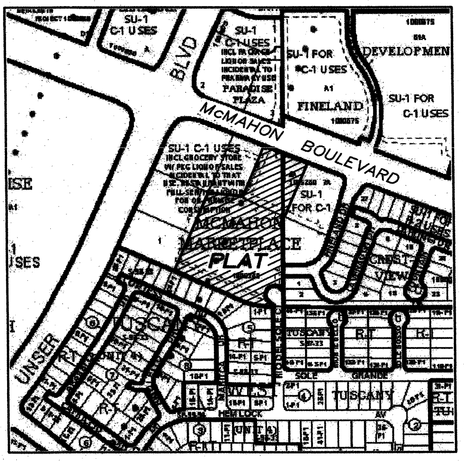

VICINITY MAP
Not To Scale

GENERAL NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone – NAD83).
2. Distances are ground.
3. Bearings and distances as shown hereon do not differ from those established by the original plat of record as cited herein.
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. 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:

Code 10017 1011068 3793104104106 above parcel

JMD McMahon LLC

Bernalillo County Treasurer — 8-18-17 — 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 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 easements 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

A. Adjust the existing Lot line between Lots 5 and 6-A and divide existing Lot 9 into four (4) new Lots as shown hereon.

B. Show the portion of Public water easement VACATED by 17DRB-70181 as shown hereon.

C. 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
NMPS No. 9750
June 9, 2017

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

170263. DWG

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:

Fernando Vigil — Public Service Company of New Mexico — 6.27.17 — Date

New Mexico Gas Company — 6.13.17 — Date

Qwest Corporation d/b/a CenturyLink QC. — 6/28/2017 — Date

Comcast — 6/27/17 — Date

CITY APPROVALS:

Jason M. Rosenbaum P.S. — City Surveyor, Department of Municipal Development — 6/7/17 — Date

Real Property Division — 8/18/17 — Date

Environmental Health Department — 8/18/17 — Date

Traffic Engineering, Transportation Division — 8/2/17 — Date

ABCWUA — 08-02-17 — Date

Parks and Recreation Department — 8/2/17 — Date

AMAFCA — 8-2-17 — Date

City Engineer — 8/18/17 — Date

DRB Chairperson, Planning Department — 8/18/17 — Date

DOC# 2017088064
08/18/2017 02:35:09 PM Page: 1 of 3
PLAT R:$25.00 B: 2017C P: 0081
Linda Stover, Bernalillo County

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

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)
) SS
COUNTY OF BERNALILLO)

OFFICIAL SEAL
Brecken C. Mallette
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 10-27-19

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:

a. Plat entitled "PLAT OF McMAHON MARKETPLACE (BEING A REPLAT OF TRACT 16A-1, PARADICE 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.

b. 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.

c. Title Commitment prepared for this property by First American Title Insurance Company, Commitment No.: 5011635-2216554-ALO4, File No.: 2216554-ALO4, 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."

DOC# 2017088064
08/18/2017 02:35:09 PM Page: 2 of 3
PLAT R:$25.00 B: 2017C P: 0082
Linda Stover, Bernalillo County

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

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

170263. DWG