

Curvtable

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	694.48'	261.82'	132.48'	21°36'02"	S 82°57'03" E	260.27'
C2	136.83'	163.84'	93.35'	68°36'28"	N 27°54'39" W	154.23'
C3	1482.39'	119.95'	60.01'	4°38'10"	S 20°20'35" W	119.92'
C4	1482.39'	33.28'	16.64'	17°11'	S 22°01'04" W	33.28'
C5	1482.39'	86.67'	43.35'	3°20'59"	S 19°41'59" W	86.66'
C6	2964.82'	577.42'	289.63'	11°09'32"	N 24°49'43" E	576.51'
C7	2964.82'	45.32'	22.66'	0°52'33"	N 29°58'12" E	45.32'
C8	2964.82'	532.10'	266.77'	10°16'59"	N 24°23'27" E	531.39'
C9	1041.74'	89.20'	44.63'	4°54'22"	S 71°51'22" E	89.17'
C10	2964.82'	171.30'	85.67'	3°18'37"	N 27°52'37" E	171.27'
C11	2964.82'	360.81'	180.63'	6°58'22"	N 22°44'08" E	360.59'
C12	238.82'	156.15'	80.98'	37°27'43"	S 68°28'21" W	153.38'
C13	1480.28'	41.69'	20.95'	1°37'17"	S 20°33'53" W	41.69'
C14	1480.28'	44.78'	22.39'	1°43'58"	S 18°53'27" W	44.78'
C15	904.94'	20.09'	10.05'	1°16'20"	N 22°01'16" E	20.09'
C16	904.94'	26.60'	13.30'	1°41'02"	N 20°32'35" E	26.60'

Sketch Plat of
NMP I-025-4(1)218 Parcel 57-1
 Lands of Twin Mountain Construction II Company
Interstate 25, Candelaria Road & University Boulevard
 Together with
 An Un-Designated Tract of Land Being Excess Right of Way
 City of Albuquerque, Bernalillo County, New Mexico
 February 2012

Zoning Data:

CURRENT ZONING: M-1

Notes:

- UNLESS OTHERWISE NOTED ALL BOUNDARY CORNERS SHOWN THUS SHALL BE MARKED BY A #4 REBAR W/YELLOW PLASTIC CAP STAMPED PS "11993".
- BOUNDARY SHALL BE TIED TO THE NEW MEXICO STATE PLANE COORDINATE SYSTEM AS SHOWN.
- BASIS OF BEARING SHALL BE NEW MEXICO STATE PLANE GRID BEARINGS.
- ALL DISTANCES SHALL BE GROUND DISTANCES.

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

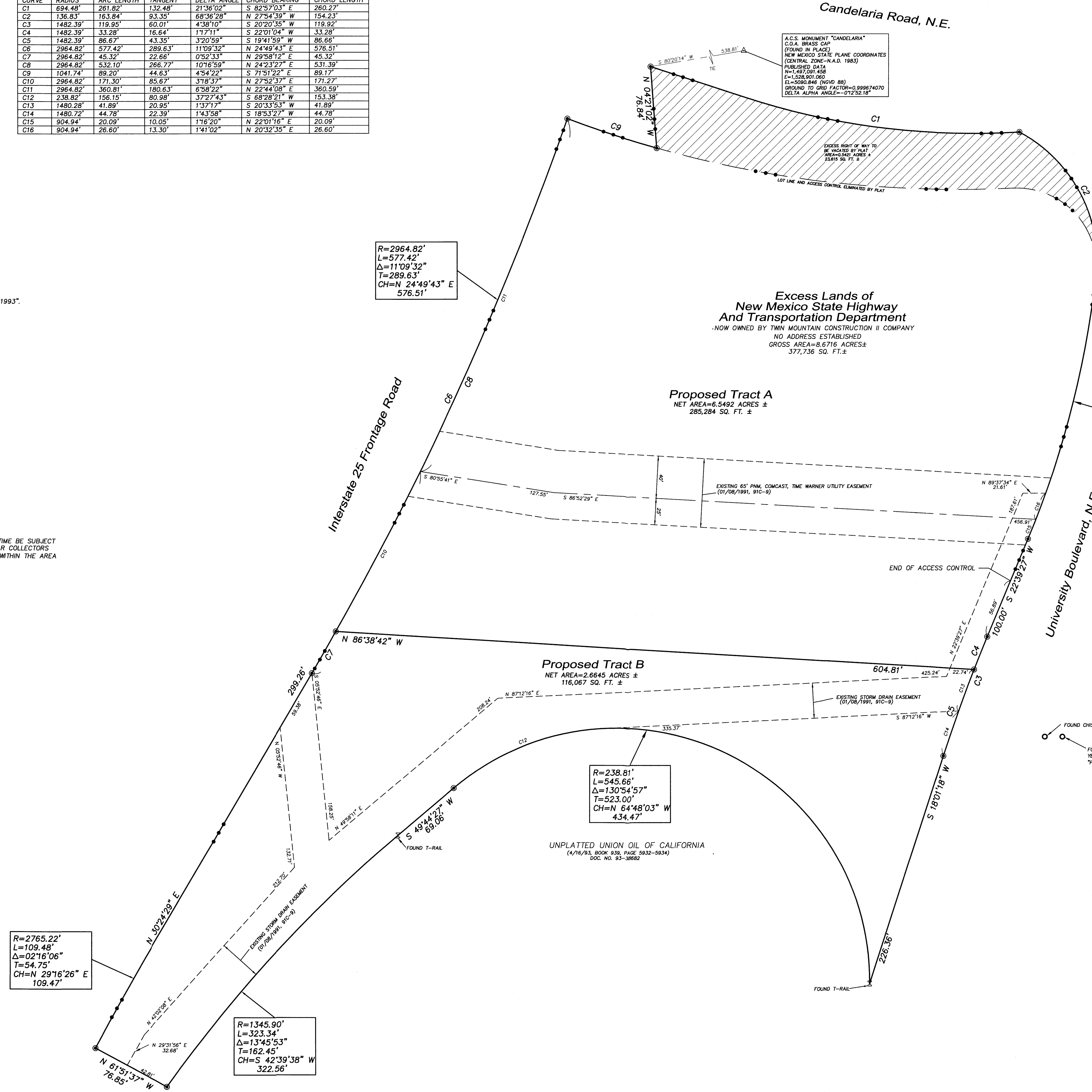
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 L=109.48'
 Δ=02°16'06"
 T=54.75'
 CH=N 29°16'26" E
 109.47'

R=1345.90'
 L=323.34'
 Δ=13°45'53"
 T=162.45'
 CH=S 42°39'38" W
 322.56'

R=2964.82'
 L=577.42'
 Δ=11°09'32"
 T=289.63'
 CH=N 24°49'43" E
 576.51'

R=238.82'
 L=54.56'
 Δ=130°54'57"
 T=52.300'
 CH=N 64°48'03" W
 434.47'

R=904.94'
 L=256.86'
 Δ=16°15'47"
 T=129.30'
 CH=S 14°31'33" W
 256.00'

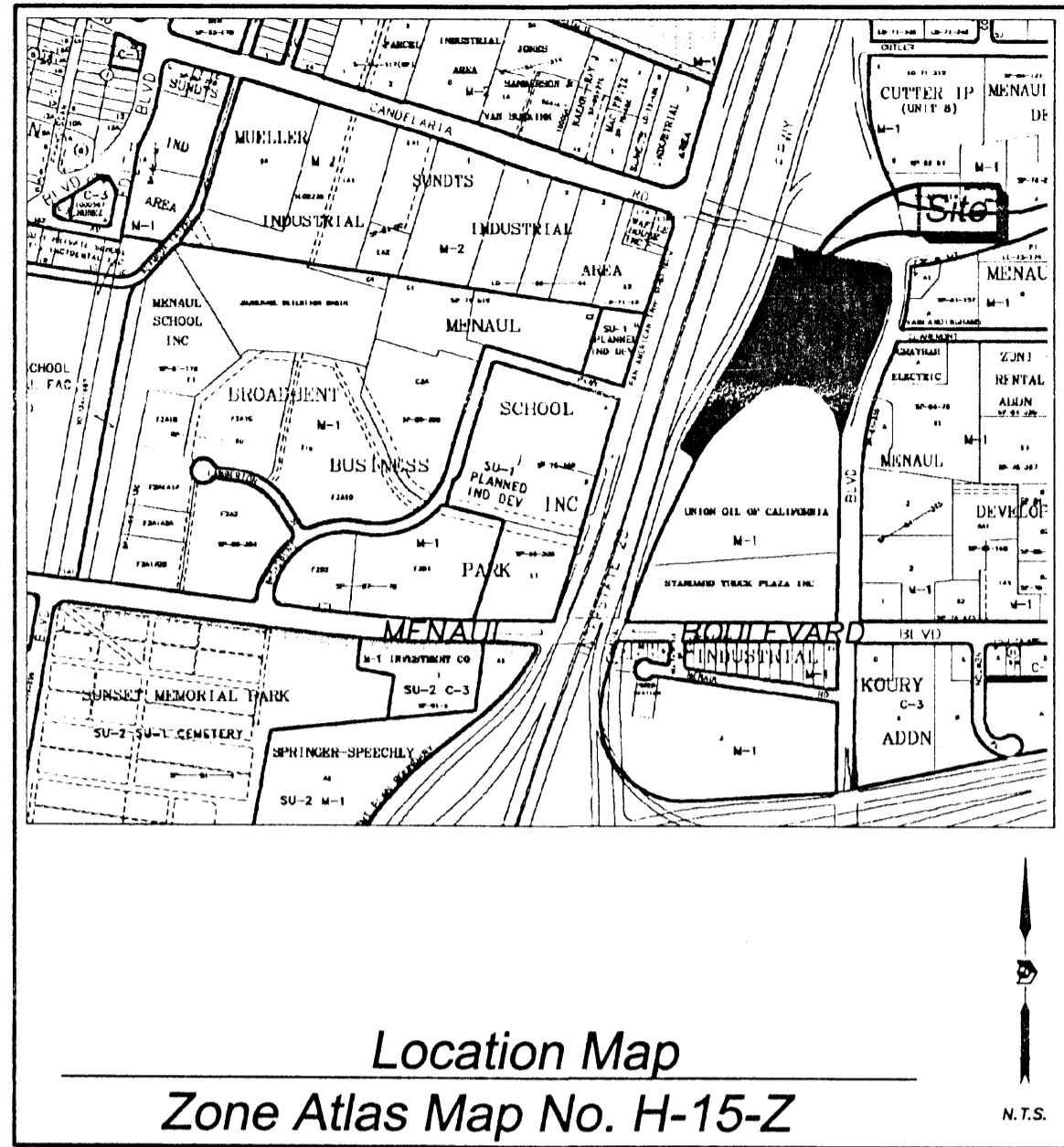


Legal Description

A PARCEL OF LAND LOCATED IN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 9, T. 10 N., R. 3 E., N.M.P.M., BERNALILLO COUNTY, AND BEING LOCATED WITHIN THE I-25 RIGHT OF WAY WITH REFERENCE TO NEW MEXICO PROJECT I-025-4(1)218, SHEET 2 OF 22 AND BEING PARCEL #57-1 WITH REFERENCE TO FHWA REGION NO. 6, NEW MEXICO PROJECT NO. CN 0586 AC-MP-(M)-(025)-4(78)227, PAGE 7 TOGETHER WITH AN UN-DESIGNATED TRACT OF LAND BEING EXCESS RIGHT OF WAY AS SHOWN ON A SURVEY BY SANTIAGO ROMERO, JR., N.M.P.S. NO. 7924, TITLED "SURVEY OF A PORTION OF NEW MEXICO DEPARTMENT OF TRANSPORTATION RIGHT OF WAY WITHIN THE TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 9, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. AND LOT 1, SECTION 9, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M." DATED FEBRUARY 19, 2010.



OFFICE LOCATION:
 5571 Midway Park Place, NE
 Albuquerque, NM 87109
 MAILING ADDRESS:
 PO Box 90636
 Albuquerque, NM 87199
 866.442.8011 TOLL FREE
 505.856.5700 PHONE
 505.856.7900 FAX



Subdivision Data:

ZONING: M-1
 GROSS SUBDIVISION ACREAGE: 9.2172 ACRES±
 ZONE ATLAS INDEX NO: H-15-Z
 NO. OF TRACTS CREATED: 1
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: JUNE 2012

Purpose of Plat:

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE EXISTING TWO TRACTS INTO ONE NEW TRACT,

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 ALBUQUERQUE GRANT, PROJECTED SECTION 9, TOWNSHIP 10 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.

Solar Note:

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Public Utility Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

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.

Legal Description

A PARCEL OF LAND LOCATED IN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 9, T. 10 N., R.3 E., N.M.P.M., BERNALILLO COUNTY, AND BEING LOCATED WITHIN THE 1-25 RIGHT OF WAY WITH REFERENCE TO NEW MEXICO PROJECT 1-025-4(1)218, SHEET 2 OF 22 AND BEING PARCEL #57-1 WITH REFERENCE TO FHWA REGION NO. 6, NEW MEXICO PROJECT NO. CN 0586 AC-MIP-(IM)-(025)- 4(78)227, PAGE 7 AND AS DESCRIBED IN WARRANTY DEED FROM NMSHTD TO TWIN MOUNTAIN CONSTRUCTION II COMPANY, (NOW KNOWN AS KIEWIT NEW MEXICO CO.) SAID DEED FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 13, 2002, IN BOOK A46, PAGE 6389, TOGETHER WITH PARCEL 57-1-A-QCD AS DESCRIBED IN THAT QUITCLAIM DEED FROM THE NEW MEXICO DEPARTMENT OF TRANSPORTATION TO KIEWIT NEW MEXICO CO., RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 14, 2013, AS DOCUMENT NUMBER 2013028559, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED TRACT, LYING ON THE SOUTH RIGHT OF WAY LINE OF CANDELARIA ROAD, N.E., MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993" FROM WHENCE A TIE TO ALBUQUERQUE GEOGRAPHIC REFERENCE SURVEY MONUMENT "CANDELARIA" BEARS N 80°11'36" E, A DISTANCE OF 538.11 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID SOUTH RIGHT OF WAY LINE, S 72°09'02" E, A DISTANCE OF 94.69 FEET TO A POINT OF CURVATURE OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 694.48 FEET, AN ARC LENGTH OF 261.82 FEET, A DELTA ANGLE OF 21°36'01", A CHORD BEARING OF S 83°09'13" E, AND A CHORD LENGTH OF 260.27 FEET TO A POINT OF REVERSE CURVATURE OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 136.83 FEET, AN ARC LENGTH OF 163.84 FEET, A DELTA ANGLE OF 68°36'28", A CHORD BEARING OF S 27°54'39" E, AND A CHORD LENGTH OF 154.23 FEET TO A POINT OF COMPOUND CURVATURE OF DESCRIBED TRACT LYING ON THE WEST RIGHT OF WAY LINE OF UNIVERSITY BOULEVARD MARKED BY A FOUND NO. 5 REBAR;

THENCE ALONG SAID WEST RIGHT OF WAY LINE FOR THE NEXT FOUR COURSES, ALONG A COMPOUND CURVE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 904.94 FEET, AN ARC LENGTH OF 256.86 FEET, A DELTA ANGLE OF 16°15'47", A CHORD BEARING OF S 14°31'33" W, AND A CHORD LENGTH OF 256.00 FEET TO A POINT OF TANGENCY OF DESCRIBED TRACT MARKED BY A FOUND ALUMINUM NMDOT R.O.W. MARKER;

THENCE S 22°39'27" W A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE OF DESCRIBED TRACT MARKED BY A FOUND ALUMINUM NMDOT R.O.W. MARKER;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1482.39 FEET, AN ARC LENGTH OF 119.94 FEET, A DELTA ANGLE OF 4°38'09", A CHORD BEARING OF S 20°20'23" W, AND A CHORD LENGTH OF 119.91 FEET TO A POINT OF TANGENCY OF DESCRIBED TRACT MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 17°54'52" W, A DISTANCE OF 226.28 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT MARKED BY A FOUND T-RAIL;

THENCE LEAVING SAID WEST RIGHT OF WAY LINE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 238.81 FEET, AN ARC LENGTH OF 545.66 FEET, A DELTA ANGLE OF 130°54'57", A CHORD BEARING OF N 64°50'10" W, AND A CHORD LENGTH OF 434.47 FEET TO A POINT OF TANGENCY OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 49°42'20" W A DISTANCE OF 69.06 FEET TO A POINT OF CURVATURE OF DESCRIBED TRACT MARKED BY A FOUND T-RAIL;

THENCE ALONG A NON-TANGENT CURVE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1345.90 FEET, AN ARC LENGTH OF 323.34 FEET, A DELTA ANGLE OF 13°45'52", A CHORD BEARING OF S 42°44'38" W, AND A CHORD LENGTH OF 322.56 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 61°51'37" W, A DISTANCE OF 76.85 FEET TO A NON TANGENT CURVE OF DESCRIBED TRACT LYING ON THE EAST RIGHT OF WAY LINE OF INTERSTATE 25 FRONTAGE ROAD MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE FOR THE NEXT FIVE COURSES, ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2765.22 FEET, AN ARC LENGTH OF 109.48 FEET, A DELTA ANGLE OF 2°16'06", A CHORD BEARING OF S 29°16'26" W, AND A CHORD LENGTH OF 109.47 FEET TO A POINT OF TANGENCY OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 30°24'29" E, A DISTANCE OF 299.26 FEET TO A POINT OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2964.82 FEET, AN ARC LENGTH OF 577.42 FEET, A DELTA ANGLE OF 11°09'32", A CHORD BEARING OF S 24°49'43" W, AND A CHORD LENGTH OF 576.51 FEET TO A NON-TANGENT CURVE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A COMPOUND CURVE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1041.74 FEET, AN ARC LENGTH OF 89.20 FEET, A DELTA ANGLE OF 4°54'21", A CHORD BEARING OF N 71°51'22" W, AND A CHORD LENGTH OF 89.17 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 7924";

THENCE N 04°21'02" W A DISTANCE OF 76.84 FEET TO THE POINT OF BEGINNING CONTAINING 9.2172 ACRES (401,500 SQUARE FEET) MORE OR LESS, NOW COMPRISING TRACT 1, BIG I COMMERCE CENTER.

Free Consent

THE CONSOLIDATION 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 DOLS HEREBY CLERKLY THAT THIS PLAT IS THEIR FREE ACT AND DEED. SAID OWNER WARRANTS THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND PLATED.

Paul White 4/4/2013
 PAUL WHITE
 DIRECTOR OF REAL ESTATE
 KIEWIT NEW MEXICO CO.

Acknowledgment

STATE OF NEBRASKA)
 COUNTY OF DOUGLAS) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF April, 2013 BY
 PAUL WHITE, DIRECTOR OF REAL ESTATE, KIEWIT NEW MEXICO CO.

Janis A. Vik
 NOTARY PUBLIC MY COMMISSION EXPIRES: 3-5-2015

DOC# 2013066046
 06/13/2013 11:36 am Page 1 of 2
 (UP) PLAT # 525-00-B-2013C-P-0074-M Tulous Oliveira, Bernalillo Cour

Plat of
 Tract 1
Big I Commerce Center
 City of Albuquerque, Bernalillo County, New Mexico
 April 2013

Project No. 1009154

Application No. 13DRB-70509

Utility Approvals

Fernando Vigil 6-5-13
 PNM DATE
[Signature] 5-28-2013
 NEW MEXICO GAS COMPANY DATE
[Signature] 6/5/13
 QWEST CORPORATION P/B/A CENTURYLINK QC DATE
[Signature] 6/4/13
 COMCAST DATE

City Approvals

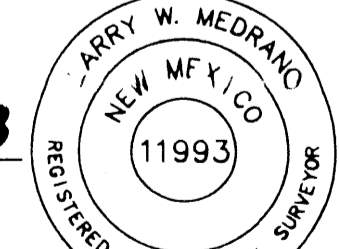
Quil P. Apostol 4-8-13
 CITY SURVEYOR DATE
[Signature] 05-01-13
 TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT DATE
Allen Peter 04/17/13
 A.B.C.W.U.A. DATE
Carol S. Demont 4-17-13
 PARKS AND RECREATION DEPARTMENT DATE
[Signature] 4-17-13
 AMAFCA DATE
[Signature] 4-17-13
 CITY ENGINEER DATE
[Signature] 8-13-13
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

TREASURER'S CERTIFICATE
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND
 PAID ON UPC # 101503745140210116
 PROPERTY OWNER OF RECORD
 Kiewit New Mexico CO
 SAN JUAN 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 4/3/13
 LARRY W. MEDRANO
 N.M.P.S. No. 11993
 DATE



PRECISION SURVEYS, INC.

OFFICE LOCATION:
 5571 Midway Park Place, NE
 Albuquerque, NM 87109
 MAILING ADDRESS:
 PO Box 90636
 Albuquerque, NM 87199

INDEXING INFORMATION FOR COUNTY CLERK
 OWNER KIEWIT NEW MEXICO CO.
 SECTION 9, TOWNSHIP 10 N, RANGE 3 E,
 SUBDIVISION BIG I COMMERCE CENTER

866.442.8011 TOLL FREE
 505.856.5700 PHONE
 505.856.7900 FAX

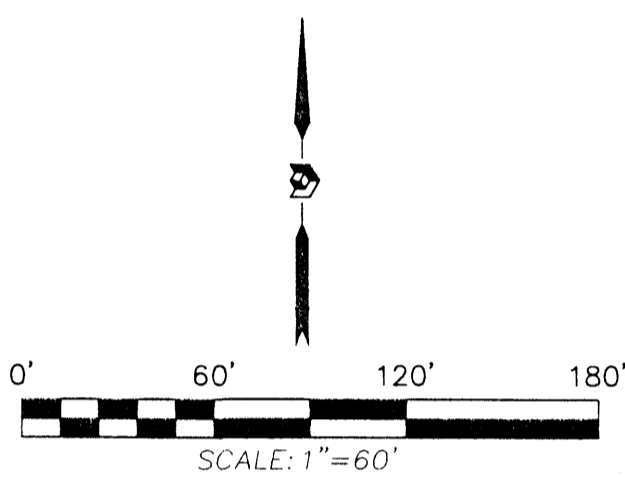
DOCH 2013066046
 06/13/2013 11:36 AM Page 2 of 2
 L:\LIT R 525 00 B 20130 P 0074 M Toulous Olivere, Bernalillo Cour

A.G.R.S. MONUMENT "6_G15"
 C.O.A. BRASS CAP
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 PUBLISHED DATA
 N=1,498,622.035
 E=1,524,070.574
 PUBLISHED EL=4978.419 (NGVD 88)
 GROUND TO GRID FACTOR=0.999681260
 DELTA ALPHA ANGLE=-0.1325.75"

A.G.R.S. MONUMENT "CANDELARIA"
 C.O.A. BRASS CAP
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 PUBLISHED DATA
 N=1,497,091.458
 E=1,528,901.060
 PUBLISHED EL=5090.546 (NGVD 88)
 GROUND TO GRID FACTOR=0.999674070
 DELTA ALPHA ANGLE=-0.1252.18"

Plat of
 Tract 1
Big I Commerce Center
 City of Albuquerque, Bernalillo County, New Mexico
 April 2013

- Legend**
- N 90°00'00" E MEASURED BEARING AND DISTANCES MATCH RECORD BEARINGS AND DISTANCES
 - FOUND AND USED MONUMENT AS DESIGNATED
 - ⊙ DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
 - △ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED
 - ⊥ FOUND RIGHT OF WAY T-RAIL AS DESIGNATED
 - ACCESS CONTROL LINE



Interstate 25 Frontage Road, N.E.
 (ROW WIDTH VARIES)

Tract 1
 AREA=9.2172 ACRES ±
 401500 SQ. FT. ±
 FORMER NMDOT PARCEL 57-1

University Boulevard, N.E.
 (100' R.O.W.)

UNPLATTED UNION OIL OF CALIFORNIA
 (4/16/93, BOOK 939, PAGE 5932-5934)
 DOC. NO. 93-38682

Curve Table

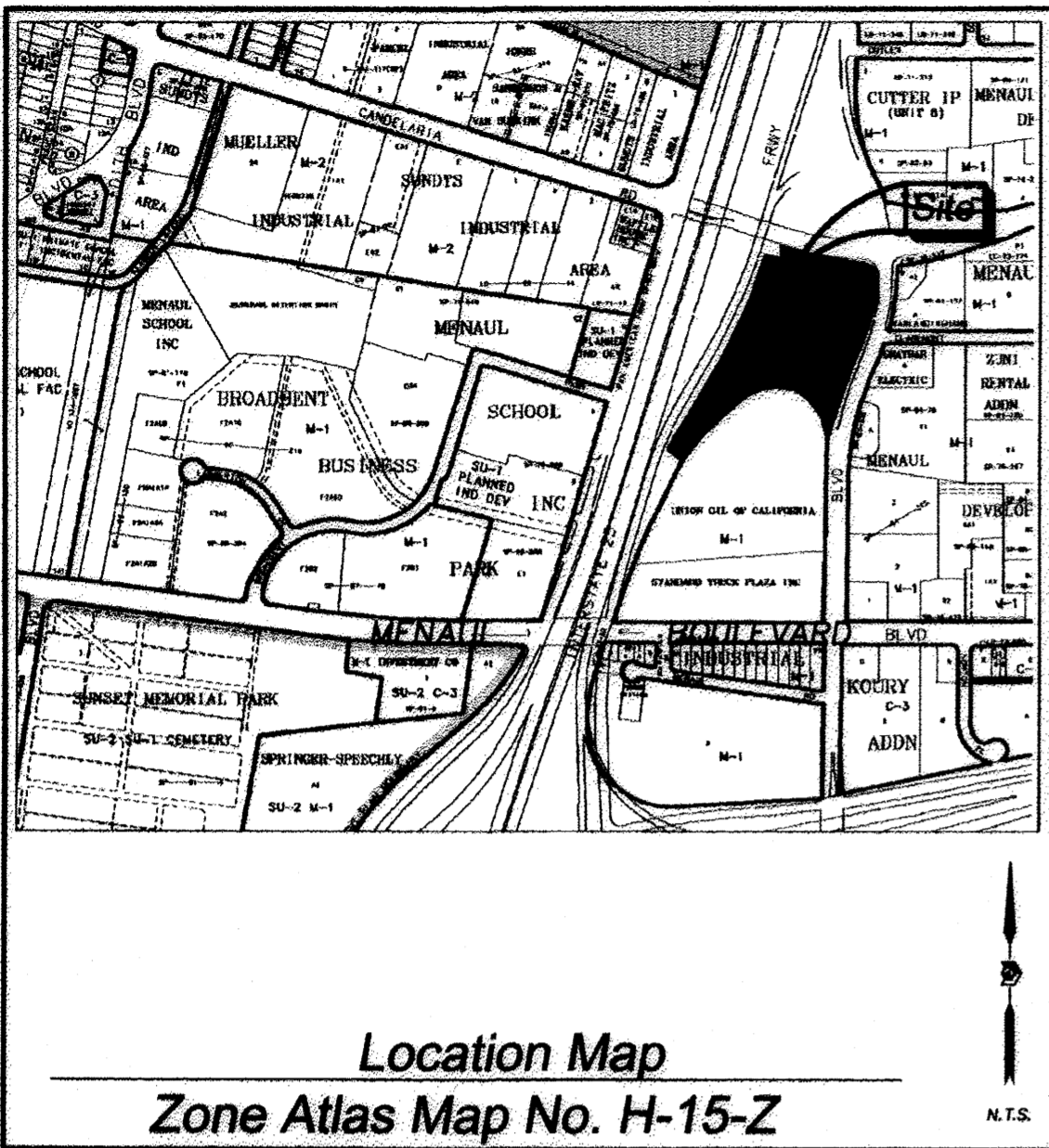
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C8	2964.82'	577.42'	11°09'32"	289.63'	N 24°49'43" E	576.51'
C9	1041.74'	89.20'	4°54'21"	44.63'	S 71°51'22" E	89.17'
C10	904.94'	210.12'	13°18'12"	105.53'	N 13°02'46" E	209.64'
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C14	238.82'	156.15'	37°27'42"	80.98'	S 68°28'14" W	153.38'
C15	2964.82'	216.32'	4°10'49"	108.21'	N 28°19'04" E	216.27'
C16	1482.39'	44.76'	1°43'48"	22.38'	S 18°53'13" W	44.76'

PRECISION SURVEYS, INC.

OFFICE LOCATION:
 5571 Midway Park Place, N.E.
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 MAILING ADDRESS:
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 OWNER KIEWIT NEW MEXICO CO.
 SECTION 9, TOWNSHIP 10 N, RANGE 3 E.
 SUBDIVISION BIG I COMMERCIAL CENTER



Subdivision Data:

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 GROSS SUBDIVISION ACREAGE: 9.2172 ACRES±
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RECORDING STAMP

Legal Description

A PARCEL OF LAND LOCATED IN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 9, T. 10 N., R. 3 E., N.M.P.M., BERNALILLO COUNTY, AND BEING LOCATED WITHIN THE 1-25 RIGHT OF WAY WITH REFERENCE TO NEW MEXICO PROJECT 1-025-4(1)218, SHEET 2 OF 22 AND BEING PARCEL #57-1 WITH REFERENCE TO FHWA REGION NO. 6, NEW MEXICO PROJECT NO. CN 0586 AC-MIP-(M)-(025)- 4(78)227, PAGE 7 AND AS DESCRIBED IN WARRANTY DEED FROM NMSHTD TO TWIN MOUNTAIN CONSTRUCTION II COMPANY, (NOW KNOWN AS KIEWIT NEW MEXICO CO.) SAID DEED FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 13, 2002, IN BOOK A46, PAGE 6389, TOGETHER WITH PARCEL 57-1-A-QCD AS DESCRIBED IN THAT QUITCLAIM DEED FROM THE NEW MEXICO DEPARTMENT OF TRANSPORTATION TO KIEWIT NEW MEXICO CO., RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 14, 2013, AS DOCUMENT NUMBER 2013028559, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED TRACT, LYING ON THE SOUTH RIGHT OF WAY LINE OF CANDELARIA ROAD, N.E., MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993" FROM WHENCE A TIE TO ALBUQUERQUE GEOGRAPHIC REFERENCE SURVEY MONUMENT "CANDELARIA" BEARS N 80°11'36" E, A DISTANCE OF 538.11 FEET;
 THENCE FROM SAID POINT OF BEGINNING, ALONG SAID SOUTH RIGHT OF WAY LINE, S 72°09'02" E, A DISTANCE OF 94.69 FEET TO A POINT OF CURVATURE OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";
 THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 694.48 FEET, AN ARC LENGTH OF 261.82 FEET, A DELTA ANGLE OF 21°36'01", A CHORD BEARING OF S 83°09'13" E, AND A CHORD LENGTH OF 260.27 FEET TO A POINT OF REVERSE CURVATURE OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";
 THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE, ALONG A REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 136.83 FEET, AN ARC LENGTH OF 163.84 FEET, A DELTA ANGLE OF 68°36'28", A CHORD BEARING OF S 27°54'39" E, AND A CHORD LENGTH OF 154.23 FEET TO A POINT OF COMPOUND CURVATURE OF DESCRIBED TRACT LYING ON THE WEST RIGHT OF WAY LINE OF UNIVERSITY BOULEVARD MARKED BY A FOUND NO. 5 REBAR;
 THENCE ALONG SAID WEST RIGHT OF WAY LINE FOR THE NEXT FOUR COURSES, ALONG A COMPOUND CURVE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 904.94 FEET, AN ARC LENGTH OF 256.86 FEET, A DELTA ANGLE OF 16°15'47", A CHORD BEARING OF S 14°31'33" W, AND A CHORD LENGTH OF 256.00 FEET TO A POINT OF TANGENCY OF DESCRIBED TRACT MARKED BY A FOUND ALUMINUM NMDOT R.O.W. MARKER;
 THENCE S 22°39'27" W A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE OF DESCRIBED TRACT MARKED BY A FOUND ALUMINUM NMDOT R.O.W. MARKER;
 THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1482.39 FEET, AN ARC LENGTH OF 119.94 FEET, A DELTA ANGLE OF 4°38'09", A CHORD BEARING OF S 20°20'23" W, AND A CHORD LENGTH OF 119.91 FEET TO A POINT OF TANGENCY OF DESCRIBED TRACT MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993";
 THENCE S 17°54'52" W, A DISTANCE OF 226.28 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT MARKED BY A FOUND T-RAIL;
 THENCE LEAVING SAID WEST RIGHT OF WAY LINE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 238.81 FEET, AN ARC LENGTH OF 545.66 FEET, A DELTA ANGLE OF 130°54'57", A CHORD BEARING OF N 64°50'10" W, AND A CHORD LENGTH OF 434.47 FEET TO A POINT OF TANGENCY OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";
 THENCE S 49°42'20" W A DISTANCE OF 69.06 FEET TO A POINT OF CURVATURE OF DESCRIBED TRACT MARKED BY A FOUND T-RAIL;
 THENCE ALONG A NON-TANGENT CURVE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1345.90 FEET, AN ARC LENGTH OF 323.34 FEET, A DELTA ANGLE OF 13°45'52", A CHORD BEARING OF S 42°44'38" W, AND A CHORD LENGTH OF 322.56 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";
 THENCE N 61°51'37" W, A DISTANCE OF 76.85 FEET TO A NON TANGENT CURVE OF DESCRIBED TRACT LYING ON THE EAST RIGHT OF WAY LINE OF INTERSTATE 25 FRONTAGE ROAD MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";
 THENCE ALONG SAID EAST RIGHT OF WAY LINE FOR THE NEXT FIVE COURSES, ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 2765.22 FEET, AN ARC LENGTH OF 109.48 FEET, A DELTA ANGLE OF 2°16'06", A CHORD BEARING OF S 29°16'26" W, AND A CHORD LENGTH OF 109.47 FEET TO A POINT OF TANGENCY OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";
 THENCE N 30°24'29" E, A DISTANCE OF 299.26 FEET TO A POINT OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";
 THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2964.82 FEET, AN ARC LENGTH OF 577.42 FEET, A DELTA ANGLE OF 11°09'32", A CHORD BEARING OF S 24°49'43" W, AND A CHORD LENGTH OF 576.51 FEET TO A NON-TANGENT CURVE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";
 THENCE ALONG A COMPOUND CURVE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1041.74 FEET, AN ARC LENGTH OF 89.20 FEET, A DELTA ANGLE OF 4°54'21", A CHORD BEARING OF N 71°51'22" W, AND A CHORD LENGTH OF 89.17 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 7924";
 THENCE N 04°21'02" W A DISTANCE OF 76.84 FEET TO THE POINT OF BEGINNING CONTAINING 9.2172 ACRES (401,500 SQUARE FEET) MORE OR LESS, NOW COMPRISING TRACT 1, BIG I COMMERCE CENTER.

Free Consent

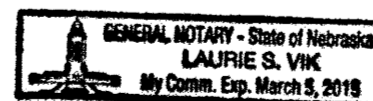
THE CONSOLIDATION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, 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 PLAT IS THEIR FREE ACT AND DEED. SAID OWNER WARRANTS THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND PLATED.

Paul White 4/4/2013
 PAUL WHITE
 DIRECTOR OF REAL ESTATE
 KIEWIT NEW MEXICO CO.

Acknowledgment

STATE OF NEBRASKA) SS
 COUNTY OF DOUGLAS)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF April 2013 BY
 PAUL WHITE, DIRECTOR OF REAL ESTATE, KIEWIT NEW MEXICO CO.

David A. Vik MY COMMISSION EXPIRES: 3-5-2015
 DAVID A. VIK
 NOTARY PUBLIC



Plat of
 Tract 1
Big I Commerce Center
 City of Albuquerque, Bernalillo County, New Mexico
 April 2013

Project No. 1009154

Application No. 13DRB-

Utility Approvals

PNM	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
COMCAST	DATE
City Approvals <i>Quil P. Aragon</i> 4-8-13 CITY SURVEYOR	DATE

TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

TREASURER CERTIFICATE

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 4/3/13
 LARRY W. MEDRANO
 N.M.P.S. No. 11993
 DATE



OFFICE LOCATION:
 5571 Midway Park Place, NE
 Albuquerque, NM 87109
 MAILING ADDRESS:
 PO Box 90636
 Albuquerque, NM 87199

866.442.8011 TOLL FREE
 505.856.5700 PHONE
 505.856.7900 FAX

INDEXING INFORMATION FOR COUNTY CLERK
 OWNER KIEWIT NEW MEXICO CO.
 SECTION 9, TOWNSHIP 10 N, RANGE 3 E,
 SUBDIVISION BIG I COMMERCE CENTER

Big I Commerce Center

City of Albuquerque, Bernalillo County, New Mexico
April 2013

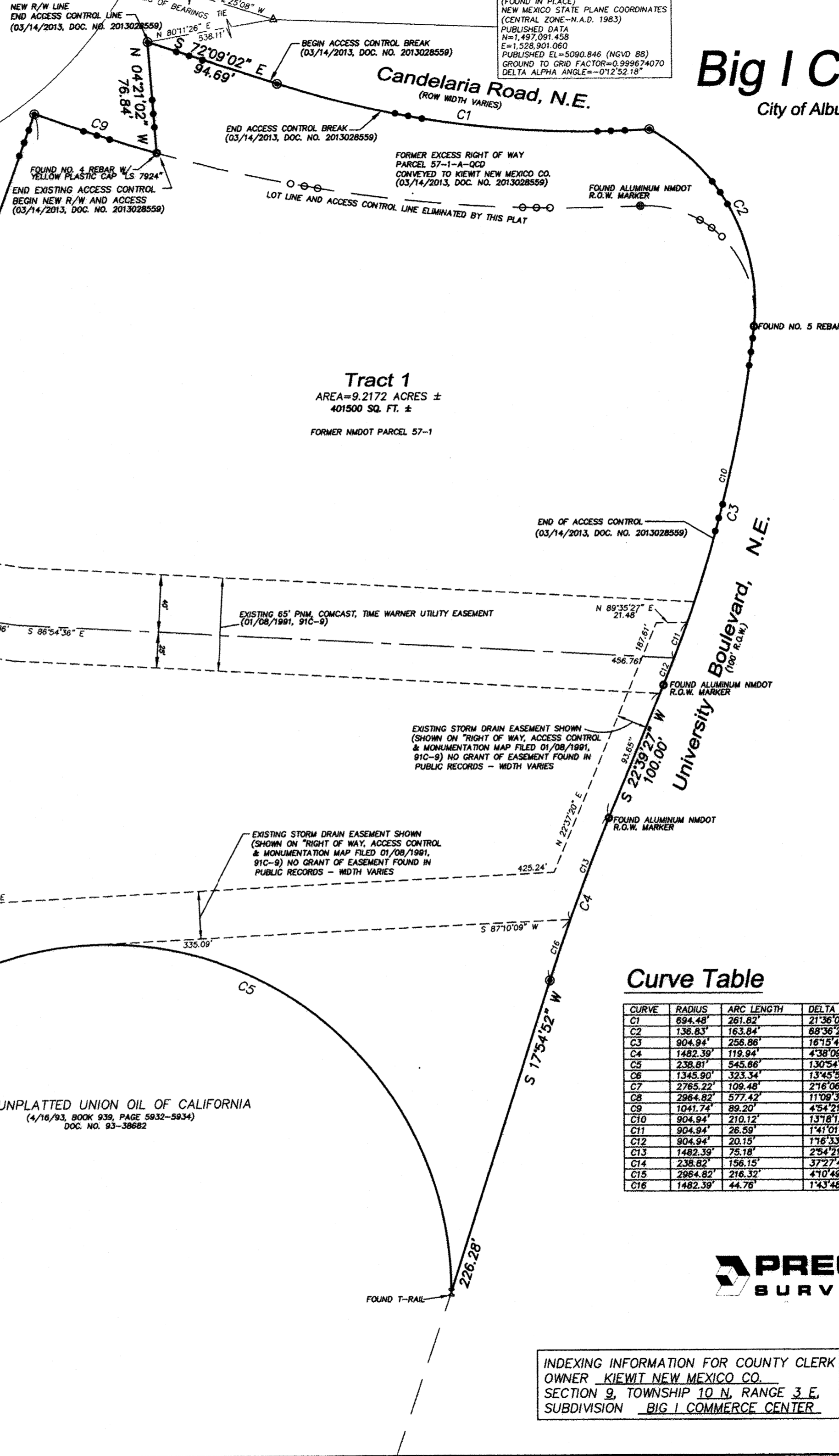
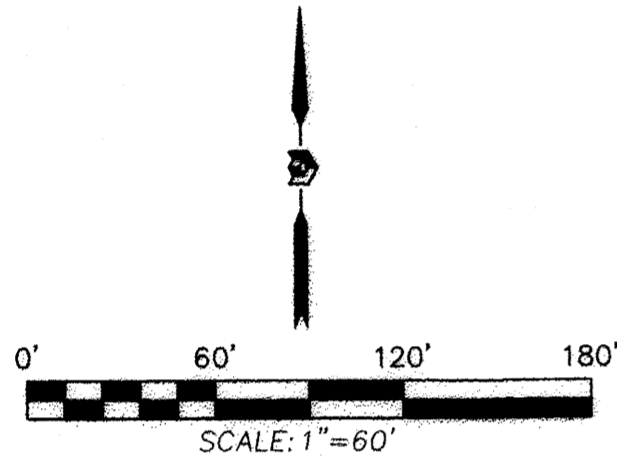
RECORDING STAMP

A.G.R.S. MONUMENT "CANDELARIA"
C.O.A. BRASS CAP
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
PUBLISHED DATA
N=1,497,091.458
E=1,528,901.060
PUBLISHED EL=5090.846 (NGVD 88)
GROUND TO GRID FACTOR=0.999674070
DELTA ALPHA ANGLE=-0°12'52.10"

A.G.R.S. MONUMENT "6...G15"
C.O.A. BRASS CAP
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
PUBLISHED DATA
N=1,498,622.035
E=1,524,070.574
PUBLISHED EL=4978.419 (NGVD 88)
GROUND TO GRID FACTOR=0.999681260
DELTA ALPHA ANGLE=-0°13'25.75"

Legend

- N 90°00'00" E** MEASURED BEARING AND DISTANCES
MATCHY RECORD BEARINGS AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
 - DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
 - △ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED
 - ⊠ FOUND RIGHT OF WAY T-RAIL AS DESIGNATED
 - ACCESS CONTROL LINE



Tract 1
AREA=9.2172 ACRES ±
401500 SQ. FT. ±
FORMER NMDOT PARCEL 57-1

UNPLATTED UNION OIL OF CALIFORNIA
(4/16/93, BOOK 939, PAGE 5932-5934)
DOC. NO. 93-38682

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	694.48'	261.82'	21°36'01"	132.48'	S 82°57'04" E	280.27'
C2	136.83'	163.84'	68°36'28"	93.35'	S 27°54'39" E	154.23'
C3	904.94'	256.86'	16°15'47"	129.30'	S 14°31'33" W	256.00'
C4	1482.39'	119.94'	4°38'09"	80.00'	S 20°20'23" W	119.91'
C5	238.81'	545.86'	130°54'57"	523.00'	N 64°50'10" W	434.47'
C6	1345.90'	323.34'	13°45'52"	162.45'	S 42°44'38" W	322.56'
C7	2765.22'	109.48'	2°16'06"	54.75'	N 29°16'28" E	109.47'
C8	2984.82'	577.42'	11°09'32"	289.83'	N 24°49'43" E	578.51'
C9	1041.74'	89.20'	4°54'21"	44.63'	S 71°51'22" E	89.17'
C10	904.94'	210.12'	13°16'12"	105.53'	N 13°02'46" E	209.64'
C11	904.94'	26.50'	1°41'01"	13.30'	N 20°32'22" E	26.59'
C12	904.94'	20.15'	1°16'33"	10.08'	N 22°01'10" E	20.15'
C13	1482.39'	75.18'	2°54'21"	37.60'	S 21°12'17" W	75.17'
C14	238.82'	156.15'	37°27'42"	80.98'	S 68°26'14" W	153.38'
C15	2984.82'	216.32'	4°10'49"	108.21'	N 28°19'04" E	216.27'
C16	1482.39'	44.76'	1°43'48"	22.38'	S 18°53'13" W	44.76'

INDEXING INFORMATION FOR COUNTY CLERK
OWNER KIEWIT NEW MEXICO CO.
SECTION 9, TOWNSHIP 10 N., RANGE 3 E.
SUBDIVISION BIG I COMMERCE CENTER

PRECISION SURVEYS, INC.

OFFICE LOCATION:
5571 Midway Park Place, NE
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MAILING ADDRESS:
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Albuquerque, NM 87199

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