

Vicinity Map - Zone Atlas H-19-Z

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. DEDICATE RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE AS SHOWN HEREON.
3. GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE, 5.8590 ACRES
 ZONE ATLAS PAGE NO. H-19-Z
 NUMBER OF EXISTING LOTS. 2
 NUMBER OF LOTS CREATED. 4
 MILES OF FULL-WIDTH STREETS. 0.000 MILES
 MILES OF HALF-WIDTH STREETS. 0.000 MILES
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0.0218 ACRES
 DATE OF SURVEY. JUNE 2016

Free Consent and Dedication

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

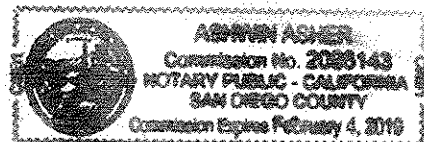
AFC-5, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

BY: *[Signature]* 6/15/2016
 FIROUZ MEMARZADEH
 MANAGER
 STATE OF CA
 COUNTY OF San Diego

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON JUNE 15, 2016
 BY: FIROUZ MEMARZADEH, MANAGER, AFC-5, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

By: *[Signature]*
 NOTARY PUBLIC

MY COMMISSION EXPIRES 2.04.2019



Indexing Information

Section 7, Township 10 North, Range 4 East, N.M.P.M.
 Subdivision: Louisiana Subdivision, Block C
 Owner: AFC 5 LLC (Lot 5-A)
 AFC 5 LLC c/o Pars Assets (Lot 6-A-1-C-1)
 UPC #: 101905903119330904 (Lot 5-A)
 101905906316730907 (Lot 6-A-1-C-1)

Notes

1. FIELD SURVEY PERFORMED IN APRIL AND MAY 2016.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS

Legal Description

ALL OF LOT NUMBERED FIVE-A (5-A) IN BLOCK LETTERED "C" OF THE REPLAT OF LOUISIANA SUBDIVISION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON SAID REPLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 5, 1987, IN BOOK C33, PAGE 122, AND ALL OF LOT NUMBERED SIX-A-ONE-C-ONE (6-A-1-C-1) OF BLOCK LETTERED "C" OF THE PLAT OF LOTS 6-A-1-C-1 AND 7-A-1-A-1-A, BLOCK "C", LOUISIANA SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, 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 MARCH 18, 2002, IN PLAT BOOK 2002C, PAGE 92.

ALL TOGETHER BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5-A, BEING A POINT ON THE EASTERLY RIGHT OF WAY OF LOUISIANA BOULEVARD NE, MARKED WITH A CHISELED "X", WHENCE A TIE TO ACS MONUMENT "15_H18", BEARS N 10°22'27" W, A DISTANCE OF 575.83 FEET;

THENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID EASTERLY RIGHT OF WAY OF LOUISIANA BOULEVARD NE, N 89°50'40" E, A DISTANCE OF 297.30 FEET TO A POINT OF TANGENCY, MARKED WITH A 1/2" REBAR WITH TAG "LS 11463";

THENCE, 382.76 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 489.89, A DELTA OF 44°45'57", AND A CHORD BEARING S 67°46'22" E, A DISTANCE OF 373.09 FEET, TO A POINT BEING THE MOST EASTERLY CORNER OF SAID LOT 5-A AND COMMON CORNER OF SAID LOT 6-A-1-C-1, MARKED WITH A 1/2" REBAR WITH CAP ILLEGIBLE;

THENCE, COINCIDING WITH EASTERLY LOT LINE OF SAID LOT 6-A-1-C-1, 298.67 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 489.89, A DELTA OF 34°55'53", AND A CHORD BEARING S 28°01'09" E, A DISTANCE OF 294.07 FEET, TO AN ANGLE POINT, MARKED WITH A 1/2" REBAR WITH CAP ILLEGIBLE;

THENCE, S 89°59'32" W, A DISTANCE OF 124.79 FEET TO AN ANGLE POINT MARKED WITH A PK NAIL WITH CAP "LS 14271";

THENCE, S 00°20'37" E, A DISTANCE OF 105.31 FEET TO AN ANGLE POINT MARKED WITH A PK NAIL WITH TAG "LS 8686";

THENCE, S 89°36'19" W, A DISTANCE OF 62.30 FEET TO AN ANGLE POINT MARKED WITH A PK NAIL WITH CAP "LS 14271";

THENCE, S 00°19'42" E, A DISTANCE OF 178.48 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6-A-1-C-1, BEING A POINT ON THE NORTHERLY RIGHT OF WAY OF CUTLER AVENUE NE, MARKED WITH A CONCRETE NAIL;

THENCE, COINCIDING WITH SAID NORTHERLY RIGHT OF WAY OF CUTLER AVENUE NE, S 89°41'57" W, A DISTANCE OF 116.05 FEET, TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED WITH A CHISELED "X";

THENCE, LEAVING SAID NORTHERLY RIGHT OF WAY OF CUTLER AVENUE NE, N 00°22'00" W, A DISTANCE OF 400.93 FEET TO AN ANGLE POINT, MARKED WITH A PK NAIL;

THENCE, S 89°25'13" W, A DISTANCE OF 43.99 FEET, TO A POINT LOCATED ON THE EASTERLY LOT LINE OF SAID LOT 5-A, MARKED WITH A PK NAIL WITH CAP "LS 14271";

THENCE, S 00°18'47" E, A DISTANCE OF 20.58 FEET TO AN ANGLE POINT MARKED WITH A PK NAIL HOLE;

THENCE, S 89°39'45" W, A DISTANCE OF 154.20 FEET TO AN ANGLE POINT MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, N 00°14'57" W, A DISTANCE OF 5.28 FEET TO AN ANGLE POINT MARKED WITH A CHISELED "X";

THENCE, S 89°45'03" W, A DISTANCE OF 29.93 FEET TO AN ANGLE POINT MARKED WITH A CHISELED "X";

THENCE, S 00°30'40" E, A DISTANCE OF 57.13 FEET TO AN ANGLE POINT MARKED WITH A CHISELED "X";

THENCE, S 89°57'01" W, A DISTANCE OF 249.40 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 5-A, BEING A POINT ON THE EASTERLY RIGHT OF WAY OF LOUISIANA BOULEVARD NE, MARKED WITH A CHISELED "X";

THENCE, COINCIDING WITH SAID EASTERLY RIGHT OF WAY OF LOUISIANA BOULEVARD NE, THE FOLLOWING 3 COURSES:

N 00°02'13" W, A DISTANCE OF 39.21 FEET TO A POINT OF TANGENCY, MARKED WITH A CHISELED "X";

(CONTINUED ON SHEET 2)

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
 PAID ON UPC # 101905903119330904
 # 101905906316730907
 PROPERTY OWNER OF RECORD
AFC-5 LLC

BERNALILLO COUNTY TREASURER'S OFFICE
[Signature]

Plat for
Lots 5-A-1, 5-A-2, 6-A-1-C-1-A
and 6-A-1-C-1-B
Block "C", Louisiana Subdivision
Being Comprised of
Lots 5-A and 6-A-1-C-1
Block "C", Louisiana Subdivision
City of Albuquerque
Bernalillo County, New Mexico

June 2016

Approved and Accepted by:

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

Project Number: 1010042

Application Number: ISDRB-70382

Plat Approvals:

[Signature] 7-22-16
 PNM Electric Services
[Signature] 7-25-16
 Qwest Corp. d/b/a CenturyLink QC
[Signature] 7-22-16
 New Mexico Gas Company
[Signature] 7/22/16
 Comcast

City Approvals:

[Signature] P.S. 6/20/16
 City Surveyor
[Signature] 8/3/16
 Traffic Engineer
[Signature] 08/03/16
 ABCWA
[Signature] 8-3-16
 Parks and Recreation Department
[Signature] 8-3-16
 AMAFCA
[Signature] 8-3-16
 City Engineer
[Signature] 10-24-16
 DRB Chairperson, Planning Department

Surveyor's Certificate

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

[Signature] 6/14/16
 Will Plotner Jr. Date
 N.M.R.P.S. No. 14271

CARTESIAN SURVEYS INC.

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



Legal Description (Cont'd)

36.78 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 23.42, A DELTA OF 89°58'36", AND A CHORD BEARING N 44°57'05" E, A DISTANCE OF 33.11 FEET TO A POINT MARKED WITH A PK NAIL WITH CAP "LS 14271";

N 04°28'33" W, A DISTANCE OF 2.13 FEET TO AN ANGLE POINT, MARKED WITH A CHISELED "X";

THENCE, LEAVING SAID EASTERLY RIGHT OF WAY OF LOUISIANA BOULEVARD NE, N 89°57'33" E, A DISTANCE OF 226.26 FEET TO AN ANGLE POINT MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, N 00°29'45" W, A DISTANCE OF 50.27 FEET TO AN ANGLE POINT MARKED WITH A CHISELED "X";

THENCE, S 89°50'09" W, A DISTANCE OF 116.71 FEET TO A POINT OF TANGENCY, MARKED WITH A CHISELED "X";

THENCE, 16.11 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 32.94, A DELTA OF 28°00'41", AND A CHORD BEARING N 76°09'31" W, A DISTANCE OF 15.95 FEET TO A POINT OF REVERSE TANGENCY, MARKED WITH A CHISELED "X";

THENCE, 17.56 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 35.86, A DELTA OF 28°02'22", AND A CHORD BEARING N 76°10'22" W, A DISTANCE OF 17.39 FEET TO A POINT OF TANGENCY, MARKED WITH A CHISELED "X";

THENCE, S 89°47'53" W, A DISTANCE OF 81.28 FEET, TO A POINT ON THE EASTERLY RIGHT OF WAY OF LOUISIANA BOULEVARD NE, MARKED WITH A CHISELED "X";

THENCE, COINCIDING WITH SAID EASTERLY RIGHT OF WAY, THE FOLLOWING TWELVE COURSES:

N 04°28'33" W, A DISTANCE OF 6.25 FEET, TO A POINT OF NON-TANGENCY, MARKED WITH A CHISELED "X";

20.22 ALONG A CURVE TO THE RIGHT, NON-TANGENT FROM THE PREVIOUS COURSE, HAVING A RADIUS OF 18.42, A DELTA OF 62°53'41", AND A CHORD BEARING N 58°32'57" W, A DISTANCE OF 19.22 FEET TO A POINT OF TANGENCY, MARKED WITH A CHISELED "X";

2.14 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 3.42, A DELTA OF 35°51'06", AND A CHORD BEARING N 09°10'33" W, A DISTANCE OF 2.11 FEET, TO A POINT OF TANGENCY, MARKED WITH A CHISELED "X";

27.92 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 143.42, A DELTA OF 11°09'14", AND A CHORD BEARING N 14°19'37" E, A DISTANCE OF 27.88 FEET, TO A POINT OF REVERSE TANGENCY, MARKED WITH A CHISELED "X";

19.70 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 56.58, A DELTA OF 19°56'57", AND A CHORD BEARING N 09°55'45" E, A DISTANCE OF 19.60 FEET, TO A POINT OF TANGENCY, MARKED WITH A CHISELED "X";

N 00°02'43" W, A DISTANCE OF 59.99 FEET, TO A POINT OF TANGENCY, MARKED WITH A CHISELED "X";

19.70 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 56.58, A DELTA OF 19°56'57", AND A CHORD BEARING N 10°01'12" W, A DISTANCE OF 19.60 FEET, TO A POINT OF REVERSE TANGENCY, MARKED WITH A CHISELED "X";

27.92 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 143.42, A DELTA OF 11°09'14", AND A CHORD BEARING N 14°25'03" W, A DISTANCE OF 27.88 FEET TO A POINT OF TANGENCY, MARKED WITH A CHISELED "X";

2.14 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 3.42, A DELTA OF 35°51'06", AND A CHORD BEARING N 09°05'07" E, A DISTANCE OF 2.11 FEET TO A POINT OF TANGENCY, MARKED WITH A CHISELED "X";

22.97 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 18.42, A DELTA OF 71°26'55", AND A CHORD BEARING N 62°44'08" E, A DISTANCE OF 21.51 FEET TO A POINT OF NON-TANGENCY, MARKED WITH A 5/8" REBAR;

N 02°09'04" W, A DISTANCE OF 38.44 FEET, TO A POINT OF NON TANGENCY, MARKED WITH A 5/8" REBAR;

25.90 FEET ALONG A CURVE TO THE RIGHT, NON-TANGENT TO THE PREVIOUS COURSE, HAVING A RADIUS OF 18.42, A DELTA OF 80°34'26", AND A CHORD BEARING N 53°38'31" W, A DISTANCE OF 23.82 FEET, TO THE POINT OF BEGINNING, CONTAINING 5.8590 ACRES (255,219 SQ. FT.), MORE OR LESS.

Plat for
Lots 5-A-1, 5-A-2, 6-A-1-C-1-A
and 6-A-1-C-1-B
Block "C", Louisiana Subdivision
Being Comprised of
Lots 5-A and 6-A-1-C-1
Block "C", Louisiana Subdivision
City of Albuquerque
Bernalillo County, New Mexico
June 2016

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 Corp. 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.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

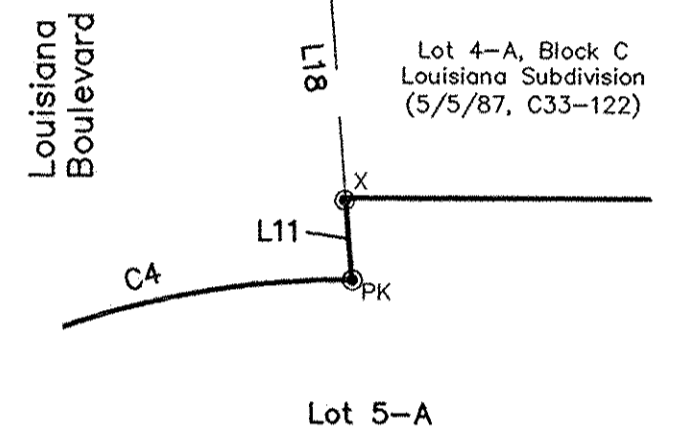
CARTESIAN SURVEYS INC.

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

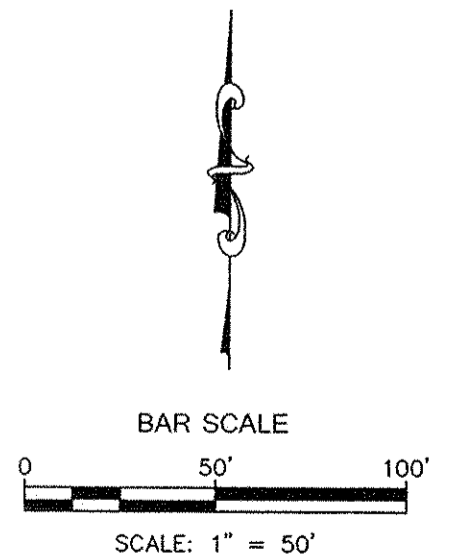
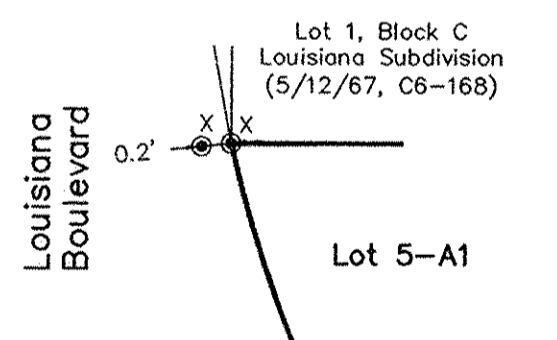
Plat for
Lots 5-A-1, 5-A-2, 6-A-1-C-1-A
and 6-A-1-C-1-B
Block "C", Louisiana Subdivision
 Being Comprised of
Lots 5-A and 6-A-1-C-1
Block "C", Louisiana Subdivision
 City of Albuquerque
 Bernalillo County, New Mexico
 June 2016

This Sheet Shows the
Access Easements
 (See sheet 4 for additional easements)

Detail A
 n.t.s.



Detail B
 n.t.s.

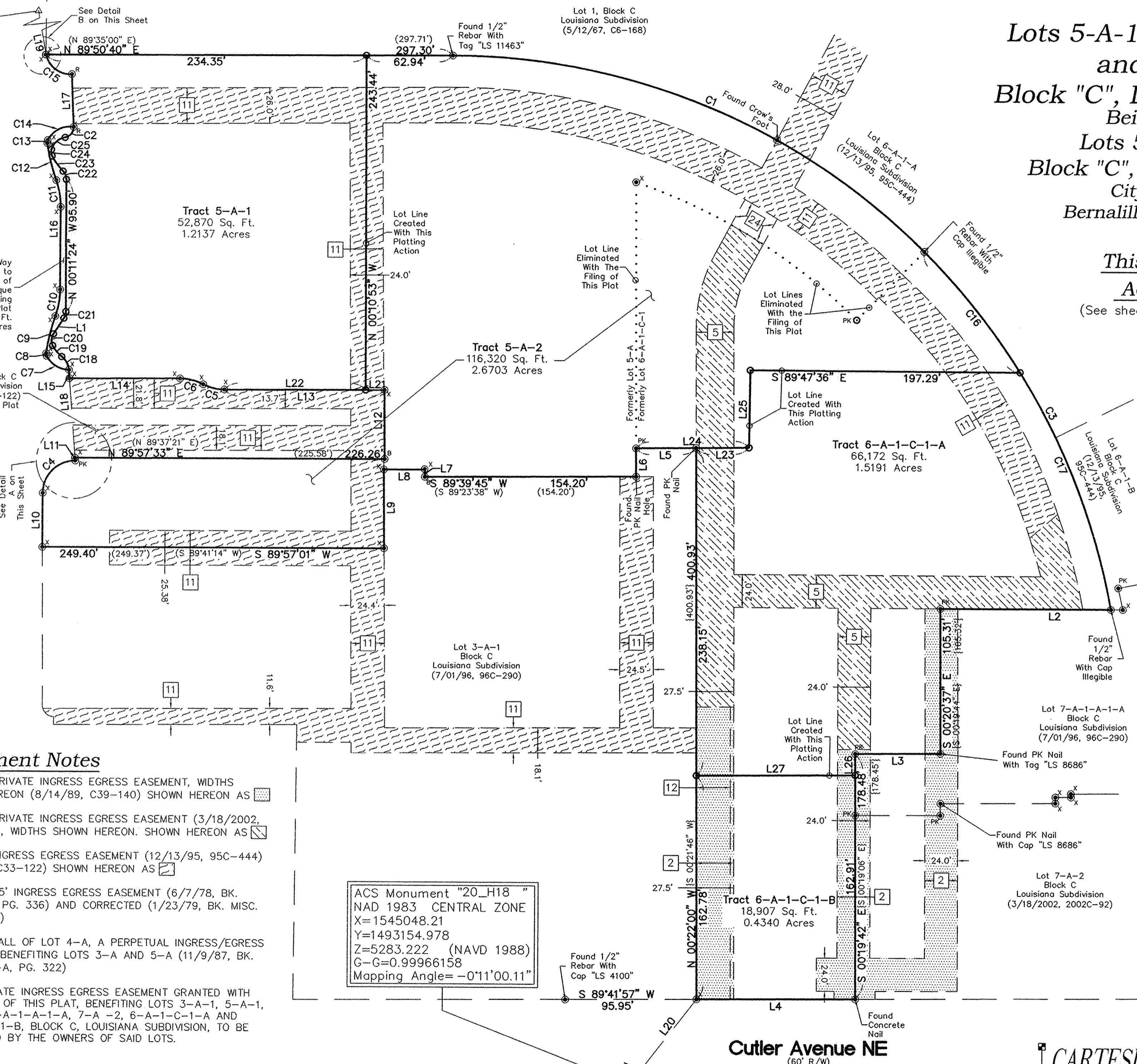


ACS Monument "15_H18"
 NAD 1983 CENTRAL ZONE
 X=1545019.848
 Y=1495111.771 (NAVD 1988)
 Z=5303.391
 G-G=0.999660624
 Mapping_Angle=-0°11'00.43"

Right of Way Dedicated to The City of Albuquerque With the Filing of this Plat 950 Sq. Ft. 0.0218 Acres

Lot 4-A, Block C Louisiana Subdivision (5/5/87, C33-122) Not A Part of Plat

Louisiana Boulevard NE
 (106' R/W)



ACS Monument "20_H18"
 NAD 1983 CENTRAL ZONE
 X=1545048.21
 Y=1493154.978
 Z=5283.222 (NAVD 1988)
 G-G=0.99966158
 Mapping_Angle=-0°11'00.11"

Easement Notes

- 2 EXISTING PRIVATE INGRESS EGRESS EASEMENT, WIDTHS SHOWN HEREON (8/14/89, C39-140) SHOWN HEREON AS [Symbol]
- 5 EXISTING PRIVATE INGRESS EGRESS EASEMENT (3/18/2002, 2002C-92), WIDTHS SHOWN HEREON. SHOWN HEREON AS [Symbol]
- 11 EXISTING INGRESS EGRESS EASEMENT (12/13/95, 95C-444) (5/5/87, C33-122) SHOWN HEREON AS [Symbol]
- 12 EXISTING 25' INGRESS EGRESS EASEMENT (6/7/78, BK. MISC. 614, PG. 336) AND CORRECTED (1/23/79, BK. MISC. 665, PG. 4)
- 22 COVERING ALL OF LOT 4-A, A PERPETUAL INGRESS/EGRESS EASEMENT BENEFITING LOTS 3-A AND 5-A (11/9/87, BK. MISC. 555-A, PG. 322)
- 24 27.5' PRIVATE INGRESS EGRESS EASEMENT GRANTED WITH THE FILING OF THIS PLAT, BENEFITING LOTS 3-A-1, 5-A-1, 5-A-2, 7-A-1-A-1-A, 7-A-2, 6-A-1-C-1-A AND 6-A-1-C-1-B, BLOCK C, LOUISIANA SUBDIVISION, TO BE MAINTAINED BY THE OWNERS OF SAID LOTS.

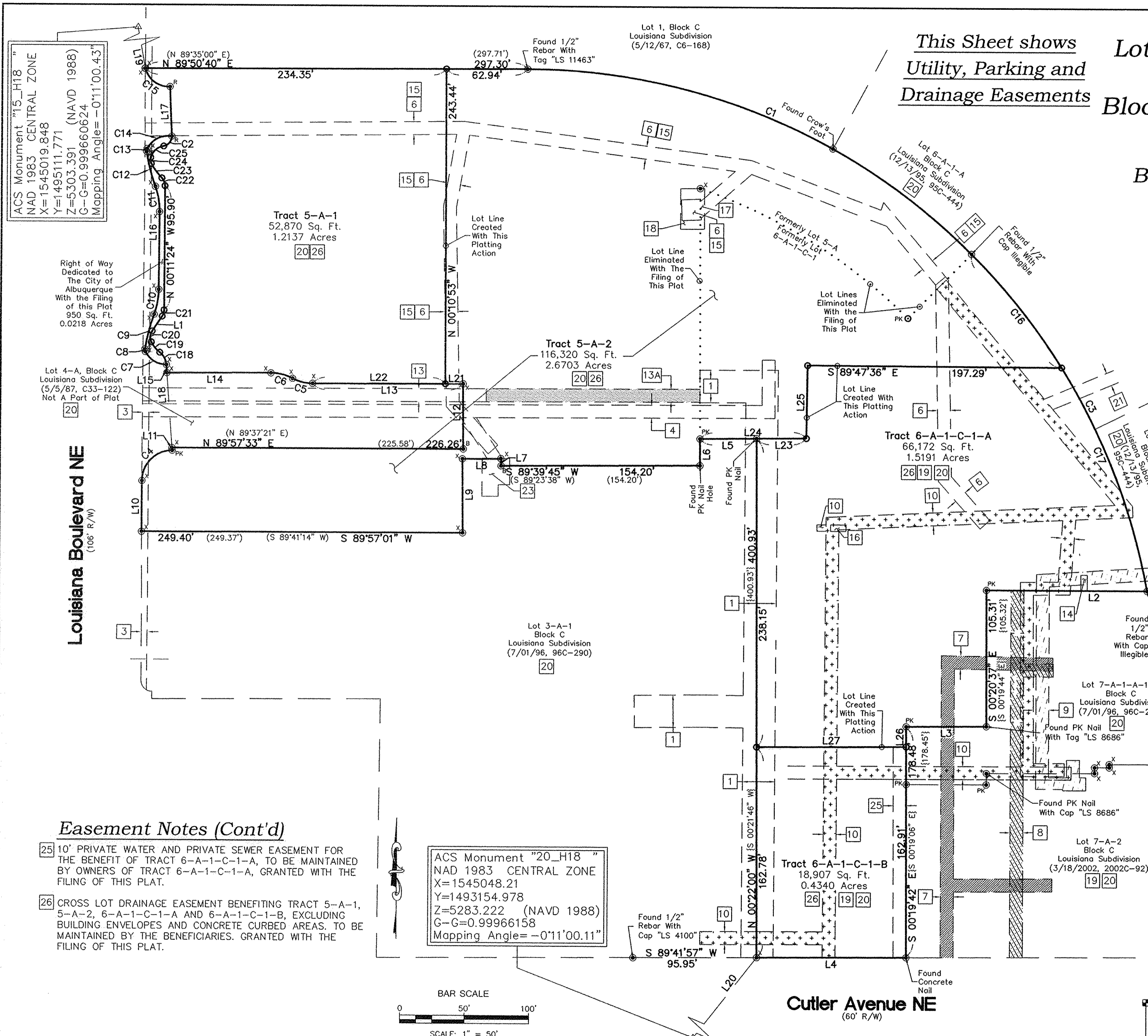
Cutler Avenue NE
 (60' R/W)

CARTESIAN SURVEYS INC.

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

Plat for
Lots 5-A-1, 5-A-2, 6-A-1-C-1-A
and 6-A-1-C-1-B
Block "C", Louisiana Subdivision
Being Comprised of
Lots 5-A and 6-A-1-C-1
Block "C", Louisiana Subdivision
City of Albuquerque
Bernalillo County, New Mexico
June 2016

This Sheet shows
Utility, Parking and
Drainage Easements



ACS Monument "15_H18"
 NAD 1983 CENTRAL ZONE
 X=1545019.848
 Y=1495111.771
 Z=5303.391 (NAVD 1988)
 G-G=0.999660624
 Mapping Angle=-0°11'00.43"

Louisiana Boulevard NE
 (106' R/W)

Cutler Avenue NE
 (60' R/W)

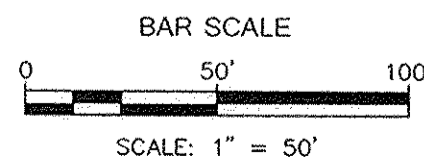
Easement Notes

- 1 EXISTING 25' PRIVATE SANITARY SEWER, WATER MAIN & FIRE PROTECTION SYSTEMS EASEMENT (8/14/89, C39-140)
- 3 EXISTING 5' P.U.E. (7/13/62, D3-40)
- 4 EXISTING 10' NM GAS CO. OF NM EASEMENT (11/2/82, BK. MISC.969, PG. 65)
- 6 EXISTING 10' UNDERGROUND UTILITY EASEMENT FOR MST&T (7/3/85, BK. MISC. 245A, BK. 930) RELEASED BY PNM (2/2/87, BK. MISC. 447A, PG. 818)
- 7 EXISTING 10' PRIVATE SANITARY SEWER EASEMENT (8/14/89, C39-140) SHOWN HEREON AS [diagram symbol]
- 8 EXISTING 10' PRIVATE WATERLINE EASEMENT (8/14/89, C39-140) SHOWN HEREON AS [diagram symbol]
- 9 EXISTING 10' PRIVATE GAS LINE EASEMENT (8/14/89, C39-140) SHOWN HEREON AS [diagram symbol]
- 10 EXISTING 10' UNDERGROUND PNM & MST&T EASEMENT (7/3/85, BK. MISC. 245A-929) SHOWN HEREON AS [diagram symbol]
- 13 REMAINING PORTION OF A 10' PNM AND MST&T UNDERGROUND EASEMENT GRANTED (6/7/78, MISC. 614-356)
- 13A PORTION OF ORIGINAL EASEMENT RELEASED BY PNM (2/2/87, BK. MISC. 447A, PG. 819) AND RETAINED BY TELEPHONE COMPANY. SHOWN HEREON AS [diagram symbol]
- 14 EXISTING 5' X 8' RIGHT OF WAY EASEMENT FOR MST&T (2/6/87, BK. MISC. 447A, PG. 820) AND MODIFIED TO 5' X 12' EASEMENT (1/24/86, BK. MISC. 314A-910)
- 15 EXISTING 5' RIGHT OF WAY EASEMENT FOR PNM AND MST&T (2/2/87, BK. MISC. 447A-820)
- 16 EXISTING 5' X 12' RIGHT OF WAY EASEMENT FOR MST&T (2/6/87, BK. MISC. 449A, PG. 968)
- 17 EXISTING 3.30' X 31.30' UNDERGROUND EASEMENT FOR PNM AND MST&T (7/21/87, BK. MISC. 512A-793)
- 18 EXISTING 31.30' X 15.30' UNDERGROUND EASEMENT FOR PNM AND MST&T (7/21/87, BK. MISC. 512A-794)
- 19 EXISTING RECIPROCAL PRIVATE PARKING AND STORM DRAINAGE EASEMENT (8/14/89, C39-140) BLANKET IN NATURE
- 20 EXISTING PRIVATE DRAINAGE EASEMENT (2/9/84, C23-46) BLANKET IN NATURE
- 21 EXISTING 10' UNDERGROUND PNM AND US WEST COMMUNICATIONS, INC. EASEMENT FOR TRANSFORMER ON LOT 6-A-1-A (9/7/95, BK. 59-21, PG. 7445) EXACT LOCATION IS AMBIGUOUS
- 23 EXISTING PNM & MST&T UNDERGROUND EASEMENT (2/12/80, BK. MISC. 752, PG. 527)

Easement Notes (Cont'd)

- 25 10' PRIVATE WATER AND PRIVATE SEWER EASEMENT FOR THE BENEFIT OF TRACT 6-A-1-C-1-A, TO BE MAINTAINED BY OWNERS OF TRACT 6-A-1-C-1-A, GRANTED WITH THE FILING OF THIS PLAT.
- 26 CROSS LOT DRAINAGE EASEMENT BENEFITING TRACT 5-A-1, 5-A-2, 6-A-1-C-1-A AND 6-A-1-C-1-B, EXCLUDING BUILDING ENVELOPES AND CONCRETE CURBED AREAS. TO BE MAINTAINED BY THE BENEFICIARIES. GRANTED WITH THE FILING OF THIS PLAT.

ACS Monument "20_H18"
 NAD 1983 CENTRAL ZONE
 X=1545048.21
 Y=1493154.978
 Z=5283.222 (NAVD 1988)
 G-G=0.99966158
 Mapping Angle=-0°11'00.11"



CARTESIAN SURVEYS INC.

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

Documents

- TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. 176621 AND AN EFFECTIVE DATE OF MARCH 11, 2015.
- TITLE SEARCH REPORT PROVIDED BY STEWART TITLE FOR LOT 5-A, HAVING FILE NO. 01147-28864, AND AN EFFECTIVE DATE OF APRIL 27, 2016.
- TITLE SEARCH REPORT PROVIDED BY STEWART TITLE FOR LOT 6-A-1-C-1, HAVING FILE NO. 01147-28865, AND AN EFFECTIVE DATE OF APRIL 27, 2016.
- REPLAT OF LOUISIANA SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 5, 1987, IN BOOK C33, PAGE 122.
- PLAT OF LOTS 6-A-1-C-1 AND 7-A-1-A-1-A, BLOCK C, LOUISIANA SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 18, 2002, IN BOOK 2002C, PAGE 92.
- PLAT OF LOTS 6-A-1-A, 6-A-1-B, 6-A-1-C, 6-A-1-D AND 7-A-1-A-1, BLOCK "C", LOUISIANA SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 9, 1995, IN BOOK 95C, PAGE 48.
- CORRECTED PLAT OF LOTS 6-A-1-A, 6-A-1-B, 6-A-1-C, 6-A-1-D AND 7-A-1-A-1, BLOCK "C", LOUISIANA SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 13, 1995, IN BOOK 95C, PAGE 444.
- PLAT OF LOTS 6-A-1 AND 7-A-1-A, BLOCK "C", LOUISIANA SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 14, 1989, IN BOOK C39, PAGE 140.
- PLAT OF LOTS 7-A-1 & 7-A-2, BLOCK "C", LOUISIANA SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 29, 1989, IN BOOK C29, PAGE 99.
- REPLAT OF A PORTION OF BLOCK "C", LOUISIANA SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 12, 1967, IN BOOK C6, PAGE 168.
- PLAT OF LOUISIANA SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 13, 1962, IN BOOK D3, PAGE 40.
- SUMMARY PLAT SHOWING LOTS 2, 3, 4 AND 5, BLOCK "C", LOUISIANA SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 30, 1975, IN BOOK D6, PAGE 116.
- PLAT OF LOTS 2, 3, 4, 5, 6 & 7, LOUISIANA SUBDIVISION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 9, 1984, IN BOOK C23, PAGE 46.
- ALTA/ACSM LAND TITLE SURVEY OF LOT 5-A, BLOCK "C", LOUISIANA SUBDIVISION, BY PRESTON E. HALL, NMPS NO. 10042, DATED NOVEMBER 26, 1996, UNSIGNED.
- ALTA/ACSM LAND TITLE SURVEY OF LOT 6-A-1, BLOCK "C", LOUISIANA SUBDIVISION, BY PRESTON E. HALL, NMPS NO. 10042, DATED MAY 2, 1994.
- ALTA/ACSM LAND TITLE SURVEY OF LOT 7-A-1-A, BLOCK "C", LOUISIANA SUBDIVISION, BY PRESTON E. HALL, NMPS NO. 10042, DATED DECEMBER 9, 1991.
- ALTA/ACSM LAND TITLE SURVEY OF LOT 3-A-1, BLOCK "C", LOUISIANA SUBDIVISION, BY PRESTON E. HALL, NMPS NO. 10042, DATED JANUARY 16, 2004.
- SPECIAL WARRANTY DEED FOR AFC-5, LLC, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 6, 1996, IN BOOK 96-32, PAGES 3598-3601.
- WARRANTY DEED FOR AFC-5 LLC, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 27, 2002, IN BOOK A33, PAGE 9820.

**Plat for
Lots 5-A-1, 5-A-2, 6-A-1-C-1-A
and 6-A-1-C-1-B
Block "C", Louisiana Subdivision
Being Comprised of
Lots 5-A and 6-A-1-C-1
Block "C", Louisiana Subdivision
City of Albuquerque
Bernalillo County, New Mexico
June 2016**

Solar Collection Note

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

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

| Line Table | | |
|------------|-------------------------------|-------------------|
| Line # | Direction | Length (ft) |
| L1 | N 33°49'18" E | 13.85' |
| L2 | S 89°59'32" W {S 89°57'34" E} | 124.79' {124.87'} |
| L3 | S 89°36'19" W {S 89°40'57" W} | 62.30' {62.26'} |
| L4 | S 89°41'57" W {S 89°38'43" W} | 116.05' {115.94'} |
| L5 | S 89°25'13" W {S 89°34'05" W} | 43.99' {44.06'} |
| L6 | S 00°18'47" E (S 00°33'17" E) | 20.58' |
| L7 | N 00°14'57" W (S 00°30'44" E) | 5.28' (5.28') |
| L8 | S 89°45'03" W (S 89°29'16" W) | 29.93' (29.93') |
| L9 | S 00°30'40" E (S 00°46'27" E) | 57.13' (57.13') |
| L10 | N 00°02'13" W (N 00°18'00" W) | 39.21' (39.24') |
| L11 | N 04°28'33" W (N 04°43'46" W) | 2.13' (2.13') |
| L12 | N 00°29'45" W (N 00°46'27" W) | 50.27' (50.13') |
| L13 | S 89°50'09" W (S 89°33'27" W) | 116.71' (116.38') |
| L14 | S 89°47'53" W (S 89°31'11" W) | 81.28' (80.99') |
| L15 | N 04°28'33" W (N 04°43'46" W) | 6.25' (6.20') |
| L16 | N 00°02'43" W (N 00°18'00" W) | 59.99' (60.00') |
| L17 | N 02°09'04" W (N 02°30'22" W) | 38.44' (38.43') |
| L18 | N 04°28'33" W (N 00°18'00" W) | 57.96' (58.01') |
| L19 | N 10°22'27" W | 575.83' |
| L20 | S 38°08'31" W | 898.01' |
| L21 | S 89°50'09" W | 13.75' |
| L22 | S 89°50'09" W | 102.97' |
| L23 | N 89°25'13" E | 38.58' |
| L24 | N 89°25'13" E | 82.58' |
| L25 | N 00°38'51" E | 56.33' |
| L26 | S 00°19'42" E | 15.57' |
| L27 | S 89°38'00" W | 116.16' |

| Curve Table | | | | | |
|-------------|-------------------|-------------------|-----------|-------------------|-------------------------------|
| Curve # | Length | Radius | Delta | Chord Length | Chord Direction |
| C1 | 382.76' (382.73') | 489.89' (489.89') | 44°45'57" | 373.09' (N/A)* | S 67°46'22" E (N/A)* |
| C2 | 10.79' | 7.50' | 82°24'45" | 9.88' | N 38°58'18" E |
| C3 | 298.67' {298.60'} | 489.89' {489.89'} | 34°55'53" | 294.07' {294.00'} | S 28°01'09" E {S 28°00'23" E} |
| C4 | 36.78' (36.78') | 23.42' (23.42') | 89°58'36" | 33.11' (33.12') | N 44°57'05" E (N 44°42'00" E) |
| C5 | 16.11' (16.06') | 32.94' (32.85') | 28°00'41" | 15.95' (N/A)* | N 76°09'31" W (N/A)* |
| C6 | 17.56' (17.51') | 35.88' (35.78') | 28°02'22" | 17.39' (N/A)* | N 76°10'22" W (N/A)* |
| C7 | 20.22' (20.22') | 18.42' (18.42') | 62°53'41" | 19.22' (19.22') | N 58°32'57" W (N 58°50'55" W) |
| C8 | 2.14' (2.14') | 3.42' (3.42') | 35°51'06" | 2.11' (2.11') | N 09°10'33" W (N 09°27'09" W) |
| C9 | 27.92' (27.92') | 143.42' (143.42') | 11°09'14" | 27.88' (27.88') | N 14°19'37" E (N 14°04'11" E) |
| C10 | 19.70' (19.70') | 56.58' (56.58') | 19°56'57" | 19.60' (19.60') | N 09°55'45" E (N 09°40'25" E) |
| C11 | 19.70' (19.70') | 56.58' (56.58') | 19°56'57" | 19.60' (19.60') | N 10°01'12" W (N 10°16'25" W) |
| C12 | 27.92' (27.92') | 143.42' (143.42') | 11°09'14" | 27.88' (27.88') | N 14°25'03" W (N 14°40'10" W) |
| C13 | 2.14' (2.14') | 3.42' (3.42') | 35°51'06" | 2.11' (2.11') | N 09°05'07" E (N 08°51'10" E) |
| C14 | 22.97' (22.97') | 18.42' (18.42') | 71°26'55" | 21.51' (21.51') | N 62°44'08" E (N 62°31'15" E) |
| C15 | 25.90' (25.85') | 18.42' (18.42') | 80°34'26" | 23.82' (23.78') | N 53°38'31" W (N 53°37'11" W) |
| C16 | 112.68' | 489.89' | 13°10'44" | 112.43' | S 38°53'44" E {S 28°00'23" E} |
| C17 | 185.99' | 489.89' | 21°45'09" | 184.87' | S 21°25'47" E {S 28°00'23" E} |
| C18 | 11.22' | 13.59' | 47°19'49" | 10.91' | N 28°45'40" W |
| C19 | 10.54' | 22.53' | 26°47'47" | 10.44' | N 39°15'41" W |
| C20 | 8.85' | 8.50' | 59°41'06" | 8.46' | N 03°58'45" E |
| C21 | 5.11' | 8.60' | 34°00'42" | 5.03' | N 16°48'57" E |
| C22 | 6.69' | 8.60' | 44°32'19" | 6.52' | N 22°27'34" W |
| C23 | 13.86' | 50.04' | 15°52'26" | 13.82' | N 36°47'30" W |
| C24 | 4.86' | 6.15' | 45°18'28" | 4.74' | N 06°12'03" W |
| C25 | 14.18' | 12.43' | 65°22'24" | 13.43' | N 48°41'39" E |

(N/A)* - No published bearing or distance on plat.

Legend

| | |
|-----------------|---|
| N 90°00'00" E | MEASURED BEARINGS AND DISTANCES |
| (N 90°00'00" E) | RECORD BEARINGS AND DISTANCES (5/5/87, C33-122) |
| {N 90°00'00" E} | RECORD BEARINGS AND DISTANCES (3/18/2002, 2002C-92) |
| ⊙ | FOUND MONUMENT AS INDICATED |
| ⊙ ^{PK} | FOUND PK NAIL WITH CAP "LS 14271" |
| ⊙ ^R | FOUND 5/8" REBAR |
| ⊙ ^X | FOUND CHISELED "X" |
| ⊙ ^B | FOUND BATHEY MARKER "LS 14271" |
| ○ ^B | SET BATHEY MARKER "LS 14271" |
| ○ ^{PK} | SET PK NAIL "LS 14271" |
| ○ ^X | SET CHISELED "X" |
| | LOT LINE ELIMINATED WITH THE FILING OF THIS PLAT |