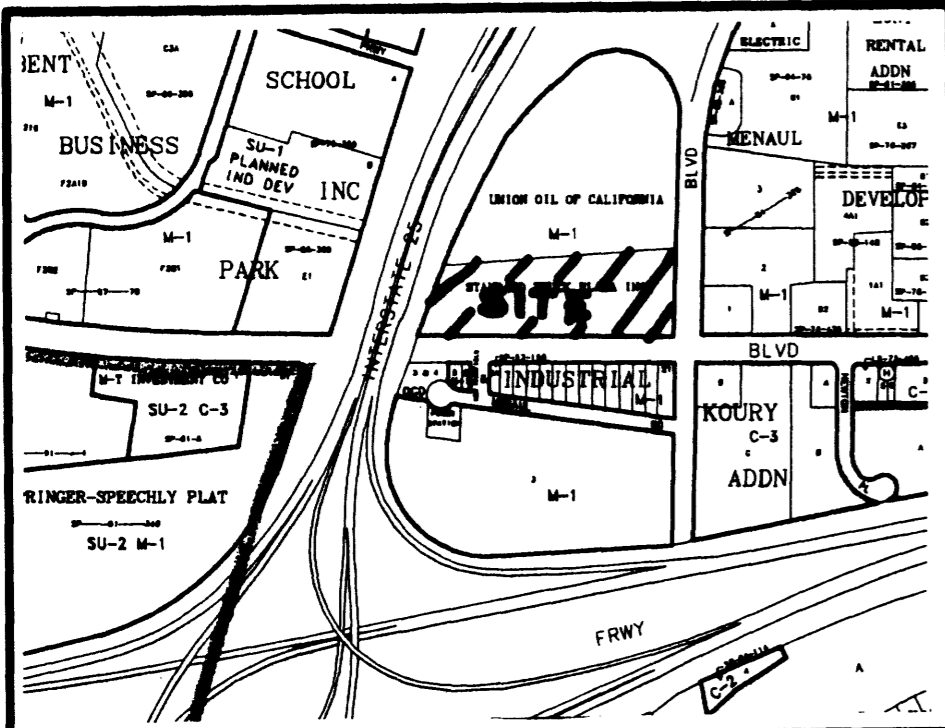


**PLAT OF  
TRACTS A, B, C, & D  
LANDS OF JOHN S. PALONI**

WITHIN  
SECTION 9, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2006



VICINITY MAP No. H-15

**LEGAL DESCRIPTION**  
A CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 9, TOWNSHIP 10 NORTH, RANGE 3 EAST OF THE N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE WEST LINE OF UNIVERSITY BOULEVARD, WHENCE ALBUQUERQUE CONTROL MONUMENT "CANDELARIA" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1927) X=388,655.17 AND Y=1,497,028.88 BEARS N. 12 deg. 52' 48" E., A DISTANCE OF 1,479.92 FEET, RUNNING THENCE S. 00 deg. 35' 59" W., ALONG THE WEST LINE OF UNIVERSITY BOULEVARD, A DISTANCE OF 365.35 FEET TO THE SOUTHEAST CORNER, BEING A POINT ON THE NORTH LINE OF MENAUL BOULEVARD;  
THENCE N. 89 deg. 58' 01" W., ALONG THE NORTH LINE OF MENAUL BOULEVARD, A DISTANCE OF 899.05 FEET TO THE SOUTHWEST CORNER, BEING A POINT ON THE EASTERLY LINE OF THE NORTH FRONTAGE ROAD FOR INTERSTATE No. 25;  
THENCE ALONG THE EASTERLY LINE OF THE NORTH FRONTAGE ROAD FOR INTERSTATE No. 25 FOR THE NEXT FIVE CALLS:  
N. 00 deg. 00' 29" E., A DISTANCE OF 7.44 FEET TO A POINT;  
N. 89 deg. 59' 33" W., A DISTANCE OF 27.11 FEET TO A POINT;  
N. 44 deg. 20' 37" W., A DISTANCE OF 30.40 FEET TO A POINT;  
222.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2441.83 FEET AND HAVING A CHORD BEARINGS AND DISTANCE OF N. 14 deg 18' 25" E., 222.27 FEET TO A POINT N. 16 deg. 54' 57" E., A DISTANCE OF 7.48 FEET TO THE NORTHWEST CORNER;  
THENCE LEAVING THE EASTERLY LINE OF THE NORTH FRONTAGE ROAD FOR INTERSTATE No. 25 N. 82 deg. 47' 29" E., A DISTANCE OF 901.25 FEET TO THE NORTHEAST CORNER AND PLACE OF BEGINNING CONTAINING 6.4969 ACRES MORE OR LESS.

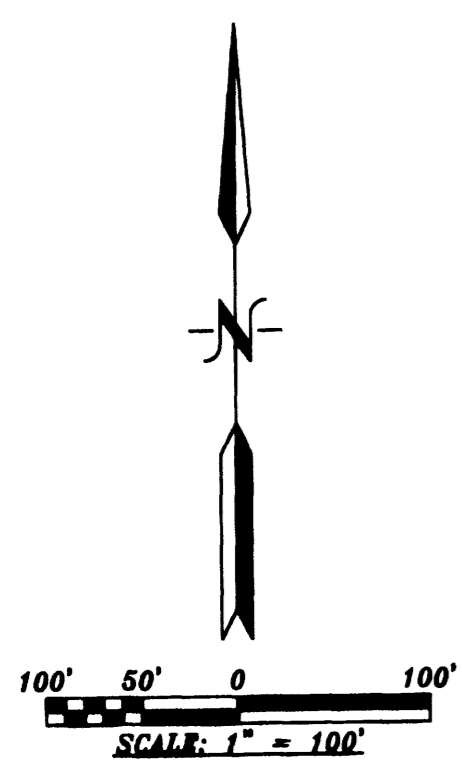
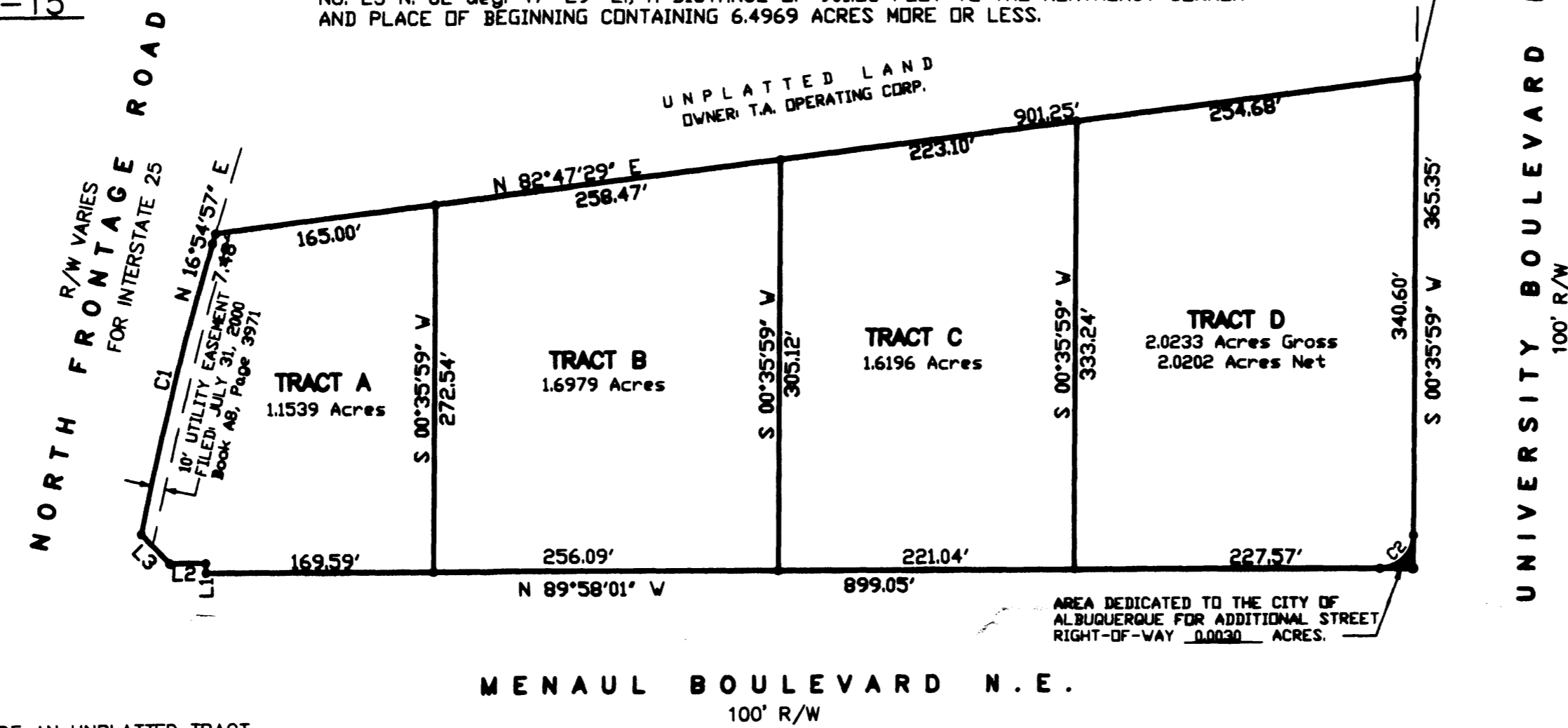
ACS STATION "CANDELARIA"  
X=388,655.17  
Y=1,497,028.88  
GRD TO GRID=0.99987075  
Δκ = -00° 12' 51"  
CENTRAL ZONE, NAD 1927

PROJECT NUMBER: \_\_\_\_\_  
APPLICATION NUMBER: \_\_\_\_\_  
UTILITY APPROVALS:

PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST	DATE
NEW MEXICO UTILITIES	DATE

CITY APPROVALS:

CITY SURVEYOR	DATE
REAL PROPERTY DIVISION (CONDITIONAL)	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
TRAFFIC ENGINEERING/TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



**PURPOSE OF PLAT:**  
THE PURPOSE OF THIS PLAT IS TO DIVIDE AN UNPLATTED TRACT OF LAND INTO FOUR (4) TRACTS, DEDICATE ADDITIONAL RIGHT-OF-WAY AND GRANT ANY EASEMENTS AS SHOWN.

- GENERAL NOTES:**
- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
  - THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
  - TOTAL AREA OF PROPERTY: 6.4969 ACRES.
  - TALOS LOG No. 2006115274
  - BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
  - DISTANCES ARE GROUND, BEARINGS ARE GRID.
  - BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
  - DATE OF FIELD WORK: OCTOBER, 2006
  - CURRENT ZONING: M-1

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	05°13'02"	N 14°18'25" E	2441.83	222.35	222.27
C2	89°26'00"	N 45°18'59" E	25.00	39.02	35.18

NUMBER	DIRECTION	DISTANCE
L1	N 00°00'29" E	7.44'
L2	N 89°59'33" W	27.11'
L3	N 44°20'37" W	30.40'

**FREE CONSENT**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

*John S. Paloni* 10-16-06  
DATE

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 16th DAY OF October, 2006  
BY: John S. Paloni  
OWNERS NAME  
MY COMMISSION EXPIRES: 8/2/09 BY: \_\_\_\_\_  
NOTARY PUBLIC

**SURVEYORS CERTIFICATE:**

STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 16th DAY OF October, 2006.

*Anthony L. Harris*  
ANTHONY L. HARRIS, P.S. #11463



Re-06-2086.dwg(Oct-06)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# \_\_\_\_\_  
PROPERTY OWNER OF RECORD: \_\_\_\_\_  
BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_

**W.E. SMITH ENGINEERING, INC.**  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE: (505) 860-0060 FAX: (505) 860-0045

A.L.T.A / A.C.S.M. LAND TITLE SURVEY  
OF  
**TRACT 11-3**  
**STANDARD TRUCK PLAZA Inc.**

CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2006

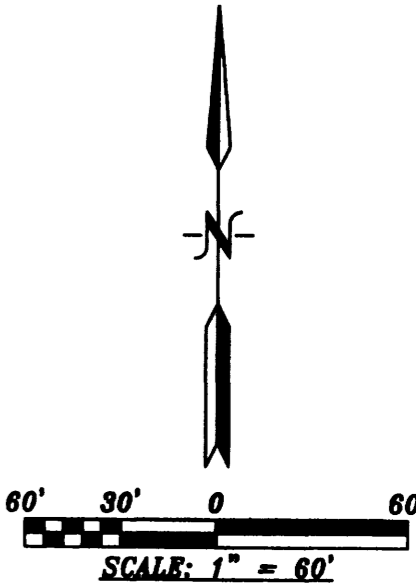
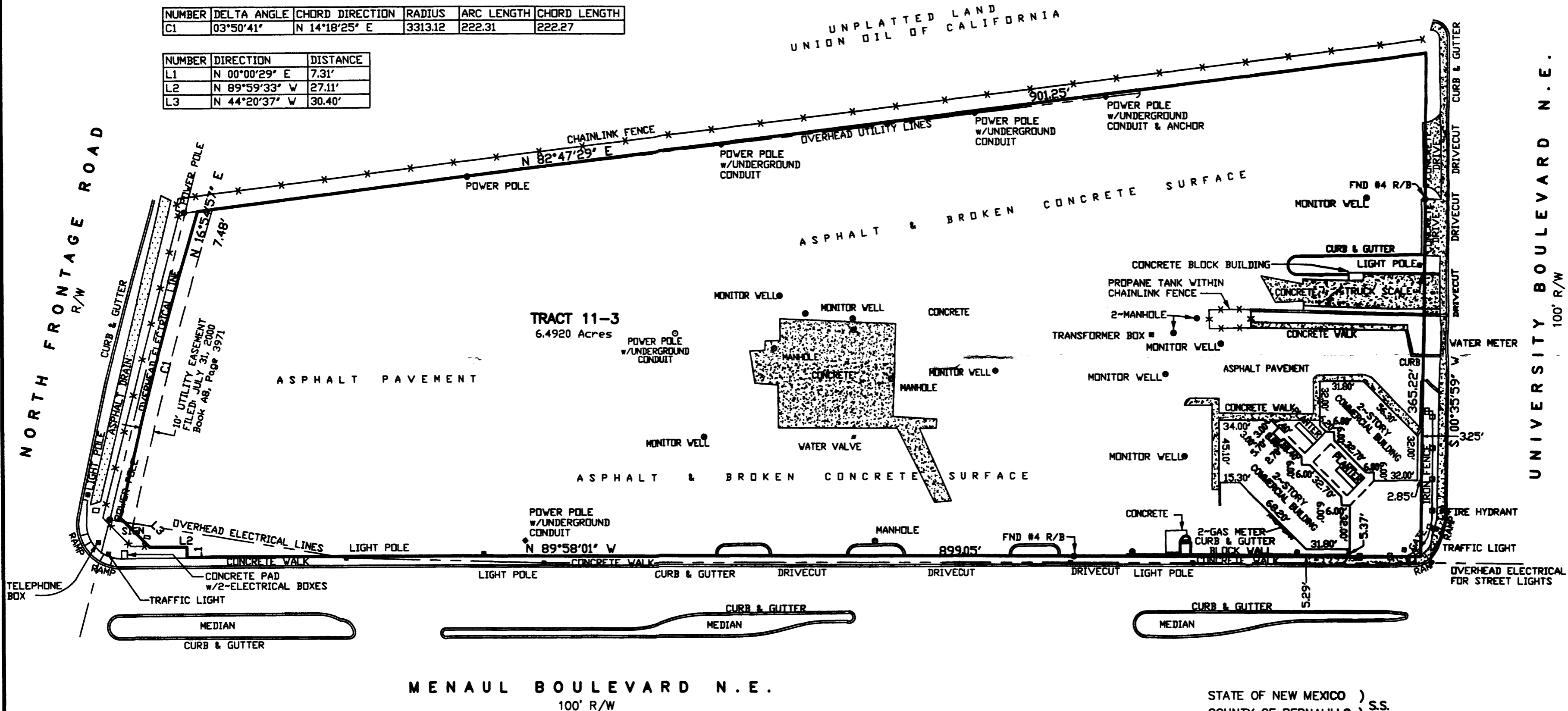
**LEGAL DESCRIPTION FOR TRACT A**

A CERTAIN TRACT OF LAND WITHIN THE EXTERIOR BOUNDARIES OF THE TOWN OF ALBUQUERQUE GRANT, WITHIN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO IN SECTION 9, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., AND BEGINNING IDENTIFIED AS A PORTION OF A 6.5774 ACRE TRACT DESCRIBED IN THAT SPECIAL WARRANTY DEED FILED IN MAY 4, 1976 IN BOOK D5A, PAGE 424, RECORDS OF BERNALILLO COUNTY, NEW MEXICO AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MENAUL BOULEVARD N.E., FROM WHENCE THE NEW MEXICO STATE HIGHWAY COMMISSION BRASS CAP MONUMENT "1-10-12" BEARS S. 89 deg. 10' 43" E., 3692.18 FEET DISTANT;  
THENCE N. 89 deg. 55' 30" W., 735.09 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED BEING A POINT OF INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF MENAUL BOULEVARD N.E. WITH THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE ROUTE 25 (N.M.P. I-025-4(1)218);  
THENCE N. 16 deg. 55' 30" E., 104.92 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF I-25 TO A POINT OF CURVATURE;  
THENCE NORTHEASTERLY 158.90 FEET ALONG THE ARC OF A CURVE OF THE RIGHT ON SAID RIGHT-OF-WAY LINE, HAVING A RADIUS OF 2,765.00 FEET AND CHORD WHICH BEARS N. 18 deg. 34' 17" E., 158.91 FEET TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;  
THENCE N. 82 deg. 50' 00" W., 905.99 FEET TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE UNIVERSITY BOULEVARD N.E., AS SHOWN ON THE NEW MEXICO STATE HIGHWAY COMMISSION RIGHT-OF-WAY MAP N.M.P. I-025-4(1)218);  
THENCE S. 00 deg. 38' 30" W., 186.10 ALONG SAID RIGHT-OF-WAY LINE OF UNIVERSITY BOULEVARD N.E. TO A POINT;  
THENCE S. 89 deg. 32' 30" W., 190.45 FEET TO A POINT;  
THENCE S. 00 deg. 19' 08" E., 53.85 FEET TO A POINT;  
THENCE N. 89 deg. 55' 30" W., 52.00 FEET TO A POINT;  
THENCE S. 00 deg. 04' 30" W., 123.50 FEET TO THE POINT OF BEGINNING.

VICINITY MAP No. \_\_\_\_\_

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	03°50'41"	N 14°18'25" E	3313.12	222.31	222.27

NUMBER	DIRECTION	DISTANCE
L1	N 00°00'29" E	7.31'
L2	N 89°59'33" W	27.11'
L3	N 44°20'37" W	30.40'



The property shown hereon is NOT within the 100 year flood plain. Zone "X", FIRM Panel # \_\_\_\_\_ Dated: \_\_\_\_\_

**LEGAL DESCRIPTION FOR TRACT B**

A CERTAIN TRACT OF LAND WITHIN THE EXTERIOR BOUNDARIES OF THE TOWN OF ALBUQUERQUE GRANT, WITHIN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO IN SECTION 9, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., AND BEGINNING IDENTIFIED AS A PORTION OF A 6.5774 ACRE TRACT DESCRIBED IN THAT SPECIAL WARRANTY DEED FILED IN MAY 4, 1976 IN BOOK D5A, PAGE 424, RECORDS OF BERNALILLO COUNTY, NEW MEXICO AND SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, BEING A POINT ON NORTHERLY RIGHT-OF-WAY LINE OF MENAUL BOULEVARD N.E., FROM WHENCE THE NEW MEXICO STATE HIGHWAY COMMISSION BRASS CAP MONUMENT "1-40-12" BEARS S. 89 deg. 07' 36" E., 3,452.20 FEET DISTANT;  
THENCE N. 89 deg. 55' 30" W., 240.00 FEET ALONG THE RIGHT-OF-WAY LINE OF MENAUL BOULEVARD N.E. TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;  
THENCE N. 00 deg. 04' 30" E., 123.50 FEET TO A POINT;  
THENCE S. 89 deg. 55' 30" E., 52.00 FEET TO A POINT;  
THENCE N. 00 deg. 19' 08" W., 53.85 FEET TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;  
THENCE N. 89 deg. 32' 30" E., 190.15 FEET TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF UNIVERSITY BOULEVARD N.E., AS SHOWN ON NEW MEXICO STATE HIGHWAY COMMISSION RIGHT-OF-WAY MAP I-025-4(1)218);  
THENCE S. 00 deg. 38' 30" W., 179.13 FEET ALONG SAID RIGHT-OF-WAY LINE OF UNIVERSITY BOULEVARD N.E. TO THE SOUTHEAST CORNER AND POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THOSE PORTIONS CONVEYED TO THE CITY OF ALBUQUERQUE BY QUITCLAIM DEED RECORDED IN BOOK D119A, PAGE 211 AND CONDEMNED BY THE STATE OF NEW MEXICO, EX REL., STATE HIGHWAY AND TRANSPORTATION DEPARTMENT OF NEW MEXICO BY THAT CERTAIN STIPULATED JUDGMENT ENTERED IN DISTRICT COURT CAUSE No. CV99-11491 ON NOVEMBER 16, 2000 AND RECORDED IN BOOK A12, PAGE 5081 AS DOCUMENT NUMBER 2000-115519, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

**GENERAL NOTES:**

- OWNER OF RECORD PER LANDAMERICA ALBUQUERQUE TITLE CO. TITLE BINDER DATED: OCTOBER 9, 2006 IS JOHN S. PALONI
- LEGAL DESCRIPTION AND EASEMENTS SHOWN WERE PROVIDED BY LANDAMERICA ALBUQUERQUE TITLE CO. COMMITMENT No. 8212000904
- PLATS USED TO ESTABLISH BOUNDARY.  
A: LEGAL DESCRIPTION AS PROVIDED  
B: NEW MEXICO STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY MAPS FOR INTERSTATE 25.
- FIELD WORK PERFORMED ON OCTOBER, 2006

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) S.S.  
CERTIFY TO: LUJAN BYRD LLC and LANDAMERICA ALBUQUERQUE TITLE Co.

I, ANTHONY L. HARRIS, A PROFESSIONAL SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THERE ARE NO ENCROACHMENTS FROM THIS PROPERTY TO ADJOINING PROPERTIES OR FROM ADJOINING PROPERTIES TO THIS PROPERTY UNLESS HEREON SHOWN. I FURTHER CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM LAND IN 2005, AND INCLUDES ITEMS: 1, 3, 8, 9, 10, 11, 13 OF TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) ON AN URBAN SURVEY.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006

ANTHONY L. HARRIS, N.M.P.S. #11463

06-2086.dwg(Oct-06)