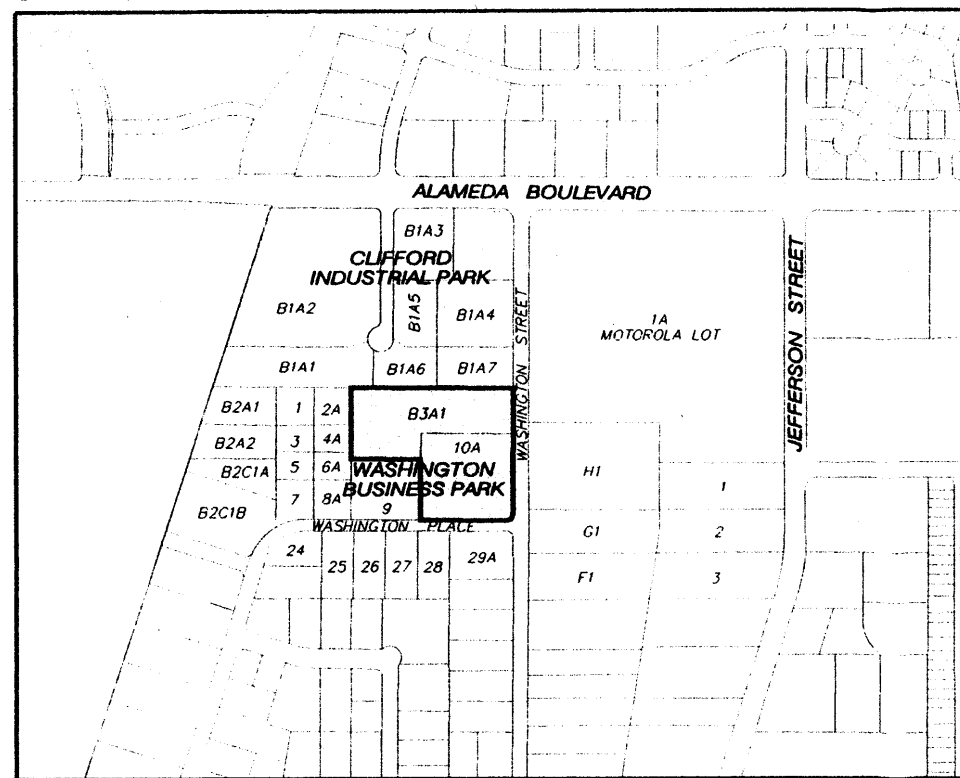


SP-2007342161



LOCATION MAP  
ZONE ATLAS INDEX MAP No. C-17  
NOT TO SCALE

**SUBDIVISION DATA**

1. DRB Number
2. Zone Atlas Index No. C-17.
3. Gross Subdivision Acreage: 5.9162 Acres
4. Total Number of Lots Created: One (1) Lot.
5. Date of Survey: August, 2007.
6. Plat is located within the Elena Gallegos Land Grant, within projected Section 14, Township 11 North, Range 3 East, NMPM, Bernalillo County, New Mexico.
7. Total mileage of streets created: None.
8. Zoning: SU-2.

**NOTES**

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927.
2. Distances are ground distances.
3. Record Bearings and distances are shown in parenthesis and the same as shown on the Plat of Tract B-3-A-1 And Lot 10-A Washington Business Park filed: July 26, 1999 in Book 99C, page 209 Records of Bernalillo County, New Mexico as Document No. 1999097199.
4. This plat was prepared with information taken from Title Commitment 02304954-COM BS issued by Rio Grande Title Insurance Company, Inc. Effective Date: December 3, 2003 and issued July 10, 2007.
5. Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of requested final action 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 or site development plan for subdivision."

**DISCLOSURE STATEMENT**

The purpose of this plat is to combine Tract B-3-A-1 and Lot 10-A of the Plat of Tract B-3-A-1 And Lot 10-A Washington Business Park filed: July 26, 1999 in Book 99C, page 209, Records of Bernalillo County, New Mexico as Document No. 1999097199 into one Lot and to grant easements.

**PUBLIC UTILITY EASEMENTS**

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

- A. PNM Electric Services for the installation, maintenance and service of underground electrical lines, transformers, and other equipment, fixtures, structures, 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 for the installation, maintenance, and service of all buried communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above 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, (above ground 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 Electric Safety Code caused 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.

**DESCRIPTION**

A certain tract of land situate within the Elena Gallegos Grant, within projected Section 14, Township 11 North, Range 3 East, NMPM, Bernalillo County, New Mexico, being and comprising all of Tract B-3-A-1 and Lot 10-A of the Plat of Tract B-3-A-1 And Lot 10-A Washington Business Park 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 July 26, 1999 in Book 99C, page 209, as Document No. 1999097199.

Tract contains 5.9162 acres of land, more or less.

**FREE CONSENT AND DEDICATION**

The foregoing plat of that certain tract of land situate within the Elena Gallegos Grant, within projected Section 14, Township 11 North, Range 3 East, NMPM, Bernalillo County, New Mexico, being and comprising all of Tract B-3-A-1 and Lot 10-A of the Plat of Tract B-3-A-1 And Lot 10-A Washington Business Park filed: July 26, 1999 in Book 99C, page 209, Records of Bernalillo County, New Mexico as Document No. 1999097199, now comprising Lot 10-A-1 Washington Business Park is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this Plat is their free act and deed and said owner(s) and/or Proprietor(s) do hereby grant: All Access, Utility and Drainage Easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all Public Utility Easements shown hereon for the common and joint use of Gas, Electrical Power, and Communication Services for buried distribution lines, conduits, and pipes for underground utilities where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs. The City has the right to enter upon the Grantee's Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the City. If the Work effects any improvements or Encroachments made by the Grantee, the City will not be financially or otherwise responsible for rebuilding or repairing of improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the improvements or encroachments, the Grantee shall, at its own expense, take whatever protective measures are required to safeguard the improvements or encroachments. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided.

KKY PROPERTIES, LLC. (Owner of Tract B-3-A-1 and Lot 10-A)

By Lian Yearout  
Lian Yearout - KKY Properties, LLC

State of New Mexico )  
County of Bernalillo )

This instrument was acknowledged before me on 27th day of August, 2007,  
by Lian Yearout - KKY Properties, LLC.

My Commission Expires: 10-24-2011 Stephanie L. Walton  
Notary Public



OFFICIAL SEAL  
STEPHANIE L. WALTON  
NOTARY PUBLIC - STATE OF NEW MEXICO  
My Commission Expires: 10-24-2011

PLAT OF  
**LOT 10-A-1**  
**WASHINGTON BUSINESS PARK**  
(A REPLAT OF TRACTS B-3-A-1 & LOT 10-A  
WASHINGTON BUSINESS PARK)

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
AUGUST, 2007

PROJECT NUMBER

APPLICATION NUMBER

PLAT APPROVAL

UTILITY APPROVALS:

QWEST TELECOMMUNICATIONS

COMCAST CABLE

PNM ELECTRIC SERVICES

PNM GAS SERVICES

**PRELIMINARY PLAT**  
**APPROVED BY DRB**

ON 9/5/07 DATE

DATE

DATE

DATE

CITY APPROVALS:

for R. Chaffin August 27, 2007  
CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

ALBUQUERQUE BERNALILLO COUNTY  
WATER UTILITY AUTHORITY

UTILITY DEVELOPMENT DEPARTMENT

PARKS & RECREATION DEPARTMENT

A.M.A.F.C.A.

CITY ENGINEER

DRB CHAIRPERSON, PLANNING DEPARTMENT

**TAX CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

**JURISDICTIONAL AFFIDAVIT**

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, hereby affirm that the property described does lie within the platting and subdivision jurisdiction of the City of Albuquerque.

Robert Gromatzky  
Robert Gromatzky  
New Mexico Professional Surveyor 16469

Date: August 27, 2007

**SURVEYOR'S CERTIFICATION**

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Robert Gromatzky  
Robert Gromatzky  
New Mexico Professional Surveyor 16469

Date: August 27, 2007



**Bohannon** **Huston**

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335

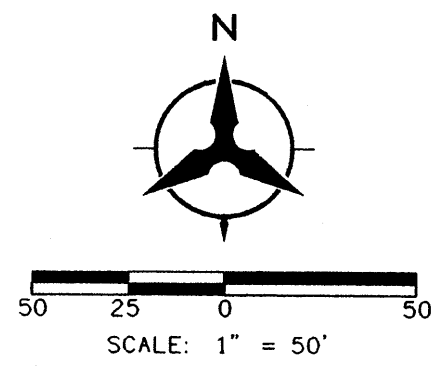
ENGINEERING SPATIAL DATA ADVANCED TECHNOLOGIES

SHEET 1 OF 2

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27-AUG-2007  
10:26  
mde

JOB NO. 080131

PLAT OF  
**LOT 10-A-1**  
**WASHINGTON BUSINESS PARK**  
( A REPLAT OF TRACTS B-3-A-1 & LOT 10-A  
WASHINGTON BUSINESS PARK )  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
AUGUST, 2007



LEGEND	
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"
	SET PK NAIL
	FOUND REBAR WITH CAP AS NOTED
	BOUNDARY LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	EXISTING (OLD) LOT LINE TO BE ELIMINATED WITH THE FILING OF THIS PLAT

CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	90° 07' 09"	25.05'	39.32'	25.00'	35.39'	S45° 25' 57" W
(C1)			(39.32')	(25.00')	(35.39')	(S45° 24' 04" W)



SHEET 2 OF 2

**Bohannon & Huston**  
Court yard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335  
ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

AMAFCA BRASS TABLET "NDC 7"  
GEOGRAPHIC POSITION (NAD 1927)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X=394,094.80 Y=1,522,635.84  
GROUND TO GRID FACTOR = 0.99967075  
DELTA ALPHA = -0°12'15"

ACS ALUMINUM CAP "13-D16"  
GEOGRAPHIC POSITION (NAD 1927)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X=393,935.49 Y=1,518,933.52  
GROUND TO GRID FACTOR = 0.99967379  
DELTA ALPHA = -0°12'16"  
NAVD88 ELEVATION = 5073.47

