

LEGAL DESCRIPTION:

TRACT G-2-A-1 OF MONTGOMERY COMPLEX AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 17, 2003 IN BOOK 2003C, PAGE 104.

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 THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMER, AND OTHER EQUIPMENT 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. CENTURY LINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES RESPONSIBLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

COMCAST FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO 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 EASEMENT, WITH THE RIGHT AND PRIVILEGED OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF "GRANTOR" FOR 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 SPACE FOR ELECTRICAL TRANSFORMERS, WITHIN 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 DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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 PLAT.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY PUBLIC SERVICE COMPANY (PNM), NEW MEXICO GAS COMPANY (NMGC), CENTURY LINK AND COMCAST DO NOT WAIVE OR RELEASE ANY EASEMENTS OR ANY EASEMENTS RIGHTS WHICH MAY HAVE BEEN GRANTED BY A PRIOR PLAT, RE-PLAT OR ANY OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT

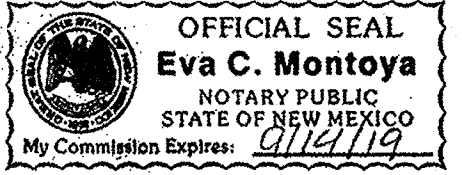
FREE CONSENT, VACATION AND DEDICATION:

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE LAND HEREIN DESCRIBED AND BEING COMPRISED OF TRACT G-2-A-1 MONTGOMERY COMPLEX AS THE SAME IS SHOWN AND DESIGNATED ON THE FILED PLAT IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO IN PLAT BOOK 2006C, PAGE 25, DO HEREBY CONSENT TO THE SUBDIVISION OF THE PROPERTY AS SHOWN AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) AND SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PARCEL(S) HEREIN DESCRIBED AND HEREBY GRANT ALL EASEMENTS, VACATE ALL RIGHT OF WAY AND DEDICATE IN FEE SIMPLE TITLE TO THE CITY OF ALBUQUERQUE AS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

BY: Humberto Dizon 11-14-2016
OWNER/DATE

ACKNOWLEDGMENT

STATE OF New Mexico,)
) SS.
COUNTY OF Santa Fe)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 14 DAY OF Nov, 2016, BY Carolee K. Dizon

NOTARY PUBLIC: Eva C. Montoya
MY COMMISSION EXPIRES: 9/14/19

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE #: 106106148502340312

BERNALILLO COUNTY TREASURE'S OFFICE: [Signature] 1-11-17

SHEET INDEX

PAGE 1. COVER
PAGE 2. SUBDIVISION PLAT

DOC# 2017002770
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PLAT R: \$25.00 B: 2017C P: 0002 Linda Stover, Bernalillo County

**SUBDIVISION PLAT OF
TRACT G-2-A-1-A
MONTGOMERY COMPLEX**

BEING A RE-PLAT OF
TRACT G-2-A-1 MONTGOMERY COMPLEX
SECTION 34, T 11 N, R 3 E, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER 2016

PROJECT NUMBER: 1006604

CITY APPROVALS:

<u>Soren N. Riechmann P.S.</u>	11/15/16
CITY SURVEYOR	DATE
<u>Roguel M. Mendiola</u>	11/30/16
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<u>NA</u>	1-9-17
UTILITIES DEVELOPMENT	DATE
<u>Carol S. Dumont</u>	11-30-16
PARKS AND RECREATION DEPARTMENT	DATE
<u>Lynn M. Mason</u>	12-6-16
A.M.P.C.A.	DATE
<u>Theresa Cook</u>	11-30-16
ABCWIA	DATE
<u>[Signature]</u>	11-30-16
CITY ENGINEER	DATE
<u>[Signature]</u>	1-9-17
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
<u>NA</u>	1-9-17
REAL PROPERTY DIVISION	DATE

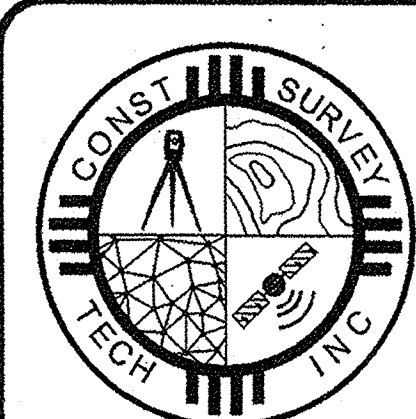
UTILITY APPROVALS:

<u>Fernando Vigil</u>	12-5-16
PNM ELECTRIC SERVICES	DATE
<u>Chris Salgado</u>	12-5-16
NEW MEXICO GAS	DATE
<u>Greg [Signature]</u>	12-5-16
QWEST CORPORATION D.B.A. CENTURY LINK QC	DATE
<u>[Signature]</u>	12/5/16
COMCAST	DATE

SURVEYOR'S CERTIFICATE:

I, DAVID P ACOSTA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 21082, DO HEREBY CERTIFY THAT THIS PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS ON SUBJECT TRACT(S) AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST; MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTERED PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE MAY 1, 2007; AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

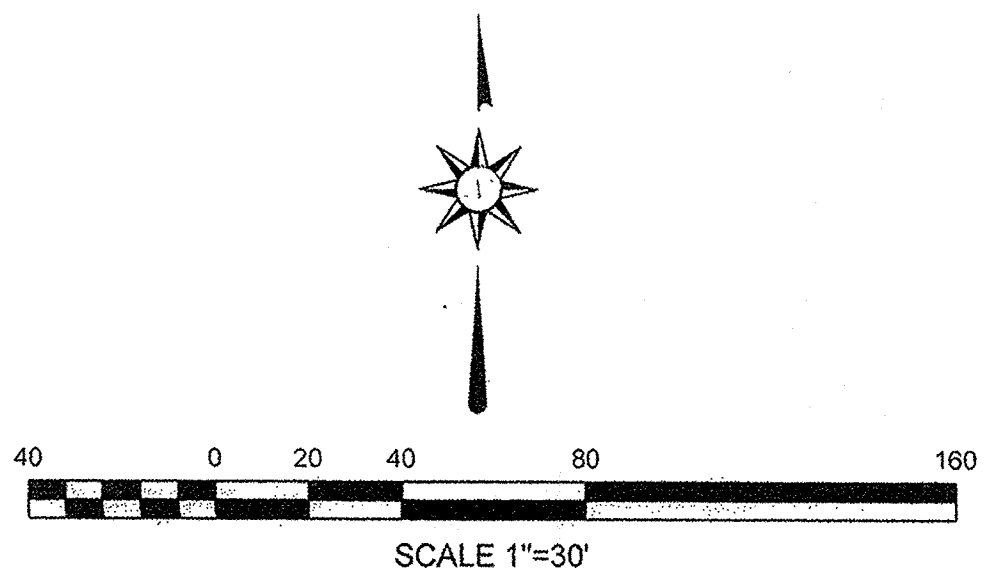
[Signature] 11-15-16
DAVID P. ACOSTA, PROFESSIONAL SURVEYOR NO. 21082 DATE



CONSTRUCTION SURVEY TECHNOLOGIES, INC

MAILING: PO BOX 65395, ALBUQUERQUE, NM 87193 505-917-8921
OFFICE: 1606 CENTRAL AVE SE, SUITE 101, ALBUQUERQUE, NM 87106
NMSURVEYOR@GMAIL.COM

SUBDIVISION PLAT OF
TRACT G-2-A-1-A
MONTGOMERY COMPLEX
 BEING A RE-PLAT OF
 TRACT G-2-A-1 MONTGOMERY COMPLEX
 SECTION 34, T 11 N, R 3 E, N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 NOVEMBER 2016



- LEGEND OF SYMBOLS**
- FOUND MONUMENT AS NOTED
 - SET 5/8" REBAR WITH 1" PLASTIC CAP "LS 21082" OR PK NAIL WITH SHINER "21082"

ACS CONTROL STATION
 NDC_14_1A
 N 1503894.997
 E 1534209.698
 NEW MEXICO STATE PLANE
 CENTRAL ZONE
 G-G= 0.999672286
 DELTA-ALPHA= -00°12' 15.93"
 NAD 1983

TRACT F-1
 MONTGOMERY COMPLEX
 (06/16/70, BK. C7, PG. 118)

TRACT G-2-B
 MONTGOMERY COMPLEX
 (04/17/03, BK. 2003C, PG. 104)

Parcel Line Table		
Line #	Length	Direction
L1	36.66	N89° 38' 20.42"E
L2	29.92	S0° 10' 29.92"E
(L1)	36.50'	N89° 34' 11"E
(L2)	30.00'	N00° 06' 19"E

- EASEMENTS**
- ① EXISTING 30' A.M.A.F.C.A. DRAINAGE EASEMENT (04-17-03, BK2003C, PG.104)
 - ② EXISTING 17' UTILITY EASEMENT (BK. C7, PG. 118)
 - ④ EXISTING 24' PRIVATE ACCESS EASEMENT (01-27-06, BK. 2006C, PG. 25)
 - ⑤ EXISTING 7' POWER & TELEPHONE EASEMENT (BK. C7, PG. 118)
 - ⑥ EXISTING 10' POWER AND TELEPHONE EASMENT (BK. C7, PG. 118) (VACATED BY THIS PLAT)
 - ⑦ EXISTING ANCHOR EASEMENT (BK. C7, PG. 118)
 - ⑧ EXISTING 10' P.N.M. & M.S.T.&T. EASMENT (01-11-77, BK. 514, PG. 806, DOC# 77-1708)
 - ⑨ EXISTING 5' PRIVATE SANITARY SEWER EASEMENT (04-17-03, BK2003C, PG.104)
 - ⑩ EXISTING 15' A.M.A.F.C.A. ACCESS EASEMENT (04-17-03, BK2003C, PG.104)
 - ⑪ EXISTING 20' PUBLIC WATERLINE EASEMENT (04-17-03, BK2003C, PG.104)
 - ⑫ EXISTING 10' ELECTRIC UTILITY EASEMENT (01-28-06, BK200C, PG.25)
 - ⑬ EXISTING 10' PUBLIC WATERLINE EASEMENT (06-25-07, DOC#2007092441)

A.M.A.F.C.A. PARCEL A
 NORTH DIVERSION CHANNEL
 (220' RIGHT OF WAY)
 (BK. 98C, PG. 429)
 (N85° 34' 28"E 349.82')
 (N35° 34' 41"E 349.14')

TRACT G-2-A-1
 67,887 SQ. FT. (Gross)
 1.5585 Acres (Gross)
 61,114 Acres (Net)
 1.4030 Acres (Net)

TRACT G-2-A-2
 MONTGOMERY COMPLEX
 (01/27/06, BK. 2006C, PG. 25)

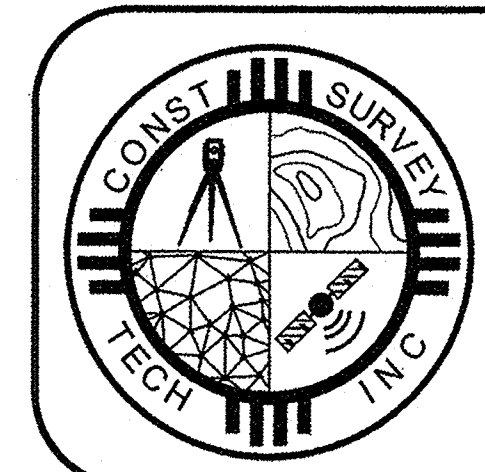
10' POWER & TEL. EASEMENT
 VACATED BY THIS PLAT
 (HATCHED AREA)

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	300.67	1367.50	12° 35' 51"	N80° 01' 38"W	300.06

(C1 300.45' 1367.50' 12°35'18" N79°57'10"W 299.84')

MONTGOMERY BOULEVARD N.E.
 (130' RIGHT OF WAY)

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