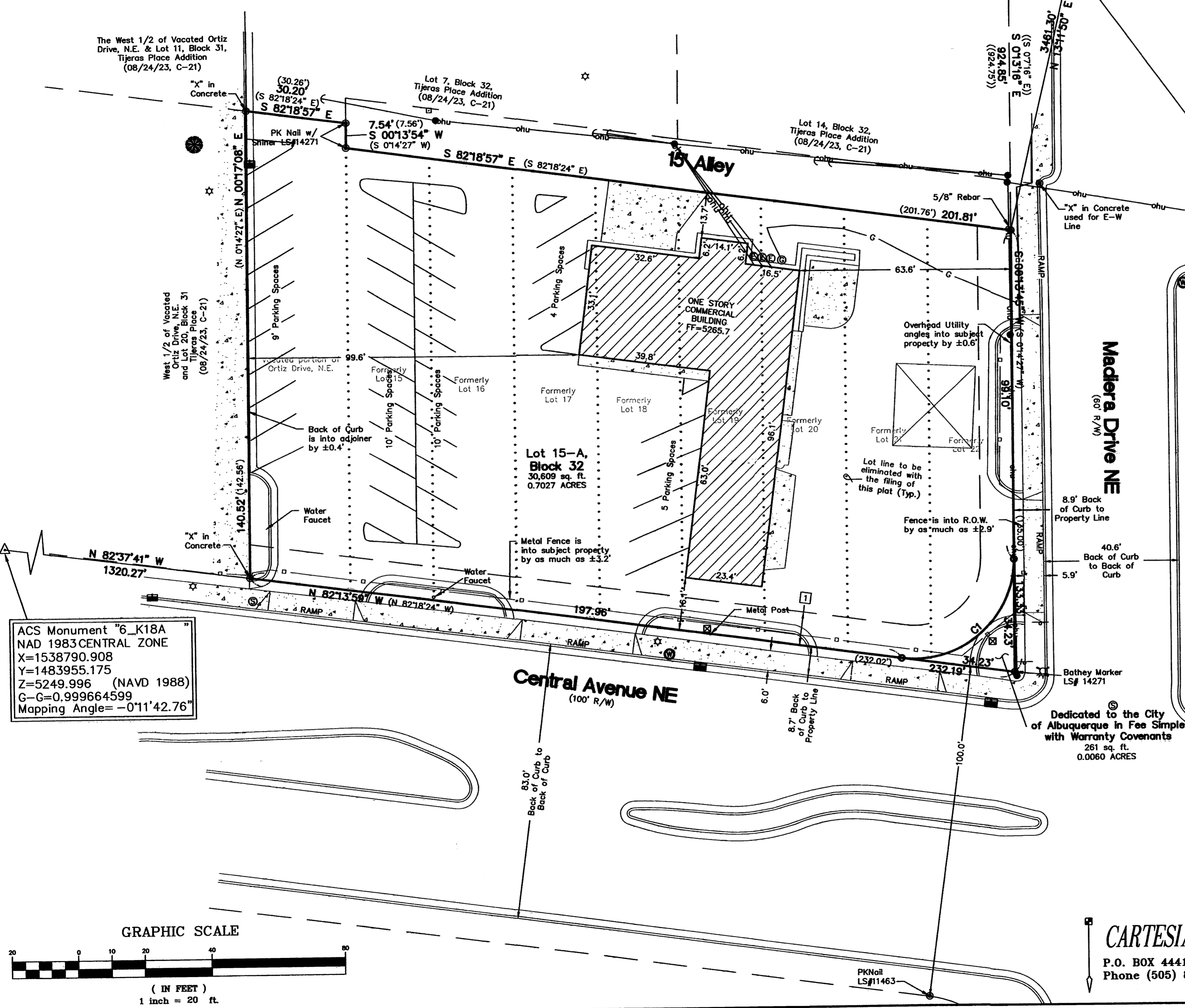


**Sketch Plat of
Lot 15-A, Block 32
Tijeras Place Addition**
comprised of
Lots 15-22, Block 32,
Tijeras Place Addition and
The East 1/2 of Vacated Ortiz Drive NE
City of Albuquerque
Bernalillo County, New Mexico
October 2010

ACS Monument "16_J18"
NAD 1983 CENTRAL ZONE
X=1541120.300
Y=1487256.949
Z=5261.947 (NAVD 1988)
G-G=0.999663486
Mapping Angle=-0°11'26.88"

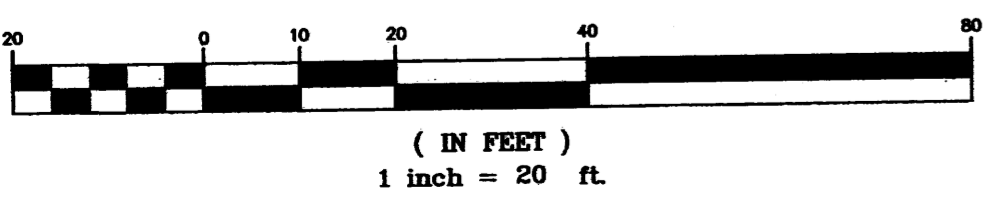
Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER DEED OF RECORD
N 90°00'00" E	MEASURED BEARING AND DISTANCES
⊙	FOUND AS INDICATED
⊙	SET AS INDICATED
⊙	SANITARY SEWER MANHOLE
⊙	UTILITY PEDESTAL
⊙	IRRIGATION BOX
⊙	STORM DRAIN INLET
↔	INGRESS/EGRESS
⊠	COVERED AREA
⊙	WATER METER
⊙	FIRE HYDRANT
⊙	OVERHEAD UTILITY LINES
⊙	GUY WIRE
⊙	SIGN
⊙	CHAIN LINK FENCE
⊙	GAS METER
⊙	ELECTRIC METER
⊙	LIGHT POST
⊙	UTILITY POLE
⊙	GAS VALVE
⊙	WATER VALVE
⊙	STORM DRAIN INLET



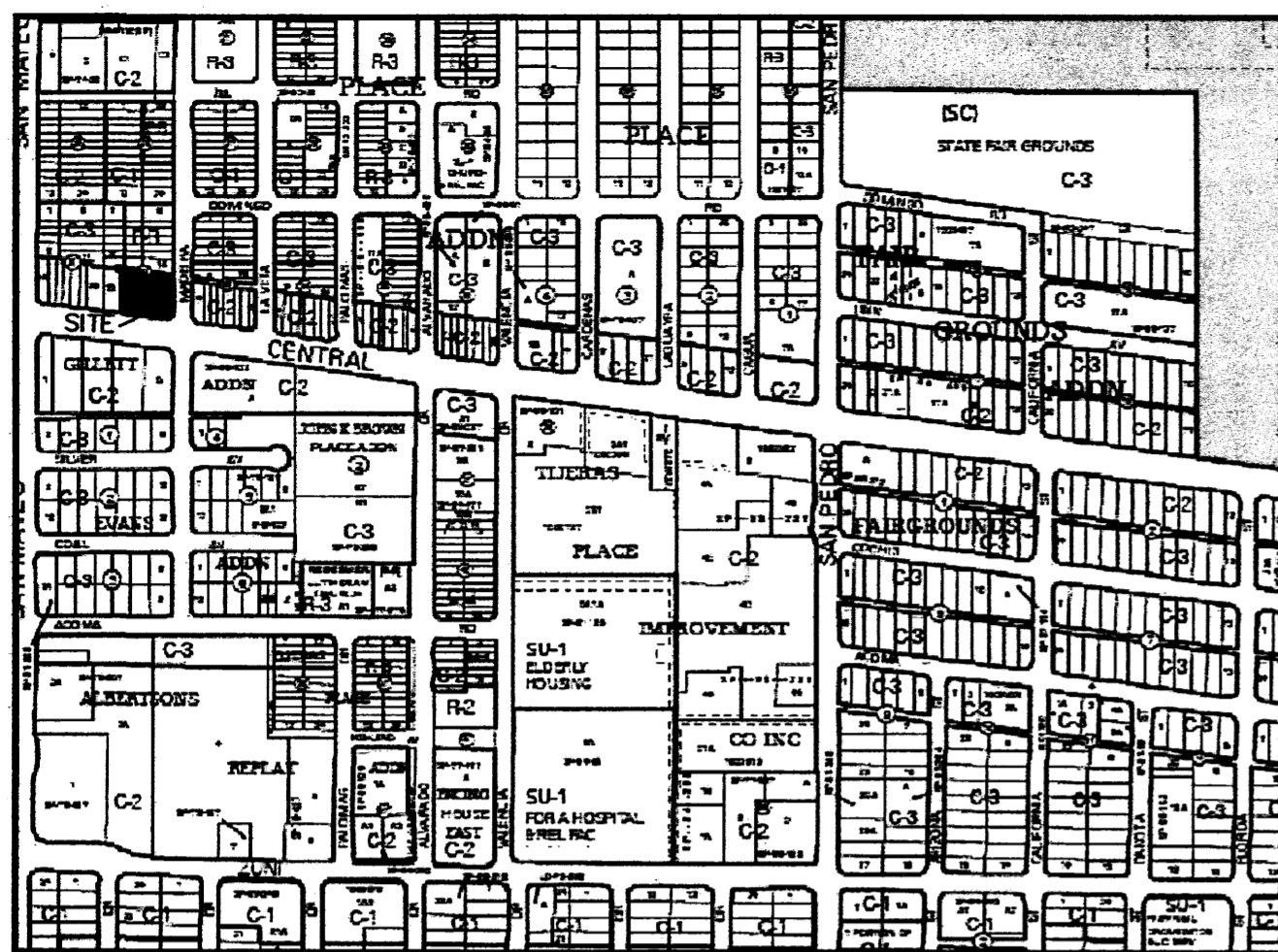
ACS Monument "6_K18A"
NAD 1983 CENTRAL ZONE
X=1538790.908
Y=1483955.175
Z=5249.996 (NAVD 1988)
G-G=0.999664599
Mapping Angle=-0°11'42.76"

GRAPHIC SCALE



CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244



Vicinity Map Zone Atlas K-18-Z

Indexing Information

Section 24, Township 10 North, Range 3 East
 Subdivision: Tijeras Place Addition
 Owner: Centurion Pacific LLC
 UPC #101805704718932204

Legal Description

A CERTAIN PARCEL OF LAND SITUATE WITHIN SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, WITHIN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING ALL OF LOTS NUMBERED FIFTEEN (15) THROUGH TWENTY-TWO (22), INCLUSIVE, IN BLOCK NUMBERED THIRTY-TWO (32), OF THE TIJERAS PLACE ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE AMENDED PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 24, 1923, IN PLAT BOOK C, PAGE 21, TOGETHER WITH THE EAST ONE-HALF (E. 1/2) OF VACATED ORTIZ DRIVE N.E., AND FURTHER MORE BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, SAID POINT BEING COMMON TO THE WESTERLY RIGHT-OF-WAY OF MADEIRA DRIVE N.E., AND THE NORTHERLY RIGHT-OF-WAY OF EAST CENTRAL AVENUE, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 22, MARKED BY A BATHEY MARKER LS#14271:

THENCE FROM THE POINT OF BEGINNING, ALONG THE NORTHERLY RIGHT OF WAY CENTRAL AVENUE, N.E., N 82°13'59" W, A DISTANCE OF 232.19 FEET, TO SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, MARKED BY A "X" IN CONCRETE:

THENCE, LEAVING SAID NORTHERLY RIGHT OF WAY OF CENTRAL AVENUE, N.E., N 00°17'08" E, A DISTANCE OF 140.52 FEET, TO THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, MARKED BY A "X" IN CONCRETE;

THENCE, S 82°18'57" E, A DISTANCE OF 30.20 FEET TO AN ANGLE POINT OF THE PARCEL HEREIN DESCRIBED, MARKED BY A PK NAIL WITH SHINER LS#14271 AND LYING ON THE WESTERLY RIGHT OF WAY OF A 15' ALLEY;

THENCE COINCIDING WITH SAID 15' ALLEY RIGHT OF WAY, S 00°13'54" W, A DISTANCE OF 7.54 FEET TO AN ANGLE POINT OF THE PARCEL HEREIN DESCRIBED, MARKED BY A PK NAIL WITH SHINER LS#14271 LYING ON THE SOUTHERLY RIGHT OF WAY OF SAID 15' ALLEY;

THENCE COINCIDING WITH SAID SOUTHERLY ALLEY RIGHT OF WAY, S 82°18'57" E, A DISTANCE OF 201.81 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A 5/8" REBAR, AND LYING ON THE WESTERLY RIGHT OF WAY OF MADIERA DRIVE, N.E.;

THENCE LEAVING SAID RIGHT OF WAY OF 15' ALLEY, AND COINCIDING WITH THE WESTERLY RIGHT OF WAY OF MADIERA DRIVE, N.E., S 00°13'45" W, A DISTANCE OF 133.33 FEET TO THE POINT OF BEGINNING CONTAINING 0.7087 ACRES (30,870 SQ.FT.) MORE OR LESS.

Public Utility Easement

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 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, 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 easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

**Plat of
 Lot 15-A, Block 32
 Tijeras Place Addition**

comprised of
 Lots 15-22, Block 32,
 Tijeras Place Addition and
 The East 1/2 of Vacated Ortiz Drive NE
 City of Albuquerque
 Bernalillo County, New Mexico
 October 2010

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number _____

Application Number _____

City approvals:

City Surveyor	_____	Date	_____
Traffic Engineer, Transportation Division	_____	Date	_____
ABCWUA	_____	Date	_____
Parks and Recreation Department	_____	Date	_____
AMAFCA	_____	Date	_____
City Engineer	_____	Date	_____
DRB Chairperson, Planning Department	_____	Date	_____

Utility approvals:

PNM Electric Services	_____	Date	_____
New Mexico Gas Company	_____	Date	_____
Qwest Telecommunications	_____	Date	_____
Comcast	_____	Date	_____

Surveyor's Certificate

"I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF."

WILL PLOTNER JR. DATE
 N.M.R.P.S. No. 14271

CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505)891-0244



Purpose of Plat

1. ELIMINATE INTERIOR LOT LINES AS SHOWN HEREON
2. GRANT EASEMENTS AS SHOWN HEREON.
3. DEDICATE PUBLIC RIGHT OF WAY AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE.....0.7087 ACRES
 ZONE ATLAS PAGE NO.....K-18-Z
 NUMBER OF EXISTING LOTS.....8 LOTS
 NUMBER OF LOTS CREATED.....1 LOT
 AREA DEDICATED TO THE CITY OF ALBUQUERQUE.....0
 MILES OF FULL WIDTH STREETS.....0.00
 MILES OF HALF WIDTH STREETS.....0.00
 DATE OF SURVEY.....OCTOBER 2010

Notes

1. FIELD SURVEY PERFORMED IN MARCH AND SEPTEMBER 2010.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).
3. THE SUBJECT PROPERTY IS WITHIN SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 EAST.

Free Consent & Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

BARRY BAKER, MANAGER DATE
 NEVADA VENTURES, LLC

Acknowledgment

STATE OF }
 COUNTY OF }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2010
 BY: BARRY BAKER, MANAGER; NEVADA VENTURES, LLC.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

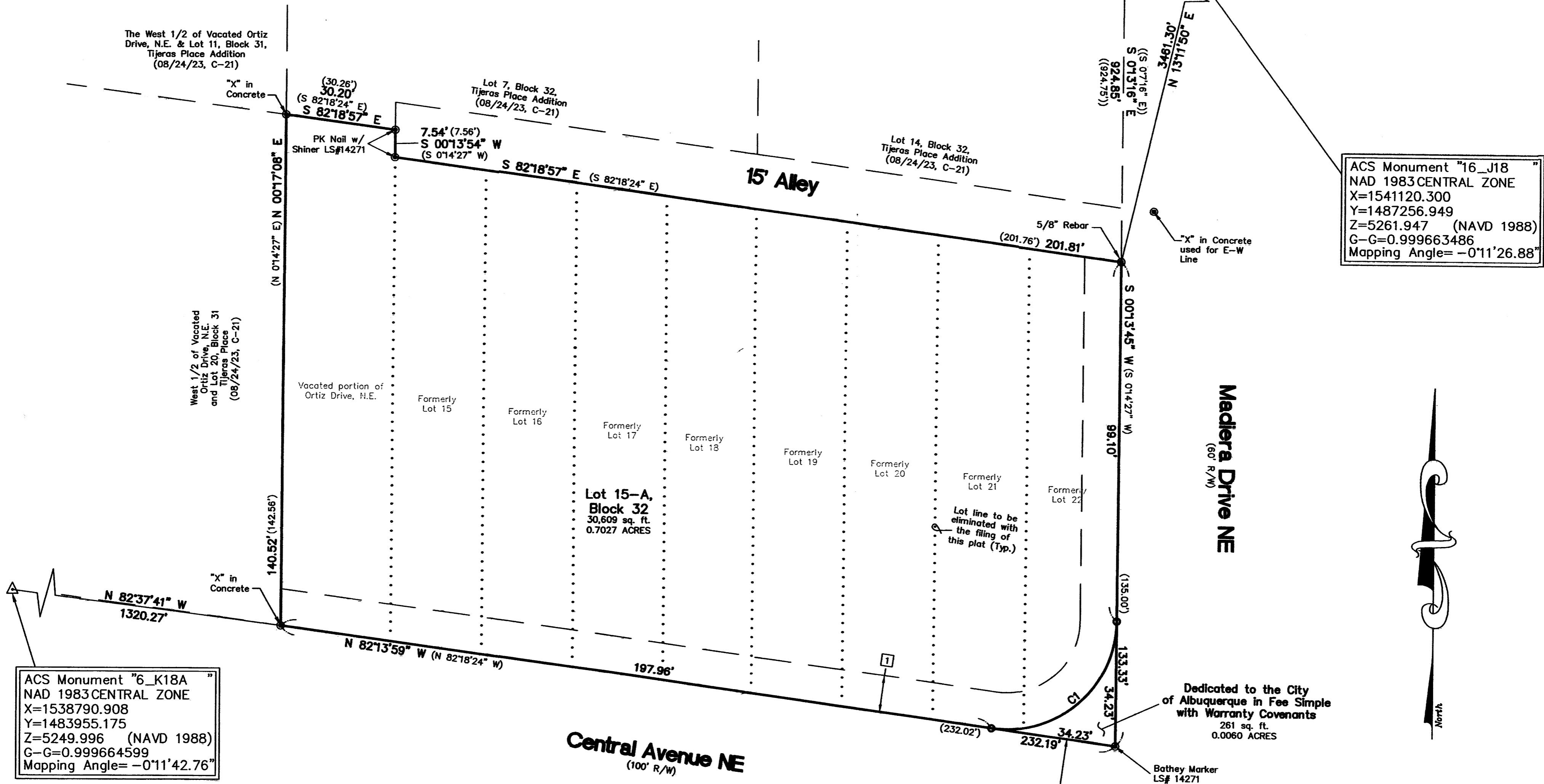
Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER DEED OF RECORD
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (C-21)
N 90°00'00" E	MEASURED BEARING AND DISTANCES
⊙	FOUND AS INDICATED
○	SET BATHEY MARKER WITH CAP "LS14271"

Easement Notes

1 10' NON-EXCLUSIVE PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT

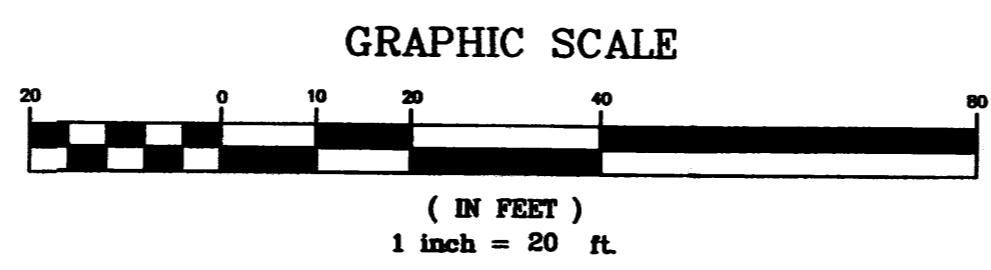
Plat of
Lot 15-A, Block 32
Tijeras Place Addition
 comprised of
 Lots 15-22, Block 32,
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 The East 1/2 of Vacated Ortiz Drive NE
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 October 2010



ACS Monument "16_J18"
 NAD 1983 CENTRAL ZONE
 X=1541120.300
 Y=1487256.949
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ACS Monument "6_K18A"
 NAD 1983 CENTRAL ZONE
 X=1538790.908
 Y=1483955.175
 Z=5249.996 (NAVD 1988)
 G-G=0.999664599
 Mapping Angle=-0°11'42.76"

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	51.07'	30.00	97°32'16"	45.12'	S 48°59'53" W



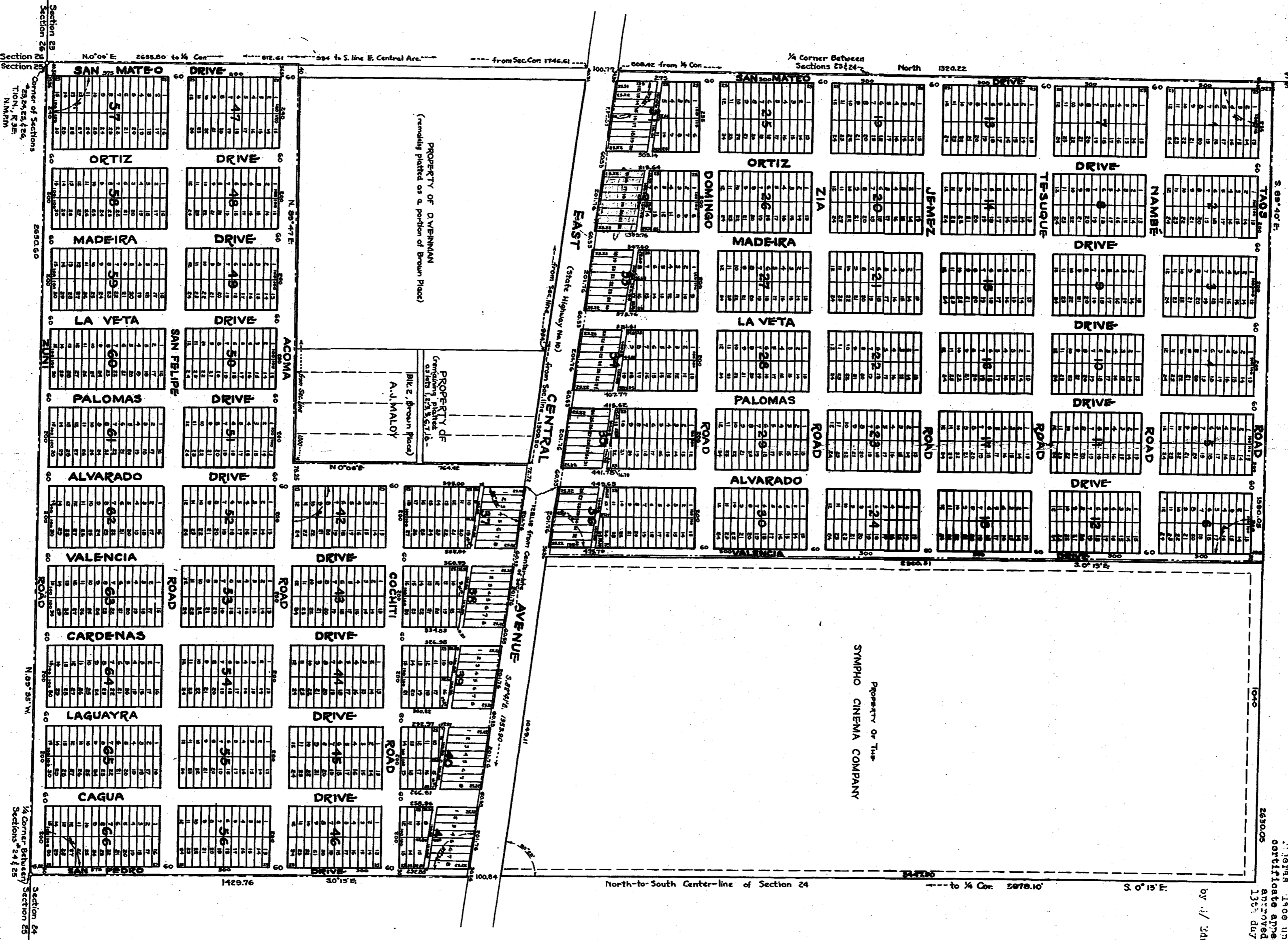
CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505)891-0244

AMENDED PLAT OF TIJERAS PLACE

AN ADDITION TO THE CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

SCALE: 1 inch = 200 feet
SURVEYED AND PLATTED JUN-JUL-AUG 1923 by
ROSS ENGINEERING OFFICE
E.C.

INCLUDING REPLAT OF BLOCKS 1, 3 and 4 of BROWN PL.



State of New Mexico)
County of Bernalillo) ss
This plat was recorded on the 24th day
of August, 1923, at 11:30 a.m.
of Book 47, Page 191.
by George S. Nowner Clerk & Recorder
Deputy Clerk

Office of the County Surveyor
Bernalillo County, New Mexico

I hereby certify that I have
examined the amended plat of
Tijeras Place upon which this
certificate appears and have
approved and filed the same
13th day of August, 1923.
by Edmund Ross, Surveyor
COUNTY SURVEYOR
BERNALILLO COUNTY,
NEW MEXICO

The above and foregoing sub-division of those certain tracts of land situate in School District No. 13 of Bernalillo County, New Mexico, being portions of the Spirit and S¹/₄ of Section 24, Township 10 North, Range 3 East, T.10N., R.3E., N.17th and more particularly described as follows: Tract No. 1 beginning at the 1/4 Corner between Sections 23 and 24, and running thence North 1320.22 feet thence S 89° 40' 15" E 1390.05 feet, thence S 0° 13' E 2320.31 feet, thence along the north line of East Central Avenue, Corner of Section 10, 10.82 41.11, 1613.08 feet, thence N 0° 06' E 808.42 feet, thence N 0° 06' E 812.61 feet, thence N 89° 40' 15" E 1390.05 feet, thence N 0° 06' E 812.61 feet, thence along the south line of East Central Avenue, State Highway No. 10 S. 82° 41' E 1390.05 feet, thence N 0° 06' E 812.61 feet to the 1/4 Corner between Sections 24 and 25, thence N 89° 35' W 2550.60 feet to the place of beginning. Tract No. 2 comprising Blocks 1 to 36 inclusive, and Tract No. 2 comprising Blocks 37 to 66 inclusive of Tijeras Place, surveyed, platted and set out as shown hereon enclosed by broken lines thus: _____ is with the free consent and in accordance with the desires of the undersigned owner and proprietor thereof.

attest:
State of New Mexico)
County of Bernalillo)
S/ BERTHA BUCKNER Secretary
S/ MARY O.R. FOX President
S/ GEORGE S. NOWNER Notary Public, Bernalillo County, New Mexico

On this 13th day of August, A.D. 1923, before me came Harry C.R. Fox and Bertha Buckner, President and Secretary respectively of the Tijeras Place Improvement Company, to me known to be the persons who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.
Witness my hand and seal this 13th day of August, 1923.

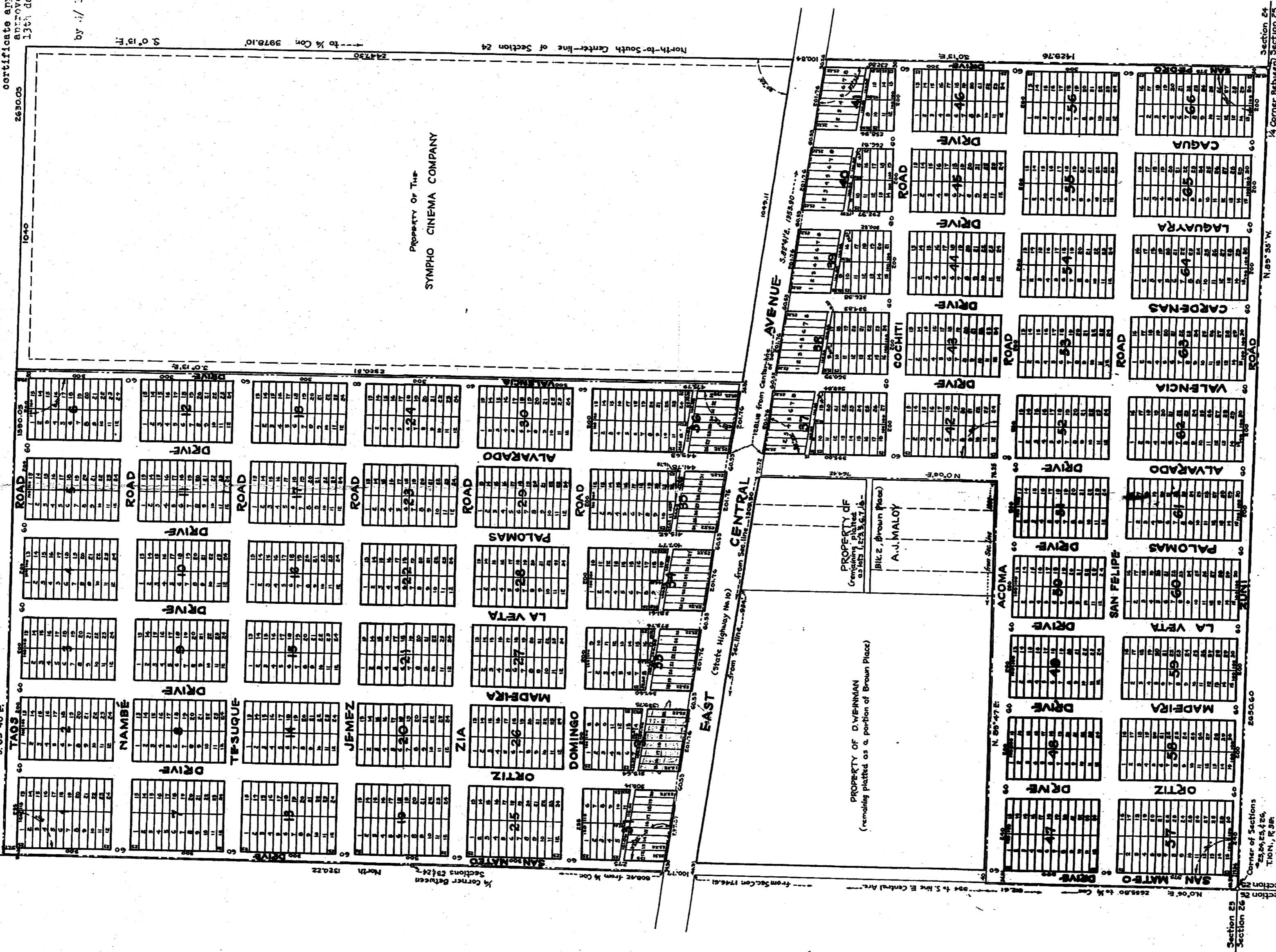
My commission expires July 30, 1927

AMENDED PLAT OF TIJERAS PLACE

AN ADDITION TO THE CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

SCALE: 1 inch = 200 feet
SURVEYED AND PLATTED JUN - JUL - AUG 1923 BY
ROSS ENGINEERING OFFICE

INCLUDING REPLAT OF BLOCKS 1, 3 and 4 of BROWN PL.



The above and foregoing sub-division of those certain tracts of land situate in School District No. 13 of Bernalillo County, New Mexico, being portions of the S^{1/4} and SW^{1/4} of Section 24, Township 10 North, Range 3 East, N.M.P.M., and more particularly described as follows: Tract No. 1 beginning at the 1/4 Corner between Sections 23 and 24, T. 10N., R. 3 E., N.M.P.M., and running thence North 132° 22' 22" East, thence S 89° 40' N., 1590.05 feet, thence S 0° 31' E., 220.31 feet, thence along the North line of East Central Avenue, Corner of Sections 23, 24, 25, and 26, T. 10 N., R. 3 E., N.M.P.M., and running thence N. 0° 06' E., 808.42 feet to the place of beginning, Tract No. 2 beginning at the S. 0° 13' E., 1429.76 feet to the 1/4 Corner between Sections 24 and 25, thence N. 89° 35' W., 2650.60 feet to the place of beginning, Tract No. 1 comprising Blocks 1 to 36 inclusive, and Tract No. 2 comprising Blocks 37 to 66 inclusive, of Tijeras Place, surveyed, platted and subdivided as shown hereon enclosed by broken lines thus _____, is with the free consent and in accordance with the desires of the undivided owner and proprietor thereof.

attest:
State of New Mexico ss
County of Bernalillo

S/ **BERTHA BECKER** Secretary
On this 13th day of August, A.D. 1923, before me came Mary C.R. Fox and Bertha Becker, President and Secretary, respectively, of the Tijeras Place Improvement Company, to me known to be the persons who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal this 13th day of August, 1923.
My commission expires July 30, 1927

S/ **George S. Downer** Notary Public, Bernalillo County, New Mexico

THE TIJERAS PLACE IMPROVEMENT COMPANY, INC.
Owner and Proprietor

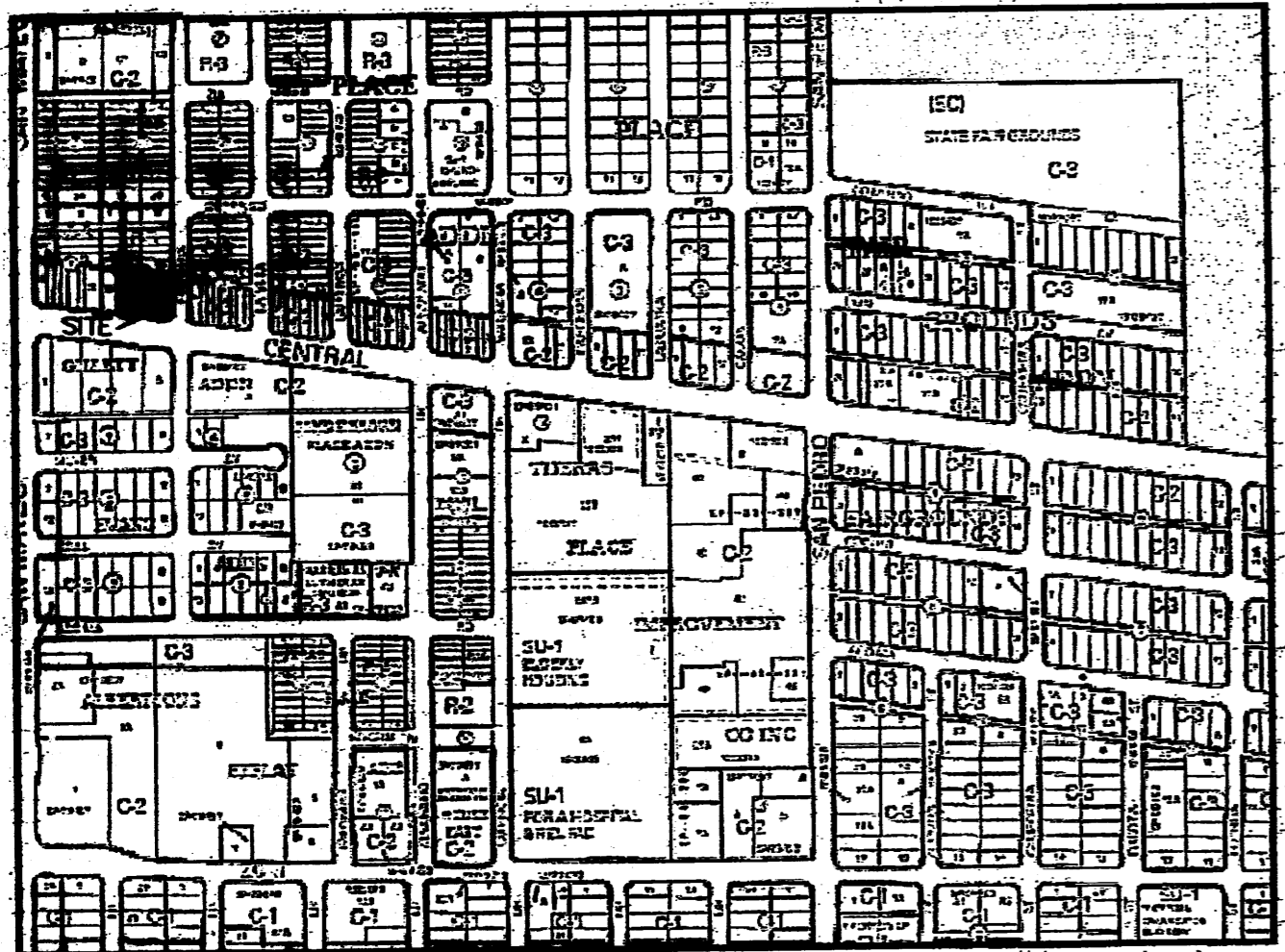
S/ **MARY O.R. FOX** President

S/ **George S. Downer** Notary Public, Bernalillo County, New Mexico

State of New Mexico ss
County of Bernalillo
This instrument was filed for record on the 24th day of August, 1923, at _____ o'clock _____ M., A.M.
of Records of Bernalillo County, New Mexico.
S/ **Logy M. Garcia** Clerk & Recorder
Deputy Clerk

Office of the County Surveyor
Bernalillo County, New Mexico
I hereby certify that I have examined the amended plat of Tijeras Place upon which this certificate appears, and have approved said plat this 13th day of August 1923.
County Surveyor
Bernalillo Co.,
New Mexico.
by: **Edmund Ross**, Deputy

I, **Bernice Mendenhall**, County Clerk of Bernalillo County, New Mexico, do hereby certify that the map on which this certificate appears is a true copy, made under my direction and under the provisions of Chapter 130 of New Mexico Statutes Laws 1919, of a map filed for record on the _____ day of August, 1923.
County Clerk, Bernalillo County, New Mexico.



Vicinity Map Zone Atlas K-18-Z

Purpose of Plat

1. ELIMINATE INTERIOR LOT LINES AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. DEDICATE PUBLIC RIGHT OF WAY AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE.....0.7087 ACRES
 ZONE ATLAS PAGE NO.....K-18-Z
 NUMBER OF EXISTING LOTS.....8 LOTS
 NUMBER OF LOTS CREATED.....1 LOT
 AREA DEDICATED TO THE CITY OF ALBUQUERQUE.....0
 MILES OF FULL WIDTH STREETS.....0.00
 MILES OF HALF WIDTH STREETS.....0.00
 DATE OF SURVEY.....OCTOBER 2010

Notes

1. FIELD SURVEY PERFORMED IN MARCH AND SEPTEMBER 2010.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
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THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

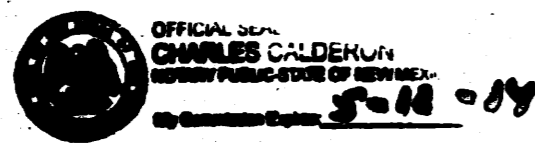
ALLEN J. JOHNSON, CFO
 CENTURION PACIFIC, LLC

Acknowledgment

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 1-19, 2010
 BY: ALLEN J. JOHNSON, CFO; CENTURION PACIFIC, LLC

NOTARY PUBLIC



5-18-14
 MY COMMISSION EXPIRES

Indexing Information

Section 24, Township 10 North, Range 3 East
 Subdivision: Tijeras Place Addition
 Owner: Centurion Pacific LLC
 UPC #101805704718932204

DOC# 2011028119

93/23/2011 09:03 AM Page: 1 of 2
 PLAT R:\$12.00 B: 2011C P: 0028 N. Toulous Olivere, Bernalillo Co.

Legal Description

A CERTAIN PARCEL OF LAND SITUATE WITHIN SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, WITHIN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING ALL OF LOTS NUMBERED FIFTEEN (15) THROUGH TWENTY-TWO (22), INCLUSIVE, IN BLOCK NUMBERED THIRTY-TWO (32), OF THE TIJERAS PLACE ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE AMENDED PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 24, 1923, IN PLAT BOOK C, PAGE 21, TOGETHER WITH THE EAST ONE-HALF (E. 1/2) OF VACATED ORTIZ DRIVE N.E., AND FURTHER MORE BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, SAID POINT BEING COMMON TO THE WESTERLY RIGHT-OF-WAY OF MADEIRA DRIVE N.E. AND THE NORTHERLY RIGHT-OF-WAY OF EAST CENTRAL AVENUE, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 22, MARKED BY A BATHEY MARKER LS#14271:

THENCE FROM THE POINT OF BEGINNING, ALONG THE NORTHERLY RIGHT OF WAY CENTRAL AVENUE, N.E., N 82°13'59" W, A DISTANCE OF 232.19 FEET, TO SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, MARKED BY A "X" IN CONCRETE:

THENCE, LEAVING SAID NORTHERLY RIGHT OF WAY OF CENTRAL AVENUE, N.E., N 00°17'08" E, A DISTANCE OF 140.52 FEET, TO THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, MARKED BY A "X" IN CONCRETE:

THENCE, S 82°18'57" E, A DISTANCE OF 30.20 FEET TO AN ANGLE POINT OF THE PARCEL HEREIN DESCRIBED, MARKED BY A PK NAIL WITH SHINER LS#14271 AND LYING ON THE WESTERLY RIGHT OF WAY OF A 15' ALLEY;

THENCE COINCIDING WITH SAID 15' ALLEY RIGHT OF WAY, S 00°13'54" W, A DISTANCE OF 7.54 FEET TO AN ANGLE POINT OF THE PARCEL HEREIN DESCRIBED, MARKED BY A PK NAIL WITH SHINER LS#14271 LYING ON THE SOUTHERLY RIGHT OF WAY OF SAID 15' ALLEY;

THENCE COINCIDING WITH SAID SOUTHERLY ALLEY RIGHT OF WAY, S 82°18'57" E, A DISTANCE OF 201.81 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A 5/8" REBAR, AND LYING ON THE WESTERLY RIGHT OF WAY OF MADEIRA DRIVE, N.E.;

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Included, is the right to build, 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 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.

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**Plat of
 Lot 15-A, Block 32
 Tijeras Place Addition**

comprised of
 Lots 15-22, Block 32,
 Tijeras Place Addition and
 The East 1/2 of Vacated Ortiz Drive NE
 City of Albuquerque
 Bernalillo County, New Mexico

January 2011

Approved and Accepted by:

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number 1008590

Application Number

City approvals:

	1-14-11
City Surveyor	Date
	01-26-11
Traffic Engineer, Transportation Division	Date
	01/26/11
ABCWA	Date
	1/26/11
Parks and Recreation Department	Date
	1/26/11
AMAFCA	Date
	3-10-11
City Engineer	Date
DRB Chairperson, Planning Department	Date

Utility approvals:

	01/20/2011
PNM Electric Services	Date
	01-19-2011
New Mexico Gas Company	Date
	01-16-11
Qwest Telecommunications	Date
	01-24-11
Comcast	Date

Surveyor's Certificate

I, WILL PLOTNER JR., A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

1/13/11
 WILL PLOTNER JR. DATE
 N.M.R.P.S. No. 14271

CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244



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Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER DEED OF RECORD
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (C-21)
N 90°00'00" E	MEASURED BEARING AND DISTANCES
●	FOUND AS INDICATED
○	SET BATHEY MARKER WITH CAP "LS14271"

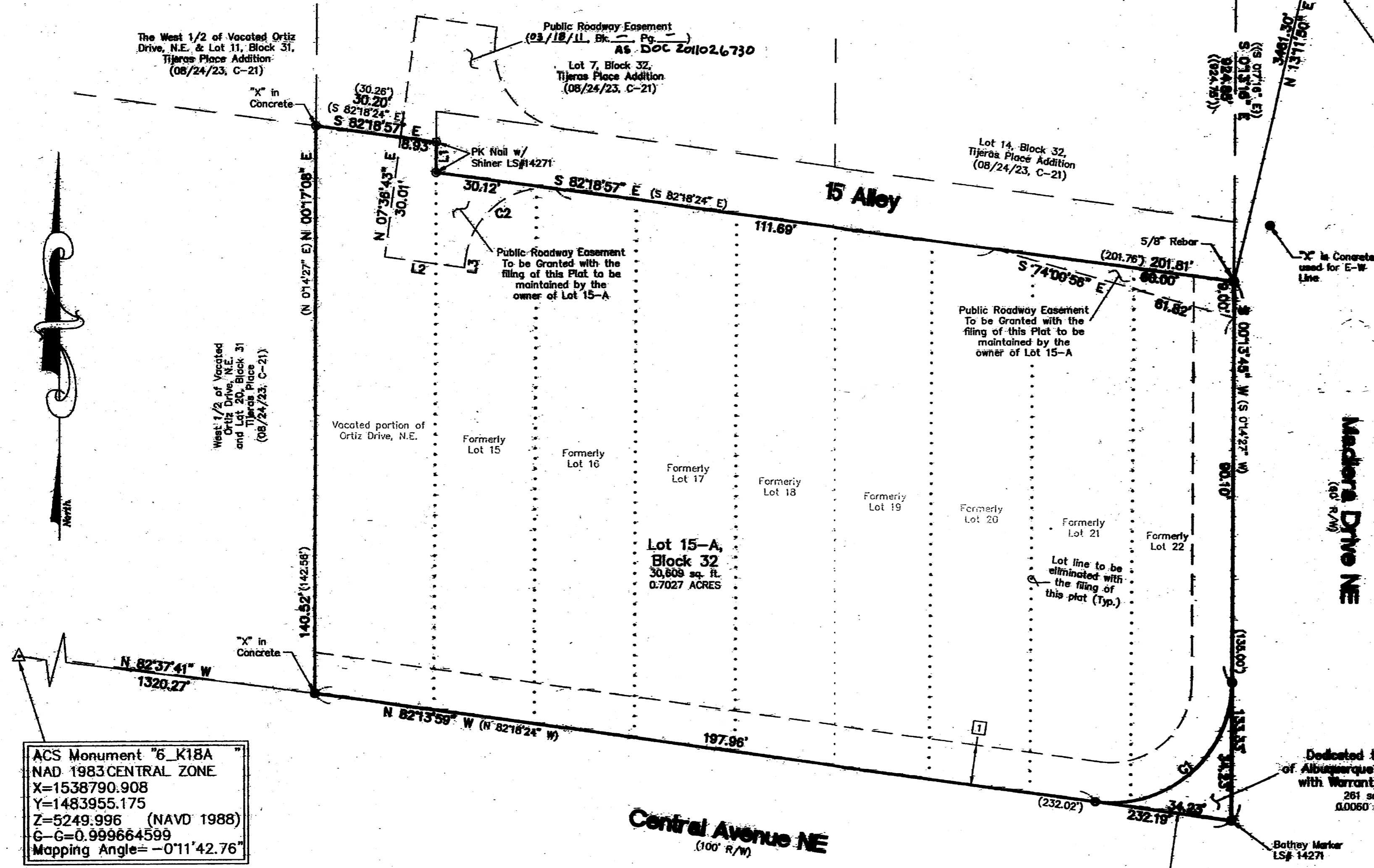
Easement Notes

1) 10' NON-EXCLUSIVE PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT

Solar Collection Note

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.



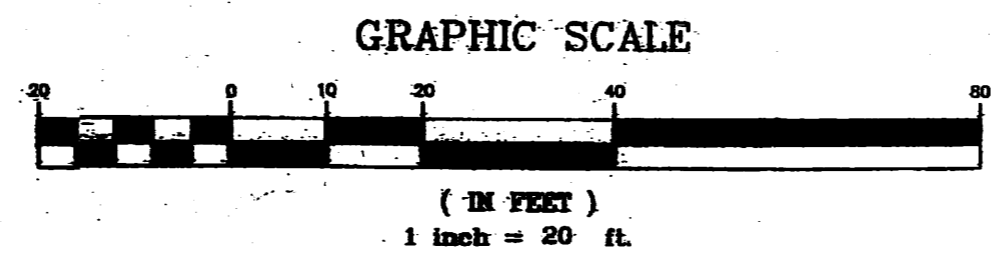
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Mapping Angle=-0°11'42.76"

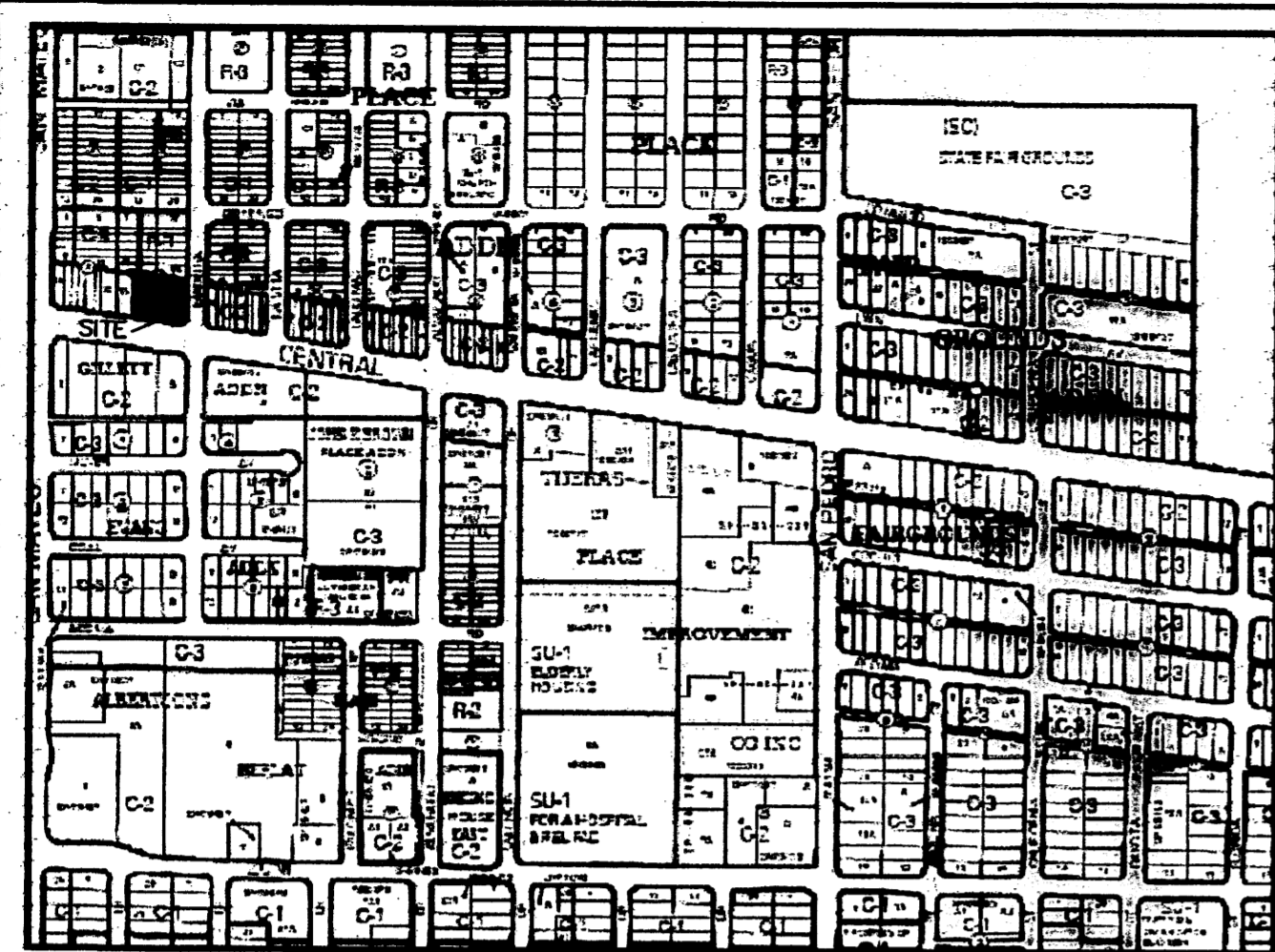
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
PAID ON UPC #1086023419832203-108607047199
PROPERTY OWNER OF RECORD: 32204
Centurion Pacific II
BERNALILLO COUNTY TREASURER'S OFFICE
3-23-11

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	51.07'	30.00	97°32'16"	45.12'	N 48°59'53" E
C2	31.42'	20.00	90°00'00"	28.28'	S 52°36'42" W

LINE	LENGTH	BEARING
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L2	20.00'	N 82°23'18" W



CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
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Vicinity Map Zone Atlas K-18-Z

Indexing Information

Section 24, Township 10 North, Range 3 East
 Subdivision: Tijeras Place Addition
 Owner: Centurion Pacific LLC
 UPC #101805704718932204

Legal Description

A CERTAIN PARCEL OF LAND SITUATE WITHIN SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, WITHIN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING ALL OF LOTS NUMBERED FIFTEEN (15) THROUGH TWENTY-TWO (22), INCLUSIVE, IN BLOCK NUMBERED THIRTY-TWO (32), OF THE TIJERAS PLACE ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE AMENDED PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 24, 1923, IN PLAT BOOK C, PAGE 21, TOGETHER WITH THE EAST ONE-HALF (E. 1/2) OF VACATED ORTIZ DRIVE N.E., AND FURTHER MORE BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, SAID POINT BEING COMMON TO THE WESTERLY RIGHT-OF-WAY OF MADEIRA DRIVE N.E. AND THE NORTHERLY RIGHT-OF-WAY OF EAST CENTRAL AVENUE, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 22, MARKED BY A BATHEY MARKER LS#14271:

THENCE FROM THE POINT OF BEGINNING, ALONG THE NORTHERLY RIGHT OF WAY CENTRAL AVENUE, N.E., N 82°13'59" W, A DISTANCE OF 232.19 FEET, TO SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, MARKED BY A "X" IN CONCRETE:

THENCE, LEAVING SAID NORTHERLY RIGHT OF WAY OF CENTRAL AVENUE, N.E., N 00°17'08" E, A DISTANCE OF 140.52 FEET, TO THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, MARKED BY A "X" IN CONCRETE;

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 Lot 15-A, Block 32
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comprised of
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Project Number _____

Application Number _____

City approvals:

[Signature]
 City Surveyor

1-14-11
 Date

Traffic Engineer, Transportation Division

Date

ABCWUA

Date

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Date

AMAFCA

Date

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Date

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[Signature]
 WILL PLOTNER JR. DATE 1/13/11
 N.M.R.P.S. No. 14271



CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244

Purpose of Plat

1. ELIMINATE INTERIOR LOT LINES AS SHOWN HEREON
2. GRANT EASEMENTS AS SHOWN HEREON.
3. DEDICATE PUBLIC RIGHT OF WAY AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE.....0.7087 ACRES
 ZONE ATLAS PAGE NO.....K-18-Z
 NUMBER OF EXISTING LOTS.....8 LOTS
 NUMBER OF LOTS CREATED.....1 LOT
 AREA DEDICATED TO THE CITY OF ALBUQUERQUE.....0
 MILES OF FULL WIDTH STREETS.....0.00
 MILES OF HALF WIDTH STREETS.....0.00
 DATE OF SURVEY.....OCTOBER 2010

Notes

1. FIELD SURVEY PERFORMED IN MARCH AND SEPTEMBER 2010.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).
3. THE SUBJECT PROPERTY IS WITHIN SECTION 24, TOWNSHIP 10 NORTH, RANGE 3 EAST.

Free Consent & Dedication

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS

[Signature]
 ALLEN J. JOHNSON, CFO
 CENTURION PACIFIC, LLC

DATE 1/14/11

Acknowledgment

STATE OF NEW MEXICO }
 COUNTY OF BERNALILLO } SS



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 1-19, 2010
 BY: ALLEN J. JOHNSON, CFO; CENTURION PACIFIC, LLC

[Signature]
 NOTARY PUBLIC

5-12-14
 MY COMMISSION EXPIRES

Legend

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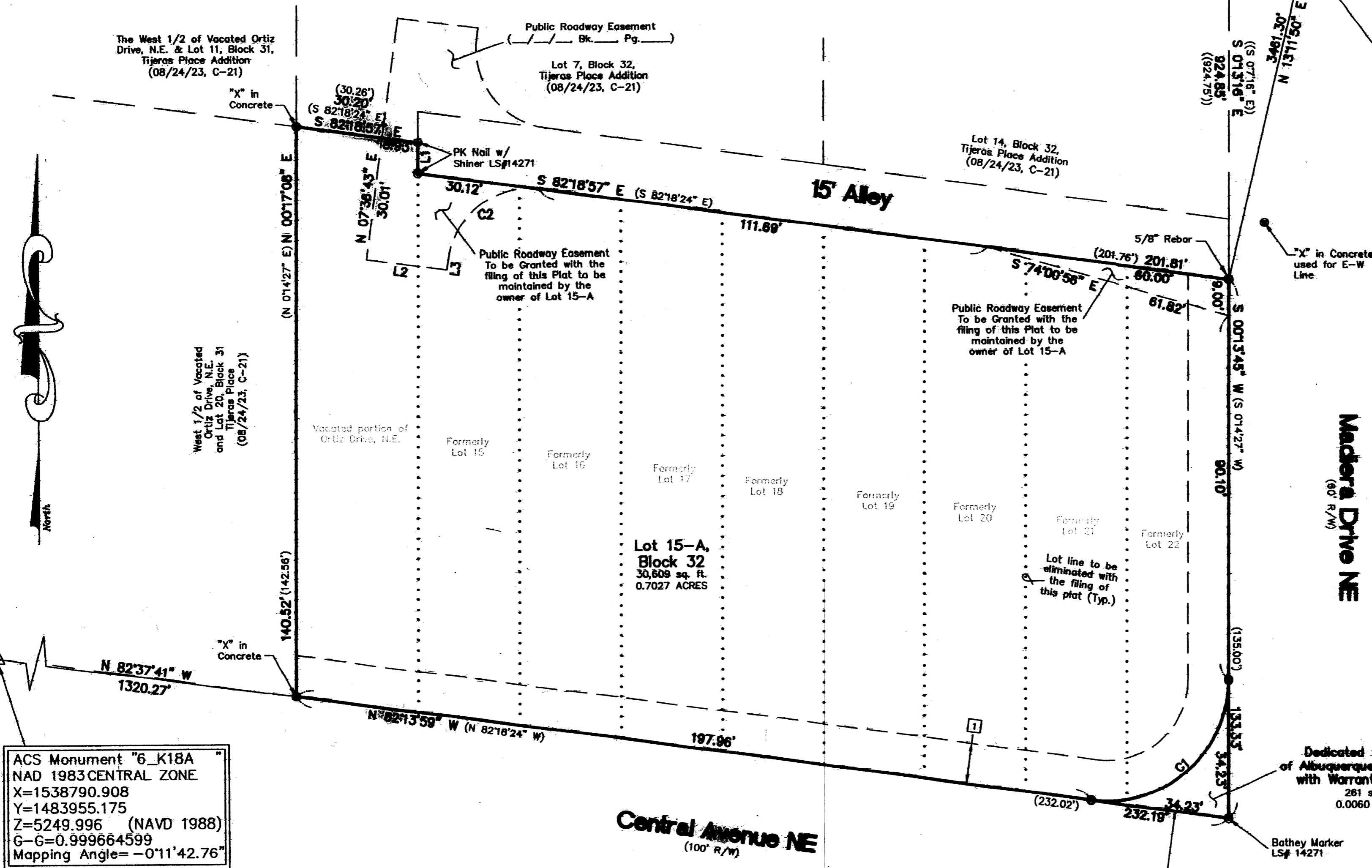
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comprised of Lots 15-22, Block 32, Tijeras Place Addition and The East 1/2 of Vacated Ortiz Drive NE City of Albuquerque Bernalillo County, New Mexico
January 2011

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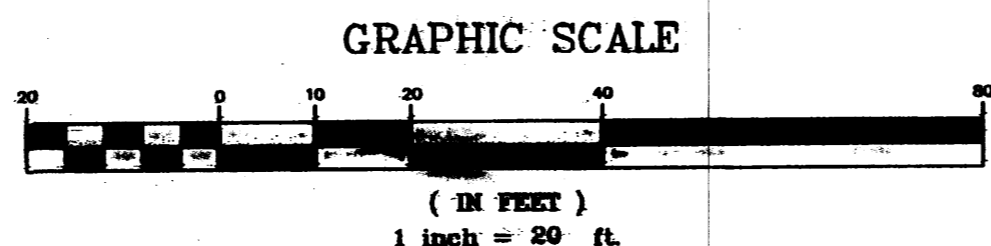


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0.0060 ACRES

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