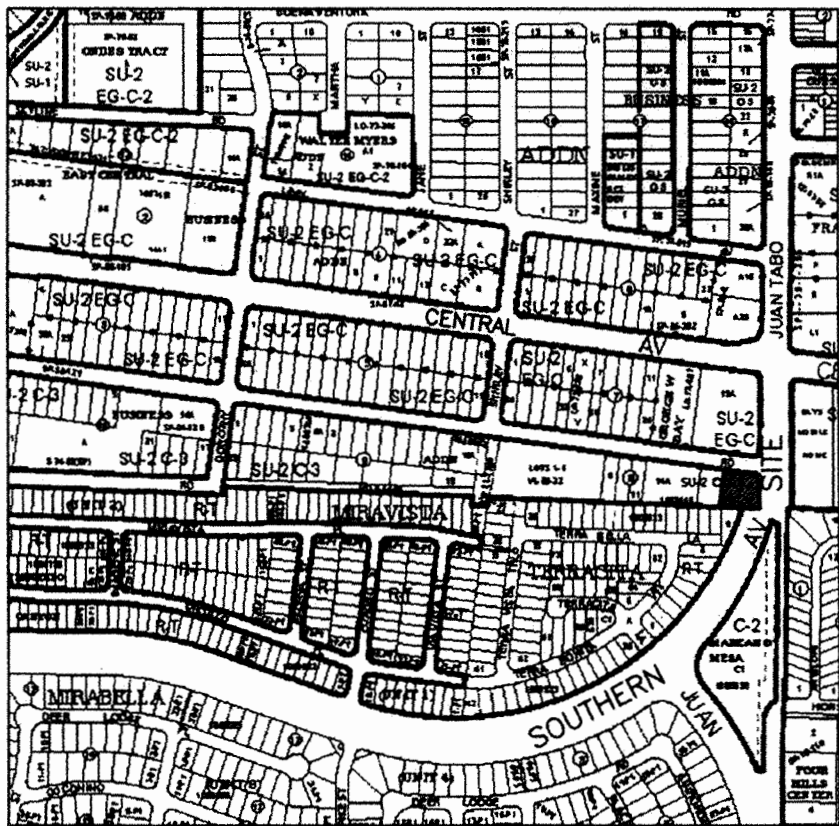


VICINITY MAP (L-21) NO SCALE



DOC# 2017063323
06/29/2017 01:45 PM Page: 1 of 2
PLAT # 825 00 9 2017C P 0076 Linda Stover, Bernalillo County

COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

Lot numbered Sixteen-A (16-A) in Block numbered Eight (8) of EAST CENTRAL BUSINESS ADDITION, an addition to the city of Albuquerque, New Mexico, as the same is shown and designated on the plat of said addition, filed in the office of the county clerk of Bernalillo county, New Mexico, on October 28, 2004, in Plat Book 2004C, Page 342;

TOGETHER WITH:

Lot numbered Seventeen (17) in Block numbered Eight (8) of EAST CENTRAL BUSINESS ADDITION, an addition to the city of Albuquerque, New Mexico, as the same is shown and designated on the plat of said addition, filed in the office of the county clerk of Bernalillo county, New Mexico, on July 15, 1948, in Volume D, Folio 12, EXCEPTING THEREFROM; That portion of Lot 17, Block 4, East Central Business Addition acquired as right-of-way for Juan Tabo Boulevard, SE, as described in that warranty deed recorded May 18, 2012 as Document No. 2012050465, and being more particularly described as follows: BEGINNING at the Southeast corner, being a point on the Westerly right-of-way line of Juan Tabo Boulevard, SE, from whence the ACS Monument "4-L22" (x=1,563,610.492, y=1,480,509.445, NMSP Central Zone, NAD 83) bears N 87° 10' 03" E, 2,666.92 feet distant; THENCE leaving said Westerly right-of-way, N 87° 39' 06" W, 80.10 feet to the Southwest corner; THENCE N 07° 47' 46" E, 134.36 feet to the Northwest corner, being a point on the Southerly right-of-way line of Cochiti Road, SE; THENCE along said Southerly right-of-way line, S 82° 12' 14" E, 68.48 feet to a point of curvature, being the intersection of said Southerly right-of-way line and said Westerly right-of-way line; THENCE along a curve to the right, having a radius of 25.00 feet, a central angle of 95°11'20", a chord bearing S 34° 36' 14" E, 36.92 feet, along an arc length of 41.53 feet to a point of compound curvature; THENCE along a curve to the right, having a radius of 1100.00 feet, a central angle of 05°13'57", a chord bearing S 15° 36' 24" W, 100.42 feet, along an arc length of 100.45 feet to the point of beginning and containing 0.2618 acres, more or less.

SUBDIVISION DATA

- 1. DRB Project No.
- 2. Zone Atlas Index No. L-21
- 3. Gross acreage 0.2628 Ac.
- 4. Existing number of lots 2
- Replatted number of lots 1

PURPOSE OF PLAT

This plat has been prepared for the purpose of creating one lot from two existing lots.

NOTES

- 1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
- 2. Perimeter distances are field measurements made on the ground.
- 3. Monuments recovered and accepted or reset are noted on inscribed plat.
- 4. No property within the area of requested 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.
- 5. Existing 5' Public utility easement granted by plat recorded 10/28/2004 in Plat Book 2004C, Page 342.
- 6. Existing reciprocal parking, ingress, egress and drainage easement affecting Lots 15-A, 16-A and 17, Block 8, East Central Business Addition recorded 3/09/2017 as Document No. 2017021734.

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 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.
 - 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), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1 021 056 509 404 10226, 1 021 056 515 404 10225

PROPERTY OWNER OF RECORD:
RANGER ENTERPRISES LLC
BERNALILLO COUNTY TREASURER'S OFFICE

[Signature] 06/29/2017

PLAT OF
LOT 17-A, BLOCK 8
EAST CENTRAL BUSINESS ADDITION
A REPLAT OF LOT 16-A AND THE WESTERLY PORTION OF LOT 17
BLOCK 8, EAST CENTRAL BUSINESS ADDITION
WITHIN SECTION 28, T. 10 N., R. 4 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
APRIL 2017

- PROJECT NUMBER: 1004635
Application Number: 17-DRB-70126
City Approvals:
- [Signature]* P.S. 4/26/17
City Surveyor
 - [Signature]* 5/24/17
Traffic Engineering, Transportation Division
 - [Signature]* 05-24-17
Date
 - [Signature]* 5/24/17
Parks and Recreation Department
 - [Signature]* 5/24/17
Date
 - [Signature]* 5/24/2017
City Engineer
 - [Signature]* 6-5-17
DRB Chairperson, Planning Department
 - Utility Company Approvals:
 - [Signature]* 5-23-17
PNM
 - [Signature]* 5/23/2017
CenturyLink
 - [Signature]* 5/23/17
Comcast
 - [Signature]* 6.1.17
New Mexico Gas Company

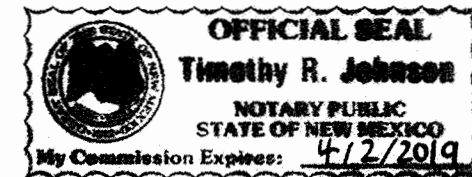
FREE CONSENT

The platting of the property as described above is with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant(s) that they hold complete and indefeasible title in fee simple to the land subdivided.

[Signature] 4/24/17
Owner Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)



On this 24th day of APRIL, 2017, the foregoing instrument was acknowledged by:
RYAN DILLARD, OWNER, RANGER ENTERPRISES
My Commission expires 4/2/2019

[Signature]
Notary Public

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective July 24, 2016 and is true and correct to the best of my knowledge and belief.

[Signature] 4.24.17
Thomas D. Johnston, N.M.P.S. No. 14269 Date

THOMAS D. JOHNSTON
NEW MEXICO
REGISTERED LAND SURVEYOR
14269

WAYJOHN SURVEYING INC

330 LOUISIANA BLVD., N.E.
ALBUQUERQUE, N.M. 87108
PHONE: (505) 255-2052 FAX: (505) 255-2887

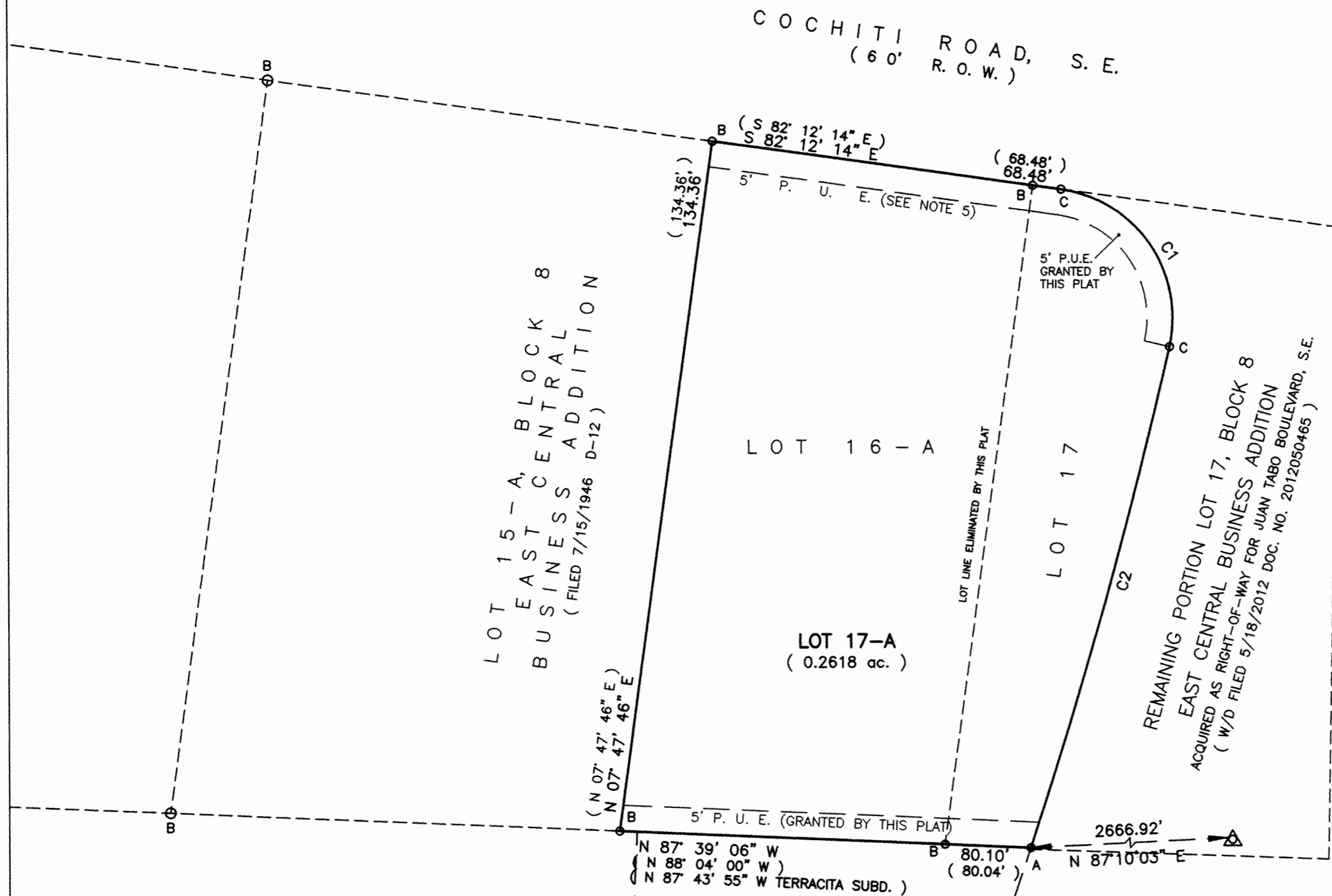
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| INDEXING INFORMATION FOR COUNTY CLERK OWNER: RANGER ENTERPRISES LLC LOCATION: SECTION 28 T. 10 N., R. 4 E. EAST CENTRAL BUSINESS ADDITION | DRAWN: T R J CHECKED: T D J DRAWING NO. SP20117.DWG | SCALE: 1" = 20' | FILE NO. SP-2-01-2017 SHEET 1 OF 2 |
|---|--|--------------------|--|

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06/29/2017 01:45 PM Page: 2 of 2
 PLAT R: \$25.00 B: 2017C P: 0076 Linda Stover, Bernalillo County

COUNTY CLERK RECORDING LABEL HERE

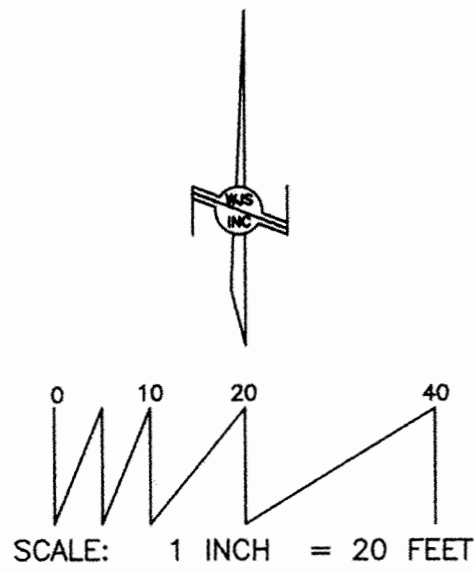
PLAT OF
LOT 17-A, BLOCK 8
EAST CENTRAL BUSINESS ADDITION
 A REPLAT OF LOT 16-A AND THE WESTERLY PORTION OF LOT 17
 BLOCK 8, EAST CENTRAL BUSINESS ADDITION
 WITHIN SECTION 28, T. 10 N., R. 4 E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 APRIL 2017



LOT 10
 TERRACITA SUBDIVISION
 (FILED 12/04/2003 2003C-362)

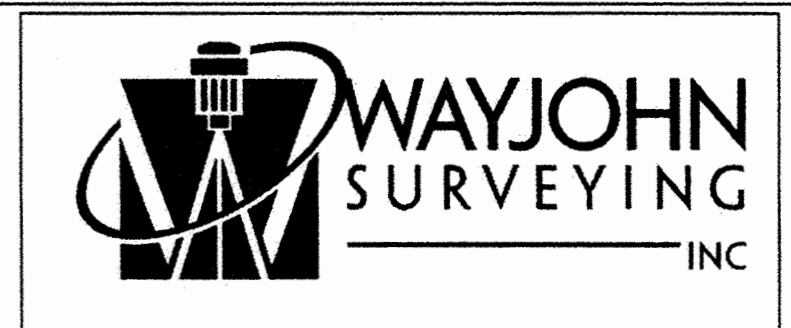
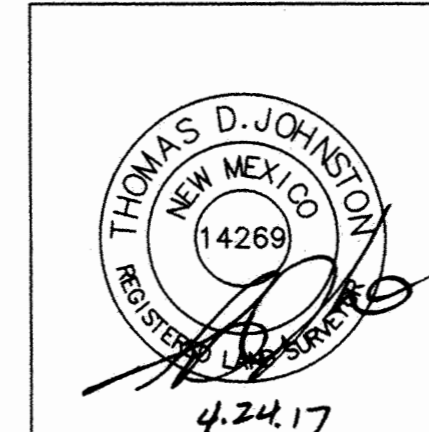
ACS MONUMENT "4_L22"
 X=1,563,610.492
 Y=1,480,509.445
 Ground-to-grid: 0.999643379
 Mapping Angle: -00°08'50.94"
 NMSP CENTRAL ZONE NAD 83
 NAVD 88 MSL ELEVATION:
 5586.425

JUAN TABO BOULEVARD, S.E.
 (R.O.W. VARIES)



○ FOUND/SET MONUMENT LEGEND:
 A: FOUND 2" STEEL PIPE
 B: FOUND #4 REBAR AND CAP "WAYJOHN PS 14269"
 C: SET #4 REBAR AND CAP "WAYJOHN PS 14269"

| CURVE INFORMATION | | | | |
|-------------------|----------|---------|---------------|------------------------|
| CURVE NO. | RADIUS | LENGTH | CENTRAL ANGLE | CHORD |
| C1 | 25.00' | 41.53' | 95° 11' 20" | S 34°36'14" E, 36.92' |
| (C1) | 25.00' | 41.54' | 95° 11' 41" | S 34°37'16" E, 36.92' |
| C2 | 1100.00' | 100.45' | 05° 13' 57" | S 15°36'24" W, 100.42' |
| (C2) | 1100.00' | 100.75' | 05° 14' 53" | S 15°36'00" W, 100.72' |



330 LOUISIANA BLVD., N.E.
 ALBUQUERQUE, N.M. 87108
 PHONE: (505) 255-2052 FAX: (505) 255-2887

| | | | |
|---|--|-----------------------------------|--|
| INDEXING INFORMATION FOR COUNTY CLERK OWNER: RANGER ENTERPRISES LLC LOCATION: SECTION 28 T. 10 N., R. 4 E. EAST CENTRAL BUSINESS ADDITION | DRAWN: T R J CHECKED: T D J DRAWING NO. SP20117.DWG | SCALE: 1" = 20' 30 JAN 2017 | FILE NO. SP-2-01-2017 SHEET 2 OF 2 |
|---|--|-----------------------------------|--|