

TREASURERS CERTIFICATION

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

Bernalillo County Treasurer Date

**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

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



**VICINITY MAP
Not To Scale**

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."

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.

Russ P. Hugg
MMPs No. 9750
January 25, 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", with 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, 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.

OWNERS)

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))
COUNTY OF BERNALILLO)) ss.

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:

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

OWNERS)

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

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 "7-813"
New Mexico State Plane Coordinates
(Central Zone - NAD 83)
North = 1,825,628.065 feet
East = 1,225,250.429 feet
Elevation = 5049.811 feet (NAVD 1988)
Delta Alpha = -0014'03.33
Ground to Grid Factor = 0.999679249

COORS BOULEVARD
(MMSHC PROJECT NO. S-1809(200))

COORS BOULEVARD
(MMSHC PROJECT NO. S-1809(200))

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

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

Cite Road Right of Way dedicated to the
Bernalillo County per Document filed
6462-6473, Doc. # 910128800.

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

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

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

BRISCOE RANCH

BRISCOE RANCH

EXISTING EASEMENTS VACATED

EXISTING EASEMENTS

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.

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



SHEET 3 OF 5

SURV TEK, INC.

Consulting Surveyors
8364 Valley View Drive, N.W., Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

150920_SHEETS 1-3, DWG

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

Albuquerque Control Survey Monument "7-813"
New Mexico State Plane Coordinates
Central Zone 62, NAD 83
Easting = 1,515,977.962 feet
Elevation = 5049.611 feet (NAVD 1988)
Delta Alpha = -0014.0333
Delta Omega = 0999679249

BOULEVARD BYPASS
COORS

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

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

COORS BOULEVARD
(NMSHC PROJECT NO. S-1809(200))

COORS BOULEVARD
(NMSHC PROJECT NO. S-1809(200))

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

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

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

City Road Right of Way dedicated to the
Bernadillo County, see Plat Cottonwood
Crossing filed March 9, 1991 in Plat Book
91-4, Page 6462-6473, Dec # 91018800.

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

(CURRENT R/W)
156.38'

153' R/W
541023.8' W
200.71'

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

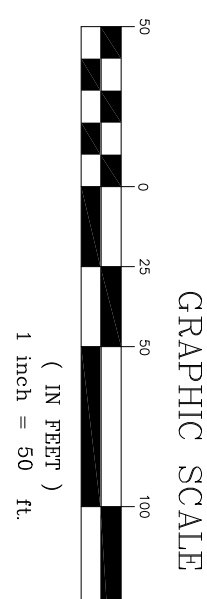
Ft. 5/8" Rebar and cap
stamped C-158

BRISCOE RANCH

BRISCOE RANCH

PLAT OF
TRACTS A-1 AND B-1
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SITUATE WITHIN
THE TOWN OF ALAMEDA GRANT
IN

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



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LANDS OF BLACK DEVELOPMENT ONE**

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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 May 19, 1992 in Volume 92-C, folio 90 Page 104.
- b. Plat entitled "PLAT OF TRACT B-1, LANDS OF ALBERTU, BLACK & MARY J. BLACK, REVOCABLE TRUST WITHIN PROJECTED SECTION 8, T1N, R3E, NMPM, 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.
- 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, T1N, 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	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°51'9"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	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'	186.21'	18.23'	36.28'	S67°17'01"W	1°10'34.8"
C3	47.80'	247.21'	23.98'	47.73'	N67°16'32"E	1°10'44.6"
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	1°10'14.5"
C10	99.34'	535.58'	49.82'	99.20'	N27°02'47"E	10°37'40"
C11	8.05'	213.00'	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°48'12"
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°23'52"
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'	N40°15'45"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"