

Location Map  
Zone Atlas Map No. L-17-Z & L-18-Z N.T.S.

**Subdivision Data:**

ZONING: C-1  
GROSS SUBDIVISION ACREAGE: 0.7823 ACRES±  
ZONE ATLAS INDEX NO: L-17-Z & L-18-Z  
NO. OF TRACTS CREATED: 1  
NO. OF LOTS CREATED: 0  
MILES OF FULL-WIDTH STREETS CREATED: 0  
DATE OF SURVEY: JANUARY 14 THRU FEBRUARY 13, 2013

**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 SECTIONS 25 AND 26, 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.

**Easements**

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED. IF SO DESIGNATED, PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- 1. PNM FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- 2. 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.
- 3. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- 4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, 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 ANY WELL BE DRILLED OR OPERATED THEREON.

PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, QWEST CORPORATION D/B/A CENTURYLINK QC, AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, THEY DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH THEY MAY BE ENTITLED.

DOCH 2013091876  
08/16/2013 11:15 AM Page: 1 of 2  
PLAT R \$25.00 B: 2013C P: 0100 M: Toulouse Olivere, Bernalillo Cou

**Legal Description**

A TRACT OF LAND LYING AND SITUATE WITHIN SECTIONS 25 AND 26, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO COMPRISING OF THE REMAINING EASTERLY PORTION OF LOTS NUMBERED TWENTY-TWO (22), TWENTY-THREE (23), AND TWENTY-FOUR (24) TOGETHER WITH ALL OF LOTS NUMBERED ONE (1), TWO (2), AND THREE (3), IN BLOCK NUMBERED EIGHT (8) OF MENDELBERG'S SUBDIVISION OF BLOCKS 7 AND 8 OF BARRON BURG HEIGHTS, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 22, 1945, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1983, AND GROUND DISTANCES (U.S. SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF DESCRIBED TRACT LYING ON THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF ZUNI ROAD, S.E. AND THE WEST RIGHT OF WAY LINE OF ORTIZ STREET, S.E., MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" FROM WHENCE A TIE TO ALBUQUERQUE GEOGRAPHIC REFERENCE SYSTEM MONUMENT "5\_K18A" BEARS N 35°01'40" E, A DISTANCE OF 2049.39 FEET:

THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID SOUTH RIGHT OF WAY LINE OF ZUNI ROAD, S.E., CONTINUING ALONG SAID WEST RIGHT OF WAY LINE OF ORTIZ STREET, S.E., S 00°08'08" W, A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT MARKED BY A FOUND NO. 3 REBAR;

THENCE LEAVING SAID WEST RIGHT OF WAY LINE, N 89°09'05" W, A DISTANCE OF 134.91 FEET TO AN ANGLE POINT OF MARKED BY A FOUND NO. 4 REBAR;

THENCE N 89°04'36" W, A DISTANCE OF 88.82 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING ON THE EAST RIGHT OF WAY LINE OF SAN MATEO BOULEVARD, S.E., MARKED BY A FOUND NO. 4 REBAR (BENT);

THENCE ALONG SAID EAST RIGHT OF WAY LINE FOR THE NEXT TWO COURSES, N 00°25'11" W, A DISTANCE OF 50.43 FEET TO AN ANGLE POINT MARKED BY A FOUND RIGHT OF WAY MARKER "N.M.S.H.D.";

THENCE N 01°00'35" E, A DISTANCE OF 64.22 FEET TO A POINT OF CURVATURE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 55.22 FEET, A DELTA ANGLE OF 90°23'57", A CHORD BEARING OF N 45°38'51" E, AND A CHORD LENGTH OF 49.67 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT LYING ON THE SOUTH RIGHT OF WAY LINE OF ZUNI ROAD, S.E. MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, S 89°09'01" E, A DISTANCE OF 187.80 FEET TO THE POINT OF BEGINNING CONTAINING 0.7823 ACRES (33,278 SQUARE FEET) MORE OR LESS, NOW COMPRISING TRACT "A", LANDS OF TOSTA NEW MEXICO.

**Purpose of Plat**

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE EXISTING SIX LOTS INTO ONE NEW TRACT, TO VACATE 2 EASEMENTS AND TO GRANT AN EASEMENT.

**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 SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN ARE 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 HIS FREE ACT AND DEED. SAID OWNER WARRANTS THAT HE HOLDS 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.

*[Signature]*

ANTHONY M. TOSTA  
MANAGER TOSTA NEW MEXICO, LLC  
NEW MEXICO LIMITED LIABILITY COMPANY

**Acknowledgment**

STATE OF California  
COUNTY OF San Diego

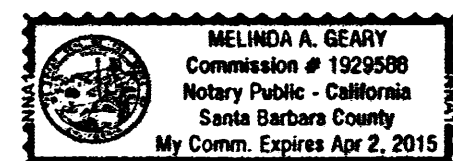
ON June 6, 2013 BEFORE ME, Melinda A. Geary

NOTARY PUBLIC, PERSONALLY APPEARED Anthony M. Tosta WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE *[Signature]*  
(SEAL)



Plat of  
Tract A  
**Lands of Tosta  
New Mexico**

Albuquerque, Bernalillo County, New Mexico  
June 2013

Project No. 1009603

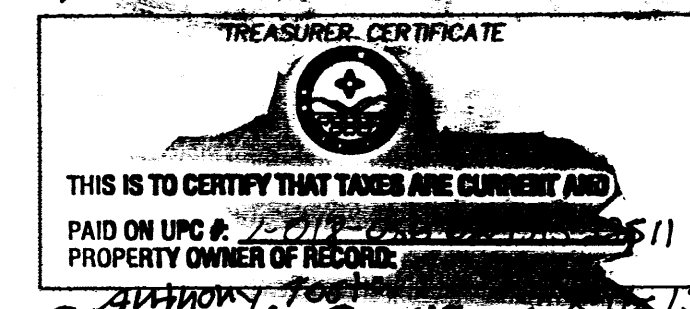
Application No. 13DRB-70580

**Utility Approvals**

*[Signature]* 8-13-2013  
PNM DATE  
*[Signature]* 7/1/2013  
NEW MEXICO GAS COMPANY DATE  
*[Signature]* 7-9-13  
QWEST CORPORATION D/B/A CENTURYLINK QC DATE  
*[Signature]* 7/1/13  
COMCAST DATE

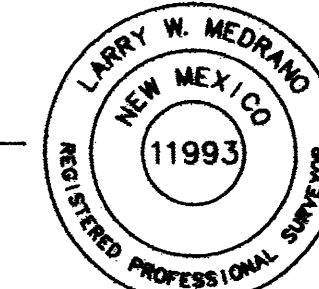
**City Approvals**

*[Signature]* 6-10-13  
CITY SURVEYOR DATE  
*[Signature]* 08-14-13  
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT DATE  
*[Signature]* 06/19/13  
A.B.C.W.U.A. DATE  
*[Signature]* 6-19-13  
PARKS AND RECREATION DEPARTMENT DATE  
*[Signature]* 6-19-13  
AMAFCA DATE  
*[Signature]* 6-19-13  
CITY ENGINEER DATE  
*[Signature]* 8-15-13  
DRB/CHAIRPERSON, PLANNING DEPARTMENT DATE



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.

*[Signature]* 6/8/2013  
LARRY W. MEDRANO  
N.M.P.S. No. 11993 DATE



INDEXING INFORMATION FOR COUNTY CLERK  
OWNER TOSTA NEW MEXICO, LLC  
SECTIONS 25 & 26, TOWNSHIP 10 N, RANGE 3 E  
SUBDIVISION LANDS OF TOSTA NEW MEXICO

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

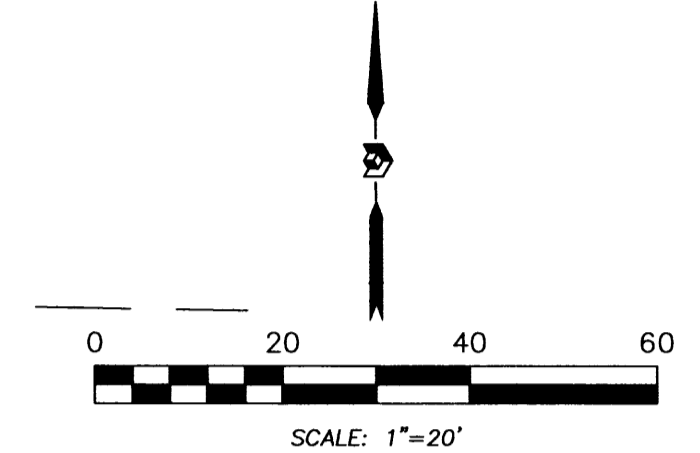
866.442.8011 TOLL FREE  
505.856.5700 PHONE  
505.856.7900 FAX

Plat of  
Tract A  
**Lands of Tosta  
New Mexico**  
Albuquerque, Bernalillo County, New Mexico  
June 2013

DOCH 2013091876  
08/16/2013 11:15 AM Page: 2 of 2  
PLAT R: 226.00 B: 2013C P: 0100 M: Toulous Oliveire, Bernalillo Cou

A.G.R.S. MONUMENT "6\_K18A"  
STANDARD A.G.R.S. BRASS DISC  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE-N.A.D. 1983)  
N=1,483,955.175  
E=1,538,790.908  
PUBLISHED EL=5249.996 (NAVD 1988)  
GROUND TO GRID FACTOR=0.999664599  
DELTA ALPHA ANGLE=-0°11'42.76"

A.G.R.S. MONUMENT "S\_K18A"  
STANDARD A.G.R.S. BRASS DISC  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE-N.A.D. 1983)  
N=1,483,619.713  
E=1,541,268.242  
PUBLISHED EL=5280.137 (NAVD 1988)  
GROUND TO GRID FACTOR=0.999662582  
DELTA ALPHA ANGLE=-0°11'25.60"

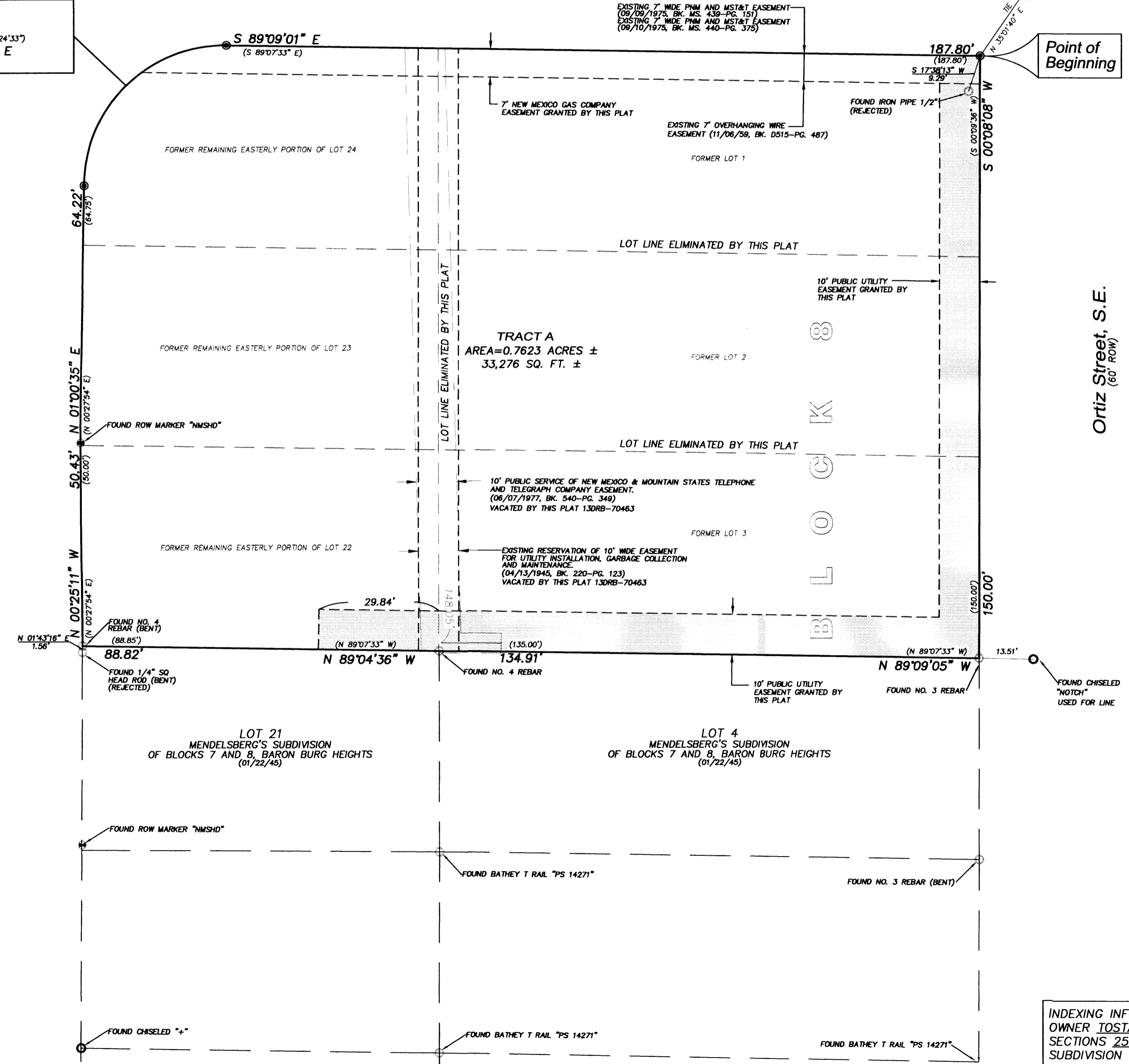


$R=35.00'$  (35.00')  
 $L=55.22'$  (55.23')  
 $\Delta=90°23'57''$  (90°24'33")  
 $CH=N 45°38'51'' E$   
 $49.67'$

San Mateo Boulevard, S.E.  
(ROW VARIES)

Zuni Road, S.E.  
(ROW VARIES)

Ortiz Street, S.E.  
(60' ROW)



**Legend**

$N 90°00'00'' E$	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
⊙	DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11983" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED
✦	FOUND RIGHT OF WAY MARKER N.M.S.A.D. AS DESIGNATED

**PRECISION SURVEYS, INC.**

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

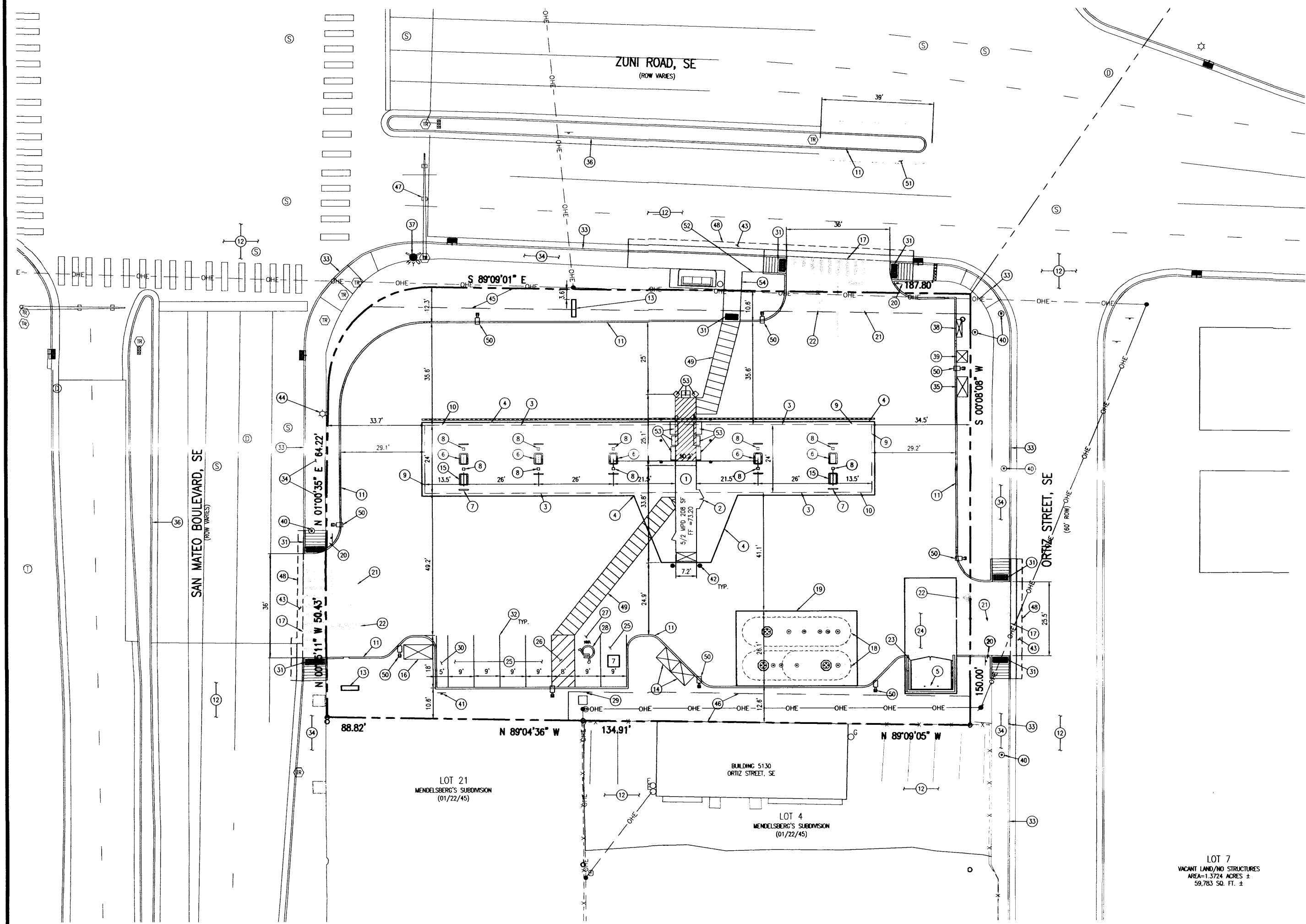
866.442.8011 TOLL FREE  
505.856.5700 PHONE  
505.856.7900 FAX

INDEXING INFORMATION FOR COUNTY CLERK  
OWNER TOSTA NEW MEXICO, LLC  
SECTIONS 25 & 26, TOWNSHIP 10 N, RANGE 3 E,  
SUBDIVISION LANDS OF TOSTA NEW MEXICO

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# CONSTRUCTION DRAWINGS MURPHY EXPRESS

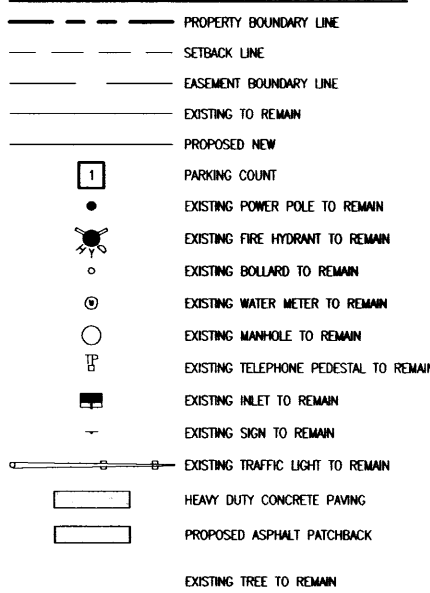
TRACT A, LANDS OF TOSTA NEW MEXICO  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
SITE PLAN



**SCHEDULE**

- (1) PROPOSED 208 SF MODULAR CONVENIENCE KIOSK WITH RESTROOM
- (2) PROPOSED KIOSK ELECTRICAL CABINET
- (3) PROPOSED 3,724 SF OVERHEAD CANOPY
- (4) PROPOSED CONCRETE CANOPY SLAB
- (5) PROPOSED 6\"/>
- (6) PROPOSED MULTI-PRODUCT GASOLINE DISPENSER (TYP. 5)
- (7) PROPOSED U-SHAPED BOLLARD (TYP. 2)
- (8) PROPOSED CANOPY COLUMN (TYP.)
- (9) PROPOSED CANOPY PRICE SIGNAGE
- (10) PROPOSED MURPHY EXPRESS LOGO
- (11) PROPOSED 6\"/>
- (12) EXISTING ASPHALT TO REMAIN
- (13) PROPOSED MURPHY OIL MONUMENT SIGN
- (14) PROPOSED ICE STORAGE UNITS (2)
- (15) PROPOSED DIESEL DISPENSER
- (16) PROPOSED 53\"/>
- (17) PROPOSED STIPED CROSSWALK
- (18) PROPOSED UNDERGROUND STORAGE TANKS (6,000 GAL. REGULAR UNLOADED, 12,000 GAL. DIESEL, 6,000 GAL. PREMIUM UNLOADED)
- (19) PROPOSED LIST CONCRETE PAD, 8\"/>
- (20) PROPOSED 81-1 STOP SIGN
- (21) PROPOSED STOP BAR AND LETTERING
- (22) PROPOSED TRAFFIC DIRECTIONAL ARROW
- (23) PROPOSED TRASH ENCLOSURE
- (24) PROPOSED TRASH ENCLOSURE CONCRETE PAD, 8\"/>
- (25) PROPOSED 18\"/>
- (26) PROPOSED 18\"/>
- (27) PROPOSED 18\"/>
- (28) PROPOSED ACCESSIBLE PARKING SYMBOL WITH VAN LETTERING
- (29) PROPOSED \"ACCESSIBLE PARKING ONLY\" AND \"VAN ACCESSIBLE\" SIGN
- (30) 5\"/>
- (31) PROPOSED ACCESSIBLE RAMP
- (32) PROPOSED 4\"/>
- (33) EXISTING CURBS AND GUTTER TO REMAIN
- (34) EXISTING SIDEWALK TO REMAIN
- (35) PROPOSED REDBOX UNIT
- (36) EXISTING CONCRETE MEDIAN TO REMAIN
- (37) EXISTING FIRE HYDRANT TO REMAIN
- (38) PROPOSED 3\"/>
- (39) PROPOSED 4\"/>
- (40) EXISTING WATER MANNHOLE TO REMAIN
- (41) PROPOSED 12\"/>
- (42) PROPOSED 4\"/>
- (43) PROPOSED ASPHALT PATCHBACK
- (44) EXISTING STREET LIGHT TO REMAIN
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**SITE LEGEND**



**SITE DATA**

PROPERTY: TRACT A, LANDS OF TOSTA NM  
 AREA: 0.76 ACRES (33,276 S.F.)  
 LEASE AREA: 0.76 AC (33,276 S.F.)  
 BUILDING: 208 S.F. CONVENIENCE KIOSK  
 3,724 S.F. FUEL CANOPY

**BUILDING SETBACKS:**  
 KIOSK:  
 NORTH: 61.2'  
 SOUTH: 58.5'  
 EAST: 95.5'  
 WEST: 120.9'  
 CANOPY:  
 NORTH: 46.2'  
 SOUTH: 77.8'  
 EAST: 34.5'  
 WEST: 33.7'

**BUILDING HEIGHT:**  
 KIOSK: 13'-10"  
 CANOPY: 20'-0"

**PROVIDED PARKING:**  
 7 SPACES INCLUDING 1 VAN ACCESSIBLE SPACE AND 1 MOTORCYCLE SPACE

**LEGAL DESCRIPTION**

TRACT A, LANDS OF TOSTA NEW MEXICO

**BENCHMARK**

ELEVATIONS ARE BASED ON AGCS MONUMENTS 5\_K181A (E.L.=5280.137) & 6\_K281A (E.L.=5249.996) (NAD 1988)

**BASE OF BEARINGS**

THE BASE OF BEARINGS IS A LINE FROM BETWEEN AGCS MONUMENTS 5\_K181A TO 6\_K181A BEARING N28°17'18\"/>

**SIDEWALK NOTE**

NO SIDEWALK SHALL BE INSTALLED WITH A CROSS SLOPE GREATER THAN 2 PERCENT.

**FLOODPLAIN NOTE**

BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE \"X\" AREA DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY FINDER NO. 080603010 E LAST REVISED JUNE 17, 2003. NO OFFICE CALCULATIONS OR FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS INFORMATION.

**BASE ELEVATIONS**

TO ALL PROPOSED GRADE INFORMATION (CONTOUR LABELS, INVERTS, ETC.) ADD 5.00 FOR MEAN SEA ELEVATION.

**MAINTENANCE NOTE**

ALL STORM WATER AND WATER QUALITY FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.

**SOIL PREPARATION AND PAVEMENT DESIGN NOTE**

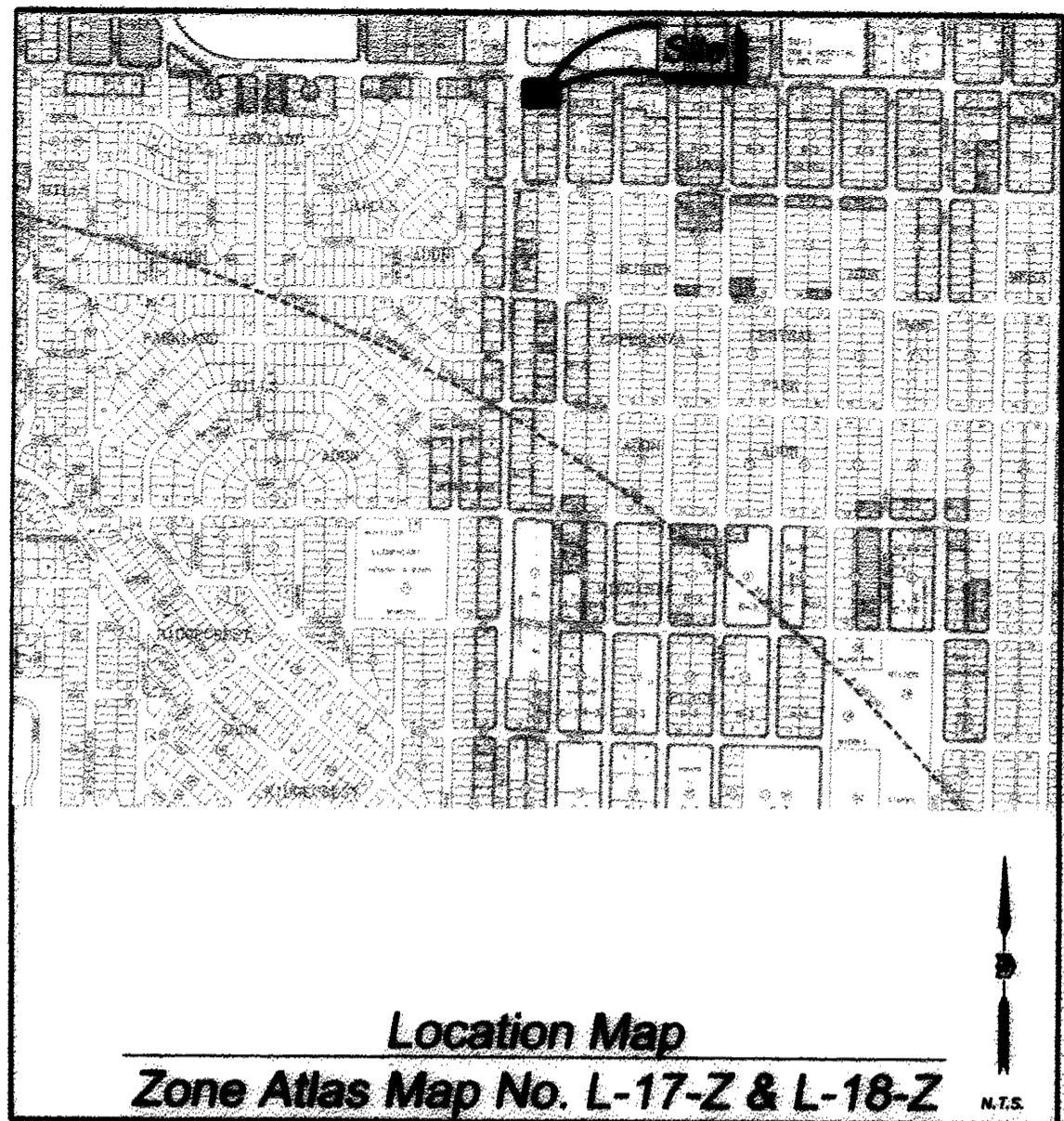
SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS:

GEOTECHNICAL ENGINEER: JOE VINYARD  
 REPORT NO: 12-1-196  
 DATED: JANUARY 18, 2013

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES.

**UTILITY NOTIFICATION CENTER  
 CENTER OF NEW MEXICO  
 (800) 321-ALERT**  
 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

	DATE						
DES. BY	DRAWN BY	CHECKED BY	DATE	NO.	REVISION	DATE	BY
<b>MURPHY OIL U.S.A. INC.</b> 100 NORTH BLVD. STE. 200 EL PASO, TEXAS 79901							
<b>MURPHY OIL U.S.A. INC.</b> CONSTRUCTION DRAWINGS MURPHY EXPRESS SITE							
SAN MATEO BLVD SE & ZUNI RD SE ALBUQUERQUE, NEW MEXICO							
Project No: MOC000223 Sheet Scale: 1" = 20' Designed By: BAR Drawn By: EVR Date: MAY 2013 Disk File: MOC023_002-Site							
<b>SITE PLAN</b>							
C02							



**Subdivision Data:**

ZONING: C-1  
 GROSS SUBDIVISION ACREAGE: 0.7623 ACRES±  
 ZONE ATLAS INDEX NO: L-17-Z & L-18-Z  
 NO. OF TRACTS CREATED: 1  
 NO. OF LOTS CREATED: 0  
 MILES OF FULL-WIDTH STREETS CREATED: 0  
 DATE OF SURVEY: JANUARY 14 THRU FEBRUARY 13, 2013

**Notes:**

- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
- ALL DISTANCES ARE GROUND DISTANCES (US SURVEY FOOT).
- THIS PROPERTY LIES WITHIN SECTIONS 25 AND 26, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

**Easements**

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED. IF SO DESIGNATED, PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- PNM FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- 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.
- QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, 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 ANY WELL BE DRILLED OR OPERATED THEREON.

PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, QWEST CORPORATION D/B/A CENTURYLINK QC, AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, THEY DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH THEY MAY BE ENTITLED.

**Legal Description**

A TRACT OF LAND LYING AND SITUATE WITHIN SECTIONS 25 AND 26, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO COMPRISING OF THE REMAINING EASTERLY PORTION OF LOTS NUMBERED TWENTY-TWO (22), TWENTY-THREE (23), AND TWENTY-FOUR (24) TOGETHER WITH ALL OF LOTS NUMBERED ONE (1), TWO (2), AND THREE (3), IN BLOCK NUMBERED EIGHT (8) OF MENDELBERG'S SUBDIVISION OF BLOCKS 7 AND 8 OF BARON BURG HEIGHTS, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 22, 1945, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN DATUM OF 1983, AND GROUND DISTANCES (U.S. SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF DESCRIBED TRACT LYING ON THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF ZUNI ROAD, S.E. AND THE WEST RIGHT OF WAY LINE OF ORTIZ STREET, S.E., MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" FROM WHENCE A TIE TO ALBUQUERQUE GEOGRAPHIC REFERENCE SYSTEM MONUMENT "S\_K18A" BEARS N 35°01'40" E, A DISTANCE OF 2049.39 FEET:

THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID SOUTH RIGHT OF WAY LINE OF ZUNI ROAD, S.E., CONTINUING ALONG SAID WEST RIGHT OF WAY LINE OF ORTIZ STREET, S.E., S 0°08'08" W, A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT MARKED BY A FOUND NO. 3 REBAR;

THENCE LEAVING SAID WEST RIGHT OF WAY LINE, N 89°08'05" W, A DISTANCE OF 134.91 FEET TO AN ANGLE POINT OF MARKED BY A FOUND NO. 4 REBAR;

THENCE N 89°04'36" W, A DISTANCE OF 88.82 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING ON THE EAST RIGHT OF WAY LINE OF SAN MATEO BOULEVARD, S.E., MARKED BY A FOUND NO. 4 REBAR (BENT);

THENCE ALONG SAID EAST RIGHT OF WAY LINE FOR THE NEXT TWO COURSES, N 00°25'11" W, A DISTANCE OF 90.43 FEET TO AN ANGLE POINT MARKED BY A FOUND RIGHT OF WAY MARKER "N.M.S.N.D.";

THENCE N 01°00'35" E, A DISTANCE OF 84.22 FEET TO A POINT OF CURVATURE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET, AN ARC LENGTH OF 55.22 FEET, A DELTA ANGLE OF 90°23'57" A CHORD BEARING OF N 45°28'51" E, AND A CHORD LENGTH OF 49.87 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT LYING ON THE SOUTH RIGHT OF WAY LINE OF ZUNI ROAD, S.E. MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE, S 89°08'01" E, A DISTANCE OF 187.80 FEET TO THE POINT OF BEGINNING CONTAINING 0.7623 ACRES (33,276 SQUARE FEET) MORE OR LESS, NOW COMPRISING TRACT 'A', LANDS OF TOSTA NEW MEXICO.

**Purpose of Plat**

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE EXISTING SIX LOTS INTO ONE NEW TRACT, TO VACATE 2 EASEMENTS AND TO GRANT AN EASEMENT.

**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 SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN ARE 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 HIS FREE ACT AND DEED, SAID OWNER WARRANTS THAT HE HOLDS 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.

*[Signature]*  
 ANTHONY M. TOSTA  
 MANAGER TOSTA NEW MEXICO, LLC  
 NEW MEXICO LIMITED LIABILITY COMPANY

**Acknowledgment**

STATE OF California  
 COUNTY OF Santa Barbara

ON June 6, 2013 BEFORE ME, Melinda A. Geary

NOTARY PUBLIC, PERSONALLY APPEARED Anthony M. Tosta WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY AND BY HIS SIGNATURE ON THE INSTRUMENT THE PERSON, OR ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE Melinda A. Geary  
 (SEAL)

MELINDA A. GEARY  
 Commission # 1929588  
 Notary Public - California  
 Santa Barbara County  
 My Comm. Expires Apr 2, 2015

RECORDING STAMP

Plat of  
 Tract A  
**Lands of Tosta  
 New Mexico**  
 Albuquerque, Bernalillo County, New Mexico  
 June 2013

Project No. \_\_\_\_\_

Application No. 13DRB-

**Utility Approvals**

PNM \_\_\_\_\_ DATE \_\_\_\_\_

NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE \_\_\_\_\_

QWEST CORPORATION D/B/A CENTURYLINK QC \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST \_\_\_\_\_ DATE \_\_\_\_\_

**City Approvals**

David P. Deaton 6-10-13  
 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 6/5/2013  
 LARRY W. MEDRANO  
 N.M.P.S. No. 11993 DATE \_\_\_\_\_



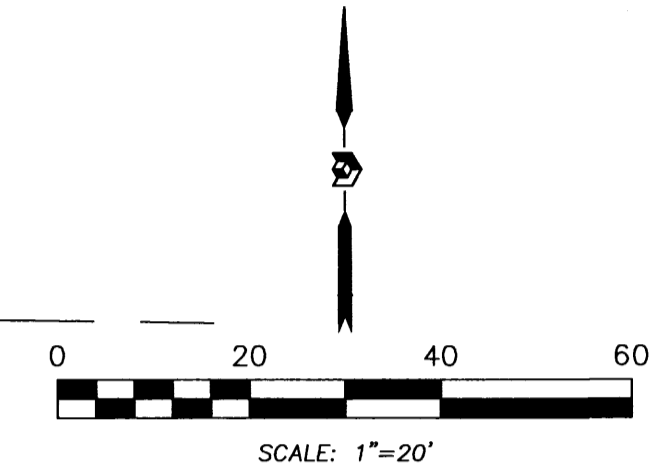
**PRECISION SURVEYS, INC.**

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

INDEXING INFORMATION FOR COUNTY CLERK  
 OWNER TOSTA NEW MEXICO, LLC  
 SECTIONS 25 & 26, TOWNSHIP 10 N, RANGE 3 E,  
 SUBDIVISION LANDS OF TOSTA NEW MEXICO

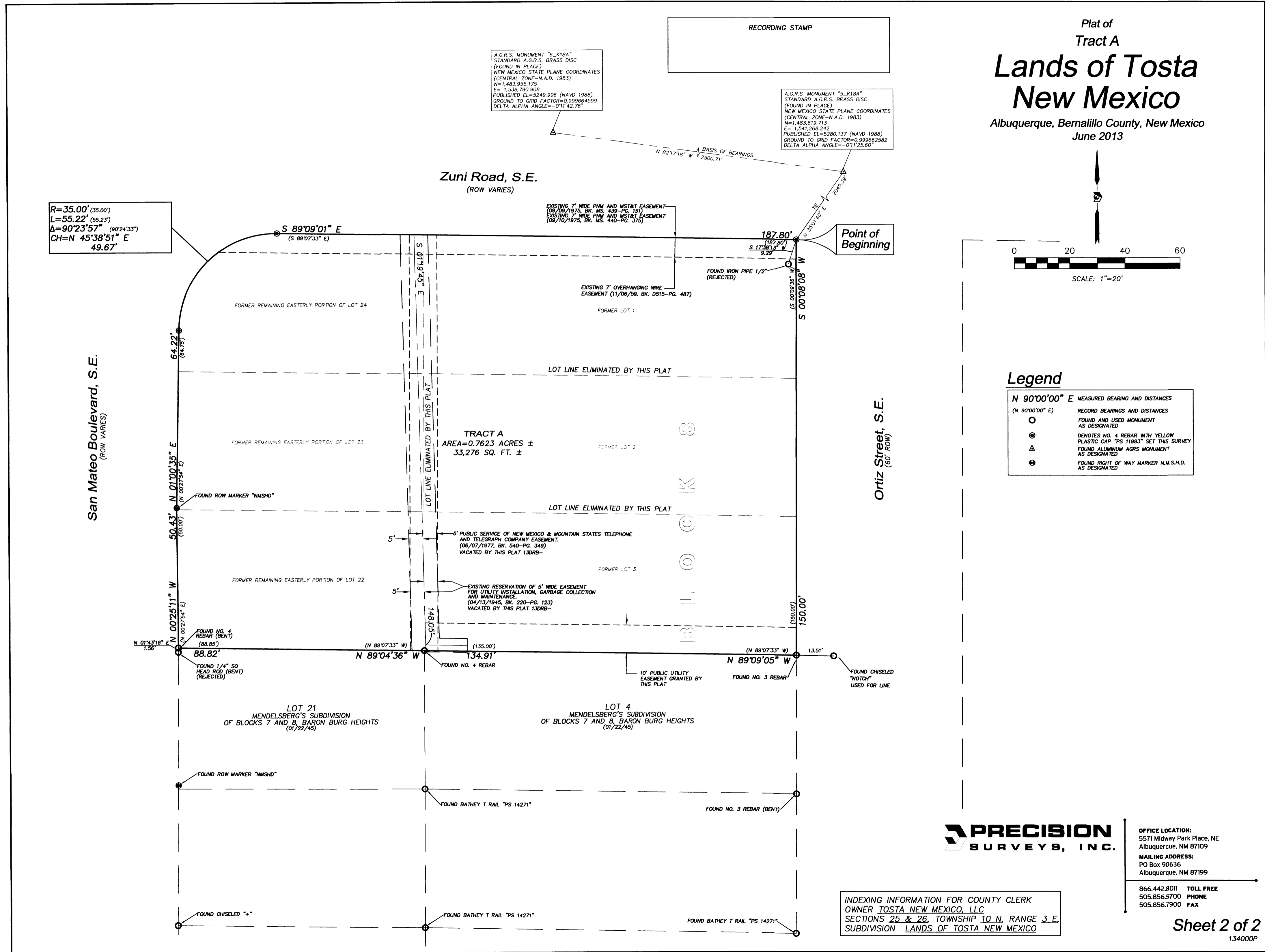
866.442.8011 TOLL FREE  
 505.856.5700 PHONE  
 505.856.7900 FAX

Plat of  
Tract A  
**Lands of Tosta  
New Mexico**  
Albuquerque, Bernalillo County, New Mexico  
June 2013



**Legend**

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
⊙	DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY AS DESIGNATED
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED
⊕	FOUND RIGHT OF WAY MARKER N.M.S.H.D. AS DESIGNATED



R=35.00' (35.00')  
L=55.22' (55.23')  
Δ=90°23'57" (90°24'33")  
CH=N 45°38'51" E  
49.67'

A.G.R.S. MONUMENT "6\_K18A"  
STANDARD A.G.R.S. BRASS DISC  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE-N.A.D. 1983)  
N=1,483,955.175  
E= 1,538,790.908  
PUBLISHED EL=5249.996 (NAVD 1988)  
GROUND TO GRID FACTOR=0.999664599  
DELTA ALPHA ANGLE=-0°11'42.76"

A.G.R.S. MONUMENT "5\_K18A"  
STANDARD A.G.R.S. BRASS DISC  
(FOUND IN PLACE)  
NEW MEXICO STATE PLANE COORDINATES  
(CENTRAL ZONE-N.A.D. 1983)  
N=1,483,619.713  
E= 1,541,268.242  
PUBLISHED EL=5280.137 (NAVD 1988)  
GROUND TO GRID FACTOR=0.999662582  
DELTA ALPHA ANGLE=-0°11'25.60"

**PRECISION  
SURVEYS, INC.**

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Albuquerque, NM 87199

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SUBDIVISION LANDS OF TOSTA NEW MEXICO

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