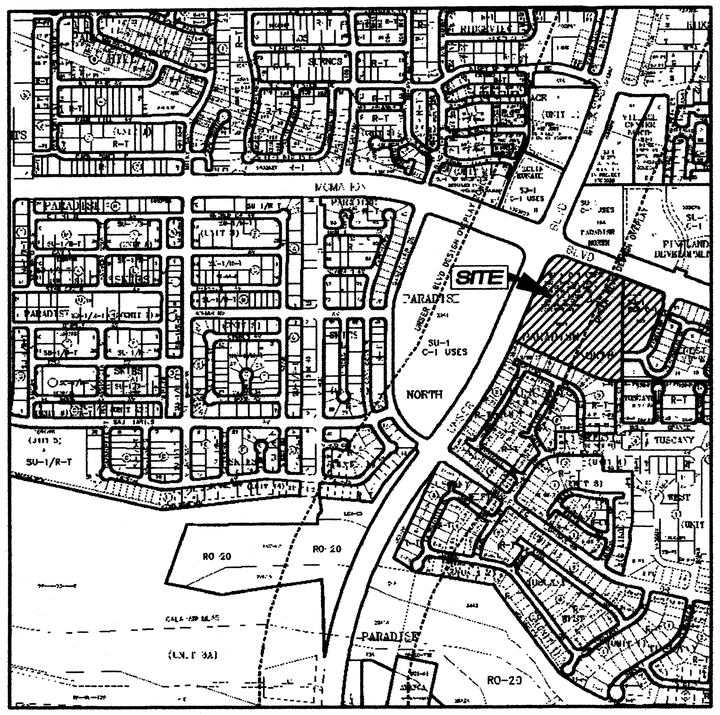

VICINITY MAP
Not To Scale

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

Fernando Vigil — Public Service Company of New Mexico — 6-17-09 — Date

Jennifer A. Pitts — New Mexico Gas Company — 6/19/2009 — Date

Darrell Belcher — QWest Corporation — 6/11/09 — Date

Robert Martinez — Comcast — 6.19.09 — 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:

City Surveyor, Department of Municipal Development — 5-4-09 — 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 Surveyor's; 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
February 12, 2009

PROFESSIONAL SURVEYOR — STATE OF NEW MEXICO — No. 9750 — RUSS P. HUGG

SURVTEK, 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 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

Jennie Gonzales, his wife

Elsie Gonzales, a single woman

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 9750
RUSS P. HUGG

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.

Rebecca S. Martinez
Notary Public

My Commission expires: 12/20/2011

OFFICIAL SEAL
Rebecca S. Martinez
NOTARY PUBLIC
STATE OF NEW MEXICO
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.

Mae Peterson
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.

Mae Peterson
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

SURVTEK, 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

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
60 0 30 60
(IN FEET)
1 inch = 60 ft.

TRACT 19A-1
PARADISE NORTH

PARCEL A-1
FINELAND DEVELOPMENT

McMAHON BOULEVARD N.W. (106' R/W)

FINELAND DRIVE N.W. (Existing Variable width R/W)

UNSER BOULEVARD N.W. (156' R/W)

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)

S 69°22'14" E (S69°38'24"E, 396.25') 671.97'

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

Fd. 5/8" Rebar and cap stamped "L.S. 7270"

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

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)

S77°11'00"E 7521.36'

C9 C10 C11 C1 C2 C3 C4 C5 C6 C7

L72 58.88' L69 113.96' S19°15'31"W 51.22

545.94' (N 23°46'53" E, 545.94')

N 24°02'19" E

S 00°17'03" W (S 00°20'00" W)

499.13'

TRACT E-1-A-1
CRESTVIEW SUBDIVISION
Filed 8/25/2008, in Plat Book 2008C, Page 192

Remainder of 10' Public Utility Easement filed per Plat on November 21, 2003 in Volume 2003C, Folio 354

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

10' Public Utility Easement filed per Plat on 11/21/03 Volume 2003C, Folio 354

87.63' N89°47'26"W

FINELAND DRIVE N.W. 50' R/W

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

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

Public Access, Roadway Drainage and Utility Easement per Document filed November 6, 1997 in Book 97-31, Pages 1584-1587

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

L1 L2 C8

Set Concrete Nail and brass disc stamped "L.S. 9750"

N 65°57'41" W

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

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

(N 66°13'07"W, 583.64') 583.64'

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 138-P1 144-P1 145-P1

TUSCANY WEST UNIT 4
Filed 5/12/1998, in Volume 98C, Folio 130

TUSCANY RIDGE SUBDIVISION
Filed 9/12/1997, in Volume 97C, Folio 273

RIO DEL SOLE COURT N.W. (48' R/W)

S48°01'21"W 2646.09'

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)

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750 RUSS P. HUGG

SHEET 3 OF 6

SURVTEK, 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 "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

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

PARCEL A-1
FINELAND DEVELOPMENT

106' DEDICATED PUBLIC R/W

156' DEDICATED PUBLIC R/W

McMAHON BOULEVARD N.W.

UNSER BOULEVARD N.W.

156' DEDICATED PUBLIC R/W

FINELAND DRIVE N.W.

Existing Variable width R/W

50' R/W

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

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

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

New 10' Public Utility Easement granted by this plat

Existing 10' PNM Easement per Plat filed 1/11/2002 in Volume 2002C, Folio 16
10' Public Utility Easement granted by this plat

7' Public Utility Easement granted by this plat

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

New 10' Public Utility Easement granted by this plat

20' Public Sanitary Sewer Easement granted to the ABCWUA by this plat.

30' Public Sanitary Sewer and Water Easement granted to the ABCWUA by this plat.

30' Public Sanitary Sewer and Water Easement granted to the ABCWUA by this plat.

15' Public Water Easement granted to the ABCWUA by this plat.

20' Public Waterline Easement granted to the ABCWUA by this plat.

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.

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

Fd. 5/8" Rebar and cap stamped "L.S. 7270"

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

LOT 1 — 1.1358 Ac.
LOT 2 — 1.2102 Ac.
LOT 3 — 1.6599 Ac.
LOT 4 — 0.9181 Ac.
LOT 5 — 0.8270 Ac.
LOT 6 — 0.2541 Ac.
LOT 7 — 1.3720 Ac.
LOT 8 — 0.7205 Ac.
LOT 9 — 3.9847 Ac.

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

TUSCANY RIDGE SUBDIVISION
Filed 9/12/1997, in Volume 97C, Folio 273

TUSCANY WEST UNIT 4
Filed 5/12/1998, in Volume 98C, Folio 130

RIO DEL SOLE COURT N.W.
48' R/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"

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 9750
RUSS P. HUGG

SHEET 4 OF 6

SURVTEK, 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

McMAHON BOULEVARD N.W.

UNSER BOULEVARD N.W.

FINELAND DRIVE N.W.

50' DEDICATED PUBLIC R/W

RIO DEL SOLE COURT N.W.

46' R/W

Fd. 5/8" Rebar and cap stamped "L.S. 7270"

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

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

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

Existing 10' PNM Easement per Plat filed 1/17/2002 in Volume 2002C, Folio 16

10' Public Utility Easement granted by this plat

7' Public Utility Easement granted by this plat

20' Public Waterline Easement granted to the ABCWUA by this plat.

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

30' Public Sanitary Sewer and Water Easement granted to the ABCWUA by this plat.

15' Public Waterline Easement granted to the ABCWUA by this plat.

Existing Public Access, Roadway Drainage and Utility Easement per Document filed 11/8/1997 Book 97-31, Pages 1584-1587

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.

LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 | LOT 7 | LOT 8 | LOT 9

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

TUSCANY WEST UNIT 4
Filed 5/12/1998, in Volume 98C, Folio 130

TUSCANY RIDGE SUBDIVISION
Filed 9/12/1997, in Volume 97C, Folio 273

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"

GRAPHIC SCALE

60 0 30 60

(IN FEET)
1 inch = 60 ft.

SHEET 5 OF 6

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

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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

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Fax: 505-897-3377

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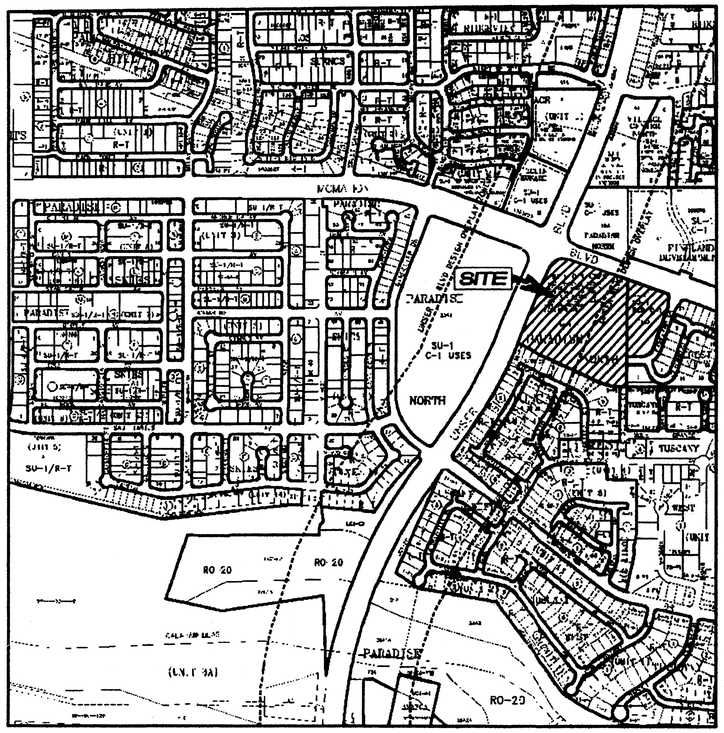

N

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:

Gonzales Mark / Jmo Partnership LLC LLC

1011066 26 5310 104 02, 1011066 398 297 104 16

Bernalillo County Treasurer — 9-24-2010 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

Public Service Company of New Mexico — 6-17-09 Date

New Mexico Gas Company — 6/19/2009 Date

QWest Corporation — 6/11/09 Date

Comcast — 6-19-09 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: 10DRB-70092

PLAT APPROVAL

City Approvals:

City Surveyor — 5-4-09 Date

Department of Municipal Development — Date

N/A
Real Property Division — Date

N/A
Environmental Health Department — Date

Traffic Engineering, Transportation Division — 03/31/10 Date

Allan Porter
ABCWUA — 03/31/10 Date

Christina Sandoval
Parks and Recreation Department — 3/31/10 Date

Bradley L. Bingham
AMAFCA — 3/31/10 Date

Bradley L. Bingham
City Engineer — 3/31/10 Date

Jack Cloud
DRB Chairperson, Planning Department — 9-24-10 Date

DOC# 2010096126
09/24/2010 10:55 AM Page: 1 of 6
tyPLAT R:$32.00 B: 2010C P: 0112 M Toulous 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 Surveyor's; 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
February 12, 2009

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750 RUSS P. HUGG

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-1, CRESTVIEW SUBDIVISION)

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THE TOWN OF ALAMEDA GRANT

IN

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

FEBRUARY , 2009

DOC# 2010096126

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tyPLAT R:$32.00 B: 2010C P: 0112 M. Toulous 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°03'38" 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

Jennie Gonzales, his wife

Elsie Gonzales, a single woman

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 9750
RUSS P. HUGG

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.

Rebecca S. Martinez
Notary Public

My Commission expires: 12/20/2011

OFFICIAL SEAL
Rebecca S. Martinez
NOTARY PUBLIC
STATE OF NEW MEXICO
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.

Mae Peterson
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.

Mae Peterson
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

SURVTEK, INC.
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FEBRUARY , 2009

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typPLAT R:$32.00 B: 2010C P: 0112 M. Toulous Olivere, Bernalillo Cour

EXISTING BOUNDARIES AND EASEMENTS

PROPERTY CORNER LEGEND

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

GRAPHIC SCALE

60 0 30 60

(IN FEET)
1 inch = 60 ft.

PARCEL A-1
FINELAND DEVELOPMENT

TRACT 19A-1
PARADISE NORTH

McMAHON BOULEVARD N.W. (156' R/W)

106' R/W

156' R/W

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)

S 69°22'14" E (S69°38'24"E, 396.25') 671.97'

Fd. 5/8" Rebar and cap stamped "L.S. 4872"

Fd. 5/8" Rebar and cap stamped "L.S. 7270"

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

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)

S77°11'00"E 7521.36'

C10 C11 C9 C1 C2 C3 C4 C5 C6 C7 C8

L72 58.88' L69 113.96' 51.22'

S 00°07'03" W (S 00°00' E)

TRACT E-1-A-1
CRESTVIEW SUBDIVISION
Filed 8/25/2008, in Plat Book 2008C, Page 192

FINELAND DRIVE N.W.
Existing Variable width R/W

Remainder of 10' Public Utility Easement filed per Plat on November 21, 2003 in Volume 2003C, Folio 354

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

S19°15'31"W

545.94'

(N 23°46'53" E, 545.94')

N 24°02'19" E

UNSER BOULEVARD (156' R/W)

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

499.13'

10' Public Utility Easement filed per Plat on 11/21/03 Volume 2003C, Folio 354

87.63'

N89°47'26"W

FINELAND DRIVE N.W.
50' R/W

1

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

2

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

L1 L2

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

Public Access, Roadway Drainage and Utility Easement per Document filed November 6, 1997 in Book 97-31, Pages 1584-1587

Set Concrete Nail and brass disc stamped "L.S. 9750"

N 65°57'41" W

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

(N 66°13'07"W, 583.64')

583.64'

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

144-P1 138-P1

TUSCANY RIDGE SUBDIVISION
Filed 9/12/1997, in Volume 97C, Folio 273
145-P1

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

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

RIO DEL SOL COURT N.W. (40' R/W)

S48°01'21"W 2646.09'

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)

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 9750
RUSS P. HUGG

SHEET 3 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

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

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

PARCEL A-1
FINELAND DEVELOPMENT

106' DEDICATED PUBLIC R/W

156' DEDICATED PUBLIC R/W

McMAHON BOULEVARD N.W.

UNSER BOULEVARD N.W.

156' DEDICATED PUBLIC R/W

FINELAND DRIVE N.W.

Existing Variable width R/W

50' R/W

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

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

Existing 10' PNM Easement per Plat filed 1/11/2002 in Volume 2002C, Folio 16
10' Public Utility Easement granted by this plat

7' Public Utility Easement granted by this plat

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

New 10' Public Utility Easement granted by this plat

20' Public Sanitary Sewer Easement granted to the ABCWUA by this plat.

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

New 10' Public Utility Easement granted by this plat

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

30' Public Sanitary Sewer and Water Easement granted to the ABCWUA by this plat.

30' Public Sanitary Sewer and Water Easement granted to the ABCWUA by this plat.

20' Public Waterline Easement granted to the ABCWUA by this plat.

15' Public Water Easement granted to the ABCWUA by this plat.

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)

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

Fd. 5/8" Rebar and cap stamped "L.S. 7270"

LOT 1 — 1.1358 Ac.
LOT 2 — 1.2102 Ac.
LOT 3 — 1.6599 Ac.
LOT 4 — 0.9181 Ac.
LOT 5 — 0.8270 Ac.
LOT 6 — 0.2541 Ac.
LOT 7 — 1.3720 Ac.
LOT 8 — 0.7205 Ac.
LOT 9 — 3.9847 Ac.

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

TUSCANY WEST UNIT 4
Filed 5/12/1998, in Volume 98C, Folio 130
1-P1

CRESTVIEW SUBDIVISION
Filed 1/30/2004, in Volume 2004C, Folio 37
1
2
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

TUSCANY RIDGE SUBDIVISION
Filed 9/12/1997, in Volume 97C, Folio 273
138-P1
144-P1
145-P1

PRO DE SOLE COURT N.W.
40' R/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"

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

DOC# 2010096126
09/24/2010 10:55 AM Page: 4 of 6
typPLAT R $32.00 B: 2010C P: 0112 M Toulous Olivere, Bernalillo Cour

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 9750
RUSS P. HUGG

SHEET 4 OF 6

SURVTEK, 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

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

FEBRUARY , 2009

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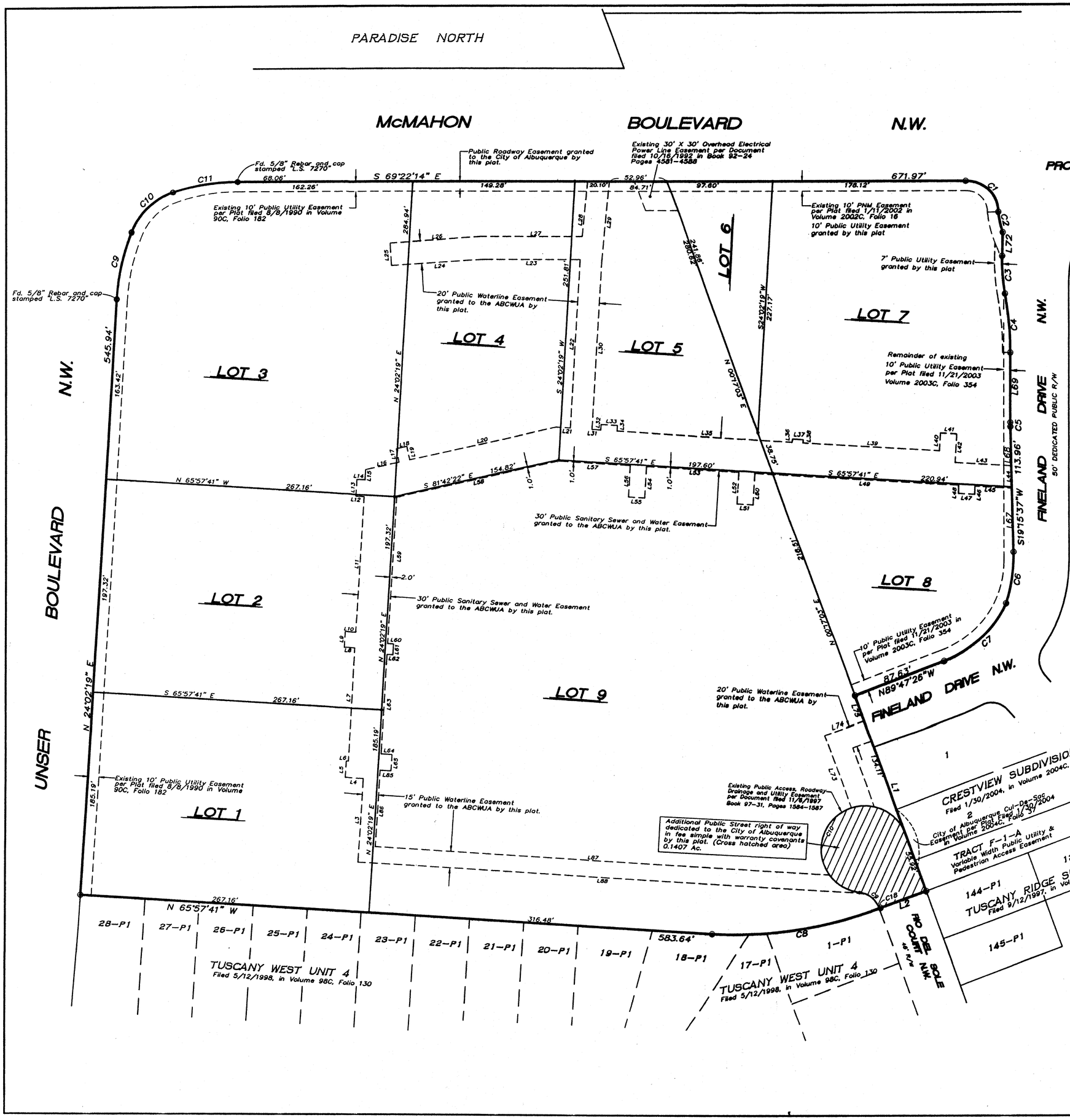

PUBLIC SANITARY SEWER AND WATERLINE EASEMENT DETAILS

PROPERTY CORNER LEGEND

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

GRAPHIC SCALE

60 0 30 60

(IN FEET)
1 inch = 60 ft.

SHEET 5 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

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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: 6 of 6
typPLAT R:$32.00 B: 2010C P: 0112 M. Toulous 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	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

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

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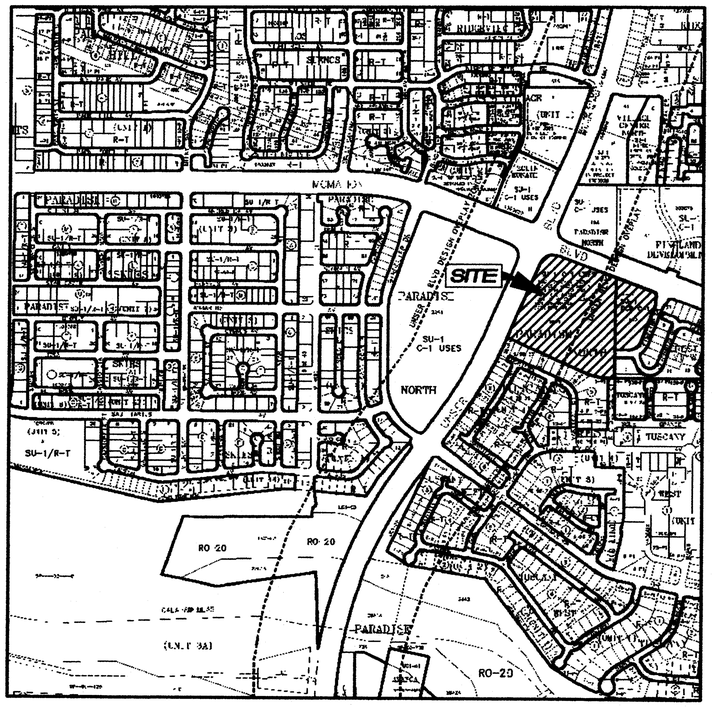


VICINITY MAP
Not To Scale

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 nor 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 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: _____

PLAT APPROVAL

City Approvals:

_____ — 5-4-09
City Surveyor
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 Surveyor's; 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
February 12, 2009

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750 RUSS P. HUGG

SHEET 1 OF 6

SURVTEK, 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-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 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

Jennie Gonzales, his wife

Elsie Gonzales, a single woman

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 9750
RUSS P. HUGG

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.

Rebecca S. Martinez
Notary Public

My Commission expires: 12/20/2011

OFFICIAL SEAL
Rebecca S. Martinez
NOTARY PUBLIC
STATE OF NEW MEXICO
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.

Mae Peterson
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.

Mae Peterson
Notary Public

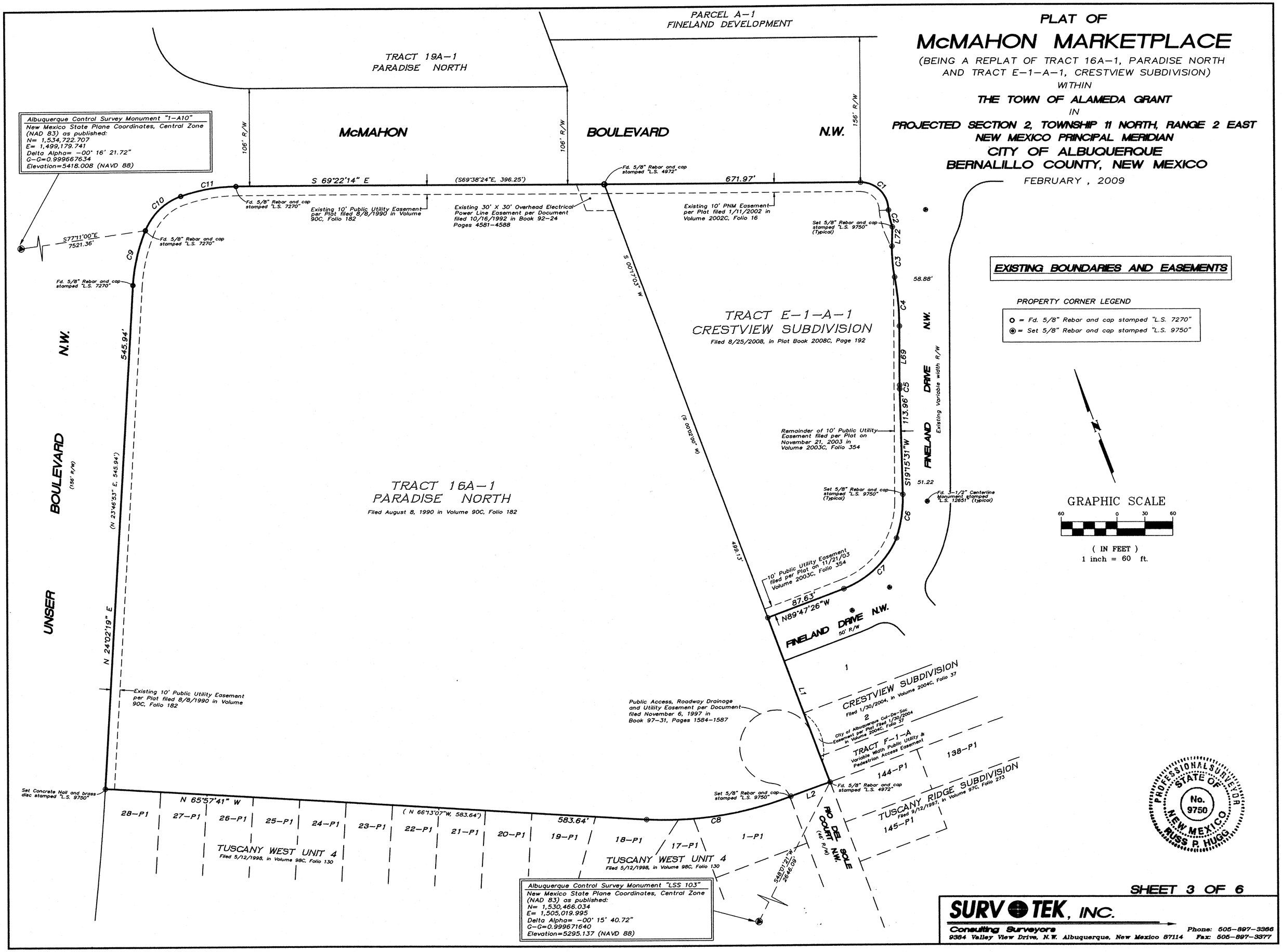
My Commission expires: 5/20/11

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

SURVTEK, 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



SHEET 3 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

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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____.

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

PARCEL A-1
FINELAND DEVELOPMENT

106' DEDICATED PUBLIC R/W

156' DEDICATED PUBLIC R/W

McMAHON BOULEVARD N.W.

UNSER BOULEVARD N.W.

156' DEDICATED PUBLIC R/W

FINELAND DRIVE N.W.

50' R/W

Existing Variable width R/W

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

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

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

Existing 10' PNM Easement per Plat filed 1/11/2002 in Volume 2002C, Folio 16
10' Public Utility Easement granted by this plat

7' Public Utility Easement granted by this plat

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

20' Public Sanitary Sewer and Water Easement granted to New Mexico Utilities, Inc. by Document filed _____
20' Public Sanitary Sewer and Water Easement granted to the ABCWUA by this plat.

30' Public Sanitary Sewer and Water Easement granted to New Mexico Utilities, Inc. by Document filed _____
30' Public Sanitary Sewer and Water Easement granted to the ABCWUA by this plat.

15' Public Sanitary Sewer and Water Easement granted to New Mexico Utilities, Inc. by Document filed _____
15' Public Sanitary Sewer and Water Easement granted to the ABCWUA by this plat.

15' Public Waterline Easement granted to New Mexico Utilities, Inc. by Document filed _____
15' Public Waterline Easement granted to the ABCWUA by this plat.

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)

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

Fd. 5/8" Rebar and cap stamped "L.S. 7270"

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

LOT 1 — 1.1358 Ac.
LOT 2 — 1.2102 Ac.
LOT 3 — 1.6599 Ac.
LOT 4 — 0.9181 Ac.
LOT 5 — 0.8270 Ac.
LOT 6 — 0.2541 Ac.
LOT 7 — 1.3720 Ac.
LOT 8 — 0.7205 Ac.
LOT 9 — 3.9847 Ac.

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

TUSCANY RIDGE SUBDIVISION
Filed 9/12/1997, in Volume 97C, Folio 273

TUSCANY WEST UNIT 4
Filed 5/12/1998, in Volume 98C, Folio 130

RIO DEL SOLE COURT N.W.
50' R/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"

GRAPHIC SCALE

60 0 30 60

(IN FEET)
1 inch = 60 ft.

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 9750
RUSS P. HUGG

SHEET 4 OF 6

SURVTEK, INC.
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PLAT OF
McMAHON MARKETPLACE

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

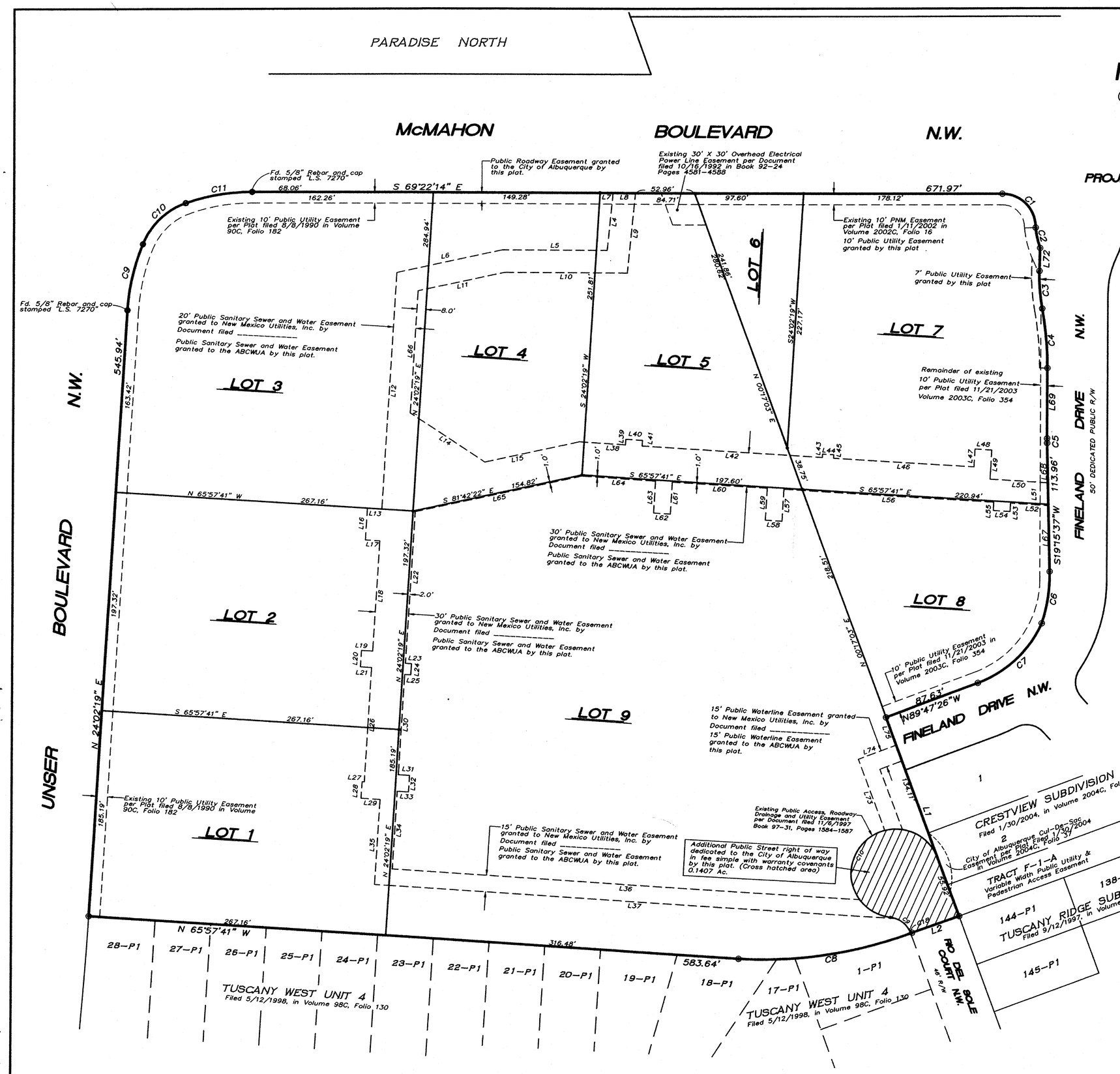
WITHIN

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"

GRAPHIC SCALE

60 0 30 60

(IN FEET)
1 inch = 60 ft.

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750 RUSS P. HUGG

SHEET 5 OF 6

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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

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 9750
RUSS P. HUGG

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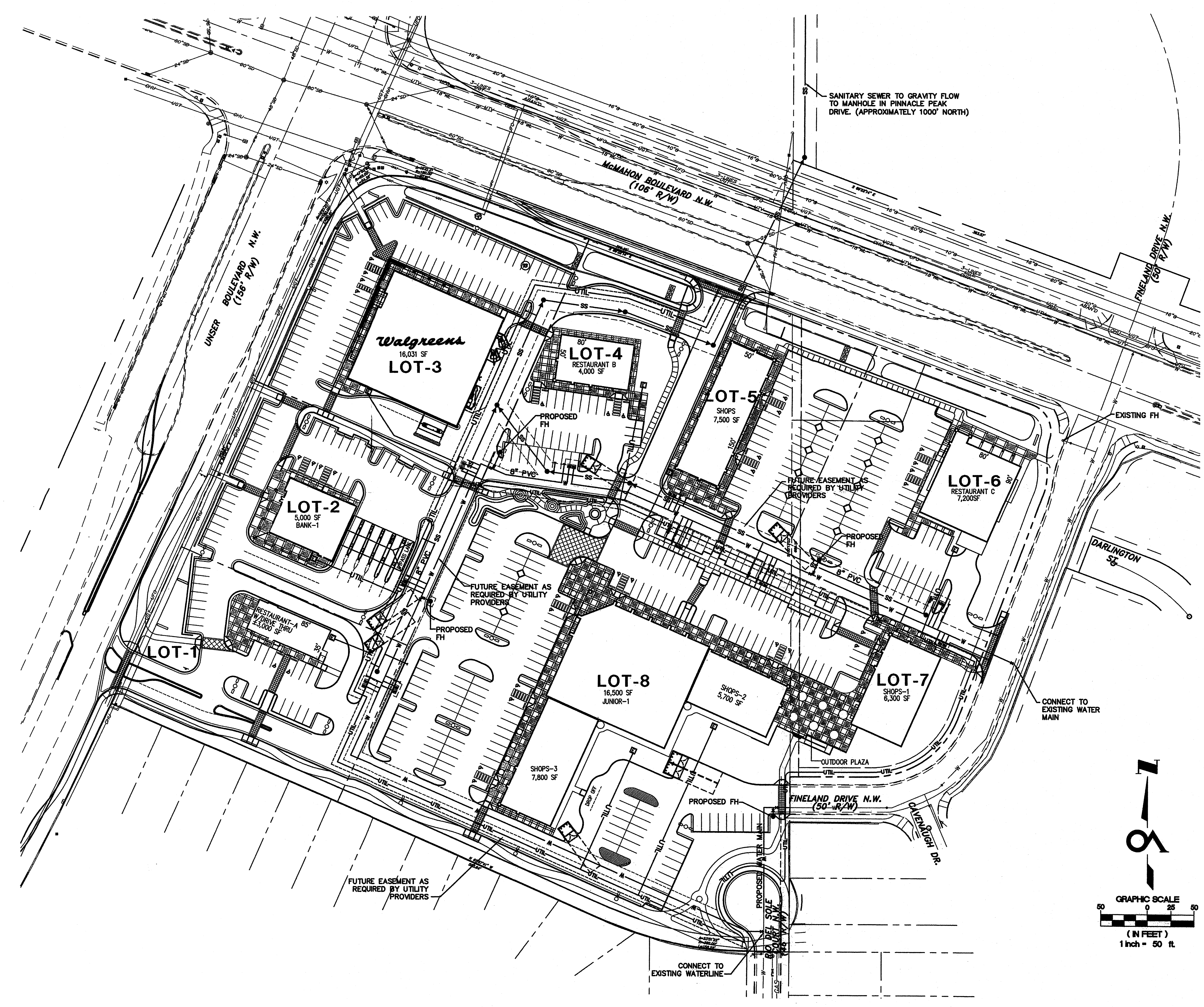

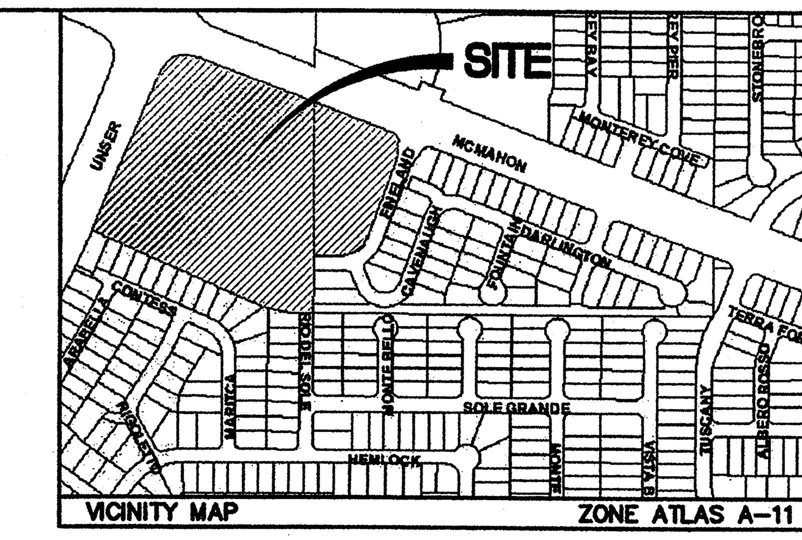

LEGAL DESCRIPTION

TRACT 16A-1 PARADISE NORTH AND TRACT E-A-1 CRESTVIEW SUBDIVISION, CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO

LEGEND

- SS — SAN SEWER
- SAN MANHOLE
- W — WATER MAIN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- ELECTRIC TRANSFORMER
- UTIL — JOINT DRY UTILITY TRENCH
- F — FIRELINE

UTILITY SERVICE TABLE

LOT	DESCRIPTION	DOMESTIC WATER	FIRELINE	SANITARY
1	RESTAURANT–A	1 1/2"	4"	6"
2	BANK–1	1 1/2"	4"	6"
3	WALGREEN'S	2"	6"	6"
4	RESTAURANT–B	1 1/2"	4"	6"
5	SHOPS	1 1/2"	4"	6"
6	RESTAURANT–C	2"	4"	6"
7	SHOPS–1	1 1/2"	4"	6"
8	JUNIOR–1	2"	4"	6"
8	SHOPS–2	1 1/2"	4"	6"
8	SHOPS–3	1 1/2"	4"	6"

UTILITY NOTES

1. UTILITY EASEMENT TO BE DEDICATED AS REQUIRED BY UTILITY PROVIDERS.

AS BUILT INFORMATION

CONTRACTOR

WORK STAKED BY — DATE

INSPECTOR'S ACCEPTANCE BY — DATE

FIELD VERIFICATION BY — DATE

DRAWINGS CORRECTED BY — DATE

MICRO-FILM INFORMATION

RECORDED BY — DATE

NO.

BENCH MARKS

SURVEY INFORMATION

FIELD NOTES

NO. | BY | DATE

ENGINEER'S SEAL

NO. | DATE | BY | REMARKS | REVISIONS | DESIGN

DESIGNED BY: DS DATE: 05-10-07

DRAWN BY: DS DATE: 05-10-07

DRAWN NAME: EPC/UT1.DWG JOB NO.: 006-1497

CHECKED BY: WEP DATE: 05-10-07

OLSSON ASSOCIATES
143 Union Boulevard, Suite 700
Lakewood, CO 80228-1825
TEL 720.962.6072
FAX 720.962.6195
www.oaconsulting.com

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: McMAHON MARKETPLACE
PRELIMINARY UTILITY PLAN

DESIGN REVIEW COMMITTEE | CITY ENGINEER APPROVAL | LAST DESIGN UPDATE | MO./DAY/YR. | MO./DAY/YR.

CITY PROJECT NO.

ZONE MAP NO. A-11

SHEET 1 OF 2
UT1

[TB.dwg] [PRBASE.dwg] [EXBASE.dwg] [SITEV18EPCBASE-B-OA.dwg]
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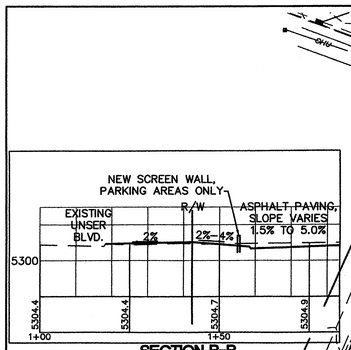
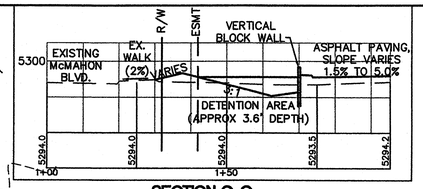
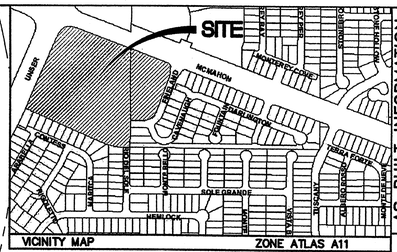


SECTION B-B
SCALES: HORIZ: 1"=20'
VERT: 1"=20'



SECTION C-C
SCALES: HORIZ: 1"=20'
VERT: 1"=20'



VICINITY MAP ZONE ATLAS A11

LEGAL DESCRIPTION

TRACT 16A-1 PARADISE NORTH AND TRACT E-A-1 CRESTVIEW SUBDIVISION, CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO

GRADING NARRATIVE

THIS SITE IS BOUNDED BY THREE EXISTING STREETS (TO THE WEST, NORTH AND EAST) AND AN EXISTING RESIDENTIAL DEVELOPMENT (TO THE SOUTH).

THE EXISTING TOPOGRAPHY SLOPES GENERALLY FROM THE SOUTHWEST TO THE NORTHEAST WITH A SLOPE OF APPROXIMATELY 2.7%. AN EXCEPTION TO THIS IS ALONG THE SOUTHERLY BOUNDARY WHERE THE GROUND FALLS AWAY FROM THE EXISTING RESIDENTIAL DEVELOPMENT CREATING A SLOPE OF 12.5% ONTO THIS SITE.

A 3:1 SLOPE DOWN TO A RETAINING WALL (WHICH WILL VARY FROM 0' TO 5' IN HEIGHT) WILL BE USED ALONG THIS SOUTHERLY BOUNDARY TO ACCOMMODATE THE EXISTING SLOPE.

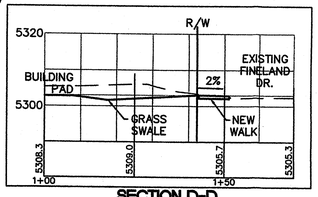
APPROXIMATE EARTHWORK

CUT (CY)	FILL (CY)	NET (CY)
30,185	11,320	18,866 CUT

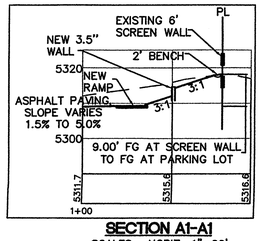
(EARTHWORK VOLUME IS UNADJUSTED)

LEGEND

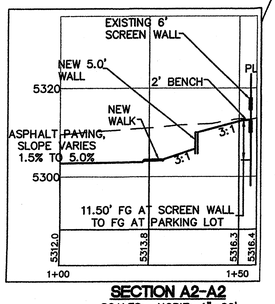
- 5310 — EXISTING CONTOUR LABEL
- SF — (SF) PROPOSED SILT FENCE
- VTC — PROPOSED VEHICLE TRACKING CONTROL
- IP CS — PROPOSED INLET PROTECTION AND CURB SOCKS
- PROPOSED SLOPE AND FLOW DIRECTION
- PROPOSED STORM DRAIN
- PROPOSED INLET BOX
- PROPOSED OUTLET STRUCTURE
- FG — PROPOSED CURB CHASE



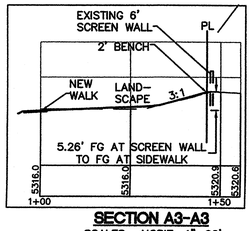
SECTION D-D
SCALES: HORIZ: 1"=20'
VERT: 1"=20'



SECTION A1-A1
SCALES: HORIZ: 1"=20'
VERT: 1"=20'



SECTION A2-A2
SCALES: HORIZ: 1"=20'
VERT: 1"=20'



SECTION A3-A3
SCALES: HORIZ: 1"=20'
VERT: 1"=20'

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

OLSSON ASSOCIATES
143 Union Boulevard, Suite 700
Lakewood, CO 80228-1825
TEL 720.962.5072
FAX 720.962.6195
www.oaconsulting.com

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: McMAHON MARKETPLACE
PRELIMINARY GRADING AND DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO. ____ ZONE MAP NO. A-11 SHEET 2 OF 2 GR1

AS BUILT INFORMATION
CONTRACTOR
WORK STARTED BY DATE
INSPECTOR'S ACCEPTANCE BY DATE
AS-BUILTED BY DATE
VERIFICATION BY
CORRECTED BY DATE
MICRO-FILM INFORMATION
RECORDED BY DATE
NO.

BENCH MARKS

SURVEY INFORMATION
FIELD NOTES
NO. BY DATE

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
		DESIGNED BY: DS	DATE: 05-10-07
		DRAWN BY: DS	DATE: 05-10-07
		DRAWN NAME: EPC/GR1.DWG	JOB NO.: 006-1497
		CHECKED BY: WEP	DATE: 05-10-07

[TB.dwg] [EXTOPO.dwg] [EXBASE.dwg] [SITEVIBEPOBASE-B-0A.dwg] [PRTOPO0510O7.dwg] [PRBASE.dwg]
Drawing name: F:\Projects\2006\497\LDD RPS Unser & McMahon\dwg\P&Z\EPC\2007-05-09\GR1.dwg May 18, 2007 - 8:39am

EXISTING CONDITIONS MAP

TRACT 16A-1

PARADISE NORTH

AND

TRACT E-1-A-1

CRESTVIEW SUBDIVISION

WITHIN

THE TOWN OF ALAMEDA GRANT

IN

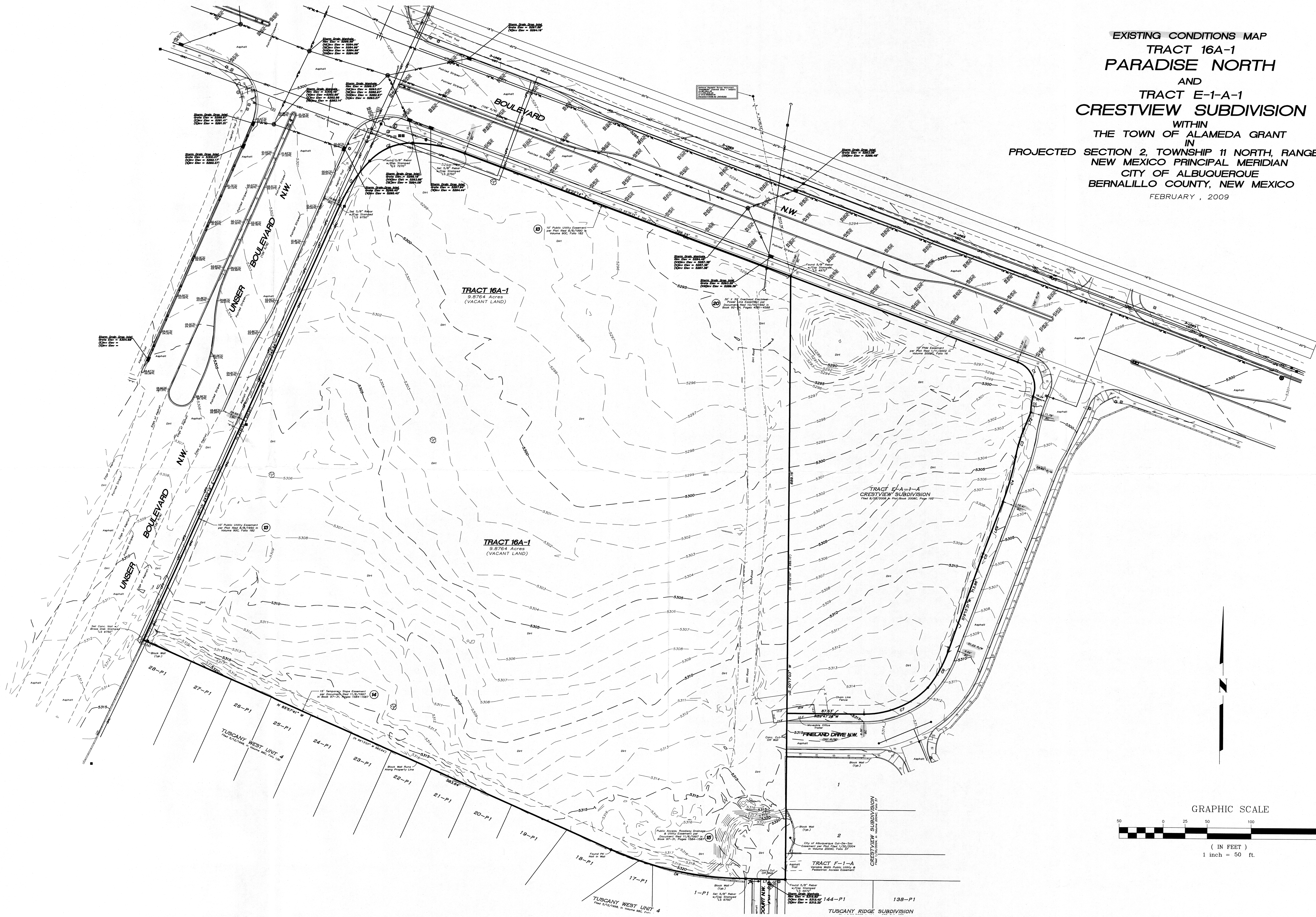
PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

FEBRUARY , 2009



GRAPHIC SCALE

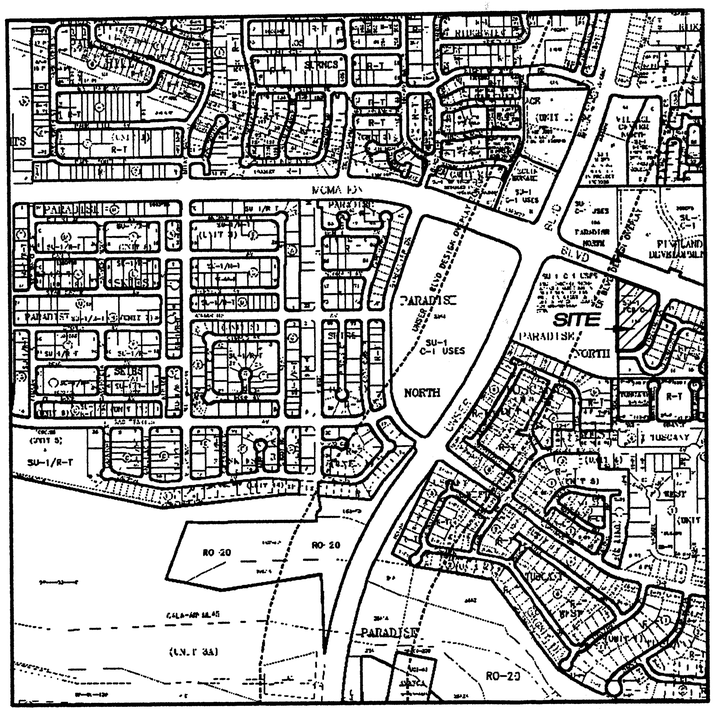
50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

SURV TEK, INC.

Consulting Surveyors

9384 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:

1-011-056-355-256-104-16

Jeffrey Fine

Isabel Cheung — 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:

A. 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.

B. PNM Gas Services 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, 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

A. Show the Public Easements Vacated by 07 DRB–70116.

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.

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 Surveyor's; 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

STATE OF NEW MEXICO — PROFESSIONAL SURVEYOR — No. 9750 — RUSS P. HUGG

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:

Fernando Vigil — PNM Electric Services	July 3, 2008 — Date
Fernando Vigil — PNM Gas Services	July 3, 2008 — Date
Rosalie Kupfer — QWest Corporation	7-3-2008 — Date
Comcast	7.2.08 — Date
New Mexico Utilities, Inc.	7/28/08 — 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 A. Cliff Wilson — City Surveyor, Department of Municipal Development	July 9, 2008 — Date
N/A — Real Property Division	Date
N/A — Environmental Health Department	Date
Traffic Engineering, Transportation Division	8/1/08 — Date
ABCWUA	7-23-08 — Date
Christine Sandoval — Parks and Recreation Department	7/23/08 — Date
Bradley L Bingham — AMAFCA	7/23/08 — Date
City Engineer	7-23-08 — Date
Jack Cloud — DRB Chairperson, Planning Department	8-25-08 — Date

DOC# 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

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

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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
COUNTY OF DADE SS

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: _____

MARIELENA DIAZ
Notary Public - State of Florida
My Commission Expires Apr 15, 2009
Commission # DD 383596
Bonded By National Notary Assn.

ACKNOWLEDGMENT

STATE OF FL
COUNTY OF DADE SS

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: _____

MARIELENA DIAZ
Notary Public - State of Florida
My Commission Expires Apr 15, 2009
Commission # DD 383596
Bonded By National Notary Assn.

ACKNOWLEDGMENT

STATE OF New York
COUNTY OF Nassau SS

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. 01BE6101256
Qualified in Nassau County
Commission Expires November 10, 2011

DOC# 2008095504
08/25/2008 03:59 PM Page: 2 of 4
tyPLAT R:$22.00 B: 2008C P: 0192 M. Toulous Olivere, Bernalillo Cour

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 9759
RUSS P. HUGG

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

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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

106' R/W

McMAHON BOULEVARD N.W.

106' R/W

156' R/W

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

S 69°22'14" E 275.72'

Fd. 5/8" Rebar and cap stamped "L.S. 7270"

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

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)

C1 C2 C3

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

N 77°01'56" W 8017.42'

499.13'

254.83'

N.W.

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 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

FINELAND DRIVE Existing 50' R/W

S20°37'46"W

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

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

C4

N 00°17'03" E

87.63'

N89°47'26"W

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

FINELAND DRIVE N.W.
50' R/W

1

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

2

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

EXISTING BOUNDARIES AND EASEMENTS

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

DOC# 2008095504
08/25/2008 03:59 PM Page: 3 of 4
typPLAT R:$22.00 B: 2008C P: 0192 M. Toulous Olivere, Bernalillo Cour

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 9750
RUSS P. HUGG

SHEET 3 OF 4

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

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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)

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)

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

499.13'

Filed August 8, 1990 in Volume 90C, Folio 182

TRACT 16A-1 PARADISE NORTH

TRACT E-1-A-1

2.3774 Ac.

N 00°17'03" E

254.83'

S20°37'46"W

FINELAND DRIVE N.W.

50' DEDICATED PUBLIC R/W

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

87.63'

S 89°47'26" E

FINELAND DRIVE N.W.

50' R/W

GRAPHIC SCALE

80 40 20 0 40 120

(IN FEET)

1 inch = 40 ft.

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

DOC# 2008095504

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

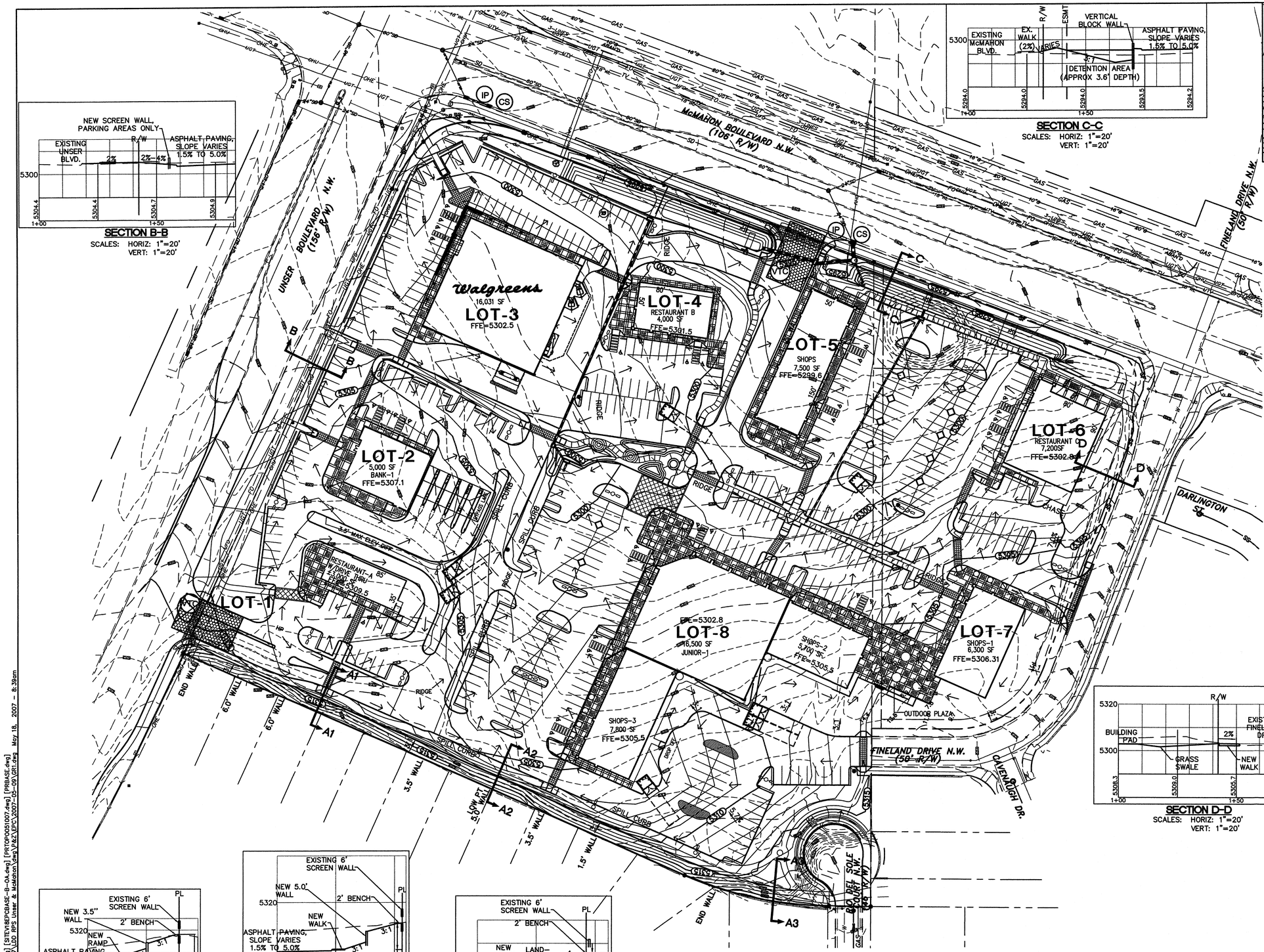
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	47.18'	30.00'	30.05'	42.46'	S24°24'44"E	90°06'00"
C2	27.01'	77.37'	13.64'	26.87'	S04°43'47"W	19°59'59"
C3	34.20'	74.64'	17.40'	33.90'	S07°36'31"W	26°15'06"
C4	121.44'	100.00'	69.47'	114.11'	S55°25'10"W	69°34'38"
C5	33.47'	159.00'	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"

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750 RUSS P HUGG

SHEET 4 OF 4

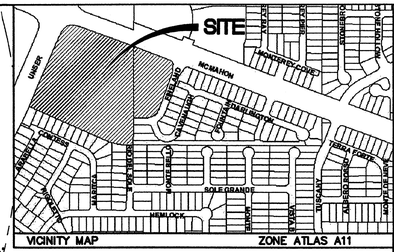
SURVTEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377

P:\Rusty\080271\dwg\080271 SHT4.dwg, 6/16/2008 5:34:23 PM



SECTION B-B
SCALES: HORIZ: 1"=20'
VERT: 1"=20'

SECTION C-C
SCALES: HORIZ: 1"=20'
VERT: 1"=20'



LEGAL DESCRIPTION

TRACT 16A-1 PARADISE NORTH AND TRACT E-A-1 CRESTVIEW SUBDIVISION, CITY OF ALBUQUERQUE, COUNTY OF BERNALILLO, STATE OF NEW MEXICO

GRADING NARRATIVE

THIS SITE IS BOUNDED BY THREE EXISTING STREETS (TO THE WEST, NORTH AND EAST) AND AN EXISTING RESIDENTIAL DEVELOPMENT (TO THE SOUTH).

THE EXISTING TOPOGRAPHY SLOPES GENERALLY FROM THE SOUTHWEST TO THE NORTHEAST WITH A SLOPE OF APPROXIMATELY 2.7%. AN EXCEPTION TO THIS IS ALONG THE SOUTHERLY BOUNDARY WHERE THE GROUND FALLS AWAY FROM THE EXISTING RESIDENTIAL DEVELOPMENT CREATING A SLOPE OF 12.5% ONTO THIS SITE.

A 3:1 SLOPE DOWN TO A RETAINING WALL (WHICH WILL VARY FROM 0' TO 5' IN HEIGHT) WILL BE USED ALONG THIS SOUTHERLY BOUNDARY TO ACCOMMODATE THE EXISTING SLOPE.

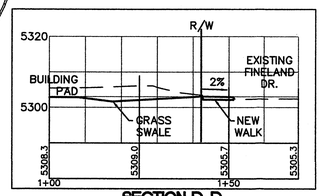
APPROXIMATE EARTHWORK

CUT (CY)	FILL (CY)	NET (CY)
30,185	11,320	18,866 CUT

(EARTHWORK VOLUME IS UNADJUSTED)

LEGEND

- 5310 — EXISTING CONTOUR LABEL
- SF — PROPOSED SILT FENCE
- VTC — PROPOSED VEHICLE TRACKING CONTROL
- IP CS — PROPOSED INLET PROTECTION AND CURB SOCKS
- PROPOSED SLOPE AND FLOW DIRECTION
- PROPOSED STORM DRAIN
- PROPOSED INLET BOX
- PROPOSED OUTLET STRUCTURE
- FG — PROPOSED CURB CHASE



SECTION D-D
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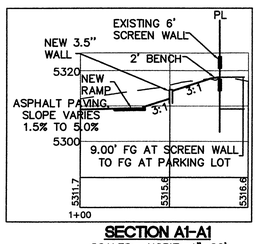
VERT: 1"=20'



SECTION A1-A1
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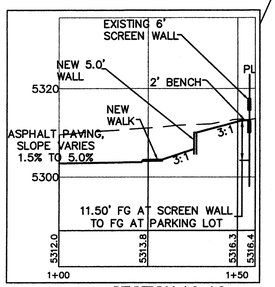
VERT: 1"=20'



SECTION A2-A2
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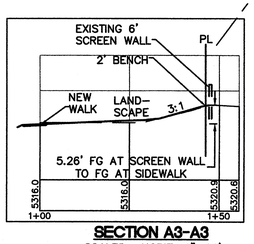
VERT: 1"=20'



SECTION A3-A3
SCALES: HORIZ: 1"=20'
VERT: 1"=20'

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

AS BUILT INFORMATION		
CONTRACTOR		DATE
WORK STAKED BY		
ACCEPTANCE BY		DATE
FIELD VERIFICATION BY		DATE
DRAWINGS CORRECTED BY		DATE
MICRO-FILM INFORMATION		
RECORDED BY		DATE
NO.		

SURVEY INFORMATION		
BENCH MARKS		
FIELD NOTES	BY	DATE
NO.		

ENGINEER'S SEAL

NO.	DATE	REMARKS	BY
		REVISIONS	
		DESIGN	
		DESIGNED BY: DS	DATE: 05-10-07
		DRAWN BY: DS	DATE: 05-10-07
		DRAWN NAME: EPC/GR1.DWG	JOB NO.: 006-1497
		CHECKED BY: WEP	DATE: 05-10-07

OLSSON ASSOCIATES
143 Union Boulevard, Suite 700
Lakewood, CO 80228-1826
TEL 720.962.6072
FAX 720.962.6196
www.oaconsulting.com

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

TITLE: McMAHON MARKETPLACE
PRELIMINARY GRADING AND DRAINAGE PLAN

DESIGN REVIEW COMMITTEE	CITY ENGINEER APPROVAL	LAST DESIGN UPDATE	MO./DAY/YR.	MO./DAY/YR.

CITY PROJECT NO.	ZONE MAP NO.	SHEET 2 OF 2
	A-11	GR1

[TB.dwg] [EXTOPO.dwg] [EXBASE.dwg] [SITEVIBEPCBASE-B-DA.dwg] [PRTOPO051007.dwg] [PRTBASE.dwg]
Drawing name: F:\Projects\2006\497\LDD RFS Unser & McMahon\Civil\GEO\2007-05-09\GR1.dwg May 18, 2007 - 8:39am

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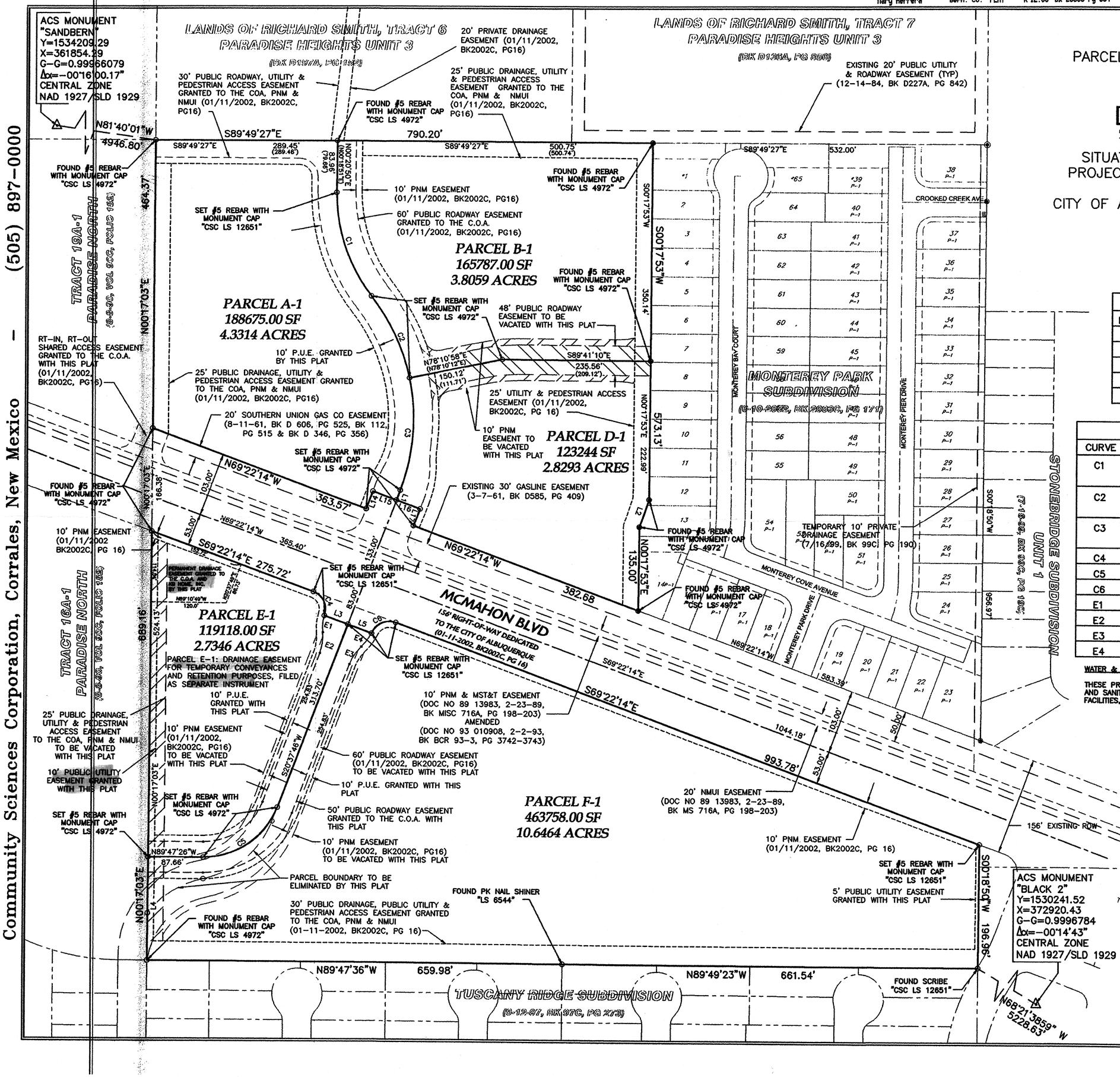
5994104
Page: 2 of 2
11/21/2003 01:54P
Mary Herrera Bern. Co. PLAT R 12.00 Bk-2003C Pg-354

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 UTILITITES, INC. FACILITIES, AND NOT THE CITY OF ALBUQUERQUE.

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

community sciences corporation
Albuquerque / Phoenix
LAND PLANNING ENGINEERING LAND SURVEYING
4481 CORRALES ROAD, P.O. BOX 1328
CORRALES, NEW MEXICO 87048-1328
Voice (505) 897-0000 fax (505) 898-5195

2 of 2

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

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

PARCEL D-1-A FINELAND DEVELOPMENT
(11-21-2003, VOL 2003C, FOLIO 354)

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

TRACT 16A-1
PARADISE NORTH
(8-8-90, VOL 90C, FOLIO 182)

FOUND #5 REBAR W/CAP STAMPED "LS 7476"

(S69°22'14"E 275.72')
S69°22'14"E 275.72'

(N00°17'03"E 689.16')
499.13'

WALL ENCROACHMENT/SIGHT LINE EASEMENT GRANTED BY THIS PLAT SEE SHT. 4 DET. A

MCMAHON BLVD. N.W.
150' RIGHT-OF-WAY
(01-11-2002, BK2002C, PG 16)

103.00'
53.00'

PERMANENT DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE AND KB HOME, INC. (11/21/2003 BK2003C, PG 354)

10' PNM EASEMENT (11/21/2003 BK2003C, PG 354)

TRACT E-1-A
(11/21/2003, BK 2003C, PG 354)

TRACT E-1-A: BLANKET DRAINAGE EASEMENT FOR TEMPORARY STORMWATER CONVEYANCE AND RETENTION PURPOSES, GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT

10' PUBLIC DRAINAGE & UTILITY EASEMENT GRANTED TO THE COA, PNM & NMUI (11/21/2003 BK2003C, PG 354)

10' PUBLIC UTILITY EASEMENT (11/21/2003 BK2003C, PG 354)

WALL ENCROACHMENT/ SIGHT LINE EASEMENTS GRANTED BY THIS PLAT SEE SHT. 4 DET. B

FUTURE CUL-DE-SAC DEDICATION (BY OTHERS)

FINELAND DRIVE N.W.
50' RIGHT-OF-WAY
DEDICATED BY THIS PLAT

CAVENAUGH DR. N.W.
46.00' R/W

DARLINGTON PLACE N.W.
46.00' R/W

FOUNTAIN COURT N.W.
46.00' R/W

Lot 1 0.1658 acres
Lot 2 0.1895 acres
Lot 3 0.1806 acres
Lot 4 0.1285 acres
Lot 5 0.1161 acres
Lot 6 0.1154 acres
Lot 7 0.1154 acres
Lot 8 0.1639 acres
Lot 9 0.1732 acres
Lot 10 0.1243 acres
Lot 11 0.1243 acres
Lot 12 0.1243 acres
Lot 13 0.1243 acres
Lot 14 0.1565 acres
Lot 15 0.1738 acres
Lot 16 0.1288 acres
Lot 17 0.1206 acres
Lot 18 0.1205 acres
Lot 19 0.1668 acres
Lot 20 0.1524 acres
Lot 21 0.1286 acres
Lot 22 0.1500 acres
Lot 23 0.1422 acres
Lot 24 0.1644 acres
Lot 25 0.1666 acres
Lot 26 0.1751 acres
Lot 27 0.1800 acres
Lot 28 0.1309 acres
Lot 29 0.1403 acres
Lot 30 0.1292 acres
Lot 31 0.1280 acres
Lot 32 0.1286 acres
Lot 33 0.1286 acres
Lot 34 0.1286 acres
Lot 35 0.1286 acres
Lot 36 0.1286 acres
Lot 37 0.1286 acres
Lot 38 0.1503 acres

567.63'
(N69°22'14"W 993.78')

10' PNM EASEMENT (11/21/2003 BK2003C, PG 354)

10' P.U.E.

TRACT F-1-A
VARIABLE WIDTH PUBLIC UTILITY & PEDESTRIAN ACCESS EASEMENT

30' PUBLIC UTILITY AND PEDESTRIAN ACCESS EASEMENT GRANTED TO THE COA, PNM & NMUI (11-21-2003, BK2003C, PG 354)

CUL-DE-SAC EASEMENT GRANTED TO THE C.O.A. BY THIS PLAT

FOUND #5 REBAR W/CAP STAMPED "CSC LS 4972"

FOUND PK NAIL W/SHINER STAMPED "LS 6544"

N89°48'18"W 660.06'
(N89°47'36"W 659.98')

TUSCANY RIDGE SUBDIVISION
(9/12/97, BK 97C, PG 273)

MONUMENT LEGEND

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

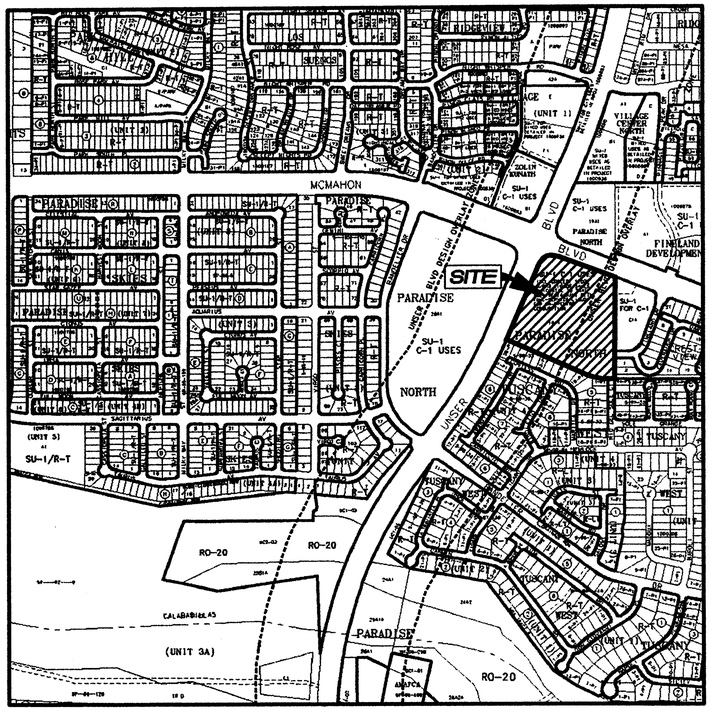
SCALE: 1"= 50'

SHEET 2 OF 4

PATH:	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

community sciences corporation
LAND PLANNING ENGINEERING SURVEYING
P.O. Box 1326 Corrales, N.M. 87048

2004012901
6666985
Page: 2 of 4
01/30/2004 02:55P
Bk-2004C Pg-37
Maru Herrera Bern. Co. PLAT R 22.00



VICINITY MAP
Not To Scale

GENERAL NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone – NAD27).
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
8. 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:

A. 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.

B. PNM Gas Services 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, 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

A. Divide the Two (2) existing Tracts into Nine (9) new Lots.

B. Show the Public Easements Vacated by 07 DRB_____.

C. Grant the new Public and Private Easements as shown hereon.

D.. 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

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

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.

PRELIMINARY PLAT APPROVED BY DRB ON 8/01/07

City Approvals:

_____ City Surveyor, Department of Municipal Development — 7-3-07 Date

_____ Real Property Division — Date

_____ Environmental Health Department — Date

_____ Traffic Engineering, Transportation Division — Date

_____ Utilities Development — Date

_____ Parks and Recreation Department — Date

_____ AMAFCA — Date

_____ City Engineer — Date

_____ DRB Chairperson, Planning Department — Date

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 Surveyor's; 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 12, 2007

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750 RUSS P. HUGG

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

070359_SHTS 1–3. DWG

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, 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 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 covenents 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

TRACT 16A-1, PARADISE NORTH

Mark Gonzales

Jennie Gonzales, his wife

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.

Notary Public

My Commission expires:

MARIELENA DIAZ
Notary Public - State of Florida
My Commission Expires Apr 15, 2009
Commission # DD 383596
Bonded By National Notary Assn.

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.

Notary Public

My Commission expires:

MARIELENA DIAZ
Notary Public - State of Florida
My Commission Expires Apr 15, 2009
Commission # DD 383596
Bonded By National Notary Assn.

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.

Notary Public

My Commission expires:

ELIZABETH LOCURTO
Notary Public - State of New York
No. 52-4636837
Qualified in Suffolk County
My Commission Expires July 31, 2010

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.

Notary Public

My Commission expires: 5/1/09

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 Elsie Gonzales, a single woman.

Notary Public

My Commission expires: 5/1/09

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 9750
RUSS P. HUGG

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

070359_SHTS 1-3. DWG

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

EXISTING BOUNDARIES AND EASEMENTS

TRACT 19A-1
PARADISE NORTH

PARCEL A-1
FINELAND DEVELOPMENT

McMAHON BOULEVARD N.W. (106' R/W)

156' R/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-G=0.9996638
Elevation=5415.16 (NGVD29)

S77°11'00"E
7521.36'

Fd. 5/8" Rebar and cap stamped "L.S. 7270"

S 69°22'14" E (S69°38'24"E, 396.25')

671.97'

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

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

Permanent Drainage Easement per Plat filed 11/21/2003 in Volume 2003C, Folio 354 VACATED BY 07 DRB_____ (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

254.83'

C1 C2 C3 C6 C7 C8

545.94'

UNSER BOULEVARD N.W. (156' R/W)

(N 23°46'53" E, 545.94')

N 24°02'19" E

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_____

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

(S 00°00'00" W, 101.89')

S20°37'46"W

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

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

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

S30°29'54"E 3427.78'

C4

87.63'

N89°47'26"W

FINELAND DRIVE N.W. 50' R/W

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

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

Public Access, Roadway Drainage and Utility Easement per Document filed November 6, 1997 in Book 97-31, Pages 1584-1587

15' Temporary Slope Easement per Document filed 11/6/1997 in Book 97-31, Pages 1584-1587 VACATED BY 07 DRB_____ (Cross hatched area)

Set Concrete Nail and brass disc stamped "L.S. 9750"

N 65°57'41" W (N 66°13'07"W, 583.64')

583.64'

C5 Set 5/8" Rebar and cap stamped "L.S. 9750"

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

L1 L2

1

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

2

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

138-P1

144-P1

TUSCANY RIDGE SUBDIVISION
Filed 9/12/1997, in Volume 97C, Folio 273
145-P1

RIO DEL SOLE COURT N.W. (48' R/W)

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

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

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-G=0.9996675
Elevation=5273.829 (NGVD29)

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 9750
RUSS P. HUGG

SHEET 3 OF 6

070359_SHTS 1-3. DWG

SURVTEK, 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, 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

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____.

TRACT 19A-1
PARADISE NORTH

PARCEL A-1
FINELAND DEVELOPMENT

106' DEDICATED PUBLIC R/W

156' DEDICATED PUBLIC R/W

McMAHON BOULEVARD N.W.

UNSER BOULEVARD N.W.
156' DEDICATED PUBLIC R/W

FINELAND DRIVE N.W.
50' DEDICATED PUBLIC R/W

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

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

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

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

Fd. 5/8" Rebar and cap stamped "L.S. 7270"

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

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

20' Public Sanitary Sewer and Water Easement granted to New Mexico Utilities, Inc. by Document filed _____
20' Public Sanitary Sewer and Water Easement granted to the City of Albuquerque by this plat.

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

30' Public Sanitary Sewer and Water Easement granted to New Mexico Utilities, Inc. by Document filed _____
30' Public Sanitary Sewer and Water Easement granted to the City of Albuquerque by this plat.

15' Public Sanitary Sewer and Water Easement granted to New Mexico Utilities, Inc. by Document filed _____
15' Public Sanitary Sewer and Water Easement granted to the City of Albuquerque by this plat.

Existing Public Access, Roadway Drainage and Utility Easement per Document filed 11/6/1997 Book 97-31, Pages 1584-1587

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.

LOT 1 1.1358 Ac.
LOT 2 1.2102 Ac.
LOT 3 1.6599 Ac.
LOT 4 0.9181 Ac.
LOT 5 0.8270 Ac.
LOT 6 0.2541 Ac.
LOT 7 1.3755 Ac.
LOT 8 0.7205 Ac.
LOT 9 3.9847 Ac.

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
1 City of Albuquerque Cul-De-Sac Easement per Plat Filed 1/30/2004 in Volume 2004C, Folio 37
2

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

TUSCANY RIDGE SUBDIVISION
Filed 9/12/1997, in Volume 97C, Folio 273
138-P1
144-P1
145-P1

TUSCANY WEST UNIT 4
Filed 5/12/1998, in Volume 98C, Folio 130
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

FINO DEL SOL COURT N.W.

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

STATE OF NEW MEXICO PROFESSIONAL SURVEYOR No. 9750 RUSS P. HUNG

SHEET 4 OF 6

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

070359_SHTS 4-6

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

McMAHON BOULEVARD N.W.

UNSER BOULEVARD N.W.

FINELAND DRIVE N.W. 50' DEDICATED PUBLIC R/W

Fd. 5/8" Rebar and cap stamped "L.S. 7270"

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

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

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

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)

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)

20' Public Sanitary Sewer and Water Easement granted to New Mexico Utilities, Inc. by Document filed
Public Sanitary Sewer and Water Easement granted to the City of Albuquerque by this plat.

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

30' Public Sanitary Sewer and Water Easement granted to New Mexico Utilities, Inc. by Document filed
Public Sanitary Sewer and Water Easement granted to the City of Albuquerque by this plat.

15' Public Sanitary Sewer and Water Easement granted to New Mexico Utilities, Inc. by Document filed
Public Sanitary Sewer and Water Easement granted to the City of Albuquerque by this plat.

Existing Public Access, Roadway Drainage and Utility Easement per Document filed 11/18/1997 Book 97-31, Pages 1584-1587

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.

LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5 | LOT 6 | LOT 7 | LOT 8 | LOT 9

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

1 | 2 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

TUSCANY RIDGE SUBDIVISION
Filed 9/12/1997, in Volume 97C, Folio 273
138-P1 | 144-P1 | 145-P1

TUSCANY WEST UNIT 4
Filed 5/12/1998, in Volume 98C, Folio 130
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

RIO DEL SOLE COURT N.W.

EASEMENT DETAILS

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 9750
RUSS P. HUGG

SHEET 5 OF 6

070359_SHTS 4-6

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

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

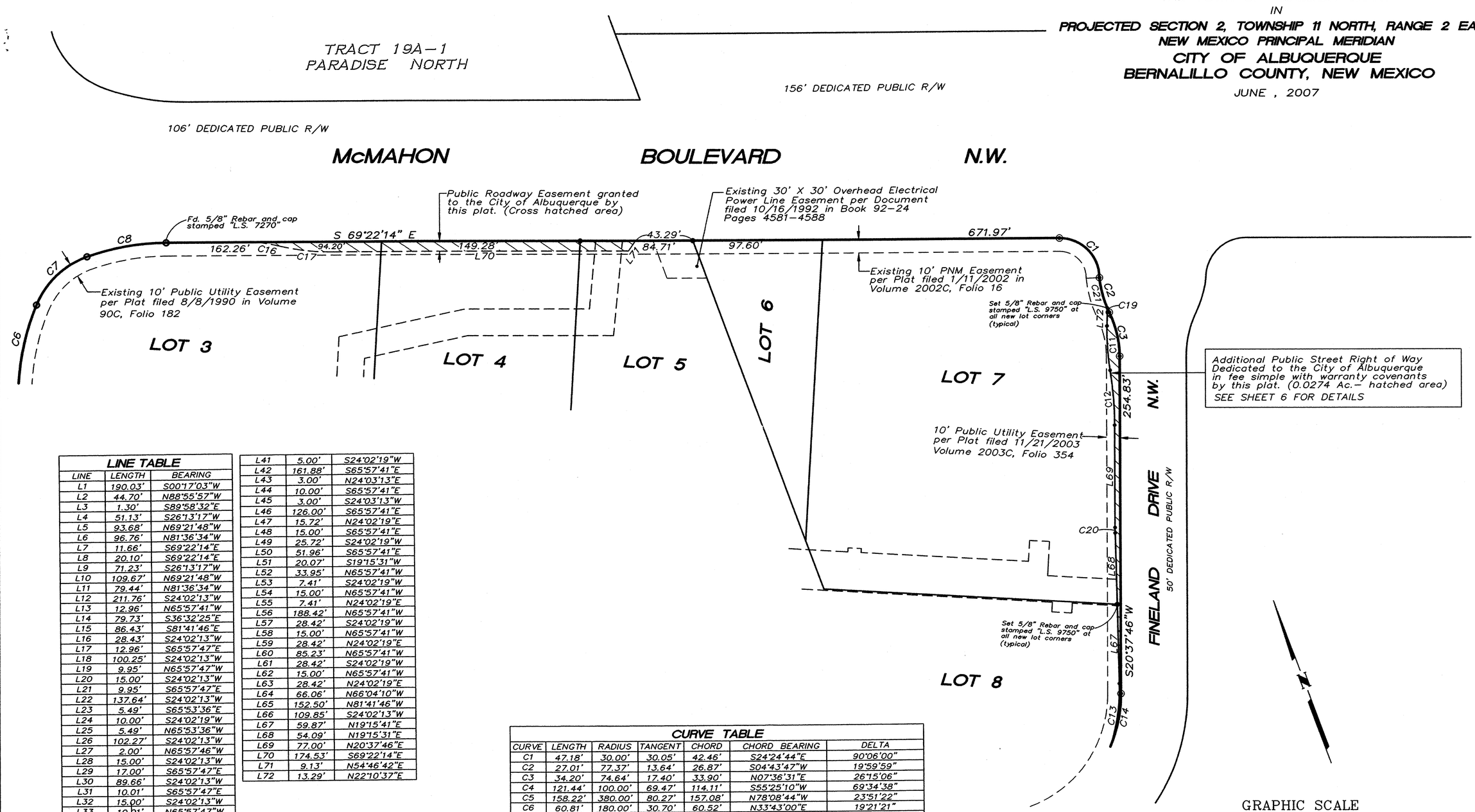
THE TOWN OF ALAMEDA GRANT

IN

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

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JUNE , 2007



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	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 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'	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'	S06°00'16"W	17°27'02"

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750 RUSS P. HUGG

SHEET 6 of 6

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

070359_SHTS 4-6

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

PARCEL A-1
FINELAND DEVELOPMENT

TRACT 19A-1
PARADISE NORTH

National Geodetic Survey Monument
"SANDBERN" (Central Zone - NAD27)
X=361,854.29
Y=1,534,209.29
G-G=0.99966079
Elevation=5456.92 (NGVD29)

McMAHON BOULEVARD N.W. (106' R/W)

FINELAND DRIVE N.W. (156' R/W)

S 69°22'14" E 671.97'

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

Fd. 5/8" Rebar and cap stamped "L.S. 7270"

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

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

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

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

254.83'

N 74°34'35" W 4577.35'

545.94'

C1 C2 C3 C4 C5 C6 C8

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_____

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

(S 00°02'00" W 688.10')

S20°37'46"W

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

87.63'
N89°47'26"W

FINELAND DRIVE N.W.
50' R/W

1

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

2

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 138-P1

TUSCANY RIDGE SUBDIVISION
Filed 9/12/1997, in Volume 97C, Folio 273
145-P1

RIO DEL SOLE COURT N.W. (48' R/W)

L1 L2

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

Public Access, Roadway Drainage & Utility Easement per Document filed 11/6/1997 in Book 97-31, Pages 1584-1587

UNSER BOULEVARD (156' R/W)

N 24°02'19" E

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

15' Temporary Slope Easement per Document filed 11/6/1997 in Book 97-31, Pages 1584-1587 VACATED BY 07 DRB_____ (Cross hatched area)

Set Concrete Nail and brass disc stamped "L.S. 9750"

N 65°57'41" W

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

583.64'

C5

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

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

EXISTING BOUNDARIES AND EASEMENTS

25 0 50 200 50 50
(IN FEET)
1 inch = 100 ft.

VACATION EXHIBIT B
Date 8/01/07

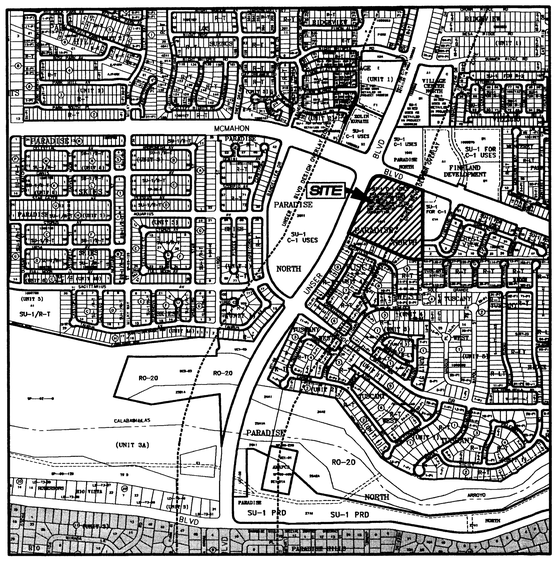
070359_SHTS 1-3. DWG

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

SITE MAP

A.L.T.A./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



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 5777, as Document No. 1998107548 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. 97117085, 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 effect 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. 85–98114, in Book Misc. 428A, 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 Judgement 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. 85–43889, 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 refiled 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 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 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 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. 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, Tuscany 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 78°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–P1 Tuscany 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 Tuscany 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, Tuscany 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 "L.S. 7270", found in place); Thence,

Northeasterly, 54.32 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), 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 "L.S. 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. 350010C0104 E, Effective Date November 19, 2005.

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 Elsie 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
NMPS 9750
June 17, 2005
REVISED OCTOBER 17, 2005

PROFESSIONAL SURVEYOR
STATE OF
No. 9750
NEW MEXICO
RUSS P. HUGG

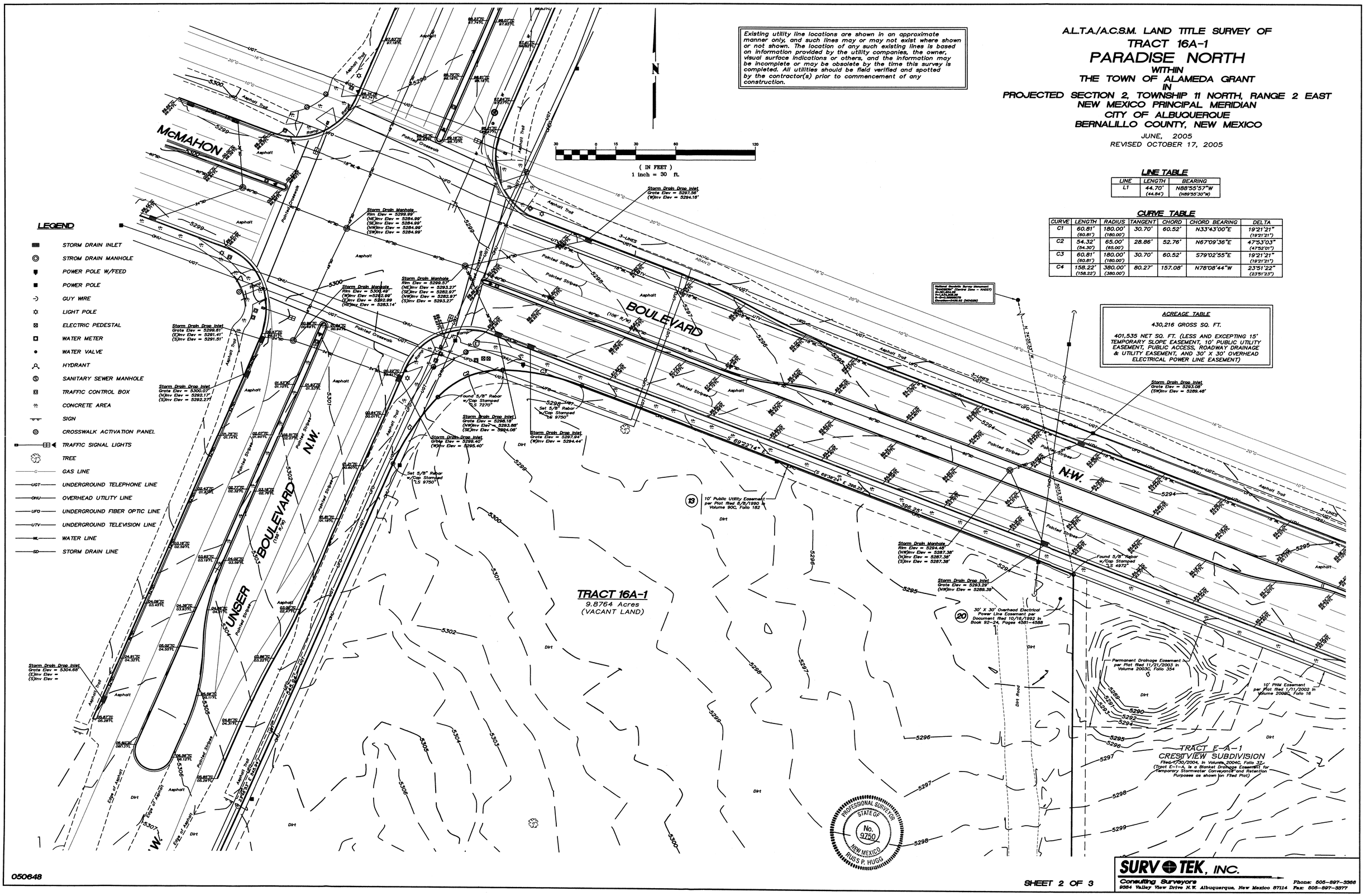
050648

SURV TEK, INC.
Consulting Surveyors
2384 Valley View Drive N.W. Albuquerque, New Mexico 87114
Phone: 505–897–3366
Fax: 505–897–3377

A.L.T.A./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.



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
- WL — WATER LINE
- SD — STORM DRAIN LINE

LINE TABLE

LINE	LENGTH	BEARING
L1	44.70' (44.84')	N88°55'57"W (N89°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")
C2	54.32' (54.30')	65.00' (65.00')	28.86'	52.76'	N67°09'36"E	47°53'03" (47°52'01")
C3	60.81' (60.81')	180.00' (180.00')	30.70'	60.52'	S79°02'55"E	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°51'23")

ACREAGE TABLE

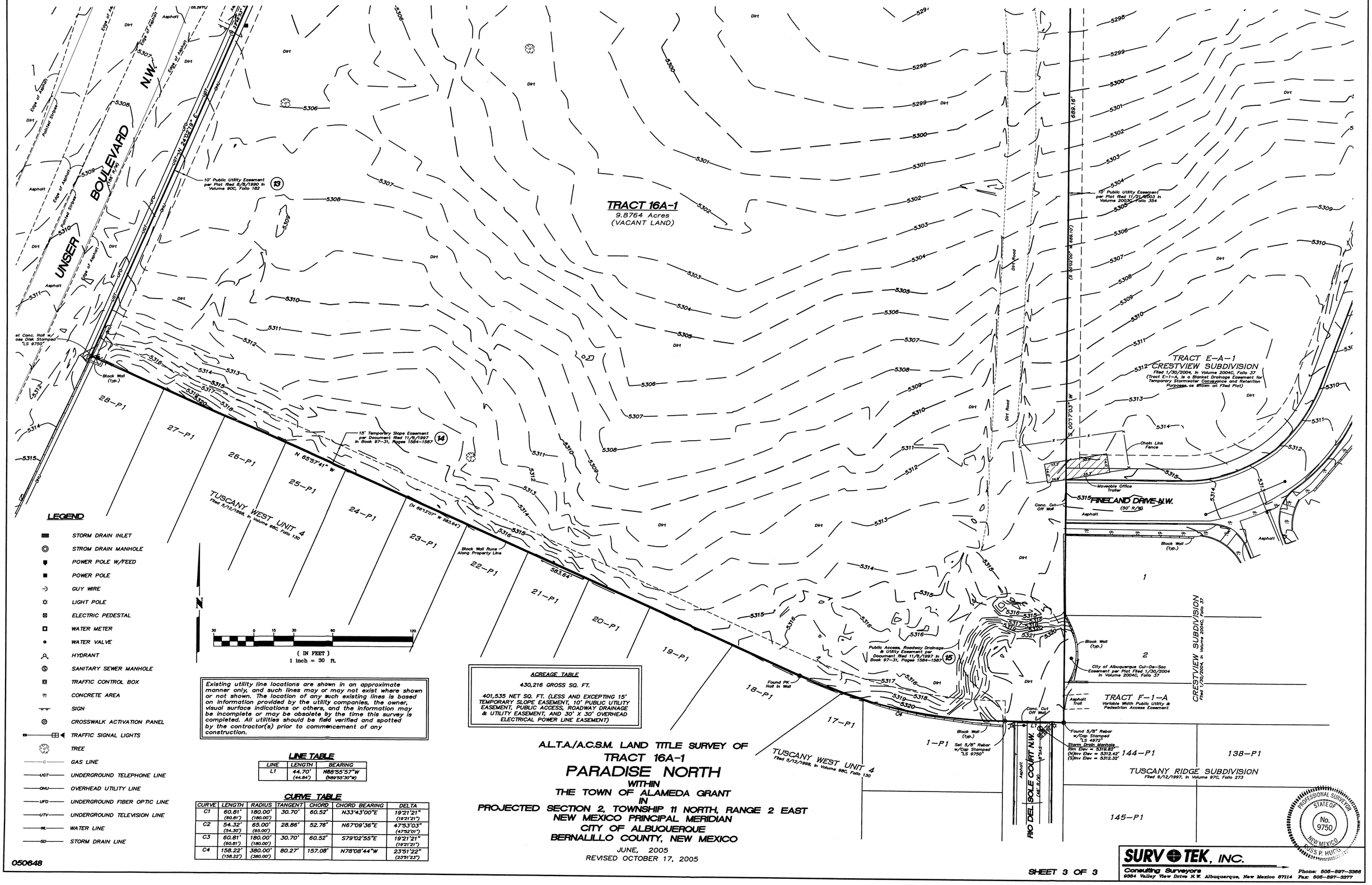
430,216 GROSS SQ. FT.

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)

050648

SHEET 2 OF 3

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



A.L.T.A./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

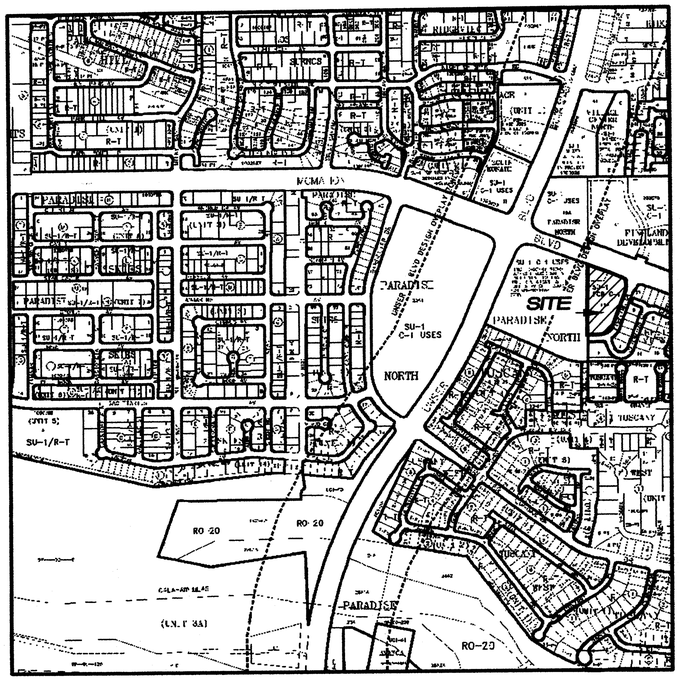
JUNE, 2005
REVISED OCTOBER 17, 2005

050648

SHEET 3 OF 3

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

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 9750
RUSS P. HUCUS



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:

A. 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.

B. PNM Gas Services 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, 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

A. Show the Public Easements Vacated by 07 DRB–70116.

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.

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 Surveyor's; 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

STATE OF NEW MEXICO PROFESSIONAL SURVEYOR No. 9750 RUSS P HUGG

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:

Fernando Vigil — PNM Electric Services	July 3, 2008 — Date
Fernando Vigil — PNM Gas Services	July 3, 2008 — Date
Rosalie Kupfer — 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 R. Cliff Wilson — City Surveyor, Department of Municipal Development	July 9, 2008 — 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

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

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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
COUNTY OF DADE SS

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: _____

MARIELENA DIAZ
Notary Public - State of Florida
My Commission Expires Apr 15, 2009
Commission # DD 383596
Bonded By National Notary Assn.

ACKNOWLEDGMENT

STATE OF FL
COUNTY OF DADE SS

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: _____

MARIELENA DIAZ
Notary Public - State of Florida
My Commission Expires Apr 15, 2009
Commission # DD 383596
Bonded By National Notary Assn.

ACKNOWLEDGMENT

STATE OF New York
COUNTY OF Nassau SS

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. 01BE6101256
Qualified in Nassau County
Commission Expires November 10, 2011

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 9750
RUSS P. HUGG

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

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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

106' R/W

McMAHON BOULEVARD N.W.

106' R/W

156' R/W

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

S 69°22'14" E 275.72'

C1

Fd. 5/8" Rebar and cap stamped "L.S. 7270"

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

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)

C2

C3

N 77°01'56" W 807.42'

499.13'

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

254.83'

N.W.

FINELAND DRIVE Existing 50' R/W

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 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

S20°37'46"W

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

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

N 00°17'03" E

C4

87.63'

N89°47'26"W

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

FINELAND DRIVE N.W.
50' R/W

1

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

2

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

EXISTING BOUNDARIES AND EASEMENTS

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 9750
RUSS P. HUGG

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

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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

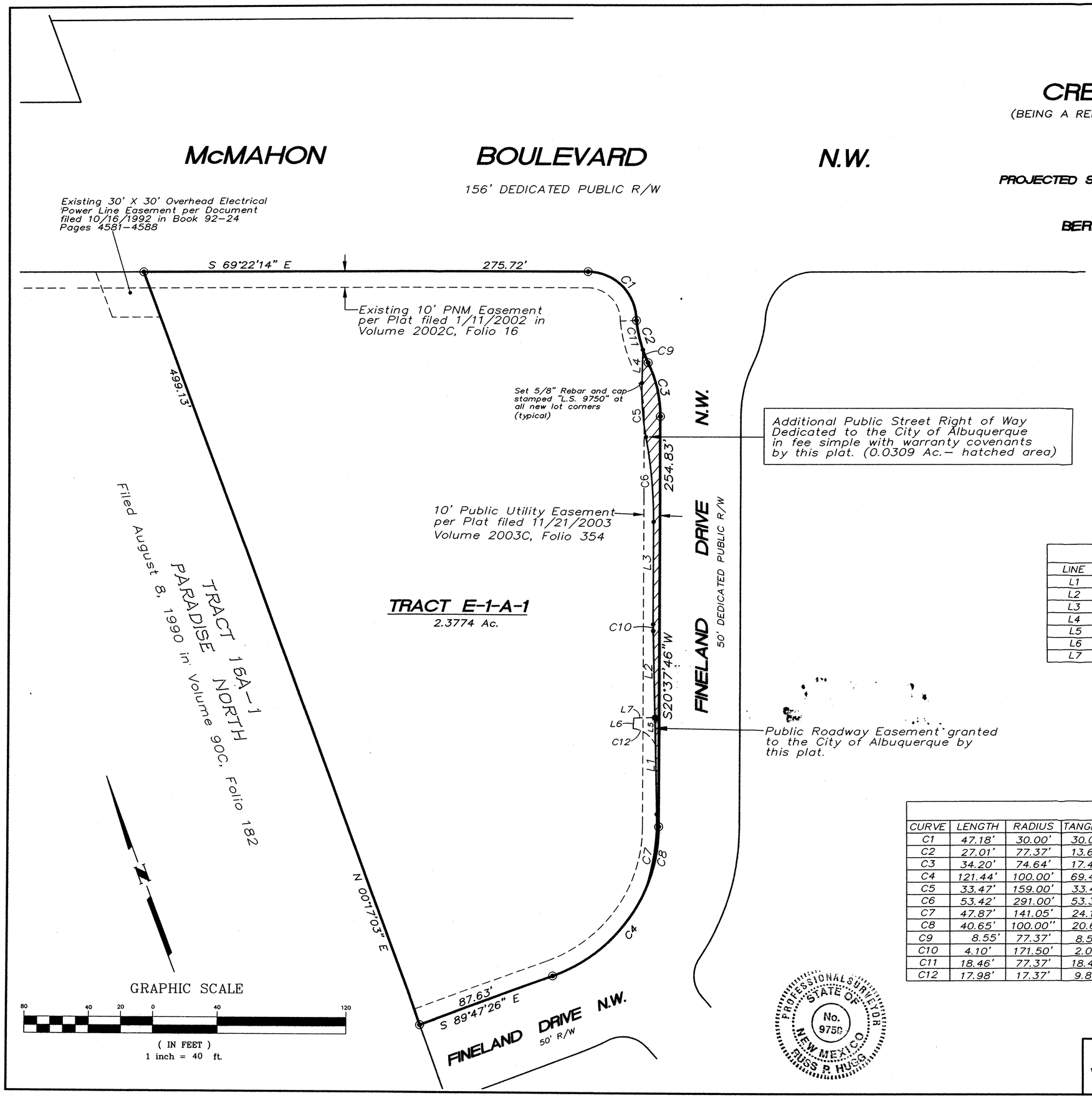
PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

JUNE, 2008



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"

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750 RUSS P. HUGG

SHEET 4 OF 4

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

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Site Map

A.L.T.A./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

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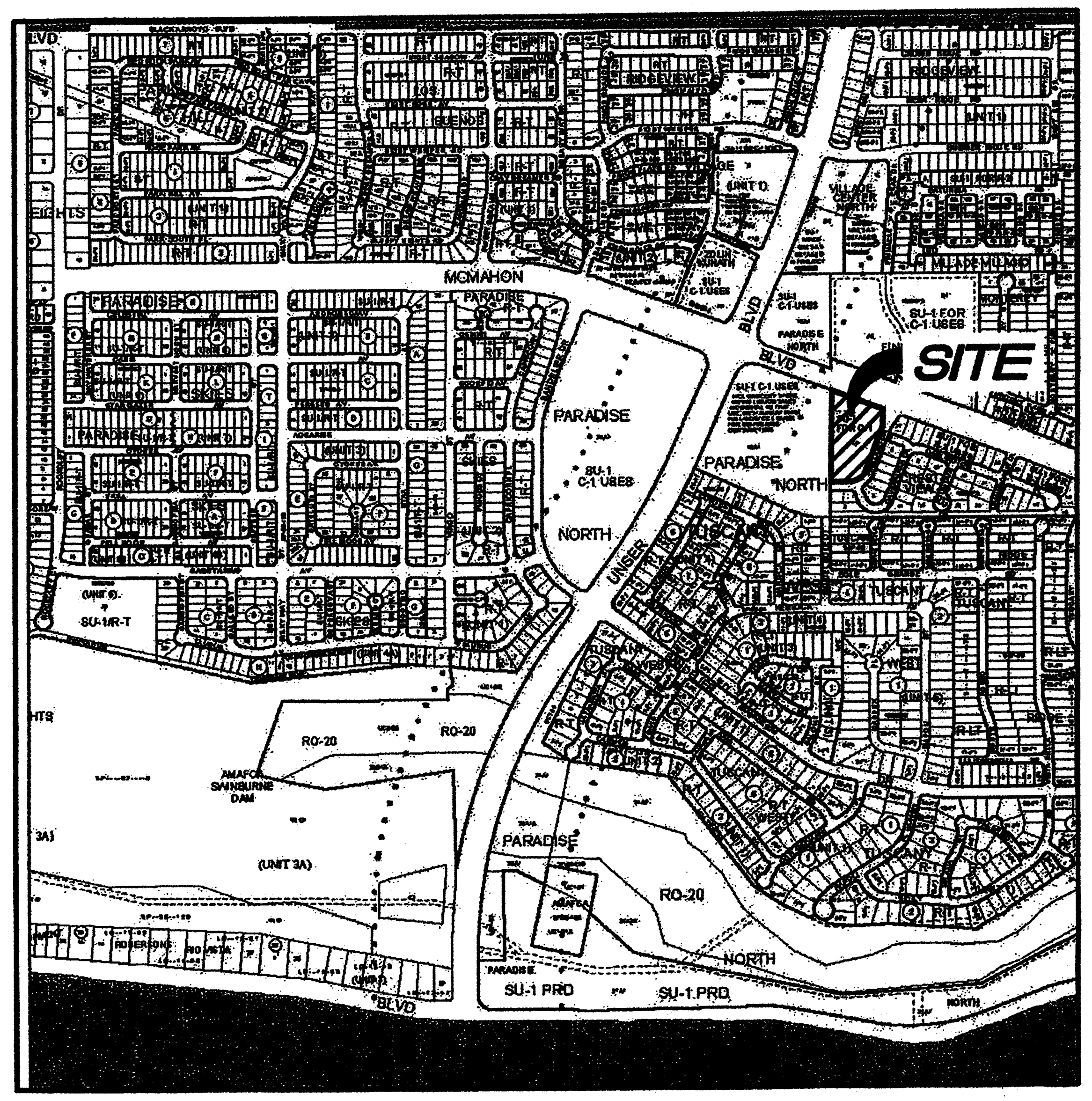


VICINITY MAP
NOT TO SCALE

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.

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 200IC, 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 622, 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)

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/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 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.

> 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, T1IN, 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/ACSM 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(b1), 7(b2), 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
NMPS 9750
October 5, 2006

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750 RUSS P. HUGG

060940

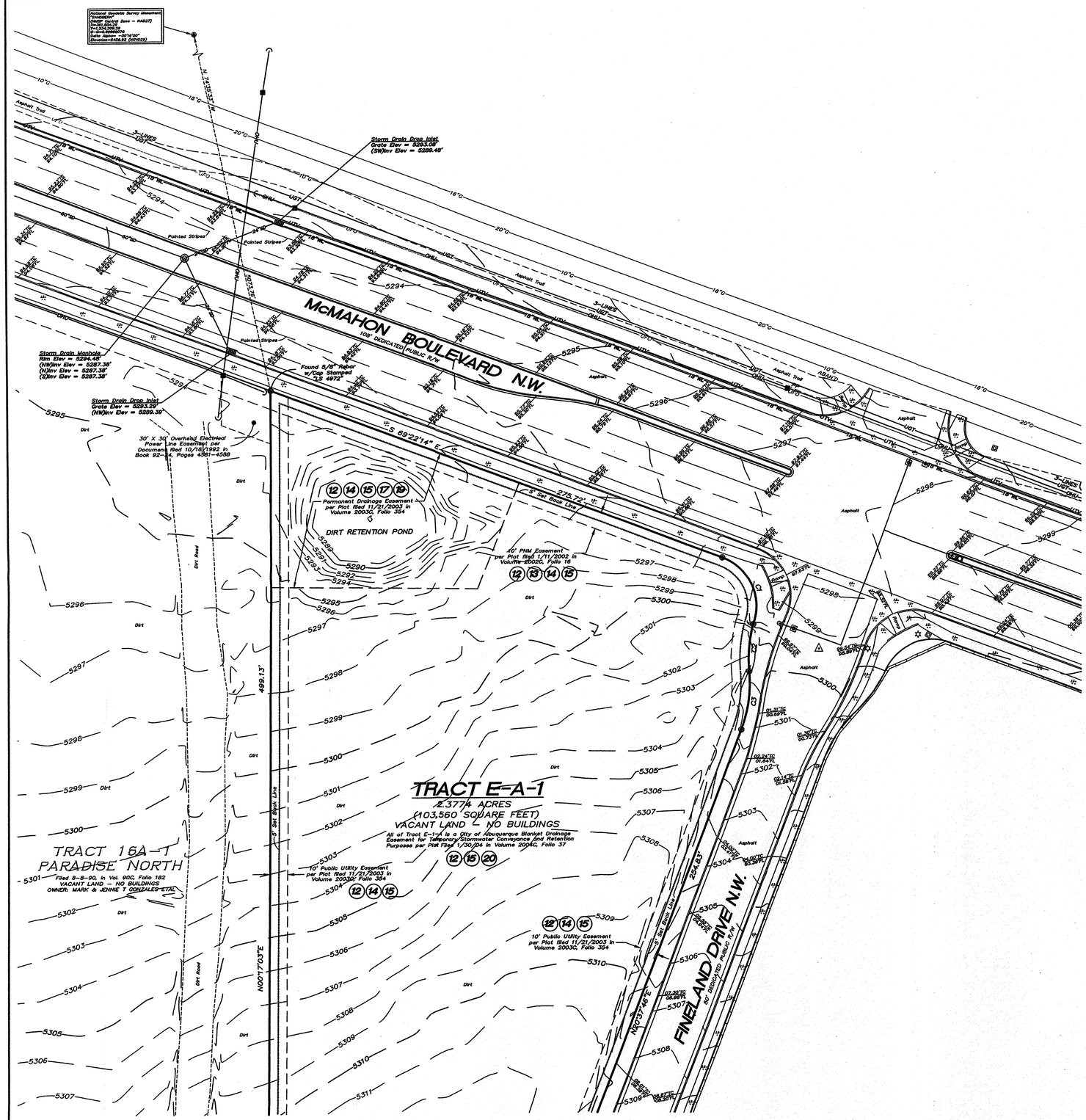
SHEET 1 OF 3

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

A.L.T.A./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

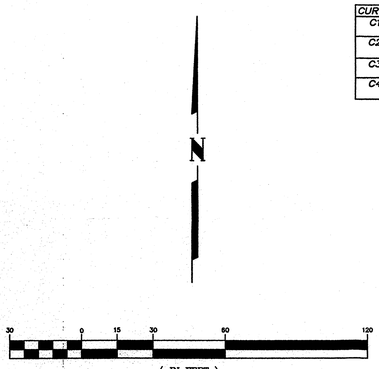
OCTOBER, 2006

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' (47.12')	30.00' (30.00')	30.05' (29.99')	42.46' (42.42')	S24°24'44"E (S24°22'39"E)	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' (33.90')	S07°38'31"W (S07°39'31"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
- 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
- OVERHEAD UTILITY LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND TELEVISION LINE
- WATER LINE
- STORM DRAIN LINE

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 9750
RUSS P. HUGG

060940

SHEET 2 OF 3

SURVTEK, INC.
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9384 Valley View Drive N.W. Albuquerque, New Mexico 87114
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A.L.T.A./A.C.S.M. LAND TITLE SURVEY OF
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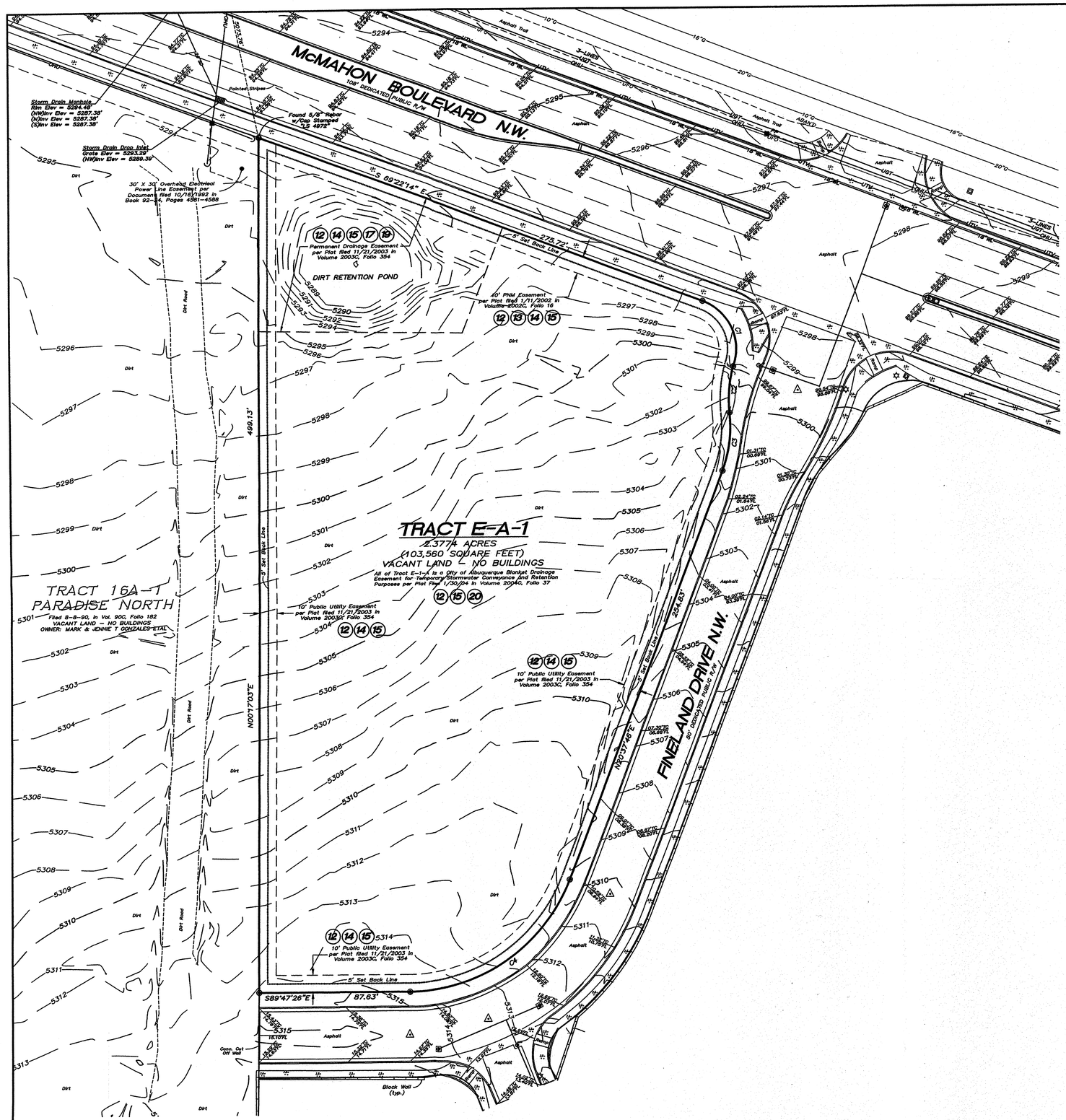
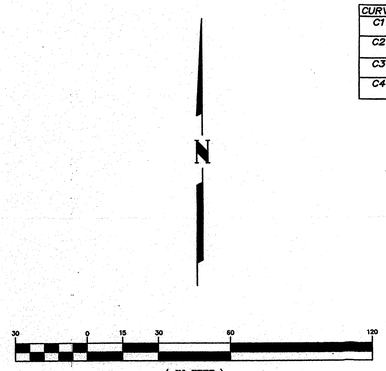


CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	47.19' (47.12')	30.00' (30.00')	30.08' (29.99')	42.48' (42.42')	S24°24'44"E (S24°33'39"E)	90°08'00" (89°39'10")
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' (33.90')	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

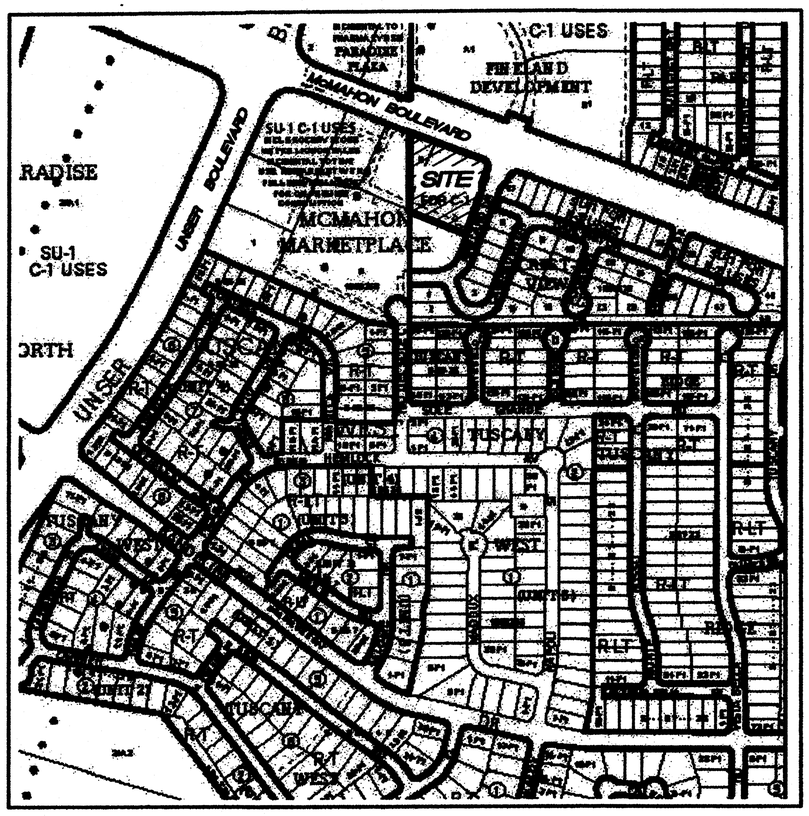
- STORM DRAIN INLET
- STROM DRAIN MANHOLE
- POWER POLE W/FEED
- POWER POLE
- GUY WIRE
- LIGHT POLE
- ELECTRIC PEDESTAL
- WATER METER
- WATER VALVE
- HYDRANT
- SANITARY SEWER MANHOLE
- TRAFFIC CONTROL BOX
- CONCRETE AREA
- SIGN
- CROSSWALK ACTIVATION PANEL
- TRAFFIC SIGNAL LIGHTS
- TREE
- GAS LINE
- UGT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

PROFESSIONAL SURVEYOR
STATE OF NEW MEXICO
No. 9750
RUSS P. HUGG

060940

SHEET 3 OF 3

SURVTEK, INC.
Consulting Surveyors
9384 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 grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. 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.
7. City of Albuquerque Zone Atlas Page A–11–Z.

SUBDIVISION DATA

1. Total number of existing Lots: 2
2. Total number of Lots created: 2
3. Gross Subdivision acreage: 1.6260 acres

130591. DWG

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following: 1-011-066-390313104O6

Parcel Above

JMD McMahon LLC

Bernalillo County Treasurer — 11-15-13 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 ("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.

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 services.

C. 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.

D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) 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
NMPS No. 9750
October 18, 2013

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

PROJECT NUMBER: 1005280

Application Number: 13DRB-70724

PLAT APPROVAL

UTILITY APPROVALS:

Public Service Company of New Mexico	11-1-13 Date
New Mexico Gas Company	11-13-2013 Date
Qwest Corporation d/b/a CenturyLink QC.	11/1/13 Date
Comcast	10/22/13 Date

CITY APPROVALS:

City Surveyor, Department of Municipal Development	10-22-13 Date
Real Property Division	11-14-13 Date
Environmental Health Department	11-14-13 Date
Traffic Engineering, Transportation Division	10-30-13 Date
ABCWUA	10/30/13 Date
Parks and Recreation Department	10-30-13 Date
AMAFCA	11-13-13 Date
City Engineer	11-13-13 Date
DRB Chairperson, Planning Department	11-14-13 Date

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

SHEET 1 OF 3

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

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.

OWNER(S)

JMD- McMahon, LLC
a New Mexico limited liability company

By: Douglas H. Peterson, Manager

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

Notary Public
This instrument was acknowledged before me on this 18TH *day of* October *, 2013, by Douglas H. Peterson.*

Notary Public
My Commission expires: February 11, 2017

OFFICIAL SEAL
Nicole T. Schnopp
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 02-11-2017

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."

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

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9759 RUSS P. MUSS

SHEET 2 OF 3

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Phone: 505-897-3366
Fax: 505-897-3377

130591. DWG

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
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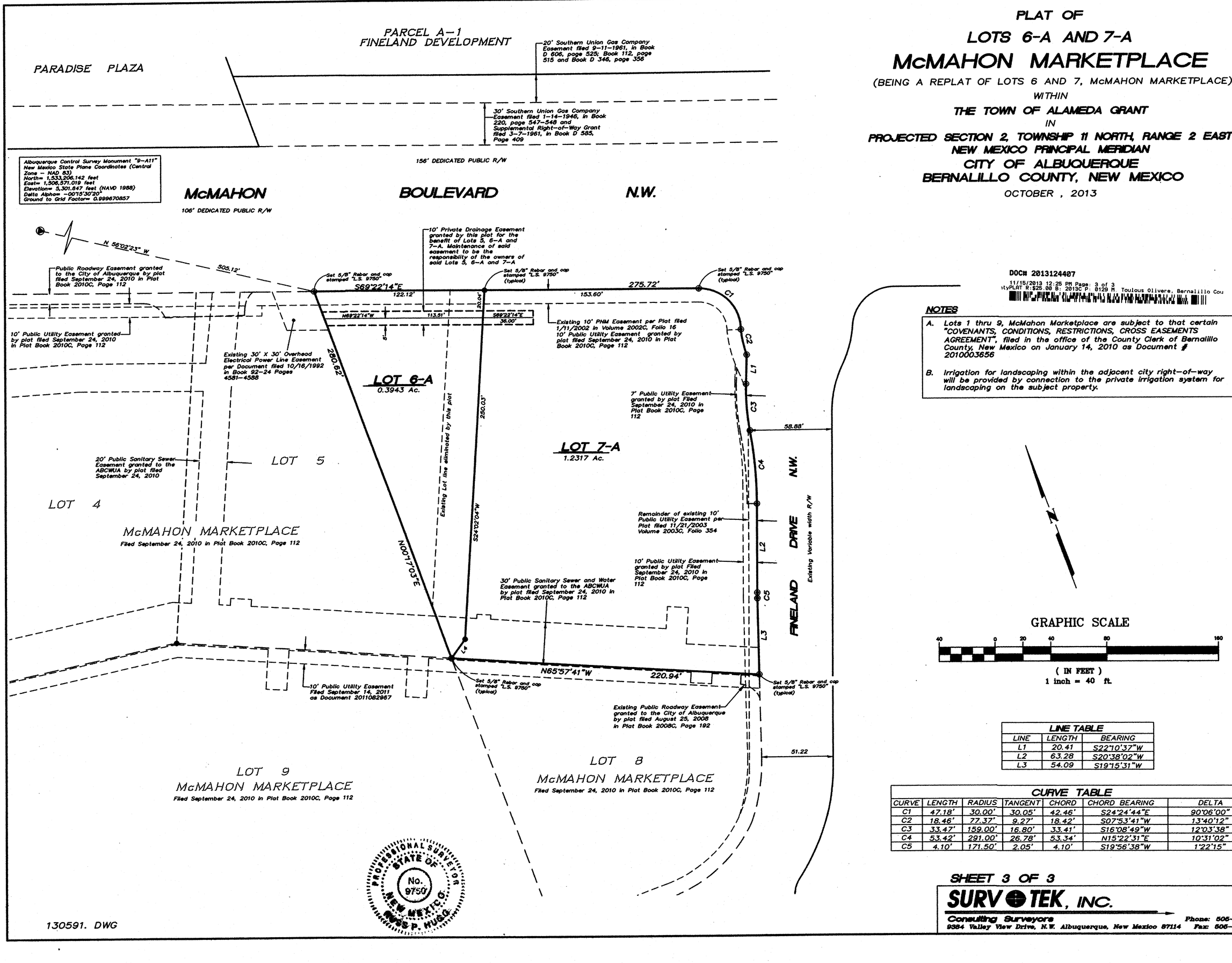
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER , 2013



DOC# 2013124407
11/15/2013 12:25 PM Page: 3 of 3
CityPLAT R:$25.00 B: 2013C P: 0129 M Toulous Olivere, 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.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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"

PROFESSIONAL SURVEYOR STATE OF NEW MEXICO No. 9750 JESS P. HUGG

130591. DWG

SHEET 3 OF 3

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