

**SKETCH PLAT OF
TRACTS A AND B
LANDS OF BLACK DEVELOPMENT ONE**

(BEING A REPLAT OF A PORTION OF ABANDONED OLD COORS BOULEVARD RIGHT OF WAY (NMSHC PROJECT NO. S-1309(200) AND A VACATED PORTION OF COORS BOULEVARD RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE)

SITUATE WITHIN
THE TOWN OF ALAMEDA GRANT
IN

**PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**

JUNE 2014

PROJECT NUMBER: _____
Application Number: _____

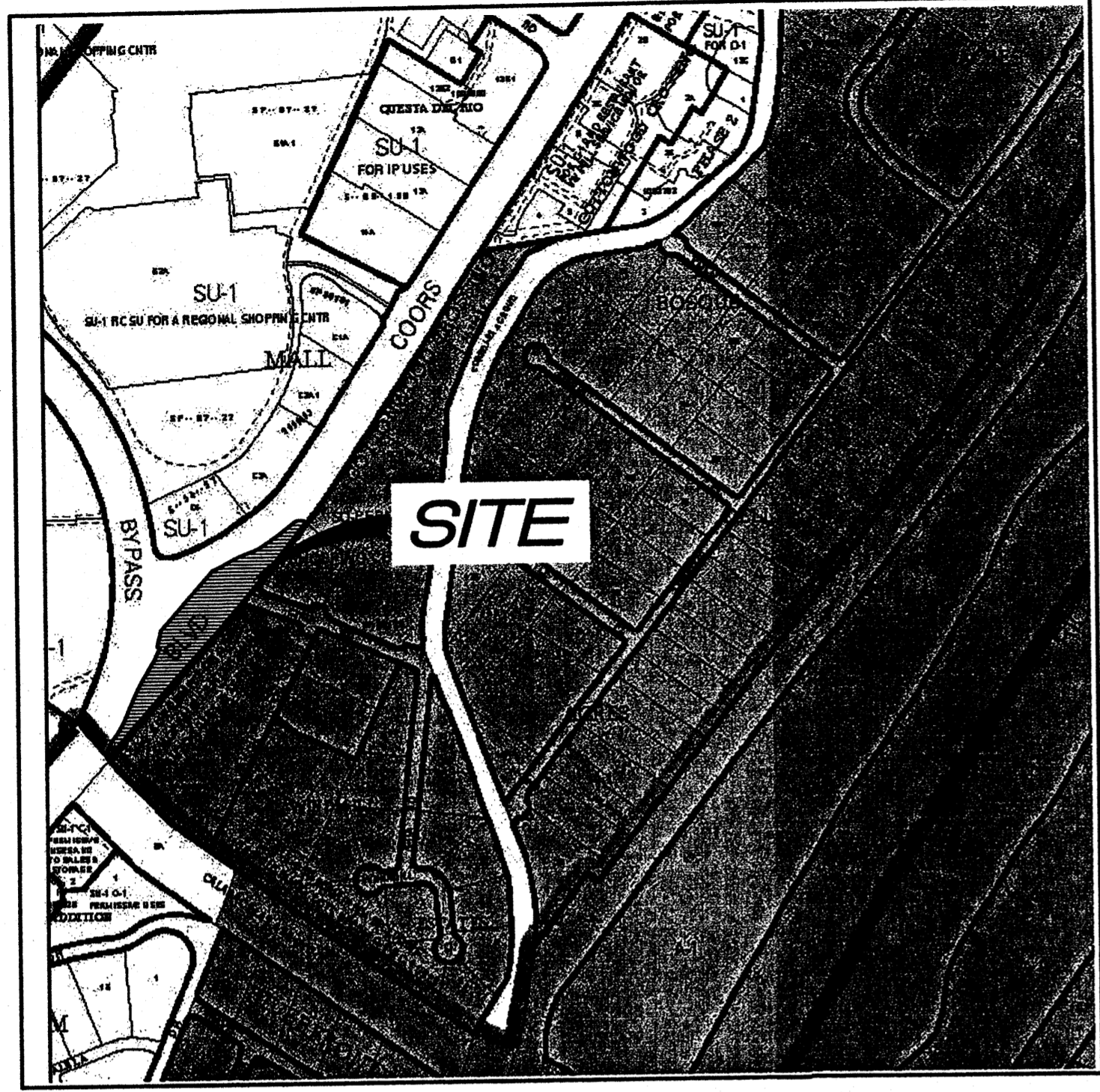
PLAT APPROVAL

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



VICINITY MAP
Not To Scale

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.

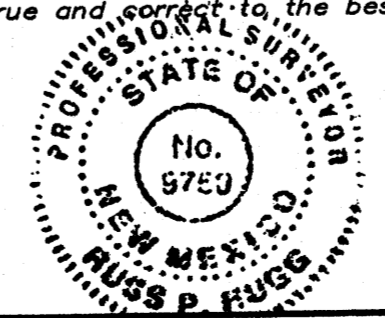
PURPOSE OF PLAT

- The purpose of this plat is to:
- Create Two (2) platted tracts from an abandoned portion of Coors Boulevard Right of Way (NMSHC Project No. S-1309(200)) as shown hereon. Said portion of Coors Boulevard Right of Way Vacated and Abandoned by "NEW MEXICO DEPARTMENT OF TRANSPORTATION DECLARATION OF VACATION AND ABANDONMENT", filed in the office of the County Clerk of Bernalillo County, New Mexico on _____ 2014 as Document No. 2014_____.
 - Show the vacation of right of way Vacated by 14DRB-_____ as shown hereon.
 - Grant the new easements 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
June 27, 2014



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 B-14-Z.

SUBDIVISION DATA

- Total number of existing Tracts: 1
- Total number of Tracts created: 2
- Gross Subdivision acreage: 2.3522 acres

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."

PROJECT #: 1010418
DATE: 7-16-14
APP: 14-10229 (SK)

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Alameda Grant in Projected Section 8, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising a portion of Abandoned Old Coors Boulevard right of way, New Mexico State Highway Commission Right of Way Map, New Mexico Project Number S-1309(200), dated April 1954 further described in those certain documents 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 June 25, 2014 as Document No. 2014050494 and "COUNTY OF BERNALILLO, NEW MEXICO DECLARATION OF VACATION AND ABANDONMENT AND DISCLAIMER OF INTEREST", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 25, 2014 as Document No. 2014050495.

Together With:

That certain three (3') foot strip of land dedicated to the City of Albuquerque in fee simple for public street right of way immediately west of and adjacent to the west boundary of Tract 1-A, Windmill Estates as set forth on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on September 26, 1996 in Plat Book 96C, Folio 402 and that certain three (3') foot strip of land dedicated to the City of Albuquerque in fee simple for public street right of way immediately west of and adjacent to the west boundary of Tract 4B, Cottonwood Crossing as set forth on the plat of Tract B-1, Lands of Albert J. Black & Mary J. Black Revocable Trust filed in the office of the County Clerk of Bernalillo County, New Mexico on May 19, 1992 in Plat Book 92C, Folio 90. Said right of way VACATED by DRB14- more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane, Central Zone (NAD 83) grid bearings and ground distances as follows:

BEGINNING at a point on the original Westerly right of way line of New Mexico State Highway Commission Right of Way Map, New Mexico Project Number S-1309(200) whence (1) P.C. Station 450+32.3 on the East Right of Way Line of said NMSHC Project Number S-1309(200) bears S 32°24'58"E, 156.73 feet distant and (2) the Albuquerque Control Survey Monument 7-B13 bears S 58°04'26"W, 203.63 feet distant; Thence,

Northeasterly, 62.66 feet along said original Westerly right of way line of New Mexico State Highway Commission Right of Way Map, New Mexico Project Number S-1309(200) on the arc of a curve to the left (said curve having a radius of 5654.58 feet, a central angle of 00°38'06" and a chord which bears N 40°11'30"E, 62.66 feet) to a non-tangent point on curve and the Northwest corner of the parcel herein described; Thence,

N 65°08'48"E, 39.94 feet to a point; Thence,

N 61°44'52"E, 56.08 feet to a point of curvature; Thence,

Northeasterly, 36.34 feet on the arc of a curve to the right (said curve having a radius of 188.21 feet, a central angle of 11°03'48" and a chord which bears N 67°17'01"E, 36.28 feet) to point of reverse curvature; Thence,

Northeasterly, 47.80 feet on the arc of a curve to the left (said curve having a radius of 247.21 feet, a central angle of 11°04'46" and a chord which bears N 67°16'32"E, 47.73 feet) to a non-tangent point on curve; Thence,

N 57°21'52"E, 13.18 feet to a point; Thence,

N 56°23'16"E, 21.70 feet to a point of curvature; Thence,

Northeasterly, 106.29 feet on the arc of a curve to the left (said curve having a radius of 1042.49 feet, a central angle of 05°50'31" and a chord which bears N 52°52'47"E, 106.25 feet) to point of tangency; Thence,

N 49°32'57"E, 14.90 feet to a point of curvature; Thence,

Northeasterly, 40.46 feet on the arc of a curve to the right (said curve having a radius of 43.86 feet, a central angle of 52°51'29" and a chord which bears N 89°53'00"E, 39.04 feet) to point non-tangent point on curve on the Westerly boundary of said Tract 4B, Cottonwood Crossing; Thence,

Southwesterly, 232.98 feet on the arc of a curve to the right (said curve having a radius of 5807.58 feet, a central angle of 02°17'54" and a chord which bears S 37°40'20"W, 232.97 feet) to the Southwest return on the Westerly boundary of said Tract 4B, Cottonwood Crossing (a 5/8" rebar and cap stamped "L.S. 11808" found in place); Thence,

Southwesterly, 48.41 feet on the arc of a curve to the right (said curve having a radius of 5807.58 feet, a central angle of 00°28'39" and a chord which bears S 39°03'40"W, 48.41 feet) to point; Thence,

Southwesterly, 69.16 feet on the arc of a curve to the right (said curve having a radius of 5807.58 feet, a central angle of 00°40'56" and a chord which bears S 39°38'28"W, 69.16 feet) to the Southwest return on the Westerly boundary of said Tract 1-A, Windmill Estates; Thence,

Southwesterly, 99.47 feet on the arc of a curve to the right (said curve having a radius of 5807.58 feet, a central angle of 00°58'53" and a chord which bears S 40°28'22"W, 99.47 feet) to point of tangency; Thence,

S 40°57'49"W, 629.77 feet to the Southeast corner of the parcel herein described; Thence,

N 49°02'11"W, 15.52 feet to a point; Thence,

N 27°10'46"E, 51.65 feet to a non-tangent point of curvature; Thence,

Northeasterly, 21.53 feet on the arc of a curve to the left (said curve having a radius of 241.63 feet, a central angle of 05°06'15" and a chord which bears N 37°15'02"E, 21.52 feet) to point of compound curvature; Thence,

Northeasterly, 56.78 feet on the arc of a curve to the left (said curve having a radius of 360.12 feet, a central angle of 09°01'59" and a chord which bears N 30°10'54"E, 56.72 feet) to point of compound curvature; Thence,

Northeasterly, 92.88 feet on the arc of a curve to the left (said curve having a radius of 1371.04 feet, a central angle of 03°52'54" and a chord which bears N 23°43'28"E, 92.86 feet) to point of reverse curvature; Thence,

Northeasterly, 99.39 feet on the arc of a curve to the right (said curve having a radius of 516.70 feet, a central angle of 11°01'15" and a chord which bears N 27°28'55"E, 99.23 feet) to point of reverse curvature; Thence,

Northeasterly, 99.34 feet on the arc of a curve to the left (said curve having a radius of 535.58 feet, a central angle of 10°37'40" and a chord which bears N 27°02'47"E, 99.20 feet) to a non-tangent point on curve; Thence,

N 12°36'50"E, 2.16 feet to a point; Thence,

N 77°40'17"W, 9.36 feet to a point; Thence,

N 12°35'04"E, 53.00 feet to a point of curvature; Thence,

Northeasterly, 8.05 feet on the arc of a curve to the left (said curve having a radius of 215.00 feet, a central angle of 02°08'40" and a chord which bears N 09°16'30"E, 8.05 feet) to point a non-tangent point on said original Westerly right of way line of New Mexico State Highway Commission Right of Way Map, New Mexico Project Number S-1309(200); Thence Northeasterly along said original Westerly right of way line of New Mexico State Highway Commission Right of Way Map, New Mexico Project Number S-1309(200) for the following two (2) courses:

N 40°57'49"E, 169.65 feet to a point of curvature; Thence,

Northeasterly, 44.83 feet on the arc of a curve to the left (said curve having a radius of 5654.58 feet, a central angle of 00°27'15" and a chord which bears N 40°44'10"E, 44.83 feet) to the Northwest corner and point of beginning of the parcel herein described.

Said parcel contains 2.3522 more or less

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF TRACTS A AND B, LANDS OF BLACK DEVELOPMENT ONE (BEING A REPLAT OF A PORTION OF ABANDONED OLD COORS BOULEVARD RIGHT OF WAY (NMSHC PROJECT NO. S-1309(200) AND A VACATED PORTION OF COORS BOULEVARD RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE); SITUATE WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 8, 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 grant the easements as shown hereon. 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)

Black Development One, LLC
a New Mexico limited liability company

By: John Black

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this _____ day of _____, 2014, by John Black.

My commission expires _____
Notary Public

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

- Plat entitled "LOTS 3A, 3B, 4A AND 4B, COTTONWOOD CROSSING (BEING A REPLAT OF LOTS 3 AND 4, COTTONWOOD CROSSING) WITHIN PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO"; filed in the office of the County Clerk of Bernalillo County, New Mexico on April 6, 2000 in Plat Book 2000C, Page 104.
- Plat entitled "PLAT OF TRACT B-1, LANDS OF ALBERT J. BLACK & MARY J. BLACK, REVOCABLE TRUST WITHIN PROJECTED SECTION 8, T11N, R3E, NMPM, TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO"; filed in the office of the County Clerk of Bernalillo County, New Mexico on May 19, 1992 in Volume 92-C, folio 90
- Plat entitled "PLAT OF TRACT 1-A, WINDMILL ESTATES, TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO"; filed in the office of the County Clerk of Bernalillo County, New Mexico on September 26, 1996 in Volume 96C, Folio 402.
- Plat entitled "PLAT OF WINDMILL ESTAES SUBDIVISION WITHIN PROJECTED SECTION 8, T11N, R3E, NMPM, TRACTS 1 THRU 4 & LOTS 1 THRU 15, TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO"; filed in the office of the County Clerk of Bernalillo County, New Mexico on November 15, 1991 in Volume 91C, folio 256
- Plat entitled "TRACTS N-1A-1 & N-1A-2, SEVEN-BAR RANCH (BEING A REPLAT OF TRACT N-1A, SEVEN-BAR RANCH), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO"; filed in the office of the County Clerk of Bernalillo County, New Mexico on November 1, 1989 in Volume C40, folio 34.
- Plat entitled "TRACTS H-1 AND H-2, COTTONWOOD MALL CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO"; filed in the office of the County Clerk of Bernalillo County, New Mexico on January 5, 1995 in Volume 95C, folio 5.
- New Mexico State Highway Commission Right of Way Map, New Mexico Project Number S-1309(200), dated April 1954.

**SKETCH PLAT OF
TRACTS A AND B
LANDS OF BLACK DEVELOPMENT ONE**

(BEING A REPLAT OF A PORTION OF ABANDONED OLD COORS BOULEVARD RIGHT OF WAY (NMSHC PROJECT NO. S-1309(200) AND A VACATED PORTION OF COORS BOULEVARD RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE)

SITUATE WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JUNE 2014

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	36.34'	188.21'	18.23'	36.28'	N67°17'01"E	11°03'48"
C2	47.80'	247.21'	23.98'	47.73'	N67°16'32"E	11°04'46"
C3	106.29'	1042.49'	53.19'	106.25'	N52°52'47"E	5°50'31"
C4	40.86'	43.86'	21.80'	39.04'	N89°53'00"E	52°21'29"
C5	232.98'	5807.58'	116.51'	232.97'	S37°40'20"W	2°17'55"
C6	168.33'	200.00'	89.51'	163.41'	S87°29'40"W	48°13'26"
C7	99.47'	5807.58'	49.73'	99.47'	S40°28'22"W	00°58'53"
C8	21.53'	241.63'	10.77'	21.52'	N37°15'02"E	5°06'15"
C9	56.78'	360.12'	28.45'	56.72'	N30°10'54"E	9°01'59"
C10	92.88'	1371.04'	46.46'	92.86'	N23°43'28"E	3°52'54"
C11	99.39'	516.70'	49.85'	99.23'	N27°28'55"E	11°01'15"
C12	99.34'	535.58'	49.82'	99.20'	N27°02'47"E	10°37'40"
C13	8.05'	215.00'	4.02'	8.05'	N09°16'30"E	2°08'40"
C15	62.66'	5654.58'	31.33'	62.66'	N40°11'30"E	0°38'06"
C16	44.83'	5654.58'	22.41'	44.83'	N40°44'10"E	0°27'13"
C17	27.55'	535.58'	13.78'	27.54'	N30°53'12"E	2°56'49"
C18	33.09'	516.70'	16.55'	33.08'	N31°09'29"E	3°40'08"
C19	11.77'	100.37'	5.89'	11.77'	N85°05'14"E	6°43'18"
C20	37.30'	45.00'	19.80'	36.24'	N64°42'07"E	47°29'32"
C21	253.96'	926.60'	127.78'	253.16'	N48°48'27"E	15°42'12"
C22	20.06'	10.00'	-	16.86'	S05°10'14"E	114°56'42"
C23	24.62'	22.00'	13.78'	23.35'	S79°26'57"W	64°06'40"
C24	99.62'	886.60'	49.86'	99.57'	S44°10'29"W	6°26'16"
C25	28.27'	18.00'	18.00'	25.45'	S04°02'25"E	89°59'32"
C26	26.91'	18.00'	16.69'	24.48'	S88°07'44"W	85°40'09"
C27	51.74'	75.87'	26.92'	50.74'	S65°03'03"W	39°04'16"
C28	31.62'	93.05'	15.96'	31.47'	S77°16'01"W	19°28'12"
C29	45.40'	886.60'	-	45.40'	S53°46'09"E	02°56'03"
C30	125.37'	5807.58'	-	125.36'	N37°55'14"E	1°14'13"
C32	48.41'	5807.58'	24.21'	48.41'	N39°03'40"E	0°28'39"
C33	69.16'	5807.58'	34.58'	69.16'	S39°38'28"W	0°40'56"
C34	281.57'	5804.58'	140.81'	281.54'	N37°55'11"E	2°46'45"
C35	167.58'	5805.10'	83.79'	167.57'	N40°08'11"E	1°39'14"
C36	37.39'	43.86'	19.92'	36.27'	S87°52'40"W	48°50'51"

LINE TABLE		
LINE	LENGTH	BEARING
L2	39.95	N65°08'48"E
L3	56.08	N61°44'52"E
L4	13.18	N57°21'52"E
L5	21.70	N56°23'17"E
L6	14.90	N49°32'57"E
L8	35.15	N68°29'43"W
L10	15.53	N47°32'16"W
L11	51.65	N27°10'46"E
L12	2.16	N12°36'50"E
L13	9.36	N77°40'17"W
L14	53.00	N12°35'04"E
L15	274.97	N40°57'21"E
L16	188.55	S40°57'21"W
L17	11.19	N68°29'43"W
L18	96.70	N56°39'33"E
L20	14.53	S49°02'11"E
L21	40.00	S40°57'49"W
L22	14.97	N49°02'11"W
L23	6.76	N44°33'13"W
L24	179.65	N40°57'49"E
L25	25.44	S45°17'39"W
L26	34.08	S68°29'43"E
L27	12.53	N47°32'15"W

SHEET 2 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

130116_PLAT. DWG

CALABACILLAS ARROYO

TRACT N-1A-1
SEVEN BAR RANCH
Filed November 1, 1989 in Volume C40, Folio 34

TRACT C-4
COTTONWOOD MALL
Filed January 6, 1995 in Volume 95C, Folio 5

TRACT C-3A
COTTONWOOD MALL
Filed January 21, 2000 in Plot Book 2000C, Page 23

Albuquerque Control Survey Monument "7-813"
New Mexico State Plane Coordinates
(Central Zone - NAD 83)
North= 1,525,625.065 feet
East= 1,518,977.962 feet
Elevation= 5049.611 feet (NAVD 1988)
Data Alpha= -0014'03.33
Ground to Grid Factor= 0999679249

Public Street Right of Way dedicated to the City of Albuquerque per Plat of Tracts H-1 and H-2, Cottonwood Mall filed January 6, 1995 in Volume 95C, Folio 5.

BOULEVARD BYPASS

COORS BOULEVARD
(NMSHC PROJECT NO. 8-1309(200))

COORS BOULEVARD
(NMSHC PROJECT NO. 8-1309(200))

COORS BOULEVARD
(NMSHC PROJECT NO. 8-1309(200))

TRACT B
1.7951 Ac.

TRACT A
0.5571 Ac.

Portion of Coors Boulevard Right of Way Vacated and Abandoned by "NEW MEXICO DEPARTMENT OF TRANSPORTATION DECLARATION OF VACATION AND ABANDONMENT", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 25, 2014 as Document No. 2014050494 and "COUNTY OF BERNALILLO, NEW MEXICO DECLARATION OF VACATION AND ABANDONMENT AND DISCLAIMER OF INTEREST", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 25, 2014 as Document No. 2014050495.

Cita Road Right of Way dedicated to the Bernalillo County per Plat of Windmill Estates filed November 15, 1991 in Volume 91C, Folio 245 (Cross Hatched Area)

TRACT 1-A
WINDMILL ESTATES
Filed September 26, 1996 in Volume 96C, Folio 402

3' Right of Way dedicated to the City of Albuquerque per Plat of Tract B-1, Lands of Albert J. Black and Mary J. Black Revocable Trust filed May 19, 1992 in Volume 92C, Folio 90. Portion of right of way adjacent to Lot 4B, Cottonwood Crossing VACATED by 14DRB (0.0194 Ac.)

LOT 4B
COTTONWOOD CROSSING
Filed April 6, 2000 in Plot Book 2000C, Page 104

Cita Road Right of Way dedicated to the Bernalillo County per Document filed March 19, 1991 in Book 91-4, pages 6462-6473, Doc.# 91016500.

LOT 5
COTTONWOOD CROSSING
Filed July 9, 1998 in Volume 98C, Folio 195

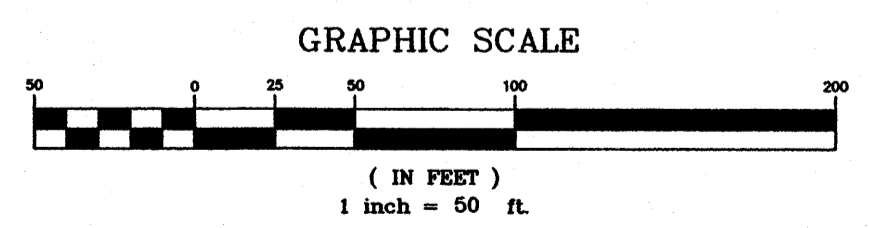
SKETCH PLAT OF
TRACTS A AND B
LANDS OF BLACK DEVELOPMENT ONE

(BEING A REPLAT OF A PORTION OF ABANDONED OLD COORS BOULEVARD RIGHT OF WAY (NMSHC PROJECT NO. S-1309(200)) AND A VACATED PORTION OF COORS BOULEVARD RIGHT OF WAY DEDICATED TO THE CITY OF ALBUQUERQUE)

SITUATE WITHIN
THE TOWN OF ALAMEDA GRANT
IN

PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JUNE 2014



SHEET 3 OF 3
SURVOTEK, INC.

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

130116_PLAT. DWG

EASEMENT NOTE (A)

Temporary Public Roadway Easement granted to the City of Albuquerque by this plat. The owners shall retain the right to relocate existing driveways and sidewalks to new locations acceptable to the City when the property is rezoned and redeveloped.

3' Right of Way dedicated to the City of Albuquerque per Plat of Tracts 6-A, 6-B and 6-C, Partition of the Black Ranch filed March 7, 1995 in Volume 95C, Folio 75.

Existing 40' Sewerline Easement filed December 15, 1988 in Book 429A, Pages 616-620

Existing 7' Public Utility Easement filed November 15, 1995 in Volume 91C, Folio 256

Existing 30' AMAFCA Drainage Easement filed September 26, 1996 in Volume 96C, Folio 402.

Fd. 5/8" Rebar and cap stamped "Carlson"

Fd. 5/8" Rebar with tieable aluminum cap

Existing 7' Public Utility Easement filed November 15, 1995 in Volume 91C, Folio 256

3' Right of Way dedicated to the City of Albuquerque per Plat of Windmill Estates filed November 15, 1991 in Volume 91C, Folio 256. Portion of right of way adjacent to Tract 1-A, Windmill Estates VACATED by 14DRB (0.0549 Ac.)

Fd. 5/8" Rebar and cap stamped "L.S. 11808"

Fd. Concrete Nail and disc stamped "L.S. 9750"

Fd. Concrete Nail and disc stamped "L.S. 9750"

Fd. 5/8" Rebar with tieable cap

Fd. 5/8" Rebar and cap stamped "L.S. 9823"
Original NE corner of Tract 1, Windmill Estates filed 11/15-91 91C-256

LOT 4A
COTTONWOOD CROSSING
Filed April 6, 2000 in Plot Book 2000C, Page 104

Fd. 5/8" Rebar and cap stamped "L.S. 9750"

Fd. 5/8" Rebar and cap stamped "L.S. 9750"

Point of BEGINNING

Original Coors Road R/W
NM 448
(R=5654.58)

Original Coors Road R/W
NM 448

Original Coors Road R/W
NM 448
(R=5654.58)

(150' Original R/W)

(150' Original R/W)

(CURRENT R/W)

Existing Public Service Company of New Mexico Easement

Existing Public Service Company of New Mexico Easement

10' New Mexico Gas Company Easement granted by this plat.

10' New Mexico Gas Company Easement granted by this plat.

Original Coors Road R/W
S40°57'49"W

Original Coors Road R/W
S40°57'49"W

Original Coors Road R/W
S40°57'49"W

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**BOUNDARY SURVEY PLAT OF
PARCEL A**
COMPRISING
**A PORTION OF COORS BOULEVARD RIGHT OF WAY
(NMSHC PROJECT NO. S-1309(200))**

SITUATE WITHIN
THE TOWN OF ALAMEDA GRANT
IN
**PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**

JANUARY 2014

PROJECT: 10101418
DATE: 7-16-14
APP: 14-70229 (SK)



VICINITY MAP
(NOT TO SCALE)

LEGAL DESCRIPTION - PARCEL A

That certain parcel of land situate within the Town of Alameda Grant in Projected Section 8, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising a portion of New Mexico State Highway Commission Right of Way Map, New Mexico Project Number S-1309(200), dated April 1954 more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane, Central Zone (NAD 83) grid bearings and ground distances as follows:

BEGINNING at a point on the original Westerly right of way line of New Mexico State Highway Commission Right of Way Map, New Mexico Project Number S-1309(200) whence (1) P.C. Station 450+32.3 on the East Right of Way Line of said NMSHC Project Number S-1309(200) bears S 32°24'58"E, 156.73 feet distant and (2) the Albuquerque Control Survey Monument 7-B13 bears S 58°04'26"W, 203.63 feet distant; Thence,

Northeasterly, 62.66 feet along said original Westerly right of way line of New Mexico State Highway Commission Right of Way Map, New Mexico Project Number S-1309(200) on the arc of a curve to the left (said curve having a radius of 5654.58 feet, a central angle of 00°38'06" and a chord which bears N 40°11'30"E, 62.66 feet) to a non-tangent point on curve and the Northwest corner of the parcel herein described; Thence,

N 65°08'48"E, 39.94 feet to a point; Thence,

N 61°44'52"E, 56.08 feet to a point of curvature; Thence,

Northeasterly, 36.34 feet on the arc of a curve to the right (said curve having a radius of 188.21 feet, a central angle of 11°03'48" and a chord which bears N 67°17'01"E, 36.28 feet) to point of reverse curvature; Thence,

Northeasterly, 47.80 feet on the arc of a curve to the left (said curve having a radius of 247.21 feet, a central angle of 11°04'46" and a chord which bears N 67°16'32"E, 47.73 feet) to a non-tangent point on curve; Thence,

N 57°21'52"E, 13.18 feet to a point; Thence,

N 56°23'16"E, 21.70 feet to a point of curvature; Thence,

Northeasterly, 106.29 feet on the arc of a curve to the left (said curve having a radius of 1042.49 feet, a central angle of 05°50'31" and a chord which bears N 52°52'47"E, 106.25 feet) to point of tangency; Thence,

N 49°32'57"E, 14.90 feet to a point of curvature; Thence,

Southeasterly, 37.39 feet on the arc of a curve to the right (said curve having a radius of 43.86 feet, a central angle of 80°51' and a chord which bears N 87°52'40"E, 36.27 feet) to point non-tangent point on curve on the original Easterly right of way line of New Mexico State Highway Commission Right of Way Map, New Mexico Project Number S-1309(200); Thence Southwesterly along said original Easterly right of way line of New Mexico State Highway Commission Right of Way Map, New Mexico Project Number S-1309(200) for the following two (2) courses:

Southeasterly, 449.14 feet on the arc of a curve to the right (said curve having a radius of 5804.58 feet, a central angle of 04°26'00" and a chord which bears S 38°44'48"W, 449.03 feet) to point of curvature (STA. 450+32.3 PC); Thence,

S 40°57'49"W, 629.36 feet to the Southeast corner of the parcel herein described; Thence,

N 49°02'11"W, 12.52 feet to a point; Thence,

N 27°10'46"E, 51.65 feet to a non-tangent point of curvature; Thence,

Northeasterly, 21.53 feet on the arc of a curve to the left (said curve having a radius of 241.63 feet, a central angle of 05°06'15" and a chord which bears N 37°15'02"E, 21.52 feet) to point of compound curvature; Thence,

Northeasterly, 56.78 feet on the arc of a curve to the left (said curve having a radius of 360.12 feet, a central angle of 02°01'59" and a chord which bears N 30°10'54"E, 56.72 feet) to point of compound curvature; Thence,

Northeasterly, 92.88 feet on the arc of a curve to the left (said curve having a radius of 1371.04 feet, a central angle of 03°52'54" and a chord which bears N 23°43'28"E, 92.86 feet) to point of reverse curvature; Thence,

Northeasterly, 99.39 feet on the arc of a curve to the right (said curve having a radius of 516.70 feet, a central angle of 11°01'18" and a chord which bears N 27°28'55"E, 99.23 feet) to point of reverse curvature; Thence,

Northeasterly, 99.34 feet on the arc of a curve to the left (said curve having a radius of 535.58 feet, a central angle of 10°37'40" and a chord which bears N 27°02'47"E, 99.20 feet) to a non-tangent point on curve; Thence,

N 12°36'50"E, 2.16 feet to a point; Thence,

N 77°40'17"W, 9.36 feet to a point; Thence,

N 12°35'04"E, 53.00 feet to a point of curvature; Thence,

Northeasterly, 8.05 feet on the arc of a curve to the left (said curve having a radius of 215.02 feet, a central angle of 02°08'40" and a chord which bears N 09°16'30"E, 8.05 feet) to point a non-tangent point on said original Westerly right of way line of New Mexico State Highway Commission Right of Way Map, New Mexico Project Number S-1309(200); Thence Northeasterly along said original Westerly right of way line of New Mexico State Highway Commission Right of Way Map, New Mexico Project Number S-1309(200) for the following two (2) courses:

N 40°57'49"E, 169.65 feet to a point of curvature; Thence,

Northeasterly, 44.83 feet on the arc of a curve to the left (said curve having a radius of 5654.58 feet, a central angle of 00°27'15" and a chord which bears N 40°44'10"E, 44.83 feet) to the Northwest corner and point of beginning of the parcel herein described.

Said parcel contains 2.2778 more or less

LEGAL DESCRIPTION - PUBLIC ROADWAY EASEMENT

That certain parcel of land situate within the Town of Alameda Grant in Projected Section 8, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising a portion of New Mexico State Highway Commission Right of Way Map, New Mexico Project Number S-1309(200), dated April 1954 more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750 using New Mexico State Plane, Central Zone (NAD 83) grid bearings and ground distances as follows:

BEGINNING at a point on the original Easterly right of way line of New Mexico State Highway Commission Right of Way Map, New Mexico Project Number S-1309(200) whence (1) P.C. Station 450+32.3 on the East Right of Way Line of said NMSHC Project Number S-1309(200) bears N 40°57'49"E, 179.65 feet distant and (2) the Albuquerque Control Survey Monument 7-B13 bears N 40°56'45"W, 212.20 feet distant; Thence,

S 40°57'49"W, 40.00 feet along said original Easterly right of way line of New Mexico State Highway Commission Right of Way Map, New Mexico Project Number S-1309(200) to a point; Thence,

N 49°02'11"W, 11.97 feet to a point of curvature; Thence,

Southeasterly, 26.91 feet along the arc of a curve to the left (said curve having a radius of 18.00 feet, a central angle of 85°40'09" and a chord which bears S 88°07'44"W, 24.48 feet) to a point of reverse curvature; Thence,

S 45°17'40"W, 25.44 to a point of curvature; Thence,

Southeasterly, 51.74 feet on the arc of a curve to the right (said curve having a radius of 25.87 feet, a central angle of 39°04'16" and a chord which bears S 65°03'03"W, 50.74 feet) to point of reverse curvature; Thence,

Southeasterly, 31.62 feet on the arc of a curve to the left (said curve having a radius of 93.05 feet, a central angle of 17°28'12" and a chord which bears S 77°16'01"W, 31.47 feet) to point of compound curvature; Thence,

Southeasterly, 17.14 feet on the arc of a curve to the left (said curve having a radius of 55.55 feet, a central angle of 17°40'42" and a chord which bears S 54°17'07"W, 17.07 feet) to point; Thence,

Northeasterly, 33.09 feet on the arc of a curve to the right (said curve having a radius of 516.70 feet, a central angle of 03°40'08" and a chord which bears N 31°09'29"E, 33.08 feet) to point of reverse curvature; Thence,

Northeasterly, 27.55 feet on the arc of a curve to the left (said curve having a radius of 535.58 feet, a central angle of 02°56'49" and a chord which bears N 30°10'54"E, 27.54 feet) to the Southwest corner of the easement herein described; Thence,

Northeasterly, 11.77 feet on the arc of a curve to the right (said curve having a radius of 100.37 feet, a central angle of 06°43'18" and a chord which bears N 85°05'14"E, 11.77 feet) to point of reverse curvature; Thence,

Northeasterly, 37.30 feet on the arc of a curve to the left (said curve having a radius of 45.00 feet, a central angle of 47°28'12" and a chord which bears N 64°42'07"E, 36.24 feet) to point of tangency; Thence,

N 40°57'21"E, 274.97 feet to a point of curvature; Thence,

Northeasterly, 253.96 feet on the arc of a curve to the right (said curve having a radius of 926.60 feet, a central angle of 15°42'12" and a chord which bears N 48°48'27"E, 253.16 feet) to point of tangency; Thence,

N 58°39'33"E, 87.63 feet to a point on said original Easterly right of way line of New Mexico State Highway Commission Right of Way Map, New Mexico Project Number S-1309(200) and the Northern most corner of the easement herein described; Thence,

Southeasterly, 127.01 feet along said original Easterly right of way line of New Mexico State Highway Commission Right of Way Map, New Mexico Project Number S-1309(200) on the arc of a curve to the right (said curve having a radius of 5804.58 feet, a central angle of 01°15'13" and a chord which bears S 38°00'52"W, 122.01 feet) to a non-tangent point on curve; Thence,

S 53°25'24"W, 34.70 feet to a point of curvature; Thence,

Southeasterly, 17.05 feet on the arc of a curve to the left (said curve having a radius of 10.00 feet, a central angle of 97°39'57" and a chord which bears S 03°28'09"E, 15.06 feet) to a non-tangent point on curve on said original Easterly right of way line of New Mexico State Highway Commission Right of Way Map, New Mexico Project Number S-1309(200); Thence,

Southeasterly, 42.13 feet along said original Easterly right of way line of New Mexico State Highway Commission Right of Way Map, New Mexico Project Number S-1309(200) on the arc of a curve to the right (said curve having a radius of 5804.58 feet, a central angle of 00°24'57" and a chord which bears S 39°18'06"W, 42.13 feet) to point; Thence,

N 68°29'43"W, 8.04 feet to a point of curvature; Thence,

Southeasterly, 24.62 feet on the arc of a curve to the left (said curve having a radius of 22.00 feet, a central angle of 64°06'40" and a chord which bears S 79°26'57"W, 23.35 feet) to point of compound curvature; Thence,

Southeasterly, 99.62 feet on the arc of a curve to the left (said curve having a radius of 886.60 feet, a central angle of 08°26'16" and a chord which bears S 44°10'29"W, 99.57 feet) to point of tangency; Thence,

S 40°57'21"W, 188.55 feet to a point of curvature; Thence,

Southeasterly, 28.27 feet on the arc of a curve to the left (said curve having a radius of 18.00 feet, a central angle of 89°59'32" and a chord which bears S 04°02'29"E, 25.45 feet) to a tangency; Thence,

S 49°02'11"E, 11.53 feet to the point of beginning of the easement herein described.

Said parcel contains 0.6334 more or less

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	36.34'	188.21'	18.23'	36.28'	S67°17'01"W	11°03'48"
C2	47.80'	247.21'	23.98'	47.73'	N67°16'32"E	11°04'46"
C3	106.29'	1042.49'	53.19'	106.25'	N52°52'47"E	5°50'31"
C4	37.39'	43.86'	19.92'	36.27'	N87°52'40"E	48°50'51"
C5	449.14'	5804.58'	224.68'	449.03'	N38°44'48"E	4°26'00"
C6	168.33'	200.00'	163.41'	163.41'	S87°29'40"W	48°13'26"
C8	21.53'	241.63'	10.72'	21.52'	N37°15'02"E	5°06'15"
C9	56.78'	360.12'	28.45'	56.72'	N30°10'54"E	9°01'59"
C10	92.88'	1371.04'	46.46'	92.86'	N23°43'28"E	3°52'54"
C11	99.39'	516.70'	49.85'	99.23'	S27°28'55"W	11°01'15"
C12	99.34'	535.58'	49.82'	99.20'	N27°02'47"E	10°37'40"
C13	8.05'	215.00'	4.02'	8.05'	S09°16'30"W	2°08'40"
C15	62.66'	5654.58'	31.33'	62.66'	N40°11'30"E	0°58'06"
C16	44.83'	5654.58'	22.41'	44.83'	N40°44'10"E	0°27'13"
C17	27.55'	535.58'	13.78'	27.54'	N30°53'12"E	2°56'49"
C18	33.09'	516.70'	16.55'	33.08'	N31°09'29"E	3°40'08"
C19	11.77'	100.37'	5.89'	11.77'	N85°05'14"E	6°43'18"
C20	37.30'	45.00'	19.80'	36.24'	N64°42'07"E	4°28'32"
C21	253.96'	926.60'	122.78'	253.16'	N48°48'27"E	15°42'12"
C22	17.05'	10.00'	11.44'	15.06'	S03°28'09"W	97°39'57"
C23	24.62'	22.00'	13.78'	23.35'	S79°26'57"W	64°06'40"
C24	99.62'	886.60'	49.86'	99.57'	S44°10'29"W	6°26'16"
C25	28.27'	18.00'	18.00'	25.45'	S04°02'29"E	89°59'32"
C26	26.91'	18.00'	16.69'	24.48'	S88°07'44"W	85°40'09"
C27	51.74'	25.87'	26.92'	50.74'	S65°03'03"W	39°04'16"
C28	31.62'	93.05'	15.96'	31.47'	S77°16'01"W	19°28'12"
C29	42.13'	5804.58'	21.07'	42.13'	S39°18'06"W	0°24'57"
C30	127.01'	5804.58'	63.51'	127.01'	S38°00'52"W	1°15'13"
C31	17.14'	55.55'	8.64'	17.07'	S54°17'07"W	17°40'42"

LINE TABLE		
LINE	LENGTH	BEARING
L2	39.95	N65°08'48"E
L3	56.08	N61°44'52"E
L4	13.18	S87°21'51"E
L5	21.70	N62°33'12"E
L6	14.90	N49°32'57"E
L8	35.15	N68°29'43"W
L10	12.52	N49°02'11"W
L11	51.65	N27°10'46"E
L12	2.16	N12°38'43"E
L13	9.36	N77°40'17"W
L14	53.00	N12°35'04"E
L15	274.97	N40°57'21"E
L16	188.55	S40°57'21"W
L17	8.04	N68°29'43"W
L18	87.63	N58°39'33"E
L19	34.70	S53°25'24"W
L20	11.53	S49°02'11"E
L21	40.00	S40°57'49"W
L22	11.97	N49°02'11"W
L23	6.76	N44°33'13"W
L24	179.65	N40°57'49"E
L25	25.44	S45°17'59"W

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this Boundary Survey Plat was prepared from an actual ground survey performed by me or under my supervision; that I am responsible for this survey; that this survey is true and correct to the best of my knowledge and belief; that this Boundary Survey Plat and the field survey upon which it is based meet the Minimum Standards for Surveying in New Mexico; and that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a Boundary Survey Plat of existing right of way. IN WITNESS WHEREOF, this certificate is executed at Albuquerque, New Mexico, on this 20th day of January, 2014.

Russ P. Hugg
NMPS No. 9750

SURV TEK, INC.
Consulting Surveyors
8984 Valley View Drive, N.W. Albuquerque, New Mexico 87114
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Fax: 505-897-3377

