

Subdivision Data:

ZONING:
 GROSS SUBDIVISION ACREAGE: 11.2616 ACRES±
 ZONE ATLAS INDEX NO: B-14-Z AND B-14-Z
 NO. OF TRACTS CREATED: 2
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: MARCH 8, 2017

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING ONE TRACT INTO TWO NEW TRACTS, TO VACATE A PORTION OF AN EXISTING EASEMENT AND TO GRANT A NEW EASEMENT.

Notes:

1. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
2. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
3. THIS PROPERTY LIES WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTIONS 5, 6, 7 AND 8, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Public Utility Easements

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON 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 ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL WILL 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.

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), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

COORDINATE AND DIMENSION INFORMATION

STATE PLANE ZONE	GRID /GROUND COORDINATES	TYPE
NM-C	GRID	STANDARD
HORIZONTAL DATUM	VERTICAL DATUM	ROTATION ANGLE
NAD83	NAVD88	0° 00' 00.00"
CONTROL USED	BASE POINT FOR SCALING AND/OR ROTATION	MATCHES DRAWING UNITS
ALBUQUERQUE GEODETIC REFERENCE SYSTEM	N = 0.0000	NO
COMBINED SCALE FACTOR	E = 0.000,000.0000	
GRID TO GROUND: 1.0003290612	DISTANCE ANNOTATION: GROUND	
GROUND TO GRID: 0.9996791047	BEARING ANNOTATION: GRID	
	ELEVATION TRANSLATION: ±0.00'	ELEVATIONS VALID: NO

RECORDING STAMP
 DOCH 2017071458
 07/25/2017 10:42 AM Page: 1 of 2
 PLAT # 2505 B 2017071458 Linda Stover, Bernalillo County

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTIONS 5, 6, 7, AND 8, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, COMPRISING OF TRACT M-B-1 SEVEN BAR RANCH, AS THE SAME IS SHOWN AND DESIGNATED OF THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 29, 1997, IN MAP BOOK 97C, PAGE 167, ON MAY 29, 1997, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NAD 1983), AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

- BEGINNING AT THE SOUTHWEST CORNER OF DESCRIBED TRACT, LYING ON THE NORTH RIGHT OF WAY LINE OF SEVEN BAR LOOP, N.W. MARKED BY A SET PK NAIL WITH WASHER "PS 11993", FROM WHENCE A TIE TO A.G.R.S. MONUMENT 10_B13 BEARS S 52°14'35" W, A DISTANCE OF 797.61 FEET;
- THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID NORTH RIGHT OF WAY LINE N 00°02'40" E, A DISTANCE OF 82.30 FEET TO A POINT OF CURVATURE MARKED BY A FOUND PK NAIL WITH WASHER "LS 5978";
- THENCE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 71.30 FEET, A RADIUS OF 182.67 FEET, A DELTA ANGLE OF 22°21'55", A CHORD BEARING OF N 11°14'10" E, AND A CHORD LENGTH OF 70.85 FEET, TO A POINT OF COMPOUND CURVATURE, MARKED BY A FOUND PK NAIL WITH WASHER "LS 5978";
- THENCE ALONG A COMPOUND CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 98.83 FEET, A RADIUS OF 419.67 FEET, A DELTA ANGLE OF 13°29'33", A CHORD BEARING OF N 29°13'56" E, AND A CHORD LENGTH OF 98.60 FEET, TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "LS 5978";
- THENCE N 36°00'17" E, A DISTANCE OF 305.68 FEET TO A POINT OF CURVATURE, MARKED BY FOUND PK NAIL WITH WASHER "LS 5978";
- THENCE ALONG A CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 167.33 FEET, A RADIUS OF 409.79 FEET, A DELTA ANGLE OF 23°23'43", A CHORD BEARING OF N 24°23'30" E, AND A CHORD LENGTH OF 166.17 FEET, TO AN ANGLE POINT, MARKED BY A FOUND NO. 5 REBAR WITH RED PLASTIC CAP ILLEGIBLE;
- THENCE N 12°39'44" E, A DISTANCE OF 98.66 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT, MARKED BY A FOUND NO. 5 REBAR WITH YELLOW PLASTIC CAP "J. TEMPLE NM";
- THENCE S 77°03'23" E, A DISTANCE OF 188.54 FEET TO AN ANGLE POINT, MARKED BY A SET PK NAIL WITH WASHER "PS 11993";
- THENCE S 60°18'26" E, A DISTANCE OF 541.81 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE WEST RIGHT OF WAY LINE OF COTTONWOOD DRIVE N.W., MARKED BY A FOUND NO. 5 REBAR WITH RED PLASTIC CAP (ILLEGIBLE);
- THENCE ALONG SAID WEST RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 244.36 FEET, A RADIUS OF 855.92 FEET, A DELTA ANGLE OF 16°21'27", A CHORD BEARING OF S 26°50'39" W, AND A CHORD LENGTH OF 243.53 FEET, TO AN ANGLE POINT, MARKED BY A FOUND PK NAIL WITH WASHER "LS 5978";
- THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, N S 34°59'12" W, A DISTANCE OF 155.51 FEET TO AN ANGLE POINT, MARKED BY A FOUND NO. 5 REBAR WITH RED PLASTIC CAP "LS 5978";
- THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, S 36°24'29" W, A DISTANCE OF 204.46 FEET TO A POINT OF CURVATURE, MARKED BY A FOUND NO. 5 REBAR WITH RED PLASTIC CAP "LS 5978";
- THENCE LEAVING SAID WEST RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 49.99 FEET, A RADIUS OF 35.25 FEET, A DELTA ANGLE OF 81°14'45", A CHORD BEARING OF S 77°21'14" W, AND A CHORD LENGTH OF 45.91 FEET, TO A POINT OF REVERSE CURVATURE, LYING ON THE NORTH RIGHT OF WAY LINE OF SEVEN BAR LOOP N.W., MARKED BY A FOUND NO. 5 REBAR WITH RED PLASTIC CAP "LS 5978";
- THENCE ALONG SAID NORTH RIGHT OF WAY LINE, ALONG A REVERSE CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 475.62 FEET, A RADIUS OF 880.82 FEET, A DELTA ANGLE OF 30°56'18", A CHORD BEARING OF N 77°08'48" W, AND A CHORD LENGTH OF 469.86 FEET, TO A POINT OF TANGENCY, MARKED BY A FOUND NO. 5 REBAR WITH PINK PLASTIC CAP "LS 5978";
- THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, S 87°25'39" W, A DISTANCE OF 163.17 FEET TO THE POINT OF BEGINNING, CONTAINING 11.2616 ACRES (490,557 SQUARE FEET), MORE OR LESS, NOW COMPRISING OF TRACTS M-1-B-1 AND M-1-B-2, SEVEN-BAR RANCH.

Solar Note:

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 ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

Suzanne Russo 3-24-17 DATE
 SUZANNE RUSSO, SR. CORPORATE COUNSEL, SR 7-10-17
 HOME DEPOT U.S.A., INC., A DELAWARE CORPORATION

Acknowledgment

STATE OF GEORGIA)
 COUNTY OF COBB) SS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF March, 2017, BY SUZANNE RUSSO, THE SR. CORPORATE COUNSEL OF HOME DEPOT U.S.A., INC., A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION.

PERSONALLY KNOWN
 PRODUCED IDENTIFICATION TYPE AND # OF ID
 BY Tracy Allen NOTARY PUBLIC
 TRACY ALLEN NOTARY PUBLIC GEORGIA JULY 6, 2016
 7-6-18

Plat of
 Tracts M-1-B-1 and M-1-B-2
Seven-Bar Ranch
 Town of Alameda Grant, Projected Sections 5, 6, 7 and 8
 Township 11 North, Range 3 East, N.M.P.M
 Albuquerque, Bernalillo County, New Mexico
 March 2017

Project No. 1007502

Application No. 17DRB-70090

- Utility Approvals**
- Lernando Vigil 4-13-17 DATE
 PNM
 Chris Sully 4-4-17 DATE
 NEW MEXICO GAS COMPANY
 QWEST CORPORATION D/B/A CENTURYLINK QC 4/21/2017 DATE
 COMCAST 5/30/17 DATE

- City Approvals**
- Soren N. Riechhoefer P.S. 3/27/17 DATE
 CITY SURVEYOR
 Douglas M. M... 7/12/17 DATE
 TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT
 Keith Cook 07-12-17 DATE
 A.B.C.W.U.A.
 Candorel 7/12/17 DATE
 PARKS AND RECREATION DEPARTMENT
 Lynn M. Mason 7-12-17 DATE
 AMAFCA
 Renee Breaute 7/12/17 DATE
 CITY ENGINEER
 Gal Ch... 7-13-17 DATE
 DRB CHAIRPERSON, PLANNING DEPARTMENT

TREASURER CERTIFICATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1013065500548110901
 PROPERTY OWNER OF RECORD: Home Depot USA Inc
 BERNALILLO COUNTY TREASURER'S OFFICE

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

LARRY W. MEDRANO 3/17/17 DATE
 LARRY W. MEDRANO N.M.P.S. No. 11993
 REGISTERED PROFESSIONAL SURVEYOR

PRECISION SURVEYS, INC.

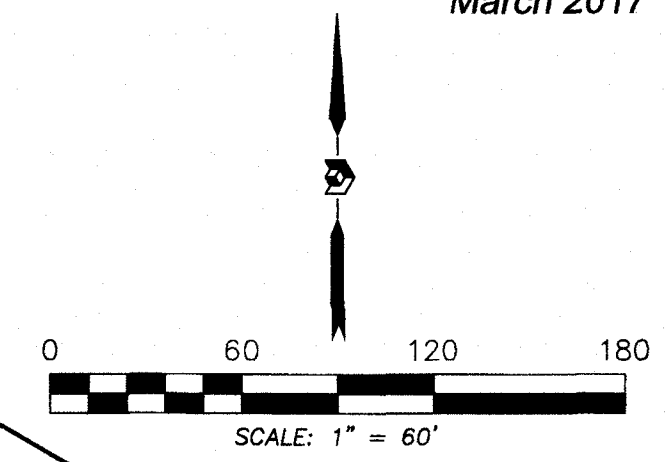
OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113
 505.856.5700 PHONE
 505.856.7900 FAX

INDEXING INFORMATION FOR COUNTY CLERK
 OWNER HOME DEPOT USA
 SECTIONS 5, 6, 7 AND 8, TOWNSHIP 11 N, RANGE 3 E,
 SUBDIVISION SEVEN-BAR RANCH
 UPC NO. 1013065500548110901

Sheet 1 of 2
 PSI JOB NO. 179003P

Plat of
Tracts M-1-B-1 and M-1-B-2
Seven-Bar Ranch
 Town of Alameda Grant, Projected Sections 5, 6, 7 and 8
 Township 11 North, Range 3 East, N.M.P.M
 Albuquerque, Bernalillo County, New Mexico
 March 2017

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 PLAT R \$25.00 B: 2017C P: 0084 Linda Stover, Bernalillo County

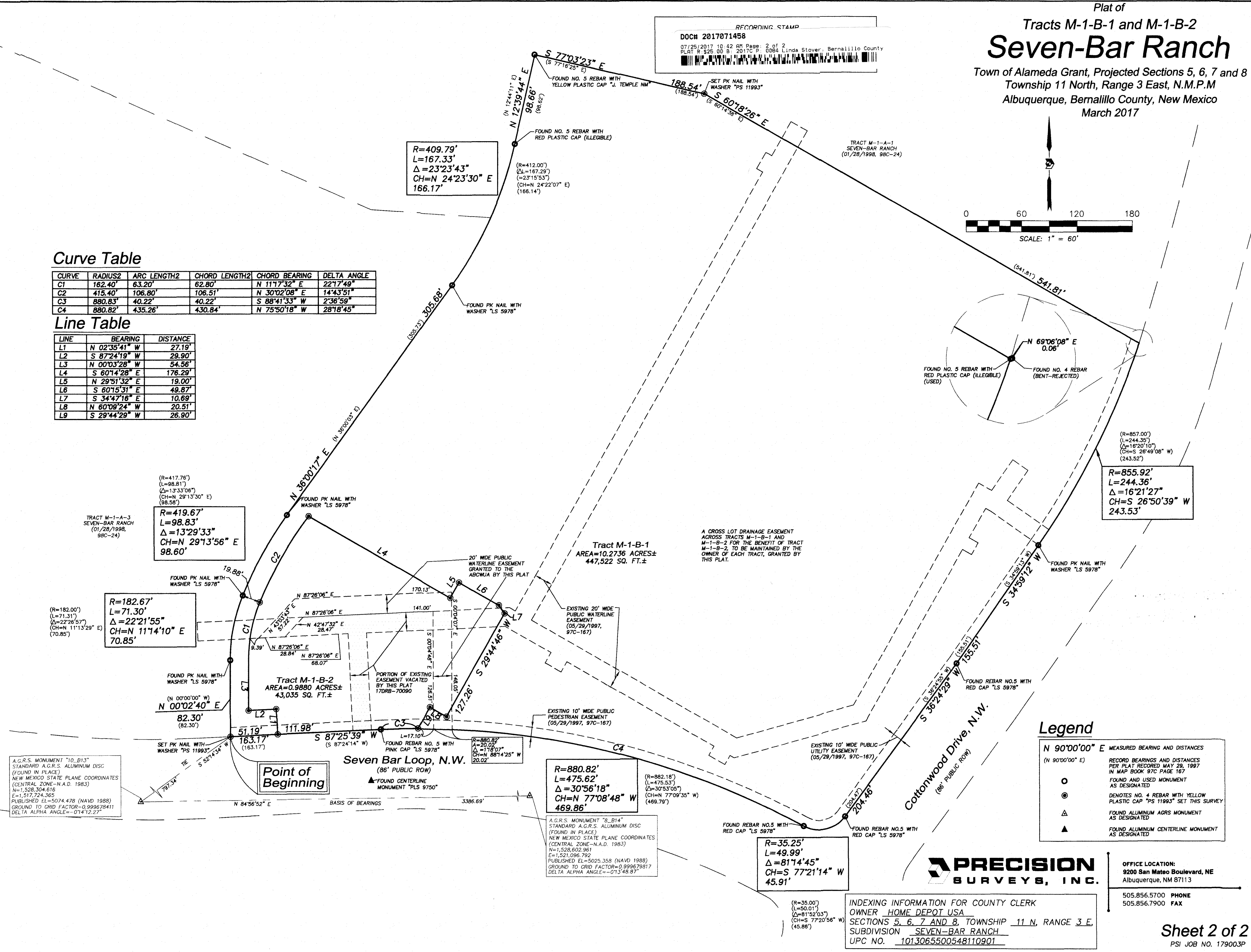


Curve Table

CURVE	RADIUS2	ARC LENGTH2	CHORD LENGTH2	CHORD BEARING	DELTA ANGLE
C1	162.40'	63.20'	62.80'	N 117°32' E	221°49'
C2	415.40'	106.80'	106.51'	N 30°02'08" E	14°43'51"
C3	880.83'	40.22'	40.22'	S 88°41'33" W	2°36'59"
C4	880.82'	435.26'	430.84'	N 75°50'18" W	281°8'45"

Line Table

LINE	BEARING	DISTANCE
L1	N 02°35'41" W	27.19'
L2	S 87°24'19" W	29.90'
L3	N 00°03'28" W	54.56'
L4	S 60°14'28" E	176.29'
L5	N 29°51'32" E	19.00'
L6	S 60°15'31" E	49.87'
L7	S 34°47'16" E	10.69'
L8	N 60°09'24" W	20.51'
L9	S 29°44'29" W	26.90'



$R=419.67'$
 $L=98.83'$
 $\Delta=13°29'33''$
 $CH=N 29°13'56'' E$
 $98.60'$

$R=182.67'$
 $L=71.30'$
 $\Delta=22°21'55''$
 $CH=N 117°10' E$
 $70.85'$

$R=409.79'$
 $L=167.33'$
 $\Delta=23°23'43''$
 $CH=N 24°23'30'' E$
 $166.17'$

$R=855.92'$
 $L=244.36'$
 $\Delta=16°21'27''$
 $CH=S 26°50'39'' W$
 $243.53'$

$R=880.82'$
 $L=475.62'$
 $\Delta=30°56'18''$
 $CH=N 77°08'48'' W$
 $469.86'$

$R=35.25'$
 $L=49.99'$
 $\Delta=81°14'45''$
 $CH=S 77°21'14'' W$
 $45.91'$

Legend

- \circ N 90°00'00" E MEASURED BEARING AND DISTANCES (N 90°00'00" E)
- \bullet RECORD BEARINGS AND DISTANCES PER PLAT RECORDED MAY 28, 1997 IN MAP BOOK 97C PAGE 167
- \odot FOUND AND USED MONUMENT AS DESIGNATED
- \ominus DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
- \triangle FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED
- \blacktriangle FOUND ALUMINUM CENTERLINE MONUMENT AS DESIGNATED

PRECISION SURVEYS, INC.

OFFICE LOCATION:
 9200 San Mateo Boulevard, NE
 Albuquerque, NM 87113

505.856.5700 PHONE
 505.856.7900 FAX

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 OWNER HOME DEPOT USA
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 UPC NO. 1013065500548110901

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