

VICINITY MAP
Not To Scale

GENERAL NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone - NAD83).
- Distances are ground.
- Bearings and distances as shown hereon do not differ from those established by the original plat of record as cited herein.
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Pages: A-11-Z

SUBDIVISION DATA

Total number of existing Lots: 3
 Total number of new lots created: 6
 Gross Subdivision acreage: 5.2061 acres
 No new public street R/W was created or dedicated

SHEET INDEX

- SHEET 1 General Notes and Approvals
- SHEET 2 Legal Description, Free Consent and Dedication
- SHEET 3 Existing Exterior Boundary, Existing Easements and New Lots created.

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:
 2016, 2017 1011066 379310104016 above parcel
 JMD McMahon LLC
 July 17, 2017
 Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest Corporation d/b/a CenturyLink QC. for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate within the easement, 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, report or other document and which are not shown on this plat.

PURPOSE OF PLAT

- Adjust the existing Lot line between Lots 5 and 6-A and divide existing Lot 9 into four (4) new Lots as shown hereon.
- Show the portion of Public water easement VACATED by 17DRB-10181 as shown hereon.
- Grant the new Public easements as shown hereon.

SURVEYOR'S CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my direct supervision; that it meets the Standards for Land Surveys in the State of New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
 Russ P. Hugg
 NMPS No. 9750
 June 9, 2017

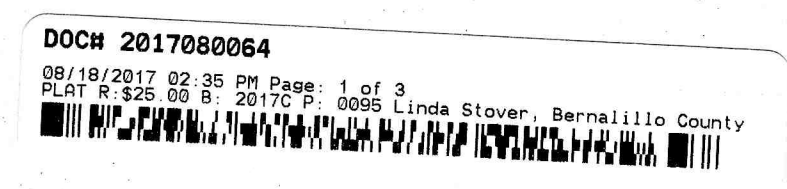


PLAT OF
 LOTS 5-A, 6-A1 AND 9-A THRU 9-D
McMAHON MARKETPLACE
 (BEING A REPLAT OF LOTS 5, 6-A AND 9, McMAHON MARKETPLACE)
 WITHIN
 THE TOWN OF ALAMEDA GRANT
 IN
 PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2017

PROJECT NUMBER: 1005280

PLAT APPROVAL

- UTILITY APPROVALS:**
- Leonardo Vigil* 6/27/17
Public Service Company of New Mexico Date
 - Chis Salgado* 6/13/17
New Mexico Gas Company Date
 - [Signature]* 6/28/2017
Qwest Corporation d/b/a CenturyLink QC. Date
 - [Signature]* 6/15/17
Comcast Date
- CITY APPROVALS:**
- Soren M. Risenhaver P.S.* 6/3/17
City Surveyor Date
Department of Municipal Development
 - [Signature]* 8/19/17
Real Property Division Date
 - [Signature]* 8/19/17
Environmental Health Department Date
 - [Signature]* 8/21/17
Traffic/Engineering, Transportation Division Date
 - [Signature]* 08-02-17
ABCWUA Date
 - [Signature]* 8/2/17
Parks and Recreation Department Date
 - [Signature]* 8-2-17
AM&FCA Date
 - [Signature]* 8/18/17
City Engineer Date
 - [Signature]* 8/18/17
DRB Chairperson, Planning Department Date



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LOTS 5-A, 6-A1 AND 9-A THRU 9-D
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CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2017

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 Five (5) and Nine (9) 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.

TOGETHER WITH:

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 lot numbered six-A (6-A) of McMahon Marketplace as the same are shown and designated on the plat entitled "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, COUNTY OF BERNALILLO, NEW MEXICO", filed in the Office of the County Clerk of Bernalillo County, New Mexico, on November 15, 2013 in Plat Book 2013C, Page 129 more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 9, McMahon Marketplace whence the Albuquerque Control Survey Monument "LSS 103" bears S 37°27'00" W, 2433.39 feet distant; Thence,

N 24°02'19" E, 382.52 feet along the Westerly line of said Lot 9 to the Northwest corner of said Lot 9; Thence,

S 81°42'22" E, 154.82 feet to the Southeast corner of Lot 4 and the Southwest corner of said Lot 5; Thence,

N 24°02'19" E, 251.81 feet along a line common to said Lots 4 and 5 to the Northwest corner of said Lot 5 and a point on the Southerly right of way line of McMahon Boulevard N.W.; Thence,

S 69°22'14" E, 206.82 feet along said Southerly right of way line of McMahon Boulevard N.W. to the Northwest corner of Lot 7-A and the Northeast corner of said Lot 6-A; Thence Southwesterly along a line common to said Lots 6-A and 7-a for the following two (2) courses:

S 24°01'21" W, 250.03 feet to a point; Thence,

S 56°23'53" W, 16.67 feet to the Southwest corner of said Lot 7-A; Thence,

S 00°17'03" W, 218.51 feet to the Southwest corner of Lot 8, McMahon Marketplace; Thence

S 00°17'03" W, 134.11 feet to a non tangent point on curve; Thence,

Southwesterly, 169.75 feet on the arc of a curve to the left (said curve having a radius of 40.00 feet, a central angle of 243°09'10" and a chord which bears S 58°42'28"W, 68.16 feet) to a point of reverse curvature; Thence,

Southeasterly, 24.25 feet on the arc of a curve to the right (said curve having a radius of 22.00 feet, a central angle of 63°09'11" and a chord which bears S 31°18'07"E, 23.04 feet) to a non tangent point of reverse curvature; Thence,

Northwesterly, 156.92 feet on the arc of a curve to the right (said curve having a radius of 380.00 feet, a central angle of 23°39'37" and a chord which bears N 78°02'51"W, 155.81 feet) to a point of tangency; Thence,

N 65°57'41" W, 316.48 feet along the Southerly line of said Lot 9 to the point of beginning of the parcel herein described.

Said parcel contains 5.2061 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF LOTS 5-A, 6-A1 AND 9-A THRU 9-D, McMAHON MARKETPLACE (BEING A REPLAT OF LOTS 5, 6-A AND 9, 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 grant the public easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. 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

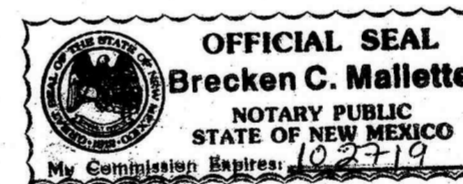
Notary Public

This instrument was acknowledged before me on this 13th day of JUNE, 2017, by Douglas H. Peterson.



Notary Public

My Commission expires: 10-27-2019



DOCUMENTS USED IN PREPARATION OF THIS PLAT:

- 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, PROJECTED SECTION 2, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FEBRUARY, 2009", filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 24, 2010 in Plat Book 2010C, Page 112.
- Plat entitled "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, COUNTY OF BERNALILLO, NEW MEXICO", filed in the Office of the County Clerk of Bernalillo County, New Mexico, on November 15, 2013 in Plat Book 2013C, Page 129.
- Title Commitment prepared for this property by First American Title Insurance Company, Commitment No.: 5011635-2216554-AL04, File No.: 2216554-AL04, Effective Date: February 10, 2017.

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."

DOCH 2017080064

06/18/2017 02:35 PM Page: 2 of 3
 PLAT R: \$25.00 B: 2017C P: 0095 Linda Stover, Bernalillo County



SHEET 2 OF 3

SURV TEK, INC.

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

PLAT OF
LOTS 5-A, 6-A1 AND 9-A THRU 9-D
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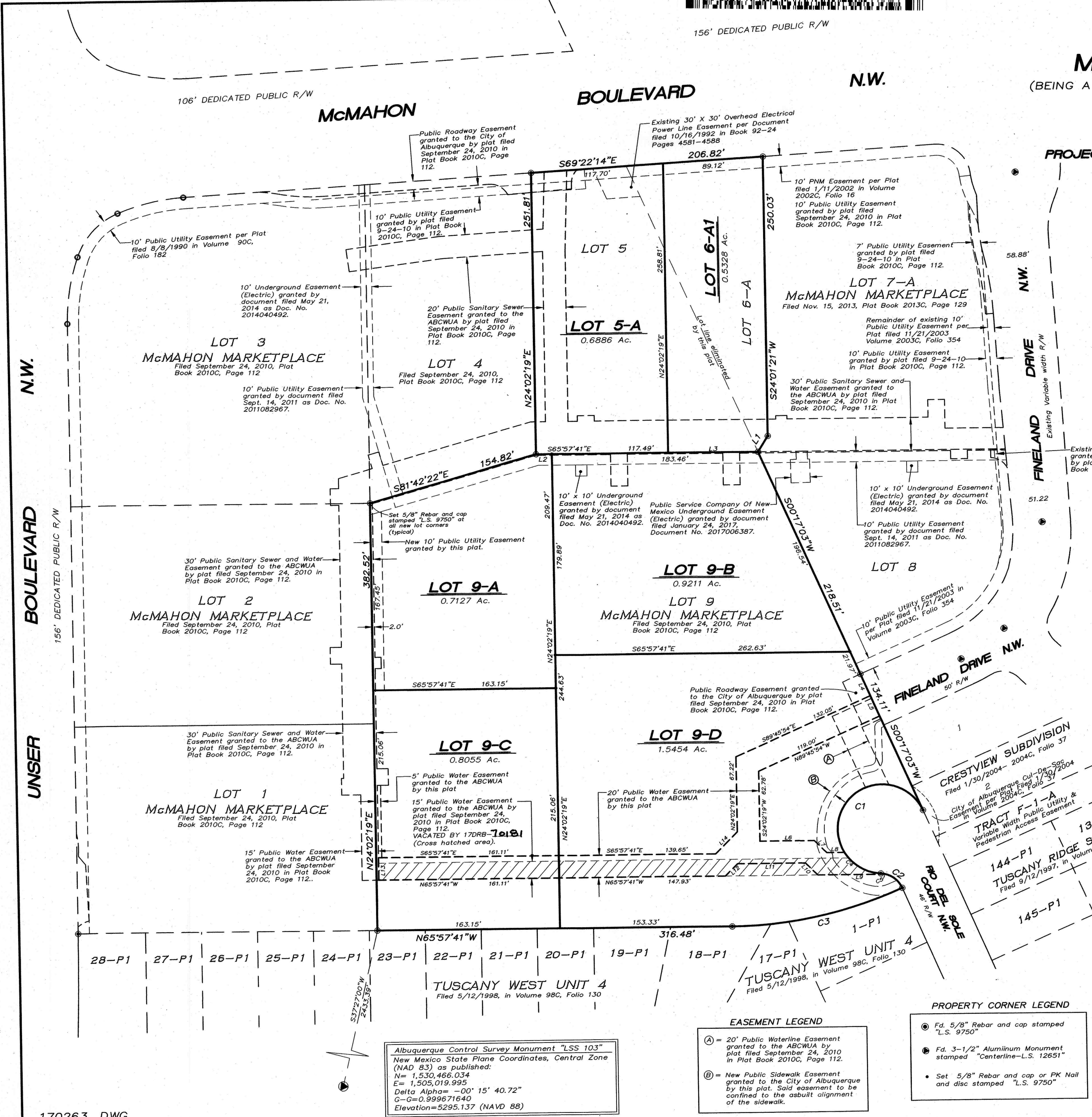
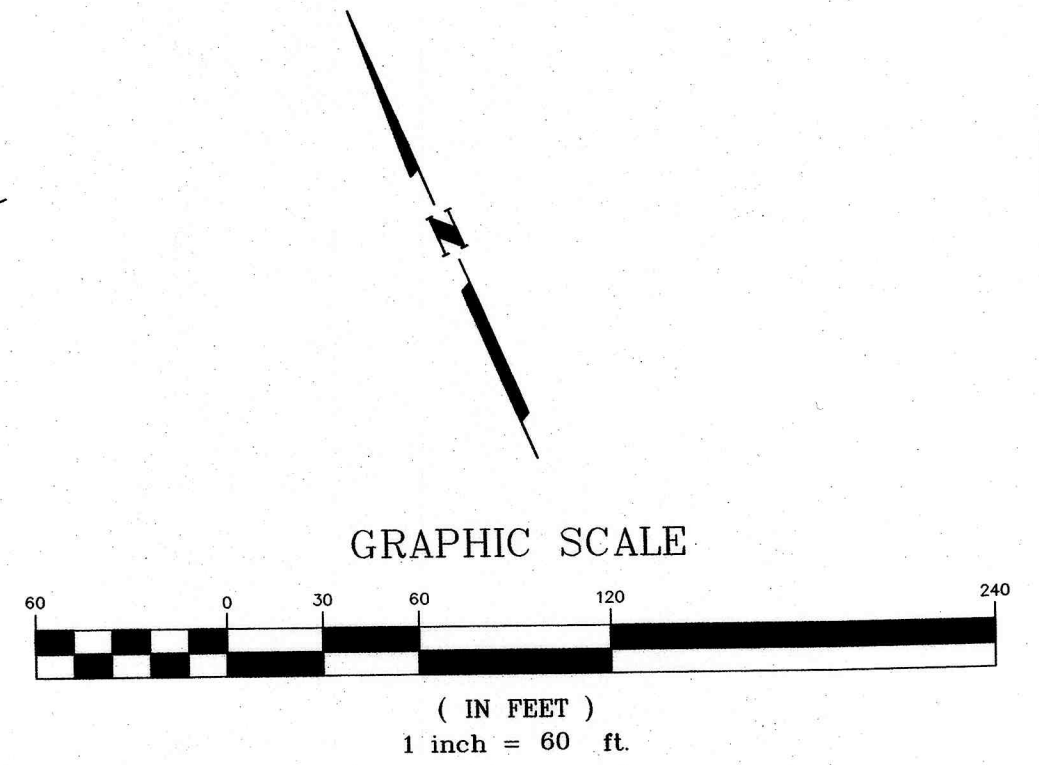
LOTS 5, 6-A AND 9, McMAHON MARKETPLACE ARE SUBJECT TO THE FOLLOWING:

A. Covenants, Conditions, Restrictions and Cross-Easements Agreement(s), filed January 14, 2010, as Document No. 2010003656; February 9, 2010, as Document No. 2010011182; February 4, 2014, as Document No. 2014009828; and Amendment to Covenants, Conditions, Restrictions and Cross-Easements Agreement, filed May 15, 2014, as Document No. 2014038924, records of Bernalillo County, New Mexico.

B. Shared Parking Agreement, filed July 7, 2016, as Document No. 2016062777, records of Bernalillo County, New Mexico.

LINE	LENGTH	BEARING
L1	16.67	S56°23'52"W
L2	14.14	S65°57'41"E
L3	80.11	S65°57'41"E
L4	21.24	S00°17'03"W
L5	20.00	S00°17'03"W
L6	48.64	S65°57'41"E
L7	15.52	S20°57'41"E
L8	15.82	S65°57'41"E
L9	60.73	N65°57'41"W
L10	15.52	N20°57'41"W
L11	60.67	N65°57'41"W
L12	15.52	S69°02'19"W
L13	20.00	N24°02'19"E
L14	27.68	N69°02'19"E

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	169.75'	40.00'	65.08'	68.16'	S58°42'28"W	243°09'10"
C2	24.25'	22.00'	13.52'	23.04'	N31°18'07"W	63°09'11"
C3	156.92'	380.00'	79.59'	155.81'	S78°02'51"E	23°39'37"
C4	38.95'	40.00'	21.18'	37.43'	S34°58'14"E	55°47'46"
C5	4.61'	22.00'	2.31'	4.60'	N56°52'40"W	12°00'05"



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 = 0.999671640
 Elevation = 5295.137 (NAVD 88)

EASEMENT LEGEND

(A) = 20' Public Waterline Easement granted to the ABCWUA by plat filed September 24, 2010 in Plat Book 2010C, Page 112.

(B) = New Public Sidewalk Easement granted to the City of Albuquerque by this plat. Said easement to be confined to the asphalt alignment of the sidewalk.

PROPERTY CORNER LEGEND

- Fd. 5/8" Rebar and cap stamped "L.S. 9750"
- Fd. 3-1/2" Aluminum Monument stamped "Centerline-L.S. 12651"
- Set 5/8" Rebar and cap or PK Nail and disc stamped "L.S. 9750"