

REFERENCE: COA ZONE ATLAS MAPS J-9, J-10, J-11, K-9, K-10 & K-11

LOCATION MAP NOT TO SCALE

PLAT DATA:

1. DRB No. _____
2. Zone Atlas Index No.: J-9-Z & J-10-Z
3. Zoning: IP - Industrial Park Zone (see City of Albuquerque Zoning Code for area, height, and setback regulations)
4. Gross Acreage: 69.8921 Acres
5. Area of public right-of-way vacated: 0.7939 acre (34,582 sq. ft.)
6. Number of existing Lots: 3
7. Number of Lots created: 2
8. No streets were created.
9. Date of Survey: August 2017

NOTICE OF SUBDIVISION PLAT CONDITIONS:

Future subdivision of lands within this plat, zoning Site Development Plan approval, and development permits may be conditioned upon dedication of rights of way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision the City makes no representation or warranties as to the availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and, excavation, filling or grading requirements. Any person intending developments of lands within this subdivision is cautioned to investigate the status of these terms.

At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

FILED: _____
 BK _____, PG _____
 DOC. No. _____

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 One 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), New Mexico Gas Company (NMGC) and Qwest Corporation D/B/A CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not warrant or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not specifically described and shown on this plat.

PURPOSE OF PLAT:

The purpose of this plat as shown and described hereon is to consolidate three (3) existing lots into two (2) lots, to vacate easements and to incorporate vacated public right-of-way into two (2) adjacent parcels.

DESCRIPTION:

A certain tract of land situate within the Town of Atrisco Grant, within projected Sections 15, 16, 21, 22, Township 10 North, Range 2 East, New Mexico Principal Meridian (N.M.P.M.), Bernalillo County, New Mexico, being and comprising all of Lot 8, Lot 16, and a portion of Towne Crossing Avenue N.W. of UNSER TOWNE CROSSING, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk, Bernalillo County, New Mexico on August 15, 2008 in book 2008C, Page 186 as Document No. 2008092759, and all of Lot 1-A, BULK PLAT OF LOT 1-A UNSER TOWNE CROSSING, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk, Bernalillo County, New Mexico on February 10, 2017 in book 2017C, Page 14 as Document No. 2017012563.

Tract contains 69.8921 acres, more or less.

FREE CONSENT AND DEDICATION:

The plat shown hereon is made with free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of the City of Albuquerque, Bernalillo County, New Mexico. Said owner(s) hereby grant all new easements as may be shown on this plat.

OWNER LOT 1-A:
 BEN E. KEITH CO, a Texas corporation

By: *Gordon Crow*
 Name: Gordon Crow

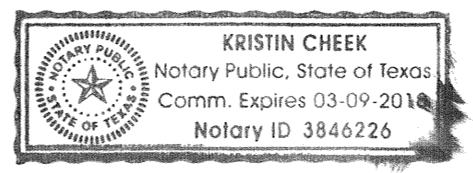
Title: C.F.O.

State of Texas)
 County of Tarrant)

This instrument was acknowledged before me on 3rd day of October 2017, by Gordon Crow

Notary Public *Kristin Cheek*

My Commission Expires: 3-9-2018



OWNER LOT 8 AND LOT 16:
 SWIRE PACIFIC HOLDINGS, INC.
 D/B/A SWIRE COCA-COLA, USA, a Delaware corporation

By:
 Name: Eduardo Schell

Title: Albuquerque Sales Center Manager

State of _____)
 County of _____)

This instrument was acknowledged before me on _____ day of _____ 20____, by _____

Notary Public _____

My Commission Expires: _____

NOTES:

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983.
2. Basis of Bearings is between City of Albuquerque Control Stations (ACS) "9-K10" and USC&GS "REWARD". Bearing = S76°26'17"E.
3. This survey was made on the ground and the instrumentation and field procedures utilized in preparation of this survey were RTK GPS using Trimble Survey grade instruments.
4. Distances are ground distances.
5. Record bearings and distances are shown in parenthesis ().
6. Lot 1-A is located in ZONE "X" (areas determined to be outside the 0.2% annual chance floodplain), per FEMA FIRM Maps No. 35001C0328H and 35001C0326H, with a revision date of August 12, 2012.
7. This plat was prepared with information included in the Title Commitment issued by Old Republic National Title Insurance Company, Commitment No. 1603542, Effective Date: February 7, 2017, and a Search and Report Letter issued by Fidelity National Title Company dated August 25, 2017.
8. This plat includes all easements of record as provided in the aforementioned Title Commitment and Search and Report Letter, as shown on the Plat of record or made known to me by the owner, utility companies, or other interested parties. (SEE SHEETS 3-5)
9. Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "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".
10. A portion of Lot 1-A is subject to Drainage Covenant recorded September 25, 1995 in Book 95-23, Pages 1540 - 1546 as Document No. 95097099; amended by Amendment to Drainage Covenant recorded June 24, 2002 in Book A37, Page 9402 as Document No. 2002079627, records of Bernalillo County, New Mexico. (SEE CROSSHATCHED AREA SHEETS 2, 4, & 5)
11. A portion of Lot 1-A is subject to Memorandum of Agreement Related to Land Division and Special Assessment recorded February 28, 1997 in Book 97-6, Pages 1141 - 1143 as Document No. 97021336; amended by Assignment and Assumption of Agreement Related to Land Division and Special Assessment recorded February 9, 1998 in Book 9805, Page 3054 as Document No. 1998014493, records of Bernalillo County, New Mexico.

PLAT OF LOT 1-A-1 AND LOT 1-A-2 UNSER TOWNE CROSSING
 (A REPLAT OF LOT 1-A, BULK PLAT OF LOT 1-A UNSER TOWNE CROSSING, & LOT 8 AND LOT 16, SUBDIVISION PLAT OF UNSER TOWNE CROSSING)
 WITHIN THE TOWN OF ATRISCO GRANT, WITHIN PROJECTED SECTIONS 15, 16, 21, & 22, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO

SEPTEMBER, 2017

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____

PLAT APPROVALS:

- | | |
|--|------|
| DRB CHAIRPERSON, PLANNING DEPARTMENT | DATE |
| REAL PROPERTY DIVISION | DATE |
| CITY ENGINEER | DATE |
| PARKS & RECREATION DEPARTMENT | DATE |
| TRAFFIC ENGINEERING, TRANSPORTATION DIVISION | DATE |
| CITY SURVEYOR | DATE |
| ABCWUA | DATE |
| A.M.A.F.C.A | DATE |
| QWEST CORPORATION d/b/a CENTURYLINK QC | DATE |
| COMCAST CABLE | DATE |
| PNM ELECTRIC SERVICES | DATE |
| NEW MEXICO GAS COMPANY | DATE |

TAX CERTIFICATION:

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

PROPERTY OWNER OF RECORD _____
 UPC # _____
 PROPERTY OWNER OF RECORD _____
 BERNALILLO COUNTY TREASURER'S OFFICE DATE

SURVEYOR'S CERTIFICATION:

I, Dean S. Christmas, 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 existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties 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 City of Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

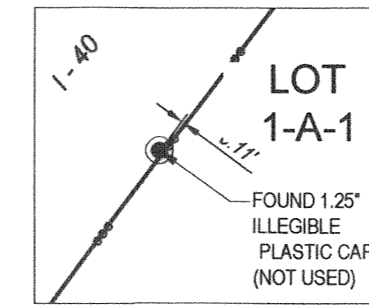
Dean S. Christmas SEPTEMBER 25, 2017
 Dean S. Christmas DATE
 New Mexico Professional Surveyor 23788



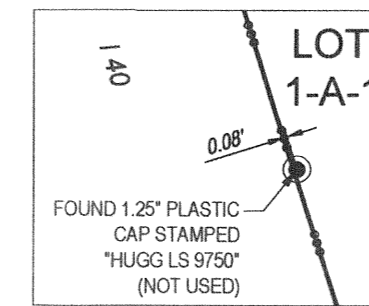
Bohannon & Huston
 Courtyard I 7500 Jefferson St. NE
 Albuquerque, NM 87109 (505) 823-1000

**PLAT OF
LOT 1-A-1 AND LOT 1-A-2
UNSER TOWNE CROSSING**
(A REPLAT OF LOT 1-A, BULK PLAT OF
LOT 1-A UNSER TOWNE CROSSING,
& LOT 8 AND LOT 16, SUBDIVISION
PLAT OF UNSER TOWNE CROSSING)
WITHIN THE TOWN OF ATRISCO GRANT,
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TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.,
BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO

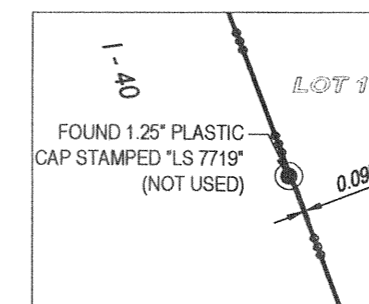
SEPTEMBER, 2017



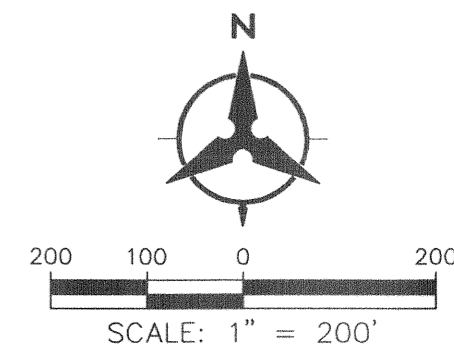
DETAIL "A"
SCALE 1" = 5'



DETAIL "B"
SCALE 1" = 5'



DETAIL "C"
SCALE 1" = 5'



LEGEND	
	FOUND BRASS CAP
	FOUND ALUMINUM CAP
	FOUND REBAR WITH CAP
	FOUND NAIL
	SET REBAR W/ YELLOW PLASTIC CAP STAMPED "CHRISTMAS PS 23788"
	BOUNDARY LINE
	LOT LINE TO BE ELIMINATED
	ADJOINING PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING ACCESS CONTROL LINE
	EASEMENT TO BE VACATED
	RIGHT-OF-WAY TO BE VACATED

VACATIONS:	
EASEMENTS VACATED PER VACATION ACTION	_____
RIGHT-OF-WAY VACATED PER VACATION ACTION	Project # 1006833 16DRB-70317

DOCUMENTS USED IN THE PREPARATION OF THIS PLAT:

- Plat of UNSER TOWNE CROSSING, filed on August 15, 2008 in Book 2008C, Page 186 as Document No. 2008092759, records of Bernalillo County.
- Bulk Plat of LOT 1-A UNSER TOWNE CROSSING, filed February 10, 2017 in Book 2017C, Page 14 as Document No. 2017012563, records of Bernalillo County.



Bohannon & Huston
Court yard 1 7500 Jefferson St. NE
Albuquerque, NM 87109 (505) 823-1000

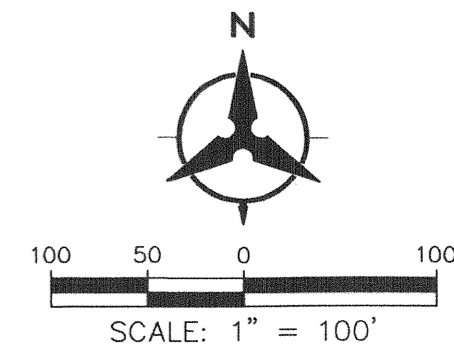
SHEET 2 OF 5

ACS: USC&GS BRASS CAP STAMPED "REWARD 1969"
GEOGRAPHIC POSITION (NAD 83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
N = 1487364.063 USFT, E = 491190.819 USFT
GROUND TO GRID FACTOR = 0.999675005
MAPPING ANGLE = -0°17'12.26"
NAVD 1988 ELEVATION = 5319.688 USFT

ACS: 3.25" ALUMINUM CAP STAMPED "9-K10 1989"
GEOGRAPHIC POSITION (NAD 83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
N = 1485617.623 USFT, E = 1498430.817 USFT
GROUND TO GRID FACTOR = 0.99968223
MAPPING ANGLE = -0°16'22.01"
NAVD 1988 ELEVATION = 5117.72 USFT

**PLAT OF
LOT 1-A-1 AND LOT 1-A-2
UNSER TOWNE CROSSING**
(A REPLAT OF LOT 1-A, BULK PLAT OF
LOT 1-A UNSER TOWNE CROSSING,
& LOT 8 AND LOT 16, SUBDIVISION
PLAT OF UNSER TOWNE CROSSING)
WITHIN THE TOWN OF ATRISCO GRANT,
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TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.,
BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO

SEPTEMBER, 2017



LEGEND	
	FOUND BRASS CAP
	FOUND ALUMINUM CAP
	FOUND REBAR WITH CAP
	FOUND NAIL
	SET REBAR W/ YELLOW PLASTIC CAP STAMPED "CHRISTMAS PS 23788"
	BOUNDARY LINE
	LOT LINE TO BE ELIMINATED
	ADJOINING PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING ACCESS CONTROL LINE
	EASEMENT TO BE VACATED
	RIGHT-OF-WAY TO BE VACATED

TANGENT DATA		
ID	BEARING	DISTANCE
T1	N17°01'43"W	66.81'
T2	N50°48'56"E	156.61'
T3	S59°57'21"W	36.50'
T4	N30°02'39"W	22.89'
T5	S59°57'21"W	26.50'

CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	84°40'54" RT	27.34'	44.34'	30.00'	40.41'	S47°00'42"E
C2	25°22'31" LT	74.29'	146.15'	329.99'	144.96'	S17°21'10"E
C3	89°59'34" RT	30.00'	47.12'	30.00'	42.42'	S14°57'22"W
C4	90°00'52" RT	35.01'	54.99'	35.00'	49.50'	N75°02'25"W
C5	11°14'08" RT	411.64'	820.63'	4184.78'	819.32'	N22°26'03"W
C6	67°37'16" RT	544.19'	958.93'	812.51'	904.24'	N17°00'49"E
C7	26°47'53" LT	194.46'	381.80'	816.30'	378.33'	N37°25'25"E
C8	39°00'00" LT	88.53'	170.17'	250.00'	166.90'	S40°27'21"W
C9	47°11'58" RT	110.97'	209.24'	254.00'	203.38'	S44°33'20"W
C10	03°07'53" RT	114.39'	228.72'	4184.78'	228.69'	N18°22'55"W
C11	08°06'15" RT	296.45'	591.92'	4184.78'	591.42'	N24°00'00"W

RECORD TANGENT DATA		
ID	BEARING	DISTANCE
(T1)	(N16°58'03"W)	(66.72')
(T2)	(N50°49'34"E)	(156.84')
(T3)	(N59°57'25"E)	(36.50')
(T4)	(N30°02'35"W)	(22.89')
(T5)	(N59°57'25"E)	(26.50')

RECORD CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
(C1)	(84°40'51" RT)	(27.33')	(44.34')	(30.00')	(40.41')	(S47°00'35"E)
(C2)	(25°22'32" LT)	(74.30')	(146.96')	(330.00')	(144.96')	(S17°21'26"E)
(C3)	(90°00'07" RT)	(30.00')	(47.12')	(30.00')	(42.43')	(N14°57'21"E)
(C4)	(90°00'33" RT)	(35.01')	(54.98')	(35.00')	(49.50')	(N75°02'11"W)
(C5)	(11°14'11" RT)	(411.66')	(820.69')	(4184.78')	(819.37')	(N22°26'19"W)
(C6)	(67°37'32" RT)	(544.19')	(958.99')	(812.51')	(904.29')	(N17°00'38"E)
(C7)	(26°47'38" LT)	(194.42')	(381.74')	(816.30')	(378.27')	(N37°25'45"E)
(C8)	(39°00'00" LT)	(88.53')	(170.17')	(250.00')	(166.90')	(S40°27'25"W)
(C9)	(47°10'52" RT)	(110.92')	(209.16')	(254.00')	(203.30')	(S44°32'51"W)
(C10)				(4184.78')		
(C11)				(4184.78')		

VACATIONS:
EASEMENTS VACATED PER VACATION ACTION _____
RIGHT-OF-WAY VACATED PER VACATION ACTION Project # 1006833 16DRB-70317

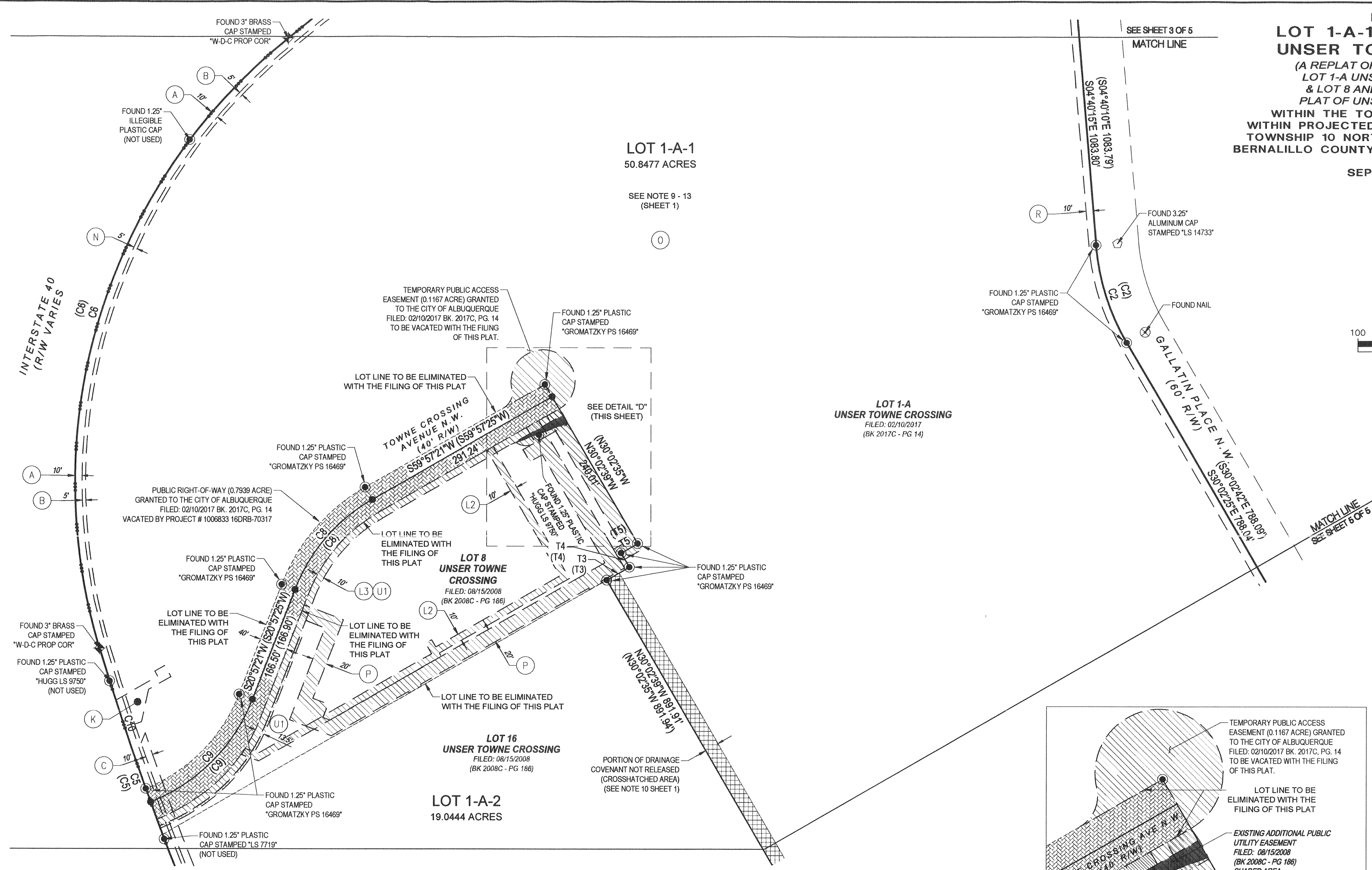
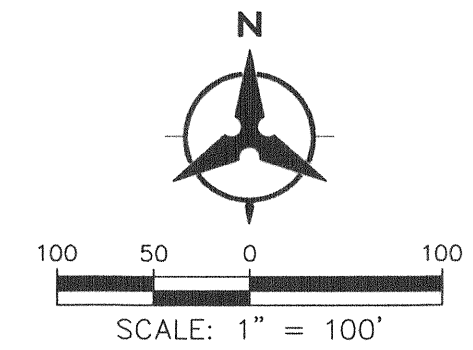


Bohannon & Huston
Courtyard I 7500 Jefferson St. NE
Albuquerque, NM 87109 (505) 823-1000

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Date of Survey: 9-25-17, Plotted by: 10/2/2017

**PLAT OF
LOT 1-A-1 AND LOT 1-A-2
UNSER TOWNE CROSSING**
(A REPLAT OF LOT 1-A, BULK PLAT OF
LOT 1-A UNSER TOWNE CROSSING,
& LOT 8 AND LOT 16, SUBDIVISION
PLAT OF UNSER TOWNE CROSSING)
WITHIN THE TOWN OF ATRISCO GRANT,
WITHIN PROJECTED SECTIONS 15, 16, 21, & 22,
TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.,
BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO

SEPTEMBER, 2017



**LOT 1-A
UNSER TOWNE CROSSING**
FILED: 02/10/2017
(BK 2017C - PG 14)

**LOT 8
UNSER TOWNE CROSSING**
FILED: 08/15/2008
(BK 2008C - PG 186)

**LOT 16
UNSER TOWNE CROSSING**
FILED: 08/15/2008
(BK 2008C - PG 186)

**LOT 1-A-2
19.0444 ACRES**

**LOT 1-A-1
50.8477 ACRES**

SEE NOTE 9 - 13
(SHEET 1)

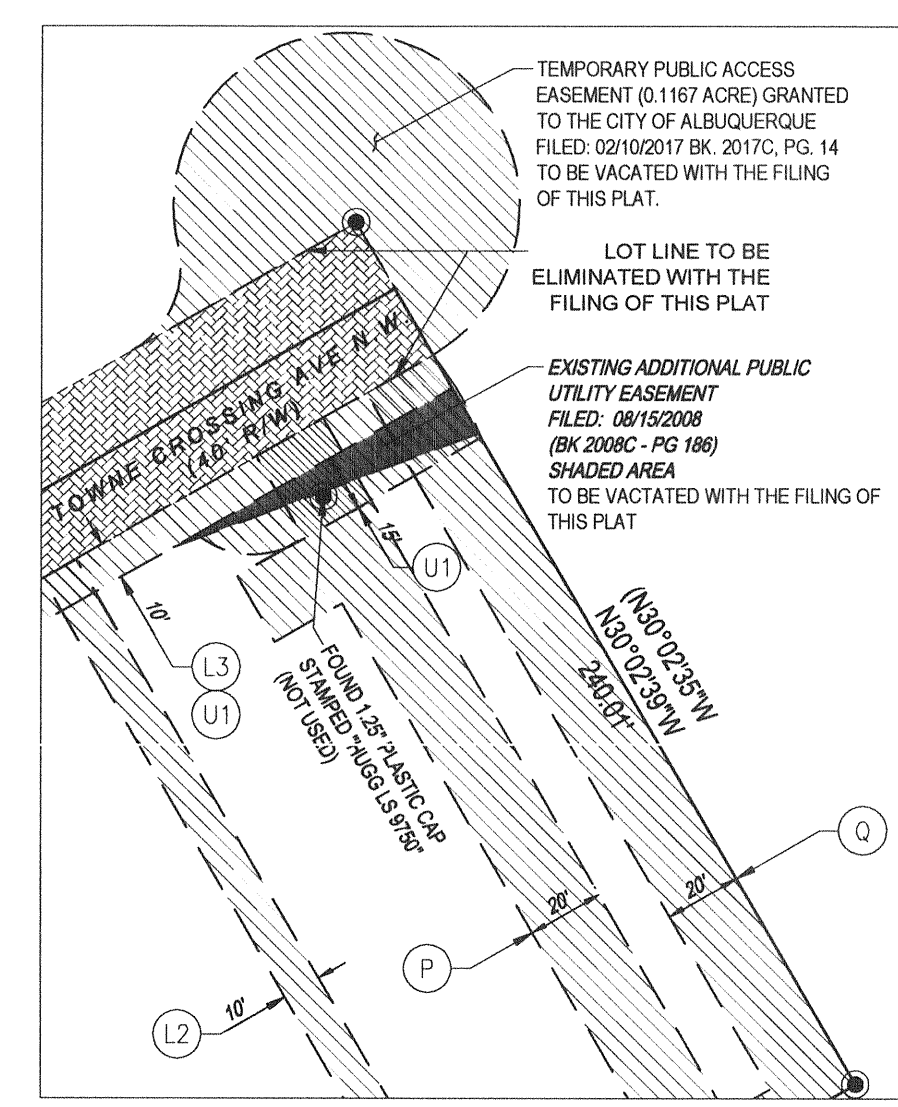
SEE SHEET 3 FOR EXISTING EASEMENTS LIST, CURVE AND TANGENT TABLES

VACATIONS:

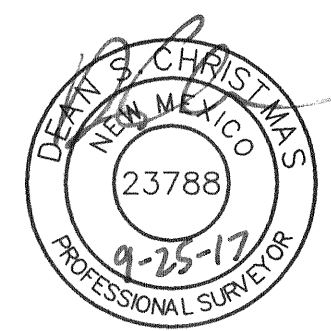
EASEMENTS VACATED PER VACATION ACTION _____

RIGHT-OF-WAY VACATED PER VACATION ACTION Project # 1006833 16DRB-70317

LEGEND	
	FOUND BRASS CAP
	FOUND ALUMINUM CAP
	FOUND REBAR WITH CAP
	FOUND NAIL
	SET REBAR W/ YELLOW PLASTIC CAP STAMPED "CHRISTMAS PS 23788"
	BOUNDARY LINE
	LOT LINE TO BE ELIMINATED
	ADJOINING PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING ACCESS CONTROL LINE
	EASEMENT TO BE VACATED
	RIGHT-OF-WAY TO BE VACATED



DETAIL "D"
SCALE 1" = 50'

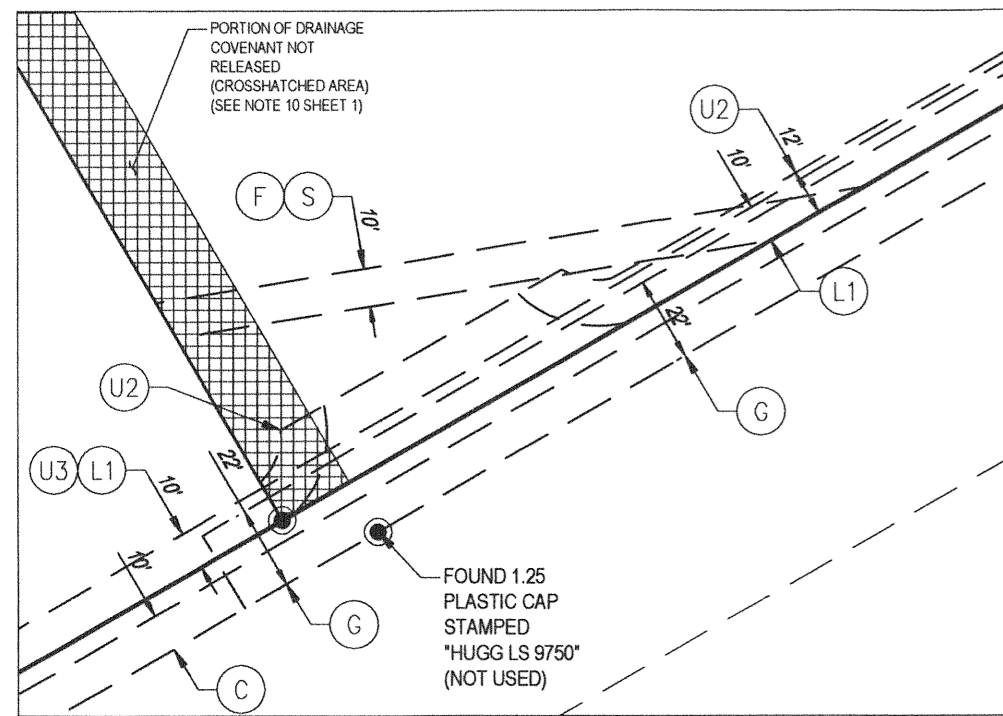
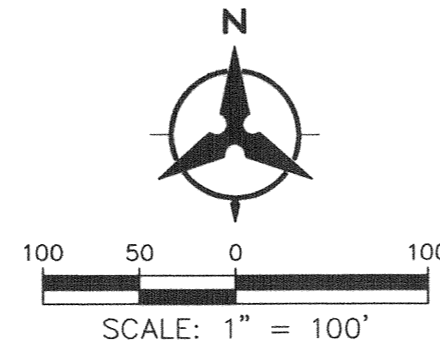


Bohannon & Huston
Courtyard 1 7500 Jefferson St. NE
Albuquerque, NM 87109 (505) 823-1000

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Mon 25-Sep-2017 - 2:31:00. Plotted by DYABENY

**PLAT OF
LOT 1-A-1 AND LOT 1-A-2
UNSER TOWNE CROSSING**
(A REPLAT OF LOT 1-A, BULK PLAT OF
LOT 1-A UNSER TOWNE CROSSING,
& LOT 8 AND LOT 16, SUBDIVISION
PLAT OF UNSER TOWNE CROSSING)
WITHIN THE TOWN OF ATRISCO GRANT,
WITHIN PROJECTED SECTIONS 15, 16, 21, & 22,
TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.,
BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO

SEPTEMBER, 2017



DETAIL "E"
SCALE 1" = 50'

FOUND 1.25" PLASTIC CAP STAMPED *LS 7719* (NOT USED)

**LOT 16
UNSER TOWNE CROSSING**
FILED: 08/15/2008
(BK 2008C - PG 188)

**LOT 1-A-2
19.0444 ACRES**

**LOT 1-A
UNSER TOWNE CROSSING**
FILED: 02/10/2017
(BK 2017C - PG 14)

PORTION OF DRAINAGE COVENANT NOT RELEASED (CROSS-HATCHED AREA) (SEE NOTE 10 SHEET 1)

SEE DETAIL "E" (THIS SHEET)

FOUND 1.25" PLASTIC CAP STAMPED *GROMATZKY PS 16469*

FOUND 1.25" PLASTIC CAP STAMPED *HUGG LS 9750* (NOT USED)

FOUND 1.25" PLASTIC CAP STAMPED *GROMATZKY PS 16469*

FOUND 1.25" PLASTIC CAP STAMPED *G.S. CROSHAW PS 14733* (NOT USED)

FOUND 3" BRASS CAP STAMPED *W-D-C PROP COR*

FOUND NO.6 REBAR

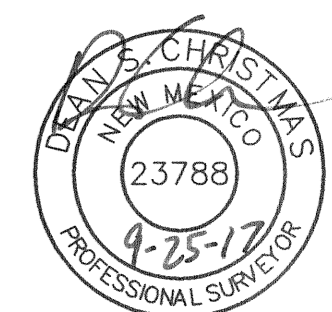
ACS: *REWARD 1969*
N76°26'17"W 7450.03'
(BASIS OF BEARINGS)

ACS: 3.25" ALUMINUM CAP STAMPED *9-K10 1989*
GEOGRAPHIC POSITION (NAD 83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
N = 1485617.623 USFT, E = 1498430.817 USFT
GROUND TO GRID FACTOR = 0.99968223
MAPPING ANGLE = -0°16'22.01"
NAVD 1988 ELEVATION = 5117.72 USFT

LEGEND	
	FOUND BRASS CAP
	FOUND ALUMINUM CAP
	FOUND REBAR WITH CAP
	FOUND NAIL
	SET REBAR W/ YELLOW PLASTIC CAP STAMPED *CHRISTMAS PS 23788*
	BOUNDARY LINE
	LOT LINE TO BE ELIMINATED
	ADJOINING PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING ACCESS CONTROL LINE
	EASEMENT TO BE VACATED
	RIGHT-OF-WAY TO BE VACATED

VACATIONS:	
EASEMENTS VACATED PER VACATION ACTION	_____
RIGHT-OF-WAY VACATED PER VACATION ACTION	Project # 1006833 16DRB-70317

SEE SHEET 3 FOR EXISTING EASEMENTS LIST, CURVE AND TANGENT TABLES



Bohannon & Huston
Court yard 1 7500 Jefferson St. NE
Albuquerque, NM 87109 (505) 823-1000