

**BULK LAND PLAT OF
TRACTS A, B AND C
STORMCLOUD SUBDIVISION**

(BEING A REPLAT OF TRACTS B AND J, THE CROSSING
AND TRACT R, STORMCLOUD SUBDIVISION, UNIT 3)

**SITUATE WITHIN
THE TOWN OF ATRISCO GRANT
IN**

**PROJECTED SECTION 9
TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**

AUGUST, 2016

PROJECT NUMBER: 1005029

PLAT APPROVAL

UTILITY APPROVALS:

Public Service Company of New Mexico _____ Date _____

New Mexico Gas Company _____ Date _____

Qwest Corporation d/b/a CenturyLink QC. _____ Date _____

Comcast _____ Date _____

CITY APPROVALS:

Soren M. Rinkbeorn P.S. 9/7/16
City Surveyor _____ Date _____
Department of Municipal Development

Real Property Division _____ Date _____

Environmental Health Department _____ Date _____

Traffic Engineering, Transportation Division _____ Date _____

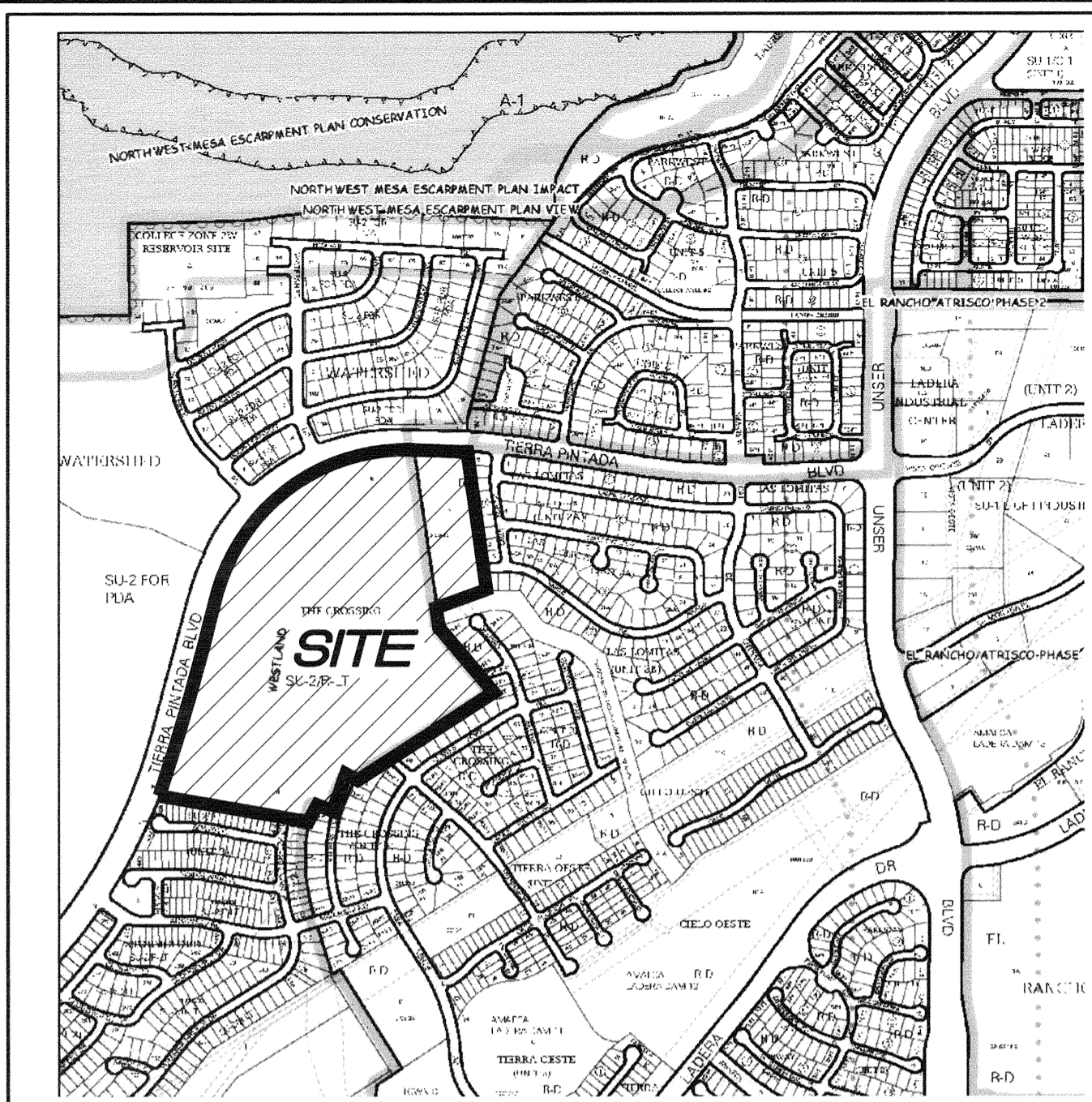
ABCWUA _____ Date _____

Parks and Recreation Department _____ Date _____

AMAFCO _____ Date _____

City Engineer _____ Date _____

DRB Chairperson, Planning Department _____ Date _____



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 Page H-9-Z.

SUBDIVISION DATA

- Total number of existing Tracts: 3
- Total number of Tracts created: 3
- Gross Subdivision acreage: 55.2416 Ac.

SHEET INDEX

- Sheet 1 of 4 Approvals, General Notes, Purpose of plat
- Sheet 2 of 4 Legal Description, Free Consent & Dedication
- Sheet 3 of 4 Overall Existing Plat, Tracts and Easements
- Sheet 4 of 4 New Bulk Tracts and easements

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 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 Century Link 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), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a/ Century Link (QC) 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:

- Create 3 New Bulk Tracts as shown hereon.
- Grant the New Easements as shown hereon.

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, correct to the best of my knowledge and belief.

Russ P. Hugg
Russ P. Hugg
NMPS No. 9750
August 29, 2016



**BULK LAND PLAT OF
TRACTS A, B AND C
STORMCLOUD SUBDIVISION**

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AND TRACT R, STORMCLOUD SUBDIVISION, UNIT 3)

**SITUATE WITHIN
THE TOWN OF ATRISCO GRANT
IN
PROJECTED SECTION 9
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NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**

AUGUST, 2016

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Atrisco Grant in Projected Sections 9 and 16, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising Tracts B and J, The Crossing, as the same is shown and designated on the plat entitled "PLAT OF THE CROSSING, ALBUQUERQUE, NEW MEXICO, APRIL, 1996", filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 8, 1996 in Volume 96C, Folio 302, and Tract R, Stormcloud Subdivision Unit 3, as the same is shown and designated on the plat entitled "PLAT OF STORMCLOUD SUBDIVISION UNIT 3, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AUGUST, 2006", filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 21, 2006, in Plat Book 2006C, Page 394, more particularly described by survey performed by Russ P. Rugg, New Mexico Professional Surveyor Number 9750, using New Mexico State Plane Grid Bearings (Central Zone - NAD 83) and ground distances as follows:

BEGINNING at the northeasterly corner of the parcel herein described, said point also being the northeasterly corner of said Tract J, The Crossing, and also being a point on the southerly right of way line of Tierra Pintada Boulevard N.W., and also being the northwesterly corner of Lot 9, Block 8, Las Lomitas Unit 2A, as the same is shown and designated on the plat thereof, filed May 8, 1993, in Volume 93C, Folio 128, whence Albuquerque Control Survey Monument "3-H9" bears N 61°45'45" E, 2,470.03 feet distant; Thence, along the westerly boundaries of said Block 8, Las Lomitas, Unit 2A; Lot 1A, Block 8, Las Lomitas, Unit 2A, as the same is shown and designated on the plat thereof, filed December 21, 1994, in Volume 94C, Folio 425; Camino Del Venada N.W.; and Lot 1, Block 7, Las Lomitas Unit 2B, as the same is shown and designated on the plat thereof, filed May 5, 2004, in Plat Book 2004C, Page 147,

S 08°19'34" E, 761.08 feet to corner, said point also being the southwesterly corner of said Lot 1, Block 7, Las Lomitas, Unit 2B, and also being the southeasterly corner of said Tract J, The Crossing, and also being a point on the northerly boundary of Mirehaven Arroyo Drainage Channel, The Crossing, Unit 3, as the same is shown on the plat thereof, filed July 26, 2004, in Plat Book 2004C, Page 216; Thence, along the northerly, then westerly boundaries of said Mirehaven Arroyo; Lots 31 P-1 thru 36 P-1; Henry Fork Road N.W. of said plat filed in Plat Book 2004C, Page 216; and lot 50, The Crossing, Unit 2-B, as the same is shown and designated on the plat thereof, filed November 18, 2003, in Plat Book 2003C, Page 347, the following three courses:

S 71°44'43" W, 284.16 feet to a corner, said corner also being the southwesterly corner of said Tract J, The Crossing, and also being a point on the easterly boundary of said Tract B, The Crossing; Thence,

S 08°19'45" E, 114.79 feet to a corner; Thence,

S 40°14'59" E, 458.54 feet to the eastern-most corner of the parcel herein described, said point also being the eastern-most corner of said Tract B, The Crossing, and also being a corner on the westerly boundary of said Lot 50, The Crossing, Unit 2-B; Thence, along the northwesterly boundaries of Lots 40 thru 48 and 50, of said plat filed in Plat Book 2003C, Page 347; Gunnison Place N.W.; and Lots 37-P1 thru 39-P1, The Crossing, Unit 1-A, as the same is shown and designated on the plat thereof, filed December 3, 2002, in Plat Book 2002C, Page 380, the following 3 courses,

S 57°54'27" W, 470.16 feet to a point of curvature; Thence,

Southwesterly, 398.90 feet on the arc of a curve to the left (said curve having a radius of 762.00 feet, a central angle of 29°59'36", and a chord that bears S 42°54'39" W, 394.36 feet) to a corner, said corner also being the eastern-most corner on Lot 14-P1, The Crossing, Unit 1-A, of said plat filed in Plat Book 2002C, Page 380; Thence, along the northeasterly boundaries of said Lot 14-P1 and Animas Place N.W.,

N 62°04'32" W, 158.04 feet to a corner, said corner also being the northern-most corner of the northeasterly terminus of said Animas Place N.W.; Thence, along the northwesterly right of way line of said Animas Place N.W.,

Southwesterly, 197.52 feet on the arc of a curve to the left (said curve having a radius of 920.00 feet, a central angle of 12°18'05", and a chord that bears S 21°46'26" W, 197.14 feet) to a corner, said corner also being the northeasterly corner of Lot 13-P1, The Crossing, Unit 1-A, of said plat filed in Plat Book 2002C, Page 380; Thence, along the northerly, then westerly boundaries of said Lot 13-P1, the following two courses:

N 74°22'37" W, 112.00 feet to a corner; Thence,

Southerly, 84.44 feet on the arc of a curve to the left (said curve having a radius of 1032.00 feet, a central angle of 04°41'16", and a chord that bears S 13°16'45" W, 84.41 feet) to the southern-most corner of the parcel herein described, said point also being the southern-most corner of said Tract B, The Crossing, and also being the northeasterly corner of Lot 507, Stormcloud Subdivision, Unit 3, as the same is shown and designated on the plat thereof, filed December 31, 2006, in Plat Book 2006C, Page 394; Thence, along the northerly boundaries of said lot 507, Summer Breeze Drive N.W., and Lots 489 thru 505, Stormcloud Subdivision, Unit 3, of said plat filed in Plat Book 2006C, Page 394,

N 79°03'05" W, 816.22 feet to the southwesterly corner of the parcel herein described, said point also being the southwesterly corner of said Tract R, Stormcloud Subdivision, Unit 3, and also being the northwesterly corner of said Lot 489, Stormcloud Subdivision, Unit 3, and also being a point on the easterly right of way line of said Tierra Pintada Boulevard N.W., whence Albuquerque Control Survey Monument "BH-41" bears N 19°15'12" W, 2,848.64 feet distant; Thence, along the easterly, then southeasterly, then southerly right of way line of said Tierra Pintada Boulevard N.W. the following four courses:

Northerly, 305.79 feet on the arc of a curve to the left (said curve having a radius of 3000.00 feet, a central angle of 05°50'25", and a chord that bears N 18°05'56" E, 305.66 feet) to a point of tangency; Thence,

N 15°10'44" E, 786.36 feet to a point of curvature; Thence,

Northeasterly, 1444.55 feet on the arc of a curve to the right (said curve having a radius of 1100.00 feet, a central angle of 75°14'32", and a chord that bears N 52°48'00" E, 1342.96 feet to a point of compound curvature, said point also being the northeasterly corner of said Tract B, The Crossing, and also being the northwesterly corner of said Tract J, The Crossing; Thence,

Easterly, 284.65 feet on the arc of a curve to the right (said curve having a radius of 4546.13 feet, a central angle of 03°35'15", and a chord that bears S 87°45'27" E, 284.60 feet) to the point of beginning.

Said parcel contains 55.2416 acres, more or less

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATTED and now comprising "BULK LAND PLAT OF TRACTS A, B AND C, STORMCLOUD SUBDIVISION (BEING A REPLAT OF TRACTS B AND J, THE CROSSING AND TRACT R, STORMCLOUD SUBDIVISION, UNIT 3) SITUATE WITHIN THE TOWN OF ATRISCO GRANT IN PROJECTED SECTION 9, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", is with the free consent of and in accordance with the wished and desires of the undersigned owner(s) and proprietor(s). Said owner(s) and proprietor(s) do hereby grant the public easements as shown hereon. 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, subject to matters of record.

OWNER(S)

WESTERN ALBUQUERQUE LAND HOLDINGS, LLC
a Delaware limited liability company

By: C-III ASSET MANAGEMENT, LLC, a Delaware limited liability company

As: Special Servicer


By: 
Deborah A. Bacon, Servicing Officer

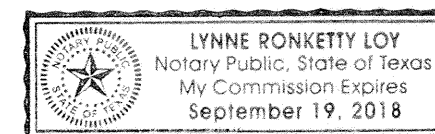
ACKNOWLEDGMENT

STATE OF Texas
COUNTY OF Dallas SS

This instrument was acknowledged before me this 2nd day of

September, 2016, by Deborah A. Bacon, the Servicing Officer of C-III ASSET MANAGEMENT, LLC, a Delaware limited liability company, the Special Servicer for Western Albuquerque Land Holdings LLC, for and on behalf thereof.

 My commission expires 9/19/18
Notary Public



**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."

NOTICE OF SUBDIVISION PLAT CONDITIONS

BULK LAND PLAT OF TRACTS B AND J, THE CROSSING AND TRACT R, STORMCLOUD SUBDIVISION, UNIT 3; TBKA TRACTS A, B AND C, STORMCLOUD SUBDIVISION.

The plat of TRACTS B AND J, THE CROSSING AND TRACT R, STORMCLOUD SUBDIVISION, UNIT 3; TBKA TRACTS A, B AND C, STORMCLOUD SUBDIVISION, 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 TRACTS A, B AND C, STORMCLOUD, filed in the office of the County Clerk of Bernalillo County, New Mexico on _____, 2016 as Document No. _____



SHEET 2 OF 4

SURV TEK, INC.

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

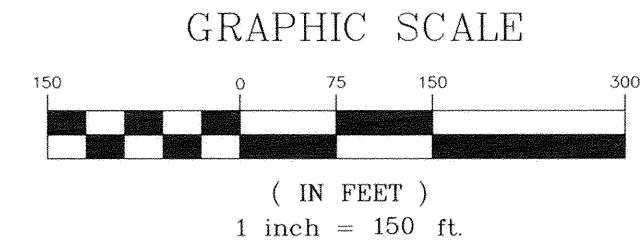
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(BEING A REPLAT OF TRACTS B AND J, THE CROSSING AND TRACT R, STORMCLOUD SUBDIVISION, UNIT 3)

SITUATE WITHIN THE TOWN OF ATRISCO GRANT IN PROJECTED SECTION 9 TOWNSHIP 10 NORTH, RANGE 2 EAST NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

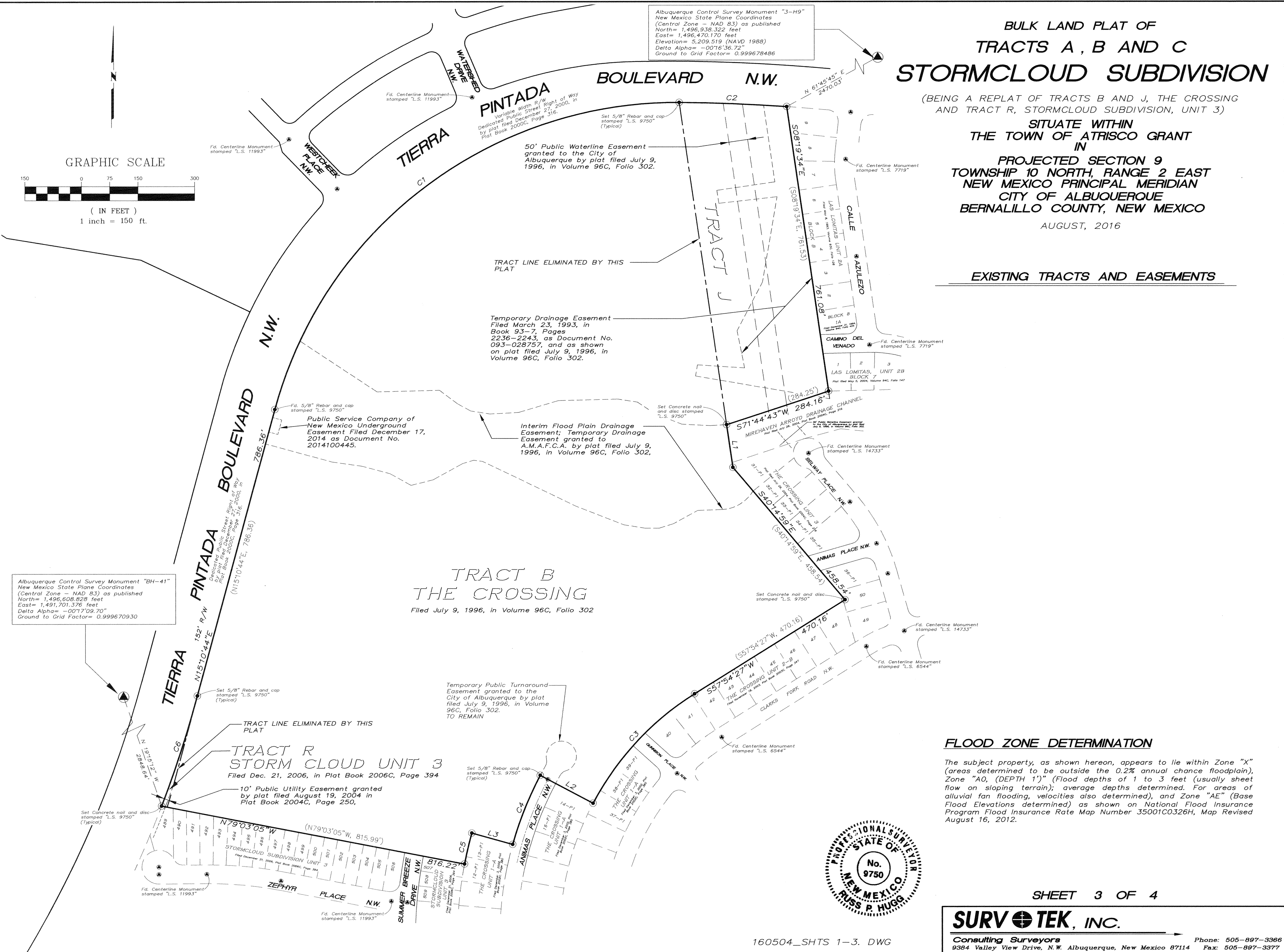
AUGUST, 2016

EXISTING TRACTS AND EASEMENTS



Albuquerque Control Survey Monument "3-H9" New Mexico State Plane Coordinates (Central Zone - NAD 83) as published North= 1,496,938.322 feet East= 1,496,470.170 feet Elevation= 5,209.519 (NAVD 1988) Delta Alpha= -00'16"36.72" Ground to Grid Factor= 0.999678486

Albuquerque Control Survey Monument "BH-41" New Mexico State Plane Coordinates (Central Zone - NAD 83) as published North= 1,496,608.828 feet East= 1,491,701.376 feet Delta Alpha= -00'17'09.70" Ground to Grid Factor= 0.999670930



TRACT B THE CROSSING
Filed July 9, 1996, in Volume 96C, Folio 302

TRACT R STORMCLOUD UNIT 3
Filed Dec. 21, 2006, in Plat Book 2006C, Page 394
10' Public Utility Easement granted by plat filed August 19, 2004 in Plat Book 2004C, Page 250.

FLOOD ZONE DETERMINATION

The subject property, as shown hereon, appears to lie within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain), Zone "AO, (DEPTH 1') (Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined), and Zone "AE" (Base Flood Elevations determined) as shown on National Flood Insurance Program Flood Insurance Rate Map Number 35001C0326H, Map Revised August 16, 2012.



SHEET 3 OF 4

SURV+TEK, INC.

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

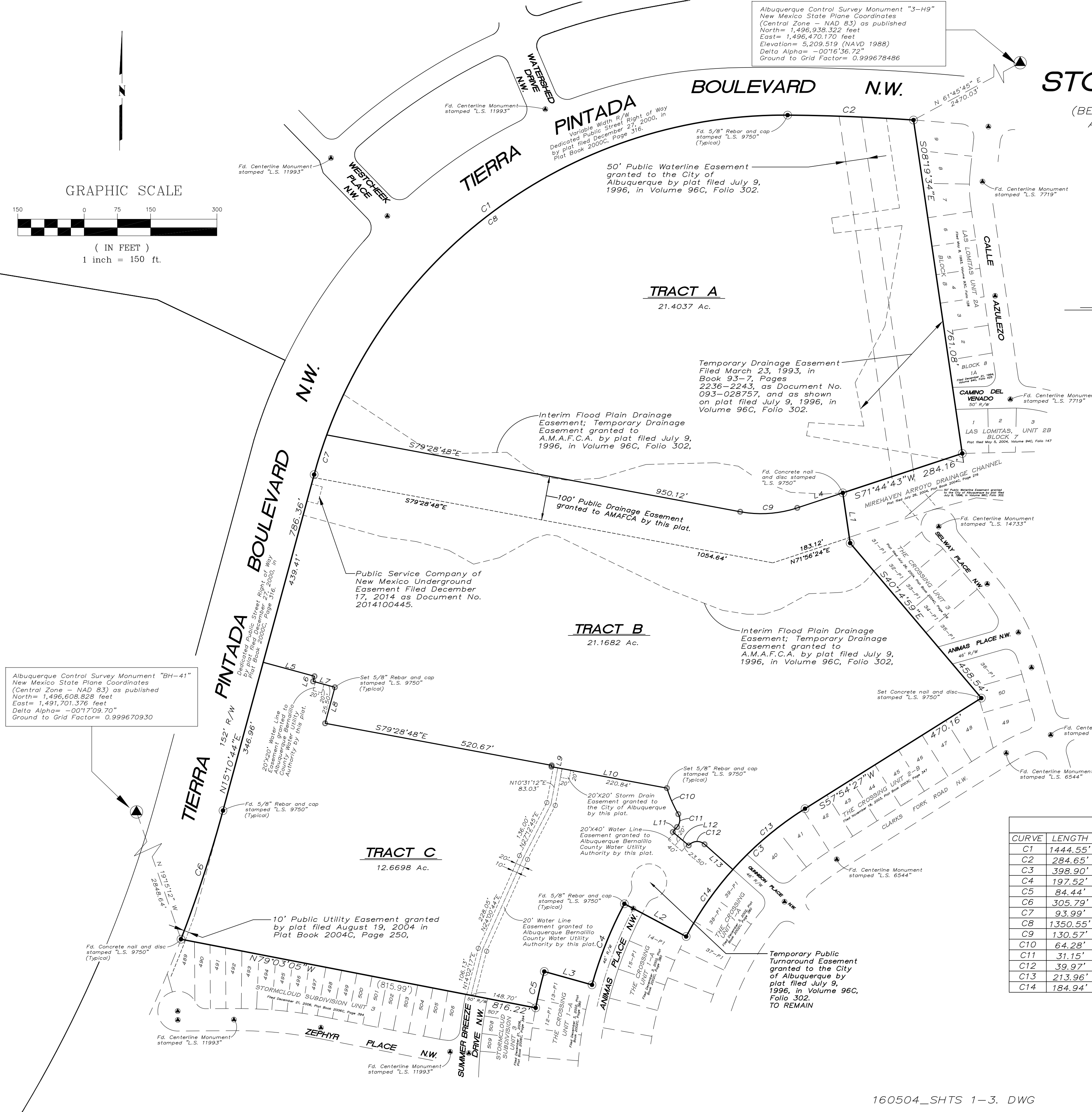
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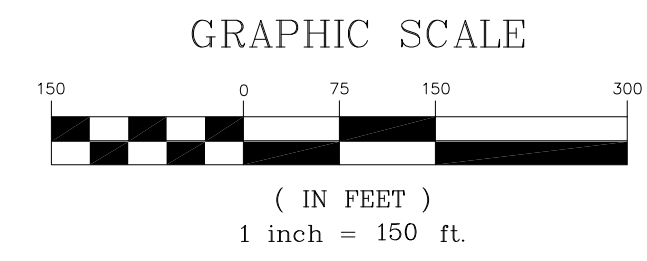
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NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

AUGUST, 2016

NEW TRACTS AND EASEMENTS CREATED



Albuquerque Control Survey Monument "3-H9"
New Mexico State Plane Coordinates
(Central Zone - NAD 83) as published
North= 1,496,938.322 feet
East= 1,496,470.170 feet
Elevation= 5,209.519 (NAVD 1988)
Delta Alpha= -00'16"36.72"
Ground to Grid Factor= 0.999678486



Albuquerque Control Survey Monument "BH-41"
New Mexico State Plane Coordinates
(Central Zone - NAD 83) as published
North= 1,496,608.828 feet
East= 1,491,701.376 feet
Delta Alpha= -00'17"09.70"
Ground to Grid Factor= 0.999670930

LINE	LENGTH	BEARING
L1	114.79	S08°19'45"E
L2	158.04	N62°04'32"W
L3	112.00	N74°22'37"W
L4	108.38	N71°44'43"E
L5	120.00	S74°49'16"E
L6	11.92	S15°10'44"W
L7	51.00	S74°49'16"E
L8	84.31	S15°10'44"W
L9	3.00	S10°31'09"W
L10	265.34	S79°28'48"E
L11	14.89	S40°35'40"W
L12	47.00	S49°52'10"E
L13	85.67	S48°16'34"E

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	1444.55'	1100.00'	847.76'	1342.96'	N52°48'00"E	75°14'32"
C2	284.65'	4546.13'	142.37'	284.60'	N87°45'27"W	3°35'15"
C3	398.90'	762.00'	204.14'	394.36'	S42°54'39"W	29°59'36"
C4	197.52'	920.00'	99.14'	197.14'	S21°46'26"W	12°18'05"
C5	84.44'	1032.00'	42.24'	84.41'	S13°16'45"W	4°41'16"
C6	305.79'	3000.00'	153.03'	305.66'	N18°05'56"E	5°50'25"
C7	93.99'	1100.00'	47.03'	93.96'	S17°37'36"W	4°53'45"
C8	1350.55'	1100.00'	775.19'	1267.31'	S55°14'52"W	70°20'47"
C9	130.57'	260.00'	66.70'	129.21'	N86°07'57"E	28°46'29"
C10	64.28'	275.50'	32.29'	64.14'	S23°39'32"E	13°22'08"
C11	31.15'	25.00'	17.96'	29.18'	N05°21'27"E	71°24'05"
C12	39.97'	25.00'	25.71'	35.84'	S85°55'38"W	91°35'36"
C13	213.96'	762.00'	107.69'	213.25'	S49°51'50"W	16°05'14"
C14	184.94'	762.00'	92.93'	184.49'	S34°52'02"W	13°54'22"

SHEET 4 OF 4

SURV TEK, INC.

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