VICINITY MAP

Not To Scale

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- 2. Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- 5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated
- 6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- 7. City of Albuquerque Zone Atlas Page J-13.

SUBDIMISION DATA

- Total number of existing Lots: 2
- Total number of Lots created: 2
- 3. Gross Subdivision acreage: 7.2729 acres.

PURPOSE OF PLAT

The purpose of this plat is to:

- A. Reconfigure existing Lots 1 and 2-B into two (2) new lots as shown hereon.
- B. Grant the New Easements as shown hereon.

ACKNOWLEDGMENT

STATE OF NEW MEXICO COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this

day of October _, 2012, by Patrick Lopez, President of Explora Educational Development, LLC.

My commission expires 5/11/2013

OFFICIAL SEAL

Erick W. Johnson

NOTARY PUBLIC

STATE OF NEW MEDICO

TREASURERS CERTIFICATION

1013 058 261445 22503

1013 058 274425 22507

bearings and ground distances as follows:

on the following:

LEGAL DESCRIPTION

TOGETHER WITH:

distant; Thence,

N 09' 10' 48" E .

\$ 84" 46" 07" E ,

S 09° 08′ 34″ W ,

S 81° 11' 26" E ,

S 09' 09' 22" W .

authorized to act.

OWNER(S)

This is to certify that taxes are current and paid

All of Lot numbered Two-B (2-B) of Freeway-Old Town, Limited as the same is shown and designated on the plat entitled "PLAT OF LOT 2-A & 2-B,

FREEWAY-OLD TOWN, LIMITED (A REPLAT OF LOT 2, FREEWAY-OLD TOWN, LIMITED), ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, filed in the office of

the County Clerk of Bernalillo County, New Mexico, on August 5, 2010, in Plat Book 2010C, Page 93.

All of Lot numbered One (1) of Freeway-Old Town, Limited as the same is shown and designated on the plat entitled "REPLAT OF TRACT "A", DIVISION OF LANDS OF FREEWAY-OLD TOWN, LIMITED, LAND OWNED BY SANTA FE LAND

IMPROVEMENT COMPANY AND GEORGIA—PACIFIC CORPORATION IN THE CITY OF ALBUQUERQUE, NEW MEXICO, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 25, 1975, in Volume D6, Folio 159 more

particularly described using New Mexico State Plane, Central Zone (NAD 83) grid

3, Oldtown Freeway Limited Addition as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 23, 1982, in Volume C20, Folio 20 whence the Albuquerque Control Survey Monument "5—J13—A" bears S 80° 27° 54" W, 679.17 feet

N 80° 58' 23" W, 549.61 feet along the Northerly line of said Lot 3 and the

southerly line of said Lots 1 and 2-B to the Southwest corner of said Lot 1 (a PK Nail and aluminum disc stamped "L.S. 10464" found in place); Thence,

751.02 feet along the Westerly line of said Lot 1 to the Northwest corner of said Lot 1 and a point on the Southerly right of way line of Bellamah Avenue N.W. (a

1/2" Rebar and cap stamped "L.S. 10464" found in place);

300.77 Test along said Southerly right of way line of Bellamah Avenue N.W. to the Northeast corner of said Lot

found in place) said point aslo being the Northwest corner

417.00 feet along a line common to said Lots 1 and 2-A

to Southwest corner of said Lot 2-A (a 5/8" Rebar and cap stamped "L.S. 16469" found in place); Thence,

249.13 feet along a line common to said Lots 2-A and 2-B to the Northeast corner of said Lot 2-B and a point

354.88 feet along said Westerly right of way line of 18th Street N.W. to the Southeast corner and point of beginning

on said Westerly right of way line of 18th Street N.W. (a 5/8" Rebar and cap stamped "L.S. 16469" found in place);

1 (a PK Nail and aluminum disc stamped "L.S. 10464"

of Lot 2-A, Freeway Old-Town, Limited; Thence,

of the parcel herein described.

SURVEYED AND REPLATTED and now comprising "PLAT OF LOTS 1-A AND 1-B, FREEWAY-OLD TOWN, LIMITED (BEING A REPLAT OF LOTS 1 AND 2-B, FREEWAY-OLD TOWN LIMITED) SITUATE WITHIN THE TOWN OF ALBUQUERQUE

GRANT IN PROJECTED SECTIÓN 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW

MEXICO", is with the free consent of and in accordance with the wishes and

desires of the undersigned owner(s) and proprietors(s). Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and

indefeasible title in fee simple to the land subdivided. Said owner(s) and

proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby

consent to all of the foregoing and do hereby certify that they are so

Said parcel contains 7.2729 acres, more or less.

THEE CONGENT AND DEDICATION

EXPLORA EDUCATIONAL DEVELOPMENT LLC,

a New Mexico limited liability company

Patrick Lopez, President

BEGINNING at the Southeast corner of said Lot 2-B (a 1/2" Rebar and cap stamped "L.S. 10464" found in place) said point also being a point on the Westerly right of way line of 18th Street N.W. and the Northeast corner of Lot

11/16/2012 01:04 PM Page: 1 of 2 tvPLAT R:\$25 00 B: 2012C P: 0135 M Toulous Olivere, Bernalillo Cour

PLAT OF

LOTS 1-A AND 1-B FREEWAY-OLD TOWN, LIMITED

(BEING A REPLAT OF LOTS 1 AND 2-B, FREEWAY-OLD TOWN LIMITED) SITUATE WITHIN

THE TOWN OF ALBUQUEROUE GRANT

PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST NEW MEXICO PRINCIPAL MERIDIAN

> CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

> > SEPTEMBER 2012

PROJECT NUMBER: 100 9473

PLAT APPROVAL

UTILITY APPROVALS:

10-11-2012

10-23-12

10-02-12

CITY APPROVALS

Real Property Division

New Mexico) Gas Company

10-2-12

Department of Municipal Development

Environmental Health Department

10/17/12

10-17-12

nairperson, Planning Department

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

ransportation Division

September 20, 2012

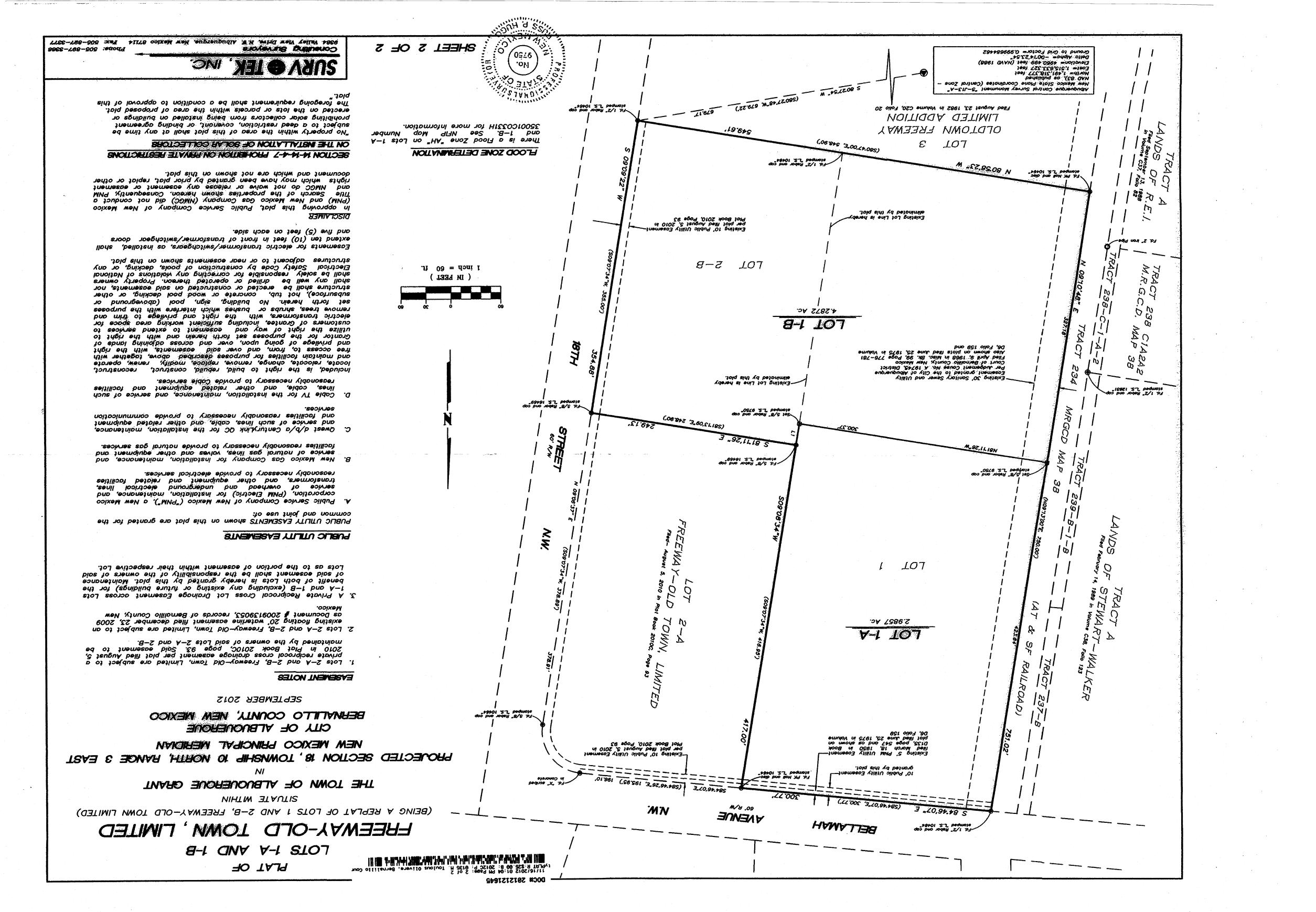
SHEET 1 OF 2

110661.dwg

Consulting Surveyors Phone: 505-897-3366 9384 Valley View Drive N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

No. MEXIC

NMPS No. 9750



TRACT 2 ARBOLERA DE VIDA FILED: 4/11/2005 tract 1 Arbolera de vida LOT 8-2-A FLED: 4/11/2005 FILED: 9/17/1990 "HUGG LS 9750" (ACCEPTED) BNASF RALWAY AND I PPE (BENT N.E.) CO. (2005C-106) 5' FRONT YARD (N 40' E, 3.0' NOT ACCEPTED) -SETBACK LINE CONCRE BELLAMAH AVENUE N.W. (OWNER CITY OF ALBUQUERQUE) STRACK LINE COM 5' PNM UTIL CONCRET EXSMT. (06-159). ENCROACHMENT SEDERAL K PAGE 547) DEFICE BLALDING 13.0" BLDG. 5' FRONT YARD SETBACK LINE LNE 4-935/00 3,304, SQ. FT. CHAN LINK 080-5 J74'00" E VICINITY MAP FENCE ALONG TRACT 8-1 FREEINY-OLD TOWN, LAMTED FILED: 3/26/1975 (C11-38) SHED (120' HGH) STEEL & CONC. 5' SEE Y SETBACK LINE COLUMN (TYP) METAL OVERHEAD CANOPY FENCE ALONG PROPERTY LINE DEP SUPPORT STEEL COLUMN (TYP.) (N 72' E, 0.62') TRICT 234 M.R.G.C.D. PROPERTY MAP NO. 38 BLOCK & NETAL (NOT ACCEPTED) WAREHOUSE BUILDING 54,318 SQ. FT. (OWNER: BHACSF MALBAY CO.) PROPOSED LOT 1-A LONDING DOCK OVERNING METAL OVERNEAD CHIOPY 30' C.O.A. UTILITY EASEMENT ANDS O FILED: 4/9/1968 BOOK MISC. 99, PAGE 778 THE DISTRICT COURT OF HERMANIA COURTY CAUSE NO. 7419745 FREENAY-OLD TOWN, LIMITI FILED: 6/25/1975; (06-199) 421,314 SQ. FT. 9.0720 ACRES 1-8105-TRACT 8-2-A-2-A CONC. PAD FILED: 3/30/2006 -FL000 ZORE "NI (EL A 050)" (SEE CERT. NOTE 4) LOT TWO LOT ONE NORESS AND EXRESS TO PUBLIC ROAD 193,244 SQ. FT., 4.4363 ACRES 228,070 SQ. FT., 5.2356 ACRES PROPOSED LOT 1-A HANDICAP PARKING SPACE EDGE OF ASPHALT DRY STAND PIPE FREEDRY-QLD TOWN, LIMITED FILED: 3/26/1875 WAREHOUSE BUILDING WITER WETER ASPHULT (SEE CERT. NOTE 4) CHS VALVE TELEPHONE RISER BOX SETBACK LINE FENCE ALONG **WETAL OWERHEAD CANOP** WATER WALVE 24.5' ROOF " (SEE CERT. NOTE 4 24.8 BLOG. HEIGHT (TYP) STORM DRAW BROP INLET - CHAIN LINK FENCE APPROX. 47.6 POWER POLE W/ANCHOR €--EPPP 1'-2' INSIDE P/L FOUND/SET PROPERTY CORNER FAID. FS FND. PUNCH IN CONC. SPUR LINE LTO-X LIGHT POLE W/OVERHANG (REPLACED W/NAL & SHINER) # WELCONDER CONCRETE)OLT LIGHT POLE CONCRETE= FIRE HIDRANT RUNDOWN (TIP.) W/GLIMED POSTS LAMTED FILED: 3/18/1902 LOT 3 OLD TOWN FREEWAY LIMITED ANDITION ELECTRICAL BOX -FLOOD ZONE Y-(SEE CERT. NOTE 4) FLED: 8/23/1982 IAMISCAPING RNLROAD SPUR LINE (C20-20) Museum of Natural History MEDIA DESCRIPTION (SEE CERT. NOTE 4) CHAIN LINK FENCE (OWNER: CITY OF ALBUQUERQUE) OMERHEAD UTILITY LINE(S) BUILDING (W/OVER-HNG) J.P.S. PARIONG SPACES ACS COMPROL STATION

8-J13A

SITE CONDITIONS MAP

ALTA/ACSM LAND TITLE SURVEY LOTS ONE AND TWO LANDS OF FREEWAY-OLD TOWN, LIMITED

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

CERTIFICATION

THIS SURVEY IS INDE FOR THE BEHEFIT OF:

LOS ALANOS NATIONAL BANK EXPLORA SCIENCE CENTER AND CHILDREN'S MUSEUM OF ALBUQUERQUE, A NEW MEXICO 501C-3 NON-PROFIT CORPORATION

I, VLADIMIN JURIC, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO THE AFORESAID PARTIES THAT I HAVE MADE A CAREFUL SURVEY OF A TRACT OF LAND (FOCETHER WITH THE IMPROVEMENTS LOCATED THEREDY, THE "SUBJECT PROPERTY") DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

lots numbered one (1) and this (2) of the replat tract "a" diason of the lands of freeway—old town, limited, in the city of albuquerque, new mixido, as THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 25, 1975, IN PLAT 900K D6, POLIO 159;

AND BEING MORE PARTICULARLY DESCRIBED AS POLICIES;

REGIONAL AT THE SOUTHEAST CORNER OF THE PARCE. OF LAND HEREIN DESCRIBED BEING THE SOUTHEAST CORNER OF SAID LOT TWO AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 18TH STREET H.W., WHENCE THE ACS CONTROL STATION "8-113A" BEARS S 02/11'40" W, 544.02 FEET DISTANCE; THENCE,

IN 80"47"00" W, 548.90 FEET DISTANCE TO THE SOUTHWEST COINER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING THE SOUTHWEST COINER OF SAID LOT QUE; THENCE,

N GUT 3"00" E. 750.00 FEET DISTANCE TO THE NORTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING THE NORTHWEST CORNER OF SAID LOT ONE AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BELLAMAN AVENUE N.W.; THENCE,

S 8441'00" E, 496.85 FEET DISTANCE TO THE NORTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BRING A POINT AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF BELLANNIH ANSWER WIN. AND THE WESTERLY RIGHT-OF-WAY LINE OF 1811) STREET N.W. AND A POINT OF CURRITURE; THENCE,

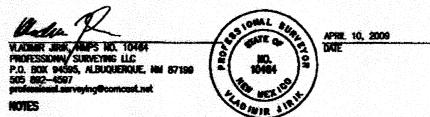
SOUTHEASTERLY, 81.94 FEET DISTANCE ALONG THE ARC OF A CURRE BEARDIS TO THE RIGHT (SAID AND HAVING A RADIUS OF 50,00 FEET, A CENTRAL ANGLE OF 83'54'00" AND A CHORD WHICH BEARS S 3744'00" E, 73.08 FEET DISTANCE) TO THE POINT OF TANGENCY; THÈNCE,

S 09'13'00" W, 733.80 FEET DISTANCE TO THE SOUTHEAST CORNER AND POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED.

SAID PARCEL CONTAINS 421,314 SQUARE FEET (9.6720 ACRES), MORE OR LESS.

I FURTHER CERTIFY THAT

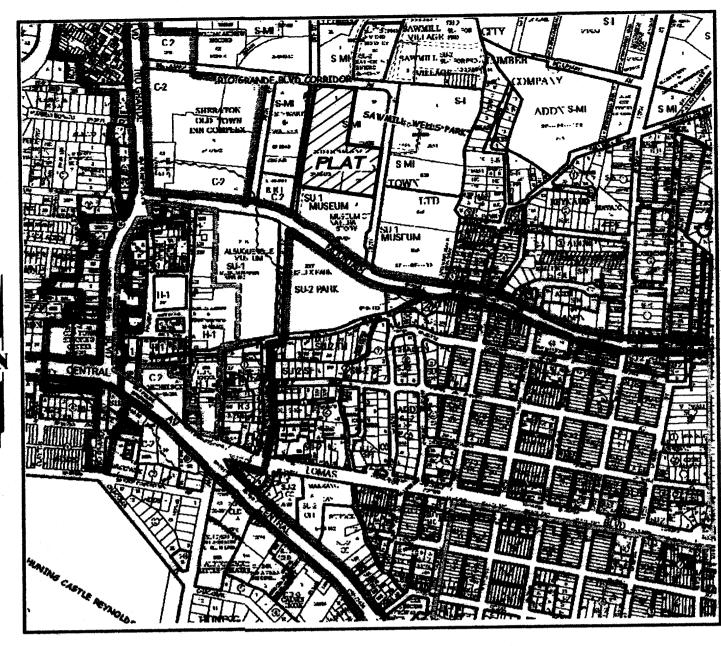
- 1. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND ON APRIL 10, 2008, AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS (INCLUDING RALERON SPUR LINES AND PARKING SPACES) STRUCTED ON THE SUBJECT PROPERTY, OR UPON ADJACENT LAND ABUILTING THE SUBJECT PROPERTY, EXCEPT AS SHOWN HEREON. ALL BUILDINGS ARE WITHIN THE APPLICABLE BUILDING SETBICK LINES OF THE SUBJECT.
- 2. THIS MAP OR PLAT OF THE SUBJECT PROPERTY AND THE SLEWEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH LAWS REGULATING SURVEYING IN THE STATE OF NEW MEXICO, AND WITH THE "MINIMAL SEMINARD DEPAIL REQUIREMENTS FOR ALD/ACSIN LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSIN IN 2005 AND INCLUDES ITEMS 1, 2, 3, 4, 8, 7(a)(b)(c), 8, 9, 10, 11(a), 13, 16, 17 AND 18 IN TABLE A CONTAINED THEREIN. PURSUANT TO THE ACCUMACY STANDARDS AS ADOPTED BY ALTA AND INSPS AND IN EFFECT ON THE INDEX OF THIS CERTIFICATION, THE UNDURSHAND PURPHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NEW MEXICO, THE RELATIVE POSITIONAL ACCORDACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.
- 3. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE FDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. FT000024252 WITH THE EFFECTIVE DATE OF APRIL 1, 2009 AND THAT ALL EASEMENTS AND PLOTTABLE RESTRICTIONS REFERENCED IN SAID THE COMMITMEN OR APPARENT FROM A PHYSICAL DISPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- 4. A SOUTHEASTERLY PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODFLAND). A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "AH (EL. 4050)" (FLOOD DEPTH OF 1 TO 3 FEET, USUALLY AREAS OF PORDING; BASE FLOOD ELEVATIONS DETERMINED), THE REMAINING PORTION OF THE PROPERTY LES WITHIN COME? - OTHER FLOOD AREAS OF 0.2% AMMUNIC CHANCE FLOOD WITH AMERICAE DEPTHS OF LESS THAN 1 FOOT OR WITH DRIBINGE MEAS LESS THAN 1 SQUARE MILE; AND MEAS PROTECTED BY LEVES FROM 1% AMMUNIC CHANCE FLOOD; AS DETERMINED BY THE FEDERAL EMERGENCY IMMAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 35001C0331G, DATED SEPTEMBER 26, 2008, FOR COMMUNITY NO. 35000C, MI BERNALBLO COUNTY, STATE OF NEW MEXICO, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY M WHICH SAID PREMISES IS
- 5. THE SUBJECT PROPERTY HAS FRONTINGE ON 18TH STREET HUN. AND DIRECT ACCESS TO BELLAMAN AVENUE HUN., DEDICATED PUBLIC STREETS.
- 6. THE TOTAL NUMBER OF PARKING SPACES ON THE SUBJECT PROPERTY IS 31, INCLUDING 3 DESIGNATED HANDICAP SPACES.
- 7. EXCEPT AS SHOWN ON THE SURVEY, ALL VISIBLE UTILITIES SERVING THE SUBJECT PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
- B. DICEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE MAY ADJOINING PROPERTY FOR DRAWINGE, UTILITIES, OR INGRESS AND EGRESS.
- 9. THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE
- 11, NO EMDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS DESERVED DURING THE FIELD INSPECTION OF THE PROPERTY. NO INFORMATION FROM THE CONTROLLING JURISDICTION WAS AMALABLE TO THE SURVEYOR REGARDING MAY CHANGES IN STREET RIGHT OF WAY LIMES ETHER COMPLETED OR PROPOSED.
- 12. NO EMDENCE OF THE SHE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WAS OBSERVED DURING THE FIELD INSPECTION OF THE PROPERTY.
- 13. THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE



- . BEAUDINGS ARE BASED ON THE RECORDED PLAT OF THE SUBDIVISION. ROTATE BEAUDINGS 0"04"40" COUNTERCLOCKINGS TO OBTAIN ORD BEAUDINGS BASED ON NEW MEXICO state plane cognonate system, central zone, and 83 datum. Distances are ground. Bearings and distances are field and regord data.
- 2. UNLESS SHOWN OTHERWISE ALL PROPERTY CONNERS ARE MARKED WITH 1/2" REBAR AND CAP MARKED "PS 10464".
- 3. THE ADDRESS OF THE PROPERTY IS 1829 BELLAMIN AVENUE N.W., ALBUQUERQUE, NEW MEXICO 87104.
- 4. THE SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF ALBUQUERQUE SAMULL/WELLS PARK SECTOR PLAN. ACCORDING TO THE ZONE ARLAS PAGE J-13-Z THE SUBJECT Property is—zoned s—an (M1-light manufacturing zone). Following restrictions apply:
 - STRUCTURE HEIGHT UP TO 36 FEET IS PERMITTED AT ANY LEGAL LOCATION. THE HEIGHT AND WIDTH OF THE STRUCTURE OWER 38 FEET HICH SHALL FALL WITHIN A 45" PLANE DIMINN FROM THE HORIZONTAL AT THE MEAN GRADE ALONG EACH BOUNDARY OF THE PREMISES, BUT STRUCTURE SHALL MOT ENCIRED A HEIGHT OF 120 FEET NO REQUIREMENTS FOR THE LOT SIZE

 - THERE SHALL BE A FRONT AND A CORNER SIDE YARD SETBACK OF NOT LESS THAN FIVE FEET AND A SETBACK OF 11 FEET FROM THE JURCITON OF A DRIVENING OR ALLEY AND A PURICE SIDEWINK OR PLANNED PUBLIC SIDEWALK LOCKTON

 THE CLEAR SIGHT TRANSCLE SHALL NOT BE INFRINGED UPON.



VICINITY MAP

Not To Scale

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- Distances are ground.
- Distances along curved lines are arc lengths.
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- Total number of Lots created: 2
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- Reconfigure existing Lots 1 and 2-B into two (2) new lots as shown hereon.
- B. Grant the New Easements as shown hereon.

Erick W. Johnson NOTARY PUBLIC **ACKNOWLEDGMENT** sion Expires: SIN/GOL STATE OF NEW MEXICO

COUNTY OF BERNALILLO The foregoing instrument was acknowledged before me this day of October ___, 2012, by Patrick Lopez,

President of Explora Educational Development, LLC.

My commission expires 5/11/2013

OFFICIAL SEAL

TREASURERS CERTIFICATION

Bernalillo County Treasurer

LEGAL DESCRIPTION

Book 2010C, Page 93.

bearings and ground distances as follows:

TOGETHER WITH:

distant; Thence,

S 84° 46' 07° E .

S 09° 08′ 34° W ,

S 81° 11′ 26° E ,

S 09' 09' 22" W .

	to certify following:	that	taxes	are	current	and paid	

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FREEWAY-OLD TOWN, LIMITED (A REPLAT OF LOT 2, FREEWAY-OLD TOWN, LIMITED), ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, filed in the office of

the County Clerk of Bernalillo County, New Mexico, on August 5, 2010, in Plat

All of Lot numbered One (1) of Freeway-Old Town, Limited as the same is shown and designated on the plat entitled "REPLAT OF TRACT "A", DIVISION OF

shown and designated on the plat entitled REPLAT OF IRACT A, DIVISION OF LANDS OF FREEWAY-OLD TOWN, LIMITED, LAND OWNED BY SANTA FE LAND IMPROVEMENT COMPANY AND GEORGIA-PACIFIC CORPORATION IN THE CITY OF ALBUQUERQUE, NEW MEXICO, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 25, 1975, in Volume D6, Folio 159 more particularly described using New Mexico State Plane, Central Zone (NAD 83) grid

BEGINNING at the Southeast corner of said Lot 2-B (a 1/2" Rebar and cap stamped "L.S. 10464" found in place) said point also being a point on the Westerly right of way line of 18th Street N.W. and the Northeast corner of Lot

westerry right of way line of 18th Street N.W. and the Northeast corner of Lot 3, Oldtown Freeway Limited Addition as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 23, 1982, in Volume C20, Folio 20 whence the Albuquerque Control Survey Monument "5-J13-A" bears S 80° 27' 54" W, 679.17 feet

N 80° 58' 23" W, 549.61 feet along the Northerly line of said Lot 3 and the

N 09° 10' 48" E , 751.02 feet along the Westerly line of said Lot 1 to the Northwest corner of said Lot 1 and a point on the

stamped "L.S. 10464" found in place); Thence,

southerly line of said Lots 1 and 2-B to the Southwest corner of said Lot 1 (a PK Nail and aluminum disc

Southerly right of way line of Bellamah Avenue N.W. (a 1/2" Rebar and cap stamped "L.S. 10464" found in place);

300.77 feet along said Southerly right of way line of

of Lot 2-A, Freeway Old-Town, Limited; Thence,

Bellamah Avenue N.W. to the Northeast corner of said Lot 1- (a PK Nail and aluminum disc stamped "L.S. 10464"

found in place) said point aslo being the Northwest corner

417.00 feet along a line common to said Lots 1 and 2-A

to Southwest corner of said Lot 2-A (a 5/8" Rebar and cap stamped "L.S. 16469" found in place); Thence,

249.13 feet along a line common to said Lots 2-A and

2-B to the Northeast corner of said Lot 2-B and a point on said Westerly right of way line of 18th Street N.W. (a

5/8" Rebar and cap stamped "L.S. 16469" found in place);

Street N.W. to the Southeast corner and point of beginning

354.88 feet along said Westerly right of way line of 18th

PLAT OF

LOTS 1-A AND 1-B FREEWAY-OLD TOWN, LIMITED

(BEING A REPLAT OF LOTS 1 AND 2-B, FREEWAY-OLD TOWN LIMITED) SITUATE WITHIN

THE TOWN OF ALBUQUERQUE GRANT

PROJECTED SECTION 18 TOWNSHIP 10 NORTH, RANGE 3 EAST NEW MEXICO PRINCIPAL MERIDIAN

> CITY OF ALBUQUEROUE BERNALILLO COUNTY, NEW MEDICO

> > SEPTEMBER 2012

PROJECT NUMBER:	
PLAT APPROVAL	
UTILITY APPROVALS:	
Public Service Company of New Mexico	
New Mexico Gas Company	· · · · · · · · · · · · · · · · · · ·
Bochele ald	
QWest Corporation d/b/a penturyLink QC	-
COTY APPROVALS:	
City Surveyor	10
Department of Municipal Development	
Real Property Division	ng mananah filim termana
Environmental Health Department	- 10° 40° 4
Traffic Engineering, Transportation Division	***************************************

SURVEYORS CERTIFICATION

DRB Chairperson, Planning Department

Parks and Recreation Department

ABCWUA

AMAFCA

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and ballef.

ONALS STEON 2 9750 O

NMPS No. 9750 September 20, 2012

SHEET 1 OF 2

Date

110661.dwg

Consulting Surveyors Phone: 605-897-3968 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 506-807-3377

Said parcel contains 7.2729 acres, more or less.

SURVEYED AND REPLATTED and now comprising "PLAT OF LOTS 1-A AND 1-B, FREEWAY-OLD TOWN, LIMITED (BEING A REPLAT OF LOTS 1 AND 2-B, FREEWAY-OLD TOWN LIMITED) SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietors(s). Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

of the parcel herein described.

OWNER(S)

EXPLORA EDUCATIONAL DEVELOPMENT LLC, a New Mexico limited liability company

Patrick Lopez, President

BELLAMAH Fd. 1/2" Rebar and cap stamped "L.S. 10464" AVENUE 84°46'07" E (S84'46'07"E, 300.77') N.W. S84'46'07"E (584'46'26"E, 195.95') 196.10' 10' Public Utility Easemen granted by this plat. Existing 5' PNM Utility Easement-filed March 18, 1950 in Book D135, page 547 and as shown on plat filed June 25, 1975 in Volume D6, Folio 159 -Existing 10' Public Utility Easemer per plat filed August 5, 2010 in Plat Book 2010, Page 93 BERNALILLO COUNTY, NEW MEXICO LOT 1-A 2.9857 Ac. T 107 LOT 1 -Fd. 5/8" Rebar and cap stamped "L.S. 16469" (\$8173'09"E, 248.90') Fd. 1/2" Rebar and stamped "L.S. 12651" -Existing Lot Line is hereby Existing 30' Sanitary Sewer and Utility
Easement granted to the City of Albuquerque
Per Judgement Cause No. A 19745, District
Court of Bernalillo County, New Mexico
Filed April 9, 1968 in Misc. Bk. 99, Page 776-781
Also shown on plots filed June 25, 1975 in Volume
D6, Folio 159 and S Existing 10' Public Utility Easemer per plat filed August 5, 2010 in Plat Book 2010, Page 93 Existing Lot Line is hereby eliminated by this plat. N 80'58'23" -Fd. 1/2" Rebar and cap stamped "L.S. 10464" (\$80.47'00"E, 548.90") LOTOLDTOWN FREEWAY 549.61 _____S 80'27'54" W ____ (S80'27'48"W, 679.22') _____679.17' LIMITED ADDITION Fd. 1/2" Rebar and cap stamped "L.S. 10464" Filed August 23, 1982 in Volume C20, Folio 20 ullillilling. Albuquerque Control Survey Monument "5-J13-A" New Mexico State Plane Coordinates (Central Zone (IN FEET) LOHALS 1 inch = 60 ft.SATEON NAD 83), as published North= 1,491,318.377 feet East= 1,515,633.327 feet Elevation= 4960.499 feet (NAVD 1988) No. Delta Alpha= -00'14'23.54" Ground to Grid Factor= 0.999684462 9750

PLAT OF LOTS 1-A AND 1-B FREEWAY-OLD TOWN, LIMITED

(BEING A REPLAT OF LOTS 1 AND 2-B, FREEWAY-OLD TOWN LIMITED)

SITUATE WITHIN

THE TOWN OF ALBUQUEROUE GRANT

PROJECTED SECTION 18 , TOWNSHIP 10 NORTH, RANGE 3 EAST NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUEROUE

SEPTEMBER 2012

EASEMENT NOTES

- 1. Lots 2-A and 2-B, Freeway-Old Town, Limited are subject to a private reciprocal cross drainage easement per plat filed August 5, 2010 in Plat Book 2010C, page 93. Said easement to be maintained by the owners of said Lots 2—A and 2—B.
- 2. Lots 2-A and 2-B, Freeway-Old Town, Limited are subject to an existing floating 20' waterline easement filed december 23, 2009 as Document # 2009139053, records of Bernalillo County, New
- 3. A Private Reciprocal Cross Lot Drainage Easement across Lots 1-A and 1-B (excluding any existing or future buildings) for the benefit of both Lots is hereby granted by this plat. Maintenance of said easement shall be the responsibility of the owners of said Lots as to the portion of easement within their respective Lot.

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 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
- 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 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.

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"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."

SURV OTEK, INC.

Consulting Surveyors

Phone: 505-897-3366 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377