

**VICINITY MAP**  
Not To Scale

**GENERAL NOTES**

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone - NAD83).
2. Distances are ground.
3. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
4. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
5. 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.
6. U.C.L.S. Log Number 2007261883
7. City of Albuquerque Zone Atlas Pages: A-11-Z

**SUBDIVISION DATA**

Total number of existing Tracts: 2  
 Total number of new lots created: 9  
 Gross Subdivision acreage: 12.2230 acres

**PURPOSE OF PLAT**

- A. Divide the Two (2) existing Tracts into Nine (9) new Lots.
- B. Grant the new Public and Private Easements as shown hereon.
- C. Dedicate additional Street Right of Way to the City of Albuquerque, in fee simple with warranty covenants.

**SOLAR NOTE**

**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."

**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:

- A. Public Service Company of New Mexico for installation, maintenance, and service of underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- 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.
- C. 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.
- D. 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, Public Service Company of New Mexico and New Mexico Gas Company did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive nor release any easement or easement rights to which it may be entitled.

**UTILITY APPROVALS**

*Leonardo Vigil* 6-17-09  
 Public Service Company of New Mexico Date

*Janet A. Pao* 6/19/2009  
 New Mexico Gas Company Date

*Wendy Belcher* 6/11/09  
 QWest Corporation Date

*Robert M. ...* 6-17-09  
 Comcast Date

**SHEET INDEX**

- SHEET 1 General Notes and Approvals
- SHEET 2 Legal Description, Free Consent and Dedication
- SHEET 3 Existing Exterior Boundary and Existing Easements
- SHEET 4 New Tracts and New Easements created
- SHEET 5 Sanitary Sewer and Water Easement details
- SHEET 6 Curve and Line Tables

**PLAT OF  
McMAHON MARKETPLACE**

(BEING A REPLAT OF TRACT 16A-1, PARADISE NORTH AND TRACT E-1-A-1, CRESTVIEW SUBDIVISION)

WITHIN  
**THE TOWN OF ALAMEDA GRANT**  
 IN  
**PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO**

FEBRUARY, 2009

PROJECT NUMBER: 1005280

Application Number: \_\_\_\_\_

**PLAT APPROVAL**

City Approvals:  
*[Signature]* 5-4-09  
 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

**SURVEYOR'S 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 direct supervision; that it meets the Standards for Land Surveys in the State of 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.

*[Signature]*  
 Russ P. Hugg  
 NMPS No. 9750  
 February 12, 2009



**PLAT OF  
McMAHON MARKETPLACE**

(BEING A REPLAT OF TRACT 16A-1, PARADISE NORTH  
AND TRACT E-1-A-1, CRESTVIEW SUBDIVISION)

WITHIN  
**THE TOWN OF ALAMEDA GRANT**  
IN

**PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO**

FEBRUARY, 2009

**LEGAL DESCRIPTION**

That certain parcel of land situate within the Town of Alameda Grant in Projected Section 2, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising all of Tract 16A-1, as shown and designated on the "Vacation, Amended Plat and Replat of PARADISE NORTH, situate within the Town of Alameda Grant ("Projected" Sections 1, 2, 11 & 12, T11N, R2E, N.M.P.M.), City of Albuquerque, Bernalillo County, New Mexico" filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on August 8, 1990, in Volume 90C, folio 182 and all of Tract E-1-A-1, CRESTVIEW SUBDIVISION as the same is shown and designated on the plat entitled "PLAT OF TRACT E-1-A-1, CRESTVIEW SUBDIVISION (BEING A REPLAT OF TRACT E-1-A-1, CRESTVIEW SUBDIVISION) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, NEW MEXICO", filed in the Office of the County Clerk of Bernalillo County, New Mexico, on August 25, 2008 in Plat Book 2008C, Page 192 more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane, Central Zone (NAD 83) grid bearings and ground distances as follows:

BEGINNING at the Southeast corner of said Tract 16A-1 (a 5/8" rebar and cap stamped "L.S. 4972" found in place) whence the Albuquerque Central Survey Monument "LSS 103" bears S 48° 01' 21" W, 2646.09 feet distant; Thence Northwesterly along the Southerly line of said Tract 16A-1 for the following three (3) courses:

N 88° 55' 57" W, 44.70 feet to a point of curvature (a 5/8" rebar and cap stamped "L.S. 9750" set); Thence,

Northwesterly, 158.22 feet on the arc of a curve to the right (said curve having a radius of 380.00 feet, a central angle of 23°51'22" and a chord which bears N 78°08'44" W, 157.08 feet) to a point of tangency (a concrete nail and brass disc stamped "L.S. 9750" set); Thence,

N 65° 57' 41" W, 583.64 feet to the Southwest corner of said Tract 16A-1 and a point on the Easterly right of way line of Unser Boulevard N.W. (a concrete nail and brass disc stamped "L.S. 9750" set); Thence Northeasterly and Southeasterly along said Easterly right of way line of Unser Boulevard N.W. for the following four (4) courses:

N 24° 02' 19" E, 545.94 feet to a point of curvature (a 5/8" rebar and cap stamped "L.S. 7270" found in place); Thence

Northeasterly, 60.81 feet on the arc of a curve to the right (said curve having a radius of 180.00 feet, a central angle of 19°21'21" and a chord which bears N 33°43'00" E, 60.52 feet) to a point of compound curvature (a 5/8" rebar and cap stamped "L.S. 7270" found in place); Thence,

Northeasterly, 54.32 feet on the arc of a curve to the right (said curve having a radius of 65.00 feet, a central angle of 47°53'03" and a chord which bears N 67°09'36" E, 52.76 feet) to a point of compound curvature (a 5/8" rebar and cap stamped "L.S. 7270" found in place); Thence,

Southeasterly, 60.81 feet on the arc of a curve to the right (said curve having a radius of 180.00 feet, a central angle of 19°11'21" and a chord which bears S 79°02'55" E, 60.52 feet) to a point of tangency on the Southerly right of way line of McMahon Boulevard N.W. (a 5/8" rebar and cap stamped "L.S. 7270" found in place); Thence,

S 69° 22' 14" E, 671.97 feet along said Southerly right of way line of McMahon Boulevard N.W. to a point of curvature on the Northerly line of said Tract E-1-A-1, Crestview Subdivision; Thence,

Southeasterly, 47.18 feet along said Southerly right of way line of McMahon Boulevard N.W. on the arc of a curve to the right (said curve having a radius of 30.00 feet, a central angle of 90°06'00" and a chord which bears S 24°24'44" E, 42.46 feet) to a non tangent point of reverse curvature on the Westerly right of way line of Fineland Drive N.W.; Thence Southwesterly and Southeasterly along said Westerly right of way line of Fineland Drive N.W. for the following ten (10) courses:

Southwesterly, 18.46 feet on the arc of a curve to the left (said curve having a radius of 77.37 feet, a central angle of 13°40'12" and a chord which bears S 07°53'41" W, 18.42 feet) to a non tangent point on curve; Thence,

S 22° 10' 38" W, 20.41 feet to a point of curvature; Thence,

Southwesterly, 33.47 feet on the arc of a curve to the left (said curve having a radius of 159.00 feet, a central angle of 12°03'38" and a chord which bears S 16°08'49" W, 33.41 feet) to point of reverse curvature; Thence,

Southwesterly, 53.42 feet on the arc of a curve to the right (said curve having a radius of 291.00 feet, a central angle of 10°31'02" and a chord which bears S 15°22'31" W, 53.34 feet) to point of tangency; Thence,

Legal Description continued:

S 20° 38' 02" W, 63.28 feet to a point of curvature; Thence,

Southwesterly, 4.10 feet on the arc of a curve to the left (said curve having a radius of 171.50 feet, a central angle of 01°22'15" and a chord which bears S 19°56'38" W, 4.10 feet) to point of tangency; Thence,

S 19° 15' 37" W, 113.96 feet to a point of curvature; Thence,

Southwesterly, 47.87 feet on the arc of a curve to the right (said curve having a radius of 141.04 feet, a central angle of 19°26'47" and a chord which bears S 28°58'54" W, 47.64 feet) to point of compound curvature; Thence,

Southwesterly, 80.79 feet on the arc of a curve to the right (said curve having a radius of 100.00 feet, a central angle of 46°17'22" and a chord which bears S 67°03'48" W, 78.61 feet) to point of tangency; Thence,

N 89° 47' 26" W, 87.63 feet to the Southeast corner of said Tract E-1-A-1 and a point on the Easterly line of said Tract 16A-1; Thence,

S 00° 17' 03" W, 190.03 feet to the point of beginning of the parcel herein described.

Said Tracts contain 12.2230 acres total, more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising PLAT OF McMAHON MARKETPLACE (BEING A REPLAT OF TRACT 16A-A, PARADISE NORTH AND TRACT E-1-A-1, CRESTVIEW SUBDIVISION) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 2, TOWNSHIP 11 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 wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant all Private and Public easements as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate the additional public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants by this plat. 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 certify that they are so authorized to act.



**OWNER(S)**

**TRACT E-1-A-1, CRESTVIEW**

JMD- McMahon, LLC  
a New Mexico limited liability company

  
By: Douglas H. Peterson, Manager

**TRACT 16A-1, PARADISE NORTH**

  
Mark Gonzales  
  
Elsie Gonzales, a single woman

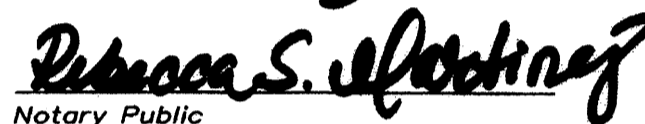
  
Jennie Gonzales, his wife

**ACKNOWLEDGMENT**

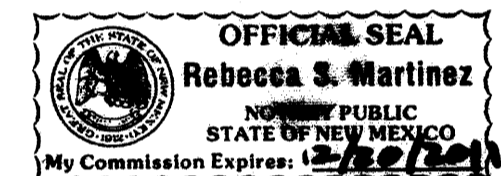
STATE OF NEW MEXICO SS  
COUNTY OF BERNALILLO

Notary Public

This instrument was acknowledged before me on this 23<sup>rd</sup> day of February, 2009, by Douglas H. Peterson.

  
Notary Public

My Commission expires: 12/20/2011



**ACKNOWLEDGMENT**

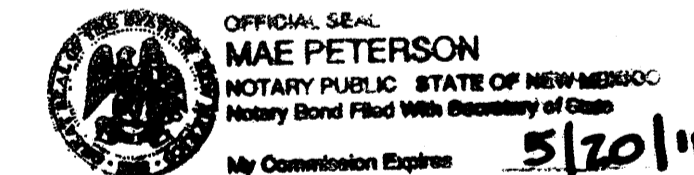
STATE OF NEW MEXICO SS  
COUNTY OF BERNALILLO

Notary Public

This instrument was acknowledged before me on this 4<sup>th</sup> day of MAY, 2009, by Mark Gonzales and Jennie Gonzales, his wife.

  
Notary Public

My Commission expires: 5/20/11




**ACKNOWLEDGMENT**

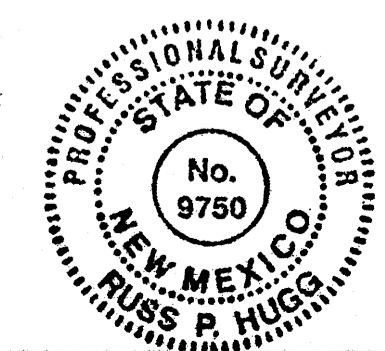
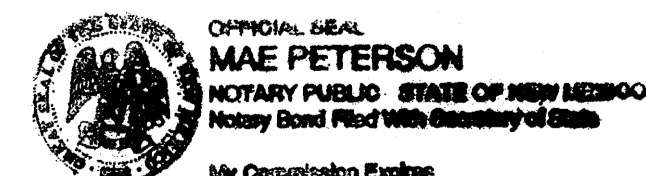
STATE OF NEW MEXICO SS  
COUNTY OF BERNALILLO

Notary Public

This instrument was acknowledged before me on this 4<sup>th</sup> day of MAY, 2009, by Elsie Gonzales, a single woman.

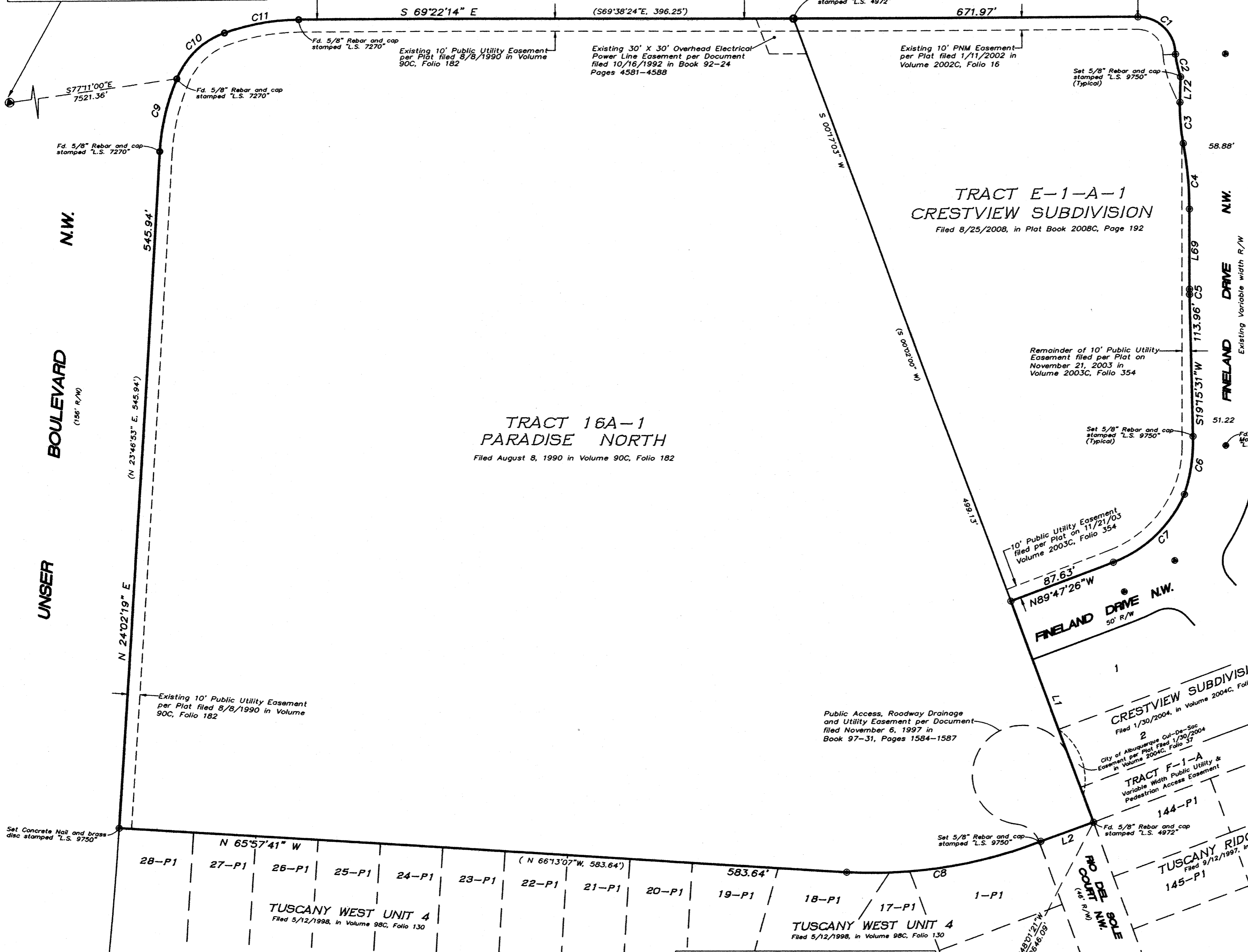
  
Notary Public

My Commission expires: 5/20/11



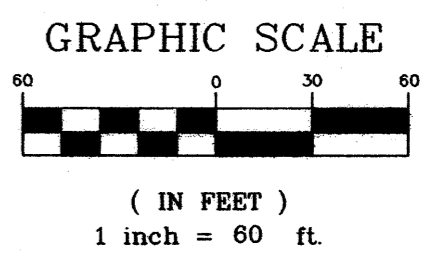
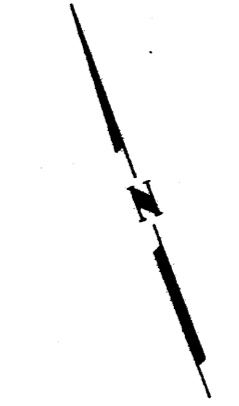
PLAT OF  
**McMAHON MARKETPLACE**  
 (BEING A REPLAT OF TRACT 16A-1, PARADISE NORTH  
 AND TRACT E-1-A-1, CRESTVIEW SUBDIVISION)  
 WITHIN  
 THE TOWN OF ALAMEDA GRANT  
 IN  
 PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 FEBRUARY, 2009

Albuquerque Control Survey Monument "1-A10"  
 New Mexico State Plane Coordinates, Central Zone  
 (NAD 83) as published:  
 N= 1,534,722.707  
 E= 1,499,179.741  
 Delta Alpha= -00° 16' 21.72"  
 G-G=0.999667634  
 Elevation=5418.008 (NAVD 88)



**EXISTING BOUNDARIES AND EASEMENTS**

- PROPERTY CORNER LEGEND
- = Fd. 5/8" Rebar and cap stamped "L.S. 7270"
  - = Set 5/8" Rebar and cap stamped "L.S. 9750"



Albuquerque Control Survey Monument "LSS 103"  
 New Mexico State Plane Coordinates, Central Zone  
 (NAD 83) as published:  
 N= 1,530,466.034  
 E= 1,505,019.995  
 Delta Alpha= -00° 15' 40.72"  
 G-G=0.999671640  
 Elevation=5295.137 (NAVD 88)



**SURV TEK, INC.**  
 Consulting Surveyors  
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
 Phone: 505-897-3388 Fax: 505-897-3377

**NOTE**  
 Lots 1 thru 9, McMahon Marketplace are subject to that certain "COVENANTS, CONDITIONS, RESTRICTIONS, CROSS EASEMENTS AGREEMENT", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 14, 2010 as Document # 2010003656

PARCEL A-1  
 FINELAND DEVELOPMENT

**PLAT OF  
 McMAHON MARKETPLACE**

(BEING A REPLAT OF TRACT 16A-1, PARADISE NORTH AND TRACT E-1-A-1, CRESTVIEW SUBDIVISION)

WITHIN  
 THE TOWN OF ALAMEDA GRANT  
 IN

PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

FEBRUARY, 2009

106' DEDICATED PUBLIC R/W

156' DEDICATED PUBLIC R/W

**McMAHON BOULEVARD N.W.**

**N.W.**

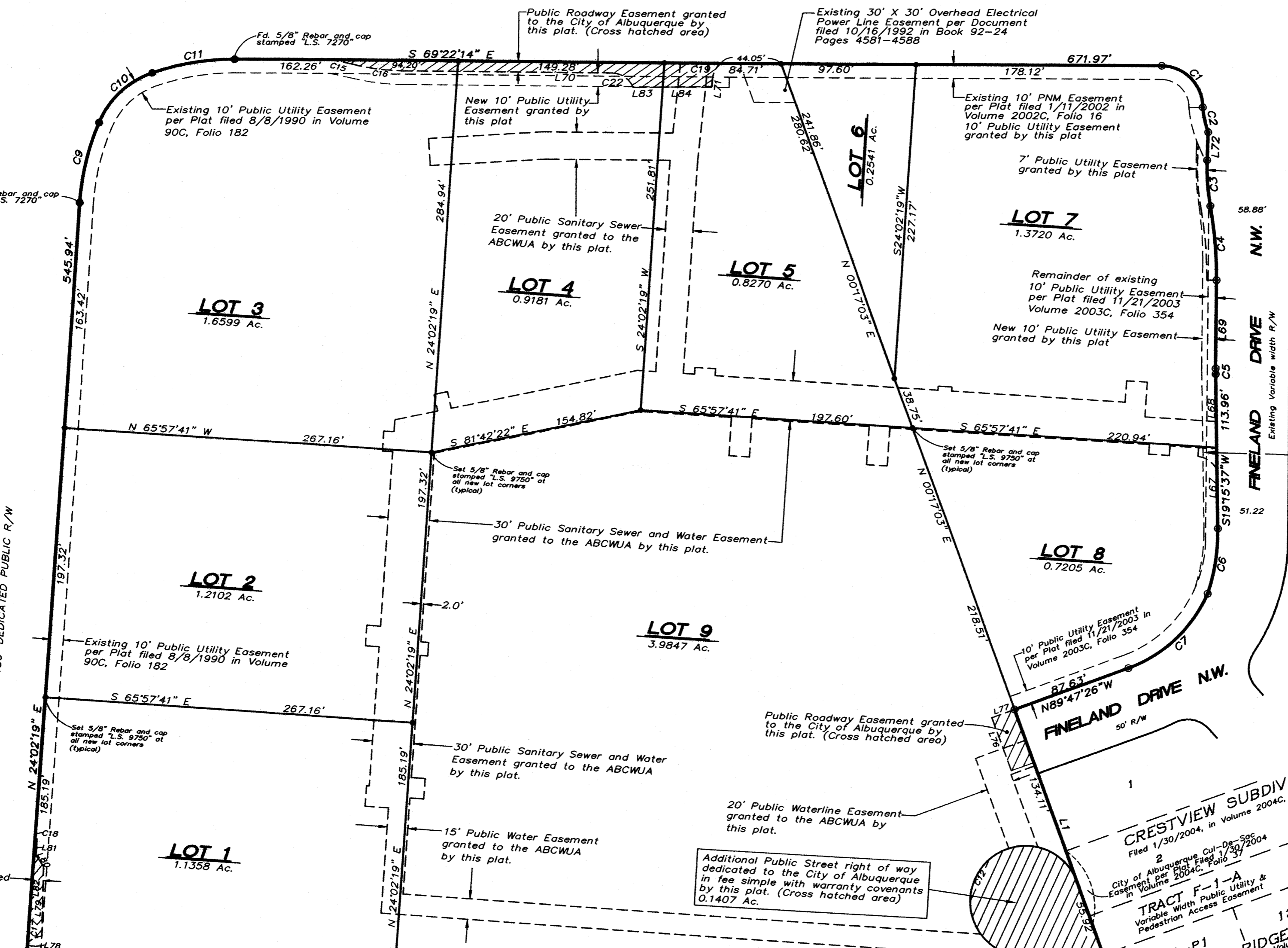
**UNSER BOULEVARD**

**N.W.**

**N.W.**

**FINELAND DRIVE**

**N.W.**



**NOTES**  
 1. See Sheet 5 for Easement Details  
 2. See sheet 6 for Line and Curve Tables

**PROPERTY CORNER LEGEND**  
 ○ = Fd. 5/8" Rebar and cap stamped "L.S. 7270"  
 ⊙ = Set 5/8" Rebar and cap stamped "L.S. 9750"

Existing Public Roadway Easement granted to the City of Albuquerque by plat filed August 25, 2008 in Plat Book 2008C, Page 192

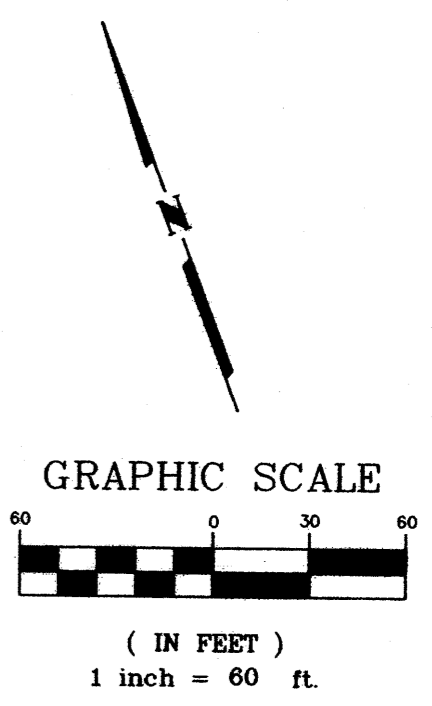
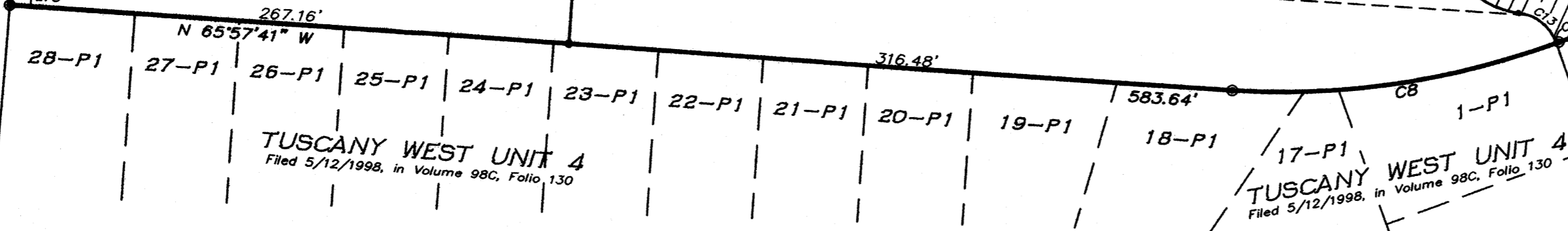
Additional Public Street right of way dedicated to the City of Albuquerque in fee simple with warranty covenants by this plat. (Cross hatched area) 0.1407 Ac.

Public Roadway Easement granted to the City of Albuquerque by this plat. (Cross hatched area)

CRESTVIEW SUBDIVISION  
 Filed 1/30/2004, in Volume 2004C, Folio 37

TRACT F-1-A  
 Variable Width Public Utility & Pedestrian Access Easement  
 Filed 3/30/2004, in Volume 2004C, Folio 37

TUSCANY RIDGE SUBDIVISION  
 Filed 5/12/1997, in Volume 97C, Folio 273



**SURVOTEK, INC.**  
 Consulting Surveyors  
 8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
 Phone: 505-897-5368 Fax: 505-897-5377



**PLAT OF  
McMAHON MARKETPLACE**

(BEING A REPLAT OF TRACT 16A-1, PARADISE NORTH  
AND TRACT E-1-A-1, CRESTVIEW SUBDIVISION)

WITHIN  
**THE TOWN OF ALAMEDA GRANT**  
IN  
**PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**

FEBRUARY, 2009

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	47.18'	30.00'	30.05'	42.46'	S24°24'44"E	90°06'00"
C2	18.46'	77.37'	9.27'	18.42'	S07°53'41"W	13°40'12"
C3	33.47'	159.00'	16.80'	33.41'	S16°08'49"W	12°03'38"
C4	53.42'	291.00'	26.78'	53.34'	S15°22'31"W	10°31'02"
C5	4.10'	171.50'	2.05'	4.10'	S19°56'38"W	1°22'15"
C6	47.87'	141.04'	24.17'	47.64'	S28°58'54"W	19°26'47"
C7	80.79'	100.00'	42.75'	78.61'	S67°03'48"W	46°17'22"
C8	158.22'	380.00'	80.27'	157.08'	N78°08'44"W	23°51'22"
C9	60.81'	180.00'	30.70'	60.52'	N33°43'00"E	19°21'21"
C10	54.32'	65.00'	28.86'	52.76'	N67°09'36"E	47°53'03"
C11	60.81'	180.00'	30.70'	60.52'	S79°02'55"E	19°21'21"
C12	169.75'	40.00'	65.08'	68.16'	S58°42'28"W	243°09'10"
C13	24.25'	22.00'	13.52'	23.04'	N31°18'07"W	63°09'11"
C14	1.30'	31301.99'	0.65'	1.30'	S89°58'35"E	0°00'09"
C15	19.38'	150.47'	9.71'	19.37'	N59°18'25"W	7°22'53"
C16	36.50'	157.62'	18.33'	36.42'	S62°45'42"E	13°16'06"
C17	11.34'	24.00'	5.78'	11.23'	S87°02'51"W	27°04'17"
C18	12.93'	55.50'	6.50'	12.90'	N17°21'47"E	13°21'04"
C19	13.50'	17.38'	7.11'	13.17'	S46°17'40"W	44°30'41"

**LINE TABLE**

LINE	LENGTH	BEARING
L1	190.03'	S00°17'03"W
L2	44.70'	N88°55'57"W
L3	76.56'	N24°02'13"E
L4	17.00'	N65°57'47"W
L5	15.00'	N24°02'13"E
L6	2.00'	S65°57'46"E
L7	102.27'	N24°02'13"E
L8	9.95'	N65°57'47"W
L9	15.00'	N24°02'13"E
L10	9.95'	S65°57'47"E
L11	127.16'	N24°02'13"E
L12	7.49'	N65°57'47"W
L13	15.00'	N23°43'59"E
L14	7.57'	S65°57'47"E
L15	8.89'	N24°02'13"E
L16	31.60'	S81°41'46"E
L17	12.61'	N08°18'14"E
L18	10.00'	S81°41'54"E
L19	12.61'	S08°18'14"W
L20	137.76'	S81°41'46"E
L21	13.29'	S65°59'35"E
L22	152.30'	N24°03'13"E
L23	89.63'	N69°20'53"W
L24	84.28'	N73°12'26"W
L25	20.00'	N16°47'03"E
L26	83.48'	S73°16'29"E
L27	93.68'	S69°21'48"E
L28	51.13'	N26°13'17"E
L29	71.23'	S26°13'17"W
L30	153.50'	S24°03'13"W
L31	8.16'	S65°49'57"E
L32	5.00'	N24°02'19"E
L33	15.00'	S65°57'41"E
L34	5.00'	S24°02'19"W
L35	161.88'	S65°57'41"E
L36	3.00'	N24°03'13"E
L37	10.00'	S65°57'41"E
L38	3.00'	S24°03'13"W
L39	126.00'	S65°57'41"E
L40	15.72'	N24°02'19"E
L41	15.00'	S65°57'41"E
L42	25.72'	S24°02'19"W
L43	51.96'	S65°57'41"E
L44	20.06'	S19°15'31"W

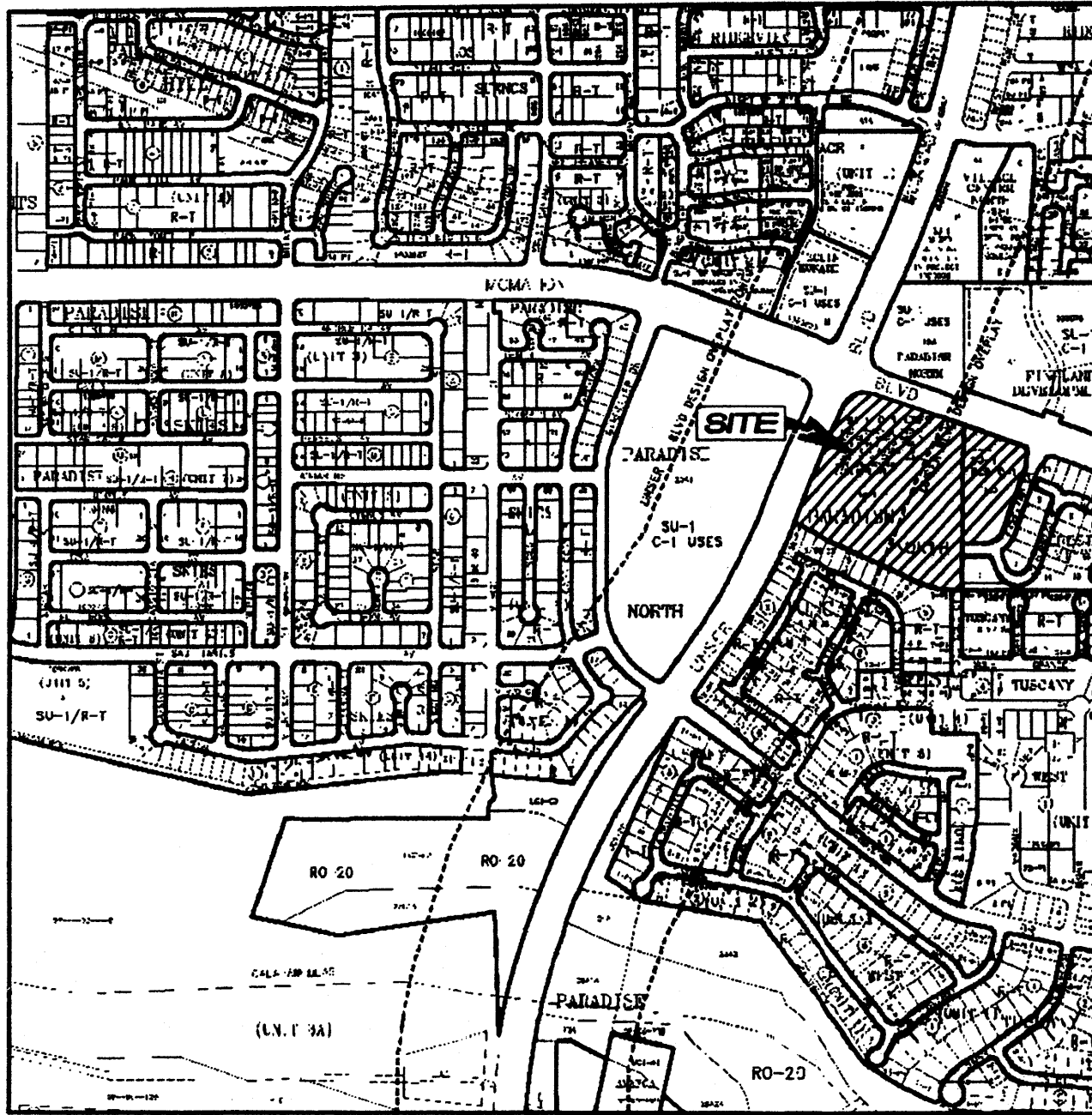
**LINE TABLE**

LINE	LENGTH	BEARING
L45	33.94'	N67°46'41"W
L46	7.41'	S24°02'19"W
L47	15.00'	N65°57'41"W
L48	7.41'	N24°02'19"E
L49	188.42'	N65°57'41"W
L50	28.42'	S24°02'19"W
L51	15.00'	N65°57'41"W
L52	28.42'	N24°02'19"E
L53	85.23'	N65°57'41"W
L54	28.42'	S24°02'19"W
L55	15.00'	N65°57'41"W
L56	28.42'	N24°02'19"E
L57	66.22'	N65°57'41"W
L58	152.50'	N81°41'46"W
L59	137.64'	S24°02'13"W
L60	5.49'	S65°53'36"E
L61	10.00'	S24°02'19"W
L62	5.49'	N65°53'36"W
L63	89.66'	S24°02'13"W
L64	10.01'	S65°57'47"E
L65	15.00'	S24°02'13"W
L66	109.85'	S24°02'13"W
L67	15.00'	S00°17'03"W
L68	21.10'	N89°45'54"W
L69	63.28'	S20°38'02"W
L70	23.44'	N69°22'14"W
L71	50.24'	N26°13'17"E
L72	20.41'	S22°10'38"W
L73	70.20'	S00°02'17"E
L74	38.70'	S89°45'54"E
L75	23.91'	S00°17'03"W
L76	41.41'	S00°10'36"W
L77	17.44'	S89°47'26"E
L78	6.29'	N24°02'19"E
L79	50.16'	N21°19'49"E
L80	9.83'	N14°37'16"W
L81	7.47'	N24°02'19"E
L82	83.17'	N24°02'19"E
L83	21.28'	S70°27'45"E
L84	35.72'	S70°27'45"E
L85	10.01'	N65°57'47"W
L86	69.87'	S24°02'13"W
L87	419.33'	S65°57'41"E
L88	467.39'	N65°57'41"W

SHEET 6 OF 6

**SURV●TEK, INC.**

Consulting Surveyors  
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3386 Fax: 505-897-3377



**VICINITY MAP**  
Not To Scale

**GENERAL NOTES**

- Bearings are New Mexico State Plane Grid Bearings (Central Zone - NAD83).
- Distances are ground.
- 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.
- U.C.L.S. Log Number 2007261883
- City of Albuquerque Zone Atlas Pages: A-11-Z

**SUBDIVISION DATA**

Total number of existing Tracts: 2  
 Total number of new lots created: 9  
 Gross Subdivision acreage: 12.2230 acres

**PURPOSE OF PLAT**

- Divide the Two (2) existing Tracts into Nine (9) new Lots.
- Grant the new Public and Private Easements as shown hereon.
- Dedicate additional Street Right of Way to the City of Albuquerque, in fee simple with warranty covenants.

**SOLAR NOTE**

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."

**TREASURERS CERTIFICATION**

This is to certify that taxes are current and paid on the following:  
Germans Mark / Jmo Partnership LTD LLC  
1011066265310 104 02, 1011066398 297 104 16  
March 24 9-24-2010  
 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 for installation, maintenance, and service of underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- 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.
- 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, Public Service Company of New Mexico and New Mexico Gas Company did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive nor release any easement or easement rights to which it may be entitled.

**UTILITY APPROVALS**

<u>Leonardo Vigil</u> Public Service Company of New Mexico	<u>6-17-09</u> Date
<u>Josh Atlas</u> New Mexico Gas Company	<u>6/19/2009</u> Date
<u>Quell Belisle</u> QWest Corporation	<u>6/11/09</u> Date
<u>Robert Muntz</u> Comcast	<u>6-17-09</u> Date

**SHEET INDEX**

- SHEET 1 General Notes and Approvals
- SHEET 2 Legal Description, Free Consent and Dedication
- SHEET 3 Existing Exterior Boundary and Existing Easements
- SHEET 4 New Tracts and New Easements created
- SHEET 5 Sanitary Sewer and Water Easement details
- SHEET 6 Curve and Line Tables

**PLAT OF**  
**McMAHON MARKETPLACE**

(BEING A REPLAT OF TRACT 16A-1, PARADISE NORTH AND TRACT E-1-A-1, CRESTVIEW SUBDIVISION)

WITHIN  
 THE TOWN OF ALAMEDA GRANT  
 IN  
 PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

FEBRUARY, 2009

PROJECT NUMBER: 1005280

Application Number: 10DEB-70092

**PLAT APPROVAL**

City Approvals:

<u>[Signature]</u> City Surveyor Department of Municipal Development	<u>5-4-09</u> Date
<u>N/A</u> Real Property Division	Date
<u>N/A</u> Environmental Health Department	Date
<u>[Signature]</u> Traffic Engineering, Transportation Division	<u>03/31/10</u> Date
<u>Allan Porter</u> ABCWUA	<u>03/31/10</u> Date
<u>Christine Sandoval</u> Parks and Recreation Department	<u>3/31/10</u> Date
<u>Bradley L. Bingham</u> AMAFCA	<u>3/31/10</u> Date
<u>Bradley L. Bingham</u> City Engineer	<u>3/31/10</u> Date
<u>Jack Chand</u> DRP Chairperson, Planning Department	<u>9-24-10</u> Date

DOCH 2010096126  
 02/24/2010 10:55 AM Page 1 of 6  
 PLAT R 332 03 9 20100 P 0112 M Taulous Olivere, Bernalillo Cour

**SURVEYOR'S 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 direct supervision; that it meets the Standards for Land Surveys in the State of 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.

[Signature]  
 Russ P. Hugg  
 NMPS No. 9750  
 February 12, 2009



PLAT OF  
**McMAHON MARKETPLACE**

(BEING A REPLAT OF TRACT 16A-1, PARADISE NORTH  
AND TRACT E-1-A-1, CRESTVIEW SUBDIVISION)

WITHIN  
THE TOWN OF ALAMEDA GRANT

IN  
PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

FEBRUARY, 2009

DOCH 2010096126  
09/24/2010 10:55 AM Page: 2 of 6  
ty: PLOT R: 532.00 B: 2010C P: 0112 M. Toulouse Olivere, Bernalillo Cour

**LEGAL DESCRIPTION**

That certain parcel of land situate within the Town of Alameda Grant in Projected Section 2, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising all of Tract 16A-1, as shown and designated on the "Vacation, Amended Plat and Replat of PARADISE NORTH, situate within the Town of Alameda Grant ("Projected" Sections 1, 2, 11 & 12, T11N, R2E, N.M.P.M.), City of Albuquerque, Bernalillo County, New Mexico" filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on August 8, 1990, in Volume 90C, folio 182 and all of Tract E-1-A-1, CRESTVIEW SUBDIVISION as the same is shown and designated on the plat entitled "PLAT OF TRACT E-1-A-1, CRESTVIEW SUBDIVISION (BEING A REPLAT OF TRACT E-1-A, CRESTVIEW SUBDIVISION) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, NEW MEXICO", filed in the Office of the County Clerk of Bernalillo County, New Mexico, on August 25, 2008 in Plat Book 2008C, Page 192 more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane, Central Zone (NAD 83) grid bearings and ground distances as follows:

BEGINNING at the Southeast corner of said Tract 16A-1 (a 5/8" rebar and cap stamped "L.S. 4972" found in place) whence the Albuquerque Control Survey Monument "LSS 103" bears S 48° 01' 21" W, 2646.09 feet distant; Thence Northwesterly along the Southerly line of said Tract 16A-1 for the following three (3) courses:

N 88° 55' 57" W, 44.70 feet to a point of curvature (a 5/8" rebar and cap stamped "L.S. 9750" set); Thence,

Northwesterly, 158.22 feet on the arc of a curve to the right (said curve having a radius of 380.00 feet, a central angle of 23°51'22" and a chord which bears N 78°08'44" W, 157.08 feet) to a point of tangency (a concrete nail and brass disc stamped "L.S. 9750" set); Thence,

N 65° 57' 41" W, 583.64 feet to the Southwest corner of said Tract 16A-1 and a point on the Easterly right of way line of Unser Boulevard N.W. (a concrete nail and brass disc stamped "L.S. 9750" set); Thence Northeasterly and Southeasterly along said Easterly right of way line of Unser Boulevard N.W. for the following four (4) courses:

N 24° 02' 19" E, 545.94 feet to a point of curvature (a 5/8" rebar and cap stamped "L.S. 7270" found in place); Thence

Northeasterly, 60.81 feet on the arc of a curve to the right (said curve having a radius of 180.00 feet, a central angle of 19°21'21" and a chord which bears N 33°43'00" E, 60.52 feet) to a point of compound curvature (a 5/8" rebar and cap stamped "L.S. 7270" found in place); Thence,

Northeasterly, 54.32 feet on the arc of a curve to the right (said curve having a radius of 65.00 feet, a central angle of 47°53'03" and a chord which bears N 67°09'36" E, 52.76 feet) to a point of compound curvature (a 5/8" rebar and cap stamped "L.S. 7270" found in place); Thence,

Southeasterly, 60.81 feet on the arc of a curve to the right (said curve having a radius of 180.00 feet, a central angle of 19°11'21" and a chord which bears S 79°02'55" E, 60.52 feet) to a point of tangency on the Southerly right of way line of McMahon Boulevard N.W. (a 5/8" rebar and cap stamped "L.S. 7270" found in place); Thence,

S 69° 22' 14" E, 671.97 feet along said Southerly right of way line of McMahon Boulevard N.W. to a point of curvature on the Northerly line of said Tract E-1-A-1, Crestview Subdivision; Thence,

Southeasterly, 47.18 feet along said Southerly right of way line of McMahon Boulevard N.W. on the arc of a curve to the right (said curve having a radius of 30.00 feet, a central angle of 90°06'00" and a chord which bears S 24°24'44" E, 42.46 feet) to a non tangent point of reverse curvature on the Westerly right of way line of Fineland Drive N.W.; Thence Southwesterly and Southeasterly along said Westerly right of way line of Fineland Drive N.W. for the following ten (10) courses:

Southwesterly, 18.46 feet on the arc of a curve to the left (said curve having a radius of 77.37 feet, a central angle of 13°40'12" and a chord which bears S 07°53'41" W, 18.42 feet) to a non tangent point on curve; Thence,

S 22° 10' 38" W, 20.41 feet to a point of curvature; Thence,

Southwesterly, 33.47 feet on the arc of a curve to the left (said curve having a radius of 159.00 feet, a central angle of 12°03'36" and a chord which bears S 16°08'49" W, 33.41 feet) to point of reverse curvature; Thence,

Southwesterly, 53.42 feet on the arc of a curve to the right (said curve having a radius of 291.00 feet, a central angle of 10°31'02" and a chord which bears S 15°22'31" W, 53.34 feet) to point of tangency; Thence,

Legal Description continued:

S 20° 38' 02" W, 63.28 feet to a point of curvature; Thence,

Southwesterly, 4.10 feet on the arc of a curve to the left (said curve having a radius of 171.50 feet, a central angle of 01°22'15" and a chord which bears S 19°56'38" W, 4.10 feet) to point of tangency; Thence,

S 19° 15' 37" W, 113.96 feet to a point of curvature; Thence,

Southwesterly, 47.87 feet on the arc of a curve to the right (said curve having a radius of 141.04 feet, a central angle of 19°26'47" and a chord which bears S 28°58'54" W, 47.64 feet) to point of compound curvature; Thence,

Southwesterly, 80.79 feet on the arc of a curve to the right (said curve having a radius of 100.00 feet, a central angle of 46°17'22" and a chord which bears S 67°03'48" W, 78.61 feet) to point of tangency; Thence,

N 89° 47' 26" W, 87.63 feet to the Southeast corner of said Tract E-1-A-1 and a point on the Easterly line of said Tract 16A-1; Thence,

S 00° 17' 03" W, 190.03 feet to the point of beginning of the parcel herein described.

Said Tracts contain 12.2230 acres total, more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising PLAT OF McMAHON MARKETPLACE (BEING A REPLAT OF TRACT 16A-A, PARADISE NORTH AND TRACT E-1-A-1, CRESTVIEW SUBDIVISION) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 2, TOWNSHIP 11 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 wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant all Private and Public easements as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate the additional public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants by this plat. 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 certify that they are so authorized to act.

**OWNER(S)**

**TRACT E-1-A-1, CRESTVIEW**

JMD- McMahon, LLC  
a New Mexico limited liability company

By: Douglas H. Peterson, Manager

**TRACT 16A-1, PARADISE NORTH**

*Mark Gonzales*  
Mark Gonzales  
*Jennie Gonzales*  
Jennie Gonzales, his wife  
*Elsie Gonzales*  
Elsie Gonzales, a single woman



**ACKNOWLEDGMENT**

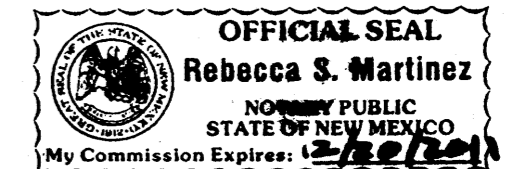
STATE OF NEW MEXICO SS  
COUNTY OF BERNALILLO

Notary Public

This instrument was acknowledged before me on this 23<sup>rd</sup> day of February, 2009, by Douglas H. Peterson.

*Rebecca S. Martinez*  
Notary Public

My Commission expires: 12/20/2011



**ACKNOWLEDGMENT**

STATE OF NEW MEXICO SS  
COUNTY OF BERNALILLO

Notary Public

This instrument was acknowledged before me on this 4<sup>th</sup> day of MAY, 2009, by Mark Gonzales and Jennie Gonzales, his wife.

*Maie Peterson*  
Notary Public

My Commission expires: 5/20/11



OFFICIAL SEAL  
MAIE PETERSON  
NOTARY PUBLIC STATE OF NEW MEXICO  
Notary Bond Filed With Secretary of State  
My Commission Expires 5/20/11

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO SS  
COUNTY OF BERNALILLO

Notary Public

This instrument was acknowledged before me on this 4<sup>th</sup> day of MAY, 2009, by Elsie Gonzales, a single woman.

*Maie Peterson*  
Notary Public

My Commission expires: 5/20/11



OFFICIAL SEAL  
MAIE PETERSON  
NOTARY PUBLIC STATE OF NEW MEXICO  
Notary Bond Filed With Secretary of State  
My Commission Expires

SHEET 2 OF 6

**SURV TEK, INC.**

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



# PLAT OF McMAHON MARKETPLACE

(BEING A REPLAT OF TRACT 16A-1, PARADISE NORTH  
AND TRACT E-1-A-1, CRESTVIEW SUBDIVISION)

WITHIN  
THE TOWN OF ALAMEDA GRANT  
IN

PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

FEBRUARY, 2009

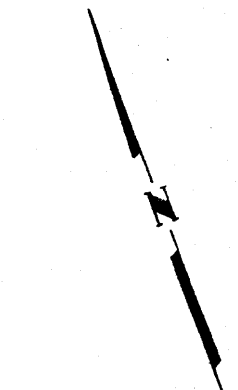
DOC# 2010096126

09/24/2010 10:55 AM Page: 3 of 6  
tyPLAT R 332.00 B: 2010C P: 0112 M. Toulouse Olivere, Bernalillo Cour

## EXISTING BOUNDARIES AND EASEMENTS

### PROPERTY CORNER LEGEND

- = Fd. 5/8" Rebar and cap stamped "L.S. 7270"
- ⊙ = Set 5/8" Rebar and cap stamped "L.S. 9750"



### GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

Albuquerque Control Survey Monument "I-A10"  
New Mexico State Plane Coordinates, Central Zone  
(NAD 83) as published:  
N= 1,534,722.707  
E= 1,499,179.741  
Delta Alpha= -00° 16' 21.72"  
G-G= 0.999667634  
Elevation=5418.008 (NAVD 88)

Albuquerque Control Survey Monument "LSS 103"  
New Mexico State Plane Coordinates, Central Zone  
(NAD 83) as published:  
N= 1,530,468.034  
E= 1,505,019.995  
Delta Alpha= -00° 15' 40.72"  
G-G= 0.999671640  
Elevation=5295.137 (NAVD 88)



SHEET 3 OF 6

**SURVOTEK, INC.**

Consulting Surveyors Phone: 505-897-3366  
8584 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

**NOTE**

Lots 1 thru 9, McMahon Marketplace are subject to that certain "COVENANTS, CONDITIONS, RESTRICTIONS, CROSS EASEMENTS AGREEMENT", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 14, 2010 as Document # 2010003656

PARCEL A-1  
FINELAND DEVELOPMENT

PLAT OF  
**McMAHON MARKETPLACE**

(BEING A REPLAT OF TRACT 16A-1, PARADISE NORTH AND TRACT E-1-A-1, CRESTVIEW SUBDIVISION)

WITHIN  
THE TOWN OF ALAMEDA GRANT  
IN

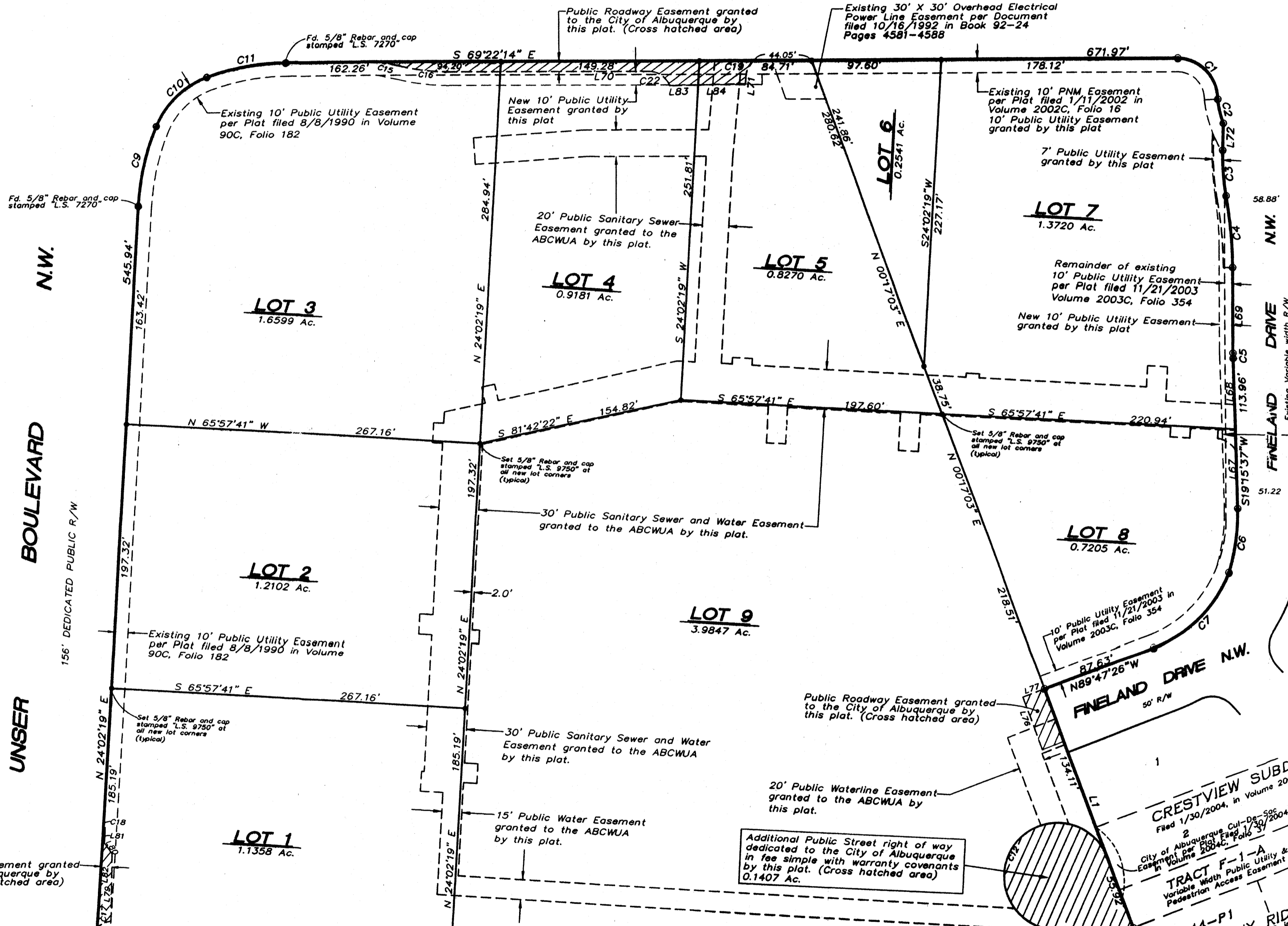
PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

FEBRUARY, 2009

106' DEDICATED PUBLIC R/W

156' DEDICATED PUBLIC R/W

McMAHON BOULEVARD N.W.



- NOTES:**
1. See Sheet 5 for Easement Details
  2. See sheet 6 for Line and Curve Tables

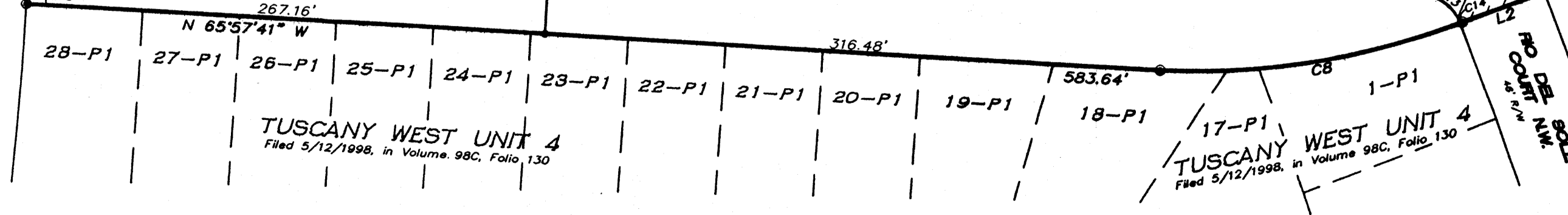
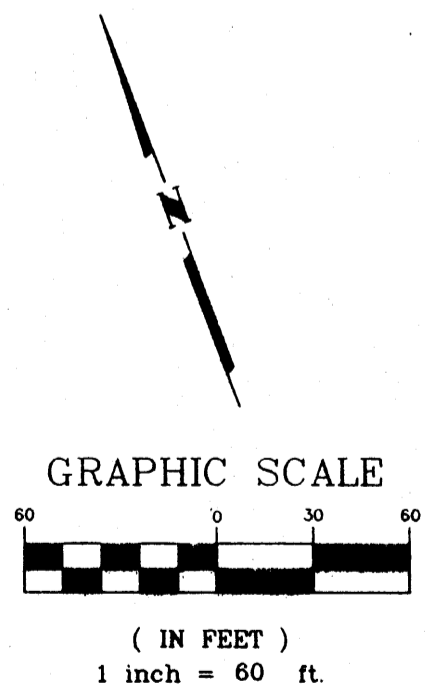
PROPERTY CORNER LEGEND

- = Fd. 5/8" Rebar and cap stamped "L.S. 7270"
- ⊙ = Set 5/8" Rebar and cap stamped "L.S. 9750"

Existing Public Roadway Easement granted to the City of Albuquerque by plat filed August 25, 2008 in Plat Book 2008C, Page 192

DOCH 2010096126

09/24/2010 10:55 AM Page: 4 of 6  
PLAT R-332.00 B: 2010C P: 0112 M: Toulous Oliveira, Bernalillo Cour



**SURVOTEK, INC.**  
Consulting Surveyors  
8884 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3398 Fax: 505-897-3377

# PLAT OF McMAHON MARKETPLACE

(BEING A REPLAT OF TRACT 16A-1, PARADISE NORTH  
AND TRACT E-1-A-1, CRESTVIEW SUBDIVISION)

WITHIN  
THE TOWN OF ALAMEDA GRANT

IN  
PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

FEBRUARY, 2009

DOCM 2010096126

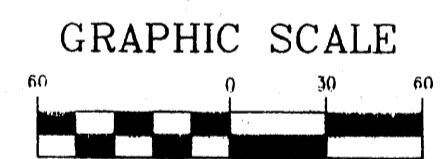
09/24/2010 10:55 AM Page 5 of 6  
PLAT R:332.00 B: 2010C.P. 0112 R. Toulous Olivere, Bernalillo Cour



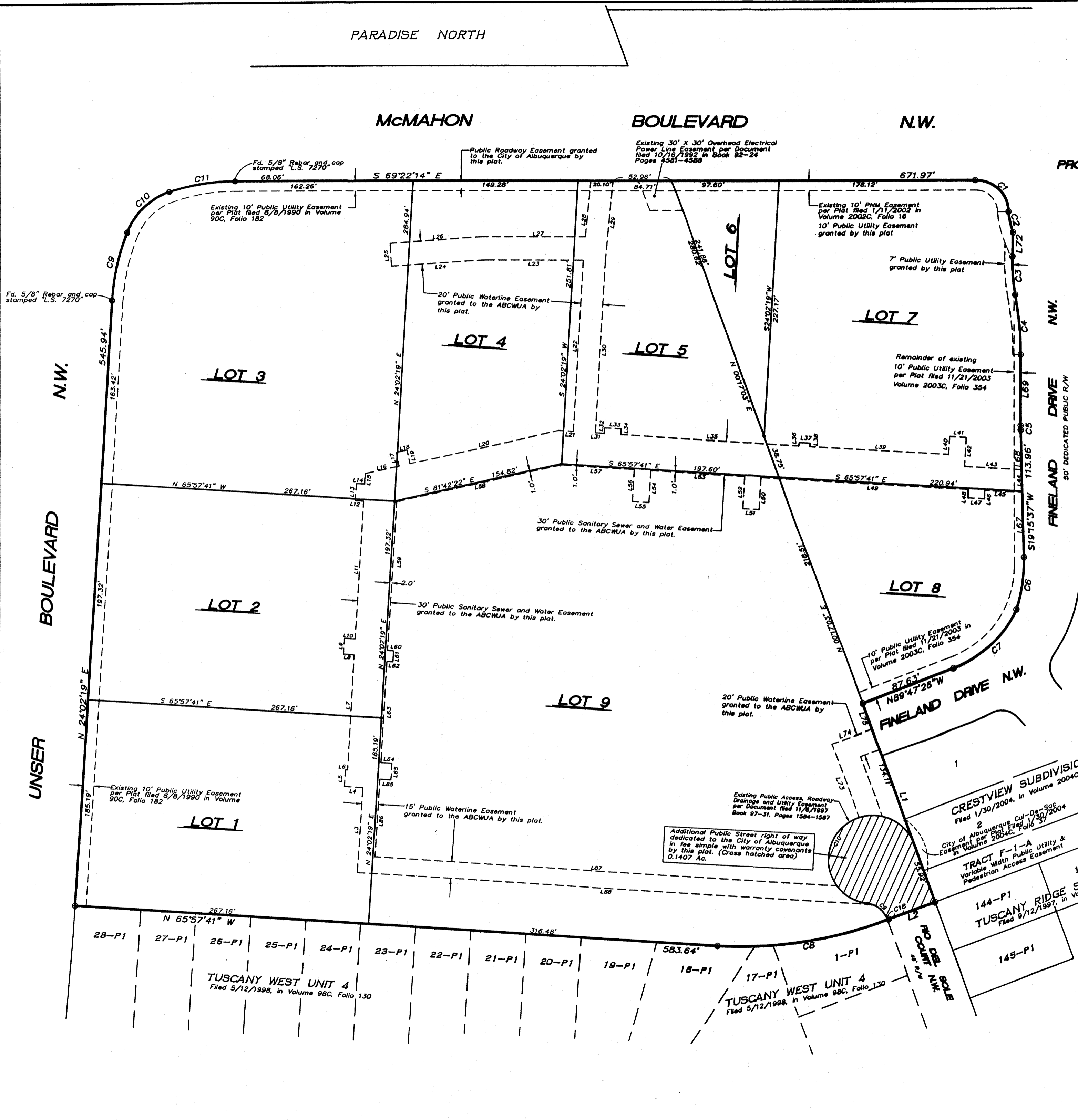
## PUBLIC SANITARY SEWER AND WATERLINE EASEMENT DETAILS

### PROPERTY CORNER LEGEND

- = Fd. 5/8" Rebar and cap stamped "L.S. 7270"
- ⊙ = Set 5/8" Rebar and cap stamped "L.S. 9750"



( IN FEET )  
1 inch = 60 ft.



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

P:\Rusty\03359\DWG\070359\_S.PS 4-6\_1-19-10.dwg, 1/20/2011 11:21:31 AM, HP DesignJet 1050C by HP 2.pc3

**PLAT OF  
McMAHON MARKETPLACE**

(BEING A REPLAT OF TRACT 16A-1, PARADISE NORTH  
AND TRACT E-1-A-1, CRESTVIEW SUBDIVISION)

WITHIN  
**THE TOWN OF ALAMEDA GRANT**  
IN  
**PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**

FEBRUARY, 2009

DOCH 2010096126

09/24/2010 10:55 AM Page: 6 of 6  
PLAT R: \$32.00 B: 2010 P: 0112 T: Toulous Olivero, Bernalillo Cour

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	47.18'	30.00'	30.05'	42.46'	S24°24'44"E	90°06'00"
C2	18.46'	77.37'	9.27'	18.42'	S07°53'41"W	13°40'12"
C3	33.47'	159.00'	16.80'	33.41'	S16°08'49"W	12°03'38"
C4	53.42'	291.00'	26.78'	53.34'	S15°22'31"W	10°31'02"
C5	4.10'	171.50'	2.05'	4.10'	S19°56'38"W	1°22'15"
C6	47.87'	141.04'	24.17'	47.64'	S28°58'54"W	19°26'47"
C7	80.79'	100.00'	42.75'	78.61'	S67°03'48"W	46°17'22"
C8	158.22'	380.00'	80.27'	157.08'	N78°08'44"W	23°51'22"
C9	60.81'	180.00'	30.70'	60.52'	N33°43'00"E	19°21'21"
C10	54.32'	65.00'	28.86'	52.76'	N67°09'36"E	47°53'03"
C11	60.81'	180.00'	30.70'	60.52'	S79°02'55"E	19°21'21"
C12	169.75'	40.00'	65.08'	63.16'	S58°42'28"W	243°09'10"
C13	24.25'	22.00'	13.52'	23.04'	N31°18'07"W	63°09'11"
C14	1.30'	31301.99'	0.65'	1.30'	S89°58'35"E	0°00'09"
C15	19.38'	150.47'	9.71'	19.37'	N59°18'25"W	7°22'53"
C16	36.50'	157.62'	18.33'	36.42'	S62°45'42"E	13°16'06"
C17	11.34'	24.00'	5.78'	11.23'	S87°02'51"W	27°04'17"
C18	12.93'	55.50'	6.50'	12.90'	N17°21'47"E	13°21'04"
C19	13.50'	17.38'	7.11'	13.17'	S46°17'40"W	44°30'41"

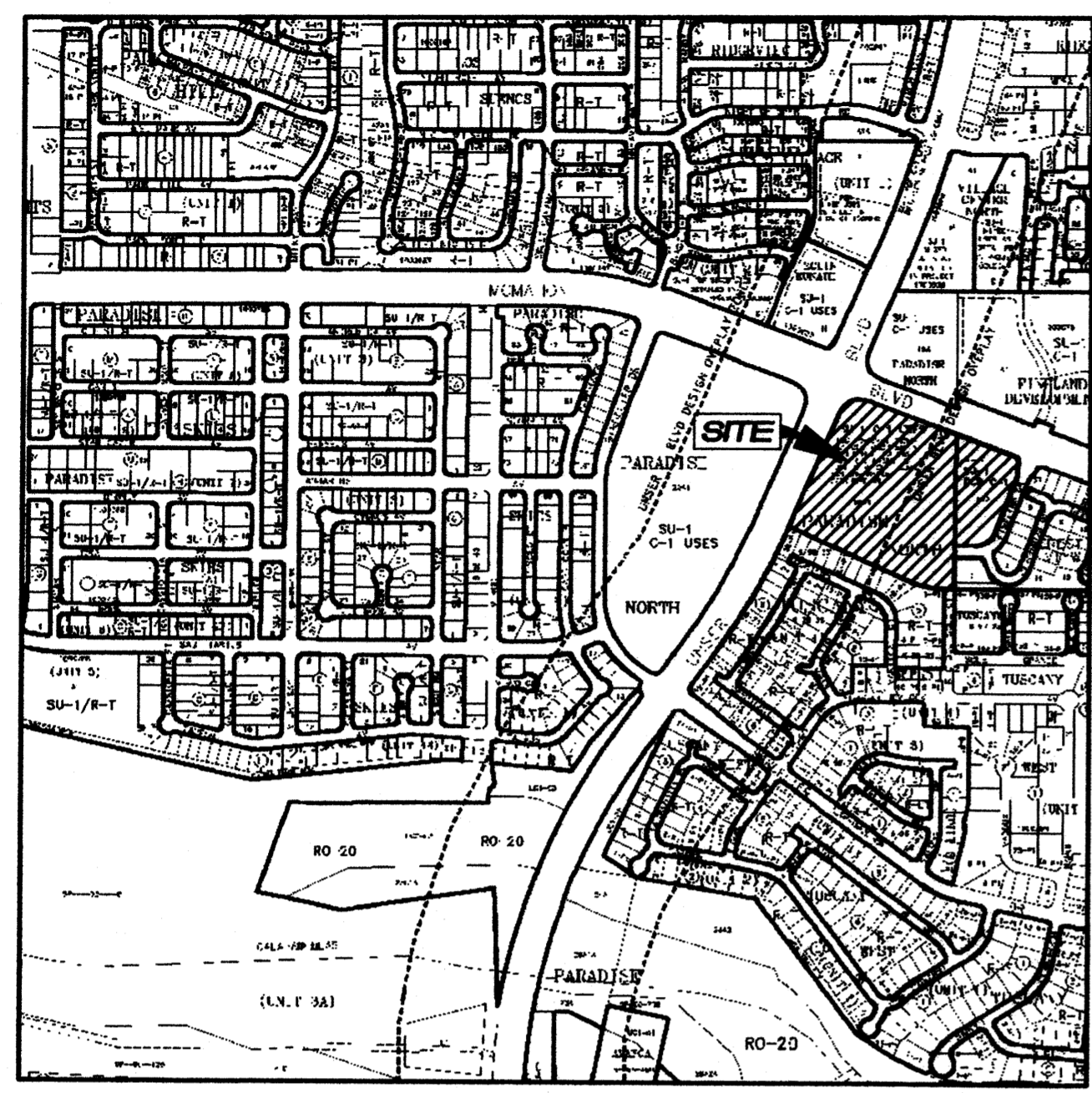
LINE TABLE		
LINE	LENGTH	BEARING
L1	190.03'	S00°17'03"W
L2	44.70'	N88°55'57"W
L3	76.56	N24°02'13"E
L4	17.00	N65°57'47"W
L5	15.00	N24°02'13"E
L6	2.00	S65°57'46"E
L7	102.27	N24°02'13"E
L8	9.95	N65°57'47"W
L9	15.00	N24°02'13"E
L10	9.95	S65°57'47"E
L11	127.16	N24°02'13"E
L12	7.49	N65°57'47"W
L13	15.00	N23°43'59"E
L14	7.57	S65°57'47"E
L15	8.89	N24°02'13"E
L16	31.60	S81°41'46"E
L17	12.61	N08°18'14"E
L18	10.00	S81°41'54"E
L19	12.61	S08°18'14"W
L20	137.76	S81°41'46"E
L21	13.29	S65°59'35"E
L22	152.30	N24°03'13"E
L23	89.63	N69°20'53"W
L24	84.28	N73°12'26"W
L25	20.00	N16°47'03"E
L26	83.48	S73°16'29"E
L27	93.68	S69°21'48"E
L28	51.13	N26°13'17"E
L29	71.23	S26°13'17"W
L30	153.50	S24°03'13"W
L31	8.16	S65°49'57"E
L32	5.00	N24°02'19"E
L33	15.00	S65°57'41"E
L34	5.00	S24°02'19"W
L35	161.88	S65°57'41"E
L36	3.00	N24°03'13"E
L37	10.00	S65°57'41"E
L38	3.00	S24°03'13"W
L39	126.00	S65°57'41"E
L40	15.72	N24°02'19"E
L41	15.00	S65°57'41"E
L42	25.72	S24°02'19"W
L43	51.96	S65°57'41"E
L44	20.06	S19°15'31"W

LINE TABLE		
LINE	LENGTH	BEARING
L45	33.94	N67°46'41"W
L46	7.41	S24°02'19"W
L47	15.00	N65°57'41"W
L48	7.41	N24°02'19"E
L49	188.42	N65°57'41"W
L50	28.42	S24°02'19"W
L51	15.00	N65°57'41"W
L52	28.42	N24°02'19"E
L53	85.23	N65°57'41"W
L54	28.42	S24°02'19"W
L55	15.00	N65°57'41"W
L56	28.42	N24°02'19"E
L57	66.22	N65°57'41"W
L58	152.50	N81°41'46"W
L59	137.64	S24°02'13"W
L60	5.49	S65°53'36"E
L61	10.00	S24°02'19"W
L62	5.49	N65°53'36"W
L63	89.66	S24°02'13"W
L64	10.01	S65°57'47"E
L65	15.00	S24°02'13"W
L66	109.85'	S24°02'13"W
L67	15.00'	S00°17'03"W
L68	21.10'	N89°45'54"W
L69	63.28'	S20°38'02"W
L70	23.44'	N69°22'14"W
L71	50.24'	N26°13'17"E
L72	20.41'	S22°10'38"W
L73	70.20'	S00°02'17"E
L74	38.70'	S89°45'54"E
L75	23.91'	S00°17'03"W
L76	41.41	S00°10'36"W
L77	17.44	S89°47'26"E
L78	6.29	N24°02'19"E
L79	50.16	N21°19'49"E
L80	9.83	N14°37'16"W
L81	7.47	N24°02'19"E
L82	83.17	N24°02'19"E
L83	21.28	S70°27'45"E
L84	35.72	S70°27'45"E
L85	10.01	N65°57'47"W
L86	69.87	S24°02'13"W
L87	419.33	S65°57'41"E
L88	467.39	N65°57'41"W

PLAT OF  
**McMAHON MARKETPLACE**  
 (BEING A REPLAT OF TRACT 16A-1, PARADISE NORTH  
 AND TRACT E-1-A-1, CRESTVIEW SUBDIVISION)  
 WITHIN  
**THE TOWN OF ALAMEDA GRANT**  
 IN  
**PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
 FEBRUARY, 2009

**PRELIMINARY PLAT**  
**APPROVED BY DRB**  
 ON 6-3-09

PROJECT NUMBER: \_\_\_\_\_  
 Application Number: \_\_\_\_\_



**VICINITY MAP**  
 Not To Scale

**GENERAL NOTES**

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone - NAD83).
2. Distances are ground.
3. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
4. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
5. 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.
6. U.C.L.S. Log Number 2007261883
7. City of Albuquerque Zone Atlas Pages: A-11-Z

**SUBDIVISION DATA**

Total number of existing Tracts: 2  
 Total number of new lots created: 9  
 Gross Subdivision acreage: 12.2230 acres

**PURPOSE OF PLAT**

- A. Divide the Two (2) existing Tracts into Nine (9) new Lots.
- B. Grant the new Public and Private Easements as shown hereon.
- C. Dedicate additional Street Right of Way to the City of Albuquerque, in fee simple with warranty covenants.

**SOLAR NOTE**

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."

**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:

- A. Public Service Company of New Mexico for installation, maintenance, and service of underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- 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.
- C. 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.
- D. 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.
- E. New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer 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, Public Service Company of New Mexico and New Mexico Gas Company 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 to which it may be entitled.

**UTILITY APPROVALS**

Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
QWest Corporation	_____	Date
Comcast	_____	Date
New Mexico Utilities, Inc.	_____	Date

Note: These properties lie within the New Mexico Utilities, Inc. (NMU, Inc.) Franchise area. Water and Sanitary Sewer capabilities are based upon the NMU, Inc. facilities, not the City of Albuquerque.

**SHEET INDEX**

- SHEET 1 General Notes and Approvals
- SHEET 2 Legal Description, Free Consent and Dedication
- SHEET 3 Existing Exterior Boundary and Existing Easements
- SHEET 4 New Tracts and New Easements created
- SHEET 5 Sanitary Sewer and Water Easement details
- SHEET 6 Curve and Line Tables

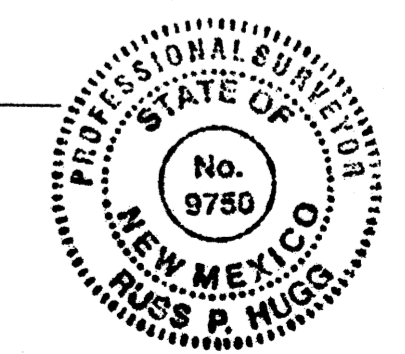
**PLAT APPROVAL**

City Approvals:	_____	5-4-09
City Surveyor	<i>[Signature]</i>	Date
Department of Municipal Development	_____	Date
Real Property Division	_____	Date
Environmental Health Department	_____	Date
Traffic Engineering, Transportation Division	_____	Date
ABCWUA	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer	_____	Date
DRB Chairperson, Planning Department	_____	Date

**SURVEYOR'S 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 direct supervision; that it meets the Standards for Land Surveys in the State of 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.

*[Signature]*  
 Russ P. Hugg  
 NMPS No. 9750  
 February 12, 2009



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

PLAT OF  
**McMAHON MARKETPLACE**  
 (BEING A REPLAT OF TRACT 16A-1, PARADISE NORTH  
 AND TRACT E-1-A-1, CRESTVIEW SUBDIVISION)  
 WITHIN  
**THE TOWN OF ALAMEDA GRANT**  
 IN  
**PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO**

FEBRUARY, 2009

**LEGAL DESCRIPTION**

That certain parcel of land situate within the Town of Alameda Grant in Projected Section 2, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising all of Tract 16A-1, as shown and designated on the "Vacation, Amended Plat and Replat of PARADISE NORTH, situate within the Town of Alameda Grant ("Projected Sections 1, 2, 11 & 12, T11N, R2E, N.M.P.M.), City of Albuquerque, Bernalillo County, New Mexico" filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on August 8, 1990, in Volume 90C, folio 182 and all of Tract E-1-A-1, CRESTVIEW SUBDIVISION as the same is shown and designated on the plat entitled "PLAT OF TRACT E-1-A-1, CRESTVIEW SUBDIVISION (BEING A REPLAT OF TRACT E-1-A, CRESTVIEW SUBDIVISION) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, NEW MEXICO", filed in the Office of the County Clerk of Bernalillo County, New Mexico, on August 25, 2008 in Plat Book 2008C, Page 192 more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane, Central Zone (NAD 83) grid bearings and ground distances as follows:

BEGINNING at the Southeast corner of said Tract 16A-1 (a 5/8" rebar and cap stamped "L.S. 4972" found in place) whence the Albuquerque Control Survey Monument "LSS 103" bears S 48° 01' 21" W, 2646.09 feet distant; Thence Northwesterly along the Southerly line of said Tract 16A-1 for the following three (3) courses:

- N 88° 55' 57" W, 44.70 feet to a point of curvature (a 5/8" rebar and cap stamped "L.S. 9750" set); Thence,
- Northwesterly, 158.22 feet on the arc of a curve to the right (said curve having a radius of 380.00 feet, a central angle of 23°51'22" and a chord which bears N 78°08'44" W, 157.08 feet) to a point of tangency (a concrete nail and brass disc stamped "L.S. 9750" set); Thence,
- N 65° 57' 41" W, 583.64 feet to the Southwest corner of said Tract 16A-1 and a point on the Easterly right of way line of Unser Boulevard N.W. (a concrete nail and brass disc stamped "L.S. 9750" set); Thence Northwesterly and Southeasterly along said Easterly right of way line of Unser Boulevard N.W. for the following four (4) courses:
- N 24° 02' 19" E, 545.94 feet to a point of curvature (a 5/8" rebar and cap stamped "L.S. 7270" found in place); Thence
- Northeasterly, 60.81 feet on the arc of a curve to the right (said curve having a radius of 180.00 feet, a central angle of 19°21'21" and a chord which bears N 33°43'00" E, 60.52 feet) to a point of compound curvature (a 5/8" rebar and cap stamped "L.S. 7270" found in place); Thence,
- Northeasterly, 54.32 feet on the arc of a curve to the right (said curve having a radius of 65.00 feet, a central angle of 47°53'03" and a chord which bears N 67°09'36" E, 52.76 feet) to a point of compound curvature (a 5/8" rebar and cap stamped "L.S. 7270" found in place); Thence,
- Southeasterly, 60.81 feet on the arc of a curve to the right (said curve having a radius of 180.00 feet, a central angle of 19°11'21" and a chord which bears S 79°02'55" E, 60.52 feet) to a point of tangency on the Southerly right of way line of McMahon Boulevard N.W. (a 5/8" rebar and cap stamped "L.S. 7270" found in place); Thence,
- S 69° 22' 14" E, 671.97 feet along said Southerly right of way line of McMahon Boulevard N.W. to a point of curvature on the Northerly line of said Tract E-1-A-1, Crestview Subdivision; Thence,
- Southeasterly, 47.18 feet along said Southerly right of way line of McMahon Boulevard N.W. on the arc of a curve to the right (said curve having a radius of 30.00 feet, a central angle of 90°06'00" and a chord which bears S 24°24'44" E, 42.46 feet) to a non tangent point of reverse curvature on the Westerly right of way line of Finland Drive N.W.; Thence Southwesterly and Southeasterly along said Westerly right of way line of Finland Drive N.W. for the following ten (10) courses:
- Southwesterly, 18.46 feet on the arc of a curve to the left (said curve having a radius of 77.37 feet, a central angle of 13°40'12" and a chord which bears S 07°53'41" W, 18.42 feet) to a non tangent point on curve; Thence,
- S 22° 10' 38" W, 20.41 feet to a point of curvature; Thence,
- Southwesterly, 33.47 feet on the arc of a curve to the left (said curve having a radius of 159.00 feet, a central angle of 12°03'38" and a chord which bears S 16°08'49" W, 33.41 feet) to point of reverse curvature; Thence,
- Southwesterly, 53.42 feet on the arc of a curve to the right (said curve having a radius of 291.00 feet, a central angle of 10°31'02" and a chord which bears S 15°22'31" W, 53.34 feet) to point of tangency; Thence,

Legal Description continued:

- S 20° 38' 02" W, 63.28 feet to a point of curvature; Thence,
  - Southwesterly, 4.10 feet on the arc of a curve to the left (said curve having a radius of 171.50 feet, a central angle of 01°22'15" and a chord which bears S 19°56'38" W, 4.10 feet) to point of tangency; Thence,
  - S 19° 15' 37" W, 113.96 feet to a point of curvature; Thence,
  - Southwesterly, 47.87 feet on the arc of a curve to the right (said curve having a radius of 141.04 feet, a central angle of 19°26'47" and a chord which bears S 28°58'54" W, 47.64 feet) to point of compound curvature; Thence,
  - Southwesterly, 80.79 feet on the arc of a curve to the right (said curve having a radius of 100.00 feet, a central angle of 46°17'22" and a chord which bears S 67°03'48" W, 78.61 feet) to point of tangency; Thence,
  - N 89° 47' 26" W, 87.63 feet to the Southeast corner of said Tract E-1-A-1 and a point on the Easterly line of said Tract 16A-1; Thence,
  - S 00° 17' 03" W, 190.03 feet to the point of beginning of the parcel herein described.
- Said Tracts contain 12.2230 acres total, more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising PLAT OF McMAHON MARKETPLACE (BEING A REPLAT OF TRACT 16A-A, PARADISE NORTH AND TRACT E-1-A-1, CRESTVIEW SUBDIVISION) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 2, TOWNSHIP 11 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 wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant all Private and Public easements as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate the additional public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants by this plat. 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 certify that they are so authorized to act.

**OWNER(S)**

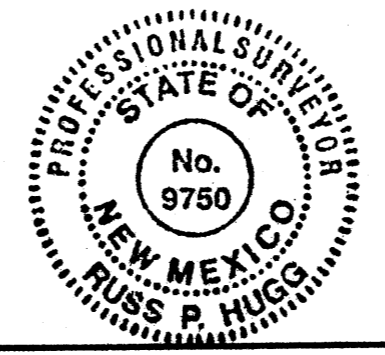
**TRACT E-1-A-1, CRESTVIEW**

JMD- McMahon, LLC  
 a New Mexico limited liability company

*[Signature]*  
 By: Douglas H. Peterson, Manager

**TRACT 16A-1, PARADISE NORTH**

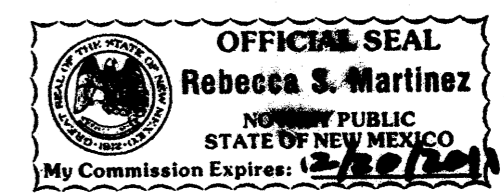
*[Signature]* Mark Gonzales  
*[Signature]* Jennie Gonzales, his wife  
*[Signature]* Elsie Gonzales, a single woman



**ACKNOWLEDGMENT**

STATE OF NEW MEXICO SS  
 COUNTY OF BERNALILLO

Notary Public  
 This instrument was acknowledged before me on this 23rd day of February, 2009, by Douglas H. Peterson.  
*[Signature]*  
 Notary Public  
 My Commission expires: 12/20/2011



**ACKNOWLEDGMENT**

STATE OF NEW MEXICO SS  
 COUNTY OF BERNALILLO

Notary Public  
 This instrument was acknowledged before me on this 4th day of MAY, 2009, by Mark Gonzales and Jennie Gonzales, his wife.  
*[Signature]*  
 Notary Public  
 My Commission expires: 5/20/11



OFFICIAL SEAL  
**MAE PETERSON**  
 NOTARY PUBLIC STATE OF NEW MEXICO  
 Notary Bond Filed With Secretary of State  
 My Commission Expires 5/20/11

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO SS  
 COUNTY OF BERNALILLO

Notary Public  
 This instrument was acknowledged before me on this 4th day of MAY, 2009, by Elsie Gonzales, a single woman.  
*[Signature]*  
 Notary Public  
 My Commission expires: 5/20/11



OFFICIAL SEAL  
**MAE PETERSON**  
 NOTARY PUBLIC STATE OF NEW MEXICO  
 Notary Bond Filed With Secretary of State  
 My Commission Expires 5/20/11

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



**NOTE**  
 Lots 1 thru 9, McMahon Marketplace are subject to that certain  
 "DECLARATION OF CROSS ACCESS AND DRAINAGE EASEMENTS"  
 filed in the office of the County Clerk of Bernalillo County, New Mexico  
 on the \_\_\_\_ day of \_\_\_\_\_, 200\_\_, in Book \_\_\_\_ Page \_\_\_\_

PARCEL A-1  
 FINELAND DEVELOPMENT

**PLAT OF**  
**McMAHON MARKETPLACE**  
 (BEING A REPLAT OF TRACT 16A-1, PARADISE NORTH  
 AND TRACT E-1-A-1, CRESTVIEW SUBDIVISION)

WITHIN  
**THE TOWN OF ALAMEDA GRANT**  
 IN  
**PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**

FEBRUARY, 2009

TRACT 19A-1  
 PARADISE NORTH

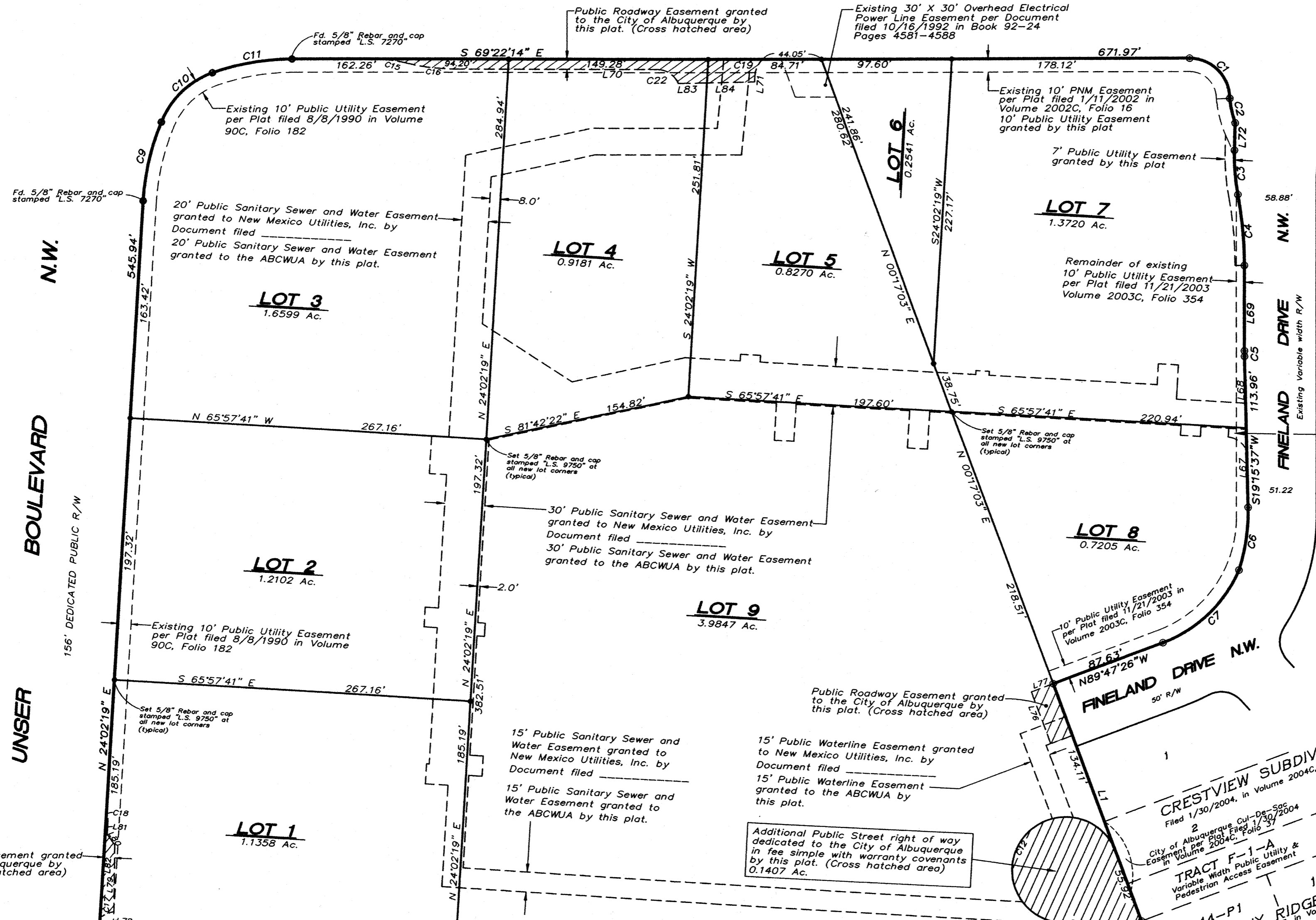
156' DEDICATED PUBLIC R/W

106' DEDICATED PUBLIC R/W

McMAHON

BOULEVARD

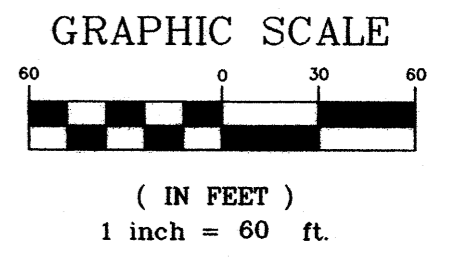
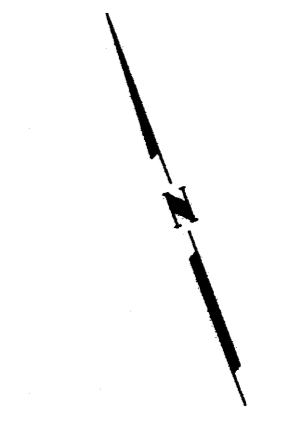
N.W.



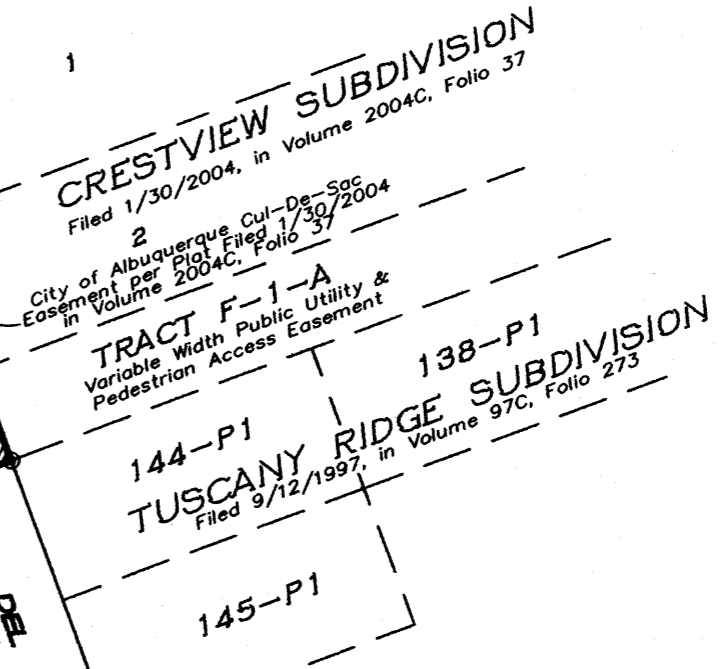
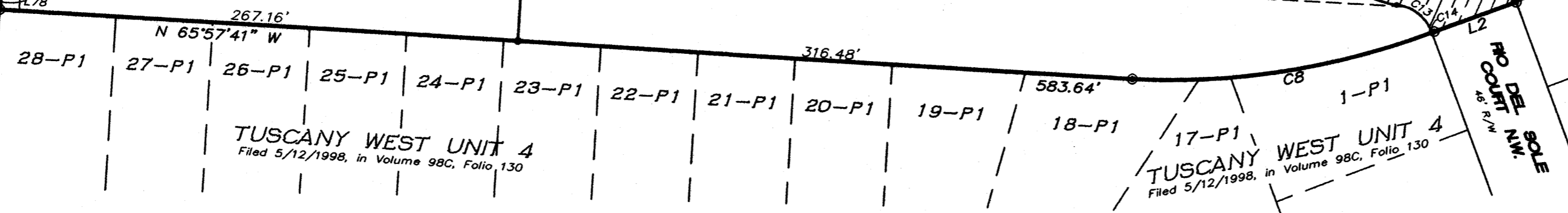
**NOTES:**  
 1. See Sheet 5 for Easement Details  
 2. See sheet 6 for Line and Curve Tables

**PROPERTY CORNER LEGEND**  
 ○ = Fd. 5/8" Rebar and cap stamped "L.S. 7270"  
 ⊙ = Set 5/8" Rebar and cap stamped "L.S. 9750"

Existing Public Roadway Easement granted to the City of Albuquerque by plat filed August 25, 2008 in Plat Book 2008C, Page 192



Public Roadway Easement granted to the City of Albuquerque by this plat. (Cross hatched area)



**SURV-TEK, INC.**

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



PARADISE NORTH

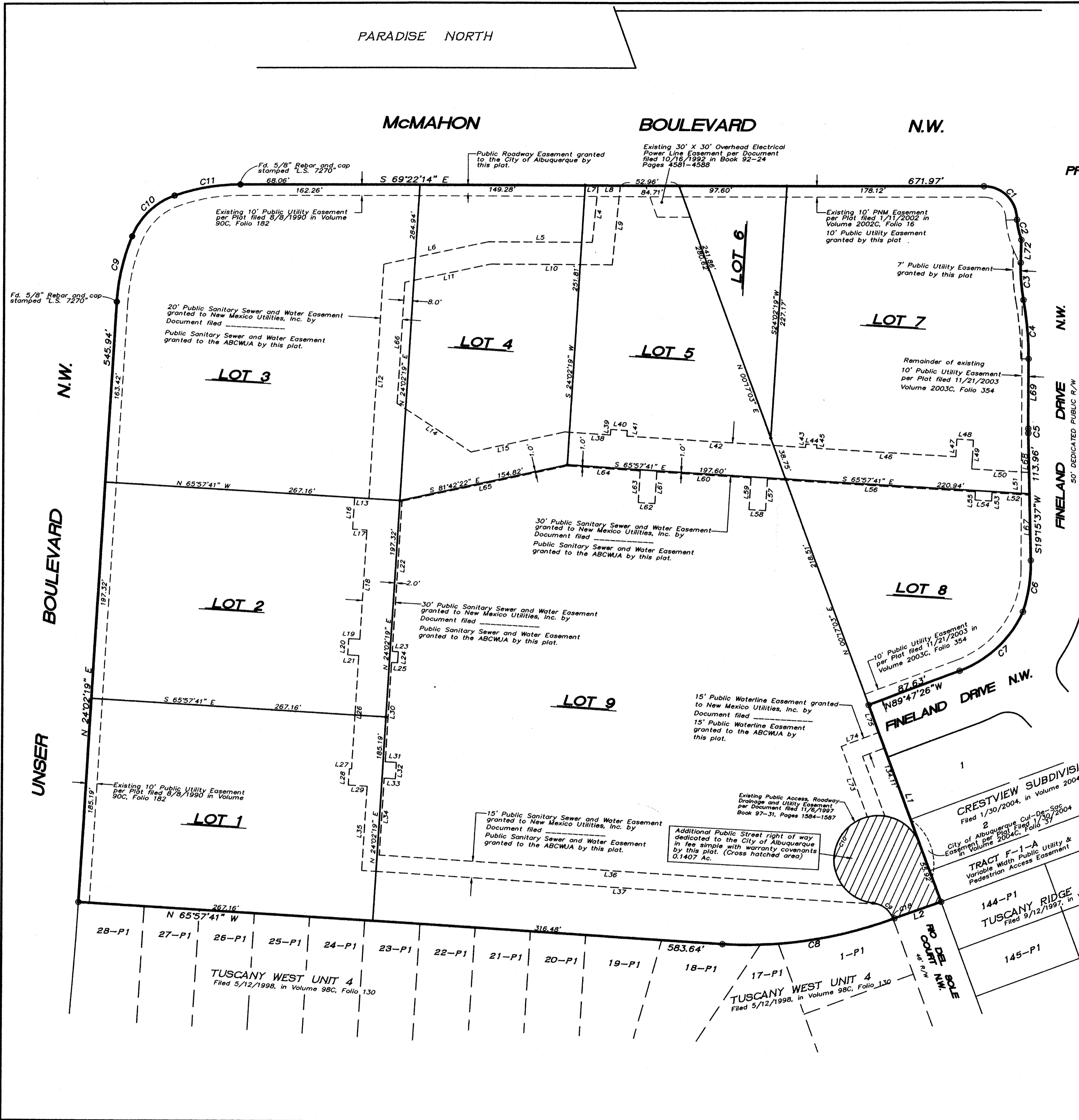
# PLAT OF McMAHON MARKETPLACE

(BEING A REPLAT OF TRACT 16A-1, PARADISE NORTH  
AND TRACT E-1-A-1, CRESTVIEW SUBDIVISION)

WITHIN  
THE TOWN OF ALAMEDA GRANT

IN  
PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

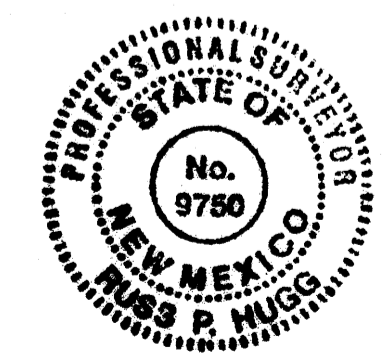
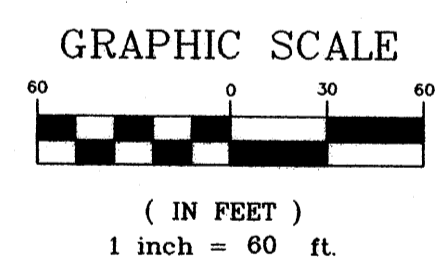
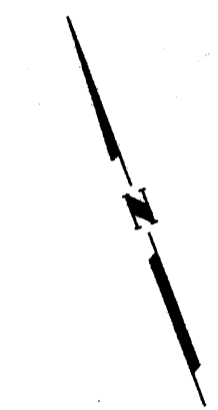
FEBRUARY, 2009



### PUBLIC SANITARY SEWER AND WATERLINE EASEMENT DETAILS

#### PROPERTY CORNER LEGEND

- = Fd. 5/8" Rebar and cap stamped "L.S. 7270"
- ⊙ = Set 5/8" Rebar and cap stamped "L.S. 9750"



SHEET 5 OF 6

**SURV TEK, INC.**  
Consulting Surveyors  
8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3396 Fax: 505-897-3377

**PLAT OF  
McMAHON MARKETPLACE**

(BEING A REPLAT OF TRACT 16A-1, PARADISE NORTH  
AND TRACT E-1-A-1, CRESTVIEW SUBDIVISION)

WITHIN

**THE TOWN OF ALAMEDA GRANT  
IN**

**PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN**

**CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO**

FEBRUARY, 2009

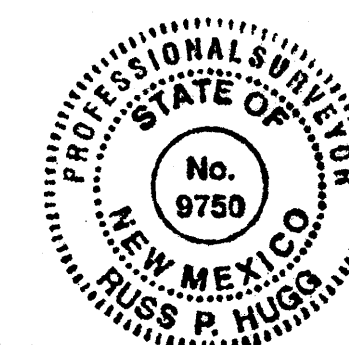
**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	47.18'	30.00'	30.05'	42.46'	S24°24'44"E	90°06'00"
C2	18.46'	77.37'	9.27'	18.42'	S07°53'41"W	13°40'12"
C3	33.47'	159.00'	16.80'	33.41'	S16°08'49"W	12°03'38"
C4	53.42'	291.00'	26.78'	53.34'	S15°22'31"W	10°31'02"
C5	4.10'	171.50'	2.05'	4.10'	S19°56'38"W	1°22'15"
C6	47.87'	141.04'	24.17'	47.64'	S28°58'54"W	19°26'47"
C7	80.79'	100.00'	42.75'	78.61'	S67°03'48"W	46°17'22"
C8	158.22'	380.00'	80.27'	157.08'	N78°08'44"W	23°51'22"
C9	60.81'	180.00'	30.70'	60.52'	N33°43'00"E	19°21'21"
C10	54.32'	65.00'	28.86'	52.76'	N67°09'36"E	47°53'03"
C11	60.81'	180.00'	30.70'	60.52'	S79°02'55"E	19°21'21"
C12	169.75'	40.00'	65.08'	68.16'	S58°42'28"W	243°09'10"
C13	24.25'	22.00'	13.52'	23.04'	N31°18'07"W	63°09'11"
C14	1.30'	31301.99'	0.65'	1.30'	S89°58'35"E	0°00'09"
C15	19.38'	150.47'	9.71'	19.37'	N59°18'25"W	7°22'53"
C16	36.50'	157.62'	18.33'	36.42'	S62°45'42"E	13°16'06"
C17	11.34'	24.00'	5.78'	11.23'	S87°02'51"W	27°04'17"
C18	12.93'	55.50'	6.50'	12.90'	N17°21'47"E	13°21'04"
C19	13.50'	17.38'	7.11'	13.17'	S46°17'40"W	44°30'41"

**LINE TABLE**

LINE	LENGTH	BEARING
L1	190.03'	S00°17'03"W
L2	44.70'	N88°55'57"W
L3	1.30'	S89°58'32"E
L4	51.13'	S26°13'17"W
L5	93.68'	N69°21'48"W
L6	96.76'	N81°36'34"W
L7	323.20'	S69°22'14"E
L8	20.10'	S69°22'14"E
L9	71.23'	S26°13'17"W
L10	109.67'	N69°21'48"W
L11	79.44'	N81°36'34"W
L12	211.76'	S24°02'13"W
L13	12.96'	N65°57'41"W
L14	79.73'	S36°32'25"E
L15	86.43'	S81°41'46"E
L16	28.43'	S24°02'13"W
L17	12.96'	S65°57'47"E
L18	100.25'	S24°02'13"W
L19	9.95'	N65°57'47"W
L20	15.00'	S24°02'13"W
L21	9.95'	S65°57'47"E
L22	137.64'	S24°02'13"W
L23	5.49'	S65°53'36"E
L24	10.00'	S24°02'19"W
L25	5.49'	N65°53'36"W
L26	102.27'	S24°02'13"W
L27	2.00'	N65°57'46"W
L28	15.00'	S24°02'13"W
L29	17.00'	S65°57'47"E
L30	89.66'	S24°02'13"W
L31	10.01'	S65°57'47"E
L32	15.00'	S24°02'13"W
L33	10.01'	N65°57'47"W
L34	69.87'	S24°02'13"W
L35	76.56'	S24°02'13"W
L36	419.33'	S65°57'41"E
L37	467.39'	S65°57'41"E
L38	41.45'	S65°57'41"E
L39	5.00'	N24°02'19"E
L40	15.00'	S65°57'41"E

L41	5.00'	S24°02'19"W
L42	161.88'	S65°57'41"E
L43	3.00'	N24°03'13"E
L44	10.00'	S65°57'41"E
L45	3.00'	S24°03'13"W
L46	126.00'	S65°57'41"E
L47	15.72'	N24°02'19"E
L48	15.00'	S65°57'41"E
L49	25.72'	S24°02'19"W
L50	51.96'	S65°57'41"E
L51	20.07'	S19°15'31"W
L52	33.95'	N65°57'41"W
L53	7.41'	S24°02'19"W
L54	15.00'	N65°57'41"W
L55	7.41'	N24°02'19"E
L56	188.42'	N65°57'41"W
L57	28.42'	S24°02'19"W
L58	15.00'	N65°57'41"W
L59	28.42'	N24°02'19"E
L60	85.23'	N65°57'41"W
L61	28.42'	S24°02'19"W
L62	15.00'	N65°57'41"W
L63	28.42'	N24°02'19"E
L64	66.22'	N65°57'41"W
L65	152.50'	N81°41'46"W
L66	109.85'	S24°02'13"W
L67	15.00'	S00°17'03"W
L68	21.10'	N89°45'54"W
L69	63.28'	S20°38'02"W
L70	23.44'	N69°22'14"W
L71	50.24'	N26°13'17"E
L72	20.41'	S22°10'38"W
L73	67.89'	S00°02'17"E
L74	36.19'	S89°45'54"E
L75	26.41'	S00°17'03"W
L76	41.41'	S00°10'36"W
L77	17.44'	S89°47'26"E
L78	6.29'	N24°02'19"E
L79	50.16'	N21°19'49"E
L80	9.83'	N14°37'16"W
L81	7.47'	N24°02'19"E
L82	83.17'	N24°02'19"E
L83	21.28'	S70°27'45"E
L84	35.72'	S79°27'45"E



SHEET 6 of 6

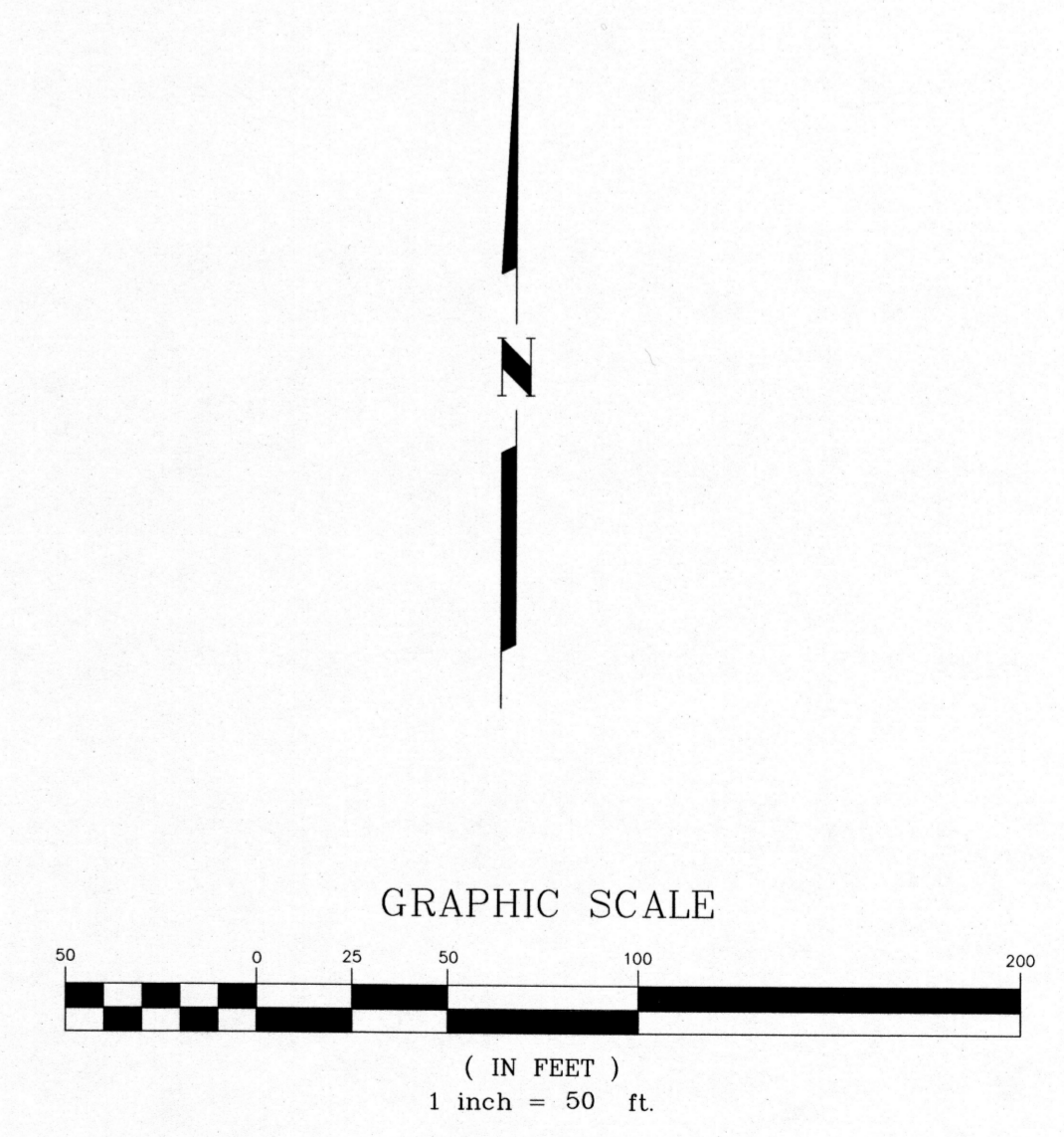
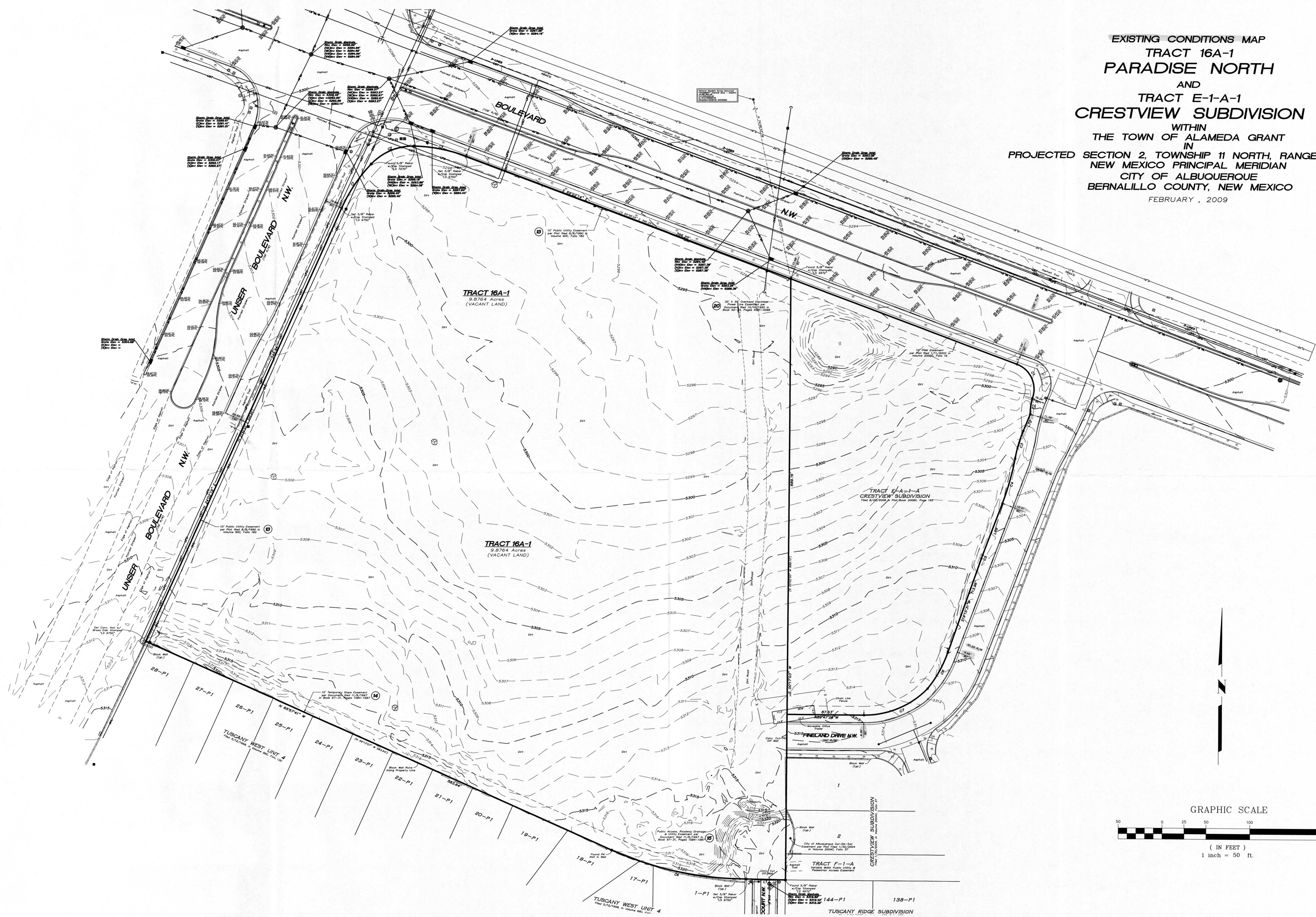
**SURVOTEK, INC.**

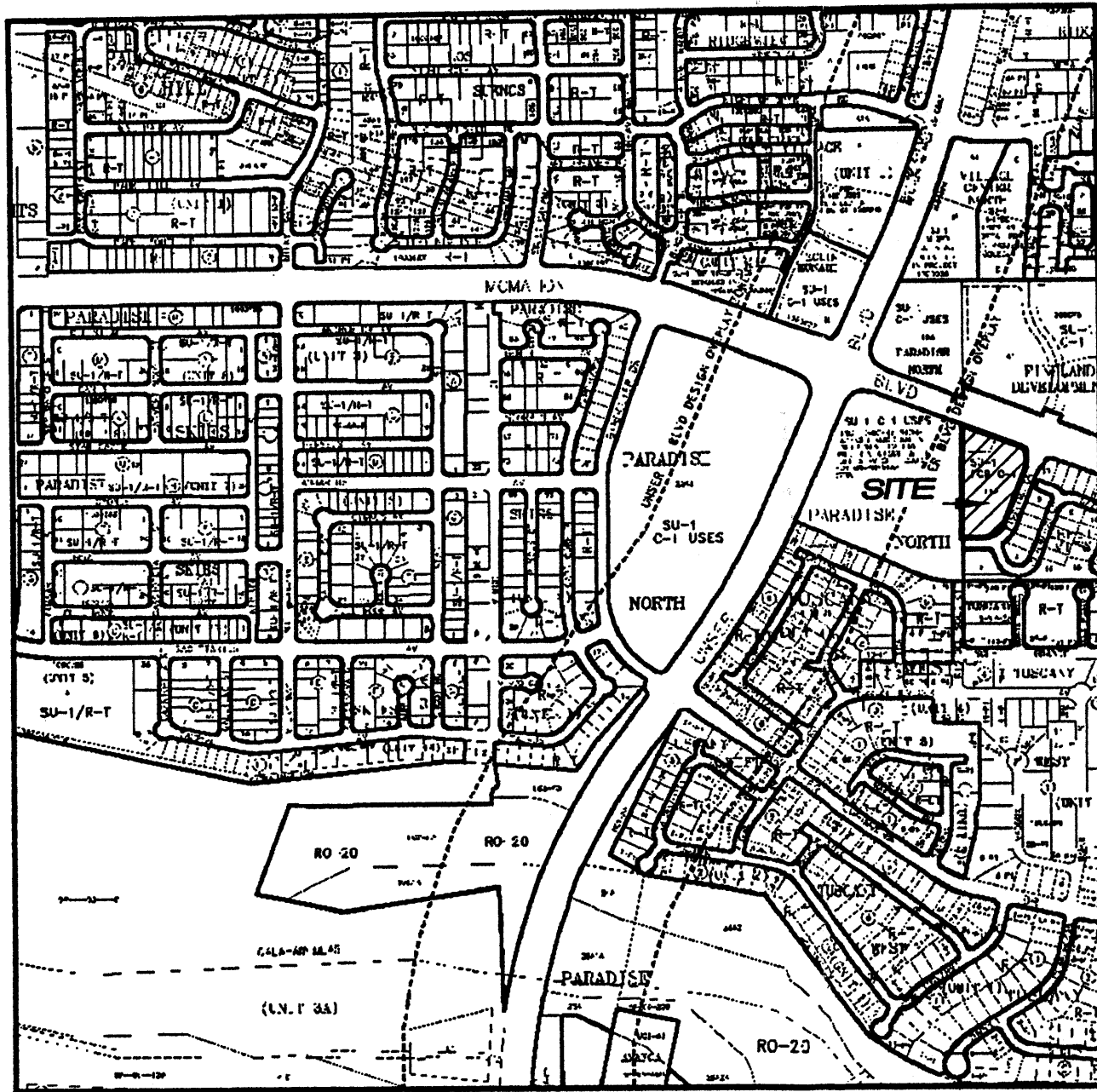
Consulting Surveyors  
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377





EXISTING CONDITIONS MAP  
 TRACT 16A-1  
 PARADISE NORTH  
 AND  
 TRACT E-1-A-1  
 CRESTVIEW SUBDIVISION  
 WITHIN  
 THE TOWN OF ALAMEDA GRANT  
 IN  
 PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 FEBRUARY, 2009





**VICINITY MAP**  
Not To Scale

**GENERAL NOTES**

- Bearings are New Mexico State Plane Grid Bearings (Central Zone - NAD 83).
- Distances are ground.
- 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.
- U.C.L.S. Log Number 2007261883.
- City of Albuquerque Zone Atlas Page: A-11-Z

**SUBDIVISION DATA**

Total number of existing Tracts: 1  
 Total number of new Tracts created: 1  
 Gross Subdivision acreage: 2.3774 acres

**SHEET INDEX**

- SHEET 1 General Notes and Approvals
- SHEET 2 Legal Description, Free Consent and Dedication
- SHEET 3 Existing Exterior Boundary and Existing Easements
- SHEET 4 Additional Right of Way Dedication Fineland Drive

**TREASURERS CERTIFICATION**

This is to certify that taxes are current and paid on the following:

L-011-01ab-399 296-104-16  
 Jeffrey Sims  
 Isaac Chung 8-25-08  
 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 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.
- New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer 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 other than those specified.

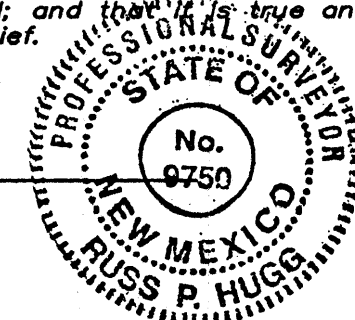
**PURPOSE OF PLAT**

- Show the Public Easements Vacated by 07 DRB-70116.
- Grant the new Public and Private Easements as shown hereon.
- Dedicate additional Street Right of Way to the City of Albuquerque. in fee simple with warranty covenants.

**SURVEYOR'S 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 direct supervision; that it meets the Standards for Land Surveys in the State of 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  
 NMP S No. 9750  
 June 11, 2008



PLAT OF  
 TRACT E-1-A-1  
**CRESTVIEW SUBDIVISION**  
 (BEING A REPLAT OF TRACT E-1-A, CRESTVIEW SUBDIVISION)  
 WITHIN  
 THE TOWN OF ALAMEDA GRANT  
 IN  
 PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JUNE, 2008

PROJECT NUMBER: 1005280  
 Application Number: 08 DRB-70317

**PLAT APPROVAL**

Utility Approvals:  
 PNM Electric Services: Fernando Vigil, July 3, 2008  
 PNM Gas Services: Fernando Vigil, July 3, 2008  
 QWest Corporation: Rosalinda Stuffer, 7-3-2008  
 Comcast: Annie Barba, 7.2.08  
 New Mexico Utilities, Inc.: Joseph Anderson, 7/28/08

City Approvals:  
 City Surveyor: [Signature], July 9, 2008  
 Department of Municipal Development  
 Real Property Division: N/A  
 Environmental Health Department: N/A  
 Traffic Engineering, Transportation Division: [Signature], 8/1/08  
 ABCWUA: [Signature], 7-23-08  
 Parks and Recreation Department: Christine Sandoval, 7/23/08  
 AMAFCA: Bradley L. Bingham, 7/23/08  
 City Engineer: [Signature], 7-23-08  
 DRB/Chairperson, Planning Department: [Signature], 8-25-08

DOCH 2008095504  
 08/25/2008 03:59 PM Page: 1 of 4  
 tyPLAT R: \$22.00 B: 2008C P: 0192 M: Toulous Olivere, Bernalillo Cour

SHEET 1 OF 4  
**SURVOTEK, INC.**  
 Consulting Surveyors  
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366 Fax: 505-897-3377

PLAT OF  
TRACT E-1-A-1  
**CRESTVIEW SUBDIVISION**

(BEING A REPLAT OF TRACT E-1-A, CRESTVIEW SUBDIVISION)  
WITHIN  
THE TOWN OF ALAMEDA GRANT  
IN  
PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN,  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2008

**LEGAL DESCRIPTION**

Tract E-1-A of Plat of CRESTVIEW SUBDIVISION, being a replat of Parcel F-1 and E-1 of the Bulk Land Plat, Fineland Development, situate within the SE 1/4 of the NE 1/4 of Projected Section 2, T11N, R2E, N.M.P.M., Town of Alameda Grant, City of Albuquerque, County of Bernalillo, New Mexico, as the same is shown and designated on the plat of said subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on January 30, 2004 in Plat Book 2004C, Folio 37.

Said Tracts contain 2.3774 acres total, more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising PLAT OF TRACT E-1-A-1, CRESTVIEW SUBDIVISION (BEING A REPLAT OF TRACT E-1-A, CRESTVIEW SUBDIVISION) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 2, TOWNSHIP 11 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 wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant all Private and Public easements as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate the additional public street right of as shown hereon to the City of Albuquerque in fee simple with warranty covenants by this plat. 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 certify that they are so authorized to act.

**OWNER(S)**

**TRACT E-1-A, CRESTVIEW SUBDIVISION**

JLF, LLC, a Florida limited liability company

Jeffrey L. Fine  
Jeffrey L. Fine, Managing Member

LMF, LLC, a Florida limited liability company

Larry M. Fine  
Larry M. Fine, Managing Member

SHB, LLC, a Florida limited liability company

Sandra H. Bloom  
Sandra H. Bloom, Managing Member

**ACKNOWLEDGMENT**

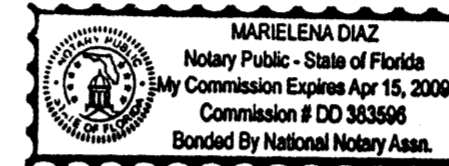
STATE OF FL SS  
COUNTY OF Dade

Notary Public

This instrument was acknowledged before me on this 20 day of June, 2008, by Jeffrey L. Fine, Managing Member of JLF, LLC, a Florida limited liability company.

Marielena Diaz  
Notary Public

My Commission expires: \_\_\_\_\_



**ACKNOWLEDGMENT**

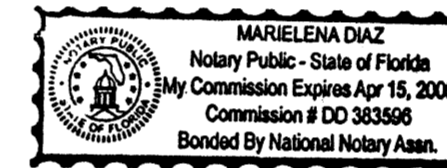
STATE OF FL SS  
COUNTY OF Dade

Notary Public

This instrument was acknowledged before me on this 20 day of June, 2008, by Larry M. Fine, Managing Member of LMF, LLC, a Florida limited liability company.

Marielena Diaz  
Notary Public

My Commission expires: \_\_\_\_\_



**ACKNOWLEDGMENT**

STATE OF New York SS  
COUNTY OF Nassau

Notary Public

This instrument was acknowledged before me on this 30 day of June, 2008, by Sandra H. Bloom, Managing Member of SHB, LLC, a Florida limited liability company.

Maurizio Bellofatto  
Notary Public

My Commission expires: 11/10/11

MAURIZIO BELLOFATTO  
Notary Public, State of New York  
No. 01BE6101256  
Qualified in Nassau County  
Commission Expires November 10, 2011

DOCN 2008095504

06/25/2008 03:59 PM Page: 2 of 4  
ty:Plat P: \$22.00 B: 2008C P: 0192 M: Toulous Olivere, Bernalillo Cour



SHEET 2 OF 4

**SURVOTEK, INC.**

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

**PLAT OF**  
**TRACT E-1-A-1**  
**CRESTVIEW SUBDIVISION**  
 (BEING A REPLAT OF TRACT E-1-A, CRESTVIEW SUBDIVISION)  
 WITHIN  
**THE TOWN OF ALAMEDA GRANT**  
 IN  
**PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
 JUNE, 2008

PARCEL A-1  
 FINELAND DEVELOPMENT

TRACT 19A-1  
 PARADISE NORTH

**McMAHON**

**BOULEVARD**

**N.W.**

**EXISTING BOUNDARIES AND EASEMENTS**

Existing 10' Public Utility Easement  
 per Plat filed 8/8/1990 in Volume  
 90C, Folio 182

Existing 30' X 30' Overhead Electrical  
 Power Line Easement per Document  
 filed 10/16/1992 in Book 92-24  
 Pages 4581-4588

Fd. 5/8" Rebar and cap  
 stamped "L.S. 4972"

S 69°22'14" E 275.72'

Permanent Drainage Easement  
 per Plat filed 11/21/2003 in  
 Volume 2003C, Folio 354  
 VACATED BY 07 DRB-70116  
 (Cross hatched area)

Existing 10' PNM Easement  
 per Plat filed 1/11/2002 in  
 Volume 2002C, Folio 16

Set 5/8" Rebar and cap  
 stamped "L.S. 9750"  
 (Typical)

10' Public Utility Easement  
 per Plat filed 11/21/2003  
 Volume 2003C, Folio 354

**Albuquerque Control Survey Monument "1-A10"**  
 New Mexico State Plane Coordinates, Central Zone  
 (NAD 83) as published:  
 N= 1,534,722.707  
 E= 1,499,179.741  
 Delta Alpha= -00° 16' 21.72"  
 G-C=0.999667634  
 Elevation=5418.008 (NAVD 88)

**TRACT E-1-A**  
**CRESTVIEW SUBDIVISION**  
 Filed 1/30/2004, in Volume 2004C, Folio 37  
 2.3774 Ac.

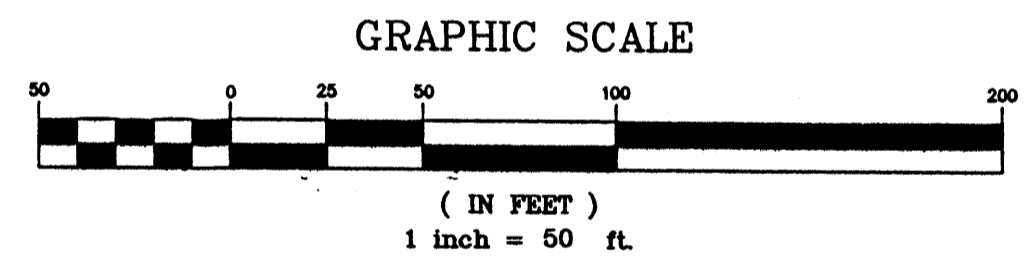
Tract E-1-A, is a Blanket Drainage Easement for  
 Temporary Stormwater Conveyance and Retention  
 Purposes as shown on plat filed Jan. 30, 2004  
 VACATED BY 07 DRB-70116

10' Public Utility Easement  
 per Plat filed 11/21/2003  
 Volume 2003C, Folio 354  
 VACATED BY 07 DRB-70116

Set 5/8" Rebar and cap  
 stamped "L.S. 9750"  
 (Typical)

Fd. 3-1/2" Centerline  
 Monument stamped  
 "L.S. 12651" (typical)

**TRACT 16A-1**  
**PARADISE NORTH**  
 Filed August 8, 1990 in Volume 90C, Folio 182

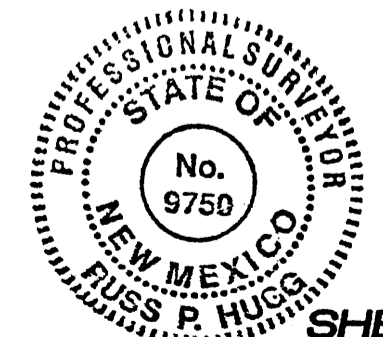


Set 5/8" Rebar and cap  
 stamped "L.S. 9750"  
 (Typical)

**FINELAND DRIVE N.W.**  
 50' R/W

CRESTVIEW SUBDIVISION  
 Filed 1/30/2004, in Volume 2004C, Folio 37

DOCH 2008095504  
 08/25/2008 03:59 PM Page: 3 of 4  
 PLAT R: \$22.00 B: 2008C P: 0192 H: Toulous Olivere, Bernalillo Cour



**SHEET 3 OF 4**

**SURVTEK, INC.**  
 Consulting Surveyors  
 9364 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
 Phone: 505-897-3366 Fax: 505-897-3377



PLAT OF  
TRACT E-1-A-1  
**CRESTVIEW SUBDIVISION**

(BEING A REPLAT OF TRACT E-1-A, CRESTVIEW SUBDIVISION)  
WITHIN  
THE TOWN OF ALAMEDA GRANT  
IN  
PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2008

**McMAHON**

**BOULEVARD**

**N.W.**

156' DEDICATED PUBLIC R/W

Existing 30' X 30' Overhead Electrical  
Power Line Easement per Document  
filed 10/16/1992 in Book 92-24  
Pages 4581-4588

S 69°22'14" E

275.72'

Existing 10' PNM Easement  
per Plat filed 1/11/2002 in  
Volume 2002C, Folio 16

439.13'

Set 5/8" Rebar and cap  
stamped "L.S. 9750" at  
all new lot corners  
(typical)

10' Public Utility Easement  
per Plat filed 11/21/2003  
Volume 2003C, Folio 354

**TRACT E-1-A-1**  
2.3774 Ac.

**N.W.**

**FINELAND DRIVE**  
50' DEDICATED PUBLIC R/W

Additional Public Street Right of Way  
Dedicated to the City of Albuquerque  
in fee simple with warranty covenants  
by this plat. (0.0309 Ac. - hatched area)

LINE TABLE		
LINE	LENGTH	BEARING
L1	59.87'	N19°15'41"E
L2	54.09'	N19°15'31"E
L3	63.28'	N20°38'03"E
L4	20.41'	N22°10'38"E
L5	16.98'	S19°15'31"W
L6	6.56'	N24°02'19"E
L7	13.11'	S70°43'25"E

Filed August 8, 1990 in  
Volume 90C, Folio 182  
TRACT 16A-1  
PARADISE NORTH

N 00°17'50"E

C10  
L2  
S20°37'46"W  
L7  
L6  
C12  
L1  
C7  
C8

Public Roadway Easement granted  
to the City of Albuquerque by  
this plat.

DOCH 2008095504

08/25/2008 03:59 PM Page: 4 of 4  
tyPLAT: R: \$22.00 B: 2008C P: 0192 M. Toulouse Olivere, Bernalillo Cour

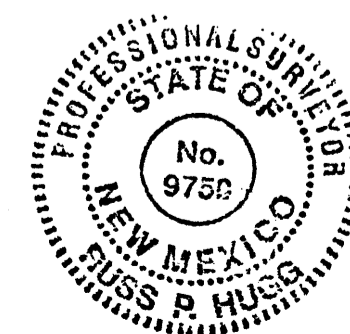
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	47.18'	30.00'	30.05'	42.46'	S24°24'44"E	90°06'00"
C2	27.01'	77.37'	13.64'	26.87'	S04°43'47"W	19°59'59"
C3	34.20'	74.64'	17.40'	33.90'	S07°36'31"W	26°15'06"
C4	121.44'	100.00'	69.47'	114.11'	S55°25'10"W	69°34'38"
C5	33.47'	159.00'	33.41'	16.80'	S16°08'48"W	12°03'37"
C6	53.42'	291.00'	53.34'	26.78'	N15°22'31"E	10°31'02"
C7	47.87'	141.05'	24.17'	47.64'	N28°58'54"E	19°26'45"
C8	40.65'	100.00'	20.61'	40.37'	N32°16'29"E	23°17'16"
C9	8.55'	77.37'	8.54'	4.28'	S02°06'18"E	06°19'47"
C10	4.10'	171.50'	2.05'	4.10'	S19°56'34"W	1°22'15"
C11	18.46'	77.37'	18.42'	9.27'	S07°53'40"W	13°40'12"
C12	17.98'	17.37'	9.89'	17.19'	N33°19'56"W	59°18'04"

GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

87.63'  
S 89°47'26" E  
**FINELAND DRIVE N.W.**  
50' R/W



SHEET 4 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



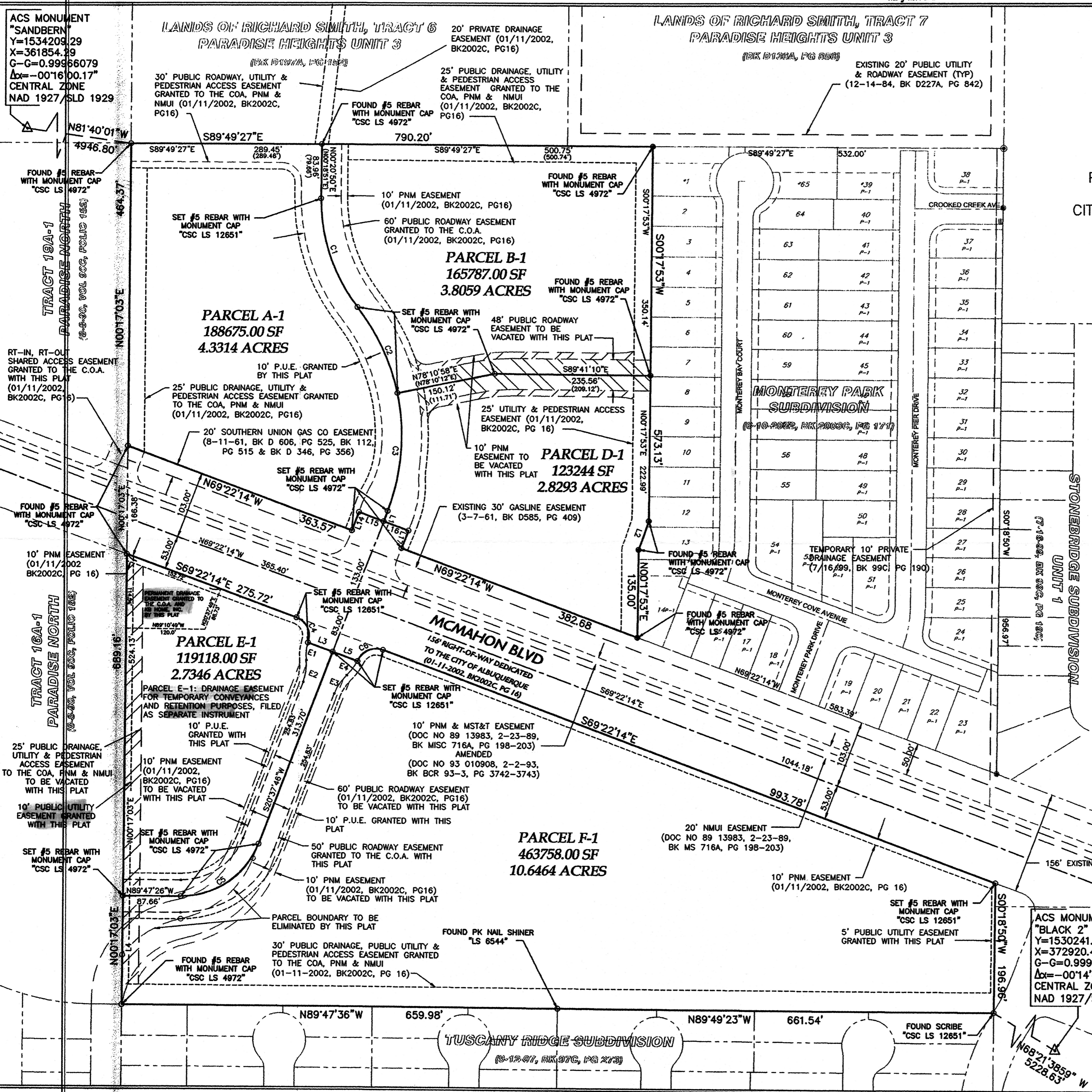
Community Sciences Corporation, Corrales, New Mexico (505) 897-0000

BULK LAND PLAT  
 PARCELS A-1, B-1, D-1, E-1 AND F-1

# FINELAND DEVELOPMENT

SITUATE WITHIN SE 1/4 OF THE NE 1/4  
 PROJECTED SECTION 2, T11N, R2E, N.M.P.M.  
 TOWN OF ALAMEDA GRANT  
 CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO,  
 NEW MEXICO

SEPTEMBER, 2003



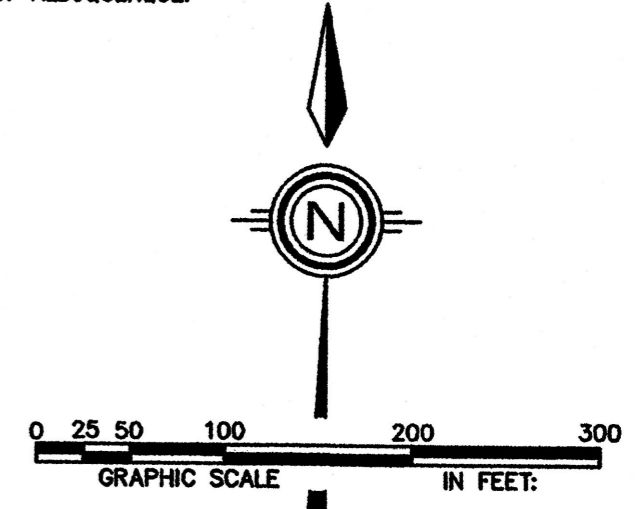
LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	17.05'	S20°36'56"W	L14	30.00'	N20°36'56"E
L2	47.54'	S19°04'57"W	L15	40.00'	S69°22'14"E
L3	40.00'	S69°22'14"E	L16	40.00'	S69°22'14"E
L4	165.03'	N00°17'03"E	L17	30.00'	S20°36'56"W
L5	40.00'	S69°22'14"E			

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	177.54' (181.71')	266.85' (276.00')	36-07-08 (37-43-21)	N18°42'44"W (S18°14'01"E)	174.28' (178.45')
C2	146.77' (146.63')	324.00' (324.00')	25-57-16 (25-55-48)	N24°47'40"W (S24°47'42"E)	145.52' (145.38')
C3	183.48' (183.48')	324.00' (324.00')	32-26-48 (32-26-50)	N04°24'22"E (S04°23'32"W)	181.04' (181.03')
C4	47.12'	30.00'	90-00-00	S24°24'14"E	42.43'
C5	151.80'	125.00'	69-34-48	S55°25'10"W	142.64'
C6	47.12'	30.00'	90-00-00	N65°37'46"E	42.43'
E1	27.01'	77.37'	20-00-02	S04°43'47"W	26.87'
E2	34.20'	74.64'	26-15-16	N07°36'31"E	33.90'
E3	34.20'	74.64'	26-15-16	S33°39'01"W	33.90'
E4	27.01'	77.37'	20-00-02	S36°31'45"W	26.87'

WATER & SANITARY SEWER NOTE:  
 THESE PROPERTIES ARE WITHIN THE NEW MEXICO UTILITIES, INC. FRANCHISE AREA. WATER AND SANITARY SEWER SYSTEM CAPABILITIES ARE BASED ON NEW MEXICO UTILITIES, INC. FACILITIES, AND NOT THE CITY OF ALBUQUERQUE.



TUSCANY RIDGE  
 SUBDIVISION  
 UNIT 2  
 (3-13-99, BK 97C, PG 273)

DATE: 9/29/03  
 SCALE: 1"=100'  
 DESIGNED: CSC  
 DRAWN: CSC  
 JOB NO.: N448-01

community sciences corporation  
 Albuquerque / Phoenix  
 4481 CORRALES ROAD, P.O. BOX 1328  
 CORRALES, NEW MEXICO 87004-0328  
 Web (505) 897-0000 Fax (505) 898-0105

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 897-0000

TRACT 16A-1  
PARADISE NORTH  
(8-8-00, VOL 99G, FOLIO 182)

# PLAT OF CRESTVIEW SUBDIVISION

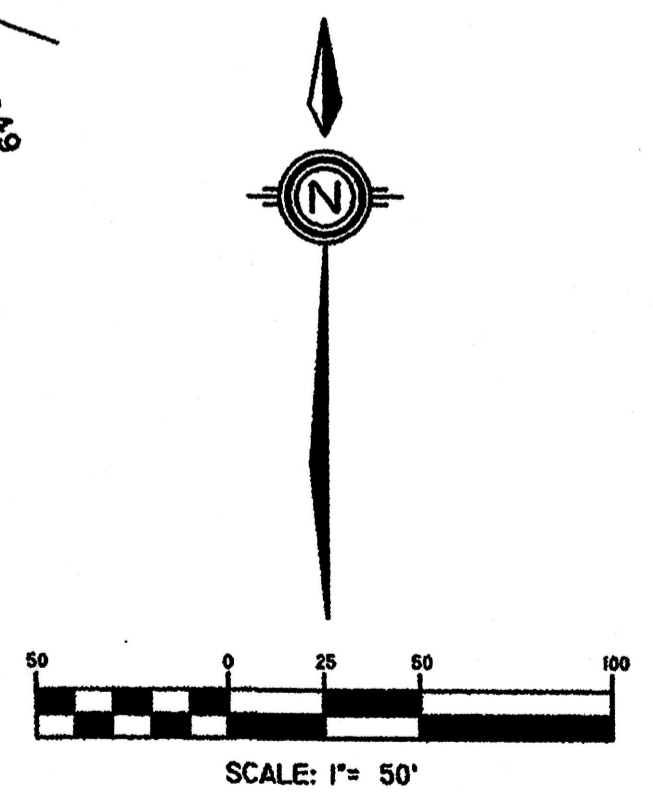
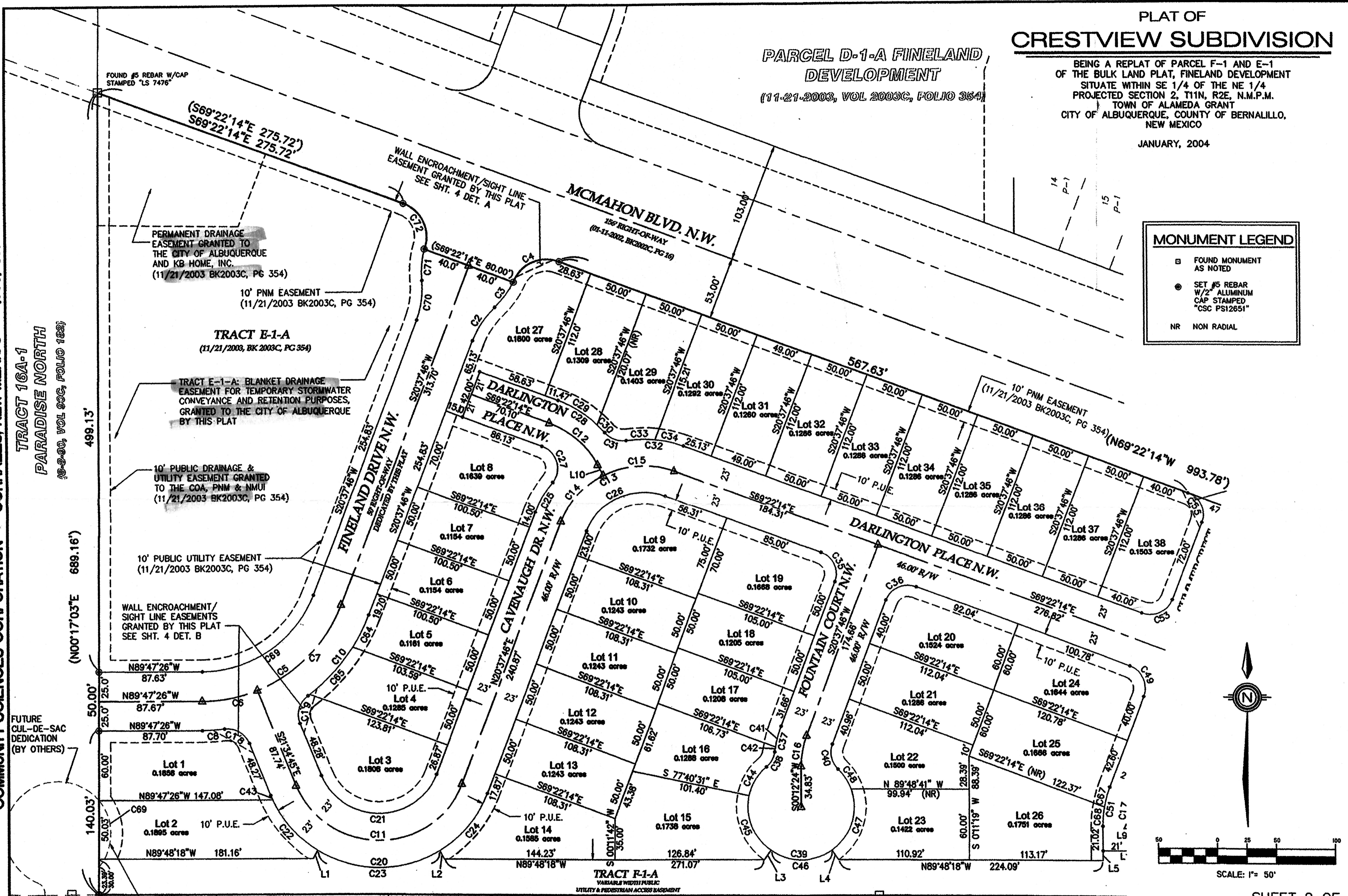
## PARCEL D-1-A FINELAND DEVELOPMENT

(11-21-2003, VOL 2003C, FOLIO 354)

BEING A REPLAT OF PARCEL F-1 AND E-1  
OF THE BULK LAND PLAT, FINELAND DEVELOPMENT  
SITUATE WITHIN SE 1/4 OF THE NE 1/4  
PROJECTED SECTION 2, T11N, R2E, N.M.P.M.  
TOWN OF ALAMEDA GRANT  
CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO,  
NEW MEXICO

JANUARY, 2004

MONUMENT LEGEND	
□	FOUND MONUMENT AS NOTED
●	SET #5 REBAR W/2" ALUMINUM CAP STAMPED "CSC PS12651"
NR	NON RADIAL



SHEET 2 OF 4

FOUND #5 REBAR W/CAP STAMPED "CSC LS 4972"	CUL-DE-SAC EASEMENT GRANTED TO THE C.O.A. BY THIS PLAT	N89°48'18"W 660.06' (N89°47'36"W 659.98)' 137	126	30' PUBLIC UTILITY AND PEDESTRIAN ACCESS EASEMENT GRANTED TO THE COA, PNM & NMUI (11-21-2003, BK2003C, PG 354)	125	FOUND PK NAIL W/SHINER STAMPED "LS 6544"	114	DSSO PL.												
TUSCANY RIDGE SUBDIVISION (9/12/97, BK 97C, PG 273)		136	127	124	115	<table border="1"> <tr> <td colspan="2">PATR: F:\N627 KBHOME\02\Civil\020\Final Plat.dwg</td> </tr> <tr> <td>DATE:</td> <td>JAN., 2004</td> </tr> <tr> <td>SCALE:</td> <td>1" = 50'</td> </tr> <tr> <td>CREW:</td> <td>TWP/GRR</td> </tr> <tr> <td>DRAWN:</td> <td>MVH</td> </tr> <tr> <td>JOB NO.:</td> <td>N 627-02</td> </tr> </table>			PATR: F:\N627 KBHOME\02\Civil\020\Final Plat.dwg		DATE:	JAN., 2004	SCALE:	1" = 50'	CREW:	TWP/GRR	DRAWN:	MVH	JOB NO.:	N 627-02
PATR: F:\N627 KBHOME\02\Civil\020\Final Plat.dwg																				
DATE:	JAN., 2004																			
SCALE:	1" = 50'																			
CREW:	TWP/GRR																			
DRAWN:	MVH																			
JOB NO.:	N 627-02																			

2884012881  
682588  
Page: 2 of 4  
01/30/2004 02:55P  
BK-2884C Pg-37

Karu Herrera Bern. Co. PLRT R 22.00

**community sciences corporation**

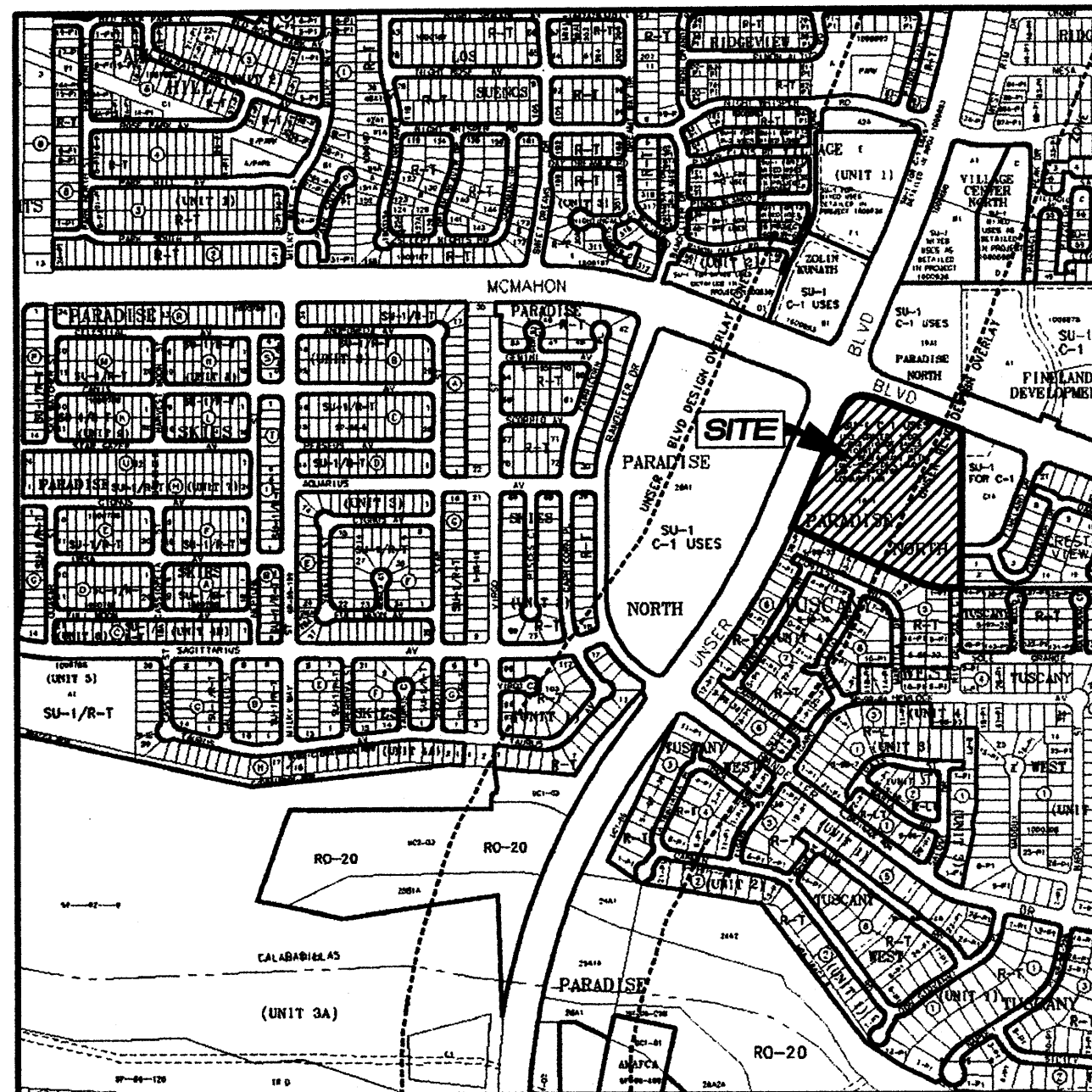
LAND PLANNING P.O. Box 1328  
ENGINEERING Corrales, N.M. 87048

**PLAT OF  
McMAHON MARKETPLACE**

(BEING A REPLAT OF TRACT 16A-1, PARADISE NORTH  
AND TRACT E-1-A, CRESTVIEW SUBDIVISION)

WITHIN  
**THE TOWN OF ALAMEDA GRANT**  
IN  
**PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**

JUNE, 2007



**VICINITY MAP**  
Not To Scale

**GENERAL NOTES**

- Bearings are New Mexico State Plane Grid Bearings (Central Zone - NAD27).
- Distances are ground.
- 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.
- U.C.L.S. Log Number 2007261883.
- City of Albuquerque Zone Atlas Pages: A-11-Z
- Tract 16-A-1, Paradise North is currently zoned "SU-1 C-1 USES INCL GROCERY STORE W/PKG LIQUOR SALES INCIDENTAL TO THAT USE, RESTAURANT WITH FULL-SERVICE LIQUOR FOR ON-PREMISE CONSUMPTION" and Tract E-1-A, Crestview Subdivision is currently zoned "SU-1 C-1" per the City of Albuquerque Zone Atlas, dated March 22, 2007.

**SUBDIVISION DATA**

Total number of existing Tracts: 2  
Total number of new lots created: 9  
Gross Subdivision acreage: 12.2538 acres

**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 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.
- New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer 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 other than those specified.

**PURPOSE OF PLAT**

- Divide the Two (2) existing Tracts into Nine (9) new Lots.
- Show the Public Easements Vacated by 07 DRB\_\_\_\_\_.
- Grant the new Public and Private Easements as shown hereon.
- Dedicate additional Street Right of Way to the City of Albuquerque, in fee simple with warranty covenants.

**SHEET INDEX**

- SHEET 1 General Notes and Approvals
- SHEET 2 Legal Description, Free Consent and Dedication
- SHEET 3 Existing Exterior Boundary and Existing Easements
- SHEET 4 New Tracts and New Easements created
- SHEET 5 Easement details
- SHEET 6 Additional Right of Way Dedication, Public Roadway Easement and Curve and Line Tables

PROJECT NUMBER: \_\_\_\_\_

Application Number: \_\_\_\_\_

**PLAT APPROVAL**

Utility Approvals:

PNM Gas and Electric Services \_\_\_\_\_ Date

QWest Corporation \_\_\_\_\_ Date

Comcast \_\_\_\_\_ Date

New Mexico Utilities, Inc. \_\_\_\_\_ Date

Note: These properties lie within the New Mexico Utilities, Inc. (NMU, Inc.) Franchise Area. Water and Sanitary Sewer capabilities are based upon the NMU, Inc. facilities, not the City of Albuquerque.

City Approval: \_\_\_\_\_

*[Signature]* \_\_\_\_\_ **7-3-07**  
City Surveyor Date  
Department of Municipal Development

Real Property Division \_\_\_\_\_ Date

Environmental Health Department \_\_\_\_\_ Date

Traffic Engineering, Transportation Division \_\_\_\_\_ Date

Utilities Development \_\_\_\_\_ Date

Parks and Recreation Department \_\_\_\_\_ Date

AMAFCA \_\_\_\_\_ Date

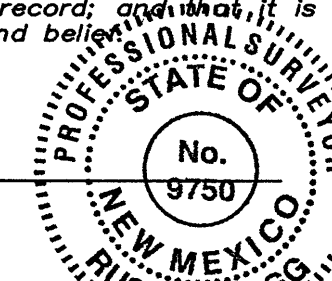
City Engineer \_\_\_\_\_ Date

DRB Chairperson, Planning Department \_\_\_\_\_ Date

**SURVEYOR'S 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 direct supervision; that it meets the Standards for Land Surveys in the State of 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.

*[Signature]*  
Russ P. Hugg  
NMPS No. 9750  
June 12, 2007



**SHEET 1 OF 6**

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

**PLAT OF  
McMAHON MARKETPLACE**  
(BEING A REPLAT OF TRACT 16A-1, PARADISE NORTH  
AND TRACT E-1-A, CRESTVIEW SUBDIVISION)

WITHIN  
THE TOWN OF ALAMEDA GRANT

IN  
PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2007

**LEGAL DESCRIPTION**

Tract 16A-1, as shown and designated on the "Vacation, Amended Plat and Replat of PARADISE NORTH, situate within the Town of Alameda Grant ("Projected" Sections 1, 2, 11 & 12, T11N, R2E, N.M.P.M.), City of Albuquerque, Bernalillo County, New Mexico" filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on August 8, 1990, in Volume 90C, folio 182.

TOGETHER WITH:

Tract E-1-A of Plat of CRESTVIEW SUBDIVISION, being a replat of Parcel F-1 and E-1 of the Bulk Land Plat, Finland Development, situate within the SE 1/4 of the NE 1/4 of Projected Section 2, T11N, R2E, N.M.P.M., Town of Alameda Grant, City of Albuquerque, County of Bernalillo, New Mexico, as the same is shown and designated on the plat of said subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on January 30, 2004 in Plat Book 2004C, Folio 37.

Said Tracts contain 12.2538 acres total, more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising PLAT OF McMAHON MARKETPLACE (BEING A REPLAT OF TRACT 16A-1, PARADISE NORTH AND TRACT E-1-A, CRESTVIEW SUBDIVISION) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 2, TOWNSHIP 11 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 wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant all Private and Public easements as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate the additional Public Street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants by this plat. 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 certify that they are so authorized to act.

**OWNER(S)**

**TRACT E-1-A, CRESTVIEW SUBDIVISION**

JLF, LLC, a Florida limited liability company

Jeffrey L. Fine  
Jeffrey L. Fine, Managing Member

LMF, LLC, a Florida limited liability company

Larry M. Fine  
Larry M. Fine, Managing Member

SHB, LLC, a Florida limited liability company

Sandra H. Bloom  
Sandra H. Bloom, Managing Member

**TRACT 16A-1, PARADISE NORTH**

Mark Gonzales  
Mark Gonzales

Jennie Gonzales  
Jennie Gonzales, his wife

Elsie Gonzales  
Elsie Gonzales, a single woman

**ACKNOWLEDGMENT**

STATE OF FL  
COUNTY OF Miami Dade SS

Notary Public

This instrument was acknowledged before me on this 21 day of June, 2007, by Jeffrey L. Fine, Managing Member of JLF, LLC, a Florida limited liability company.

Marieena Diaz  
Notary Public

My Commission expires: \_\_\_\_\_



**ACKNOWLEDGMENT**

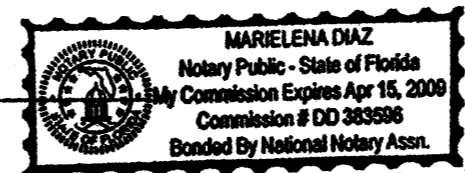
STATE OF FL  
COUNTY OF Miami Dade SS

Notary Public

This instrument was acknowledged before me on this 21 day of June, 2007, by Larry M. Fine, Managing Member of LMF, LLC, a Florida limited liability company.

Marieena Diaz  
Notary Public

My Commission expires: \_\_\_\_\_



**ACKNOWLEDGMENT**

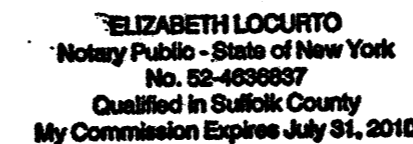
STATE OF New York  
COUNTY OF Nassau SS

Notary Public

This instrument was acknowledged before me on this 25 day of June, 2007, by Sandra H. Bloom, Managing Member of SHB, LLC, a Florida limited liability company.

Elizabeth Locurto  
Notary Public

My Commission expires: \_\_\_\_\_



**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

Notary Public

This instrument was acknowledged before me on this 28TH day of JUNE, 2007, by Mark Gonzales and Jennie Gonzales, his wife.

Boon  
Notary Public

My Commission expires: 5/1/09



PLAT OF  
**McMAHON MARKETPLACE**

(BEING A REPLAT OF TRACT 16A-1, PARADISE NORTH  
AND TRACT E-1-A, CRESTVIEW SUBDIVISION)

WITHIN  
THE TOWN OF ALAMEDA GRANT  
IN

PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

JUNE, 2007

PARCEL A-1  
FINELAND DEVELOPMENT

TRACT 19A-1  
PARADISE NORTH

McMAHON

BOULEVARD

N.W.

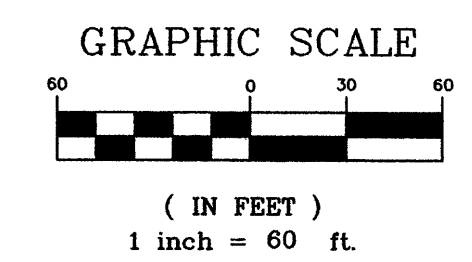
Albuquerque Control Survey Monument "1-A10"  
New Mexico State Plane Coordinates, Central Zone  
(NAD 27) as published:  
X=358,933.85  
Y=1,534,660.24  
Delta Alpha = -00° 16' 20"  
G-C=0.9996638  
Elevation=5415.16 (NGVD29)

EXISTING BOUNDARIES AND EASEMENTS

TRACT E-A-1  
CRESTVIEW SUBDIVISION  
Filed 1/30/2004, in Volume 2004C, Folio 37

Tract E-1-A, is a Blanket Drainage Easement for  
Temporary Stormwater Conveyance and Retention  
Purposes as shown on plat filed Jan. 30, 2004  
VACATED BY 07 DRB

TRACT 16A-1  
PARADISE NORTH  
Filed August 8, 1990 in Volume 90C, Folio 182



Albuquerque Control Survey Monument "2-B12"  
New Mexico State Plane Coordinates, Central Zone  
(NAD 27) as published:  
X=368,662.22  
Y=1,529,474.59  
Delta Alpha = -00° 15' 12"  
G-C=0.9996675  
Elevation=5273.829 (NGVD29)



SHEET 3 OF 6

**SURVOTEK, INC.**  
Consulting Surveyors  
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3368 Fax: 505-897-3377

**NOTE**  
 Lots 1 thru 8, McMahon Marketplace are subject to that certain  
 "DECLARATION OF CROSS ACCESS AND DRAINAGE EASEMENTS"  
 filed in the office of the County Clerk of Bernalillo County, New Mexico  
 on the \_\_\_\_ day of \_\_\_\_\_, 2007, in Book \_\_\_\_, Page \_\_\_\_.

PARCEL A-1  
 FINELAND DEVELOPMENT

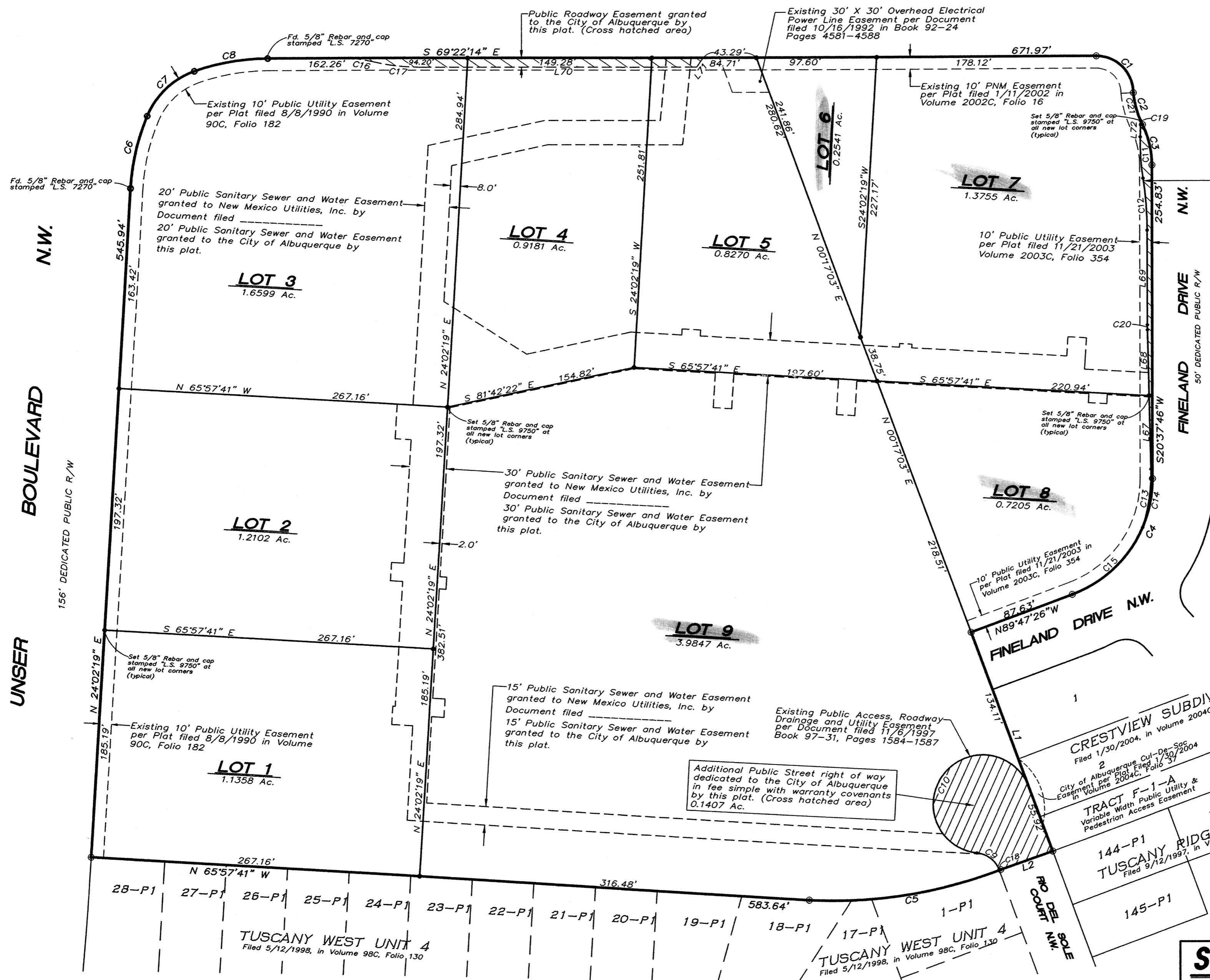
PLAT OF  
**McMAHON MARKETPLACE**  
 (BEING A REPLAT OF TRACT 16A-1, PARADISE NORTH  
 AND TRACT E-1-A, CRESTVIEW SUBDIVISION)  
 WITHIN  
 THE TOWN OF ALAMEDA GRANT  
 IN  
 PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JUNE, 2007

TRACT 19A-1  
 PARADISE NORTH

106' DEDICATED PUBLIC R/W

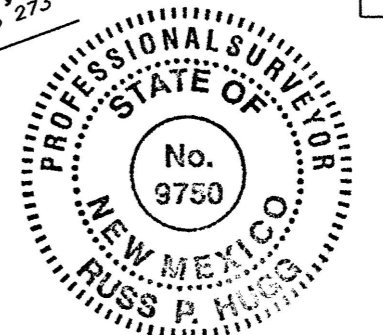
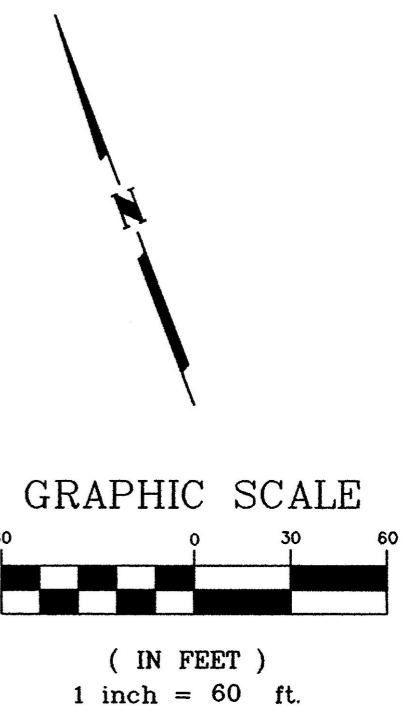
156' DEDICATED PUBLIC R/W

McMAHON BOULEVARD N.W.



Additional Public Street Right of Way  
 Dedicated to the City of Albuquerque  
 in fee simple with warranty covenants  
 by this plat. (0.0274 Ac. - hatched area)  
 SEE SHEET 6 FOR DETAILS

- NOTES:**
1. See Sheet 5 for Easement Details
  2. See Sheet 6 for Additional R/W Dedication and Public Roadway Easement
  3. See Sheet 6 for Line and Curve Tables



CRESTVIEW SUBDIVISION  
 Filed 1/30/2004, in Volume 2004C, Folio 37  
 City of Albuquerque Cul-De-Sac  
 Easement per Plat filed 1/30/2004  
 in Volume 2004C, Folio 37  
 TRACT F-1-A  
 Variable Width Public Utility &  
 Pedestrian Access Easement  
 144-P1  
 TUSCANY RIDGE SUBDIVISION  
 Filed 9/12/1997, in Volume 97C, Folio 273  
 138-P1  
 145-P1

28-P1 27-P1 26-P1 25-P1 24-P1 23-P1 22-P1 21-P1 20-P1 19-P1 18-P1 17-P1 1-P1  
 TUSCANY WEST UNIT 4  
 Filed 5/12/1998, in Volume 98C, Folio 130  
 TUSCANY WEST UNIT 4  
 Filed 5/12/1998, in Volume 98C, Folio 130



PARADISE NORTH

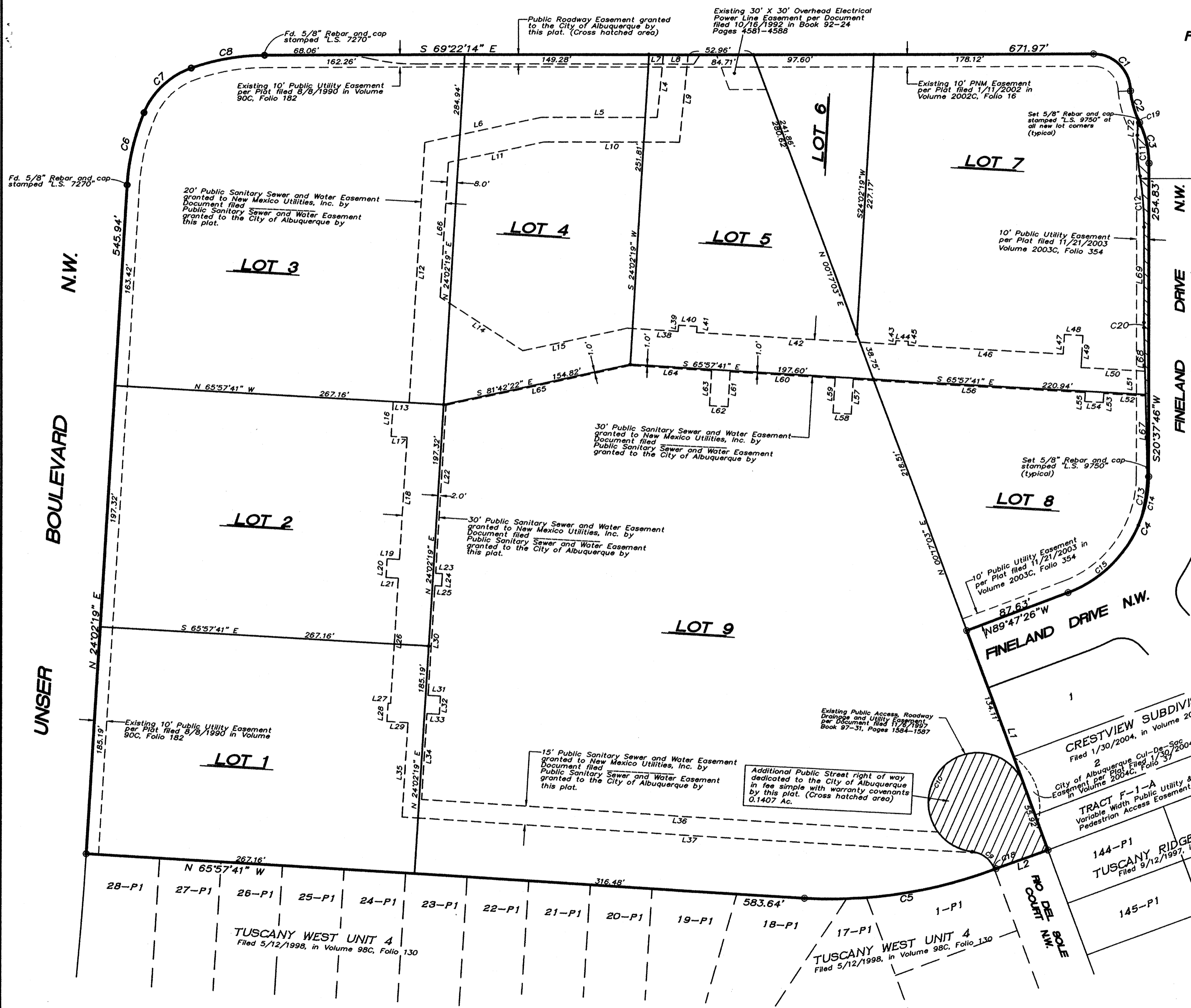
# PLAT OF McMAHON MARKETPLACE

(BEING A REPLAT OF TRACT 16A-1, PARADISE NORTH  
AND TRACT E-1-A, CRESTVIEW SUBDIVISION)

WITHIN  
THE TOWN OF ALAMEDA GRANT  
IN

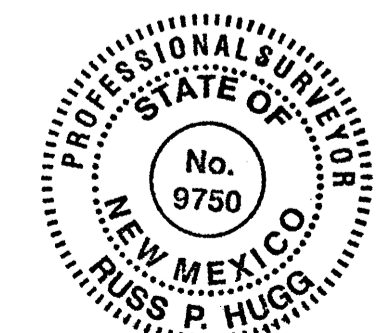
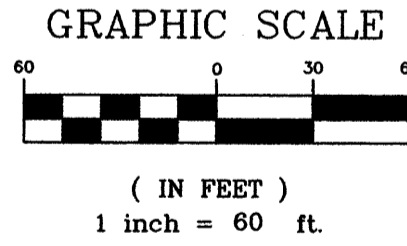
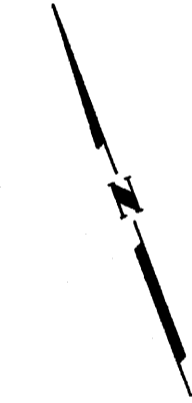
PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

JUNE, 2007



Additional Public Street Right of Way  
Dedicated to the City of Albuquerque  
in fee simple with warranty covenants  
by this plat. (0.0274 Ac. - hatched area)

**EASEMENT DETAILS**



**ADDITIONAL R/W DEDICATION  
AND PUBLIC ROADWAY EASEMENT**

**PLAT OF  
McMAHON MARKETPLACE**

(BEING A REPLAT OF TRACT 16A-1, PARADISE NORTH  
AND TRACT E-1-A, CRESTVIEW SUBDIVISION)

WITHIN

THE TOWN OF ALAMEDA GRANT

IN

PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

JUNE, 2007

PARCEL A-1  
FINELAND DEVELOPMENT

TRACT 19A-1  
PARADISE NORTH

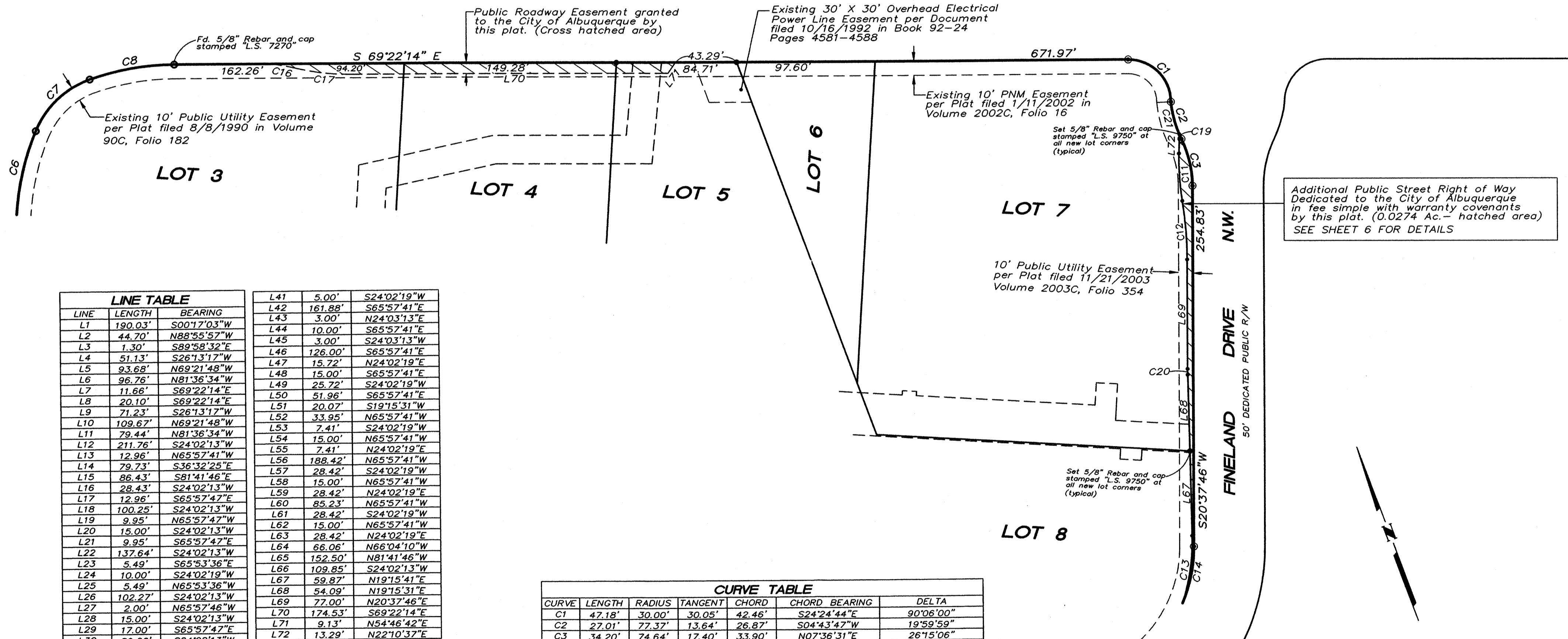
156' DEDICATED PUBLIC R/W

106' DEDICATED PUBLIC R/W

McMAHON

BOULEVARD

N.W.



Additional Public Street Right of Way  
Dedicated to the City of Albuquerque  
in fee simple with warranty covenants  
by this plat. (0.0274 Ac. - hatched area)  
SEE SHEET 6 FOR DETAILS

LINE	LENGTH	BEARING
L1	190.03'	S00°17'03"W
L2	44.70'	N88°55'57"W
L3	1.30'	S89°58'32"E
L4	51.13'	S26°13'17"W
L5	93.68'	N69°21'48"W
L6	96.76'	N81°36'34"W
L7	11.66'	S69°22'14"E
L8	20.10'	S69°22'14"E
L9	71.23'	S26°13'17"W
L10	109.67'	N69°21'48"W
L11	79.44'	N81°36'34"W
L12	211.76'	S24°02'13"W
L13	12.96'	N65°57'41"W
L14	79.73'	S36°32'25"E
L15	86.43'	S81°41'46"E
L16	28.43'	S24°02'13"W
L17	12.96'	S65°57'47"E
L18	100.25'	S24°02'13"W
L19	9.95'	N65°57'47"W
L20	15.00'	S24°02'13"W
L21	9.95'	S65°57'47"E
L22	137.64'	S24°02'13"W
L23	5.49'	S65°53'36"E
L24	10.00'	S24°02'19"W
L25	5.49'	N65°53'36"W
L26	102.27'	S24°02'13"W
L27	2.00'	N65°57'46"W
L28	15.00'	S24°02'13"W
L29	17.00'	S65°57'47"E
L30	89.66'	S24°02'13"W
L31	10.01'	S65°57'47"E
L32	15.00'	S24°02'13"W
L33	10.01'	N65°57'47"W
L34	69.87'	S24°02'13"W
L35	76.56'	S24°02'13"W
L36	419.33'	S65°57'41"E
L37	467.39'	S65°57'41"E
L38	41.45'	S65°57'41"E
L39	5.00'	N24°02'19"E
L40	15.00'	S65°57'41"E

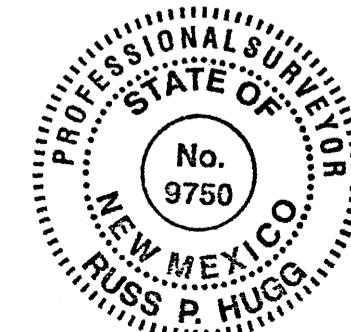
L41	5.00'	S24°02'19"W
L42	161.88'	S65°57'41"E
L43	3.00'	N24°03'13"E
L44	10.00'	S65°57'41"E
L45	3.00'	S24°03'13"W
L46	126.00'	S65°57'41"E
L47	15.72'	N24°02'19"E
L48	15.00'	S65°57'41"E
L49	25.72'	S24°02'19"W
L50	51.96'	S65°57'41"E
L51	20.07'	S19°15'31"W
L52	33.95'	N65°57'41"W
L53	7.41'	S24°02'19"W
L54	15.00'	N65°57'41"W
L55	7.41'	N24°02'19"E
L56	188.42'	N65°57'41"W
L57	28.42'	S24°02'19"W
L58	15.00'	N65°57'41"W
L59	28.42'	N24°02'19"E
L60	85.23'	N65°57'41"W
L61	28.42'	S24°02'19"W
L62	15.00'	N65°57'41"W
L63	28.42'	N24°02'19"E
L64	66.06'	N66°04'10"W
L65	152.50'	N81°41'46"W
L66	109.85'	S24°02'13"W
L67	59.87'	N19°15'41"E
L68	54.09'	N19°15'31"E
L69	77.00'	N20°37'46"E
L70	174.53'	S69°22'14"E
L71	9.13'	N54°46'42"E
L72	13.29'	N22°10'37"E

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	47.18'	30.00'	30.05'	42.46'	S24°24'44"E	90°06'00"
C2	27.01'	77.37'	13.64'	26.87'	S04°43'47"W	19°59'59"
C3	34.20'	74.64'	17.40'	33.90'	N07°36'31"E	26°15'06"
C4	121.44'	100.00'	69.47'	114.11'	S55°25'10"W	69°34'38"
C5	158.22'	380.00'	80.27'	157.08'	N78°08'44"W	23°51'22"
C6	60.81'	180.00'	30.70'	60.52'	N33°43'00"E	19°21'21"
C7	54.32'	65.00'	28.86'	52.76'	N67°09'36"E	47°53'03"
C8	60.81'	180.00'	30.70'	60.52'	S79°02'55"E	19°21'21"
C9	24.25'	22.00'	13.52'	23.04'	N31°18'07"W	63°09'11"
C10	169.75'	40.00'	65.08'	68.16'	S58°42'28"W	243°09'10"
C11	33.58'	183.00'	16.84'	33.53'	S16°55'13"W	10°30'47"
C12	41.78'	267.00'	20.93'	41.74'	N16°08'49"E	08°57'55"
C13	47.87'	141.05'	24.17'	47.64'	N28°58'54"E	19°26'45"
C14	40.65'	100.00'	20.61'	40.37'	N32°16'29"E	23°17'16"
C15	80.70'	100.00'	42.74'	78.61'	N67°03'48"E	46°17'22"
C16	19.38'	149.00'	9.71'	19.37'	N59°18'25"W	07°27'15"
C17	36.50'	157.62'	18.33'	36.42'	N62°45'42"W	13°16'06"
C18	1.30'	380.00'	0.65'	1.30'	N89°58'41"W	00°11'46"
C19	3.44'	77.37'	1.72'	3.44'	S03°59'48"E	02°32'57"
C20	4.10'	171.50'	2.05'	4.10'	S19°56'34"W	1°22'15"
C21	23.56'	77.37'	11.87'	23.47'	S08°00'16"W	17°27'02"

GRAPHIC SCALE



( IN FEET )  
1 inch = 50 ft.



SHEET 6 of 6

PARCEL A-1  
FINELAND DEVELOPMENT

VACATION EXHIBIT

# McMAHON MARKETPLACE

(BEING A REPLAT OF TRACT 16A-1, PARADISE NORTH  
AND TRACT E-1-A, CRESTVIEW SUBDIVISION)

WITHIN  
THE TOWN OF ALAMEDA GRANT  
IN

PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

MAY, 2007

National Geodetic Survey Monument  
"SANDBERN" (Central Zone - NAD27)  
X=361,854.29  
Y=1,534,208.29  
G-C=0.99966079  
Elevation=5456.92 (NGVD29)

TRACT 19A-1  
PARADISE NORTH

McMAHON

BOULEVARD

N.W.

N.W.

N.W.

EXISTING BOUNDARIES AND EASEMENTS

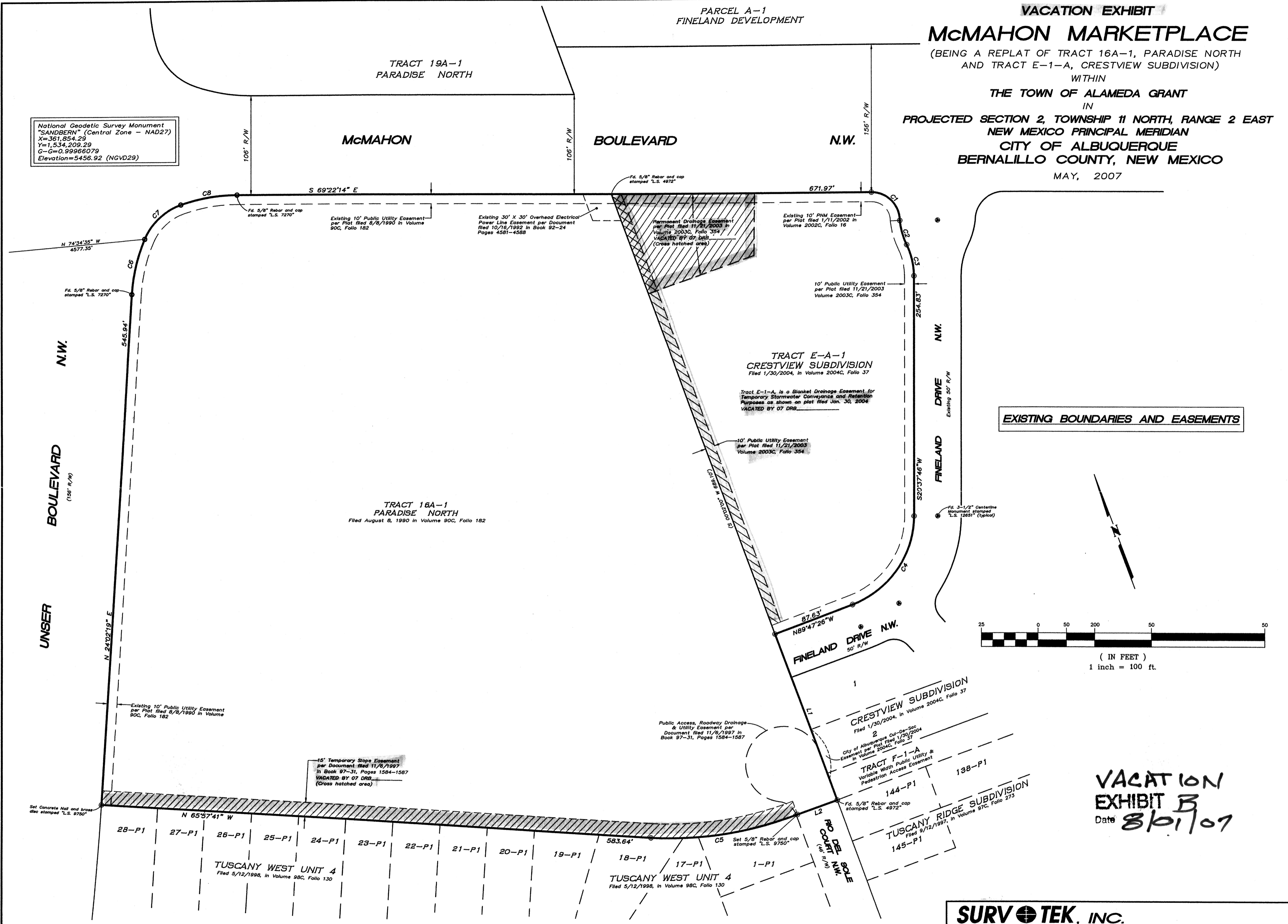


( IN FEET )  
1 inch = 100 ft.

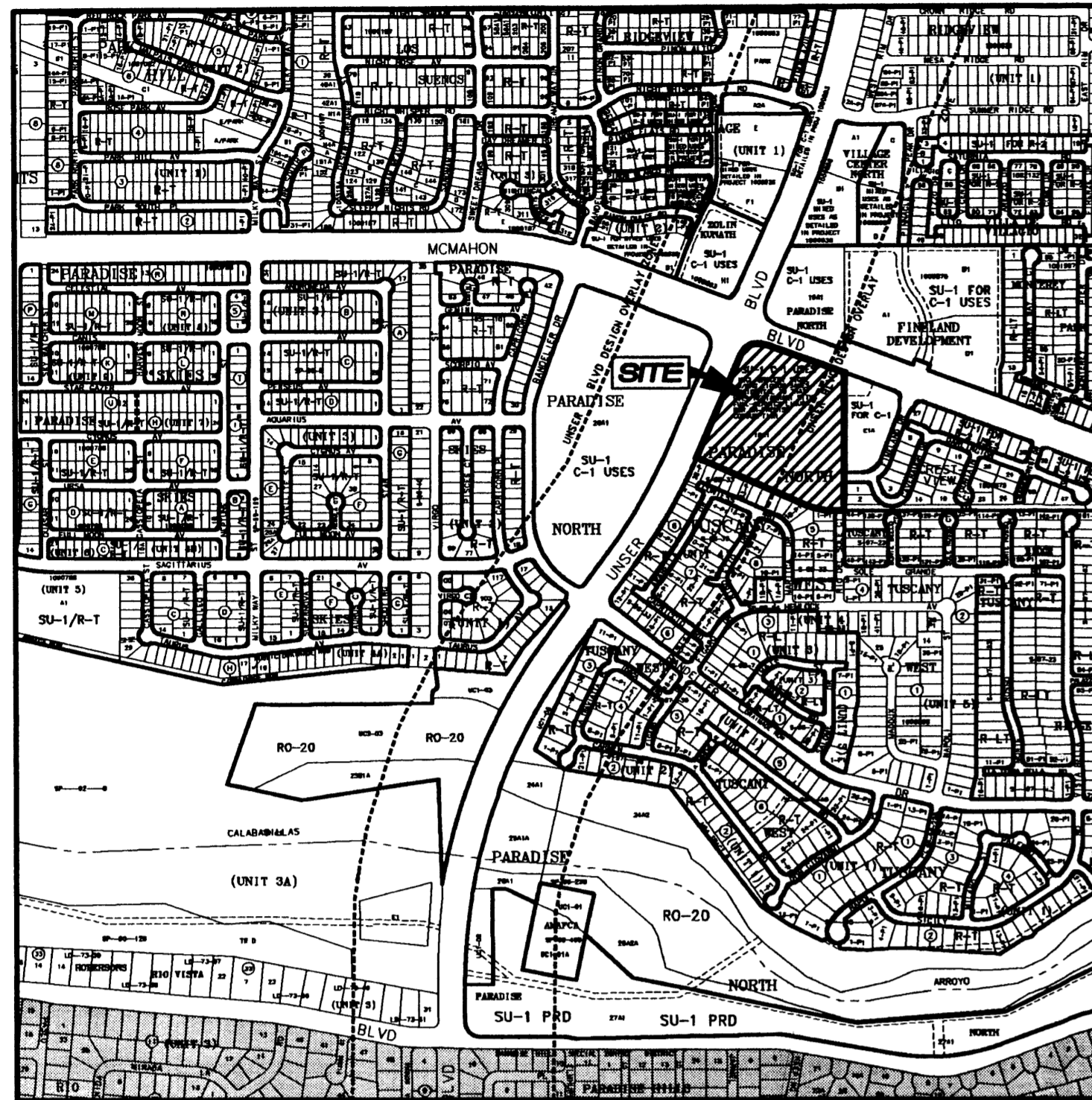
VACATION  
EXHIBIT B  
Date 8/01/07

**SURV TEK, INC.**

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



SITE MAP  
 ALTA./ACSM. LAND TITLE SURVEY OF  
 TRACT 16A-1  
**PARADISE NORTH**  
 WITHIN  
 THE TOWN OF ALAMEDA GRANT  
 IN  
 PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JUNE, 2005  
 REVISED OCTOBER 17, 2005



**VICINITY MAP**  
 Not To Scale

**SCHEDULE B, PART II (EXCEPTIONS)**

Commitment for Title Insurance No. 598735-AL01, LMO, dated May 17, 2005:

11. Reservations contained in Patent from United States of America recorded in Book 64, page 412, records of Bernalillo County, New Mexico. (Affects Property - Unplottable)
12. Covenants, conditions, restrictions, terms, provisions and easements as set forth in Special Warranty Deed recorded in BCR 93-37, page 5368, as Document No. 93147426; in Book BCR 93-37, page 5394, as Document No. 93147427; in Book 98-14, page 5177, as Document No. 1988107548; and as noted on the recorded plats filed in Map Book C32, folio 69, in Map Book C34, folio 99, and in Map Book 90C, folio 182, records of Bernalillo County, New Mexico, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Affects Property - Unplottable)
13. Easement reserved across the insured land, as shown and noted on the recorded plat, filed in the Office of the County Clerk of Bernalillo County, New Mexico, in Plat Book C34, Folio 99, and in Plat Book 90C, folio 182. (Affects Property - Plotted Hereon)
14. Slope Easement granted to Curb West, Inc., filed November 6, 1997, recorded in Book BCR 97-31, page 1584, as Document No. 97117088, records of Bernalillo County, New Mexico. (Affects Property - Plotted Hereon)
15. Permanent Easement granted to the City of Albuquerque, filed November 6, 1997, recorded in Book BCR 97-31, page 1580, as Document No. 97117087, records of Bernalillo County, New Mexico. (Affects Property - Plotted Hereon)
16. Reservation of 1/2 of all oil, gas, uranium and other minerals as reserved with conditions in Warranty Deed recorded in Book D-513, page 189, records of Bernalillo County, New Mexico. Said Document, by its own term prohibits exploration for minerals or the removal therefrom as to adversely affect the surface of the ground or any improvements which are or may be placed on the land. (Affects Property - Unplottable)
17. Notice of Subdivision Plat Conditions recorded in Book Misc. 207A, Page 739, as Document No. 85-17332, in Book Misc. 293A, page 310, as Document No. 85-28114, in Book Misc. 423A, page 18, as Document No. 86121510, in Book Misc. 523A, page 511, as Document No. 1987086163, and in Book BCR 90-13, page 2776, as Document No. 1990061877, records of Bernalillo County, New Mexico. (Affects Property - Unplottable)
18. Licenses and Easements in favor of the City of Albuquerque as granted in Stipulated Judgment filed in Bernalillo County District Court under Cause No. CV 85-02033, and filed June 5, 1985, recorded in Book Misc. 235-A, page 698, as Document No. 85-43888, records of Bernalillo County, New Mexico. (Does Not Affect Property - Offsite)
19. Easements, if any, within vacated right-of-way of Unser Boulevard as shown, noted and provided for on the plat recorded in Map Book 90C, Folio 182, records of Bernalillo County, New Mexico. (May Possibly Affect Property - Unplottable - Unable to acquire City of Albuquerque Vacation Order # V-90-38, Dated July 17, 1990)
20. Easement granted to Public Service Company of New Mexico, filed October 16, 1992, recorded in Book BCR 92-24, page 4581, as Document No. 92103824, records of Bernalillo County, New Mexico. (Affects Property - Plotted Hereon)
21. Storm Drainage Agreement filed December 27, 2001, recorded in Book A29, page 1736, as Document No. 2001153574, and refilled January 2, 2002, recorded in Book A30, page 991, as Document No. 2002000991, records of Bernalillo County, New Mexico. (Affects Property - Unplottable)

**GENERAL NOTES**

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone - NAD27) originated at the Albuquerque Control Monument "SANDBERN".
2. Distances are ground.
3. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parentheses ( ).
4. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
5. 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.
6. Vertical Datum is based upon the National Geodetic Survey Monument "SANDBERN", Elevation = 5456.92 (NAD 27).
7. Contour interval is one foot.
8. Field surveys were performed during the Month of June, 2005.
9. Documents used in the preparation of this survey are as follows:

- A. Plat entitled "VACATION, AMENDED PLAT AND REPLAT OF PARADISE NORTH, SITUATE WITHIN THE TOWN OF ALAMEDA GRANT ("PROJECTED" SECTIONS, 1, 2, 11 & 12, T11N, R2E, N.M.P.M.), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JULY, 1990, filed August 5, 1990, in Volume 90C, Folio 182, records of Bernalillo County, New Mexico.
  - B. Plat entitled "PLAT OF CRESTVIEW SUBDIVISION, BEING A REPLAT OF PARCEL F-1 AND E-1 OF THE BULK LAND PLAT, FINELAND DEVELOPMENT, SITUATE WITHIN SE 1/4 OF THE NE 1/4 PROJECTED SECTION 2, T11N, R2E, N.M.P.M., TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, NEW MEXICO, JANUARY, 2004", filed January 30, 2004, in Volume 2004C, Folio 37, records of Bernalillo County, New Mexico.
  - C. Plat entitled "PLAT OF TUSCANY RIDGE SUBDIVISION, ALBUQUERQUE, NEW MEXICO, MAY, 1997", filed September 12, 1997, in Volume 97C, Folio 273, records of Bernalillo County, New Mexico.
  - D. Plat entitled "PLAT OF TUSCANY WEST UNIT 4, SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, "PROJECTED" SECTION 2, T11N, R2E, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, OCTOBER, 1997", filed May 12, 1998, in Volume 98C, Folio 130, records of Bernalillo County, New Mexico.
  - E. Title Report prepared for this property by First American Title Insurance Company, Commitment for Title Insurance No. 598735-AL01, LMO, dated May 17, 2005.
10. This property is subject to all exceptions pertaining to this property as listed in SCHEDULE B, PART II of the Title Report prepared for this property by First American Title Insurance Company, Commitment for Title Insurance No. 598735-AL01, LMO, dated May 17, 2005.
  11. The above described Title Commitments was used in defining easements as shown hereon. Where possible, said easements have been plotted.
  12. Existing utility line locations are shown in an approximate manner only, and such lines may or may not exist where shown or not shown. The location of any such existing lines is based on information provided by the utility companies, the owner, visual surface indications or others, and the information may be incomplete or may be obsolete by the time this survey is completed. All utilities should be field verified and spotted by the contractor(s) prior to commencement of any construction.
  13. No designated parking areas are visible on site.
  14. City of Albuquerque Zone Atlas Pages: A-11-Z
  15. This property is currently zoned "SU-1 C-1 USES INCL GROCERY STORE W/PKG LIQUOR SALES INCIDENTAL TO THAT USE, RESTAURANT WITH FULL-SERVICE LIQUOR FOR ON-PREMISE CONSUMPTION" per the City of Albuquerque Zone Atlas, dated April 22, 2005

The information shown hereon and/or contained within this note is not intended to imply conformance to any applicable zoning ordinance or restriction. The Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys 1999, Table A, Optional Survey Responsibilities and Specifications states "the surveyor cannot make a certification on the basis of an interpretation" with respect to an interpretation of a zoning ordinance or restriction.

16. There is no observable evidence of earth moving work, building construction or building additions within recent months.

17. There is new asphalt and curb in the right of ways of McMahon Boulevard N.W. and Unser Boulevard N.W. which was completed within recent months.

**LEGAL DESCRIPTION**

That certain parcel of land situate within the Town of Alameda Grant in projected Section 2, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico comprising all of Tract 16A-1, Paradise North, as the same is shown and designated on said plat filed August 8, 1990, in Volume 90C, Folio 182, records of Bernalillo County, New Mexico, being more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane Grid Bearings (Central Zone - NAD27) and ground distances as follows:

BEGINNING at the Northeast corner (a 5/8" rebar with cap stamped "LS 4972" found in place) of the parcel herein described, said point being a point on the southerly right of way line of McMahon Boulevard N.W., and also being the Northwest corner of Tract E-A-1, Crestview Subdivision, as the same is shown and designated on said plat filed January 30, 2004, in Volume 2004C, Folio 37, whence the National Geodetic Survey Monument "SANDBERN" bears N 74° 35' 33" W, 5073.76 feet distant; Thence,

- S 00° 17' 03" W, 689.16 feet to the Southeast corner (a 5/8" rebar with cap stamped "LS 4972" found in place) of the parcel herein described, said point being the Southwest corner of Tract F-1-A, Crestview Subdivision, as the same is shown and designated on said plat filed January 30, 2004, in Volume 2004C, Folio 37, records of Bernalillo County, New Mexico, said point also being the Northwest corner of Lot 144-P1, Tuscan Ridge Subdivision, as the same is shown and designated on said plat filed September 12, 1997, in Volume 97C, Folio 273, records of Bernalillo County, New Mexico, and also being the intersection of the Easterly and Northerly right of way lines of Rio Del Sole Court N.W.; Thence,
- S 00° 17' 03" W, 689.16 feet to the Southeast corner (a 5/8" rebar with cap stamped "LS 4972" found in place) of the parcel herein described, said point being the Southwest corner of Tract F-1-A, Crestview Subdivision, as the same is shown and designated on said plat filed January 30, 2004, in Volume 2004C, Folio 37, records of Bernalillo County, New Mexico, said point also being the Northwest corner of Lot 144-P1, Tuscan Ridge Subdivision, as the same is shown and designated on said plat filed September 12, 1997, in Volume 97C, Folio 273, records of Bernalillo County, New Mexico, and also being the intersection of the Easterly and Northerly right of way lines of Rio Del Sole Court N.W.; Thence,
- N 88° 55' 57" W, 44.70 feet along said Northerly right of way line, to a point of curvature (a set 5/8" rebar with brass disc stamped "LS 9750"); Thence,
- Northeasterly, 158.22 feet on the arc of a curve to the right (said curve having a radius of 380.00 feet, a central angle of 23° 51' 22" and a chord which bears N 76° 08' 44" W, 157.08 feet) to a point of tangency (a found PK nail, found in place) said point being the Northerly boundary line of Lot 16-21 Tuscan West Unit 4, as the same is shown and designated on said plat filed May 12, 1988, in Volume 98C, Folio 130, records of Bernalillo County, New Mexico; Thence,
- N 65° 57' 41" W, 583.64 feet along the Northerly boundary line of said Tuscan West, Unit 4, to the Southwest corner (a set 5/8" rebar and cap stamped "LS 9750") of the parcel herein described, said point being the Northwest corner of Lot 28-P1, Tuscan West Unit 4, and also being a point on the Easterly right of way line of Unser Boulevard N.W.; Thence along said Easterly right of way line of Unser Boulevard N.W. for the following three courses,
- N 24° 02' 19" E, 545.94 feet to a point of curvature (a set 5/8" rebar and cap stamped "LS 9750"); Thence,
- Northeasterly, 60.81 on the arc of a curve to the right (said curve having a radius of 180.00 feet, a central angle of 19° 21' 21" and a chord which bears N 33° 43' 00" E, 60.52 feet) to a point of compound curvature (a 5/8" rebar and cap stamped "LS. 7270", found in place); Thence,
- Northeasterly, 54.32 on the arc of a curve to the right (said curve having a radius of 63.00 feet, a central angle of 47° 53' 03" and a chord which bears N 67° 09' 36" E, 52.76 feet) to a point of compound curvature (a 5/8" rebar and cap stamped "LS. 7270", found in place), said point being the intersection of said Easterly right of way line of Unser Boulevard and said Southerly right of way line of McMahon Boulevard N.W.; Thence along said Southerly right of way line of McMahon Boulevard N.W. for the following two courses,
- Southeasterly, 60.81 on the arc of a curve to the right (said curve having a radius of 180.00 feet, a central angle of 19° 21' 21" and a chord which bears S 79° 02' 55" E, 60.52 feet) to a point of tangency (a set 5/8" rebar and cap stamped "LS. 9750"); Thence,
- S 69° 22' 14" E, 396.25 feet to the point of beginning of the parcel herein described.

Said parcel contains 9.8764 acres, more or less.

**FLOOD ZONE DETERMINATION**

The subject property (as shown hereon) lies within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain.) in accordance with the National Flood Insurance Program Rate Map No. 3500100104 E, Effective Date November 19, 2003.

**SURVEYORS CERTIFICATION**

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify to, CAP II Investments LLC, Mark Gonzales and Jennie T. Gonzales, husband and wife and Elaine Gonzales, a single woman, and First American Title Insurance Company, that to the best of my professional knowledge, information and belief that this map or plat and the Survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM/NSPS Land Title Surveys," jointly established and adopted by ALTA, ACSM AND NSPS in 1999, and includes Items 1, 2, 3, 4, 5, 6, 7(a), 8, 9, 10, 11(a), 11(b) and 14 of Table specifically defined therein; (ii) pursuant to the Accuracy Standards as adopted by ALTA/ACSM/NSPS and in effect on the date of this certification; (iii) the undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance; and (iv) in accordance with the current Minimum Standards for Land Surveying adopted by the New Mexico Board of Registration for Professional Engineers and Land Surveyors.

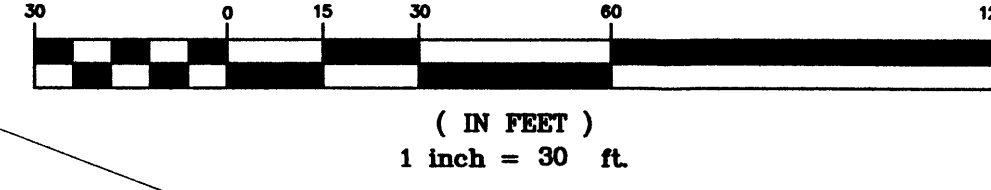
*Russ P. Hugg*  
 Russ P. Hugg  
 N.M.P.S. 9750  
 June 17, 2005  
 REVISED OCTOBER 17, 2005



**SURV TEK, INC.**  
 Consulting Surveyors  
 6284 Valley View Drive N.E. Albuquerque, New Mexico 87114 Phone: 505-897-3266  
 Fax: 505-897-3377

ALTA./A.C.S.M. LAND TITLE SURVEY OF  
**TRACT 16A-1**  
**PARADISE NORTH**  
 WITHIN  
 THE TOWN OF ALAMEDA GRANT  
 IN  
 PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JUNE, 2005  
 REVISED OCTOBER 17, 2005

Existing utility line locations are shown in an approximate manner only, and such lines may or may not exist where shown or not shown. The location of any such existing lines is based on information provided by the utility companies, the owner, visual surface indications or others, and the information may be incomplete or may be obsolete by the time this survey is completed. All utilities should be field verified and spotted by the contractor(s) prior to commencement of any construction.



**LINE TABLE**

LINE	LENGTH	BEARING
L1	44.70' (44.84')	N88°55'57"W (N88°55'30"W)

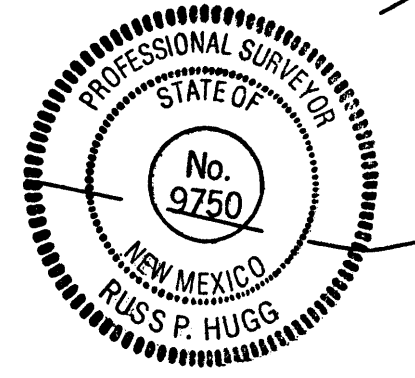
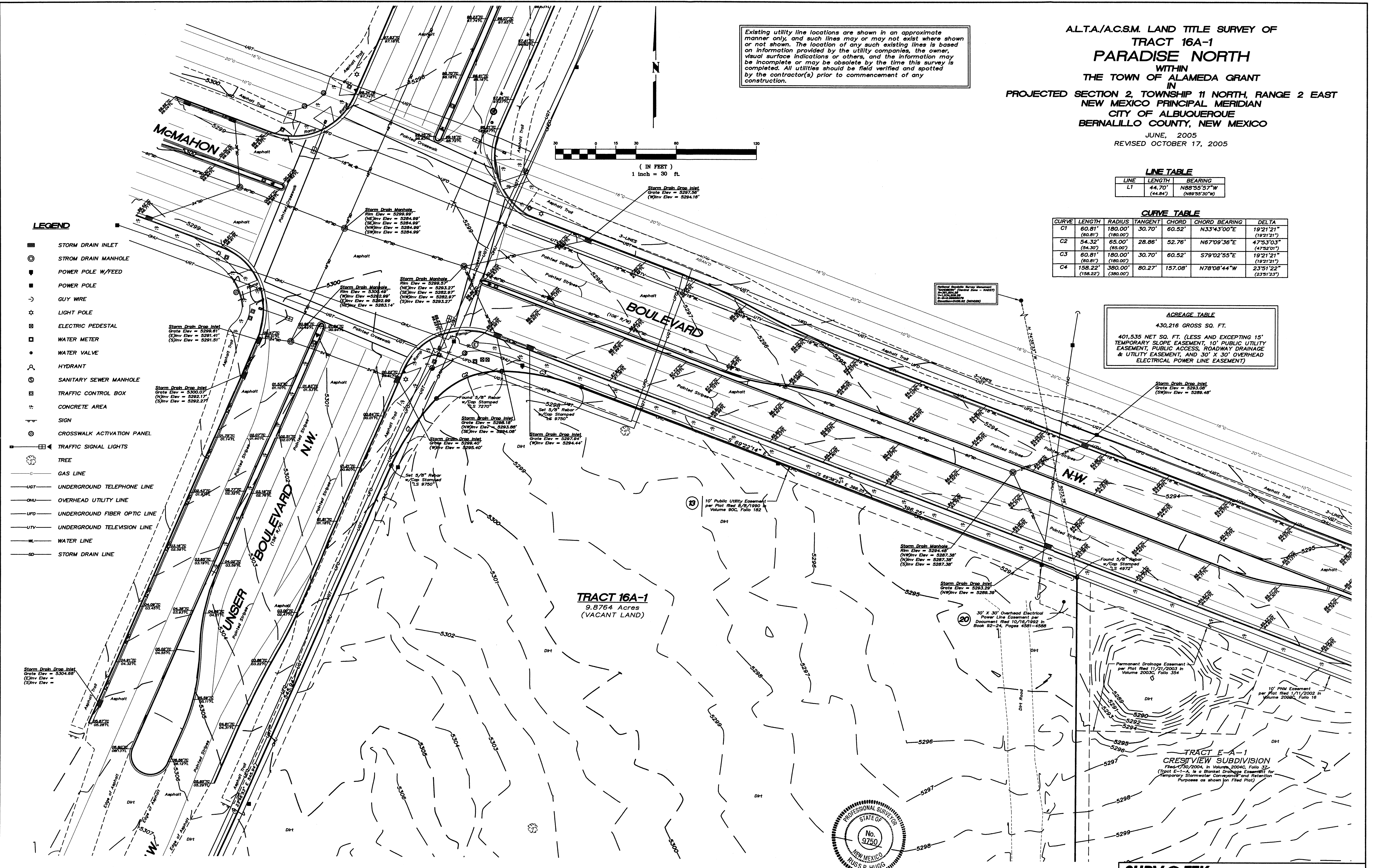
**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	60.81' (60.81')	180.00' (180.00')	30.70'	60.52'	N33°43'00"E (19°21'21")	19°21'21" (19°21'21")
C2	54.32' (54.30')	65.00' (65.00')	28.86'	52.76'	N67°09'36"E (47°53'03")	47°53'03" (47°53'01")
C3	60.81' (60.81')	180.00' (180.00')	30.70'	60.52'	S79°02'55"E (19°21'21")	19°21'21" (19°21'21")
C4	158.22' (158.22')	380.00' (380.00')	80.27'	157.08'	N78°08'44"W (23°51'22")	23°51'22" (23°51'23")

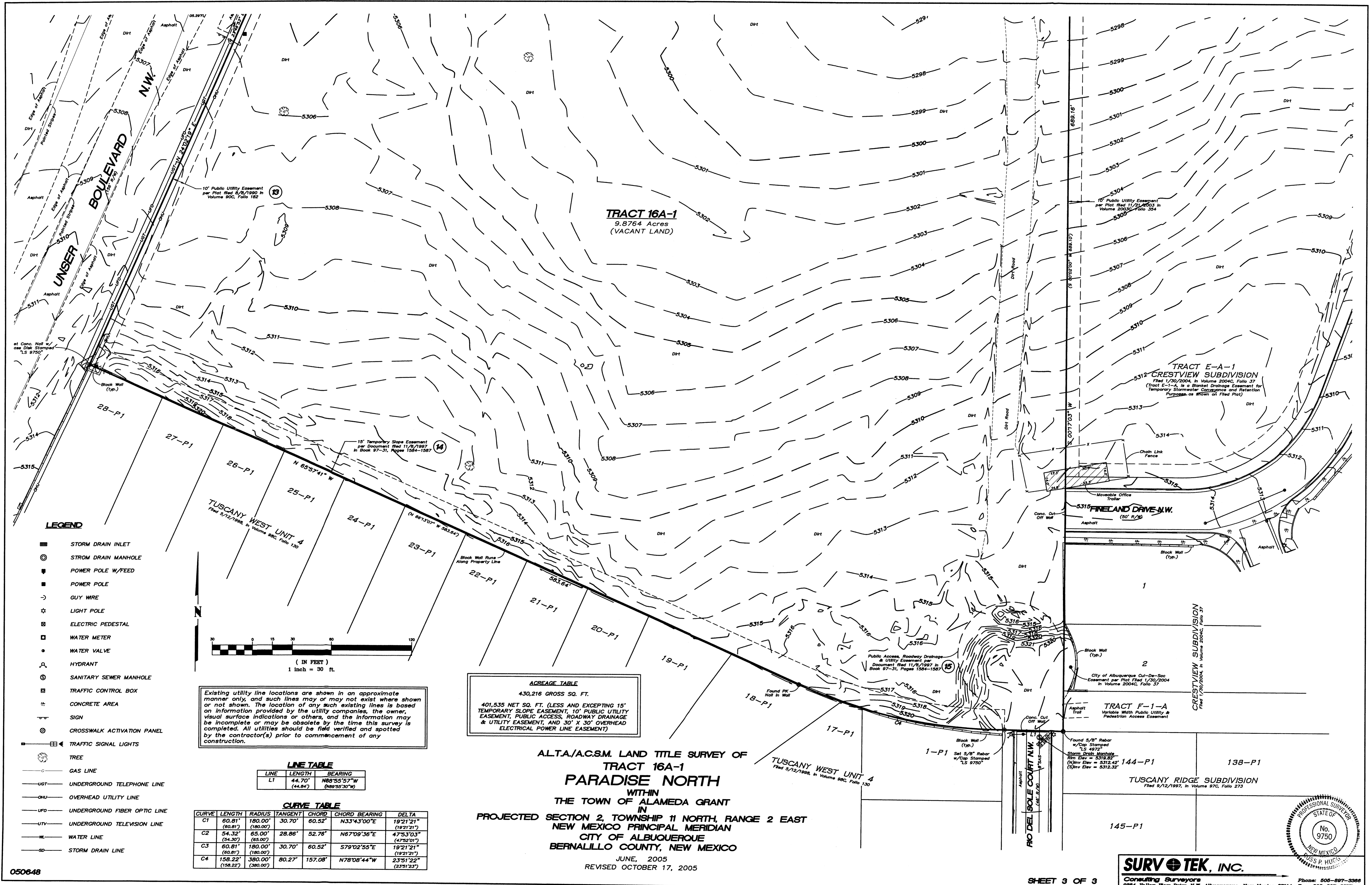
**ACREAGE TABLE**

430,216 GROSS SQ. FT.  
 401,535 NET SQ. FT. (LESS AND EXCEPTING 15' TEMPORARY SLOPE EASEMENT, 10' PUBLIC UTILITY EASEMENT, PUBLIC ACCESS, ROADWAY DRAINAGE & UTILITY EASEMENT, AND 30' X 30' OVERHEAD ELECTRICAL POWER LINE EASEMENT)

- LEGEND**
- STORM DRAIN INLET
  - STROM DRAIN MANHOLE
  - ⦿ POWER POLE W/FEED
  - POWER POLE
  - GUY WIRE
  - ☆ LIGHT POLE
  - ⊠ ELECTRIC PEDESTAL
  - WATER METER
  - WATER VALVE
  - ⊙ HYDRANT
  - ⊕ SANITARY SEWER MANHOLE
  - ⊞ TRAFFIC CONTROL BOX
  - ⊞ CONCRETE AREA
  - ⊞ SIGN
  - ⊞ CROSSWALK ACTIVATION PANEL
  - ⊞ TRAFFIC SIGNAL LIGHTS
  - ⊞ TREE
  - GAS LINE
  - UNDERGROUND TELEPHONE LINE
  - OHU OVERHEAD UTILITY LINE
  - UFO UNDERGROUND FIBER OPTIC LINE
  - UTV UNDERGROUND TELEVISION LINE
  - W WATER LINE
  - SD STORM DRAIN LINE



**SURV TEK, INC.**  
 Consulting Surveyors  
 6384 Valley View Drive N.E. Albuquerque, New Mexico 87114  
 Phone: 605-897-3366 Fax: 605-897-3377

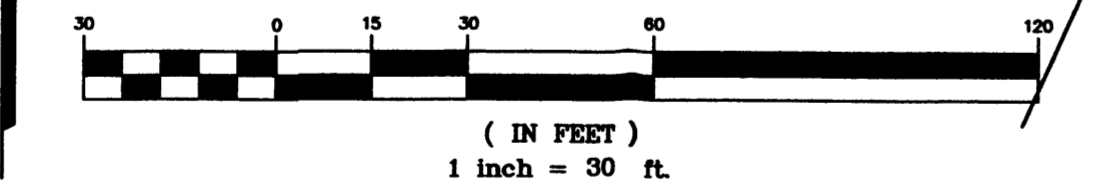


**TRACT 16A-1**  
9.8764 Acres  
(VACANT LAND)

**TRACT E-A-1**  
**CRESTVIEW SUBDIVISION**  
Filed 1/30/2004, in Volume 2004C, Folio 37  
(Tract E-1-A is a Blanket Drainage Easement for Temporary Stormwater Detention and Retention Purposes as Shown on Filed Plat)

**TRACT F-1-A**  
Variable Width Public Utility & Pedestrian Access Easement

- LEGEND**
- STORM DRAIN INLET
  - ⊙ STORM DRAIN MANHOLE
  - ▣ POWER POLE W/FEED
  - POWER POLE
  - GUY WIRE
  - ☆ LIGHT POLE
  - ⊠ ELECTRIC PEDESTAL
  - WATER METER
  - WATER VALVE
  - ⊕ HYDRANT
  - ⊙ SANITARY SEWER MANHOLE
  - ⊠ TRAFFIC CONTROL BOX
  - ⊠ CONCRETE AREA
  - SIGN
  - ⊙ CROSSWALK ACTIVATION PANEL
  - ⊠ TRAFFIC SIGNAL LIGHTS
  - TREE
  - GAS LINE
  - UGT UNDERGROUND TELEPHONE LINE
  - OHU OVERHEAD UTILITY LINE
  - UFO UNDERGROUND FIBER OPTIC LINE
  - UTU UNDERGROUND TELEVISION LINE
  - WL WATER LINE
  - SD STORM DRAIN LINE



Existing utility line locations are shown in an approximate manner only, and such lines may or may not exist where shown or not shown. The location of any such existing lines is based on information provided by the utility companies, the owner, visual surface indications or others, and the information may be incomplete or may be obsolete by the time this survey is completed. All utilities should be field verified and spotted by the contractor(s) prior to commencement of any construction.

**ACREAGE TABLE**

430,216 GROSS SQ. FT.

401,535 NET SQ. FT. (LESS AND EXCEPTING 15' TEMPORARY SLOPE EASEMENT, 10' PUBLIC UTILITY EASEMENT, PUBLIC ACCESS, ROADWAY DRAINAGE & UTILITY EASEMENT, AND 30' X 30' OVERHEAD ELECTRICAL POWER LINE EASEMENT)

**LINE TABLE**

LINE	LENGTH	BEARING
L1	44.70'	N86°55'57"W (86°55'30"W)

**CURVE TABLE**

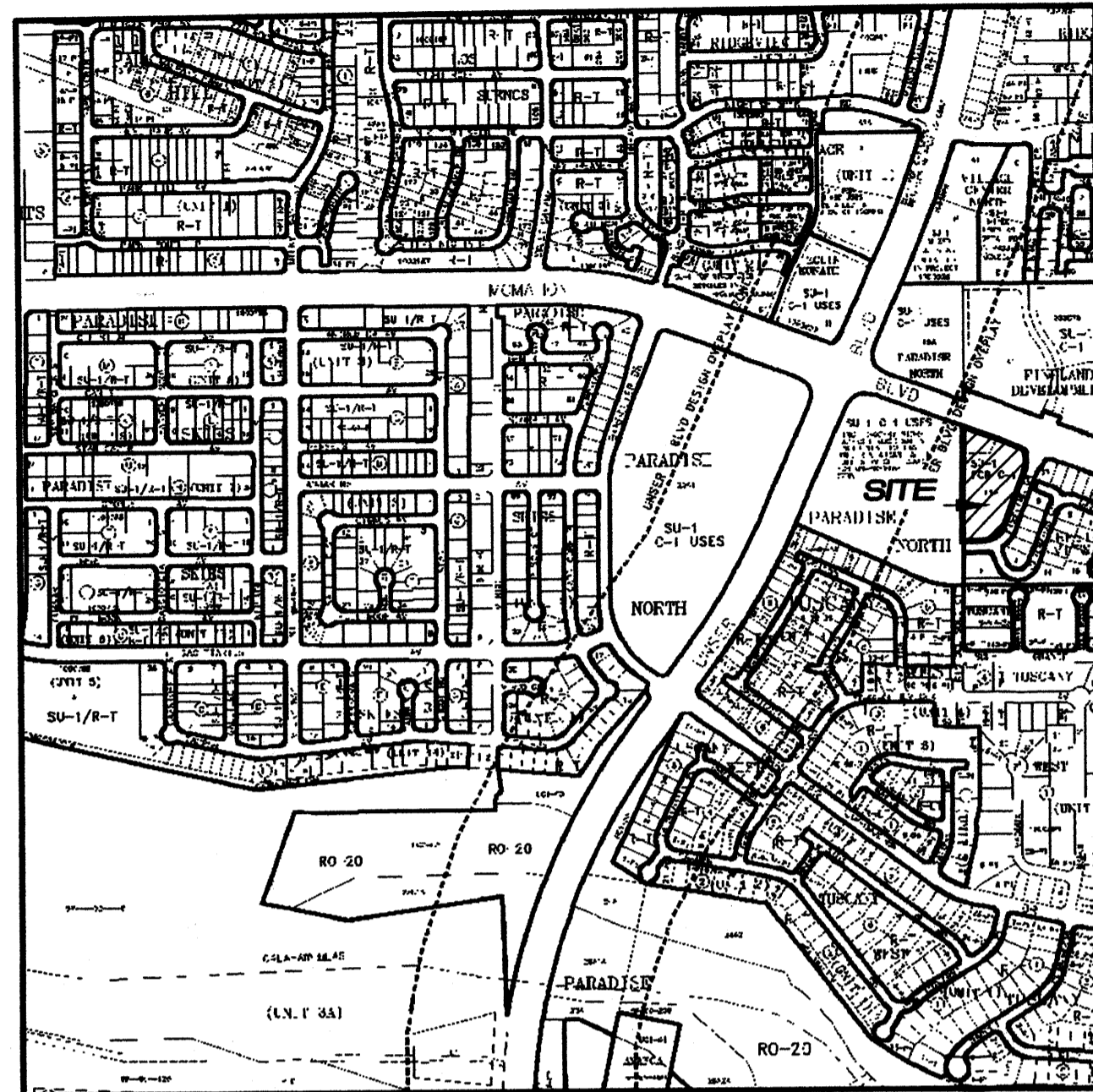
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	60.81' (60.81')	180.00' (180.00')	30.70'	60.52'	N33°43'00"E	192°12'1"
C2	54.32' (54.30')	65.00' (65.00')	28.86'	52.76'	N67°09'36"E	47°53'03"
C3	60.81' (60.81')	180.00' (180.00')	30.70'	60.52'	S79°02'55"E	192°12'1"
C4	158.22' (158.22')	380.00' (380.00')	80.27'	157.08'	N78°08'44"W	23°51'22"

ALTA/A.C.S.M. LAND TITLE SURVEY OF  
**TRACT 16A-1**  
**PARADISE NORTH**  
WITHIN  
THE TOWN OF ALAMEDA GRANT  
IN  
PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

JUNE, 2005  
REVISED OCTOBER 17, 2005



**SURV TEK, INC.**  
Consulting Surveyors  
6584 Valley View Drive N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3366  
Fax: 505-897-3377



**VICINITY MAP**  
Not To Scale

**GENERAL NOTES**

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone - NAD 83).
2. Distances are ground.
3. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
4. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
5. 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.
6. U.C.L.S. Log Number 2007261883.
7. City of Albuquerque Zone Atlas Page: A-11-Z

**SUBDIVISION DATA**

Total number of existing Tracts: 1  
 Total number of new Tracts created: 1  
 Gross Subdivision acreage: 2.3774 acres

**SHEET INDEX**

- SHEET 1 General Notes and Approvals
- SHEET 2 Legal Description, Free Consent and Dedication
- SHEET 3 Existing Exterior Boundary and Existing Easements
- SHEET 4 Additional Right of Way Dedication Fineland Drive

**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 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.
- New Mexico Utilities, Inc. for the installation, maintenance, and service of underground water and sanitary sewer lines, valves and other equipment and facilities reasonably necessary to provide water and sanitary sewer 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 other than those specified.

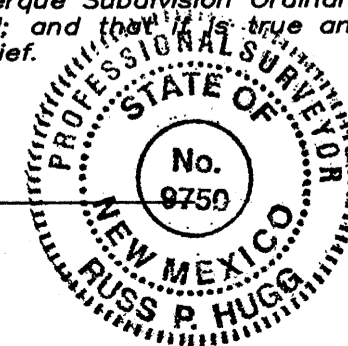
**PURPOSE OF PLAT**

- Show the Public Easements Vacated by 07 DRB-70116.
- Grant the new Public and Private Easements as shown hereon.
- Dedicate additional Street Right of Way to the City of Albuquerque, in fee simple with warranty covenants.

**SURVEYOR'S 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 direct supervision; that it meets the Standards for Land Surveys in the State of 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  
 NMPS No. 9750  
 June 11, 2008




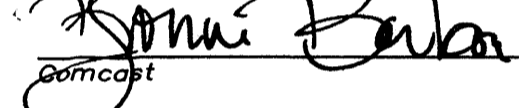


PLAT OF  
 TRACT E-1-A-1  
**CRESTVIEW SUBDIVISION**  
 (BEING A REPLAT OF TRACT E-1-A, CRESTVIEW SUBDIVISION)  
 WITHIN  
 THE TOWN OF ALAMEDA GRANT  
 IN  
 PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 JUNE, 2008

PROJECT NUMBER: \_\_\_\_\_  
 Application Number: \_\_\_\_\_

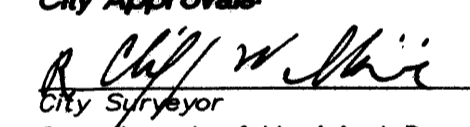
**PLAT APPROVAL**

**Utility Approvals:**

 PNM Electric Services	July 3, 2008 Date
 PNM Gas Services	July 3, 2008 Date
 QWest Corporation	7-3-2008 Date
 Comcast	7.2.08 Date
_____ New Mexico Utilities, Inc.	_____ Date

Note: These properties lie within the New Mexico Utilities, Inc. (NMU, Inc.) Franchise area. Water and Sanitary Sewer capabilities are based upon the NMU, Inc. facilities, not the City of Albuquerque.

**City Approvals:**

for  July 9, 2008  
 City Surveyor Date  
 Department of Municipal Development

Real Property Division	_____	Date
Environmental Health Department	_____	Date
Traffic Engineering, Transportation Division	_____	Date
ABCWJA	_____	Date
Parks and Recreation Department	_____	Date
AMAFC	_____	Date
City Engineer	_____	Date
DRB Chairperson, Planning Department	_____	Date

SHEET 1 OF 4

**SURVOTEK, INC.**

Consulting Surveyors Phone: 505-897-3366  
 8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

PLAT OF  
TRACT E-1-A-1  
**CRESTVIEW SUBDIVISION**  
(BEING A REPLAT OF TRACT E-1-A, CRESTVIEW SUBDIVISION)

WITHIN  
**THE TOWN OF ALAMEDA GRANT**  
IN  
**PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
JUNE, 2008

**LEGAL DESCRIPTION**

Tract E-1-A of Plat of CRESTVIEW SUBDIVISION, being a replat of Parcel F-1 and E-1 of the Bulk Land Plat, Fineland Development, situate within the SE 1/4 of the NE 1/4 of Projected Section 2, T11N, R2E, N.M.P.M., Town of Alameda Grant, City of Albuquerque, County of Bernalillo, New Mexico, as the same is shown and designated on the plat of said subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on January 30, 2004 in Plat Book 2004C, Folio 37.

Said Tracts contain 2.3774 acres total, more or less.

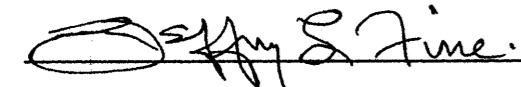
**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising PLAT OF TRACT E-1-A-1, CRESTVIEW SUBDIVISION (BEING A REPLAT OF TRACT E-1-A, CRESTVIEW SUBDIVISION) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 2, TOWNSHIP 11 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 wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant all Private and Public easements as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate the additional public street right of as shown hereon to the City of Albuquerque in fee simple with warranty covenants by this plat. 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 certify that they are so authorized to act.

**OWNER(S)**

**TRACT E-1-A, CRESTVIEW SUBDIVISION**

JLF, LLC, a Florida limited liability company

  
Jeffrey L. Fine, Managing Member

LMF, LLC, a Florida limited liability company

  
Larry M. Fine, Managing Member

SHB, LLC, a Florida limited liability company

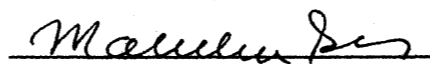
  
Sandra H. Bloom, Managing Member

**ACKNOWLEDGMENT**

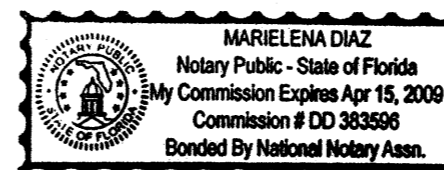
STATE OF FL SS  
COUNTY OF Dade

Notary Public

This instrument was acknowledged before me on this 20 day of June, 2008, by Jeffrey L. Fine, Managing Member of JLF, LLC, a Florida limited liability company.

  
Notary Public

My Commission expires: \_\_\_\_\_

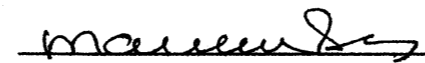


**ACKNOWLEDGMENT**

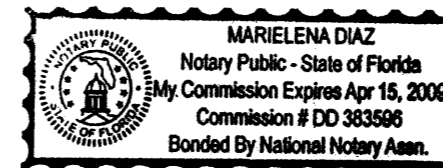
STATE OF FL SS  
COUNTY OF Dade

Notary Public

This instrument was acknowledged before me on this 20 day of June, 2008, by Larry M. Fine, Managing Member of LMF, LLC, a Florida limited liability company.

  
Notary Public

My Commission expires: \_\_\_\_\_



**ACKNOWLEDGMENT**

STATE OF New York SS  
COUNTY OF Nassau

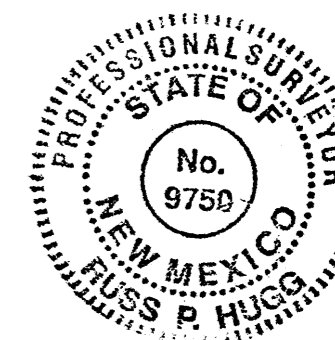
Notary Public

This instrument was acknowledged before me on this 30 day of June, 2008, by Sandra H. Bloom, Managing Member of SHB, LLC, a Florida limited liability company.

  
Notary Public

My Commission expires: 11/10/11

MAURIZIO BELLOFATTO  
Notary Public, State of New York  
No. 01B8101256  
Qualified in Nassau County  
Commission Expires November 10, 2011



SHEET 2 OF 4

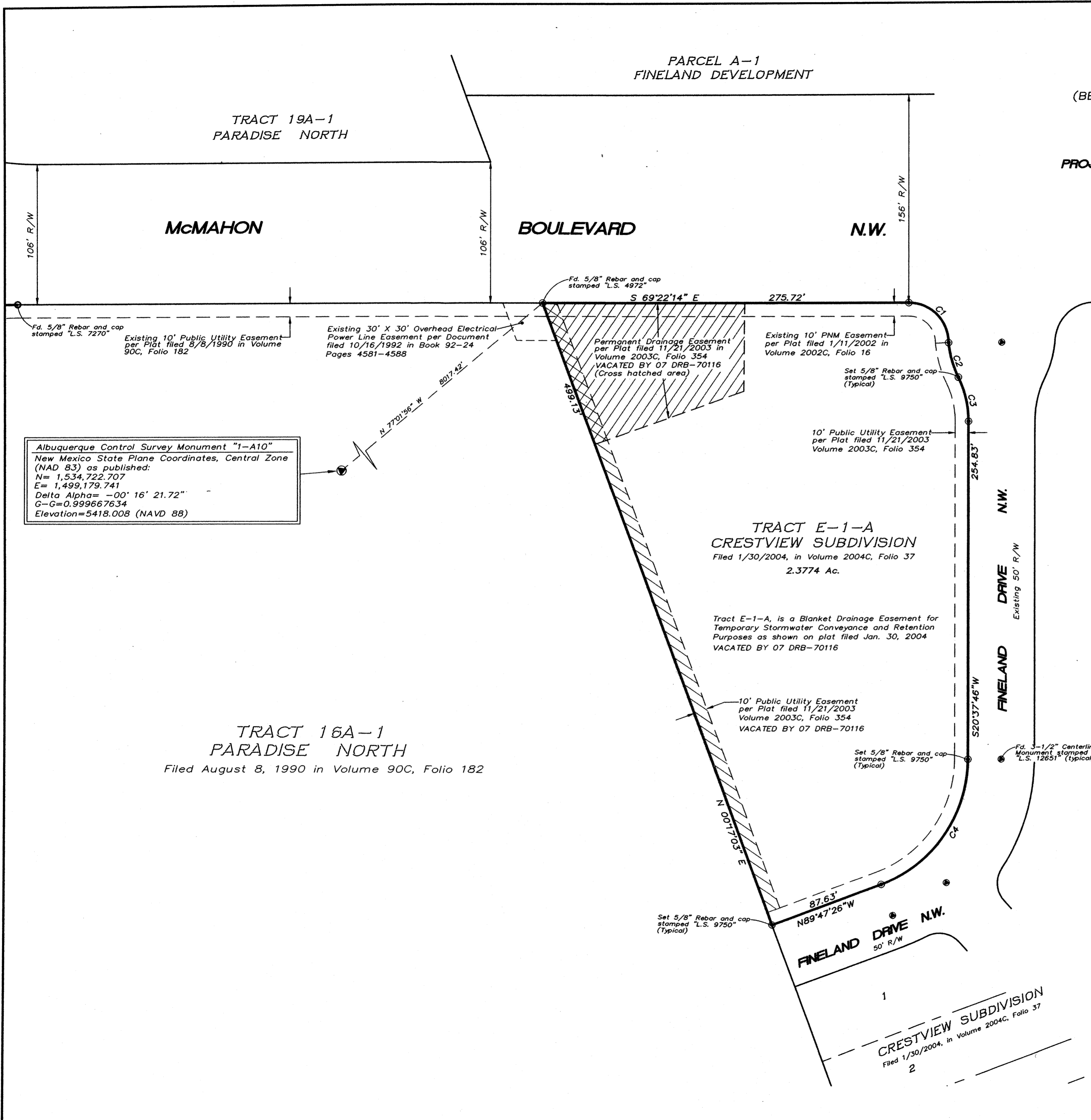
**SURVOTEK, INC.**

Consulting Surveyors  
8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366  
Fax: 505-897-3377



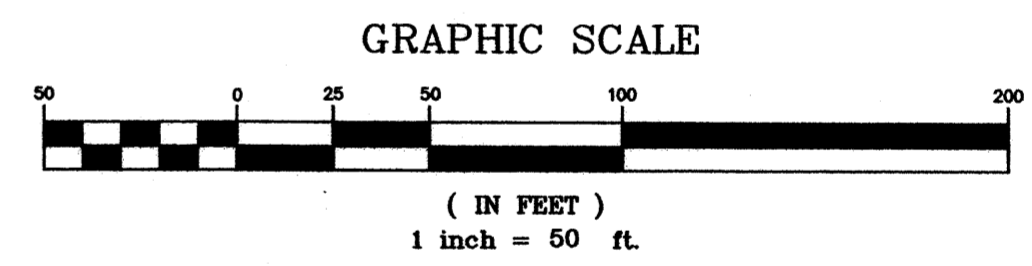
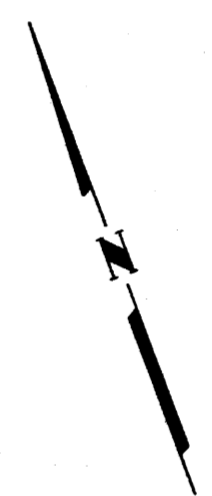
PLAT OF  
TRACT E-1-A-1  
**CRESTVIEW SUBDIVISION**

(BEING A REPLAT OF TRACT E-1-A, CRESTVIEW SUBDIVISION)  
WITHIN  
THE TOWN OF ALAMEDA GRANT  
IN  
PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2008



**EXISTING BOUNDARIES AND EASEMENTS**

Albuquerque Control Survey Monument "1-A10"  
New Mexico State Plane Coordinates, Central Zone (NAD 83) as published:  
N = 1,534,722.707  
E = 1,499,179.741  
Delta Alpha = -00° 16' 21.72"  
G-G = 0.999667634  
Elevation = 5418.008 (NAVD 88)



TRACT 16A-1  
PARADISE NORTH  
Filed August 8, 1990 in Volume 90C, Folio 182

TRACT E-1-A  
CRESTVIEW SUBDIVISION  
Filed 1/30/2004, in Volume 2004C, Folio 37  
2.3774 Ac.

Tract E-1-A, is a Blanket Drainage Easement for  
Temporary Stormwater Conveyance and Retention  
Purposes as shown on plat filed Jan. 30, 2004  
VACATED BY 07 DRB-70116



SHEET 3 OF 4

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

PLAT OF  
TRACT E-1-A-1  
**CRESTVIEW SUBDIVISION**

(BEING A REPLAT OF TRACT E-1-A, CRESTVIEW SUBDIVISION)  
WITHIN  
THE TOWN OF ALAMEDA GRANT  
IN  
PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2008

**McMAHON**

**BOULEVARD**

**N.W.**

156' DEDICATED PUBLIC R/W

Existing 30' X 30' Overhead Electrical  
Power Line Easement per Document  
filed 10/16/1992 in Book 92-24  
Pages 4581-4588

S 69°22'14" E

275.72'

Existing 10' PNM Easement  
per Plat filed 1/11/2002 in  
Volume 2002C, Folio 16

Set 5/8" Rebar and cap  
stamped "L.S. 9750" at  
all new lot corners  
(typical)

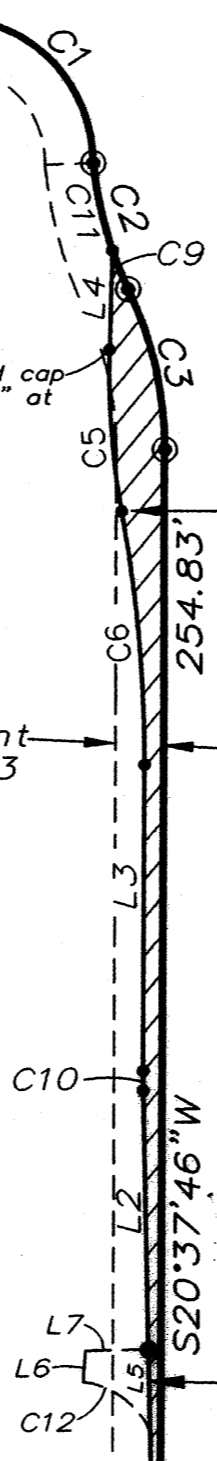
10' Public Utility Easement  
per Plat filed 11/21/2003  
Volume 2003C, Folio 354

Additional Public Street Right of Way  
Dedicated to the City of Albuquerque  
in fee simple with warranty covenants  
by this plat. (0.0309 Ac. - hatched area)

Filed August 8, 1990 in  
Volume 90C, Folio 182  
TRACT NORTH  
16A-1  
PARADISE

**TRACT E-1-A-1**  
2.3774 Ac.

**FINELAND DRIVE**  
50' DEDICATED PUBLIC R/W



Public Roadway Easement granted  
to the City of Albuquerque by  
this plat.

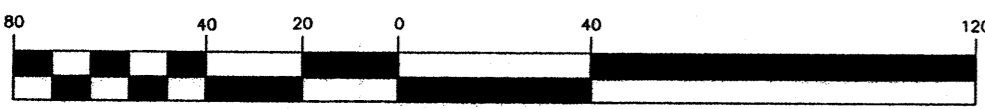
**LINE TABLE**

LINE	LENGTH	BEARING
L1	59.87'	N19°15'41"E
L2	54.09'	N19°15'31"E
L3	63.28'	N20°38'03"E
L4	20.41'	N22°10'38"E
L5	16.98'	S19°15'31"W
L6	6.56'	N24°02'19"E
L7	13.11'	S70°43'25"E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	47.18'	30.00'	30.05'	42.46'	S24°24'44"E	90°06'00"
C2	27.01'	77.37'	13.64'	26.87'	S04°43'47"W	19°59'59"
C3	34.20'	74.64'	17.40'	33.90'	S07°36'31"W	26°15'06"
C4	121.44'	100.00'	69.47'	114.11'	S55°25'10"W	69°34'38"
C5	33.47'	159.00'	33.41'	16.80'	S16°08'48"W	12°03'37"
C6	53.42'	291.00'	53.34'	26.78'	N15°22'31"E	10°31'02"
C7	47.87'	141.05'	24.17'	47.64'	N28°58'54"E	19°26'45"
C8	40.65'	100.00'	20.61'	40.37'	N32°16'29"E	23°17'16"
C9	8.55'	77.37'	8.54'	4.28'	S02°06'18"E	06°19'47"
C10	4.10'	171.50'	2.05'	4.10'	S19°56'34"W	1°22'15"
C11	18.46'	77.37'	18.42'	9.27'	S07°53'40"W	13°40'12"
C12	17.98'	17.37'	9.89'	17.19'	N33°19'56"W	59°18'04"

GRAPHIC SCALE

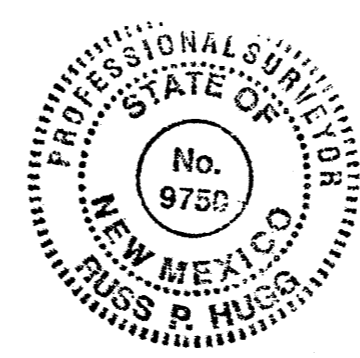


( IN FEET )  
1 inch = 40 ft.

FINELAND DRIVE N.W.  
50' R/W

87.63'

S 89°47'26" E

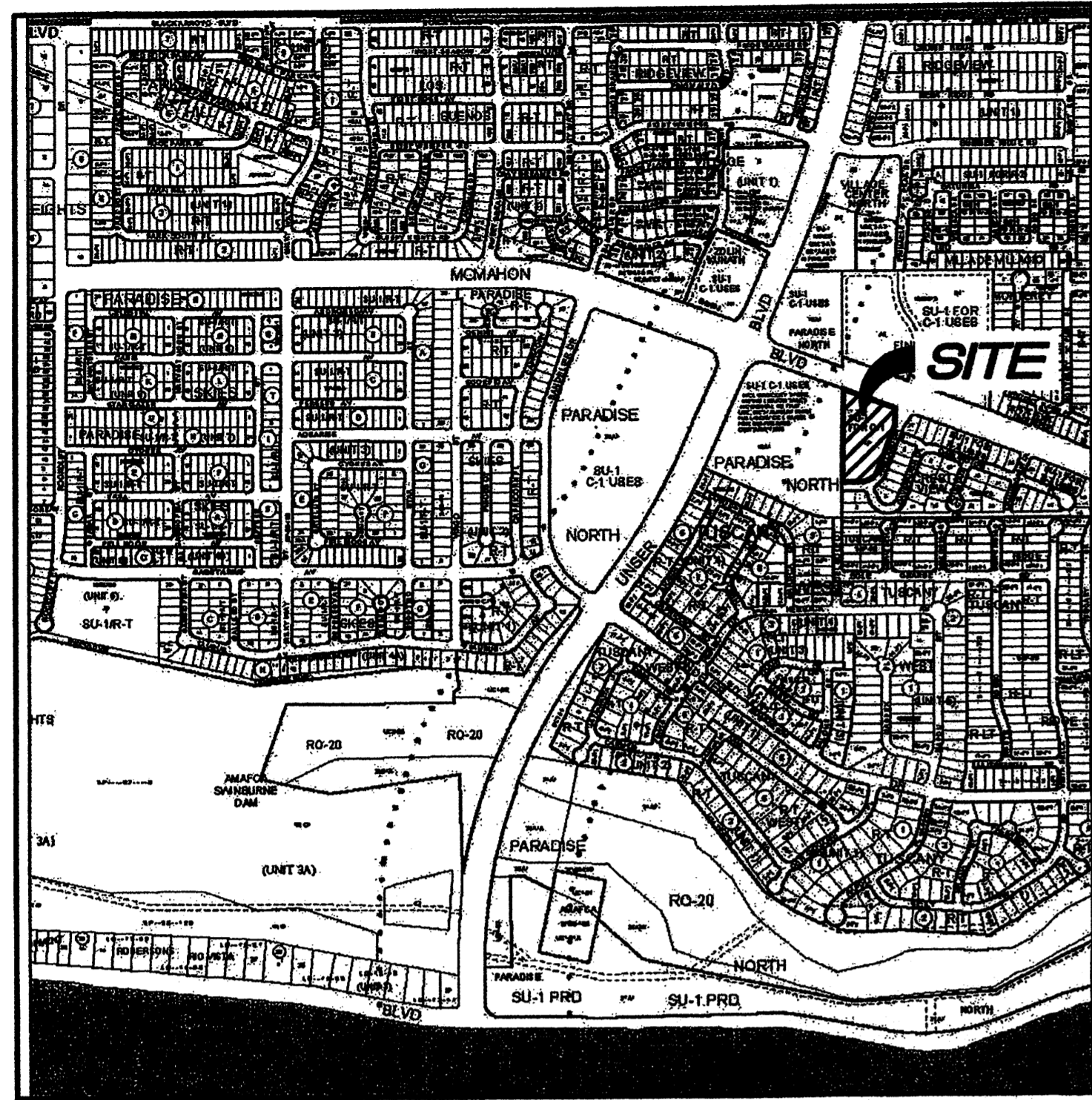


SHEET 4 OF 4

**SURV TEK, INC.**

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

SITE MAP  
 ALTA/A.C.S.M. LAND TITLE SURVEY OF  
 TRACT E-1-A  
**CRESTVIEW SUBDIVISION**  
 WITHIN  
 THE TOWN OF ALAMEDA GRANT  
 IN  
 PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER, 2006



VICINITY MAP  
 NOT TO SCALE

**GENERAL NOTES**

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone - NAD27) originated at the Albuquerque Control Monument "SANDBERN".
2. Distances are ground.
3. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
4. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
5. 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.
6. Vertical Datum is based upon the National Geodetic Survey Monument "SANDBERN", Elevation = 5456.92 (NAD 27).
7. Contour interval is one foot.
8. Field surveys were performed during the months of June, 2005 and October, 2006.
9. Documents used in the preparation of this survey are as follows:

- A. Plat entitled "VACATION, AMENDED PLAT AND REPLAT OF PARADISE NORTH, SITUATE WITHIN THE TOWN OF ALAMEDA GRANT ("PROJECTED" SECTIONS, 1, 2, 11 & 12, T11N, R2E, N.M.P.M.), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JULY, 1990", filed August 8, 1990, in Volume 90C, Folio 182, records of Bernalillo County, New Mexico.
- B. Plat entitled "PLAT OF CRESTVIEW SUBDIVISION, BEING A REPLAT OF PARCEL F-1 AND E-1 OF THE BULK LAND PLAT, FINELAND DEVELOPMENT, SITUATE WITHIN SE 1/4 OF THE NE 1/4 PROJECTED SECTION 2, T11N, R2E, N.M.P.M., TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, NEW MEXICO, JANUARY, 2004", filed January 30, 2004, in Volume 2004C, Folio 37, records of Bernalillo County, New Mexico.
- C. Plat entitled "PLAT OF TUSCANY RIDGE SUBDIVISION, ALBUQUERQUE, NEW MEXICO, MAY, 1997", filed September 12, 1997, in Volume 97C, Folio 273, records of Bernalillo County, New Mexico.
- D. Plat entitled "PLAT OF TUSCANY WEST UNIT 4, SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, "PROJECTED" SECTION 2, T11N, R2E, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, OCTOBER, 1997", filed May 12, 1998, in Volume 98C, Folio 130, records of Bernalillo County, New Mexico.
- E. Title Report prepared for this property by First American Title Insurance Company, Commitment for Title Insurance No. 902066-AL01, LMO, dated September 15, 2006.
10. This property is subject to all exceptions pertaining to this property as listed in SCHEDULE B, PART II of the Title Report prepared for this property by First American Title Insurance Company, Commitment for Title Insurance No. 902066-AL01, LMO, dated September 15, 2006.
11. The above described Title Commitments was used in defining easements as shown hereon. Where possible, said easements have been plotted.
12. Existing utility line locations are shown in an approximate manner only, and such lines may or may not exist where shown or not shown. The location of any such existing lines is based on information provided by the utility companies, the owner, visual surface indications or others, and the information may be incomplete or may be obsolete by the time this survey is completed. All utilities should be field verified and spotted by the contractor(s) prior to commencement of any construction.
13. No designated parking areas are visible on site.
14. City of Albuquerque Zone Atlas Pages: A-11-Z
15. This property is currently zoned "SU-1 FOR C-1" per the City of Albuquerque Zone Atlas, dated March 14, 2006.

**SU-1 Zone**  
 Zone SU-1 is defined as "Special Use Zone". There are no setback requirements listed for this zone. Structure height up to 26 feet is permitted at any legal location. Structure height over 26 feet is permitted at any legal location provided the structure is not located within 85 feet of a lot zoned specifically for residential houses. No bulk restrictions are listed.

Properties within Special Use Zones have specific setback and building height criteria unique unto their respective sites. These issues may be unspecified rendering them unplottable.

**C-1 Zone**  
 Zone C-1 is defined as "Neighborhood Commercial Zone". Permitted uses for this zone includes, but is not limited to, a category listed as Retail and Service Uses. No bulk restrictions are listed. Setback requirements are five feet on all sides as shown and designated on this survey. Maximum structure height allowance is 26 feet. Parking requirements for Retail and Service uses are one space per 200 square feet of net leasable area unless otherwise specified.

Zoning information is from City of Albuquerque's "Comprehensive City Zoning Code", Chapter 14, Article 16, as revised October, 2000. City of Albuquerque Zoning Department, 600 Second Street N.W., Albuquerque, N.M. 87102, (505)924-3842.

The information shown hereon and/or contained within this note is not intended to imply conformance to any applicable zoning ordinance or restriction. The Minimum Standard Detail Requirements for ALTA/A.C.S.M. Land Title Surveys 1999, Table A, Optional Survey Responsibilities and Specifications states "the surveyor cannot make a certification on the basis of an interpretation" with respect to an interpretation of a zoning ordinance or restriction.

16. There is no observable evidence of earth moving work, building construction or building additions within recent months.
17. There does not appear to be changes in the existing road right of way lines as of the date of this survey.
18. There is no observable evidence of recent street or sidewalk construction or repairs.
19. There is no observable evidence of this site having been used as a solid waste dump, sump or sanitary landfill.
20. There are no driveways or drive cuts to this property as of the date of this survey.

**EXCEPTIONS**

As listed within SCHEDULE B II of the Title Report prepared for this property by First American Title Insurance Company, Commitment for Title Insurance No. 902066-AL01, LMO, dated September 15, 2006.

11. Reservations contained in Patent from United States of America recorded in Book 64, Page 412, records of Bernalillo County, New Mexico. (Affects Property - Unplottable)
12. Covenants, conditions, restrictions, terms, provisions and easements as noted on the recorded plats, filed January 11, 2002, recorded in Book 2002C, Folio 16; filed November 21, 2003 in Book 2003C, page 354 and filed January 30, 2004 in Book 2004C, page 37. (Affects Property - Plottable Items Plotted Hereon)
13. Easements reserved across the insured land, as shown on the recorded plat, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on January 11, 2002, in Plat Book 2002C, Folio 16. (Affects Property - Plottable Items Plotted Hereon)
14. Easements reserved across the insured land, as shown on the recorded plat, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on November 21, 2003, in Plat Book 2003C, Folio 354. (Affects Property - Plottable Items Plotted Hereon)
15. Easements reserved across the insured land, as shown on the recorded plat, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on January 30, 2004, in Plat Book 2004C, Folio 37. (Affects Property - Plottable Items Plotted Hereon)
16. Notice of Subdivision Plat Conditions filed November 21, 2003, recorded in Book A69, Page 623, as Document No. 2003211068, records of Bernalillo County, New Mexico. (Affects Property - Unplottable)
17. Letter executed by Fineland, LLC, filed November 21, 2003, recorded in Book A69, page 623, as Document No. 2003211069, records of Bernalillo County, New Mexico. (Affects Property - Plottable Items Plotted Hereon)
18. Reservation of 1/2 of all oil, gas, uranium and other minerals as reserved with conditions in Warranty Deed recorded in Book D-513, page 189, records of Bernalillo County, New Mexico. Said Document, by its own term prohibits exploration for minerals or the removal therefrom as to adversely affect the surface of the ground or any improvements which are or may be placed on the land. (Affects Property - Unplottable)
19. Agreement and Covenant, executed by and between City of Albuquerque, and KB Home New Mexico, Inc., filed January 27, 2004, recorded in Book A72, page 535, as Document No. 2004010565, records of Bernalillo County, New Mexico. (Affects Property - Plotted Hereon)
20. Grant of Drainage Easement to the City of Albuquerque, filed January 27, 2004, recorded in Book A72, page 534, as Document No. 2004010564, records of Bernalillo County, New Mexico. (Affects Property - Plotted Hereon)
21. Affidavit by New Mexico Utilities Inc. filed December 4, 1996, as Document No. 96130372, records of Bernalillo County, New Mexico. (Affects Property - Unplottable)

**FLOOD ZONE DETERMINATION**

The subject property (as shown hereon) lies within Zone "X" (areas determined to be outside the 0.2% annual chance flood plain.) In accordance with the National Flood Insurance Program Rate Map No. 35001C0104 E, Effective Date November 19, 2003.

Existing utility line locations are shown in an approximate manner only, and such lines may or may not exist where shown or not shown. The location of any such existing lines is based on information provided by the utility companies, the owner, visual surface indications or others, and the information may be incomplete or may be obsolete by the time this survey is completed. All utilities should be field verified and spotted by the contractor(s) prior to commencement of any construction.

**TITLE COMMITMENT LEGAL DESCRIPTION**

Tract E-1-A of Plat of CRESTVIEW SUBDIVISION, being a replat of Parcel F-1 and E-1 of the Bulk Land Plat, Fineland Development, situate within the SE 1/4 of the NE 1/4 of Projected Section 2, T11N, R2E, N.M.P.M., Town of Alameda Grant, City of Albuquerque, County of Bernalillo, New Mexico, as the same is shown and designated on the plat of said subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on January 30, 2004 in Plat Book 2004C, Folio 37.

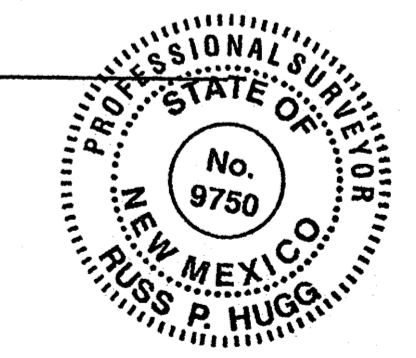
As listed within SCHEDULE A of the Title Report prepared for this property by First American Title Insurance Company, Commitment for Title Insurance No. 902066-AL01, LMO, dated September 15, 2006.

**SURVEYOR'S CERTIFICATION**

To: SCM Property Company, LLC; SHB, LLC, a New York Limited Liability Company, an undivided one third interest and LMF, LLC, a Florida Limited Liability Company, an undivided one third interest and JLF, LLC, a Florida Limited Liability Company, an undivided one third interest and First American Title Insurance Company

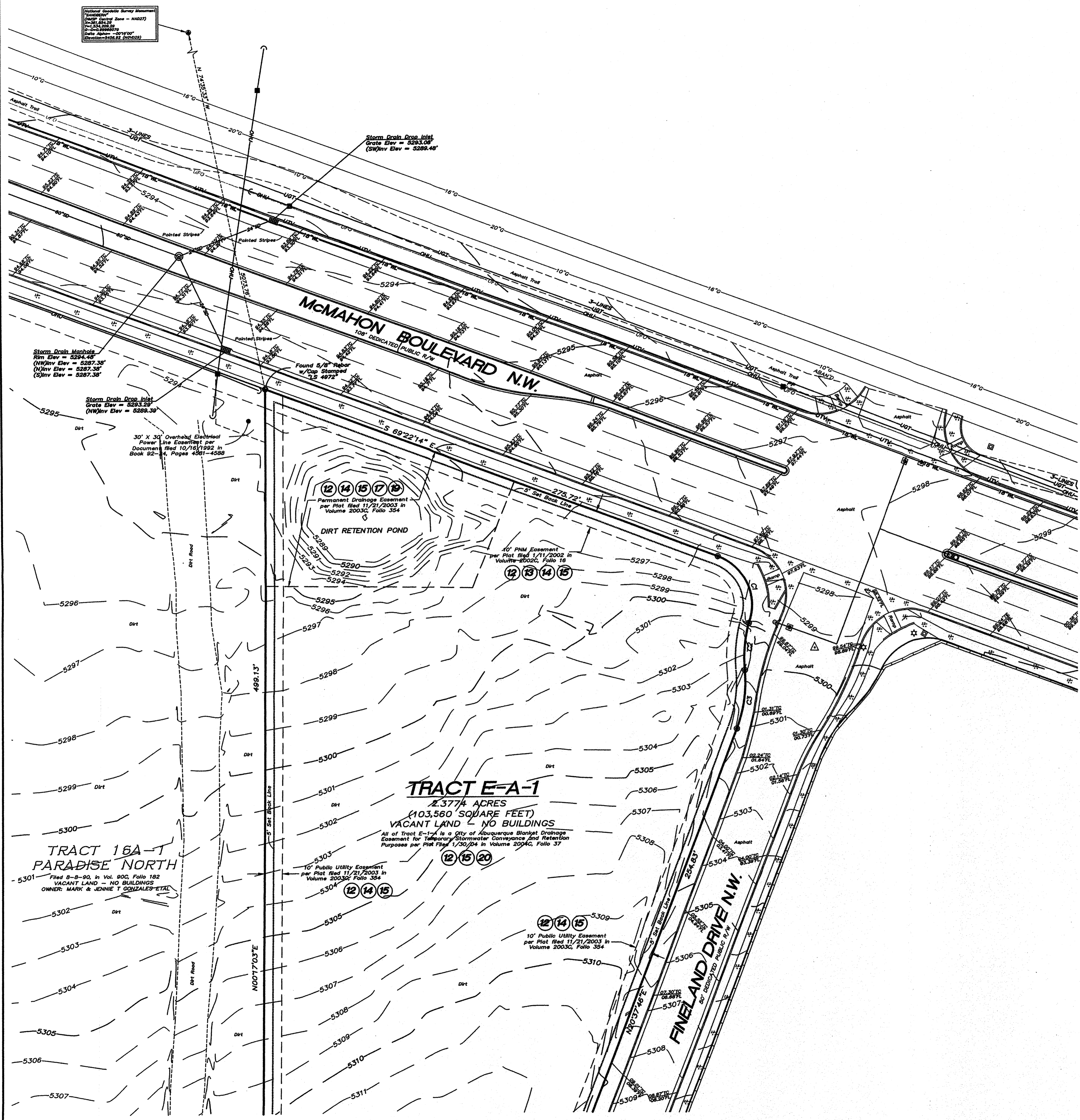
This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/A.C.S.M. Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 3, 4, 5, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11(a)(b), 13, 14, 16, 17 and 18 of Table A specifically defined therein. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a Professional Land Surveyor registered in the State of New Mexico, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. The undersigned also certifies that this survey is in accordance with the current Minimum Standards for Land Surveying adopted by the New Mexico Board of Registration for Professional Engineers and Land Surveyors.

Russ P. Hugg  
 N.M.P.S. 9750  
 October 5, 2006



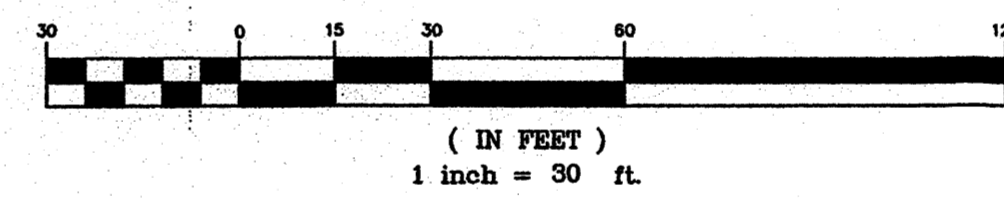
ALTA./A.C.S.M. LAND TITLE SURVEY OF  
**TRACT E-1-A**  
**CRESTVIEW SUBDIVISION**  
 WITHIN  
 THE TOWN OF ALAMEDA GRANT  
 IN  
 PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER, 2006

Existing utility line locations are shown in an approximate manner only, and such lines may or may not exist where shown or not shown. The location of any such existing lines is based on information provided by the utility companies, the owner, visual surface indications or others, and the information may be incomplete or may be obsolete by the time this survey is completed. All utilities should be field verified and spotted by the contractor(s) prior to commencement of any construction.



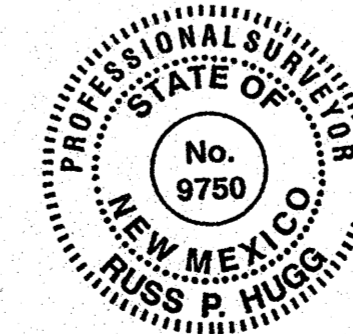
**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	47.18' (14.12')	30.00' (30.00')	30.05' (28.29')	42.45' (26.87')	S24°24'44"E (S24°24'39"E)	90°08'00" (89°58'10")
C2	27.01' (27.01')	77.37' (77.37')	13.64' (13.64')	26.87' (26.87')	S04°43'47"W (S04°43'47"W)	19°59'59" (20°00'02")
C3	34.20' (34.20')	74.64' (74.64')	17.40' (17.40')	33.90' (33.90')	S07°36'31"W (S07°36'31"W)	26°15'06" (26°15'16")
C4	121.44' (121.44')	100.00' (100.00')	69.47' (69.48')	114.11' (114.11')	S55°25'10"W (S55°25'10"W)	69°34'38" (69°34'48")



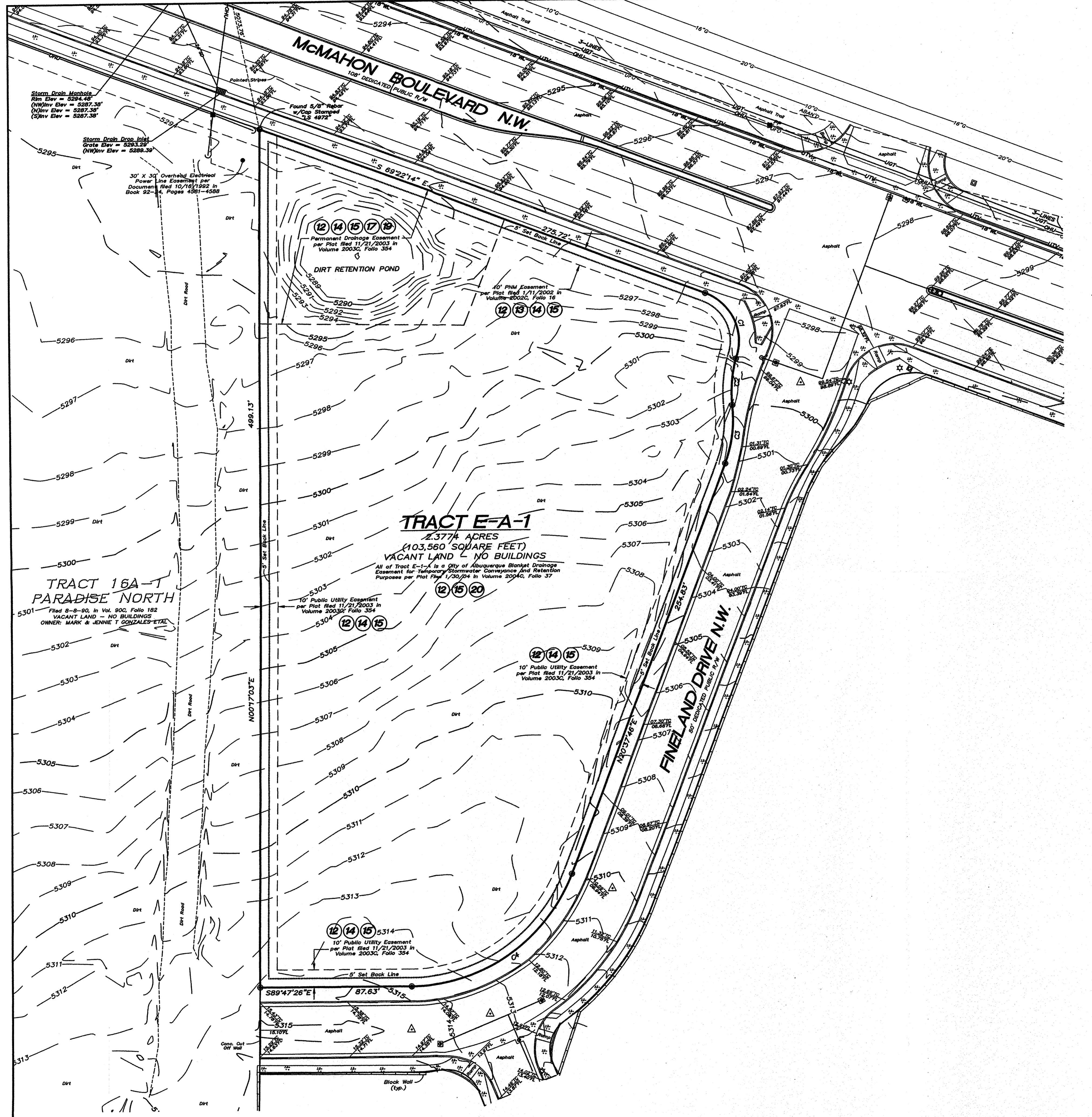
**LEGEND**

- STORM DRAIN INLET
- ⊙ STORM DRAIN MANHOLE
- ⚡ POWER POLE W/FEED
- POWER POLE
- GUY WIRE
- ☆ LIGHT POLE
- ⊠ ELECTRIC PEDESTAL
- ⊞ WATER METER
- WATER VALVE
- ⊕ HYDRANT
- ⊙ SANITARY SEWER MANHOLE
- ⊞ TRAFFIC CONTROL BOX
- ⊞ CONCRETE AREA
- ⊞ SIGN
- ⊙ CROSSWALK ACTIVATION PANEL
- ⊞ TRAFFIC SIGNAL LIGHTS
- ⊙ TREE
- GAS LINE
- UT UNDERGROUND TELEPHONE LINE
- OU OVERHEAD UTILITY LINE
- UF UNDERGROUND FIBER OPTIC LINE
- UV UNDERGROUND TELEVISION LINE
- WL WATER LINE
- SD STORM DRAIN LINE



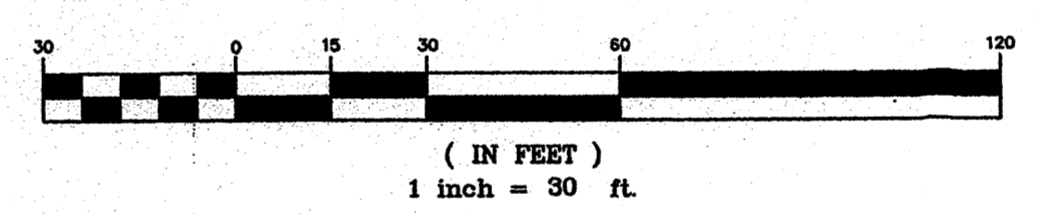
ALTA./A.C.S.M. LAND TITLE SURVEY OF  
**TRACT E-1-A**  
**CRESTVIEW SUBDIVISION**  
 WITHIN  
 THE TOWN OF ALAMEDA GRANT  
 IN  
 PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER, 2006

Existing utility line locations are shown in an approximate manner only, and such lines may or may not exist where shown or not shown. The location of any such existing lines is based on information provided by the utility companies, the owner, visual surface indications or others, and the information may be incomplete or may be obsolete by the time this survey is completed. All utilities should be field verified and spotted by the contractor(s) prior to commencement of any construction.



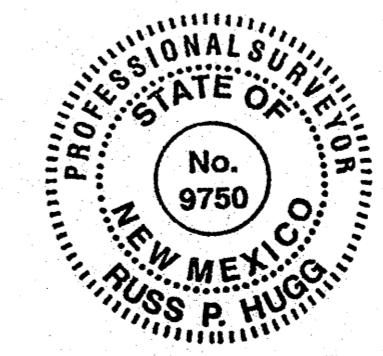
**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	47.18' (47.18')	30.00' (30.00')	30.05' (29.89')	42.46' (42.42')	S24°24'44"E (S24°23'31")	90°06'00" (89°59'10")
C2	27.01' (27.01')	77.37' (77.37')	13.64' (13.64')	26.87' (26.87')	S04°43'47"W (S04°43'47"W)	19°59'59" (20°00'02")
C3	34.20' (34.20')	74.64' (74.64')	17.40' (17.41')	33.90' (33.89')	S07°36'31"W (S07°36'31"W)	28°15'06" (28°15'16")
C4	121.44' (121.44')	100.00' (100.00')	69.47' (69.48')	114.11' (114.11')	S55°25'10"W (S55°25'10"W)	69°34'38" (69°34'48")



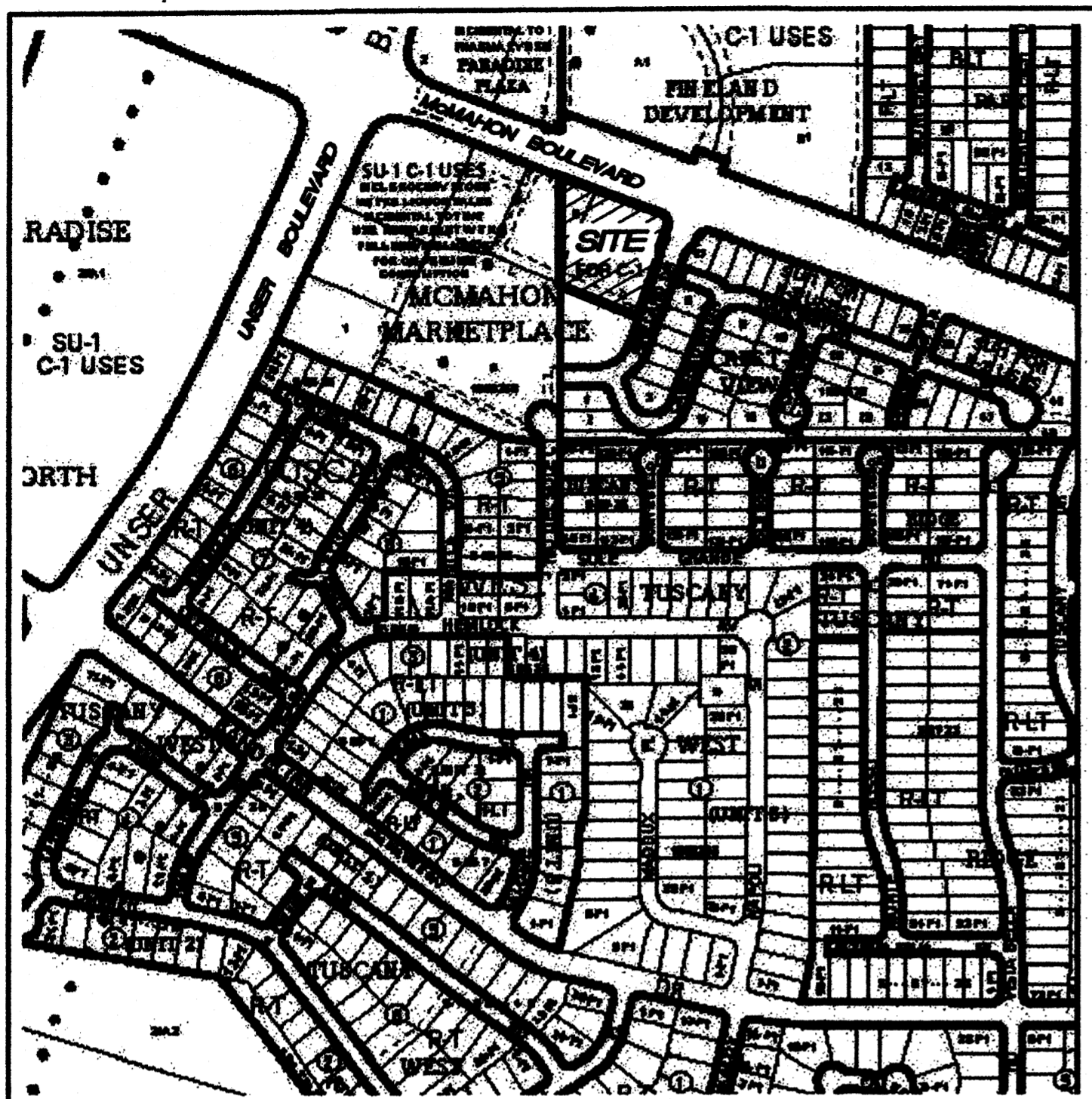
**LEGEND**

- STORM DRAIN INLET
- ⊙ STROM DRAIN MANHOLE
- ⬇ POWER POLE W/FEED
- POWER POLE
- > GUY WIRE
- ☆ LIGHT POLE
- ⊠ ELECTRIC PEDESTAL
- WATER METER
- WATER VALVE
- ⊕ HYDRANT
- ⊙ SANITARY SEWER MANHOLE
- ⊠ TRAFFIC CONTROL BOX
- ⊠ CONCRETE AREA
- ⊠ SIGN
- ⊙ CROSSWALK ACTIVATION PANEL
- ⊠ TRAFFIC SIGNAL LIGHTS
- ⊙ TREE
- GAS LINE
- UGT— UNDERGROUND TELEPHONE LINE
- OHU— OVERHEAD UTILITY LINE
- UFO— UNDERGROUND FIBER OPTIC LINE
- UTV— UNDERGROUND TELEVISION LINE
- W— WATER LINE
- SD— STORM DRAIN LINE



**SURV TEK, INC.**  
 Consulting Surveyors

PLAT OF  
**LOTS 6-A AND 7-A**  
**McMAHON MARKETPLACE**  
 (BEING A REPLAT OF LOTS 6 AND 7, McMAHON MARKETPLACE)  
 WITHIN  
 THE TOWN OF ALAMEDA GRANT  
 IN  
 PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST  
 NEW MEXICO PRINCIPAL MERIDIAN  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER, 2013



**VICINITY MAP**  
 Not To Scale

**TREASURERS CERTIFICATION**

This is to certify that taxes are current and paid on the following: 11-066-39021310406  
Parcel ABOVE  
JMD McMahon LLC  
ACORN SERRA 11-15-13  
 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 overhead and 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 CenturyLink 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 Grantees, 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) and New Mexico Gas Company (NMGC) 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.

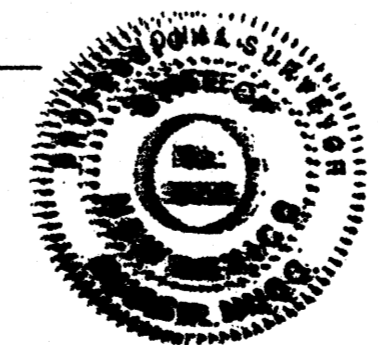
**PURPOSE OF PLAT**

The purpose of this plat is to:  
 Adjust the existing interior lot line between Lots 6 and 7 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 and correct to the best of my knowledge and belief.

*Russ P. Hugg*  
 Russ P. Hugg  
 NMPS No. 9750  
 October 18, 2013



PROJECT NUMBER: 1005280  
 Application Number: 13DR3-70724

**PLAT APPROVAL**

**UTILITY APPROVALS:**  
*Fernando Vigil* 11-1-13  
 Public Service Company of New Mexico Date  
*[Signature]* 11-13-2013  
 New Mexico Gas Company Date  
*[Signature]* 11/1/13  
 Qwest Corporation d/b/a CenturyLink QC. Date  
*[Signature]* 10/28/13  
 Comcast Date

**CITY APPROVALS:**  
*Dan P. Acosta* 10-22-13  
 City Surveyor Date  
 Department of Municipal Development  
 N/A 11-14-13  
 Real Property Division Date  
 N/A 11-14-13  
 Environmental Health Department Date  
*[Signature]* 10-30-13  
 Traffic Engineering, Transportation Division Date  
*Alan Peter* 10/30/13  
 ABCMA Date  
*Carl S. Dumont* 10-30-13  
 Parks and Recreation Department Date  
*Carla C. Chene* 11-13-13  
 AMAFCA Date  
*Carla C. Chene* 11-27-13  
 City Engineer Date  
*[Signature]* 11-14-13  
 DRB Chairperson, Planning Department Date

**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 A-11-Z.

**SUBDIVISION DATA**

- Total number of existing Lots: 2
- Total number of Lots created: 2
- Gross Subdivision acreage: 1.6260 acres

DOCH 2013124407  
 11/15/2013 12:25 PM Page: 1 of 3  
 11yPLAT R: \$25.00 B: 2013C P: 0129 M. Toulous Olivere, Bernalillo Cou

**SHEET 1 OF 3**  
**SURV TEK, INC.**  
 Consulting Surveyors  
 9384 Valley View Drive, N.E. Albuquerque, New Mexico 87114 Phone: 505-897-5898  
 Fax: 505-897-5897

PLAT OF  
**LOTS 6-A AND 7-A**  
**McMAHON MARKETPLACE**  
 (BEING A REPLAT OF LOTS 6 AND 7, McMAHON MARKETPLACE)  
 WITHIN  
**THE TOWN OF ALAMEDA GRANT**  
 IN  
**PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
 OCTOBER, 2013

**LEGAL DESCRIPTION**

That certain parcel of land situate within the Town of Alameda Grant in Projected Section 2, Township 11 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising all of lots numbered Six (6) and Seven (7) of McMahon Marketplace as the same are shown and designated on the plat entitled "PLAT OF McMAHON MARKETPLACE (BEING A REPLAT OF TRACT 16A-1, PARADISE NORTH AND TRACT E-1-A-1, CRESTVIEW SUBDIVISION) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, NEW MEXICO", filed in the Office of the County Clerk of Bernalillo County, New Mexico, on September 24, 2010 in Plat Book 2010C, Page 112.

Said lots contain 1.6260 acres, more or less.

**FREE CONSENT**

SURVEYED and REPLATTED and now comprising PLAT OF Lots 6-A and 7-A, McMAHON MARKETPLACE (BEING A REPLAT OF LOTS 6 AND 7, McMAHON MARKETPLACE) WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 2, TOWNSHIP 11 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 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 certify that they are so authorized to act.

**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."

**OWNER(S)**

JMD- McMahon, LLC  
 a New Mexico limited liability company

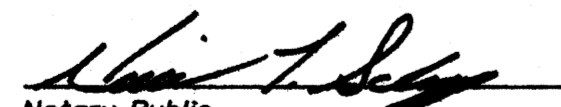
  
 By: Douglas H. Peterson, Manager

**ACKNOWLEDGMENT**

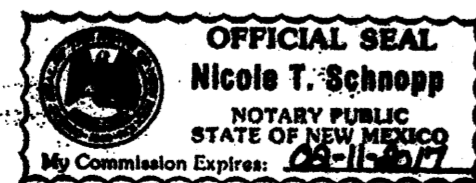
STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO

Notary Public

This instrument was acknowledged before me on this 18<sup>th</sup> day of October, 2013, by Douglas H. Peterson.

  
 Notary Public

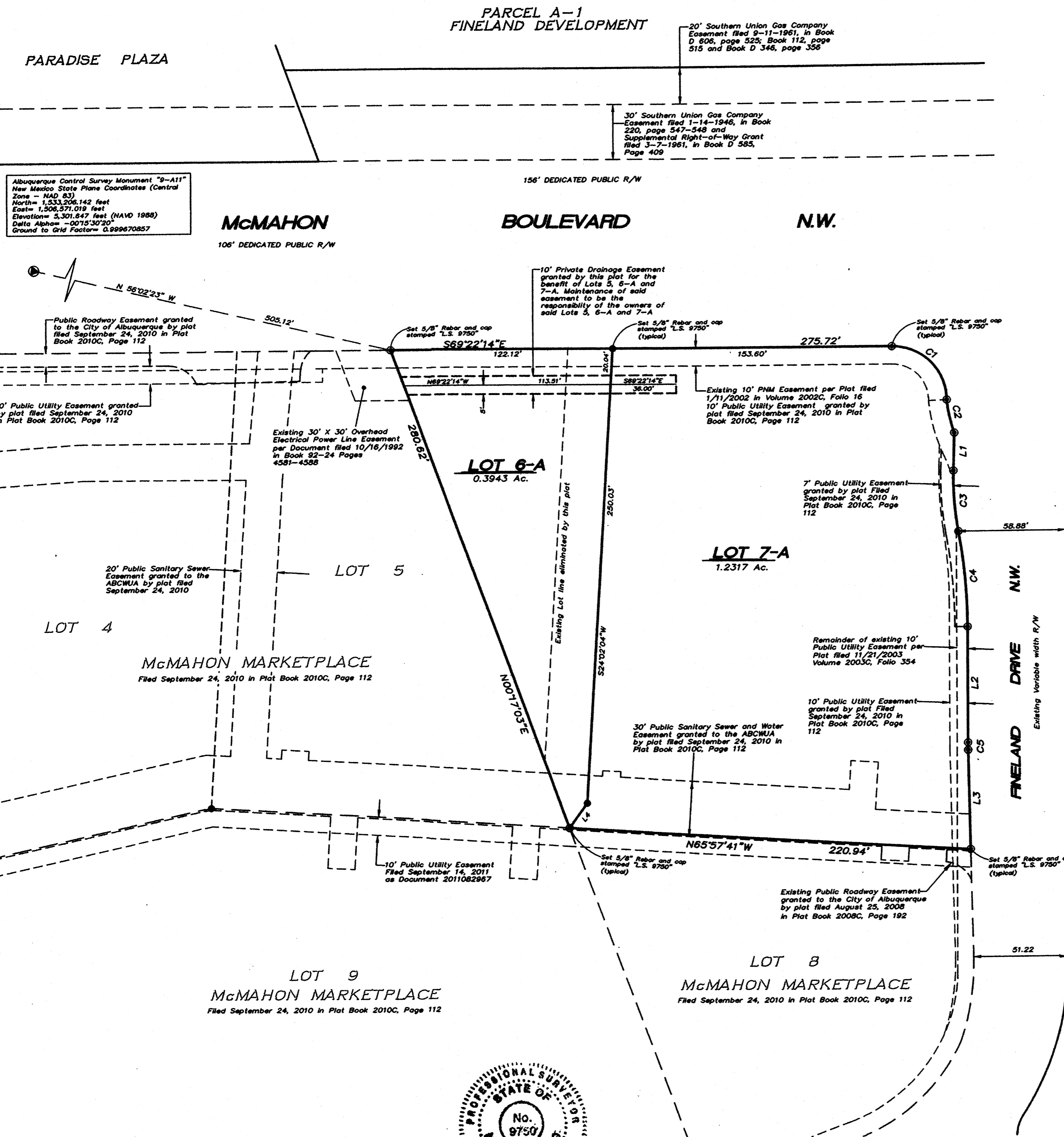
My Commission expires: February 11, 2017



DOCH 2013124407  
 11/15/2013 12:25 PM Page: 2 of 3  
 PLAT R: \$25.00 B: 2013C P: 0129 M. Toulous Olivere, Bernalillo Cou



**PLAT OF**  
**LOTS 6-A AND 7-A**  
**McMAHON MARKETPLACE**  
 (BEING A REPLAT OF LOTS 6 AND 7, McMAHON MARKETPLACE)  
 WITHIN  
**THE TOWN OF ALAMEDA GRANT**  
 IN  
**PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST**  
**NEW MEXICO PRINCIPAL MERIDIAN**  
**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
 OCTOBER, 2013



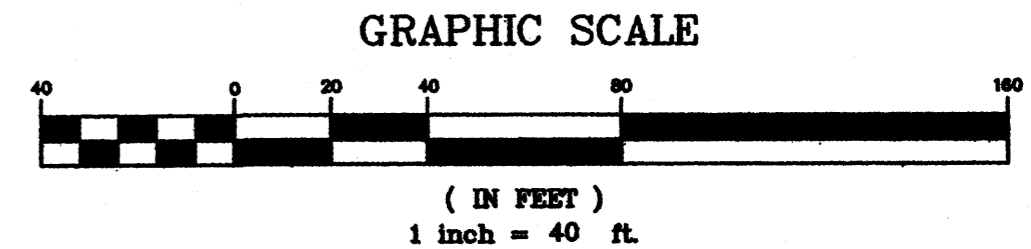
Albuquerque Control Survey Monument "9-A11"  
 New Mexico State Plane Coordinates (Central  
 Zone - NAD 83)  
 North = 1,533,206.142 feet  
 East = 1,506,571.019 feet  
 Elevation = 5,301.647 feet (NAVD 1988)  
 Delta Alpha = -00'15"30"20"  
 Ground to Grid Factor = 0.999670857

DOCH 2013124407  
 11/15/2013 12:25 PM Page: 3 of 3  
 City/PLAT R: 825, 00 3; 2013C P: 6129 W: Toulous Olivero, Bernalillo Cou

**NOTES**

A. Lots 1 thru 9, McMahon Marketplace are subject to that certain "COVENANTS, CONDITIONS, RESTRICTIONS, CROSS EASEMENTS AGREEMENT", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 14, 2010 as Document # 2010003656

B. Irrigation for landscaping within the adjacent city right-of-way will be provided by connection to the private irrigation system for landscaping on the subject property.



**LINE TABLE**

LINE	LENGTH	BEARING
L1	20.41	S22°10'37"W
L2	63.28	S20°38'02"W
L3	54.09	S19°15'31"W

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	47.18'	30.00'	30.05'	42.46'	S24°24'44"E	90°06'00"
C2	18.46'	77.37'	9.27'	18.42'	S07°53'41"W	13°40'12"
C3	33.47'	159.00'	16.80'	33.41'	S16°08'49"W	12°03'38"
C4	53.42'	291.00'	26.78'	53.34'	N15°22'31"E	10°31'02"
C5	4.10'	171.50'	2.05'	4.10'	S19°56'38"W	1°22'15"

