

**VICINITY MAP**  
Not To Scale

**GENERAL NOTES**

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- 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 ( ).
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- 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.
- City of Albuquerque Zone Atlas Page A-14-Z.

**SUBDIVISION DATA**

- Total number of existing Parcels: 2
- Total number of Tracts created: 1
- Gross Subdivision acreage: 1.2753 acres

**TREASURERS CERTIFICATION**

This is to certify that taxes are current and paid on the following:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Bernalillo County Treasurer Date

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- 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.
- 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.
- Qwest Corporation d/b/a CenturyLink QC. for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- 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.

**PURPOSE OF PLAT**

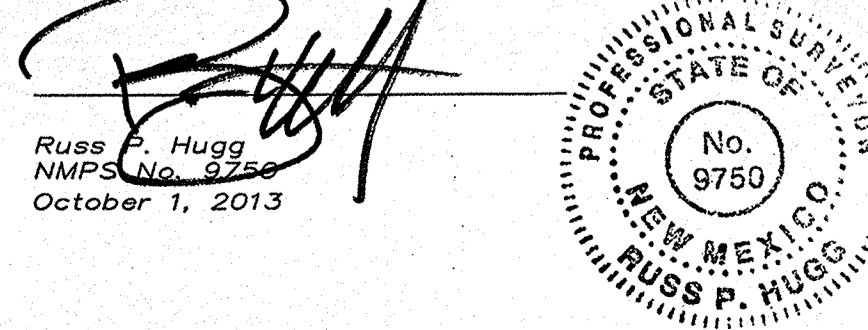
The purpose of this plat is to:

Combine the vacated and abandoned portion of New Mexico State Highway No. 528 and Tract C-5A into one (1) tract as shown hereon.

**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.

Russ P. Hugg  
NMPS No. 9750  
October 1, 2013



**SKETCH PLAT OF  
TRACT C-5A-1  
SEVEN-BAR RANCH**

(BEING A REPLAT OF TRACT C-5A, SEVEN-BAR RANCH AND A VACATED AND ABANDONED PORTION OF NEW MEXICO STATE HIGHWAY NO. 528)

**SITUATE WITHIN  
THE TOWN OF ALAMEDA GRANT  
IN  
PROJECTED SECTION 5, TOWNSHIP 11 NORTH, RANGE 3 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO**

OCTOBER, 2013

PROJECT NUMBER: \_\_\_\_\_

Application Number: \_\_\_\_\_

**PLAT APPROVAL**

**UTILITY APPROVALS:**

Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
Qwest Corporation d/b/a CenturyLink QC.	_____	Date
Comcast	_____	Date

**CITY APPROVALS:**

City Surveyor	_____	Date
Department of Municipal Development	_____	Date
Real Property Division	_____	Date
Environmental Health Department	_____	Date
Traffic Engineering, Transportation Division	_____	Date
ABCWUA	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer	_____	Date
DRB Chairperson, Planning Department	_____	Date

SHEET 1 OF 3

**SURV TEK, INC.**

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

PROJECT # 1009847  
 13-70707(SK)  
 10-16-13

SKETCH PLAT OF  
TRACT C-5A-1  
**SEVEN-BAR RANCH**

(BEING A REPLAT OF TRACT C-5A, SEVEN-BAR RANCH AND A VACATED  
AND ABANDONED PORTION OF NEW MEXICO STATE HIGHWAY NO. 528)

SITUATE WITHIN  
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PROJECTED SECTION 5, TOWNSHIP 11 NORTH, RANGE 3 EAST  
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CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2013

**LEGAL DESCRIPTION**

That certain parcel of land situate within the Town of Alameda Grant in Projected Section 5, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising all of Tract C-5A, Seven-Bar Ranch as the same is shown and designated on the plat entitled "TRACTS D-1 THRU D-5 AND TRACTS C-5A AND C-6A, SEVEN-BAR RANCH, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 18, 1985 in Volume C29, Folio 31.

**TOGETHER WITH:**

That certain parcel of land situate within the Town of Alameda Grant in Projected Section 5, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising an Easterly portion of New Mexico State Highway No. 528 lying adjacent and West of Tract C-5A, Seven-Bar Ranch as the same is shown and designated on the certain document entitled "NEW MEXICO DEPARTMENT OF TRANSPORTATION DECLARATION OF VACATION AND ABANDONMENT" filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 3, 2009 as Document No. 2009021685.

Said parcel contains 1.2753 acres, more or less.

**FREE CONSENT**

SURVEYED and REPLATTED and now comprising PLAT OF TRACT C-5A-1, SEVEN-BAR RANCH (BEING A REPLAT OF TRACT C-5A, SEVEN-BAR RANCH AND A VACATED AND ABANDONED PORTION OF NEW MEXICO STATE HIGHWAY NO. 528) SITUATE WITHIN THE TOWN OF ALAMEDA GRANT, IN PROJECTED SECTION 5, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. 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 consent to all of the foregoing and do hereby represent that they are so authorized to act.

**OWNER(S)**

CORRALES OFFICE PLAZA, LTD., a limited partnership  
By: SEVEN-BAR LAND AND CATTLE COMPANY, General partner

\_\_\_\_\_  
By: John Black, General partner

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this \_\_\_\_\_

day of \_\_\_\_\_, 2013, by John Black.

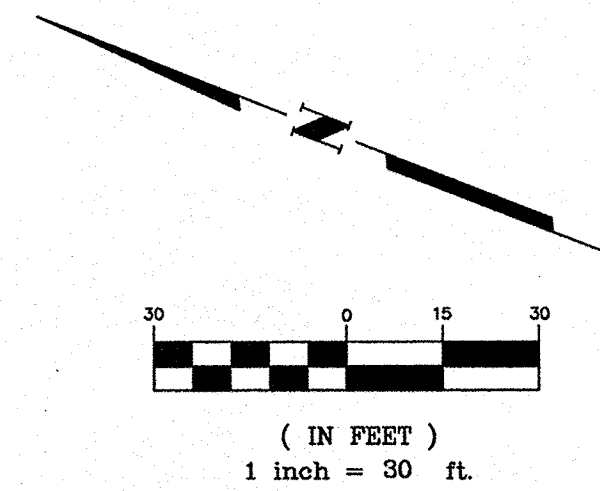
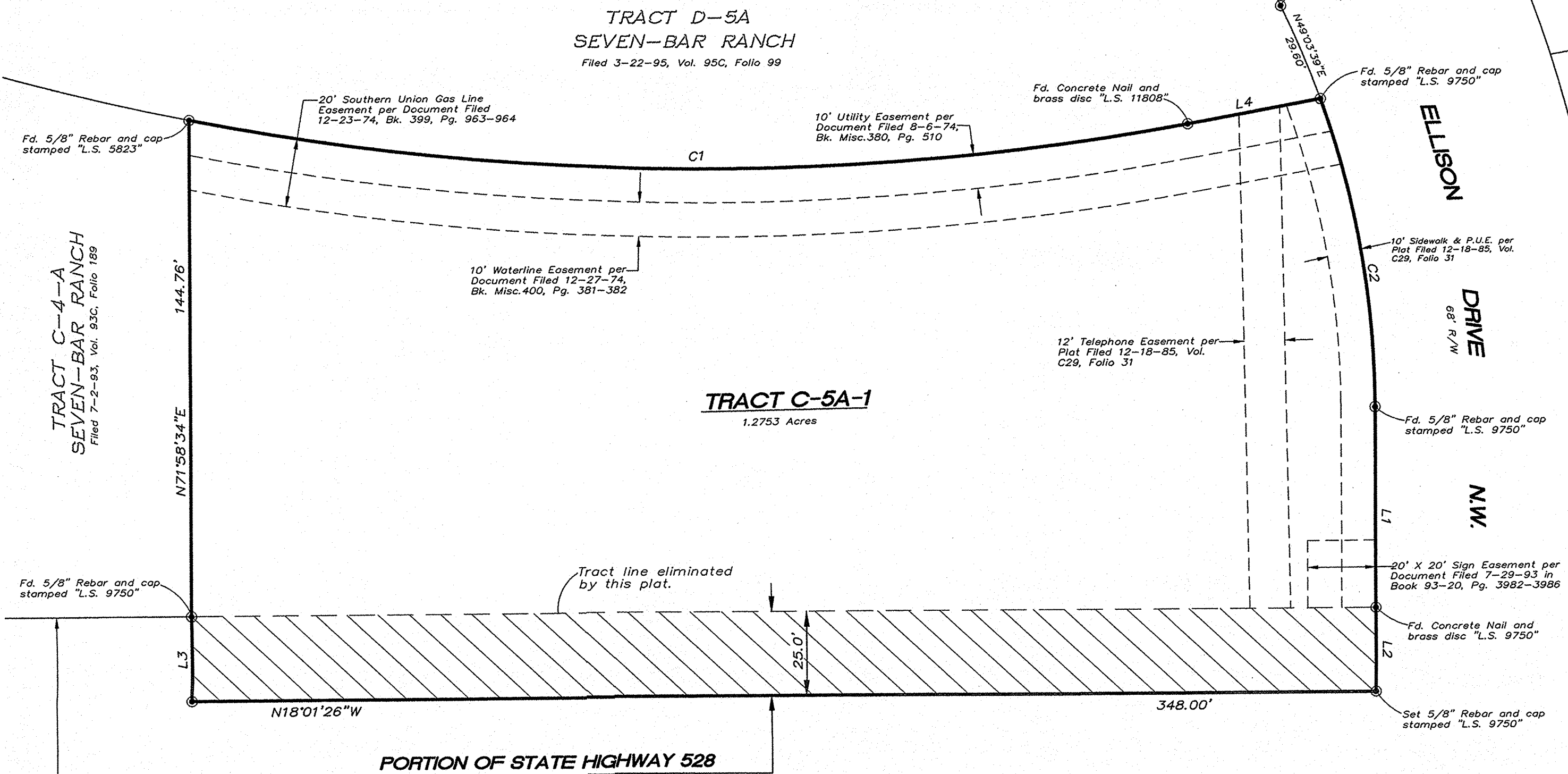
\_\_\_\_\_  
My commission expires \_\_\_\_\_  
Notary Public

**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."

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	295.16'	786.78'	149.33'	293.43'	S17°26'21"E	21°29'40"
C2	91.58'	266.00'	46.25'	91.12'	N62°06'48"E	19°43'31"

SKETCH PLAT OF  
TRACT C-5A-1  
**SEVEN-BAR RANCH**  
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SITUATE WITHIN  
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NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2013



**TRACT C-5A-1**  
1.2753 Acres

**TRACT D-5A**  
SEVEN-BAR RANCH  
Filed 3-22-95, Vol. 95C, Folio 99

**TRACT C-4-A**  
SEVEN-BAR RANCH  
Filed 7-2-93, Vol. 83C, Folio 189

**TRACT C-6A-1**  
SEVEN-BAR RANCH  
Filed August 11, 1989 in Volume C39, Folio 138

**PORTION OF STATE HIGHWAY 528**  
Per "New Mexico Department of Transportation Declaration of Vacation and Abandonment" document filed March 2, 2009 as Document No. 2009021685. 0.1997 Ac. (Cross hatched area)

**NEW MEXICO STATE HIGHWAY NO. 528**

**TRACT I-1**  
COTTONWOOD CORNERS  
Filed January 13, 2000 in Plat Book 2000C, Page 11

**TRACT G-2B**  
SEVEN-BAR RANCH

LINE TABLE		
LINE	LENGTH	BEARING
L1	58.97	S71°58'34"W
L2	25.00	S71°58'34"W
L3	25.00	N71°58'34"E
L4	39.60	S28°11'12"E

SHEET 3 OF 3  
**SURV TEK, INC.**  
Consulting Surveyors  
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Phone: 505-897-3366  
Fax: 505-897-3377