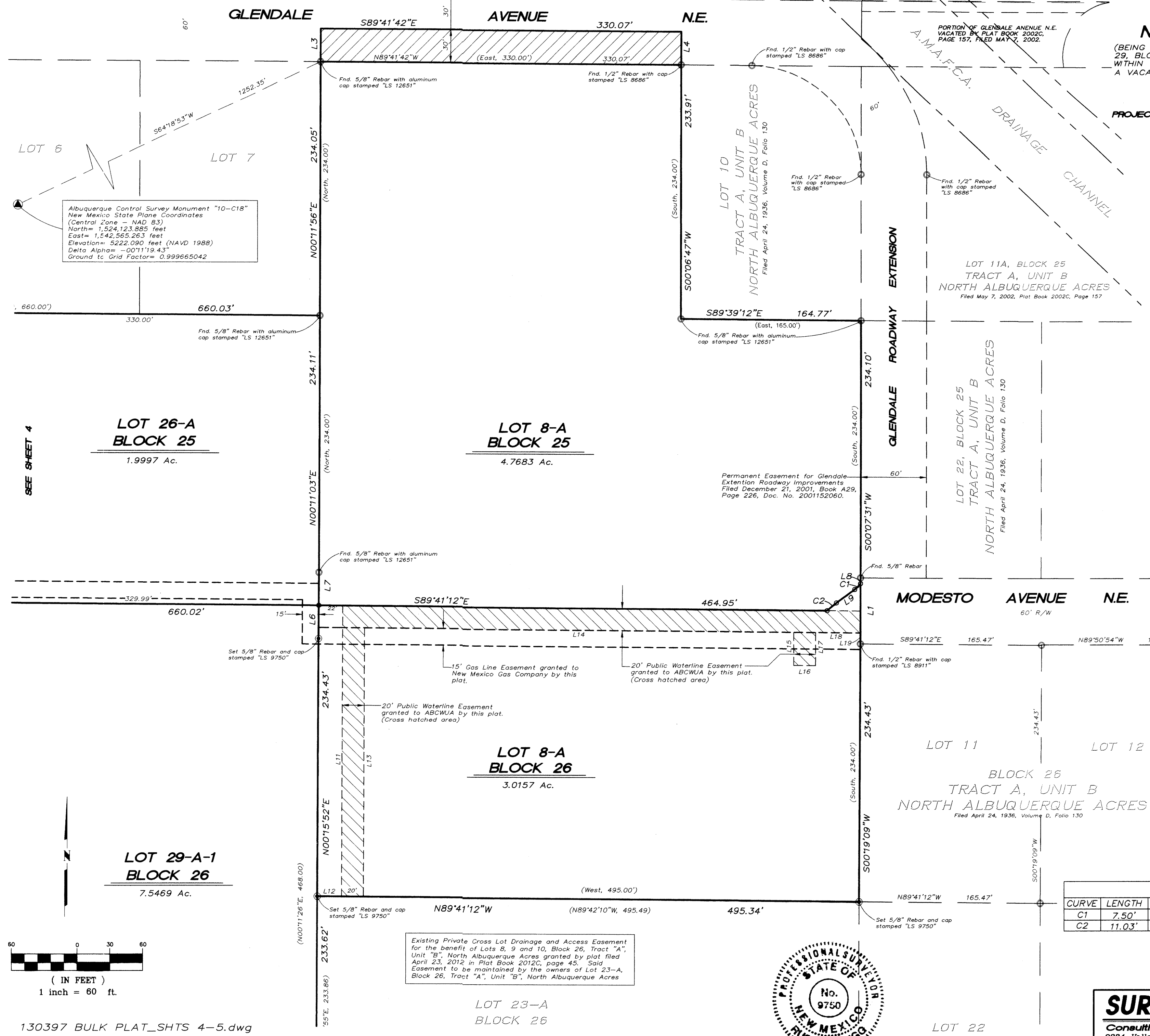
Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of right-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading, and parks in accordance 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 \_\_\_\_\_, 2015 in Book \_\_\_\_\_, page \_\_\_\_\_.

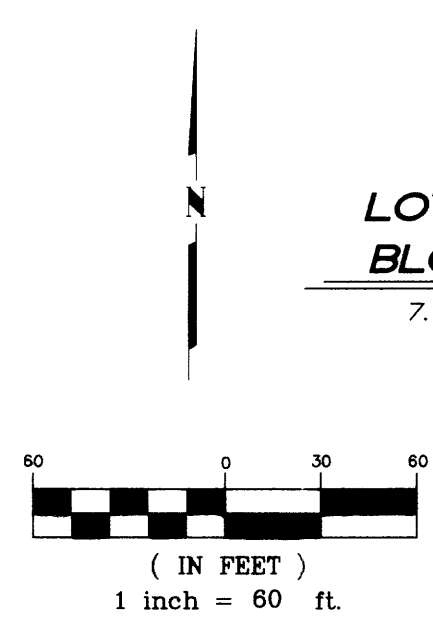


| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L1         | 59.91  | S00°05'03"W |
| L2         | 59.77  | N00°11'03"E |
| L3         | 30.00  | N00°18'18"E |
| L4         | 30.00  | S00°18'18"W |
| L6         | 29.96  | N00°12'49"E |
| 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 |

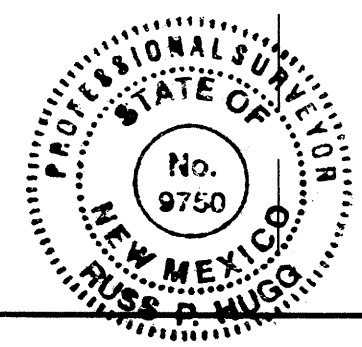
| CURVE TABLE |        |        |         |        |               |           |
|-------------|--------|--------|---------|--------|---------------|-----------|
| CURVE       | LENGTH | RADIUS | TANGENT | CHORD  | CHORD BEARING | DELTA     |
| C1          | 7.50'  | 25.00' | 3.78'   | 7.47'  | N45°04'41"E   | 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)  
North= 1,524,123.885 feet  
East= 1,542,555.263 feet  
Elevation= 5222.090 feet (NAVD 1988)  
Delta Alpha= -00°11'19.43"  
Ground to Grid Factor= 0.999665042

SEE SHEET 4



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



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

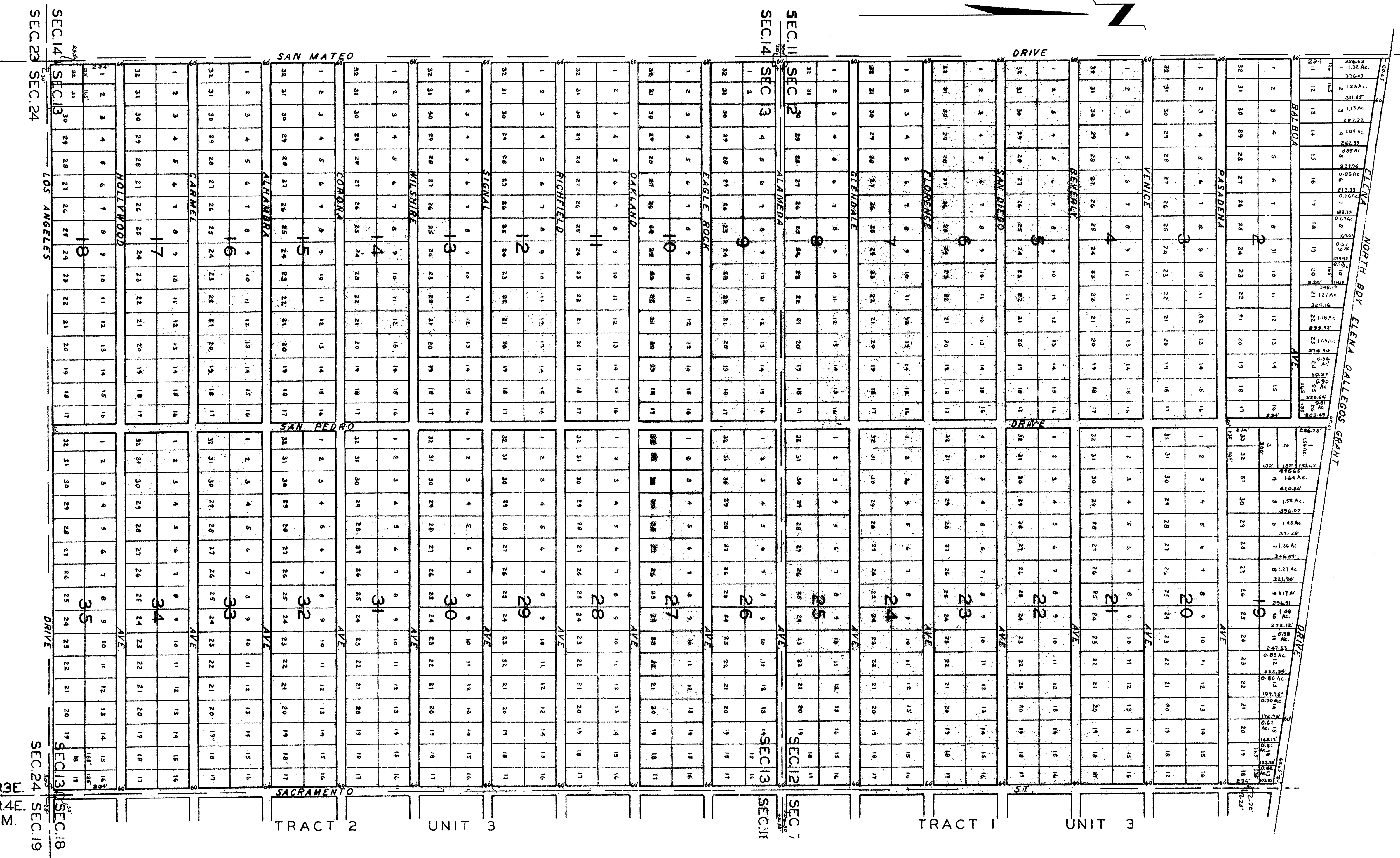
# TRACT A-UNIT B

## NORTH ALBUQUERQUE ACRES

### ALBUQUERQUE-BERNALILLO COUNTY-NEW MEXICO

SCALE 1 INCH=400 FEET

NOTE:  
EACH LOT, INCLUDING CENTER OF  
ADJOINING STREET IS ONE ACRE



The above and foregoing recitations of that certain tract of land in School District No. 3, Bernalillo County, New Mexico, within the Elena Gallegos Grant, being all that portion of Section 14 lying South of the North boundary of said Grant, and all of Section 13, an Township 11 North, Range 3 East, N.M.P.M., as said Sections are defined by projection of existing public survey lines, surveyed, platted and subdivided as herein shown, comprising Blocks 1 to 35, inclusive, of TRACT A UNIT B, NORTH ALBUQUERQUE ACRES, is with the free consent and in accordance with the desire of the undersigned owner and proprietor thereof.

NOTARIS REALTY COMPANY, INC. Owner and Proprietor.

IN WITNESS WHEREOF I have hereunto set my hand and seal the day and date last above written.

Notary Public.

My commission expires \_\_\_\_\_

State of California, }  
County of Los Angeles, } SS.

On this \_\_\_\_\_ day of April, 1936, before me, a Notary Public in and for said County, personally appeared M. Norris and J.M. Dewey both to me personally known, and being duly sworn by me according to Law, did say that they are the President and Secretary, respectively, of the Norris Realty Company, Inc., and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and said seal affixed thereto in full and complete cooperation by authority of the Board of Directors; and said M. Norris did acknowledge said instrument to be the free act and deed of said corporation.

Attest: \_\_\_\_\_ Secretary.

by \_\_\_\_\_ President.

GLADYS M. DAVIS  
County Clerk, Bernalillo County  
New Mexico

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: 1004472  
 DATE: 4-15-15  
 APP: 15-70447 (SK)

PROJECT NUMBER: 1004472

Application Number: \_\_\_\_\_

**PLAT APPROVAL**

**UTILITY APPROVALS:**

Fernando Vigil 2-3-15  
 Public Service Company of New Mexico Date

Off 3/20/15  
 New Mexico Gas Company Date

Greg 3-24-15  
 Qwest Corporation d/b/a CenturyLink QC Date

[Signature] 4/6/15  
 Comcast Date

**CITY APPROVALS:**

Steven N. Anichone P.E. 1/8/15  
 City Surveyor Date  
 Department of Municipal Development

Real Property Division \_\_\_\_\_ Date

Environmental Health Department \_\_\_\_\_ Date

Traffic Engineering, Transportation Division \_\_\_\_\_ Date

ABCWUA \_\_\_\_\_ Date

Parks and Recreation Department \_\_\_\_\_ Date

AMAFCA \_\_\_\_\_ Date

City Engineer \_\_\_\_\_ Date

DRB Chairperson, Planning Department \_\_\_\_\_ Date

**TREASURERS CERTIFICATION**

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Bernalillo County Treasurer \_\_\_\_\_ 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.

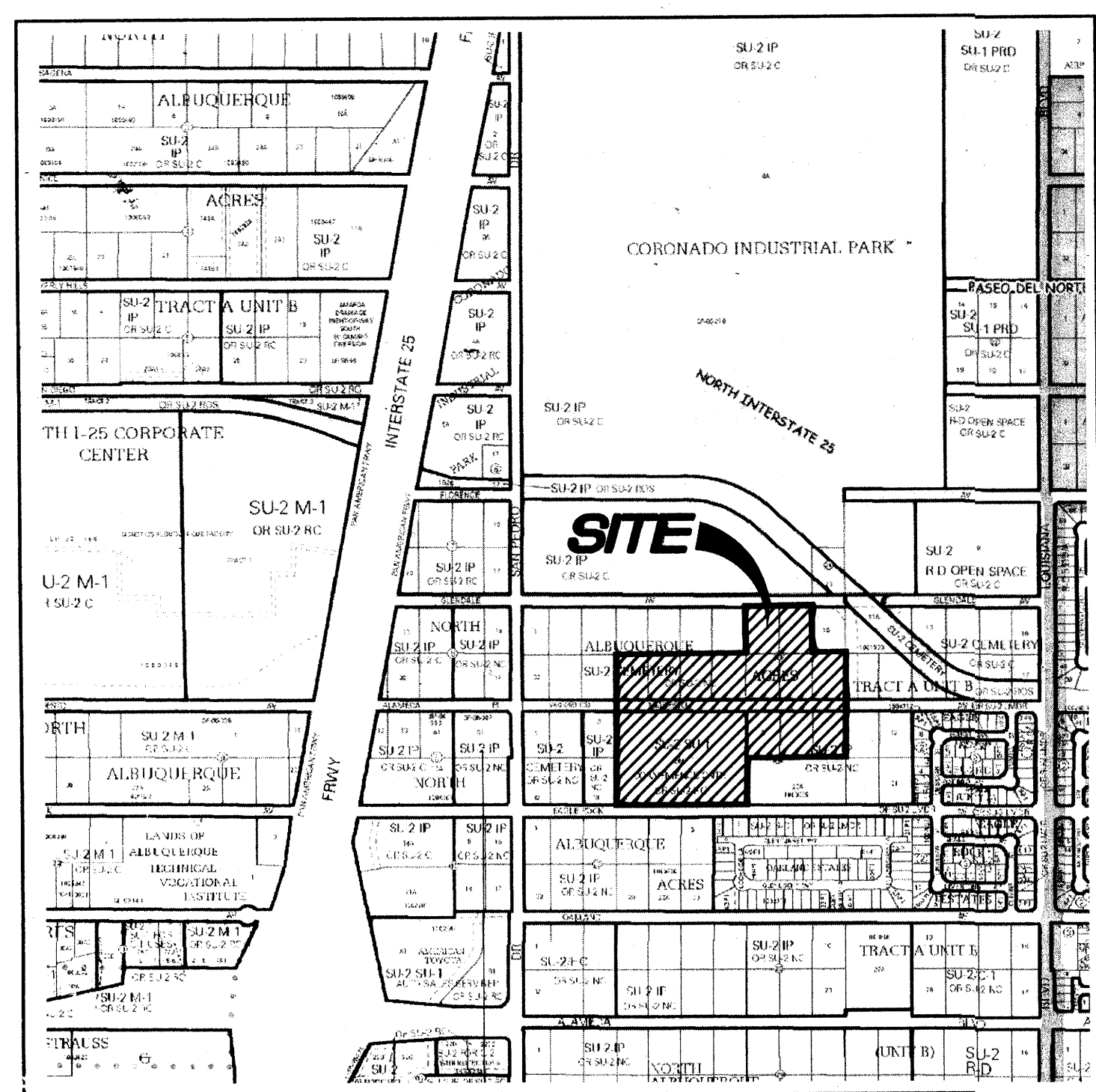
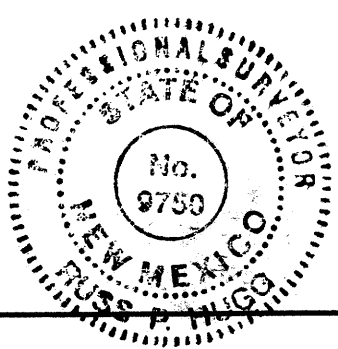
**PURPOSE OF PLAT**

- The purpose of this plat is to:
- Show the Modesto Avenue right of way VACATED by 150RB-70120
  - 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



**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: 0.2653 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."

**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 ACRES, 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 13DRB-10120 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,

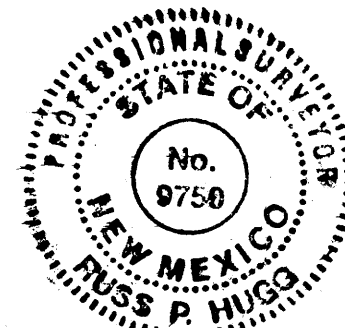
S 00°19'09" W, 234.43 feet to the Southeast corner of said Lot 10, Block 26; Thence,

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]  
Guille M. Alvarez  
OFFICIAL SEAL  
Guille M. Alvarez  
NOTARY PUBLIC  
STATE OF NEW MEXICO  
My Commission Expires 4-4-2017

**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** SS

The foregoing instrument was acknowledged before me this 31st 20th  
day of ~~July~~ **October**, 2014, by ~~Scott B. Clark~~ **Brad Green, Manager of**  
~~CCG Partnership~~ **SMI-ABQ RE LLC.**  
[Signature] My commission expires **April 2, 2018**  
Notary Public

**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] My commission expires  
Notary Public  
OFFICIAL SEAL  
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] My commission expires  
Notary Public  
OFFICIAL SEAL  
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] My commission expires  
Notary Public  
OFFICIAL SEAL  
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] My commission expires  
Notary Public  
OFFICIAL SEAL  
Jeanne E. McGavick  
NOTARY PUBLIC - STATE OF NEW MEXICO  
My Commission Expires 5/5/18



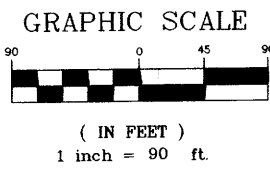
PLAT OF  
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(BEING A REPLAT OF LOTS 8 AND 9; 23 THRU 25 AND LOTS 26 THRU 29, BLOCK 25; LOT 29-A, BLOCK 26; LOTS 8 THRU 10, BLOCK 26, ALL WITHIN TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES; TOGETHER WITH A VACATED PORTION OF MODESTO AVENUE N.E.)

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

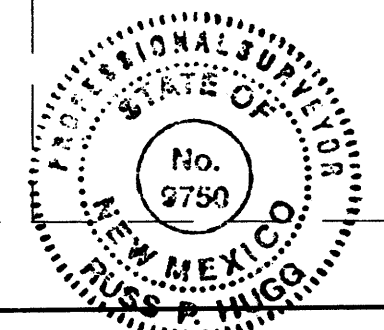
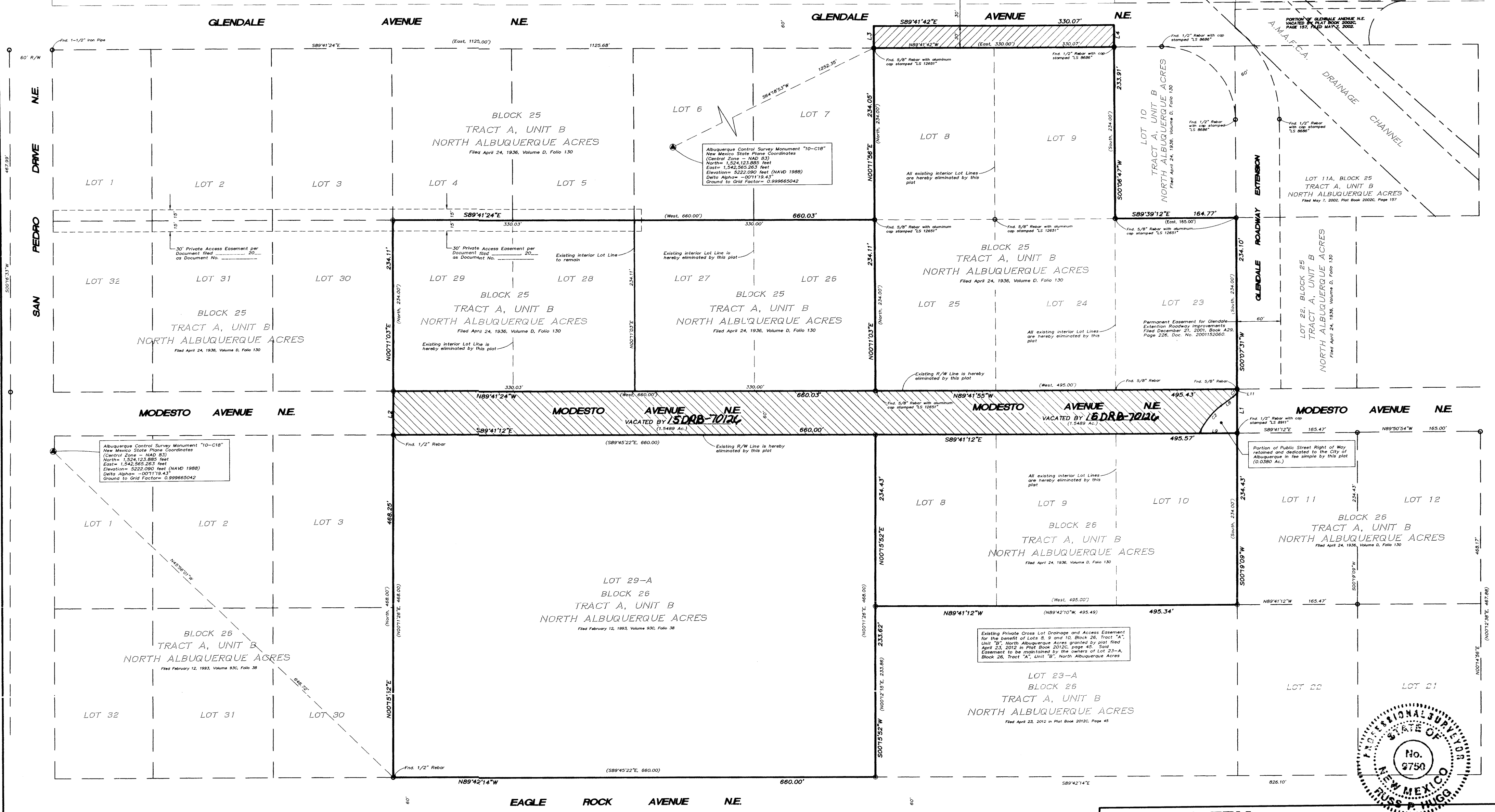
**EXISTING PLAT BOUNDARIES**



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

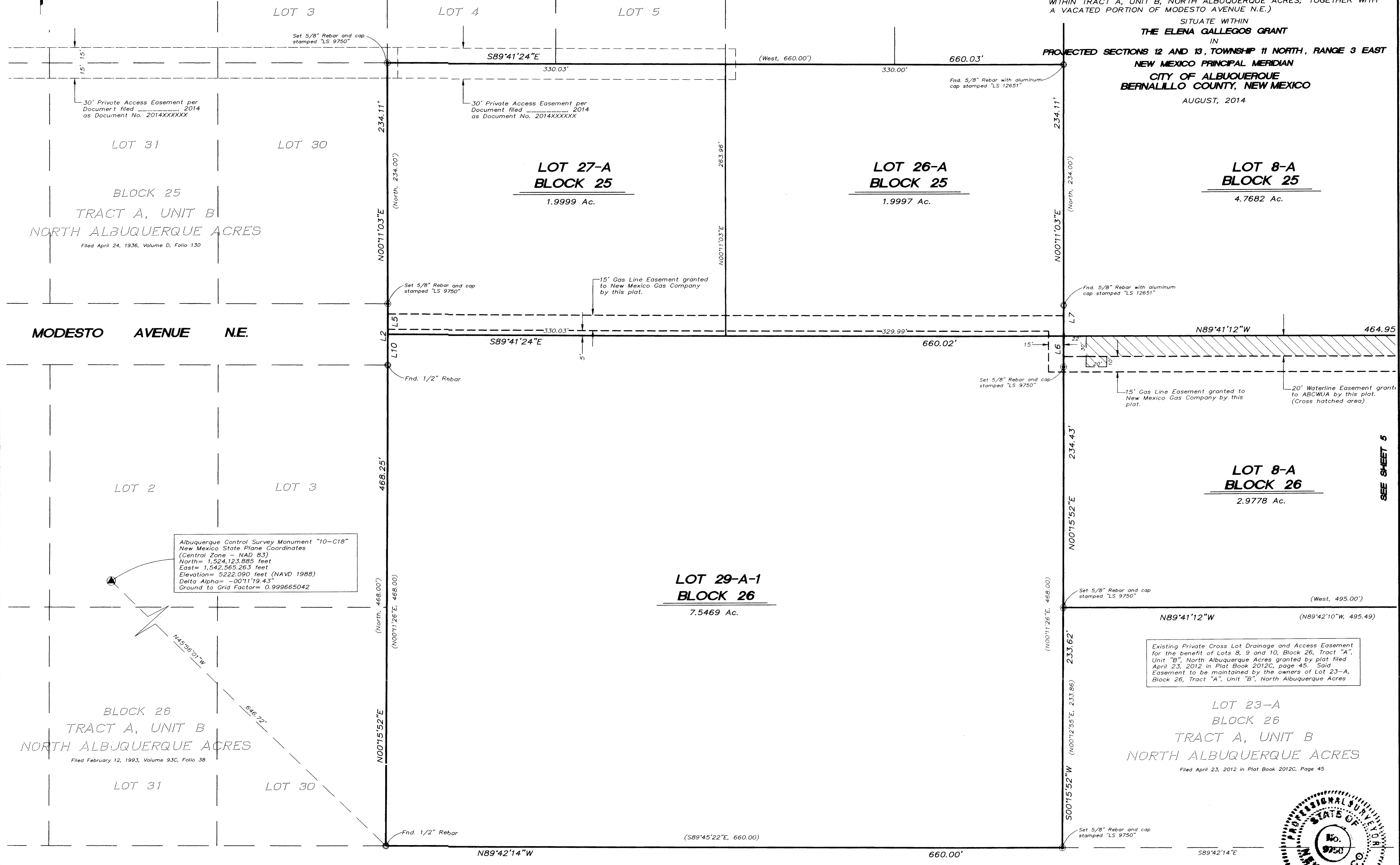
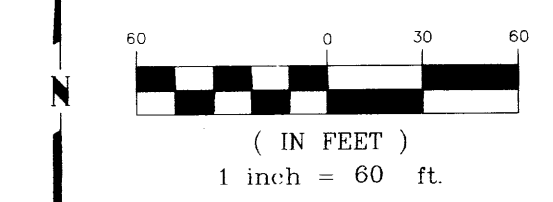
LOT 6A  
 CORONADO INDUSTRIAL PARK  
 Filed May 29, 1985 in Volume C27, Folio 64

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



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

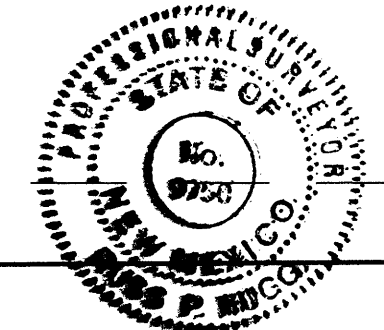
**BLOCK 25**  
**TRACT A, UNIT B**  
**NORTH ALBUQUERQUE ACRES**  
 Filed April 24, 1936, Volume D, Folio 130



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

**LOT 23-A**  
**BLOCK 26**  
**TRACT A, UNIT B**  
**NORTH ALBUQUERQUE ACRES**  
 Filed April 23, 2012 in Plat Book 2012C, Page 45



SEE SHEET 5

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.)

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

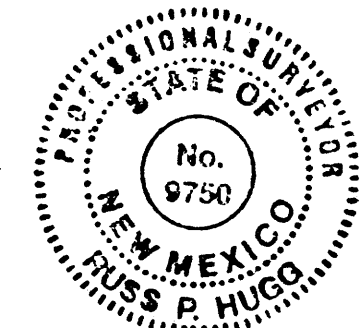
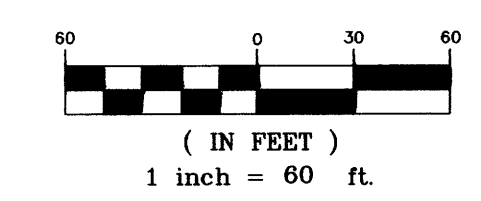
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| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 59.91  | S00°05'03"W |
| L2   | 59.77  | N00°11'03"E |
| L3   | 30.00  | N00°18'18"E |
| L4   | 30.00  | S00°18'18"W |
| L6   | 29.96  | N00°12'49"E |
| L7   | 29.85  | N00°12'49"E |
| L8   | 20.86  | S53°40'01"W |
| L9   | 52.19  | S89°41'12"E |
| L10  | 29.92  | N00°11'03"E |
| L11  | 5.12   | S00°05'03"W |

| 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    | 48.15' | 96.00' | 24.59'  | 47.64' | S39°17'58"W   | 28°44'07" |
| C3    | 11.03' | 96.00' | 5.52'   | 11.02' | S50°22'33"W   | 6°34'57"  |
| C4    | 37.12' | 96.00' | 18.79'  | 36.89' | S36°00'29"W   | 22°09'10" |



SHEET 5 OF 5

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

SEE SHEET 4

LOT 26-A  
BLOCK 25  
1.9997 Ac.

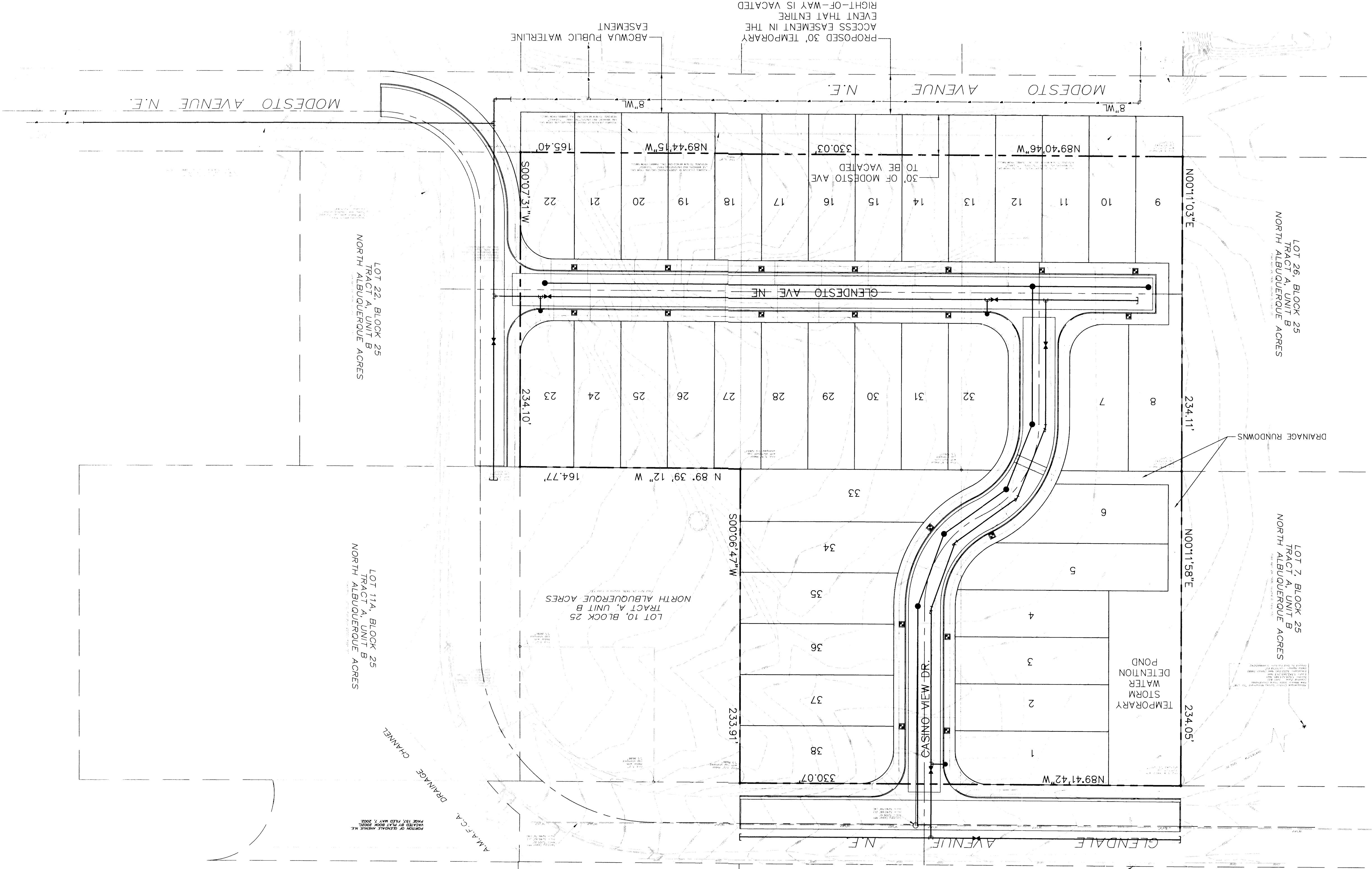
LOT 8-A  
BLOCK 25  
4.7682 Ac.

LOT 8-A  
BLOCK 26  
2.9778 Ac.

LOT 29-A-1  
BLOCK 26  
7.5469 Ac.

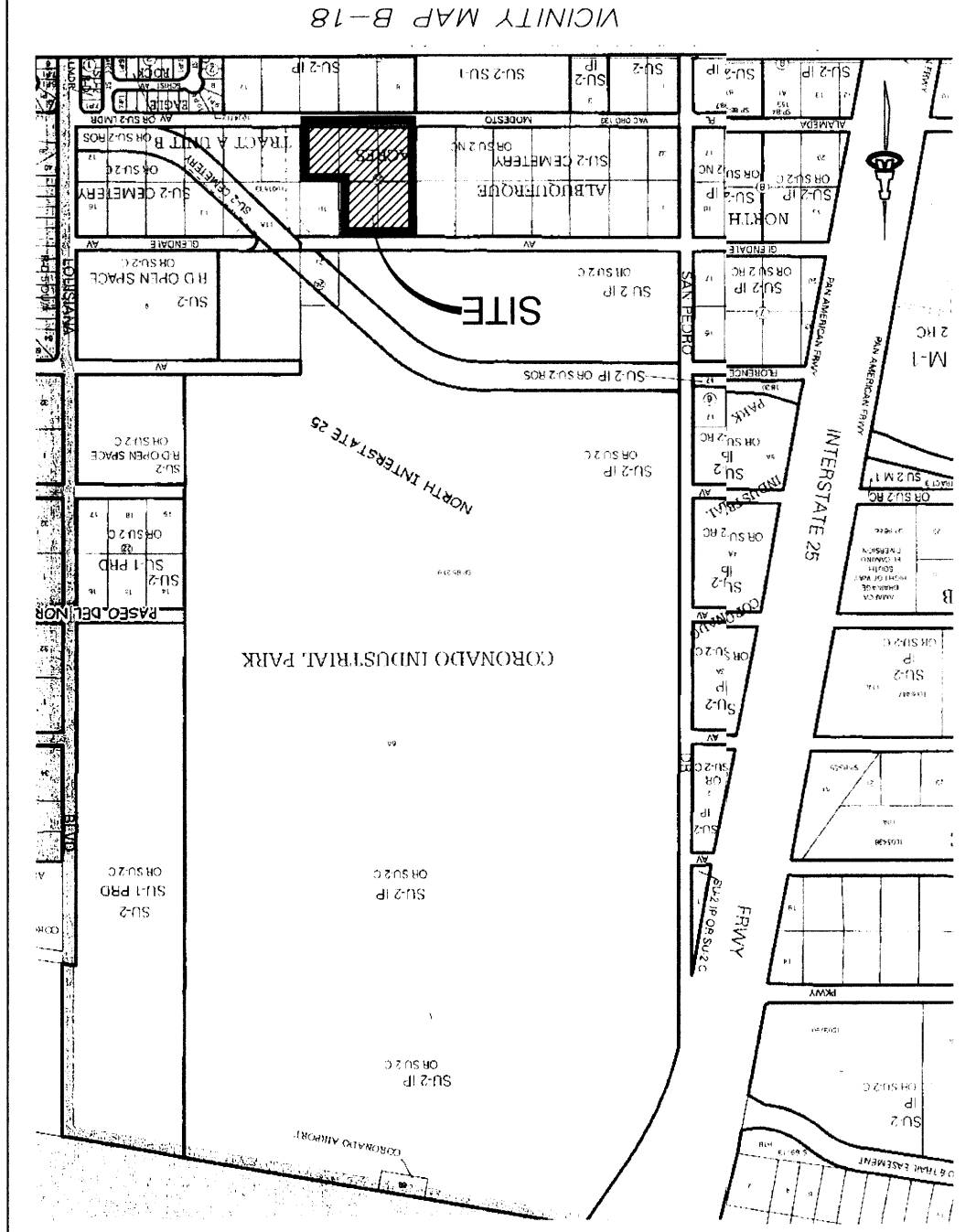
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Permanent Easement for Glendale Extension Roadway Improvements  
Filed December 21, 2001, Book A29, Page 226, Doc. No. 2001152060.



NOTES:  
 SUBDIVISION NAME: GLENDESTO SUBDIVISION LOTS  
 ZONING: R-1  
 NUMBER OF LOTS: 38

SCALE 1"=40'  
 0 20 40 80 120



**ISAACSON & ARMAN, P.A.**  
 Consulting Engineering Associates  
 133 Monroe Street N.E.  
 Albuquerque, New Mexico 87108  
 PH: 505-268-8828 www.isaacson.com

1987 C-701-SKETCH PLAT.dwg Sep 10, 2013

**GLENDESTO SUBDIVISION**  
 LOTS 8, 9, 23 THRU 25  
 BLOCK 25, TRACT A, UNIT B  
 NORTH ALBUQUERQUE ACRES  
 DOUBLE EAGLE REAL ESTATE & INVESTMENTS

SKETCH PLAT

|           |          |               |           |
|-----------|----------|---------------|-----------|
| DATE:     | 09/06/13 | NO. REVISION: |           |
| DRAWN BY: | DEC      | CHECKED BY:   | FCA       |
| DATE:     | 1987     | JOB NO.:      | C-701     |
|           |          |               | SH 1 OF 1 |

EXHIBIT  
 9-18-13  
 13-70076 (CS)  
 PROJECT # 1004472  
 Z447001