

VICINITY MAP

SCALE: 1" = 750'

C-20

DEDICATION AND FREE CONSENT

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner and does hereby dedicate to the City of Albuquerque in fee simple with warranty covenants the public street rights-of-way and grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees. I hereby warrant that I hold complete and indefeasible title in fee simple to the land subdivided, hereon.

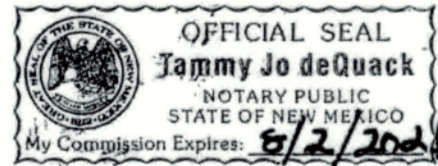
Amit Patel AP 11/15/17 10/11/17
 Amit Patel, President
 MARK3S, Inc. Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS

This instrument was acknowledged before me on this 11th day of October, 2017, by Amit Patel, President, MARK3S, Inc.

Jammy Jo deQuack
 Notary Public



VACATION REQUEST AND PLAT OF
TRACTS A-1, C AND D,
MARK3S HOLLY DEVELOPMENT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2017

DESCRIPTION

Lots 6, 7, 8 and the west-half of Lot 9, Block 20, North Albuquerque Acres, Tract 3, Unit 3, Albuquerque, New Mexico, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 10, 1931, Plat Book D, Page 121, Doc. #1931091031; together with Tracts A and B, MARK3S Holly Development, Albuquerque, New Mexico, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 01, 2007, Plat Book 2007C, Page 49, Doc. #2007033385.

Public Utility easements shown on this plat are six (6) or ten (10) feet wide and are granted for the common and joint use of:

1. P.N.M. (Electric) for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. 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.
3. Qwest Corporation for the installation, maintenance, and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services including, but not limited to, above-ground pedestals and closures.
4. Comcast Cable Vision of New Mexico, Inc. for the installation, maintenance, and service of such lines, cables, 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 the National Electric Safety Code caused by construction or pools, decking, or any structures adjacent to within or near easements shown on this plat.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
 PAID ON UPON Multiple Parcels
 PROPERTY OWNER OF RECORD
MARK3S LLC
 BERNALILLO COUNTY TREASURER'S OFFICE
Matt 12/18/17

MARK3S, INC.
 OWNER
 PROJECTED (Elena Gallegos Grant)
 SEC. 17, T 11 N, R 4 E, N.M.P.M.
 LOCATION
 MARK3S HOLLY DEVELOPMENT
 SUBDIVISION

DOCH 2017119919
 12/18/2017 11:36 AM Page: 3 of 3
 PLAT R \$25.00 B 2017C P 0146 Linda Stover, Bernalillo County

COUNTY CLERK FILING DATA

DRB PROJECT NUMBER 1005237

APPLICATION NUMBER 17 DRB -70291

APPROVALS:

- | | |
|---|------------|
| <i>[Signature]</i> | 12-8-2017 |
| DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO | DATE |
| <i>[Signature]</i> | 10-05-17 |
| ABCWUA | DATE |
| <i>[Signature]</i> | 11-29-2017 |
| CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO | DATE |
| <i>[Signature]</i> | 11-17-2017 |
| A.M.A.F.C.A. | DATE |
| <i>[Signature]</i> | 11/29/17 |
| TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO | DATE |
| <i>[Signature]</i> | 11/29/17 |
| PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO | DATE |
| <i>[Signature]</i> | 10/12/17 |
| CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO | DATE |
| <i>[Signature]</i> | 11-29-17 |
| REAL PROPERTY DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO | DATE |
| <i>[Signature]</i> | 11-9-17 |
| PUBLIC SERVICE COMPANY OF NEW MEXICO | DATE |
| <i>[Signature]</i> | 11/9/2017 |
| QWEST CORPORATION d/b/a CENTURYLINK QC | DATE |
| <i>[Signature]</i> | 11/6/17 |
| NEW MEXICO GAS COMPANY | DATE |
| <i>[Signature]</i> | 11/3/17 |
| COMCAST CABLE VISION OF NEW MEXICO, INC. | DATE |

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and Qwest Corporation D/B/A CenturyLink 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.

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirements for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; that this survey meets the Minimum Standards for Surveying in New Mexico, and that it is true and correct to the best of my knowledge and belief.

[Signature]
 Charles G. Cala, Jr., NMPS 11184



10/11/2017
 Date

HIGH MESA Consulting Group

6010-B MIDWAY PARK BLVD. NE • ALBUQUERQUE, NEW MEXICO 87109
 PHONE: 505.345.4250 • FAX: 505.345.4254 • www.highmesacg.com
 JOB #2016.059.3 PLAT1

VACATION REQUEST AND PLAT OF
TRACTS A-1, C AND D, MARK3S HOLLY DEVELOPMENT
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2017

DOCH 2017119919
 12/19/2017 11:36 AM Page: 2 of 3
 PLAT # 325 00 8 2017C P. 0146 Linda Stover, Bernalillo County

Notes:

1. A boundary survey was performed in December, 2016 and January, 2017, and verified in October, 2017. Property corners were found or set as indicated.
2. All distances are ground distances.
3. Site located within projected Section 17, Township 11 North, Range 4 East, N.M.P.M. (Elena Gallegos Grant).
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone (NAD 83). These bearings are positioned from A.G.R.S. Control Station "7-B20".
5. Record bearings and distances are shown in parenthesis.
6. Public street mileage created by this plat = 0.11 miles (half-width).
7. The purpose of this plat is to:
 - a. Eliminate the interior property lines to create 3 (three) tracts from Lots 6, 7, 8 and the west-half of lot 9, Block 20, North Albuquerque Acres, Tract 3, Unit 3; together with Tracts A and B, MARK3S Holly Development.
 - b. Grant the necessary Public Utility Easement and Private Drainage Easement, as shown.
 - c. Vacate that portion of the Public Utility Easement, as shown (Keyed Note 1A); also vacate the Private Sanitary Sewer Easement, as shown (Keyed Note 4); and also vacate the Private Water Line Easement, as shown (Keyed note 5).
 - d. Vacate the easement reservations contained in the Patent from the United States of America, as shown (Keyed Note 10); also vacate the nonspecific easements and/or right-of-ways for road and/or pipeline purposes (water, gas or sewage), telephone and electrical energy, as shown (Keyed Note 11).
 - f. Dedicate in fee simple with Warranty Covenants the half-width of Holly Avenue N.E. (0.3977 acres ±), as shown (Keyed Note 7).
 - g. Incorporate the vacation of a portion of the public right-of-way of Holly Avenue N.E. (0.0272 acres ±), as shown (Keyed Note 8).
8. The following documents and instruments were used for the performance and preparation of this survey:
 - a. Plat of North Albuquerque Acres, Tract 3, Unit 3, filed 09-10-1931, Plat Book D, Page 121, Doc. #1931091031, Records of Bernalillo County, New Mexico.
 - b. Plat of North Albuquerque Acres, Tract 3, Unit 3, filed 04-15-1999, Plat Book 99C, Page 891, Doc. #1999050938, Records of Bernalillo County, New Mexico.
 - c. Plat of Los Vigils, filed 05-01-2003, Plat Book 2003C, Page 118, Doc. #2003072621, Records of Bernalillo County, New Mexico.
 - d. Plat of MARK3S Holly Development, filed 03-01-2007, Plat Book 2007C, Page 49, Doc. #2007033385, Records of Bernalillo County, New Mexico.
 - e. Special Warranty Deed filed 12-09-2016, Doc. #2016115276, Records of Bernalillo County, New Mexico (Lots 6, 7, 8 & west-half of Lot 9).
 - f. Owner's Policy of Title Insurance Policy No. O-SP000012354, prepared by Fidelity National Title Insurance Company dated 12-09-2016. (Lots 6, 7, 8 & west-half of Lot 9).
 - g. Boundary Survey, dated 05-16-2017, prepared by this firm for Lots 6, 7, 8, west-half of Lot 9 (unrecorded).
9. Gross subdivision acreage = 4.8424 acres.
10. Current Zoning on site is SU-2/Mixed Use, based upon review of the City of Albuquerque Zone Atlas and web site.
11. No property within the area of requested final action 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 the proposed plat.

KEYED NOTES

EASEMENTS - EXISTING

- ① 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2007C-49
- ② 10' PUBLIC ACCESS AND PUBLIC UTILITY EASEMENT GRANTED BY PLAT 99C-89 (OFFSITE)
- ③ 10' PNM OVERHEAD EASEMENT GRANTED BY PLAT 99C-89 (OFFSITE)
- ⑨ 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2004C-199 (OFFSITE)

EASEMENTS - NEW

- ⑥ 10' PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT
- ⑫ A PRIVATE NON-SPECIFIC DRAINAGE EASEMENT ACROSS TRACT D IS HEREBY GRANTED BY THIS PLAT FOR THE PURPOSE OF CONVEYING UNDEVELOPED RUNOFF FROM TRACT C TO HOLLY AVENUE N.E. THIS EASEMENT SHALL BE MAINTAINED BY THE OWNER OF TRACT D.

EASEMENTS - TO BE VACATED BY THIS PLATTING ACTION

- ①A PORTION OF 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2007C-49 TO BE VACATED BY THIS PLAT
- ④ 10' PRIVATE SANITARY SEWER EASEMENT GRANTED BY PLAT 2007C-49 TO SERVE FORMER TRACT B TO BE VACATED BY THIS PLAT
- ⑤ 10' PRIVATE WATER LINE EASEMENT GRANTED BY PLAT 2007C-49 TO SERVE FORMER TRACT B TO BE VACATED BY THIS PLAT

EASEMENTS AND RESERVATIONS - TO BE VACATED BY THIS PLATTING ACTION

- ⑩ EASEMENT RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA AFFECTING THE PROPERTIES PLATTED HEREON, GRANTED BY THE DOCUMENT FILED 10-27-1923, BOOK 80, PAGE 353, RECORDS OF BERNALILLO COUNTY, NEW MEXICO TO BE VACATED BY THIS PLAT (FORMER LOTS 6, 7, 8 AND WEST-HALF OF LOT 9)
- ⑪ THE NONSPECIFIC EASEMENTS AND/OR RIGHT-OF-WAYS FOR ROAD AND/OR PIPELINE PURPOSES (WATER, GAS OR SEWAGE), TELEPHONE AND ELECTRICAL ENERGY AFFECTING THE PROPERTIES PLATTED HEREON, GRANTED BY THE DOCUMENT FILED 04-15-1944, BOOK 174, PAGE 492, RECORDS OF BERNALILLO COUNTY, NEW MEXICO TO BE VACATED BY THIS PLAT (FORMER LOTS 6 AND 7)

RIGHT-OF-WAY - TO BE DEDICATED BY THIS PLATTING ACTION

- ⑦ PUBLIC STREET RIGHT-OF-WAY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS TO THE CITY OF ALBUQUERQUE BY THIS PLAT
 AREA=0.3705 ACRES ±

RIGHT-OF-WAY - TO BE VACATED BY THIS PLATTING ACTION

- ⑧ SOUTH 2' OF HOLLY AVENUE N.E., VACATED BY THIS PLAT
 AREA=0.0272 ACRES ±

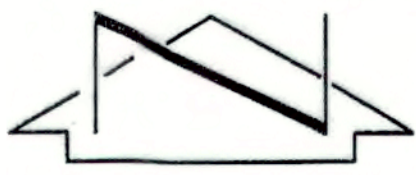
MONUMENTS

- ① FOUND #4 REBAR W/CAP STAMPED "LS 7907", W/WASHER STAMPED "NMPS 11184"
- ② FOUND #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- ③ FOUND #4 REBAR W/CAP STAMPED "PS 11463", TAGGED W/WASHER STAMPED "NMPS 11184"
- ④ FOUND #4 REBAR, NO I.D. (BENT), REPLACED WITH #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- ⑤ FOUND CHISELED "+" IN CONCRETE WHEEL CHAIR RAMP
- ⑥ FOUND ALUMINUM CAP (COA CENTERLINE)
- ⑦ FOUND CHISELED "+" IN CONCRETE SIDEWALK
- ⑧ CALCULATED POSITION, CORNER NOT SET
- ⑨ SET #5 REBAR W/CAP STAMPED "NEW MEXICO PS 11184"
- ⑩ FOUND #5 REBAR, NO I.D.

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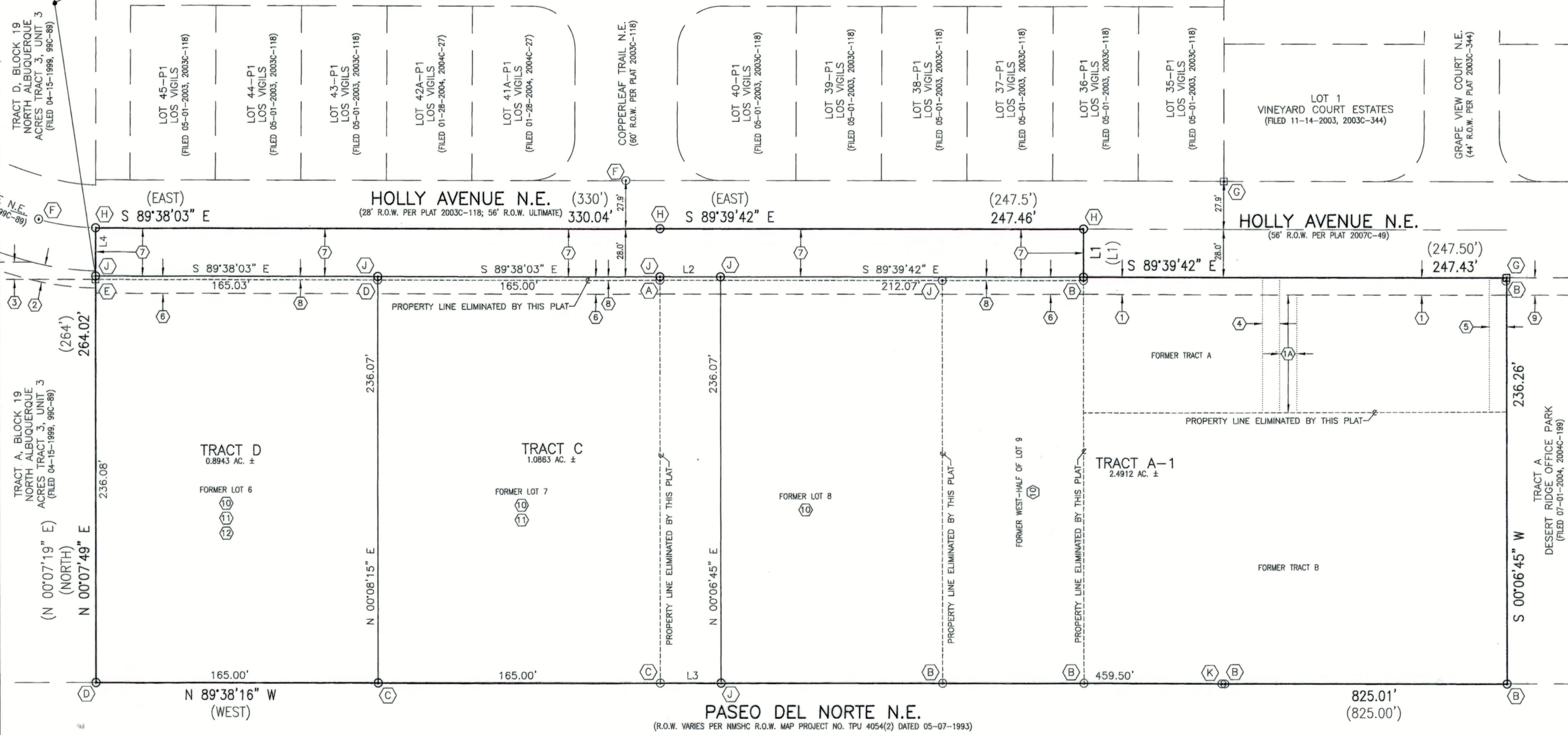


SCALE: 1" = 40'



NEW MEXICO CENTRAL ZONE-NAD 83
 A.G.R.S. STA. "7_B20"
 X=1,553,078.775 (U.S. SURVEY FEET)
 Y=1,524,900.435 (U.S. SURVEY FEET)
 COMBINED FACTOR=0.999646331
 DELTA ALPHA=-00°10'06.48"
 ELEVATION=5566.658' (NAVD 88, U.S. SURVEY FEET)

N 08°27'07" W (GRID)
 5636.80' (GROUND)



BOUNDARY TABLE

| LINE | DIRECTION | DISTANCE |
|------|---------------|----------|
| L1 | S 00°06'45" W | 27.95' |
| L2 | S 89°39'42" E | 35.41' |
| L3 | N 89°38'16" W | 35.51' |
| L4 | N 00°07'49" E | 27.95' |

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