

**TREASURER'S CERTIFICATION**

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

	Date
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, abandon, remove, replace, modify, renew, together and maintain facilities for purposes described above, together with free access of going, upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize for 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 well be erected or constructed on said easements. The grantee shall be responsible for operating thereon, regulations of National Electrical Safety Code by constructing any pools, decking, 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 (NMGCO) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGCO do not make 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 a portion of Public Wateline Easement Vacated by 17DRB-\_\_\_\_\_ 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, under my supervision, that it meets the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors, that the measurements and distances shown hereon are true and correct to the best of my knowledge and belief.

Russ P. Hugg  
NMPs No. 9750  
October 23, 2017

**PLAT OF TRACT A-1A**

**LANDS OF BLACK DEVELOPMENT ONE**

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

THE TOWN OF ALAMEDA GRANT

IN

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

OCTOBER 2017

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

**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

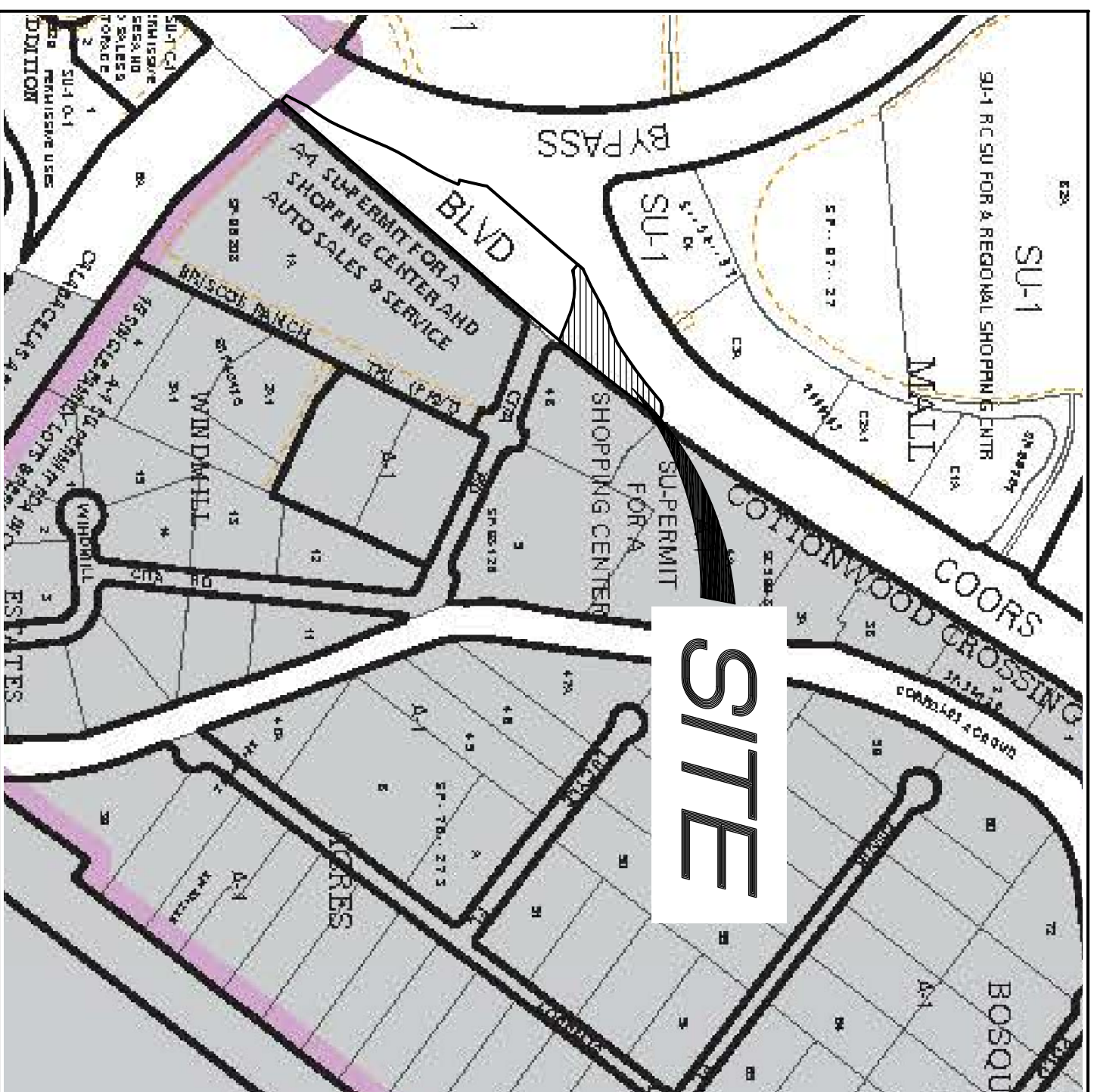
**CITY APPROVALS:**

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 3

**SURV TEK, INC.**

Consulting Surveyors  
9984 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3366  
Fax: 505-897-3377



**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: 1
- 2. Total number of Tracts created: 1
- 3. Gross Subdivision acreage: 0.5228 acres
- 4. Public Street R/W dedicated: None

**SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS**

No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.

PLAT OF  
TRACT A-1A  
LANDS OF BLACK DEVELOPMENT ONE

(BEING A REPLAT OF TRACT A-1, LANDS OF BLACK DEVELOPMENT ONE)  
SITUATE WITHIN  
THE TOWN OF ALAMEDA GRANT

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

OCTOBER 2017

**LEGAL DESCRIPTION**  
That certain parcel of land situate within the Town of Alameda Grant in Projected Section 8, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Tract A-1, Lands of Black Development One as the same is shown and designated on the plat entitled "PLAT OF TRACTS A-1 AND B-1, LANDS OF BLACK DEVELOPMENT ONE (BEING A REPLAT OF TRACTS A AND B, LANDS OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO)", filed in the office of the County Clerk of Bernalillo County, New Mexico on September 13, 2017 in Plat Book 2017C, Page 114.

Said parcel contains 0.5228 acres, more or less.

**FREE CONSENT**  
SURVEYED and REPLATTED and now comprising PLAT OF TRACT A-1A, LANDS OF BLACK DEVELOPMENT ONE (BEING A REPLAT OF TRACT A-1, LANDS OF BLACK DEVELOPMENT ONE), SITUATE WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

**OWNERS)**

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

By: \_\_\_\_\_  
As \_\_\_\_\_ of ML Destiny Plaza, LLC

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ SS

This instrument was acknowledged before me on this \_\_\_\_\_ day  
of \_\_\_\_\_, 2017, by \_\_\_\_\_,  
as \_\_\_\_\_ of ML Destiny Plaza, LLC


Notary Public

My commission expires

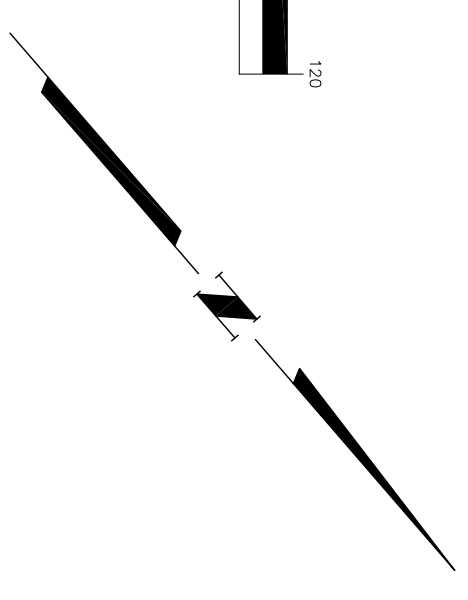
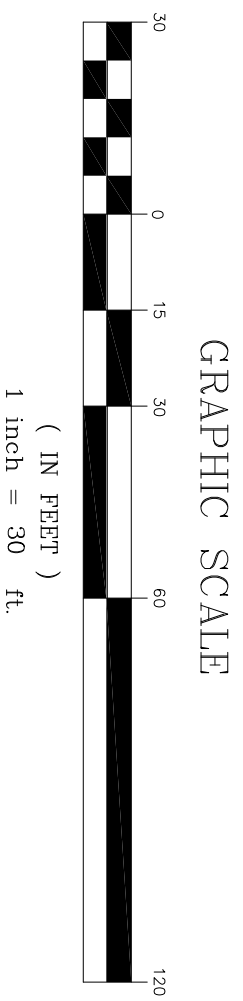
**DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:**

- a. Plat entitled "LOTS 3A, 3B, 4A AND 4B, COTTONWOOD CROSSING (BEING A REPLAT OF LOTS 3 AND 4, COTTONWOOD CROSSING WITHIN PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO, filed in the office of the County Clerk of Bernalillo County, New Mexico on May 19, 1992 in Volume 92-C, folio 90, Page 104.
- b. Plat entitled "PLAT OF TRACT B-1, LANDS OF ALBERT L. 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 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, 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.
- j. Plat entitled "PLAT OF TRACTS A-1 AND B-1, LANDS OF BLACK DEVELOPMENT ONE (BEING A REPLAT OF TRACTS A AND B, LANDS OF BLACK DEVELOPMENT ONE) SITUATE WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on September 13, 2016 in Plat Book 2016C, Page 114.

SHEET 2 OF 3

**SURV**  **TEK, INC.**

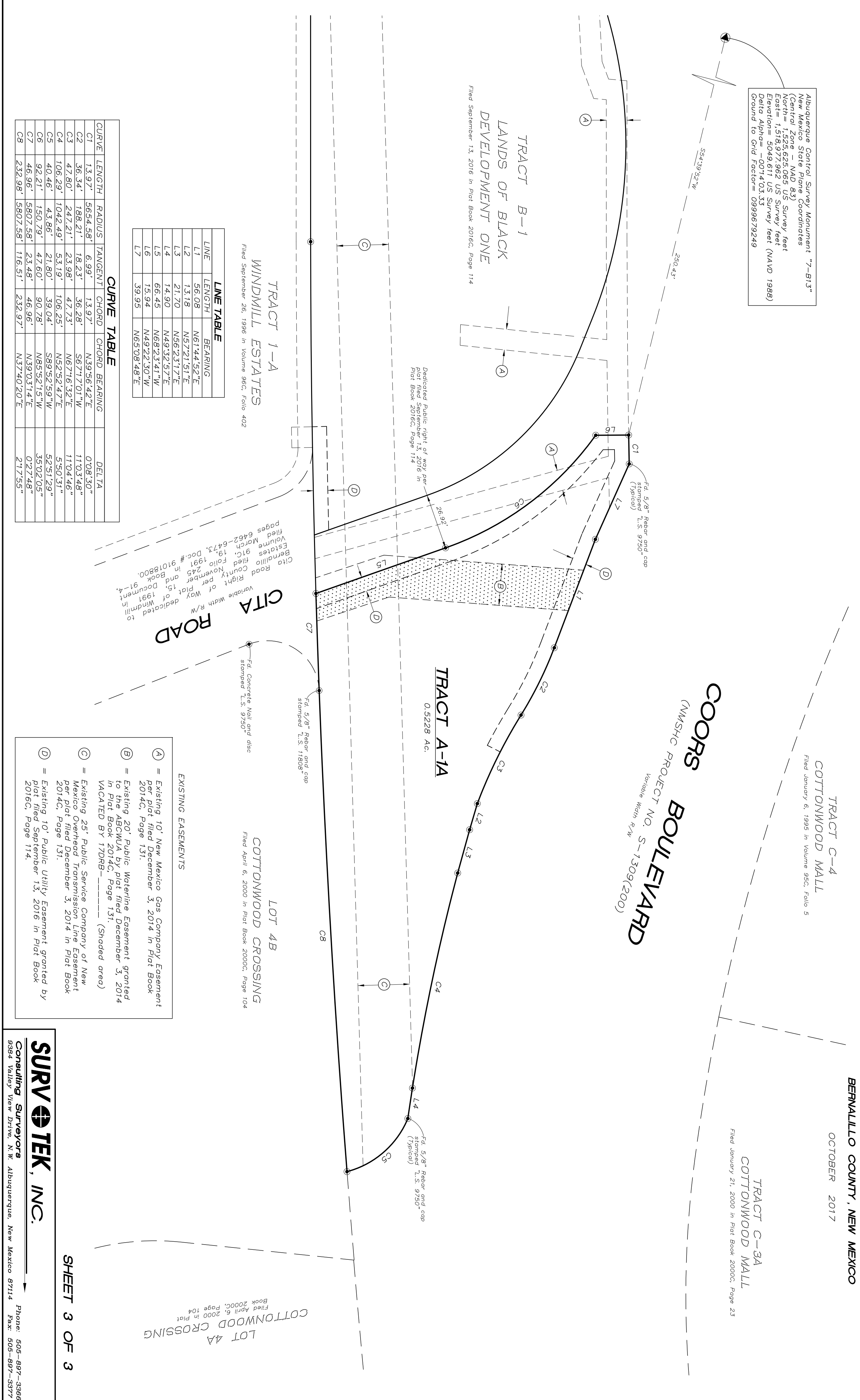
Consulting Surveyors  
9984 Valley View Drive, N.W. Albuquerque, New Mexico 87114  
Phone: 505-897-3366  
Fax: 505-897-3377



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

PLAT OF  
**TRACT A-1A**  
**LANDS OF BLACK DEVELOPMENT ONE**  
(BEING A REPLAT OF TRACT A-1, LANDS OF BLACK DEVELOPMENT ONE)  
SITUATE WITHIN  
**THE TOWN OF ALAMEDA GRANT**  
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**PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST**  
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**CITY OF ALBUQUERQUE**  
**BERNALILLO COUNTY, NEW MEXICO**  
OCTOBER 2017

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



**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	13.97'	5654.58'	6.99'	13.97'	N39°56'42"E	0°08'30"
C2	36.34'	188.21'	18.23'	36.28'	S67°17'01"W	11°03'48"
C3	42.80'	247.21'	23.98'	47.73'	N67°16'32"E	11°04'46"
C4	106.29'	1042.49'	53.19'	106.25'	N62°52'42"E	5°50'31"
C5	40.46'	43.86'	21.80'	39.04'	S89°52'59"W	52°51'29"
C6	92.21'	150.79'	47.60'	90.78'	N85°52'15"W	35°02'05"
C7	46.96'	5807.58'	23.48'	46.96'	N39°03'14"E	0°27'48"
C8	232.98'	5807.58'	116.51'	232.97'	N37°40'20"E	2°17'55"

**LINE TABLE**

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

- 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. (Shaded area)
  - (C) = Existing 25' Public Service Company of New Mexico Overhead Transmission Line Easement per Plat filed December 3, 2014 in Plat Book 2014C, Page 131.
  - (D) = Existing 10' Public Utility Easement granted by plat filed September 13, 2016 in Plat Book 2016C, Page 114.

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