

VICINITY MAP
Not To Scale

GENERAL NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone - NAD27) originated at the Albuquerque Control Survey Monument "5-K18A".
- Bearings and distances shown in parenthesis are record.
- 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 a 5/8" rebar with cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page K-18-Z.
- U.C.L.S. Log Number 2006040721.
- Total Plat acreage: 0.4463 Acres, more or less.
- This property is currently zoned "C-2, Community Commercial Zone" per the City of Albuquerque Zone Atlas, dated July 06, 2004.

PURPOSE OF PLAT:

The purpose of this plat is to:
Show the Private 30' Access Easement
Vacated by O6DRB _____

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:

- PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, 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 transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

DISCLAIMER

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

LEGAL DESCRIPTION

That certain parcel of land situate within Section 24, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising all of Tract 3-A, Land of Tijeras Place Improvement Company, Inc as the same is shown and designated on the plat entitled "REPLAT OF TRACTS 2 & 3, LAND OF TIJERAS PLACE IMPROVEMENT COMPANY, INC., ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, MAY 1995", filed December 20, 1985, in Volume C29, Folio 38, records of Bernalillo County, New Mexico.

Said parcel contains 0.4463 acres, more or less.

FREE CONSENT

SURVEYED and REPLATTED and now comprising, "TRACT 3-A-1, LAND OF TIJERAS PLACE IMPROVEMENT COMPANY, INC.(BEING A REPLAT OF TRACT 3-A, LAND OF TIJERAS PLACE IMPROVEMENT COMPANY, INC.) WITHIN SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", 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) 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) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER

Fox Plaza Limited Liability Company, a New Mexico limited liability company

By: The James A. Peterson and Mary B. Peterson Revocable Trust, dated August 18, 1993, managing member

By: James A. Peterson 1/23/06
James A. Peterson, Trustee Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 23RD day of January, 2006, by, James A. Peterson.

Constance McElrath
Notary Public

10/19/09
My commission expires



PLAT OF

LOT 3-A-1

**LAND OF TIJERAS PLACE
IMPROVEMENT COMPANY, INC.**

(BEING A REPLAT OF LOT 3-A, LAND OF TIJERAS PLACE IMPROVEMENT CO., INC.)

WITHIN

**SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**

JANUARY, 2006

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

2-8-06

Utility Approvals:

Lead G. Mente 1-24-06
PNM Electric Services Date

Lead G. Mente 1-24-06
PNM Gas Services Date

Johnnie Bulon 1-24-06
QWest Corporation Comcast Date

M. B. Hart 1-24-06
City Surveyor Date

Real Property Division _____ Date _____

Environmental Health Department _____ Date _____

Traffic Engineering, Transportation Division _____ Date _____

Utilities Development _____ Date _____

Parks and Recreation Department _____ Date _____

AMAFCA _____ Date _____

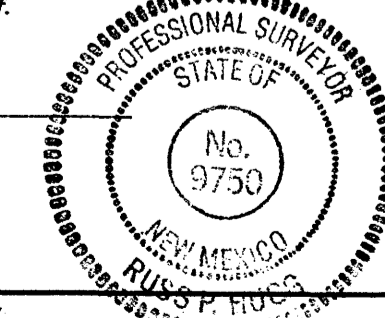
City Engineer _____ Date _____

DRB Chairperson, Planning Department _____ Date _____

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
January 20, 2006



SURVOTEK, INC.

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

PLAT OF

LOT 3-A-1

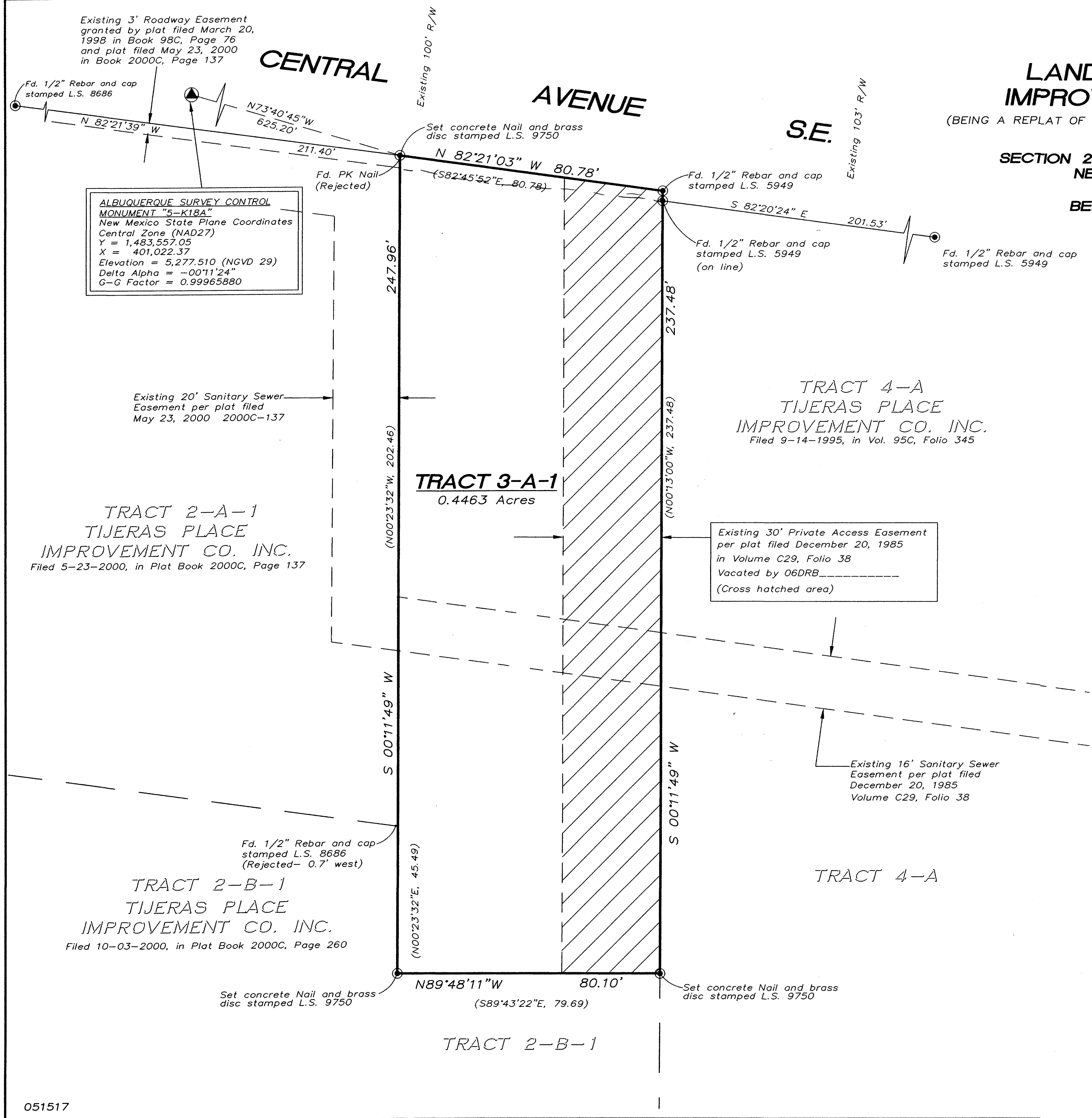
LAND OF TIJERAS PLACE IMPROVEMENT COMPANY, INC.

(BEING A REPLAT OF LOT 3-A, LAND OF TIJERAS PLACE IMPROVEMENT CO., INC.)

WITHIN

SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2006



Existing 3' Roadway Easement
granted by plat filed March 20,
1998 in Book 98C, Page 76
and plat filed May 23, 2000
in Book 2000C, Page 137

Fd. 1/2" Rebar and cap
stamped L.S. 8686

N 73°40'45"W
625.20'

N 82°21'39" W

211.40'

Set concrete Nail and brass
disc stamped L.S. 9750

N 82°21'03" W 80.78'

(S 82°45'52"E, 80.78')

Fd. PK Nail
(Rejected)

Fd. 1/2" Rebar and cap
stamped L.S. 5949

S 82°20'24" E
201.53'

Fd. 1/2" Rebar and cap
stamped L.S. 5949
(on line)

Fd. 1/2" Rebar and cap
stamped L.S. 5949

ALBUQUERQUE SURVEY CONTROL
MONUMENT "5-K18A"
New Mexico State Plane Coordinates
Central Zone (NAD27)
Y = 1,483,557.05
X = 401,022.37
Elevation = 5,277.510 (NGVD 29)
Delta Alpha = -00'11"24"
G-G Factor = 0.99965880

Existing 20' Sanitary Sewer
Easement per plat filed
May 23, 2000 2000C-137

TRACT 2-A-1
TIJERAS PLACE
IMPROVEMENT CO. INC.
Filed 5-23-2000, in Plat Book 2000C, Page 137

TRACT 3-A-1
0.4463 Acres

TRACT 4-A
TIJERAS PLACE
IMPROVEMENT CO. INC.
Filed 9-14-1995, in Vol. 95C, Folio 345

Existing 30' Private Access Easement
per plat filed December 20, 1985
in Volume C29, Folio 38
Vacated by O6DRB
(Cross hatched area)

Existing 16' Sanitary Sewer
Easement per plat filed
December 20, 1985
Volume C29, Folio 38

Fd. 1/2" Rebar and cap
stamped L.S. 8686
(Rejected- 0.7' west)

TRACT 2-B-1
TIJERAS PLACE
IMPROVEMENT CO. INC.
Filed 10-03-2000, in Plat Book 2000C, Page 260

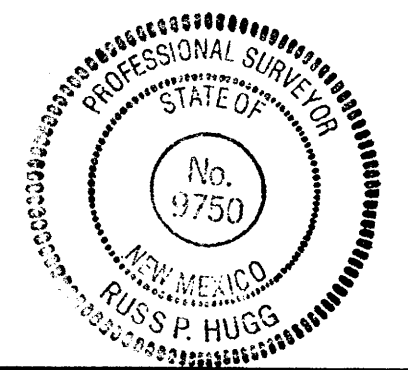
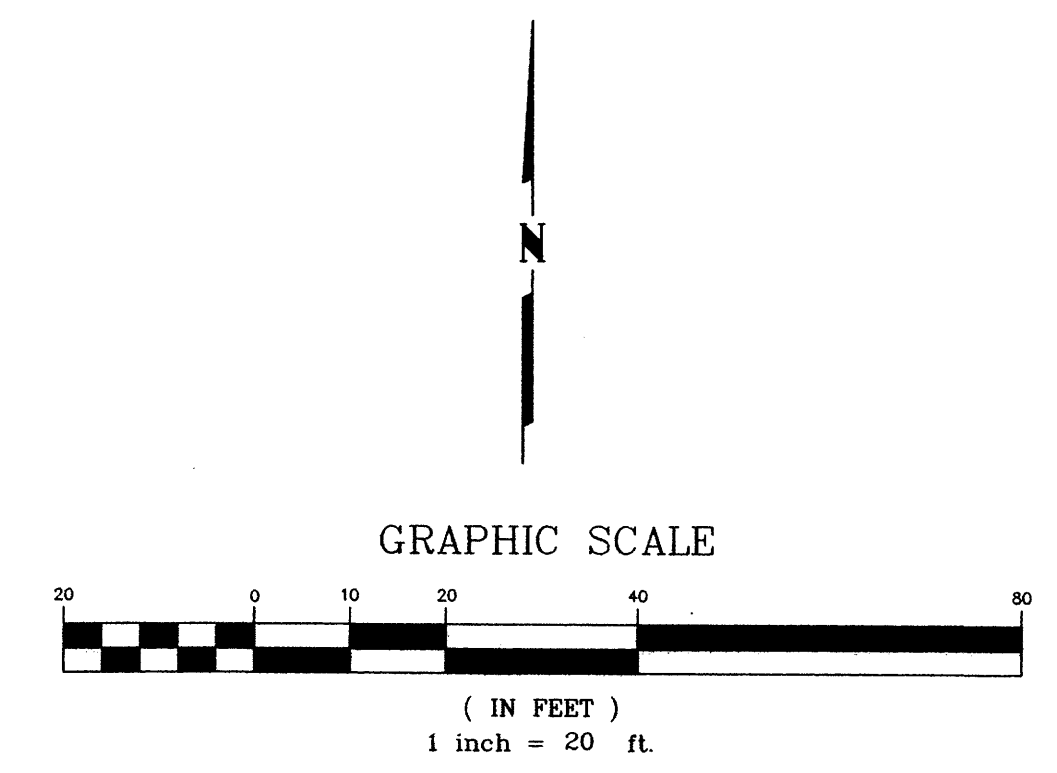
Set concrete Nail and brass
disc stamped L.S. 9750

N 89°48'11"W
80.10'

Set concrete Nail and brass
disc stamped L.S. 9750

TRACT 2-B-1

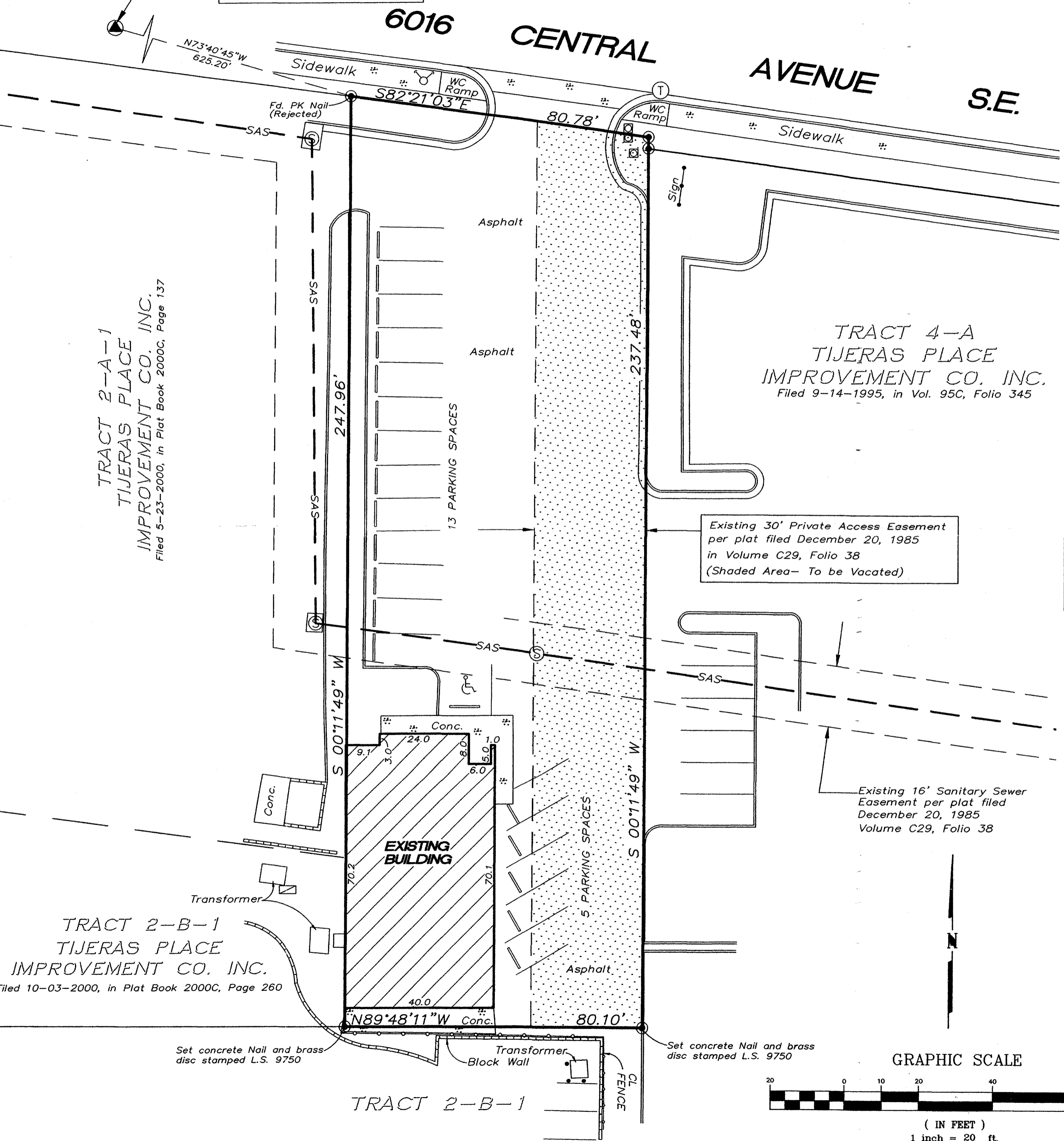
NOTE:
Tract 3-A, Tracts 4-A thru 4-F, Tract C-1-A and Tract B,
Tijeras Place Improvement Company, Inc. are subject to that certain
"Amendment to the Declaration of Cross-Easements" for Fox Plaza
Shopping Center filed in the office of the County Clerk of
Bernalillo County, New Mexico on February 16, 2005 in Book A92,
Page 2439.



ALBUQUERQUE SURVEY CONTROL
 MONUMENT "5-K18A"
 New Mexico State Plane Coordinates
 Central Zone (NAD27)
 Y = 1,483,557.05
 X = 401,022.37
 Elevation = 5,277.510
 Delta Alpha = -00'11"24"
 G-G Factor = 0.99965880

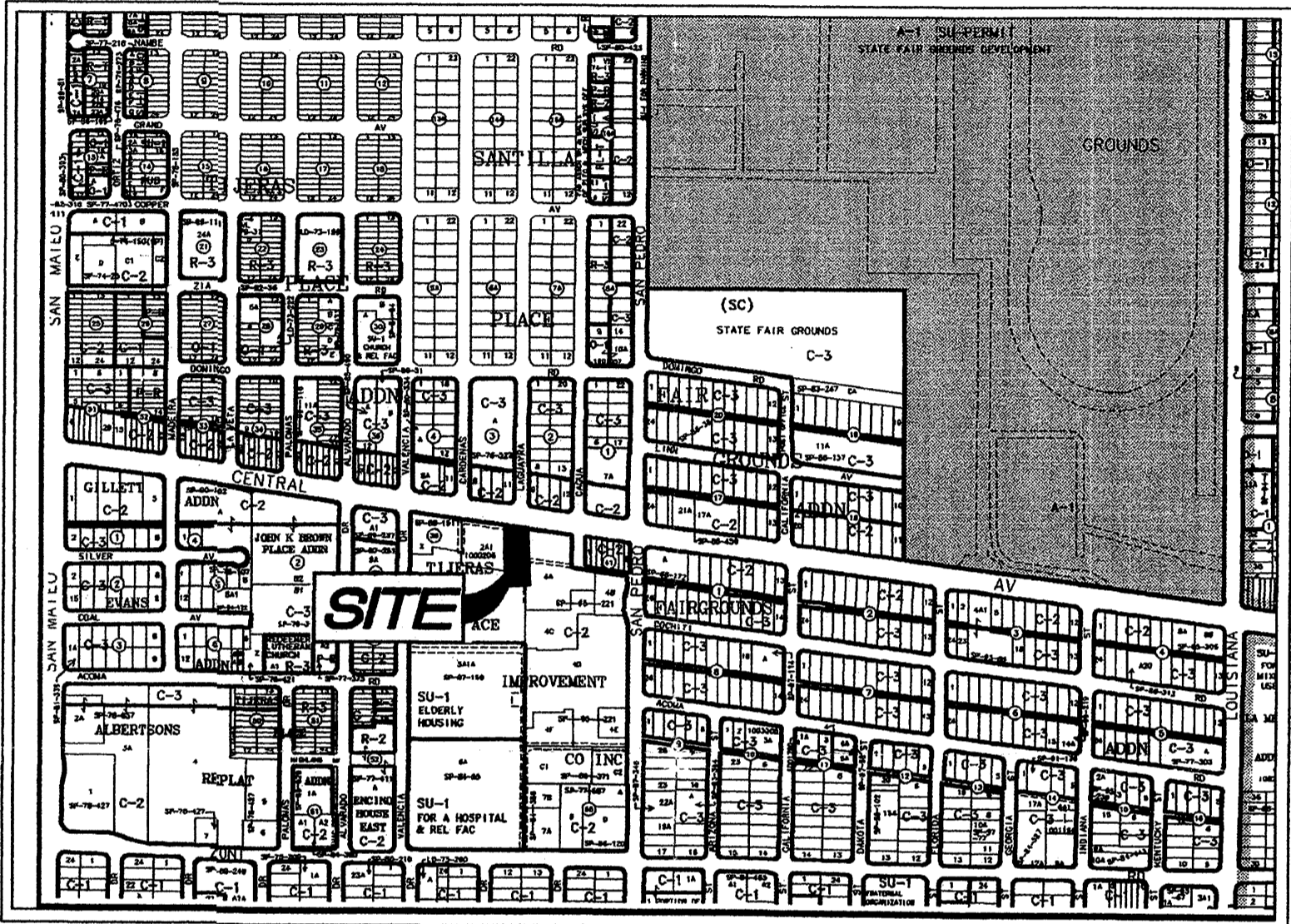
VACATION EXHIBIT
 AND EXISTING SITE CONDITIONS
LOT 3A
LAND OF TIJERAS PLACE
IMPROVEMENT COMPANY, INC.
 WITHIN
 SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2006

TRACT 2-A-1
 TIJERAS PLACE
 IMPROVEMENT CO. INC.
 Filed 5-23-2000, in Plat Book 2000C, Page 137



Existing 30' Private Access Easement
 per plat filed December 20, 1985
 in Volume C29, Folio 38
 (Shaded Area- To be Vacated)

Existing 16' Sanitary Sewer
 Easement per plat filed
 December 20, 1985
 Volume C29, Folio 38



VICINITY MAP
 Not to Scale

LEGAL DESCRIPTION

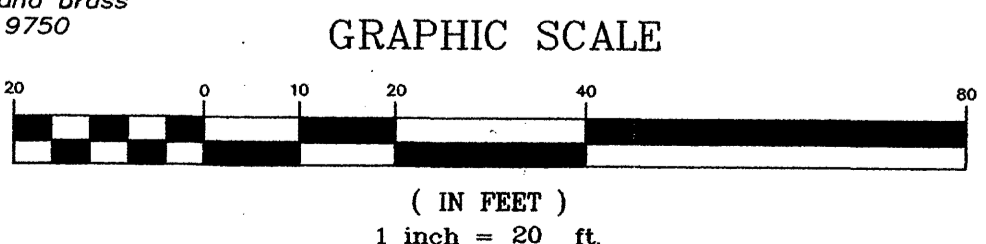
That certain parcel of land situate within Section 24, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising all of Tract 3-A, Land of Tijeras Place Improvement Company, Inc as the same is shown and designated on the plat entitled "REPLAT OF TRACTS 2 & 3, LAND OF TIJERAS PLACE IMPROVEMENT COMPANY, INC., ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, MAY 1995", filed December 20, 1985, in Volume C29, Folio 38, records of Bernalillo County, New Mexico.
 Said parcel contains 0.4463 acres, more or less.

OWNER

Fox Plaza Limited Liability Company,
 a New Mexico limited liability company
 Peterson Properties
 2325 San Pedro NE Suite 2-A
 Albuquerque, New Mexico 87110
 Phone: 884- 3578

TRACT 2-B-1
 TIJERAS PLACE
 IMPROVEMENT CO. INC.
 Filed 10-03-2000, in Plat Book 2000C, Page 260

051517



VACATION
 EXHIBIT B
 Date 2-25-06

SURV TEK, INC.
 Consulting Surveyors
 9384 Valley View Drive N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377
 received
 1-25-06
 Phone: 505-897-3368