

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 bearings and distances do not differ from those as shown on the plat of record filed December 3, 2014 in Plat Book 2014C, page 131.
- 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: 1
- Gross Subdivision acreage: 0.5228 acres
- Public Street R/W dedicated: None

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."

TREASURER'S CERTIFICATION

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

101406504815530109
Patricia M. Vandy

2-2-18
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 within the easement, 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

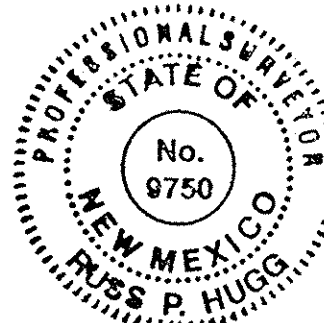
The purpose of this plat is to:

- Show the vacation of a portion of Public Wateline Easement Vacated by 17DRB-70350 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
Russ P. Hugg
NMP S No. 9750
October 31, 2017



PLAT OF
TRACT A-1A
LANDS OF BLACK DEVELOPMENT ONE
(BEING A REPLAT OF TRACT A-1, LANDS OF BLACK DEVELOPMENT ONE)
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

OCTOBER 2017

PROJECT NUMBER: #1010170

PLAT APPROVAL

UTILITY APPROVALS:

<i>[Signature]</i> Public Service Company of New Mexico	12-15-17 Date
<i>[Signature]</i> New Mexico Gas Company	12-13-17 Date
<i>[Signature]</i> Qwest Corporation d/b/a CenturyLink QC.	12/15/2017 Date
<i>[Signature]</i> Comcast	12/13/17 Date

CITY APPROVALS:

<i>[Signature]</i> City Surveyor Department of Municipal Development	11/29/17 Date
N/A Real Property Division	1/23/18 Date
N/A Environmental Health Department	1/23/18 Date
<i>[Signature]</i> Traffic Engineering, Transportation Division	1/3/18 Date
<i>[Signature]</i> ABCWUA	01-05-18 Date
<i>[Signature]</i> Parks and Recreation Department	1/3/18 Date
<i>[Signature]</i> IAMAFC	1/5/18 Date
<i>[Signature]</i> City Engineer	1/3/2018 Date
<i>[Signature]</i> DRB Chairperson, Planning Department	1/23/18 Date

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PLAT R-525 00 B: 2018C P: 0013 Linda Stover, Bernalillo County

PLAT OF
TRACT A-1A
LANDS OF BLACK DEVELOPMENT ONE
 (BEING A REPLAT OF TRACT A-1, LANDS OF BLACK DEVELOPMENT ONE)
 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

OCTOBER 2017

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 all of Tract A-1, Lands of Black Development One as the same is shown and designated on the plat entitled "PLAT OF TRACTS A-1 AND B-1, LANDS OF BLACK DEVELOPMENT ONE (BEING A REPLAT OF TRACTS A AND B, LANDS OF BLACK DEVELOPMENT ONE) 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", filed in the office of the County Clerk of Bernalillo County, New Mexico on September 13, 2017 in Plat Book 2017C, Page 114.

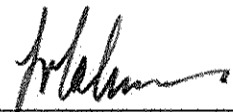
Said parcel contains 0.5228 acres, more or less.

FREE CONSENT

SURVEYED and REPLATTED and now comprising PLAT OF TRACT A-1A, LANDS OF BLACK DEVELOPMENT ONE (BEING A REPLAT OF TRACT A-1, LANDS OF BLACK DEVELOPMENT ONE), 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 consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

TRACT A-1
 ML DESTINY PLAZA, LLC
 a Kentucky limited liability company



By: Lee L. Coleman
 As President of ML Destiny Plaza, LLC

ACKNOWLEDGMENT

STATE OF Kentucky
 COUNTY OF Warren SS
 This instrument was acknowledged before me on this 22nd day
 of November 2017, by Lee L. Coleman
 as President of ML Destiny Plaza, LLC

 8-10-20
 Notary Public My commission expires

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

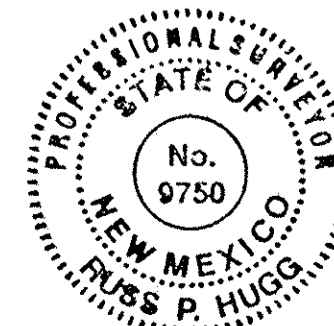
- a. Plat entitled "LOTS 3A, 3B, 4A AND 4B, COTTONWOOD CROSSING (BEING A REPLAT OF LOTS 3 AND 4, COTTONWOOD CROSSING) WITHIN PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO, filed in the office of the County Clerk of Bernalillo County, New Mexico on April 6, 2000 in Plat Book 2000C, Page 104.
- b. 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
- c. 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.
- d. 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
- e. 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.
- f. 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.
- g. New Mexico State Highway Commission Right of Way Map, New Mexico Project Number S-1309(200), dated April 1954.
- h. "NEW MEXICO DEPARTMENT OF TRANSPORTATION DECLARATION OF VACATION AND ABANDONMENT" 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 Numbers 2014050494 and 2014050495.
- i. Plat entitled "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", filed in the office of the County Clerk of Bernalillo County, New Mexico on December 3, 2014 in Plat Book 2014C, Page 131.
- j. Plat entitled "PLAT OF TRACTS A-1 AND B-1, LANDS OF BLACK DEVELOPMENT ONE (BEING A REPLAT OF TRACTS A AND B, LANDS OF BLACK DEVELOPMENT ONE) 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", filed in the office of the County Clerk of Bernalillo County, New Mexico on September 13, 2016 in Plat Book 2016C, Page 114.

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SHEET 2 OF 3

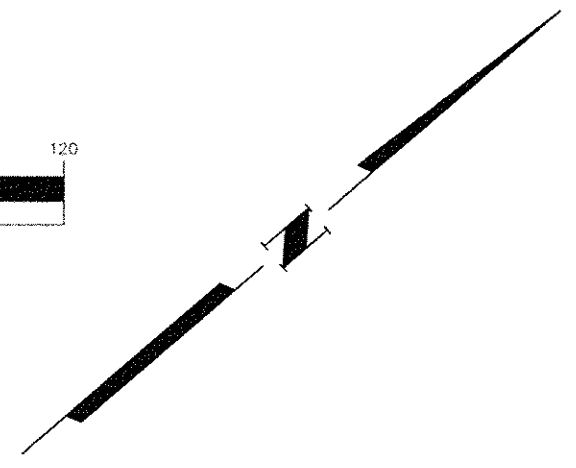
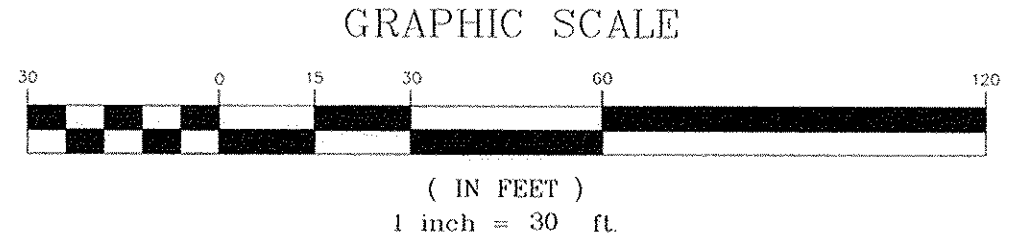
SURV  **TEK, INC.**

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



PLAT OF
TRACT A-1A
LANDS OF BLACK DEVELOPMENT ONE
 (BEING A REPLAT OF TRACT A-1, LANDS OF BLACK DEVELOPMENT ONE)
 SITUATE WITHIN
THE TOWN OF ALAMEDA GRANT
 IN
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NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2017



Albuquerque Control Survey Monument "7-B13"
 New Mexico State Plane Coordinates
 (Central Zone - NAD 83)
 North= 1,525,625.065 US Survey feet
 East= 1,518,977.962 US Survey feet
 Elevation= 5049.611 US Survey feet (NAVD 1988)
 Delta Alpha= -00°14'03.33
 Ground to Grid Factor= 0.999679249

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

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

COORS BOULEVARD
 (NMSHC PROJECT NO. S-1309(200))
 Variable Width R/W

TRACT B-1
 LANDS OF BLACK DEVELOPMENT ONE
 Filed September 13, 2016 in Plat Book 2016C, Page 114

TRACT A-1A
 0.5228 Ac.

Dedicated Public right of way per
 plat filed September 13, 2016 in
 Plat Book 2016C, Page 114

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

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

CITA ROAD
 Variable Width R/W
 Right of Way dedicated to
 Cita Road County of Bernalillo
 Bernalillo filed Folio 245 in
 Estimate 91C, 1991, Doc # 91078000.
 Void March 19, 2013, Doc # 91078000.
 pages 6462-6473.

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LINE TABLE		
LINE	LENGTH	BEARING
L1	56.08	N61°44'52"E
L2	13.18	N57°21'51"E
L3	21.70	N56°23'17"E
L4	14.90	N49°32'57"E
L5	66.45	N68°23'41"W
L6	15.94	N49°22'30"W
L7	39.95	N65°08'48"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	13.97'	5654.58'	6.99'	13.97'	N39°56'42"E	0°08'30"
C2	36.34'	188.21'	18.23'	36.28'	S67°17'01"W	11°03'48"
C3	47.80'	247.21'	23.98'	47.73'	N67°16'32"E	11°04'46"
C4	106.29'	1042.49'	53.19'	106.25'	N52°52'47"E	5°50'31"
C5	40.46'	43.86'	21.80'	39.04'	S89°52'59"W	52°51'29"
C6	92.21'	150.79'	47.60'	90.78'	N85°52'15"W	35°02'05"
C7	46.96'	5807.58'	23.48'	46.96'	N39°03'14"E	0°27'48"
C8	232.98'	5807.58'	116.51'	232.97'	N37°40'20"E	2°17'55"

- EXISTING EASEMENTS
- (A) = Existing 10' New Mexico Gas Company Easement per plat filed December 3, 2014 in Plat Book 2014C, Page 131.
 - (B) = Existing 20' Public Waterline Easement granted to the ABCWUA by plat filed December 3, 2014 in Plat Book 2014C, Page 131. VACATED BY 17DRB-_____ (Shaded area)
 - (C) = Existing 25' Public Service Company of New Mexico Overhead Transmission Line Easement per plat filed December 3, 2014 in Plat Book 2014C, Page 131.
 - (D) = Existing 10' Public Utility Easement granted by plat filed September 13, 2016 in Plat Book 2016C, Page 114.

