

# TRACT 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  
DECEMBER, 2014  
REVISED DECEMBER 11, 2014

### FLOOD ZONE DETERMINATION

The subject property (as shown hereon) appears to lie within "ZONE X" (areas determined to be outside 0.2% annual chance flood plain) and "ZONE X" [SHADED] (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood) as shown on National Flood Insurance Program Flood Insurance Rate Maps Number 35001C0108G, Map Revised September 26, 2008, and Number 35001C0109H, Map revised August 16, 2012.

NOTE: THE FOLLOWING NOTE APPEARS ON SAID FLOOD INSURANCE RATE MAPS AND APPLIES TO "ZONE X" [SHADED]:

WARNING! THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1-PERCENT ANNUAL CHANCE FLOOD HAZARD BY LEVEE, DIKE, OR OTHER STRUCTURE. OVERTOPPING OR FAILURE OF THIS STRUCTURE IS POSSIBLE WHICH COULD RESULT IN DESTRUCTIVE FLOOD ELEVATIONS AND WATER VELOCITIES. PROPER PROTECTION, FLOOD INSURANCE, AND ADHERENCE TO EVACUATION PROCEDURES ARE STRONGLY RECOMMENDED. FOR ADDITIONAL INFORMATION, SEE THE NOTES TO USERS.

NOTE: ON SAID FLOOD INSURANCE RATE MAP NUMBER 35001C0108G, THE GRAPHIC "SHADING" APPEARS TO BE MISSING FROM DESIGNATED "ZONE X" [SHADED].

NOTE: FLOOD ZONE LINES, AS SHOWN HEREON, ARE TRANSCRIBED OR DERIVED FROM SAID FLOOD INSURANCE RATE MAPS.

### KEYED EASEMENTS

- (12) (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.
- (12) (B) 25' Public Service Company of New Mexico Overhead Transmission Line Easement granted by plat filed December 3, 2014, Plat Book 2014C, Page 131
- (12) (C) Public Sidewalk Easement granted by plat filed December 3, 2014, Plat Book 2014C, Page 131
- (12) (D) 10' New Mexico Gas Company Easement granted by plat filed December 3, 2014, Plat Book 2014C, Page 131
- (12) (E) 20' Public Waterline Easement granted by plat filed December 3, 2014, 2014, Plat Book 2014C, Page 131

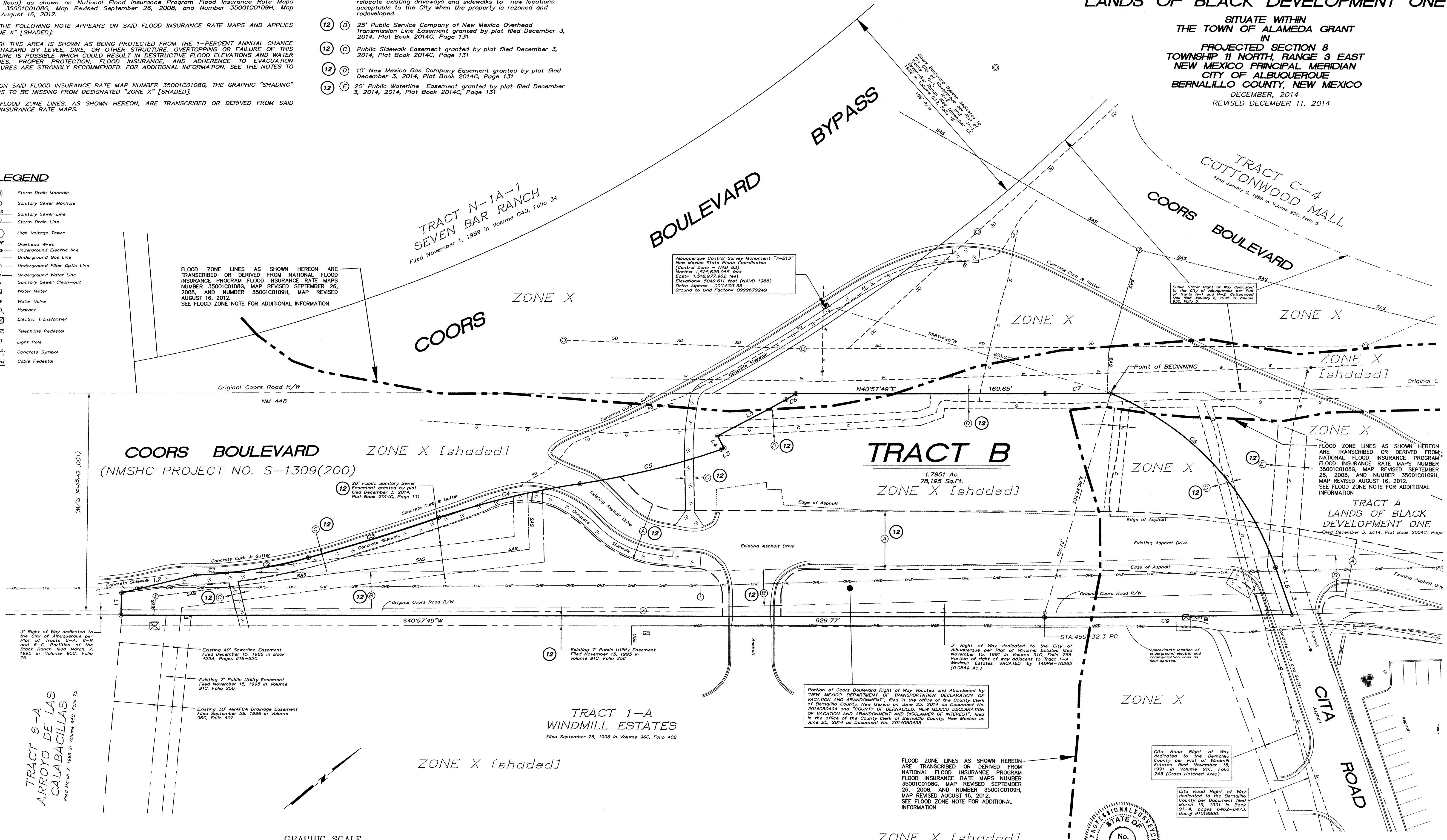
### LEGEND

- ⊙ Storm Drain Manhole
- ⊙ Sanitary Sewer Manhole
- SAS Sanitary Sewer Line
- SD Storm Drain Line
- ⊕ High Voltage Tower
- OHE Overhead Wires
- UGL Underground Electric Line
- UGG Underground Gas Line
- UFO Underground Fiber Optic Line
- UWL Underground Water Line
- SSC Sanitary Sewer Clean-out
- WM Water Meter
- WV Water Valve
- HY Hydrant
- ET Electric Transformer
- TP Telephone Pedestal
- LP Light Pole
- CS Concrete Symbol
- CP Cable Pedestal

FLOOD ZONE LINES AS SHOWN HEREON ARE TRANSCRIBED OR DERIVED FROM NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS NUMBER 35001C0108G, MAP REVISED SEPTEMBER 26, 2008, AND NUMBER 35001C0109H, MAP REVISED AUGUST 16, 2012. SEE FLOOD ZONE NOTE FOR ADDITIONAL INFORMATION

Albuquerque Control Survey Monument "7-B13"  
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)  
Delta Alpha= -0014'03.33  
Ground to Grid Factor= 0.999679249

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

TRACT B  
1.7951 Ac.  
78,195 Sq.Ft.  
ZONE X [shaded]

TRACT A  
LANDS OF BLACK  
DEVELOPMENT ONE  
Filed December 3, 2014, Plat Book 2004C, Page

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

TRACT 6-A  
ARROYO DE LAS  
CALABACILLAS  
Filed March 7, 1984 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

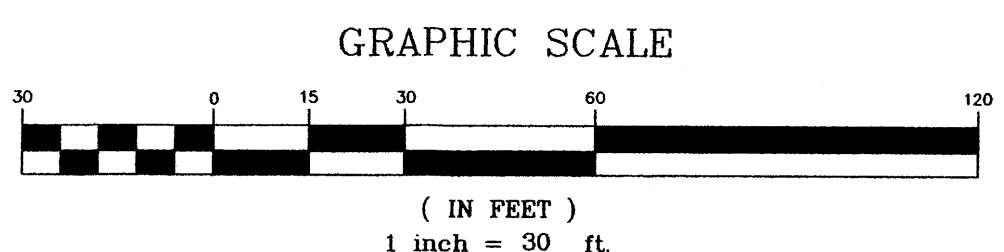
Existing 7' Public Utility Easement  
Filed November 15, 1995 in Volume  
91C, Folio 256

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.

FLOOD ZONE LINES AS SHOWN HEREON  
ARE TRANSCRIBED OR DERIVED FROM  
NATIONAL FLOOD INSURANCE PROGRAM  
FLOOD INSURANCE RATE MAPS NUMBER  
35001C0108G, MAP REVISED SEPTEMBER  
26, 2008, AND NUMBER 35001C0109H,  
MAP REVISED AUGUST 16, 2012.  
SEE FLOOD ZONE NOTE FOR ADDITIONAL  
INFORMATION

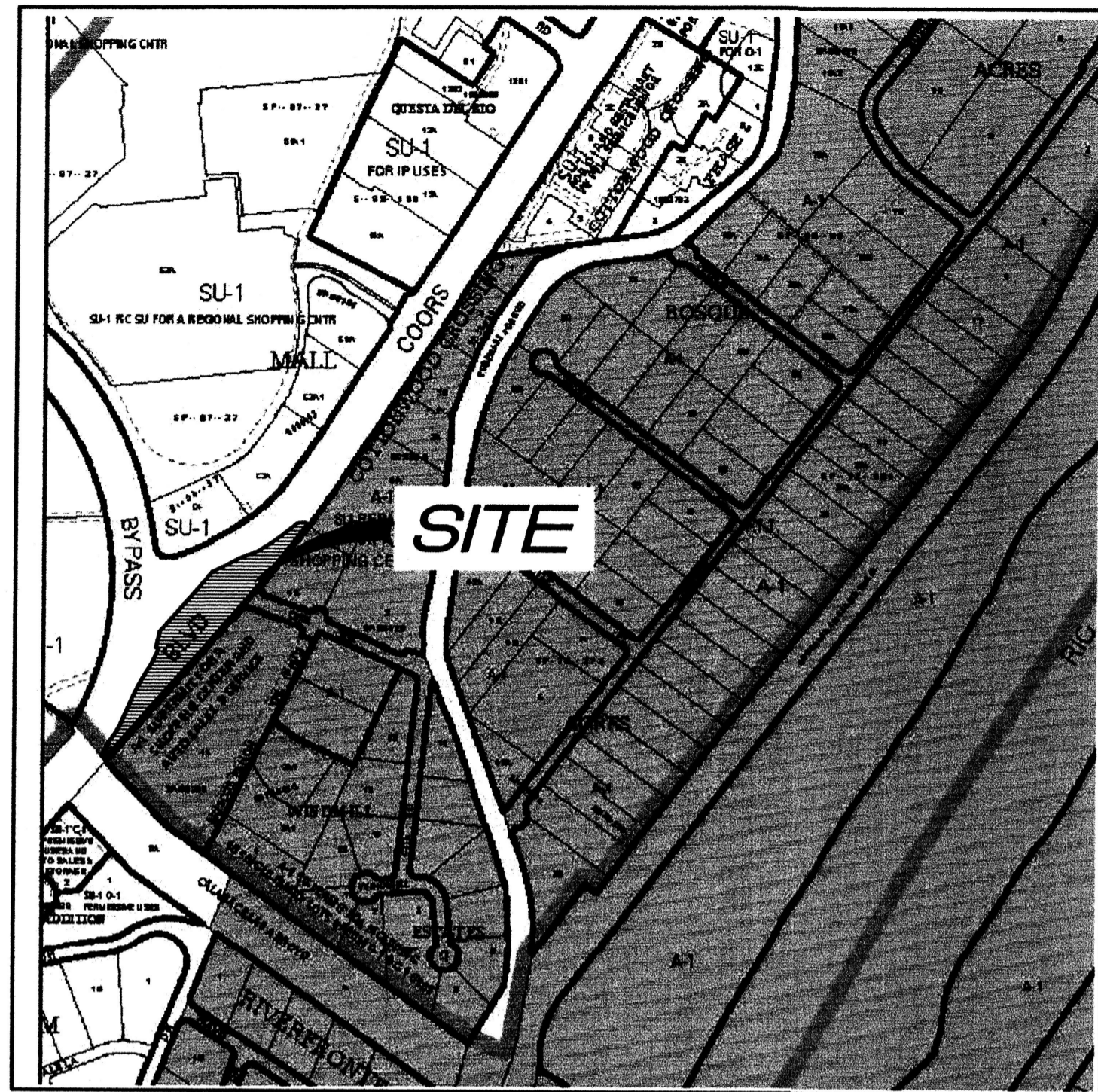
Cita Road Right of Way  
dedicated to the Bernalillo  
County per Plat of Windmill  
Estates filed November 15,  
1995 in Volume 91C, Folio  
245 (Cross Hatched Area)

Cita Road Right of Way  
dedicated to the Bernalillo  
County per Document filed  
March 15, 1991 in Book  
91-4, pages 6462-6473,  
Doc# 91018800.



⊙ = 5/8" Rebar with cap stamped "LS 9750" or Concrete Nail with  
aluminum disk stamped "LS 9750"





**VICINITY MAP**  
Not To Scale

**GENERAL NOTES**

1. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. 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.
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. 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.
7. City of Albuquerque Zone Atlas Page B-14-Z.

**SUBDIVISION DATA**

1. Total number of existing Tracts: 2
2. Total number of Tracts created: 2
3. Gross Subdivision acreage: 2.3522 acres
4. Public Street R/W dedicated: 0.3072 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."

**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:

- 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 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.
- 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 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:

1. Show the vacation of the Temporary Road Easement and Public Sidewalk Easements Vacated by 16DRB-70017 as shown hereon.
2. Dedicate the new public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants.
3. 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.

*[Signature]*  
Russ P. Hugg  
NMPS No. 9750  
February 5, 2016



**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

FEBRUARY 2016

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

**PLAT APPROVAL**

**UTILITY APPROVALS:**

Public Service Company of New Mexico  
*[Signature]* Date 2-10-16  
New Mexico Gas Company Date

Qwest Corporation d/b/a CenturyLink QC.  
*[Signature]* Date 2/8/16  
Comcast Date

**CITY APPROVALS:**

*[Signature]* P.S. Date 2/16/16  
City Surveyor  
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

*[Signature]* Date 2-8-16  
AMAFCA Date

City Engineer Date

DRB Chairperson, Planning Department Date

SHEET 1 OF 5

**SURVOTEK, INC.**

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

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

FEBRUARY 2016

**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 Tracts A and B, Lands of Black Development One as the same are shown and designated on the 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.

Said parcel contains 2.3522 acres, more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising 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, 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 dedicate the public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants. 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)**

TRACT A

*John F. Black*

JOHN F. BLACK individually and as Attorney-in-Fact for the following:  
GLADYS BLACK SMART, a single woman,  
ROBERT B. BRISCOE II, as Trustee of the Alta Black Briscoe Revocable Trust,  
ROBERT B. BRISCOE II, a married man dealing in his sole and separate property,  
RICHARD K. GROFF, LARA ANN GROFF and KEITH MALLORY, as Trustees of the June Briscoe Groff Trust,  
SALLY BLACK RUSCITTI, a married woman dealing in her sole and separate property,  
RANDOLPH E. BLACK, a married man dealing in his sole and separate property,  
AMY G. BLACK, an unmarried woman,  
JOHN F. BLACK and A. WADE BLACK, as Trustees of the Albert J. Black Trust A-2 (Trust #1),  
A. ROLFE BLACK, a married man dealing in his sole and separate property,  
WILLIAM R. BLACK, a married man dealing in his sole and separate property, and  
BLACK DEVELOPMENT ONE LIMITED LIABILITY COMPANY, a New Mexico limited liability company.

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss.

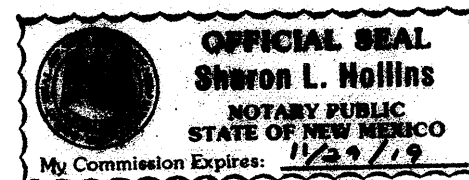
This document was acknowledged before me on this 12<sup>th</sup> day of February 2016, by JOHN F. BLACK, individually and as Attorney-in-Fact for GLADYS BLACK SMART, a single woman, ROBERT B. BRISCOE II, as Trustee of the Alta Black Briscoe Revocable Trust, ROBERT B. BRISCOE II, a married man dealing in his sole and separate property, RICHARD K. GROFF, LARA ANN GROFF and KEITH MALLORY, as Trustees of the June Briscoe Groff Trust, SALLY BLACK RUSCITTI, a married woman dealing in her sole and separate property, RANDOLPH E. BLACK, a married man dealing in his sole and separate property, AMY G. BLACK, an unmarried woman, JOHN F. BLACK and A. WADE BLACK, as Trustees of the Albert J. Black Trust A-2 (Trust #1), A. ROLFE BLACK, a married man dealing in his sole and separate property, WILLIAM R. BLACK, a married man dealing in his sole and separate property, and BLACK DEVELOPMENT ONE LIMITED LIABILITY COMPANY, a New Mexico limited liability company.

*Sharon L. Hollins*

NOTARY PUBLIC

November 29, 2019

My Commission Expires:



**OWNER(S)**

TRACT B

Miller Family Real Estate, LLC

*Scott Bates*

By: Scott Bates

**ACKNOWLEDGEMENT**

STATE OF Utah  
COUNTY OF Salt Lake SS

The foregoing instrument was acknowledged before me this 8 day of February, 2016, by Scott Bates as President of Miller Family Real Estate, LLC.

*Brade K. Hardy*  
Notary Public

2-4-2018  
My commission expires



SHEET 2 OF 5

**SURV TEK, INC.**

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

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 Plat Book 2000C, Page 23

Albuquerque Control Survey Monument "7-B13"  
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)  
Delta Alpha = -00°14'03.33"  
Ground to Grid Factor = 0.999679249

COORS BOULEVARD  
(NMBHC PROJECT NO. 9-1308(200))

TRACT B  
BLACK DEVELOPMENT ONE  
Filed December 3, 2014 in Plat Book 2014C, Page 131

COORS BOULEVARD  
(NMBHC PROJECT NO. 9-1308(200))

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

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

Cita Road Right of Way dedicated to the Bernalillo County per Document filed March 19, 1991 in Book 91-4, pages 6462-6473, Doc. # 91018800.

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 6-A  
ARROYO DE LAS CALABACILLAS  
Filed March 7, 1985 in Volume 95C, Folio 75

BRISCOE RANCH

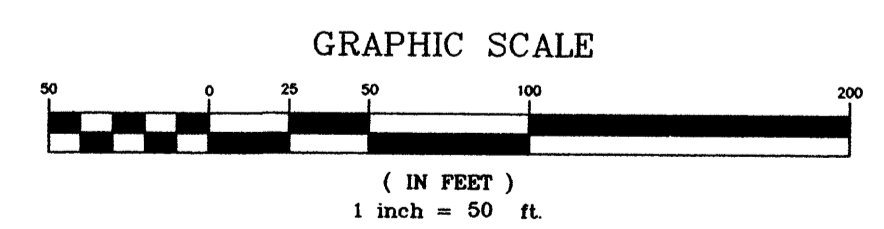
LOT 5  
COTTONWOOD CROSSING  
Filed July 9, 1998 in Volume 98C, Folio 195

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 ABCWJA by plat filed December 3, 2014 in Plat Book 2014C, Page 131.
- (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 20' Public Sanitary Sewer Easement granted to the ABCWJA by plat filed December 3, 2014 in Plat Book 2014C, Page 131.
- (E) = Existing Public Sidewalk Easement granted to the City of Albuquerque by plat filed December 3, 2014 in Plat Book 2014C, Page 131

EXISTING EASEMENTS VACATED

- (1) = Existing Temporary Public Roadway Easement granted to the City of Albuquerque by plat filed December 3, 2014 in Plat Book 2014C, Page 131. VACATED BY 16DRB-70017.
- (2) = Existing Public Sidewalk Easement granted to the City of Albuquerque by plat filed December 3, 2014 in Plat Book 2014C, Page 131 VACATED BY 16DRB-70017.



SHEET 3 OF 5

**SURVOTEK, INC.**

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



CALABACILLAS ARROYO

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

BOULEVARD BYPASS

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

TRACT C-3A  
COTTONWOOD MALL  
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COORS BOULEVARD  
(NMBHC PROJECT NO. 8-1308(200))

COORS BOULEVARD  
(NMBHC PROJECT NO. 8-1308(200))

TRACT B-1  
1.5222 Ac.

TRACT A-1  
0.5222 Ac.

EASEMENT NOTE (F)  
Private Access Easement granted by this plat for the benefit of Tract 1-A, Windmill Estates. Maintenance of said easement to be the responsibility of the owners of said Tract 1-A.

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)

Cita Road Right of Way dedicated to the Bernalillo County per Document filed March 19, 1991 in Book 91-4, pages 6462-6473, Doc.# 91018800.

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

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- (A) = Existing 10' New Mexico Gas Company Easement per plat filed December 3, 2014 in Plat Book 2014C, Page 131.
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  - (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 20' Public Sanitary Sewer Easement granted to the ABCWUA by plat filed December 3, 2014 in Plat Book 2014C, Page 131.
  - (E) = Existing Public Sidewalk Easement granted to the City of Albuquerque by plat filed December 3, 2014 in Plat Book 2014C, Page 131

TRACT B-A  
ARROYO DE LAS CALABACILLAS  
Filed March 7, 1989 in Volume 95C, Folio 75

ALBERT BLACK DRIVE

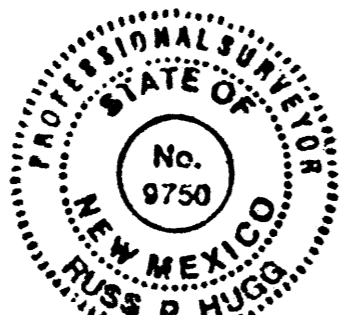
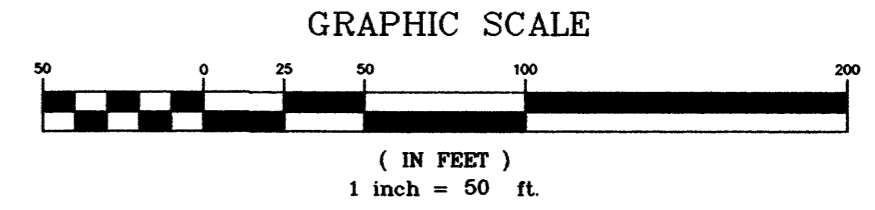
BRISCOE RANCH

BRISCOE RANCH

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

FEBRUARY 2016



SHEET 4 OF 5  
**SURV TEK, INC.**  
Consulting Surveyors  
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3366  
Fax: 505-897-3377

**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**

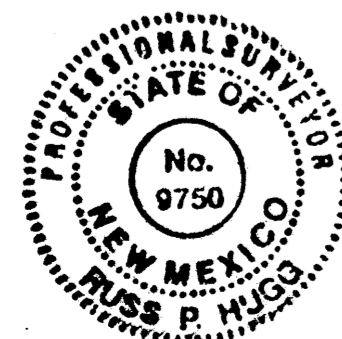
FEBRUARY 2016

**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.

LINE TABLE		
LINE	LENGTH	BEARING
L1	39.95	N65°08'48"E
L2	56.08	N61°44'52"E
L3	13.18	N57°21'51"E
L4	21.70	N56°23'17"E
L5	14.90	N49°32'57"E
L6	15.53	N47°32'15"W
L7	51.65	N27°10'46"E
L8	2.16	N12°36'43"E
L9	9.36	N77°40'17"W
L10	53.00	N12°35'04"E
L11	15.94	S49°22'30"E
L12	66.45	S68°23'41"E
L13	57.82	N68°23'52"W
L14	15.66	S62°53'36"W
L15	19.23	S15°15'19"W
L16	6.00	S40°55'36"W
L17	5.04	N71°01'29"W
L18	14.46	S40°58'42"W
L19	37.93	S49°04'24"E
L20	44.13	S40°55'36"W
L21	53.16	S49°04'24"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	62.66'	5654.58'	31.33'	62.66'	N40°11'30"E	0°38'06"
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	21.53'	241.63'	10.77'	21.52'	N37°15'01"E	5°06'15"
C7	56.78'	360.12'	28.45'	56.72'	N30°10'55"E	9°01'59"
C8	92.88'	1371.04'	46.46'	92.86'	N23°43'28"E	3°52'54"
C9	99.39'	516.70'	49.85'	99.23'	S27°28'55"W	11°01'15"
C10	99.34'	535.58'	49.82'	99.20'	N27°02'47"E	10°37'40"
C11	8.05'	215.00'	4.02'	8.05'	S09°16'29"W	2°08'40"
C12	44.83'	5654.58'	22.41'	44.83'	N40°44'11"E	0°27'15"
C13	232.98'	5807.58'	116.51'	232.97'	N37°40'20"E	2°17'55"
C14	217.04'	5807.58'	108.53'	217.03'	N39°53'34"E	2°08'28"
C15	92.21'	150.79'	47.60'	90.78'	N85°52'15"W	35°02'05"
C16	105.41'	123.87'	56.13'	102.25'	S87°16'12"W	48°45'12"
C17	187.37'	224.94'	99.51'	182.00'	S39°07'06"W	47°43'33"
C18	16.56'	25.00'	8.59'	16.26'	S03°42'59"E	37°56'36"
C19	20.03'	43.50'	10.20'	19.86'	S35°52'50"E	26°23'07"
C20	53.28'	223.85'	26.77'	53.15'	N50°31'47"W	13°38'11"
C21	59.60'	39.02'	37.36'	53.97'	S78°45'57"W	87°31'06"
C22	31.80'	319.93'	15.91'	31.79'	N37°51'15"E	5°41'43"
C23	67.06'	174.88'	33.95'	66.65'	S29°57'37"W	21°58'10"
C24	141.81'	5807.58'	70.91'	141.81'	N40°15'50"E	1°23'57"
C25	28.27'	5807.58'	14.14'	28.27'	N39°25'30"E	0°16'44"
C26	46.96'	5807.58'	23.48'	46.96'	N39°03'14"E	0°27'48"
C27	48.69'	5654.58'	24.35'	48.69'	N40°15'45"E	0°29'36"
C28	13.97'	5654.58'	6.99'	13.97'	N39°56'42"E	0°08'30"
C29	30.58'	516.70'	15.29'	30.57'	S23°40'01"W	3°23'26"
C30	68.81'	516.70'	34.46'	68.76'	S29°10'39"W	7°37'48"



SHEET 5 OF 5

**SURV TEK, INC.**

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

CALABACILLAS ARROYO

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

BOULEVARD BYPASS

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

Albuquerque Control Survey Monument "7-B13"  
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)  
Delta Alpha = -00'14"03.33  
Ground to Grid Factor = 0.999679249

COORS

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

TRACT B  
BLACK DEVELOPMENT ONE  
Filed December 3, 2014 in Plat Book 2014C, Page 131

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

TRACT A

25' Public Service Company of New Mexico Overhead Transmission Line Easement granted by plat filed December 3, 2014 in Plat Book 2014C, Page 131.

Temporary Public Roadway Easement granted to the City of Albuquerque by this plat filed December 3, 2014 in Plat Book 2014C, Page 131. (Shaded Area) VACATED by 16DRB

Public Sidewalk Easement granted to the City of Albuquerque by plat filed 12-3-14, Plat Book 2014C, page 13. Portion VACATED by 16DRB

Public Sidewalk Easement granted to the City of Albuquerque by plat filed 12-3-14, Plat Book 2014C, page 13. VACATED by 16DRB

Public Sidewalk Easement granted to the City of Albuquerque by plat filed 12-3-14, Plat Book 2014C, page 13

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, 1986 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.

25' Public Service Company of New Mexico Overhead Transmission Line Easement granted by plat filed December 3, 2014 in Plat Book 2014C, Page 131.

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

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)

Cita Road Right of Way dedicated to the Bernalillo County per Document filed March 19, 1991 in Book 91-4, pages 6462-6473, Doc.# 91018900.

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

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

TRACT 6-A  
ARROYO DE LAS CALABACILLAS  
Filed March 7, 1995 in Volume 95C, Folio 75

BRISCOE RANCH

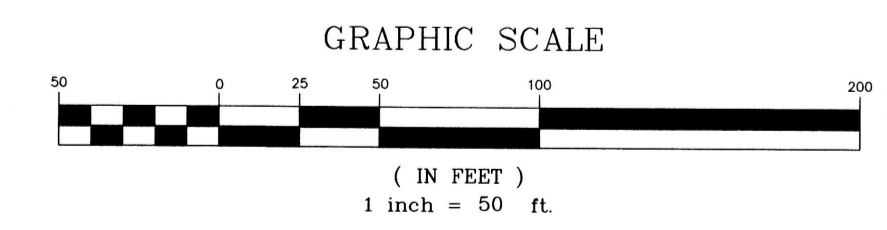
ALBERT BLACK DRIVE

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

VACATION EXHIBIT  
TRACTS A AND B  
LANDS OF BLACK DEVELOPMENT ONE

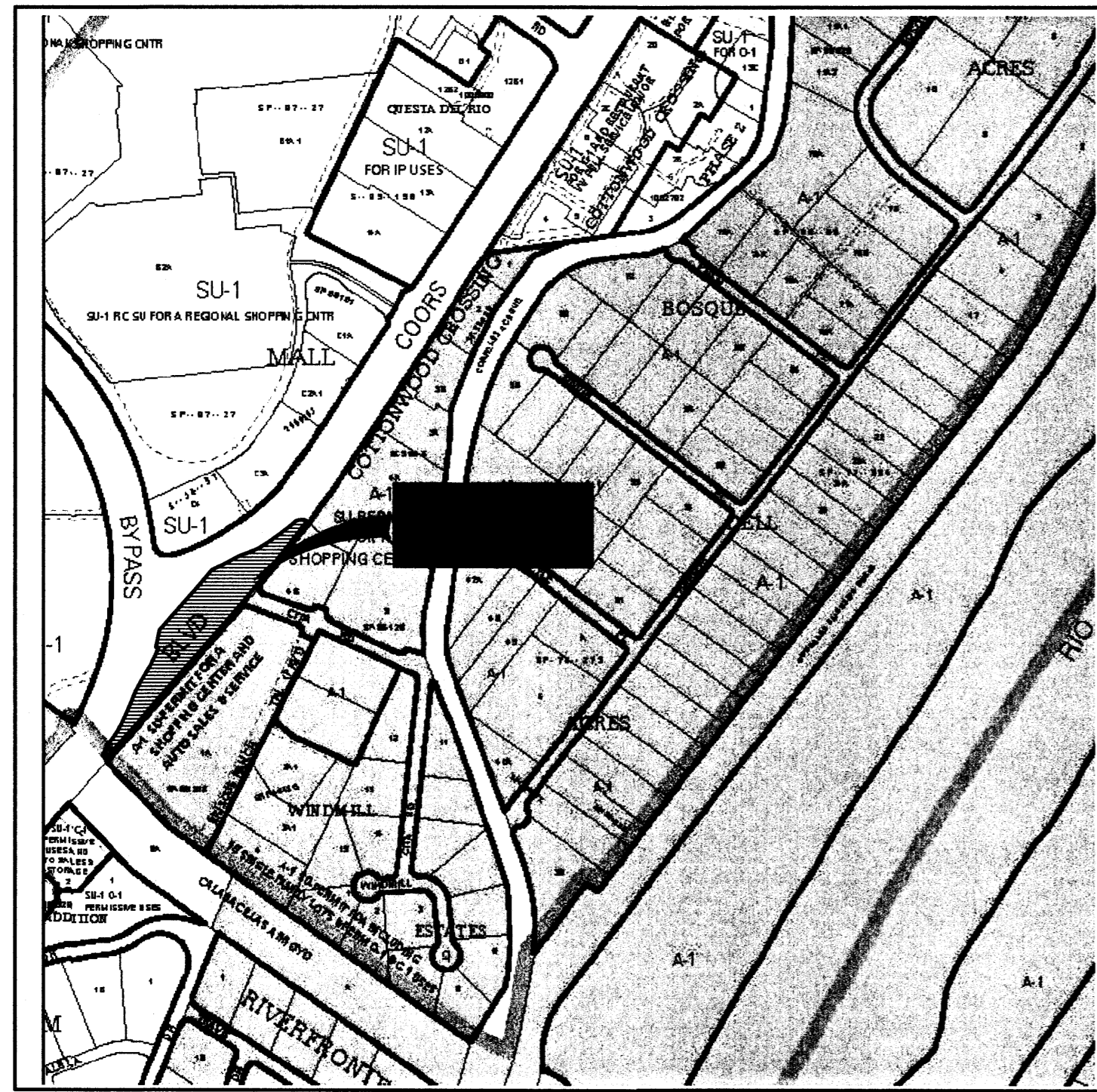
SITUATE WITHIN  
THE TOWN OF ALAMEDA GRANT  
IN  
PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2016



**SURV TEK, INC.**  
Consulting Surveyors  
8384 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3366  
Fax: 505-897-3377

PROJECT: 1010170  
DATE: 2-10-16  
APP: 16-70017 (VPE)



**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: 2
- Total number of Tracts created: 2
- Gross Subdivision acreage: 2.3522 acres
- Public Street R/W dedicated: 0.3072 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."

**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 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 the Temporary Road Easement and Public Sidewalk Easements Vacated by 16DRB-70017 as shown hereon.
- Dedicate the new public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants.
- 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  
January 25, 2016

**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

JANUARY 2016

PRELIMINARY DRAWING

PROJECT 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 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 5

**SURVOTEK, INC.**

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



**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**

JANUARY 2016

**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 Tracts A and B, Lands of Black Development One as the same are shown and designated on the 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.

Said parcel contains 2.3522 acres, more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising 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, 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 dedicate the public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants. 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)**

TRACT A

JOHN F. BLACK individually and as Attorney-in-Fact for the following:  
GLADYS BLACK SMART, a single woman,  
ROBERT B. BRISCOE II, as Trustee of the Alta Black Briscoe Revocable Trust,  
ROBERT B. BRISCOE II, a married man dealing in his sole and separate property,  
RICHARD K. GROFF, LARA ANN GROFF and KEITH MALLORY, as Trustees of the June Briscoe Groff Trust,  
SALLY BLACK RUSCITTI, a married woman dealing in her sole and separate property,  
RANDOLPH E. BLACK, a married man dealing in his sole and separate property,  
AMY G. BLACK, an unmarried woman,  
JOHN F. BLACK and A. WADE BLACK, as Trustees of the Albert J. Black Trust A-2 (Trust #1),  
A. ROLFE BLACK, a married man dealing in his sole and separate property,  
WILLIAM R. BLACK, a married man dealing in his sole and separate property, and  
BLACK DEVELOPMENT ONE LIMITED LIABILITY COMPANY, a New Mexico limited liability company.

STATE OF NEW MEXICO    )  
                                  ) ss.  
COUNTY OF BERNALILLO )

This document was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by JOHN F. BLACK, individually and as Attorney-in-Fact for GLADYS BLACK SMART, a single woman, ROBERT B. BRISCOE II, as Trustee of the Alta Black Briscoe Revocable Trust, ROBERT B. BRISCOE II, a married man dealing in his sole and separate property, RICHARD K. GROFF, LARA ANN GROFF and KEITH MALLORY, as Trustees of the June Briscoe Groff Trust, SALLY BLACK RUSCITTI, a married woman dealing in her sole and separate property, RANDOLPH E. BLACK, a married man dealing in his sole and separate property, AMY G. BLACK, an unmarried woman, JOHN F. BLACK and A. WADE BLACK, as Trustees of the Albert J. Black Trust A-2 (Trust #1), A. ROLFE BLACK, a married man dealing in his sole and separate property, WILLIAM R. BLACK, a married man dealing in his sole and separate property, and BLACK DEVELOPMENT ONE LIMITED LIABILITY COMPANY, a New Mexico limited liability company.

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
My Commission Expires:

**OWNER(S)**

TRACT B

Miller Family Real Estate, LLC

\_\_\_\_\_  
Scott Bates, President

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO    SS

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by Scott Bates as president of Miller Family Real Estate, LLC.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
My commission expires

SHEET 2 OF 5

**SURV+TEK, INC.**

Consulting Surveyors

9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366  
Fax: 505-897-3377

CALABACILLAS ARROYO

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

BYPASS

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

Albuquerque Control Survey Monument "7-B13"  
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)  
Delta Alpha= -00'14".03.33  
Ground to Grid Factor= 0999679249

COORS

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

TRACT B  
BLACK DEVELOPMENT ONE  
Filed December 3, 2014 in Plat Book 2014C, Page 131

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

TRACT A

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

LOT 4B  
COTTONWOOD CROSSING  
Filed April 6, 2000 in Plat 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.# 91018800.

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

ALBERT BLACK DRIVE

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

BRISCOE RANCH

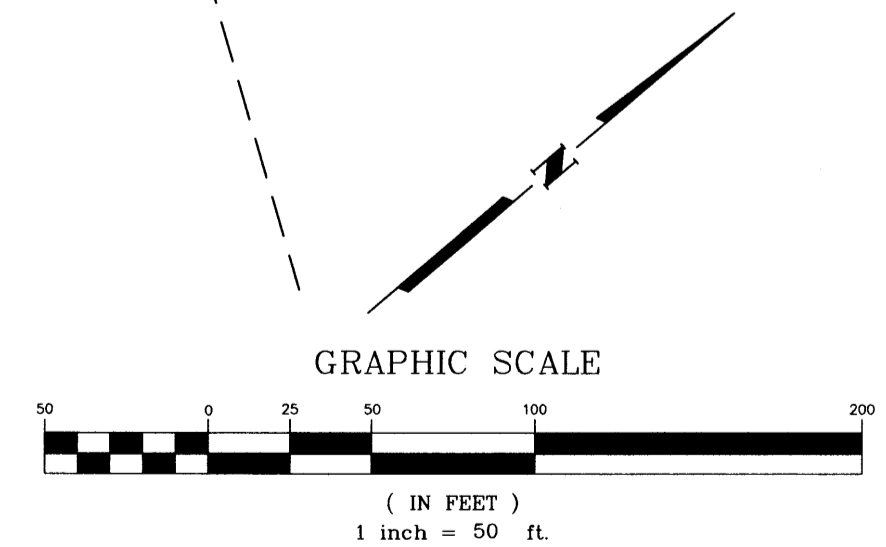
TRACT B-A  
ARROYO DE LAS CALABACILLAS  
Filed March 7, 1985 in Volume 95C, Folio 75

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.
- (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 20' Public Sanitary Sewer Easement granted to the ABCWUA by plat filed December 3, 2014 in Plat Book 2014C, Page 131.
- (E) = Existing Public Sidewalk Easement granted to the City of Albuquerque by plat filed December 3, 2014 in Plat Book 2014C, Page 131

EXISTING EASEMENTS VACATED

- (1) = Existing Temporary Public Roadway Easement granted to the City of Albuquerque by plat filed December 3, 2014 in Plat Book 2014C, Page 131. VACATED BY 16DRB-70017.
- (2) = Existing Public Sidewalk Easement granted to the City of Albuquerque by plat filed December 3, 2014 in Plat Book 2014C, Page 131 VACATED BY 16DRB-70017.



SHEET 3 OF 5

**SURVOTEK, INC.**

Consulting Surveyors Phone: 505-897-3368  
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

CALABACILLAS ARROYO

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

Albuquerque Central 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)  
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 BYPASS

COORS BOULEVARD  
(NMSHC PROJECT NO. 8-1308(200))

COORS BOULEVARD  
(NMSHC PROJECT NO. 8-1308(200))

TRACT B-1  
1.5222 Ac.

TRACT A-1  
0.5228 Ac.

EASEMENT NOTE (F)  
Private Access Easement granted by this plat for the benefit of Tract 1-A, Windmill Estates. Maintenance of said easement to be the responsibility of the owners of said Tract 1-A.

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)

Cita Road Right of Way dedicated to the Bernalillo County per Document filed March 19, 1991 in Book 91-4, pages 6462-6473, Doc.# 91018800.

- 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.
  - (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 20' Public Sanitary Sewer Easement granted to the ABCWUA by plat filed December 3, 2014 in Plat Book 2014C, Page 131.
  - (E) = Existing Public Sidewalk Easement granted to the City of Albuquerque by plat filed December 3, 2014 in Plat Book 2014C, Page 131.

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

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

TRACT B-A  
ARROYO DE LAS CALABACILLAS  
Filed March 7, 1995 in Volume 95C, Folio 75

BRISCOE RANCH

BRISCOE RANCH

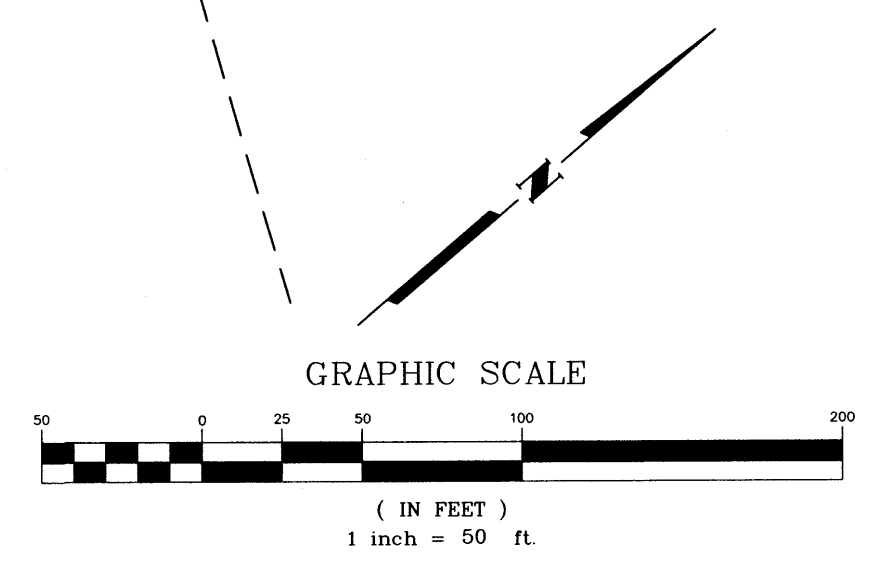
PLAT OF  
TRACTS A-1 AND B-1  
LANDS OF BLACK DEVELOPMENT ONE

(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

JANUARY 2016



SHEET 4 OF 5  
**SURVTEK, INC.**

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

**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**

JANUARY 2016

**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:**

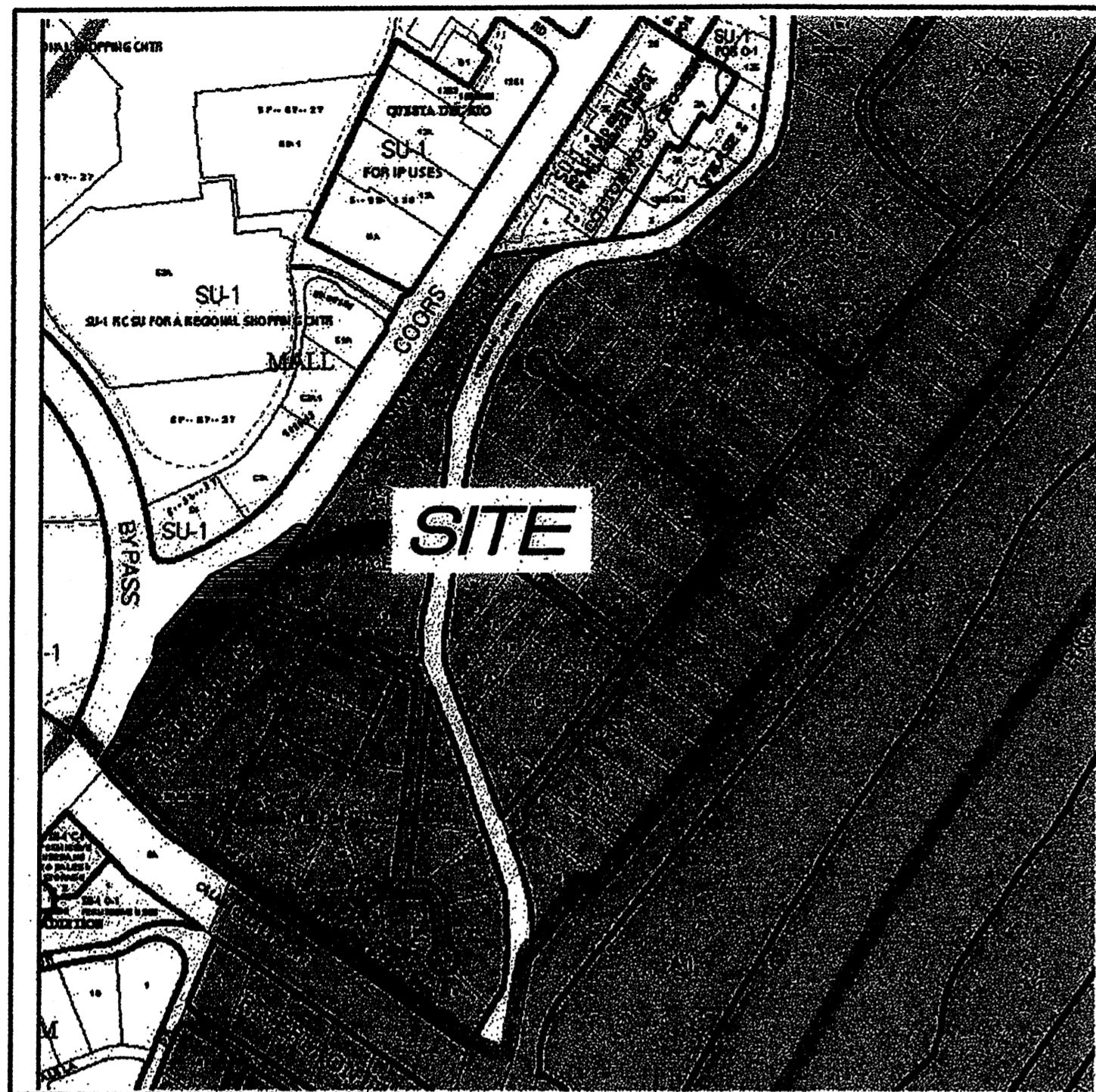
- a. Plat entitled "LOTS 3A, 3B, 4A AND 4B, COTTONWOOD CROSSING (BEING A REPLAT OF LOTS 3 AND 4, COTTONWOOD CROSSING) WITHIN PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk 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.

**LINE TABLE**

LINE	LENGTH	BEARING
L1	39.95	N65°08'48"E
L2	56.08	N61°44'52"E
L3	13.18	N57°21'51"E
L4	21.70	N56°23'17"E
L5	14.90	N49°32'57"E
L6	15.53	N47°32'15"W
L7	51.65	N27°10'46"E
L8	2.16	N12°36'43"E
L9	9.36	N77°40'17"W
L10	53.00	N12°35'04"E
L11	15.94	S49°22'30"E
L12	66.45	S68°23'41"E
L13	57.82	N68°23'52"W
L14	15.66	S62°53'36"W
L15	19.23	S15°15'19"W
L16	6.00	S40°55'36"W
L17	5.04	N71°01'29"W
L18	14.46	S40°56'42"W
L19	37.93	S49°04'24"E
L20	44.13	S40°55'36"W
L21	53.16	S49°04'24"E

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	62.66'	5654.58'	31.33'	62.66'	N40°11'30"E	0°38'06"
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	21.53'	241.63'	10.77'	21.52'	N37°15'01"E	5°06'15"
C7	56.78'	360.12'	28.45'	56.72'	N30°10'55"E	9°01'59"
C8	92.88'	1371.04'	46.46'	92.86'	N23°43'28"E	3°52'54"
C9	99.39'	516.70'	49.85'	99.23'	S27°28'55"W	11°01'15"
C10	99.34'	535.58'	49.82'	99.20'	N27°02'47"E	10°37'40"
C11	8.05'	215.00'	4.02'	8.05'	S09°16'29"W	2°08'40"
C12	44.83'	5654.58'	22.41'	44.83'	N40°44'11"E	0°27'15"
C13	232.98'	5807.58'	116.51'	232.97'	N37°40'20"E	2°17'55"
C14	217.04'	5807.58'	108.53'	217.03'	N39°53'34"E	2°08'28"
C15	92.21'	150.79'	47.60'	90.78'	N85°52'15"W	35°02'05"
C16	105.41'	123.87'	56.13'	102.25'	S87°16'12"W	48°45'12"
C17	187.37'	224.94'	99.51'	182.00'	S39°07'06"W	47°43'33"
C18	16.56'	25.00'	8.59'	16.26'	S03°42'59"E	37°56'36"
C19	20.03'	43.50'	10.20'	19.86'	S35°52'50"E	26°23'07"
C20	53.28'	223.85'	26.77'	53.15'	N50°31'47"W	13°38'11"
C21	59.60'	39.02'	37.36'	53.97'	S78°45'57"W	87°31'06"
C22	31.80'	319.93'	15.91'	31.79'	N37°51'15"E	5°41'43"
C23	67.06'	174.88'	33.95'	66.65'	S29°57'37"W	21°58'10"
C24	141.81'	5807.58'	70.91'	141.81'	N40°15'50"E	1°23'57"
C25	28.27'	5807.58'	14.14'	28.27'	N39°25'30"E	0°16'44"
C26	46.96'	5807.58'	23.48'	46.96'	N39°03'14"E	0°27'48"
C27	48.69'	5654.58'	24.35'	48.69'	N40°15'45"E	0°29'36"
C28	13.97'	5654.58'	6.99'	13.97'	N39°56'42"E	0°08'30"
C29	30.58'	516.70'	15.29'	30.57'	S23°40'01"W	3°23'26"
C30	68.81'	516.70'	34.46'	68.76'	S29°10'39"W	7°37'48"



VICINITY MAP  
Not To Scale

**GENERAL NOTES**

1. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. 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.
7. City of Albuquerque Zone Atlas Page B-14-2.

**SUBDIVISION DATA**

1. Total number of existing Tracts: 1
2. Total number of Tracts created: 2
3. 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."

**TREASURERS CERTIFICATION**

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

N/A  
Date: 12-3-14  
Bernalillo County Treasurer

**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 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.
- 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 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 drilled 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:

1. 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" 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.
2. Show the vacation of right of way Vacated by 14DRB-70262 as shown hereon.
3. 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; and 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  
August 4, 2014



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

AUGUST 2014

PROJECT NUMBER: 1010170  
Application Number: 14 DRB-70286

**PLAT APPROVAL**

UTILITY APPROVALS:  
Fernando Vigil, Public Service Company of New Mexico, 8-23-14  
Jill Eff, New Mexico Gas Company, 8/19/14  
Qwest Corporation d/b/a CenturyLink QC, 8/22/14  
Comcast, 8/18/14

CITY APPROVALS:  
D. P. Armenta, City Surveyor, Department of Municipal Development, 8-7-14  
NA, Real Property Division, 12-3-14  
NA, Environmental Health Department, 12-3-14  
Traffic Engineering, Transportation Division, 12-03-14  
Kristy Cado, ABCWUA, 12/03/14  
Carol S. Dumont, Parks and Recreation Department, 12/3/14  
Crista C. Chen, AMAFCA, 12-3-14  
Crista C. Chen, City Engineer, 12-3-14  
Jal Chou, DRB Chairperson, Planning Department, 12-3-14

DOCH 2014096616  
12/03/2014 12:47 PM Page: 1 of 4  
PLAT R 326.00 B 2014C P: 0131 H. Toulous Oliveira, Bernalillo Co

SHEET 1 OF 4  
**SURV TEK, INC.**  
Consulting Surveyors  
6384 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3366 Fax: 505-897-3377

**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 28, 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 & Mark 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 DRB14-19262, 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 "7-813" 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 43.88 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 516.79 feet, a central angle of 11° 01' 15" and a chord which bears N 27° 28' 58"E, 99.33 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 635.58 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)**

*John F. Black*

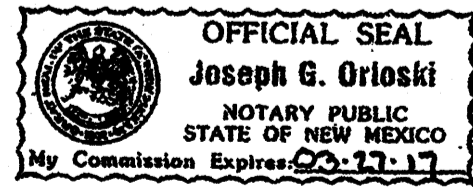
JOHN F. BLACK individually and as Attorney-in-Fact for the following:

- GLADYS BLACK SMART, a single woman,
- ROBERT B. BRISCOE II, as Trustee of the Alta Black Briscoe Revocable Trust,
- ROBERT B. BRISCOE II, a married man dealing in his sole and separate property,
- RICHARD K. GROFF, LARA ANN GROFF and KEITH MALLORY, as Trustees of the June Briscoe Groff Trust,
- SALLY BLACK RUSCITTI, a married woman dealing in her sole and separate property,
- RANDOLPH E. BLACK, a married man dealing in his sole and separate property,
- AMY G. BLACK, an unmarried woman,
- JOHN F. BLACK and A. WADE BLACK, as Trustees of the Albert J. Black Trust A-2 (Trust #1),
- A. ROLFE BLACK, a married man dealing in his sole and separate property,
- WILLIAM R. BLACK, a married man dealing in his sole and separate property, and
- BLACK DEVELOPMENT ONE LIMITED LIABILITY COMPANY, a New Mexico limited liability company.

STATE OF NEW MEXICO ) )  
COUNTY OF BERNALILLO ) ) ss.

This document was acknowledged before me on this 17th day of August, 2014, by JOHN F. BLACK, individually and as Attorney-in-Fact for GLADYS BLACK SMART, a single woman, ROBERT B. BRISCOE II, as Trustee of the Alta Black Briscoe Revocable Trust, ROBERT B. BRISCOE II, a married man dealing in his sole and separate property, RICHARD K. GROFF, LARA ANN GROFF and KEITH MALLORY, as Trustees of the June Briscoe Groff Trust, SALLY BLACK RUSCITTI, a married woman dealing in her sole and separate property, RANDOLPH E. BLACK, a married man dealing in his sole and separate property, AMY G. BLACK, an unmarried woman, JOHN F. BLACK and A. WADE BLACK, as Trustees of the Albert J. Black Trust A-2 (Trust #1), A. ROLFE BLACK, a married man dealing in his sole and separate property, WILLIAM R. BLACK, a married man dealing in his sole and separate property, and BLACK DEVELOPMENT ONE LIMITED LIABILITY COMPANY, a New Mexico limited liability company.

*[Signature]*  
NOTARY PUBLIC  
08-21-17  
My Commission Expires:



**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

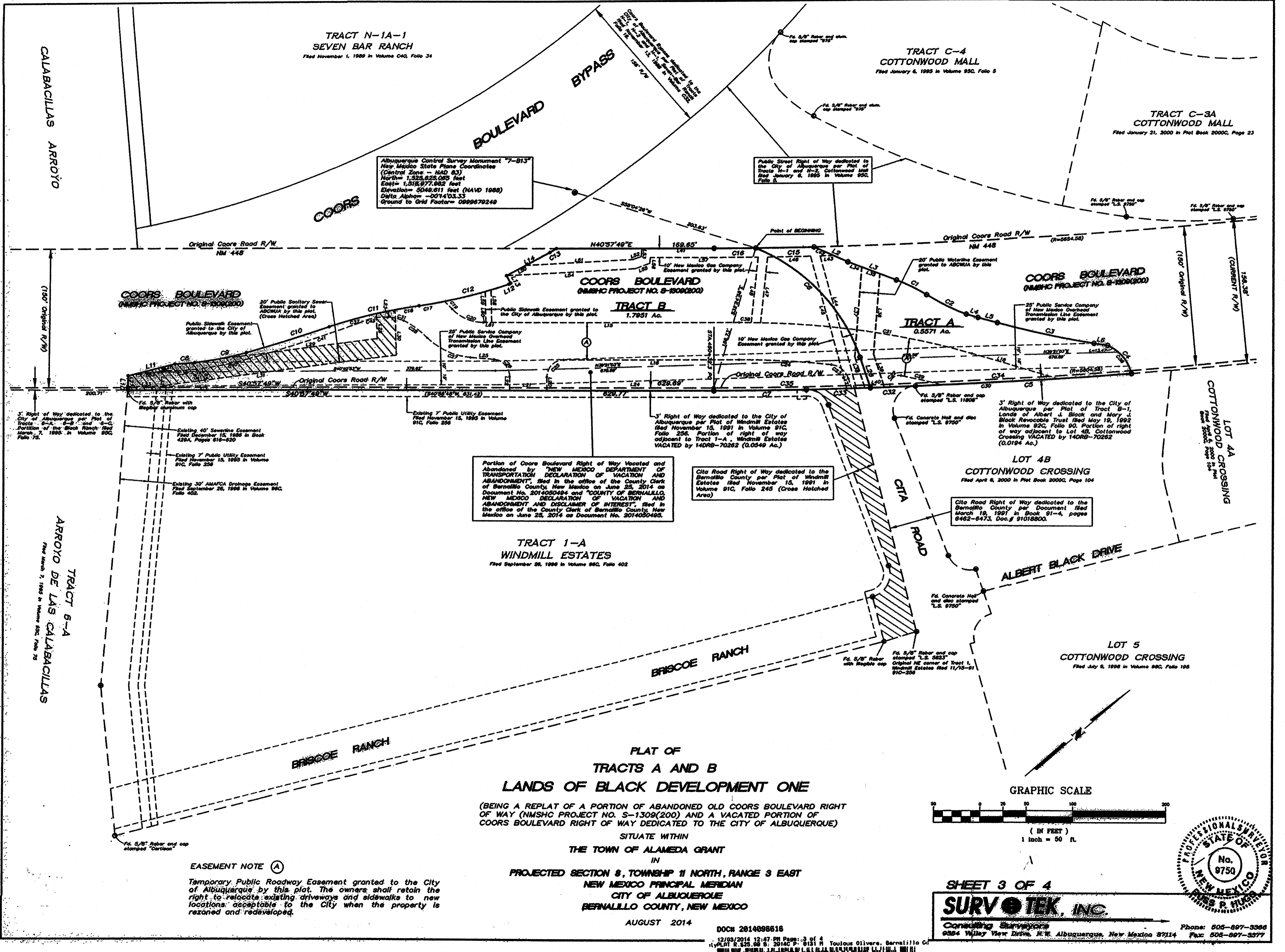
PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

AUGUST 2014

DOC# 2014096616  
12/03/2014 12:47 PM Page: 2 of 4  
City: PLAT # 6326.00 S: 2014C P: 0131 R: Toulous Olivero, Bernalillo Co



SHEET 2 OF 4  
**SURV TEK, INC.**  
Consulting Surveyors  
6364 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3586 Fax: 505-897-3577



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 93C, Folio 5

TRACT C-3A  
COTTONWOOD MALL  
Filed January 31, 2000 in Plat Book 2000C, Page 23

Albuquerque Control Survey Monument "7-B13"  
New Mexico State Plane Coordinates  
(Central Zone - MAD 83)  
North= 1,525,825.055 feet  
East= 1,515,877.582 feet  
Elevation= 5648.611 feet (NAVD 1988)  
Delta Alpha= -0074403.33  
Ground to Grid Factor= 0.999679249

Public Street Right of Way dedicated to the City of Albuquerque per Plat of Tracts N-1 and N-2, Cottonwood Mall, filed January 6, 1995 in Volume 93C, Folio 5.

Portion of Coors Boulevard Right of Way Vacated and Abandoned by THE 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. 2014050484 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. 2014050485.

Cito Road Right of Way dedicated to the Bernalillo County per Plat of Windmill Estates filed November 15, 1991 in Volume 91C, Folio 256 (Cross Hatched Area)

Cito Road Right of Way dedicated to the Bernalillo County per Document filed March 19, 1991 in Book 91-4, pages 6462-6473, Doc. # 91018800.

TRACT 1-A  
WINDMILL ESTATES  
Filed September 26, 1998 in Volume 96C, Folio 402

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

LOT 5  
COTTONWOOD CROSSING  
Filed July 9, 1998 in Volume 96C, Folio 105

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

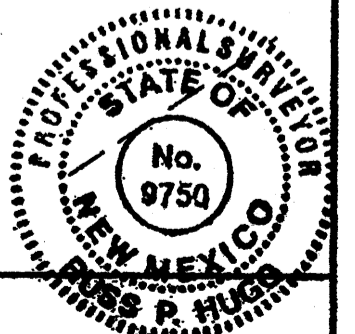
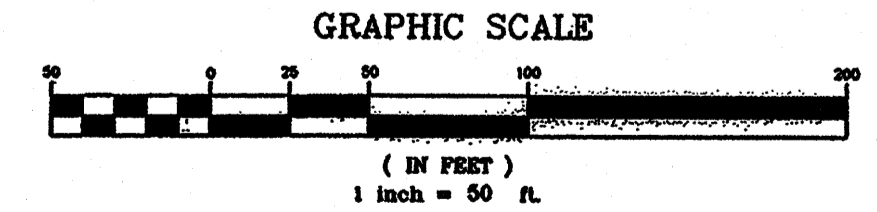
AUGUST 2014

DOCN 2014098616

12/09/2014 12:47 PM Page: 3 of 4  
PLAT R 425, 00 B: 2014C P: 0131 H Toulouse Oliveira, Bernalillo Co

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.



SHEET 3 OF 4

**SURVOTEK, INC.**

Consulting Surveyors  
2824 Willey View Drive, N.E. Albuquerque, New Mexico 87114  
Phone: 505-897-3368  
Fax: 505-897-3377

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

AUGUST 2014

LINE TABLE		
LINE	LENGTH	BEARING
L2	39.95	N65°08'48"E
L3	56.08	N61°44'52"E
L4	13.18	N57°21'51"E
L5	21.70	N56°23'17"E
L6	14.90	N49°32'57"E
L10	18.48	N49°02'11"W
L11	51.65	N27°30'46"E
L12	2.16	N12°36'43"E
L13	9.36	N77°40'17"W
L14	53.00	N12°32'04"E
L26	34.08	S66°24'43"E
L27	12.83	N47°32'15"W
L28	27.36	S60°37'20"E
L29	175.21	S33°39'38"W
L30	49.13	S50°37'20"E
L31	248.19	S33°39'38"W
L32	5.43	S43°55'42"E
L33	40.83	S40°52'49"W
L34	15.99	N61°44'52"E
L35	20.85	N61°44'52"E
L36	88.99	S44°42'11"E
L37	96.91	S44°42'11"E
L38	34.85	S67°23'54"E
L39	36.82	S67°23'54"E
L40	14.80	N39°33'57"E
L41	77.74	N40°52'49"E
L42	23.93	N65°08'48"E
L43	14.70	S39°42'07"W
L44	147.42	S64°26'22"E
L45	147.49	S64°26'22"E
L46	48.30	S40°08'33"W
L47	71.40	S40°07'52"E
L48	71.41	S43°02'52"E
L50	23.42	N12°35'04"E
L51	115.64	N37°51'35"E
L52	9.04	N20°24'41"E
L53	8.95	N43°44'23"W
L54	138.93	N32°51'55"E
L55	16.85	N20°42'41"E
L56	6.12	N43°44'23"W
L57	118.02	N40°51'36"E
L58	35.91	S60°11'01"E
L59	33.72	S60°11'01"E
L60	2.98	N40°51'36"E
L61	6.25	N40°51'36"E
L62	48.07	N65°08'48"E
L63	23.01	S62°51'36"E
L64	23.75	S62°21'54"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	38.34	188.21	18.23	38.28	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	40.46	43.86	21.80	39.04	S89°52'59"W	52°51'29"
C5	232.98	5807.58	116.51	232.97	N37°40'20"E	2°17'55"
C6	168.33	200.00	89.51	163.41	S87°28'40"W	48°13'26"
C7	100.72	5810.72	50.36	100.72	N40°28'01"E	0°59'35"
C8	21.53	241.63	10.77	21.52	N37°15'01"E	5°06'15"
C9	56.78	380.12	28.45	56.72	N30°10'55"E	9°01'59"
C10	92.89	1371.04	46.46	92.86	N23°43'28"E	3°52'54"
C11	89.39	516.70	49.85	89.23	S27°28'55"W	11°01'15"
C12	89.34	535.58	49.82	89.20	N27°02'47"E	10°37'40"
C13	8.05	215.00	4.02	8.05	S09°16'28"W	2°08'40"
C15	62.66	3654.58	31.33	62.66	N40°11'30"E	0°38'06"
C16	44.83	5661.33	22.41	44.83	N40°44'11"E	0°27'13"
C32	49.41	5807.58	24.71	49.41	N39°03'40"E	0°28'39"
C33	69.16	5807.58	34.58	69.16	N39°38'28"E	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"
C37	52.87	516.70	26.46	52.85	S24°54'11"W	5°51'47"
C38	13.20	928.60	6.60	13.20	S41°21'50"W	0°48'58"
C39	31.47	248.63	15.76	31.45	N38°08'54"E	7°15'11"
C40	50.76	367.12	25.42	50.72	N29°37'34"E	7°55'17"
C41	124.89	1378.04	62.49	124.84	N23°04'09"E	5°11'33"
C42	32.46	63.86	16.59	32.11	S28°58'27"W	29°07'35"

**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, N11PM, TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on May 18, 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, N11PM, 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.

DOCH 2014086616

12/09/2014 12:47 PM Page 4 of 4  
PLAT R. 320.00 B; 2014C.P; 0181 N. Toulouse Oliviera, Bernalillo Co.  
[Barcode]



SHEET 4 OF 4

**SURV TEK, INC.**

Consulting Surveyors  
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3368 Fax: 505-897-3377



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

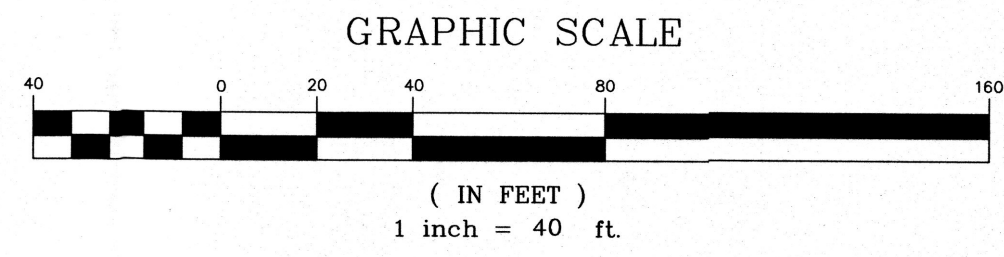
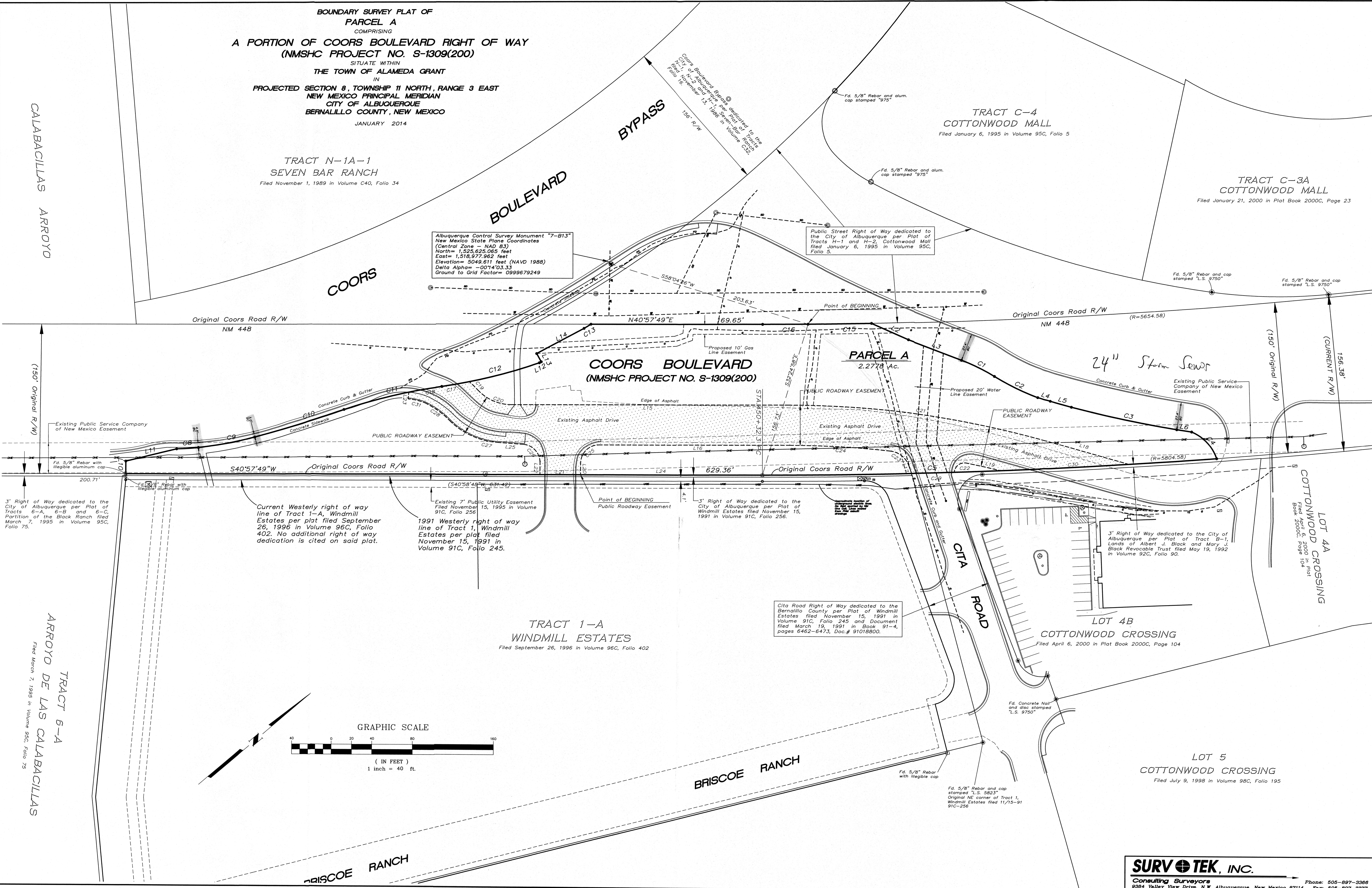
TRACT N-1A-1  
SEVEN BAR RANCH  
Filed November 1, 1989 in Volume C40, Folio 34

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

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

Albuquerque Control Survey Monument "7-B13"  
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)  
Delta Alpha= -00°14'03.33  
Ground to Grid Factor= 0.999679249

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.



PROJECT: 1010170  
 DATE: 8-20-14  
 APP: K-70286 (P/F)

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

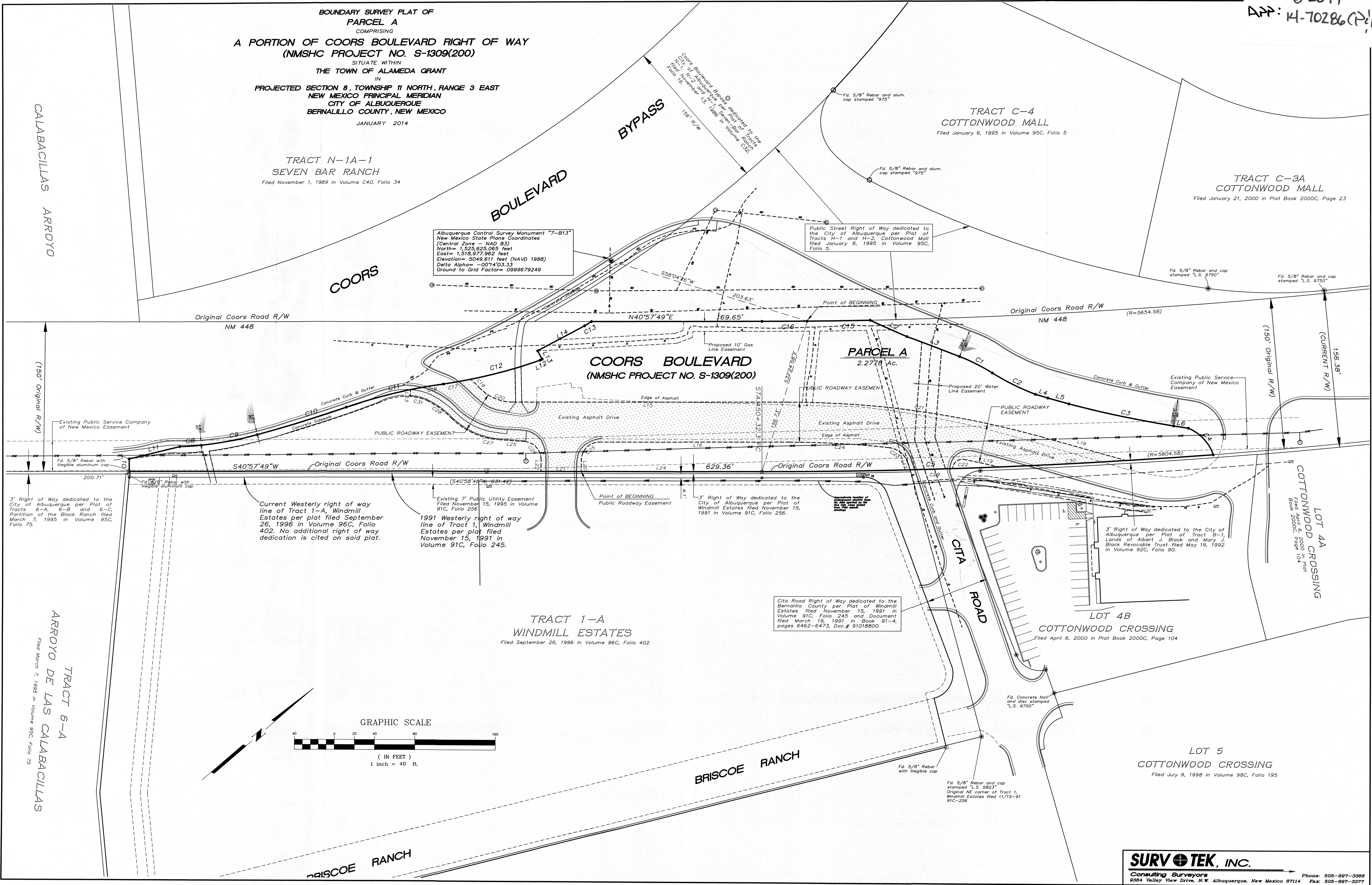
TRACT N-1A-1  
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 Filed November 1, 1989 in Volume C40, Folio 34

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 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

Albuquerque Control Survey Monument "7-B13"  
 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)  
 Delta Alpha= -00'14.03.33  
 Ground to Grid Factor= 0.999679249

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.



Current Westerly right of way line of Tract 1-A, Windmill Estates per plat filed September 26, 1996 in Volume 96C, Folio 402. No additional right of way dedication is cited on said plat.

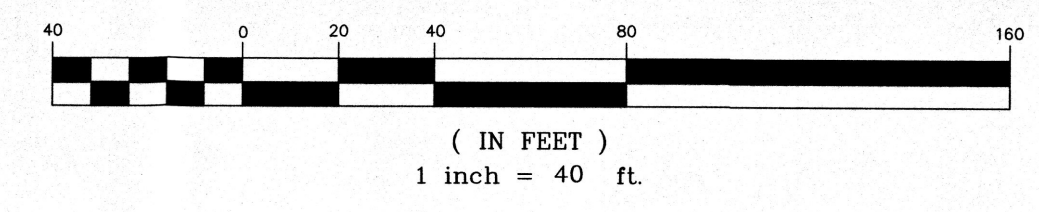
1991 Westerly right of way line of Tract 1, Windmill Estates per plat filed November 15, 1991 in Volume 91C, Folio 245.

3' Right of Way dedicated to the City of Albuquerque per Plat of Windmill Estates filed November 15, 1991 in Volume 91C, Folio 256.

Cita Road Right of Way dedicated to the Bernalillo County per Plat of Windmill Estates filed November 15, 1991 in Volume 91C, Folio 245 and Document filed March 19, 1991 in Book 91-4, pages 6462-6473, Doc.# 91018800.

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.

GRAPHIC SCALE



CALABACILLAS ARROYO

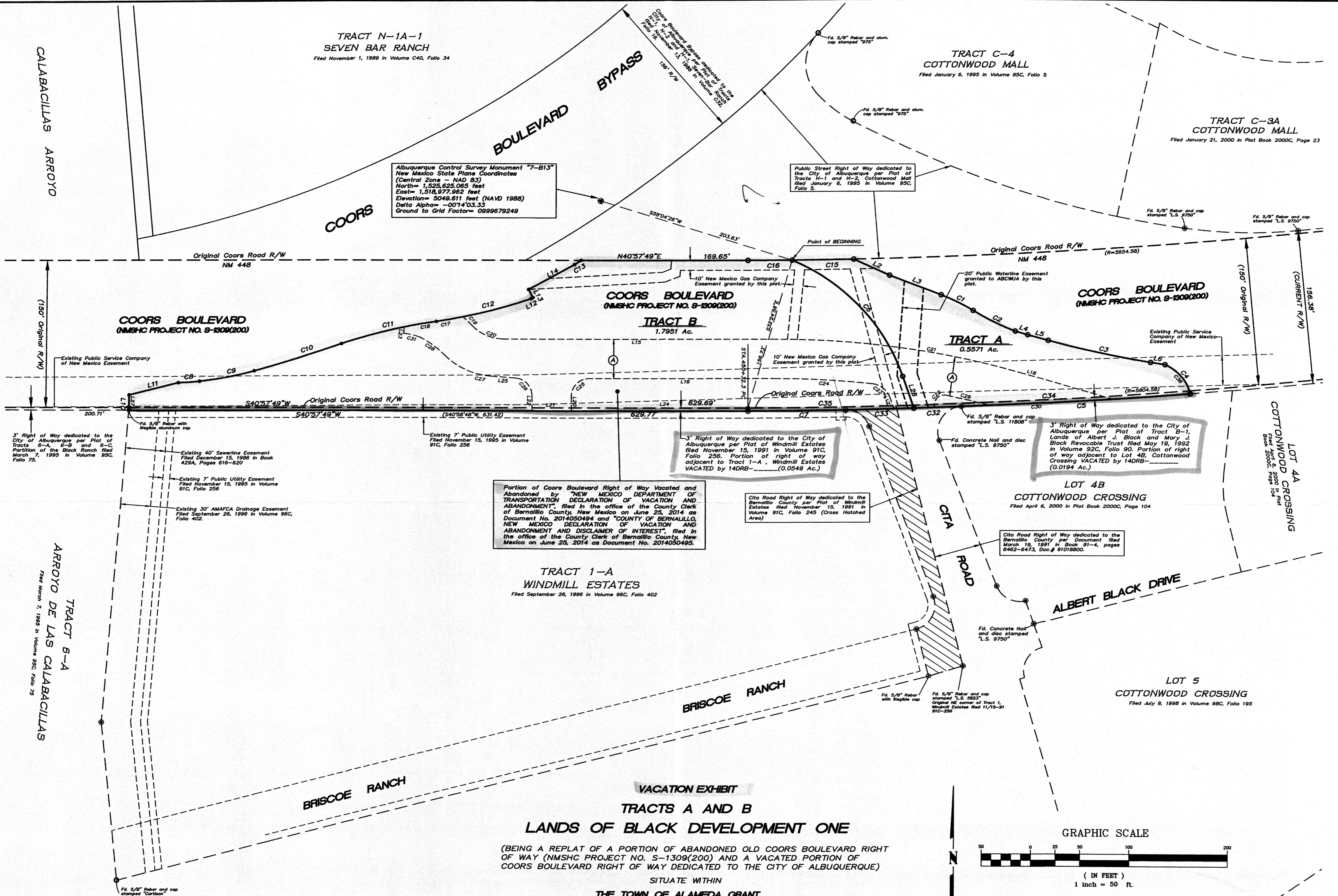
TRACT N-1A-1  
SEVEN BAR RANCH  
Filed November 1, 1989 in Volume C40, Folio 34

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 Central Survey Monument "7-813"  
New Mexico State Plane Coordinates  
(Central Zone - NAD 83)  
North= 1,525,625.085 feet  
East= 1,518,977.982 feet  
Elevation= 5049.611 feet (NAVD 1988)  
Delta Alpha= -00'14"03.33  
Ground to Grid Factor= 0.999679249

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.



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.

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.)

3' Right of Way dedicated to the City of Albuquerque per Plat of Tract B-1, Lots 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.)

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)

Cita Road Right of Way dedicated to the Bernalillo County per Document filed March 19, 1991 in Book 91-4, pages 6462-6473, Doc. # 91018800.

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

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

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

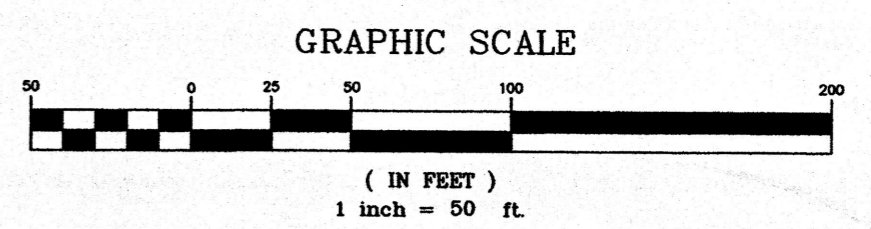
VACATION EXHIBIT  
TRACTS A AND B  
LANDS OF BLACK DEVELOPMENT ONE

(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

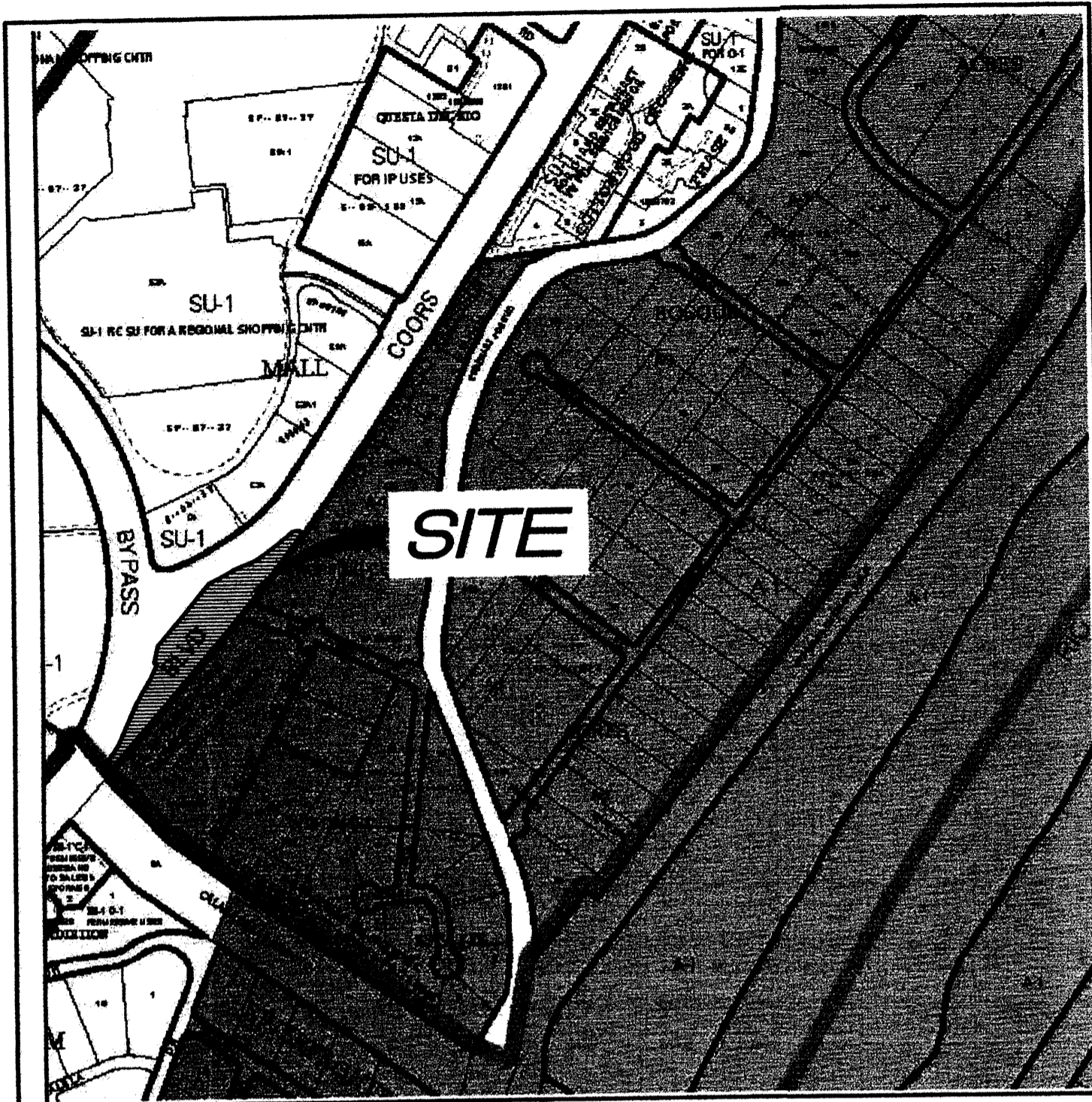
JULY 2014

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.



**SURV TEK**, Consulting Surveyors  
9384 Valley View Drive, N.W. Albuquerque

PROJECT: 1010170  
DATE 8-20-14  
APP: 14-70262 (URW)



**VICINITY MAP**  
Not To Scale

**GENERAL NOTES**

1. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NADB3).
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. 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.
7. City of Albuquerque Zone Atlas Page B-14-2.

**SUBMISSION DATA**

1. Total number of existing Tracts: 1
2. Total number of Tracts created: 2
3. 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."

**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:

- 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 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.
- 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 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.

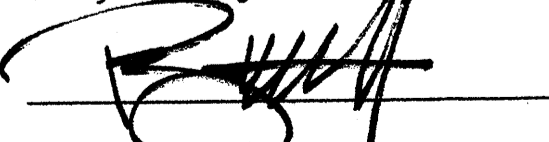
**PURPOSE OF PLAT**

The purpose of this plat is to:

1. 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" 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.
2. Show the vacation of right of way Vacated by 14DRB-70262 as shown hereon.
3. 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  
 August 4, 2014

**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**

AUGUST 2014

PROJECT: 1010170  
 DATE: 8.20.14  
 APP: W-70286 (P1F)

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:**

 \_\_\_\_\_ 8-7-14  
 City Surveyor Date  
 Department of Municipal Development

Real Property Division \_\_\_\_\_ Date \_\_\_\_\_

Environmental Health Department \_\_\_\_\_ Date \_\_\_\_\_

Traffic Engineering, Transportation Division \_\_\_\_\_ Date \_\_\_\_\_

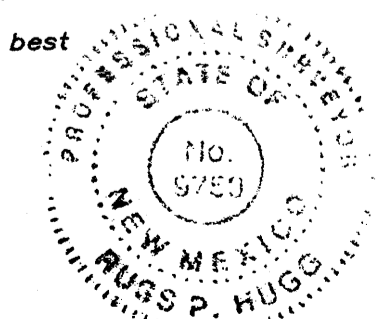
ABCWUA \_\_\_\_\_ Date \_\_\_\_\_

Parks and Recreation Department \_\_\_\_\_ Date \_\_\_\_\_

AMAFCA \_\_\_\_\_ Date \_\_\_\_\_

City Engineer \_\_\_\_\_ Date \_\_\_\_\_

DRB Chairperson, Planning Department \_\_\_\_\_ Date \_\_\_\_\_



SHEET 1 OF 4

**SURVOTEK, INC.**

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

**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 & Mark 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)**

*John F. Black*

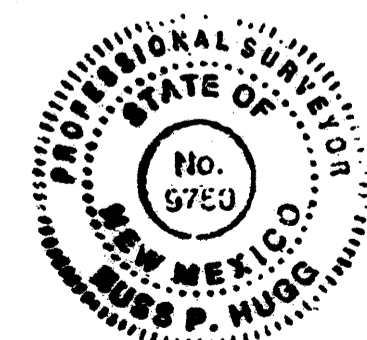
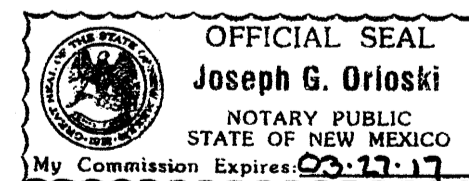
JOHN F. BLACK individually and as Attorney-in-Fact for the following:

- GLADYS BLACK SMART, a single woman,
- ROBERT B. BRISCOE II, as Trustee of the Alta Black Briscoe Revocable Trust,
- ROBERT B. BRISCOE II, a married man dealing in his sole and separate property,
- RICHARD K. GROFF, LARA ANN GROFF and KEITH MALLORY, as Trustees of the June Briscoe Groff Trust,
- SALLY BLACK RUSCITTI, a married woman dealing in her sole and separate property,
- RANDOLPH E. BLACK, a married man dealing in his sole and separate property,
- AMY G. BLACK, an unmarried woman,
- JOHN F. BLACK and A. WADE BLACK, as Trustees of the Albert J. Black Trust A-2 (Trust #1),
- A. ROLFE BLACK, a married man dealing in his sole and separate property,
- WILLIAM R. BLACK, a married man dealing in his sole and separate property, and
- BLACK DEVELOPMENT ONE LIMITED LIABILITY COMPANY, a New Mexico limited liability company.

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss.

This document was acknowledged before me on this 17th day of August, 2014, by JOHN F. BLACK, individually and as Attorney-in-Fact for GLADYS BLACK SMART, a single woman, ROBERT B. BRISCOE II, as Trustee of the Alta Black Briscoe Revocable Trust, ROBERT B. BRISCOE II, a married man dealing in his sole and separate property, RICHARD K. GROFF, LARA ANN GROFF and KEITH MALLORY, as Trustees of the June Briscoe Groff Trust, SALLY BLACK RUSCITTI, a married woman dealing in her sole and separate property, RANDOLPH E. BLACK, a married man dealing in his sole and separate property, AMY G. BLACK, an unmarried woman, JOHN F. BLACK and A. WADE BLACK, as Trustees of the Albert J. Black Trust A-2 (Trust #1), A. ROLFE BLACK, a married man dealing in his sole and separate property, WILLIAM R. BLACK, a married man dealing in his sole and separate property, and BLACK DEVELOPMENT ONE LIMITED LIABILITY COMPANY, a New Mexico limited liability company.

*[Signature]*  
NOTARY PUBLIC  
08-21-17  
My Commission Expires:



**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

AUGUST 2014

SHEET 2 OF 4

**SURV TEK, INC.**

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

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 Plat Book 2000C, Page 23

Albuquerque Control Survey Monument "7-B13"  
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)  
Delta Alpha= -0074'03.33  
Ground to Grid Factor= 0.999679249

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.

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

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

COORS BOULEVARD  
(NMSHC PROJECT NO. S-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)

Cita Road Right of Way dedicated to the Bernalillo County per Document filed March 19, 1991 in Book 91-4, pages 6462-6473, Doc. # 91018800.

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

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

PLAT OF  
TRACTS A AND B  
LANDS OF BLACK DEVELOPMENT ONE

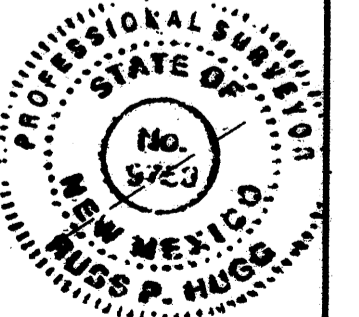
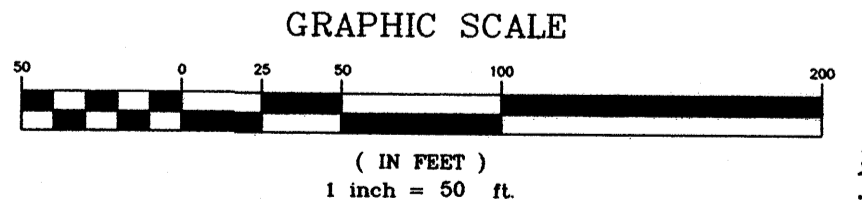
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CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

AUGUST 2014

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.



SHEET 3 OF 4  
**SURVOTEK, INC.**

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

**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)

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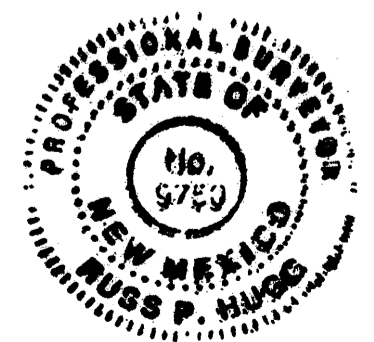
AUGUST 2014

LINE TABLE		
LINE	LENGTH	BEARING
L2	39.95	N65°08'48"E
L3	56.08	N61°44'52"E
L4	13.18	N57°21'51"E
L5	21.70	N56°23'17"E
L6	14.90	N49°32'57"E
L10	18.48	N49°02'11"W
L11	51.65	N27°10'46"E
L12	2.16	N12°36'43"E
L13	9.36	N77°40'17"W
L14	53.00	N12°35'04"E
L26	34.08	S68°29'43"E
L27	12.53	N47°32'15"W
L28	27.36	S50°37'20"E
L29	175.21	S33°39'38"W
L30	49.13	S50°37'20"E
L31	249.19	S33°39'38"W
L32	5.43	S43°55'42"E
L33	40.83	S40°57'49"W
L34	15.99	N61°44'52"E
L35	20.85	N61°44'52"E
L36	86.99	S44°42'11"E
L37	96.91	S44°42'11"E
L38	34.85	S67°23'54"E
L39	36.82	S67°23'54"E
L40	14.80	N39°13'37"E
L41	77.74	N40°57'49"E
L42	23.33	N65°08'48"E
L43	14.70	S39°44'07"W
L44	144.33	S64°26'22"E
L45	144.40	S64°26'22"E
L46	46.30	S40°08'53"W
L47	71.40	S43°07'52"E
L48	71.11	S43°07'52"E
L50	23.42	N12°35'04"E
L51	115.64	N37°51'35"E
L52	9.04	N20°42'41"E
L53	8.93	N43°44'23"W
L54	138.33	N37°51'35"E
L55	16.85	N20°42'41"E
L56	6.12	N43°44'23"W
L57	116.02	N40°51'56"E
L58	35.51	S50°11'01"E
L59	33.72	S50°11'01"E
L60	2.98	N40°57'21"E
L61	6.25	N40°54'37"E
L62	42.07	N33°45'12"E
L63	19.92	S62°51'36"E
L64	20.66	S62°21'54"E

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	40.46'	43.86'	21.80'	39.04'	S89°52'59"W	52°51'29"
C5	232.98'	5807.58'	116.51'	232.97'	N37°40'20"E	2°17'55"
C6	168.33'	200.00'	89.51'	163.41'	S87°29'40"W	48°13'26"
C7	100.72'	5810.72'	50.36'	100.72'	N40°28'01"E	0°59'35"
C8	21.53'	241.63'	10.77'	21.52'	N37°15'01"E	5°06'15"
C9	56.78'	360.12'	28.45'	56.72'	N30°10'55"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°16'29"W	2°08'40"
C15	62.66'	5654.58'	31.33'	62.66'	N40°11'30"E	0°38'06"
C16	44.83'	5661.33'	22.41'	44.83'	N40°44'11"E	0°27'13"
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'	N39°38'28"E	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"
C37	52.87'	516.70'	26.46'	52.85'	S24°54'11"W	5°51'47"
C38	13.20'	926.60'	6.60'	13.20'	S41°21'50"W	0°48'58"
C39	31.47'	248.63'	15.76'	31.45'	N38°08'54"E	7°15'11"
C40	50.76'	367.12'	25.42'	50.72'	N29°37'34"E	7°55'17"
C41	124.89'	1378.04'	62.49'	124.84'	N23°04'09"E	5°11'33"
C42	32.46'	63.86'	16.59'	32.11'	S28°58'27"W	29°07'35"

**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 ESTATES 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.



SHEET 4 OF 4

**SURV+TEK, INC.**

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