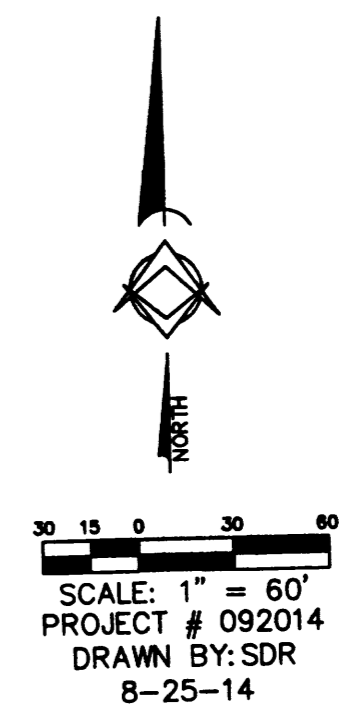
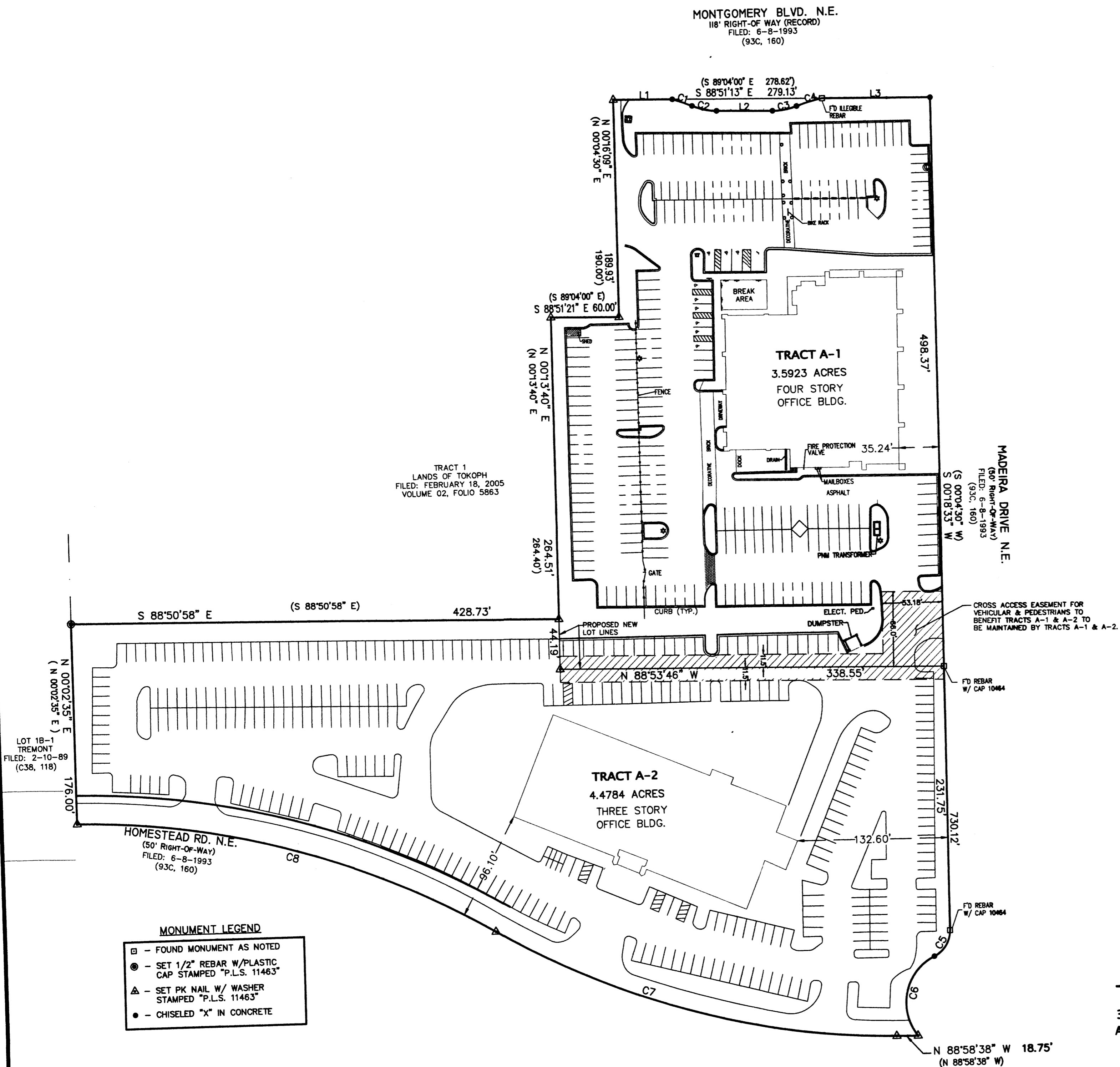


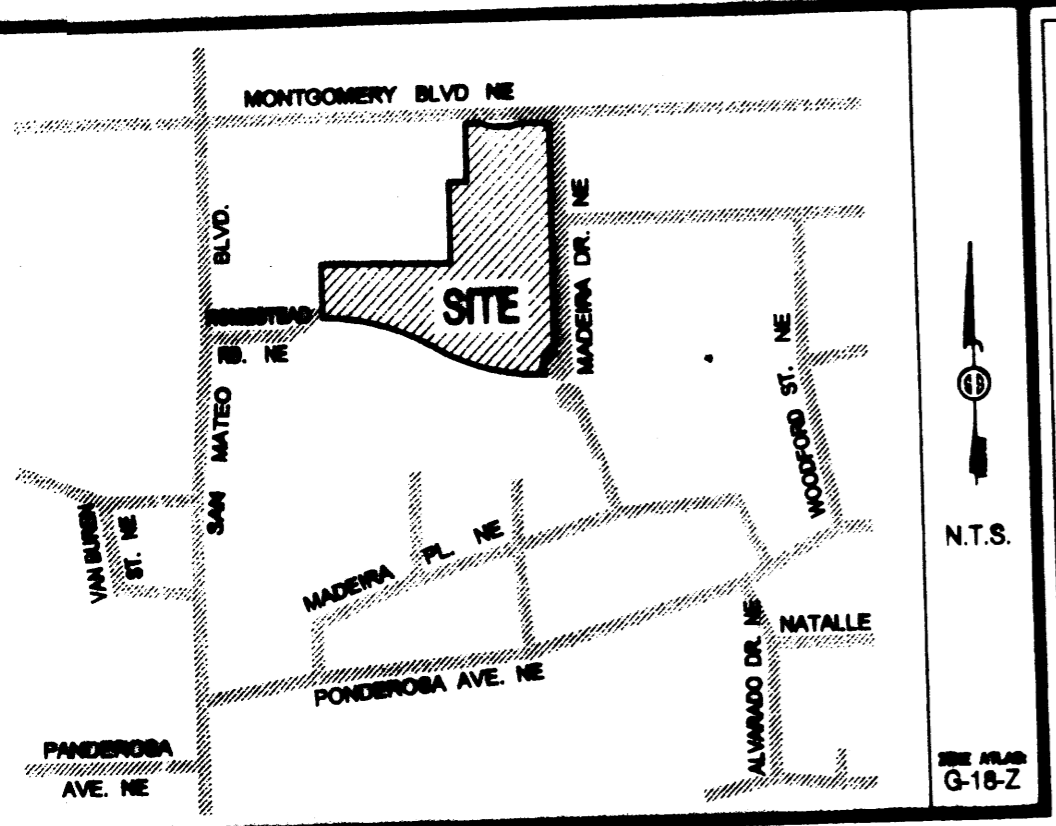
**SITE SKETCH OF  
PROPOSED TRACTS A-1 & A-2  
FEDERAL PLAZA  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY 2015  
SHEET 2 OF 2**

**PROJECT: 1010278  
DATE: 2-25-15  
APP: 15-70063(P&F)  
-Site Sketch-**



**THE SURVEY OFFICE, LLC**  
333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102  
PHONE: (505) 998-0303  
FAX: (505) 998-0306

**PLAT OF  
TRACT A-1 & A-2  
FEDERAL PLAZA  
SECTION 1, T. 10 N., R. 3 E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY 2015  
SHEET 1 OF 2**



VICINITY MAP

**SUBMISSION DATA / NOTES**

- BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE), DISTANCES ARE GROUND DISTANCES. EASEMENT DATA SHOWN IS RECORD DATA.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT A FEDERAL PLAZA, INTO TWO (2) TRACTS OF LAND.
- THE DATA SHOWN IS FROM AN ACTUAL FIELD SURVEY.
- BEARINGS AND DISTANCES IN PARENTHESES ( ) ARE PER PLAT OF TRACTS A & B, FEDERAL PLAZA, FILED JUNE 08, 1989, VOLUME 93C, FOLIO 160, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- THERE IS A FLOOD ZONE A01 AND A02 ON TRACT A-1. SEE FLOOD INSURANCE RATE MAP (FIRM) PANEL #35001C0139G FOR MORE INFORMATION.
- 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.

**OWNERS CERTIFICATE**

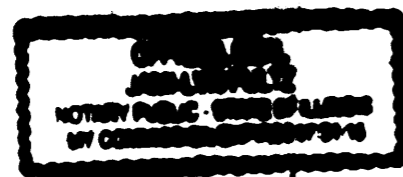
THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON FOR THE PURPOSE NOTED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

OWNER(S) SIGNATURE: [Signature] DATE: 1/22/15

OWNER(S) PRINT NAME: Eric Warden

**ACKNOWLEDGMENT**

STATE OF Missouri )  
COUNTY OF Cook ) SS



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF January, 2016  
BY: Jamie Lynn Feltz

MY COMMISSION EXPIRES: 07/27/16

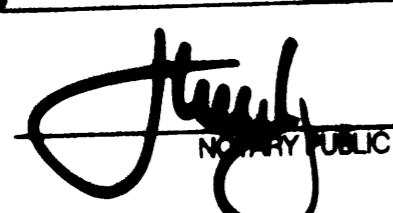
OWNER(S) SIGNATURE: [Signature] DATE: 2/18/15

OWNER(S) PRINT NAME: TRAYNERS

STATE OF Missouri )  
COUNTY OF Linn ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF February, 2016  
BY: Jamie Lynn Feltz

MY COMMISSION EXPIRES: 07.19.2015



**LEGAL DESCRIPTION:**

A CERTAIN TRACT OF LAND BEING THE NORTHERLY PORTION OF TRACT LETTERED 'A' OF THE PLAT OF TRACTS A AND B OF FEDERAL PLAZA, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN & DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 8, 1993 IN PLAT BOOK 93C, PAGE 160 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE WESTERLY LINE OF MADEIRA DRIVE, BEING THE NORTHEAST CORNER OF TRACT A, ALONG THE WESTERLY LINE OF MADEIRA DRIVE NE, WHENCE THE ACS CONTROL STATION '8-F-189' BEARS N 05°14'24" E, A DISTANCE OF 5,098.10 FEET;

S 00°18'33" W, A DISTANCE OF 730.12 FEET TO THE POINT OF CURVATURE;  
THENCE SOUTHWESTERLY, A DISTANCE OF 28.20 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 64°37'23" AND A CHORD WHICH BEARS S 32°37'14" W, A DISTANCE OF 28.73 FEET) TO THE POINT OF REVERSE CURVATURE;

THENCE SOUTHWESTERLY, A DISTANCE OF 80.85 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 102°56'38" AND A CHORD WHICH BEARS S 13°27'36" W, A DISTANCE OF 70.41 FEET) TO THE SOUTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING A POINT AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF MADEIRA DRIVE NE AND THE CENTERLINE OF PUBLIC ROADWAY EASEMENT;

THENCE N 88°58'36" W, A DISTANCE OF 18.75 FEET TO THE POINT OF CURVATURE;  
THENCE NORTHWESTERLY, A DISTANCE OF 369.08 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 704.82 FEET, A CENTRAL ANGLE OF 30°00'00" AND A CHORD WHICH BEARS N 73°58'36" W, A DISTANCE OF 364.88 FEET) TO THE POINT OF REVERSE CURVATURE;

THENCE NORTHWESTERLY, A DISTANCE OF 364.77 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 734.82 FEET, A CENTRAL ANGLE OF 30°00'00" AND A CHORD WHICH BEARS N 73°58'36" W, A DISTANCE OF 360.39 FEET) TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING A POINT AT THE EASTERLY TERMINUS OF HOMESTEAD ROAD NE RIGHT-OF-WAY;

THENCE N 00°02'36" E, A DISTANCE OF 176.00 FEET TO A POINT;  
THENCE S 88°50'58" E, A DISTANCE OF 428.73 FEET TO A POINT;  
THENCE N 00°13'40" E, A DISTANCE OF 294.51 FEET TO AN ANGLE POINT;

THENCE S 88°51'21" E, A DISTANCE OF 60.00 FEET TO AN ANGLE POINT;  
THENCE N 00°16'09" E, A DISTANCE OF 189.93 FEET TO THE NORTHWEST CORNER, BEING A POINT ON THE SOUTHERLY LINE OF MONTGOMERY BOULEVARD;

THENCE ALONG THE SOUTHERLY LINE OF MONTGOMERY BOULEVARD FOR THE NEXT 7 CALLS:  
S 88°51'13" E, A DISTANCE OF 52.01 FEET TO A POINT OF CURVE;

THENCE 18.28 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (SAID ARC HAVING A RADIUS OF 143.50 FEET, A CENTRAL ANGLE OF 07°18'13" & HAVING A CHORD BEARING & DISTANCE OF S 88°42'41" E, A DISTANCE OF 18.28 FEET) TO A POINT OF A REVERSE CURVE;

THENCE 22.05 FEET ALONG THE ARC OF A CURVE TO THE LEFT (SAID ARC HAVING A RADIUS OF 58.50 FEET, A CENTRAL ANGLE OF 22°21'37" & HAVING A CHORD BEARING & DISTANCE OF S 77°14'32" E, A DISTANCE OF 21.91 FEET) TO A POINT OF TANGENCY;

THENCE S 88°25'29" E, A DISTANCE OF 48.78 FEET TO A POINT OF CURVE;  
THENCE 21.71 FEET ALONG THE ARC OF A CURVE TO THE LEFT (SAID ARC HAVING A RADIUS OF 88.50 FEET, A CENTRAL ANGLE OF 22°01'09" & HAVING A CHORD BEARING & DISTANCE OF N 80°33'52" E, A DISTANCE OF 21.58 FEET) TO A POINT OF A REVERSE CURVE;

THENCE 23.45 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (SAID ARC HAVING A RADIUS OF 143.50 FEET, A CENTRAL ANGLE OF 08°21'48" & HAVING A CHORD BEARING & DISTANCE OF N 74°14'08" E, A DISTANCE OF 23.42 FEET) TO A POINT OF TANGENCY;

THENCE S 88°51'13" E, A DISTANCE OF 94.97 FEET TO THE NORTHEAST CORNER & PLACE OF BEGINNING CONTAINING 351,561 SQUARE FEET (8.0707 ACRES, MORE OR LESS).

**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, FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

4. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE 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 GRANITOR 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 SURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURES 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.

**APPROVALS:**

DRB NO.: 1010278

[Signature] P.E. DATE: 2/9/15  
CITY SURVEYOR

TRAFFIC ENGINEERING	DATE
PARKS & RECREATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

**UTILITY APPROVALS**

P.N.M. ELECTRIC SERVICES	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST CORPORATION D/B/A CENTURYLINK QG	DATE
COMCAST CABLE COMMUNICATION, INC.	DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON  
UPC#: \_\_\_\_\_  
PROPERTY OWNER OF RECORD: \_\_\_\_\_  
BERNALILLO COUNTY TREASURERS OFFICE: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, ANTHONY L. HARRIS, A DULY QUALIFIED LAWS OF THE STATE OF NEW MEXICO, DC PREPARED BY ME OR UNDER MY SUPERVY RECORD OR MADE KNOWN TO ME BY THE SHOWN HEREON, UTILITY COMPANIES AT MINIMUM REQUIREMENTS FOR MONUMENTATION, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]  
Anthony L. Harris, N.M.L.S. No. 11463



**THE SURVEY OFFICE, LLC**  
333 LOMAS BLVD., N.E.  
ALBUQUERQUE, NEW MEXICO 87102

PHONE: (505) 998-0303  
FAX: (505) 998-0306

PROJECT: 1010278  
DATE: 2-25-15  
APP: 15-70063 (P.I.F)

**PLAT OF  
TRACT A-1 & A-2  
FEDERAL PLAZA**  
SECTION 1, T. 10 N., R. 3 E., N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JANUARY 2015  
SHEET 2 OF 2

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 88°51'13" E	52.01'
L2	S 88°25'29" E	49.79'
L3	S 88°51'13" E	94.97'
L4	S 88°51'21" E	60.00'
L5	S 88°51'13" E	19.83'
L6	S 70°00'10" E	27.75'
L7	S 30°14'50" E	24.05'
L8	S 89°04'00" E	39.76'
L9	S 67°40'49" E	114.25'
L10	S 44°24'16" E	58.21'
L11	S 00°05'03" W	33.19'
L12	S 85°53'30" W	1.76'
L13	S 39°42'23" E	5.46'
L14	S 00°18'33" W	48.58'
L15	N 27°09'46" W	35.57'
L16	N 40°01'09" W	28.32'
L17	N 89°43'51" W	19.50'
L18	N 23°28'03" E	7.70'
L19	N 89°04'00" W	22.75'
L20	N 73°14'23" W	10.11'
L21	N 65°04'36" W	6.16'
L22	N 05°42'38" W	28.77'
L23	N 53°36'56" W	23.60'
L24	S 80°19'09" W	86.23'
L25	S 41°20'52" W	16.65'
L26	S 46°29'16" W	21.79'
L27	N 16°35'14" E	24.52'
L28	N 00°00'00" W	7.00'
L29	N 10°34'25" E	15.26'
L30	N 28°33'57" W	20.49'
L31	N 18°29'07" W	27.88'
L32	N 31°30'28" W	18.36'
L33	S 89°04'00" E	12.88'
L34	N 30°14'50" W	34.73'
L35	N 89°04'10" W	198.70'
L36	S 00°55'50" W	10.00'
L37	N 89°04'10" W	20.00'
L38	S 00°55'50" W	10.00'
L39	N 89°04'10" W	60.32'
L40	S 88°51'21" E	25.00'
L41	N 00°18'09" E	164.92'
L42	S 00°18'33" W	69.79'
L43	S 88°51'13" E	225.02'
L44	S 00°18'33" W	254.44'
L45	S 88°50'58" E	15.00'
L46	S 00°18'09" W	4.07'
L47	S 83°29'29" E	106.77'
L48	N 85°11'12" E	31.73'
L49	N 85°11'22" E	86.30'
L50	S 03°42'04" W	65.87'
L51	S 88°50'58" E	10.01'
L52	N 03°42'04" E	66.11'
L53	S 89°46'04" W	3.65'
L54	N 00°13'58" W	22.00'
L55	N 88°46'04" E	21.00'
L56	S 00°13'58" E	22.00'
L57	S 89°46'04" W	7.33'
L58	S 88°51'13" E	10.18'
L59	S 83°29'29" E	57.93'
L60	S 26°05'39" E	5.00'

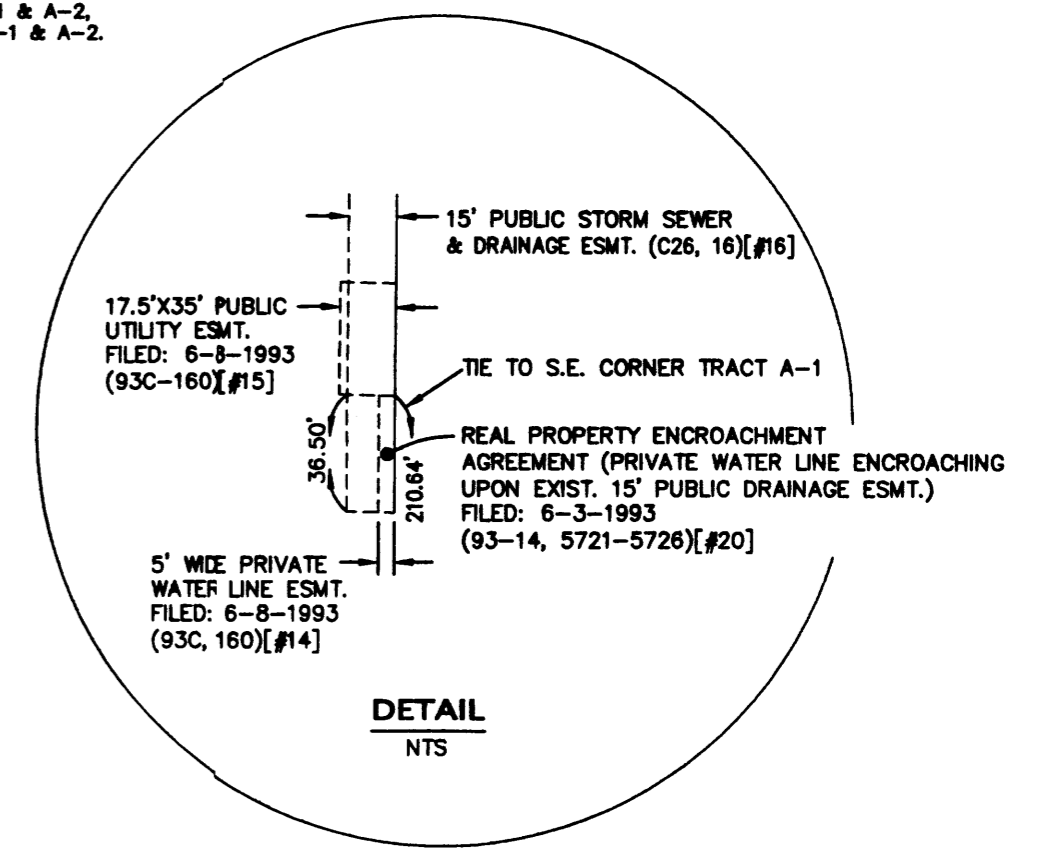
ACS CONTROL STATION  
"8-F18"  
NEW MEXICO STATE PLANE  
COORDINATE SYSTEM  
(CENTRAL ZONE)(NAD 1983)  
Y=1,508,127.905  
X=1,541,450.788  
G=0.999964658  
Δ=001°1'26.05"  
ELEV.=5,235.657'



30 15 0 30 60  
SCALE: 1" = 60'  
PROJECT # 092014  
DRAWN BY: SDR  
8-25-14

MONUMENT LEGEND

- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/PLASTIC CAP STAMPED "P.L.S. 11463"
- ▲ - SET PK NAIL W/ WASHER STAMPED "P.L.S. 11463"
- - CHISELED "X" IN CONCRETE



MONTGOMERY BLVD. N.E.  
118' RIGHT-OF WAY (RECORD)  
FILED: 6-8-1993  
(93C, 160)

RECIPROCAL ACCESS ESMT.  
DOC. #93017182  
FILED: 2-19-93  
(93-4, 8566-6570)  
MAINTAINED BY THE OWNERS OF TRACTS  
A-1 & A-2 AND FOR THE BENEFIT OF  
TRACTS A-1 & A-2.

TRACT 1  
LANDS OF TOKOPH  
FILED: FEBRUARY 18, 2005  
VOLUME 02, FOLIO 5863

TRACT A-1  
3.5923 ACRES

FOUR STORY  
OFFICE BLDG.

EXISTING ZONE BOUNDARY  
RECIPROCAL ACCESS ESMT.  
DOC. #93029132  
FILED: 3-24-93  
(93-7, 3216-3218)  
MAINTAINED BY THE OWNERS OF  
TRACTS A-1 & A-2 AND FOR THE  
BENEFIT OF TRACTS A-1 & A-2.

THREE STORY  
OFFICE BLDG.

34' PUBLIC ROADWAY EASEMENT,  
PUBLIC UTILITY EASEMENT & PUBLIC  
DRAINAGE EASEMENT  
FILED: 2-19-93  
(93C, 44)

MADEIRA DRIVE N.E.  
(50' RIGHT-OF-WAY)  
FILED: 6-8-1993  
(93C, 160)

VEHICULAR/PEDESTRIAN ACCESS EASEMENT  
FOR THE BENEFIT OF TRACTS A-1 & A-2,  
TO BE MAINTAINED BY TRACTS A-1 & A-2.

FD REBAR  
W/ CAP 10464

FD REBAR  
W/ CAP 10464

N 88°58'38" W 18.75'  
(N 88°58'38" W)

S 88°50'58" E (S 88°50'58" E) 428.73'

TRACT A-2  
4.4784 ACRES

15'x15' US WEST COMM.  
& PNM EASEMENT  
DOC. #93136114  
FILED: 12-01-93  
BK. 93-34, PG. 5535-5538

HOMESTEAD RD. N.E.  
(50' RIGHT-OF-WAY)  
FILED: 6-8-1993  
(93C, 160)

CURVE TABLE

CURVE	LENGTH(')	DELTA	RADIUS(')	CHORD BRNG.	CHORD(')
C1	18.29'	7°18'13"	143.50'	N 69°42'41" W	18.28'
C2	22.05'	22°21'37"	56.50'	N 77°14'32" W	21.91'
C3	21.71'	22°01'09"	56.50'	N 80°33'52" E	21.58'
C4	23.45'	9°21'48"	143.50'	N 74°14'08" E	23.42'
C5	28.20'	64°37'23"	25.00'	N 32°37'14" E	26.73'
RECORD	28.20'	64°37'23"	25.00'	N 32°37'14" E	26.73'
C6	80.85'	102°56'39"	45.00'	N 13°27'36" E	70.41'
RECORD	80.85'	102°56'39"	45.00'	N 13°27'36" E	70.41'
C7	369.06'	30°00'06"	704.82'	N 73°58'36" E	364.86'
RECORD	369.06'	30°00'06"	704.82'	N 73°58'36" E	364.86'
C8	384.77'	30°00'06"	734.82'	N 73°58'36" E	380.39'
RECORD	384.77'	30°00'06"	734.82'	N 73°58'36" E	380.39'

THE SURVEY OFFICE, LLC

333 LOMAS BLVD., N.E.  
ALBUQUERQUE, NEW MEXICO 87102

PHONE: (505) 998-0303  
FAX: (505) 998-0306

**PLAT OF  
PLAT OF TRACT A-1 & A-2  
FEDERAL PLAZA  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER 2014  
SHEET 1 OF 2**

<u>C.D.R.A. APPROVALS:</u>	<u>SRP NO.:</u>
_____	_____
CITY SURVEYOR	DATE
_____	_____
TRAFFIC ENGINEERING	DATE
_____	_____
PARKS & RECREATION DEPARTMENT	DATE
_____	_____
A.B.C.W.U.A.	DATE
_____	_____
A.M.A.F.C.A.	DATE
_____	_____
CITY ENGINEER	DATE
_____	_____
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
_____	_____
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
_____	_____
REAL PROPERTY DIVISION	DATE
_____	_____
<u>UTILITY APPROVALS</u>	
_____	_____
P.N.M. ELECTRIC SERVICES	DATE
_____	_____
NEW MEXICO GAS COMPANY	DATE
_____	_____
QWEST CORPORATION D/B/A CENTURYLINK QC	DATE
_____	_____
COMCAST CABLE COMMUNICATION, INC.	DATE

SURVEYOR'S CERTIFICATE

I, ANTHONY L. HARRIS, A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Anthony L. Harris*  
 Anthony L. Harris, N.M.L.S. No. 11463  
 THE SURVEY OFFICE, LLC  
 333 LOMAS BLVD., N.E.  
 ALBUQUERQUE, NEW MEXICO 87102  
 PHONE: (505) 998-0303  
 FAX: (505) 998-0306



LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND BEING THE NORTHERLY PORTION OF TRACT LETTERED 'A' OF THE PLAT OF TRACTS A AND B OF FEDERAL PLAZA, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN & DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 8, 1993 IN PLAT BOOK 93C, PAGE 160 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE WESTERLY LINE OF MADEIRA DRIVE, BEING THE NORTHEAST CORNER OF TRACT A, ALONG THE WESTERLY LINE OF MADEIRA DRIVE NE, WHENCE THE ACS CONTROL STATION 'M-4A' BEARS N 88°40'44" E, A DISTANCE OF 1,404.48 FEET;

S 00°18'33" W, A DISTANCE OF 730.12 FEET TO THE POINT OF CURVATURE;

THENCE SOUTHWESTERLY, A DISTANCE OF 28.20 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 64°37'23" AND A CHORD WHICH BEARS S 32°37'14" W, A DISTANCE OF 26.73 FEET) TO THE POINT OF REVERSE CURVATURE;

THENCE SOUTHWESTERLY, A DISTANCE OF 80.85 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 102°56'39" AND A CHORD WHICH BEARS S 13°27'36" W, A DISTANCE OF 70.41 FEET) TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING A POINT AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF MADEIRA DRIVE NE AND THE CENTERLINE OF PUBLIC ROADWAY EASEMENT;

THENCE N 88°58'38" W, A DISTANCE OF 18.75 FEET TO THE POINT OF CURVATURE;

THENCE NORTH-WESTERLY, A DISTANCE OF 369.06 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 704.82 FEET, A CENTRAL ANGLE OF 30°00'06" AND A CHORD WHICH BEARS N 73°58'36" W, A DISTANCE OF 364.86 FEET) TO THE POINT OF REVERSE CURVATURE;

THENCE NORTH-WESTERLY, A DISTANCE OF 384.77 FEET ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 734.82 FEET, A CENTRAL ANGLE OF 30°00'06" AND A CHORD WHICH BEARS N 73°58'36" W, A DISTANCE OF 380.39 FEET) TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING A POINT AT THE EASTERLY TERMINUS OF HOMESTEAD ROAD NE RIGHT-OF-WAY;

THENCE N 00°02'35" E, A DISTANCE OF 176.00 FEET TO A POINT;

THENCE S 88°50'58" E, A DISTANCE OF 428.73 FEET TO A POINT;

THENCE N 00°13'40" E, A DISTANCE OF 264.51 FEET TO AN ANGLE POINT;

THENCE S 88°51'21" E, A DISTANCE OF 60.00 FEET TO AN ANGLE POINT;

THENCE N 00°18'09" E, A DISTANCE OF 189.93 FEET TO THE NORTH-WEST CORNER, BEING A POINT ON THE SOUTHERLY LINE OF MONTGOMERY BOULEVARD;

THENCE ALONG THE SOUTHERLY LINE OF MONTGOMERY BOULEVARD FOR THE NEXT 7 CALLS:

S 88°51'13" E, A DISTANCE OF 52.01 FEET TO A POINT OF CURVE;

THENCE 18.29 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (SAID ARC HAVING A RADIUS OF 143.50 FEET, A CENTRAL ANGLE OF 07°18'13" & HAVING A CHORD BEARING & DISTANCE OF S 69°42'41" E, A DISTANCE OF 18.28 FEET) TO A POINT OF A REVERSE CURVE;

THENCE 22.05 FEET ALONG THE ARC OF A CURVE TO THE LEFT (SAID ARC HAVING A RADIUS OF 56.50 FEET, A CENTRAL ANGLE OF 22°21'37" & HAVING A CHORD BEARING & DISTANCE OF S 77°14'32" E, A DISTANCE OF 21.91 FEET) TO A POINT OF TANGENCY;

THENCE S 88°25'29" E, A DISTANCE OF 49.79 FEET TO A POINT OF CURVE;

THENCE 21.71 FEET ALONG THE ARC OF A CURVE TO THE LEFT (SAID ARC HAVING A RADIUS OF 56.50 FEET, A CENTRAL ANGLE OF 22°01'09" & HAVING A CHORD BEARING & DISTANCE OF N 80°33'52" E, A DISTANCE OF 21.58 FEET) TO A POINT OF A REVERSE CURVE;

THENCE 23.45 FEET ALONG THE ARC OF A CURVE TO THE RIGHT (SAID ARC HAVING A RADIUS OF 143.50 FEET, A CENTRAL ANGLE OF 08°21'48" & HAVING A CHORD BEARING & DISTANCE OF N 74°14'08" E, A DISTANCE OF 23.42 FEET) TO A POINT OF TANGENCY;

THENCE S 88°51'13" E, A DISTANCE OF 94.97 FEET TO THE NORTHEAST CORNER & PLACE OF BEGINNING CONTAINING 351,561 SQUARE FEET (8.0707 ACRES, MORE OR LESS.

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.

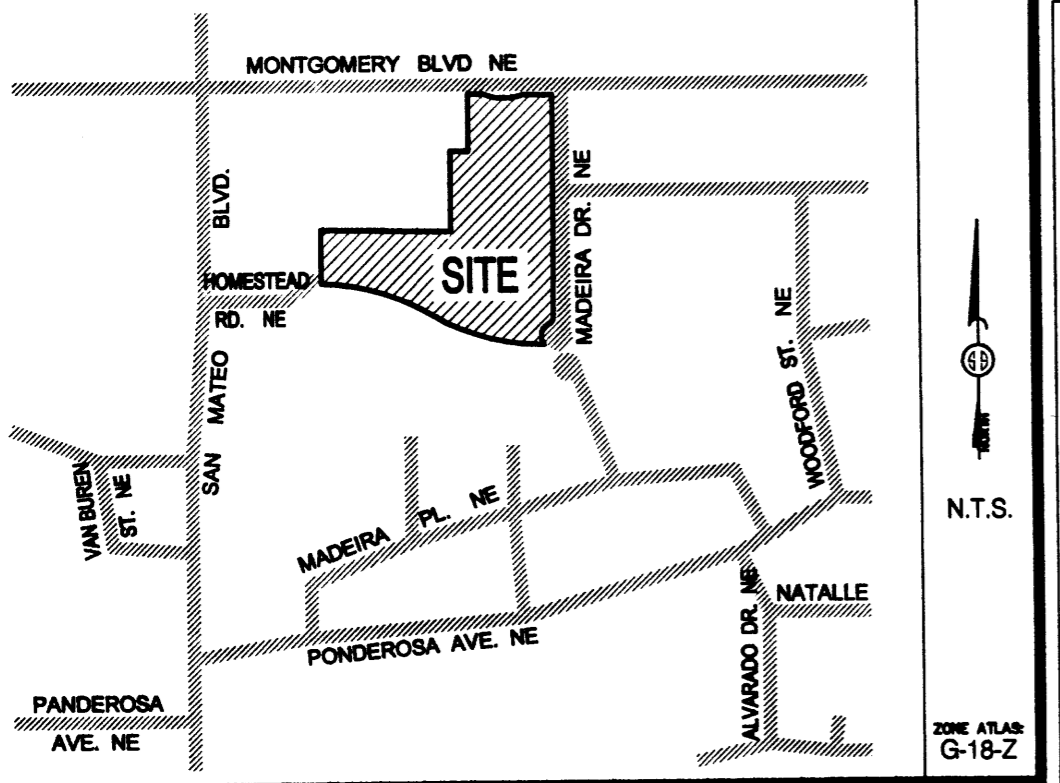
C. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.

4. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE 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 STRUCTURES SHALL BE ERRECTED 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 TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10) IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE FEET (5) ON EACH SIDE.

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 NOR 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.



VICINITY MAP  
SUBDIVISION DATA / NOTES

- BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE), DISTANCES ARE GROUND DISTANCES. EASEMENT DATA SHOWN IS RECORD DATA.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT A FEDERAL PLAZA, INTO TWO (2) TRACTS OF LAND.
- THE DATA SHOWN IS FROM AN ACTUAL FIELD SURVEY.
- BEARINGS AND DISTANCES IN PARENTHESIS ( ) ARE PER PLAT OF TRACTS A & B, FEDERAL PLAZA, FILED JUNE 08, 1993, VOLUME 93C, FOLIO 160, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

OWNER'S CERTIFICATE

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON FOR THE PURPOSE NOTED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

OWNER(S) SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

OWNER(S) PRINT NAME: \_\_\_\_\_

ACKNOWLEDGMENT  
 STATE OF \_\_\_\_\_ )  
 ) SS  
 COUNTY OF \_\_\_\_\_ )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.

BY: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

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

OWNER(S) SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

OWNER(S) PRINT NAME: \_\_\_\_\_

ACKNOWLEDGMENT  
 STATE OF \_\_\_\_\_ )  
 ) SS  
 COUNTY OF \_\_\_\_\_ )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.

BY: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

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

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: \_\_\_\_\_

PROPERTY OWNER OF RECORD: \_\_\_\_\_

BERNALILLO COUNTY TREASURERS OFFICE: \_\_\_\_\_

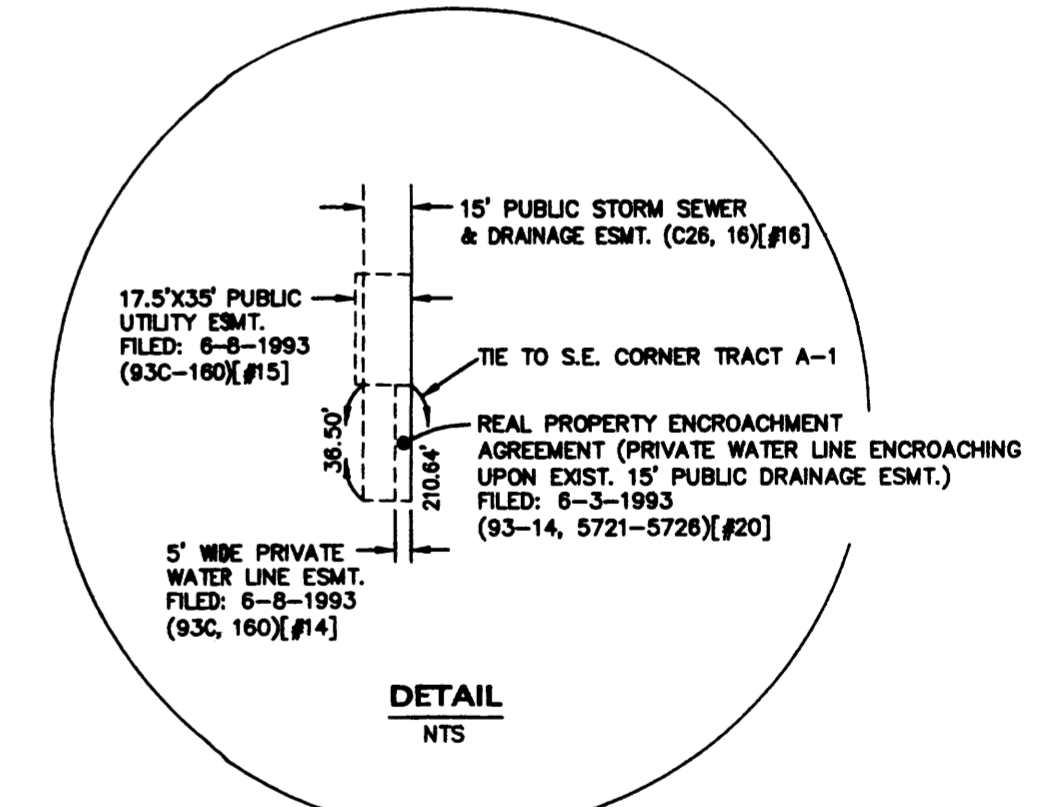
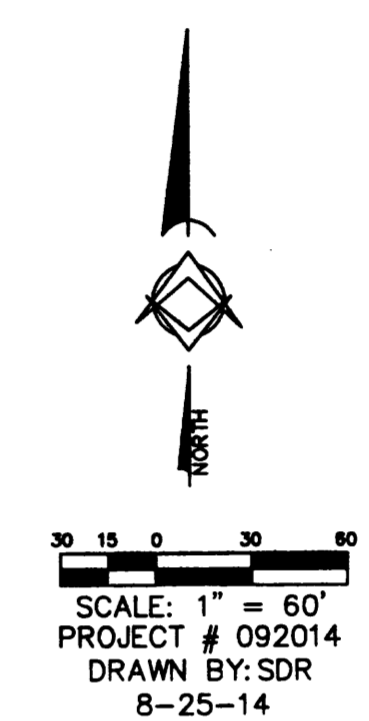
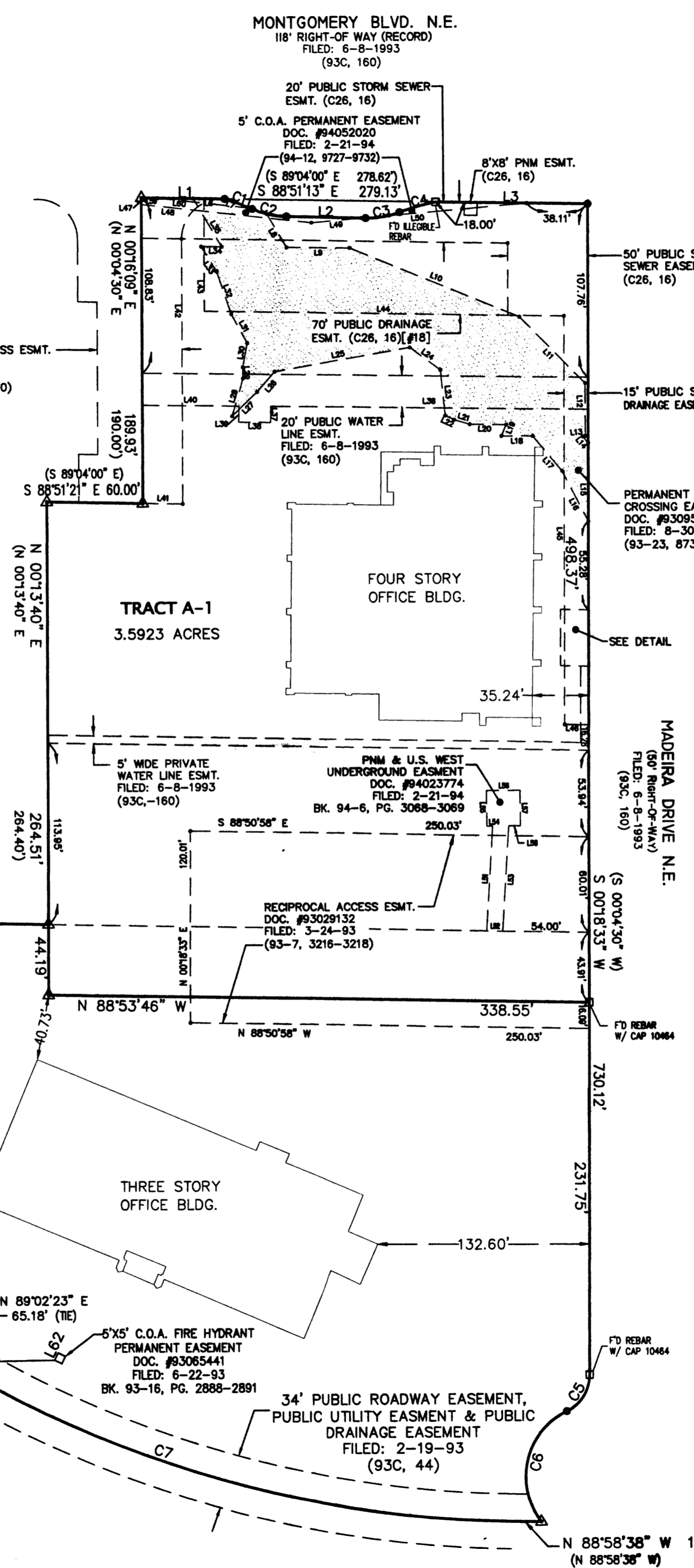
**PLAT OF  
TRACT A-1 & A-2  
FEDERAL PLAZA**  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER 2014  
SHEET 2 OF 2

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 88°51'13" E	52.01'
L2	S 88°25'29" E	49.79'
L3	S 88°51'13" E	94.97'
L4	S 88°51'21" E	60.00'
L5	S 88°51'13" E	19.83'
L6	S 70°00'10" E	27.75'
L7	S 30°14'50" E	24.05'
L8	S 89°04'00" E	39.78'
L9	S 67°40'49" E	114.25'
L10	S 44°24'16" E	58.21'
L11	S 00°05'03" W	33.19'
L12	S 85°53'30" W	1.78'
L13	S 39°42'23" E	5.46'
L14	S 00°18'33" W	48.58'
L15	N 27°09'46" W	35.57'
L16	N 40°01'09" W	28.32'
L17	N 89°43'51" W	19.50'
L18	N 23°28'03" E	7.70'
L19	N 89°04'00" W	22.75'
L20	N 73°14'23" W	10.11'
L21	N 65°04'36" W	8.16'
L22	N 05°42'38" W	28.77'
L23	N 53°36'56" W	23.60'
L24	S 80°19'09" W	86.23'
L25	S 41°20'52" W	16.65'
L26	S 46°29'16" W	21.79'
L27	N 16°35'14" E	24.52'
L28	N 00°00'00" W	7.00'
L29	N 10°34'25" E	15.28'
L30	N 28°33'57" W	20.49'
L31	N 18°29'07" W	27.88'
L32	N 31°30'28" W	18.36'
L33	S 89°04'00" E	12.88'
L34	N 30°14'50" W	34.73'
L35	N 89°04'10" W	198.70'
L36	S 00°55'50" W	10.00'
L37	N 89°04'10" W	20.00'
L38	S 00°55'50" W	10.00'
L39	N 89°04'10" W	60.32'
L40	S 88°51'21" E	25.00'
L41	N 00°16'09" E	164.92'
L42	S 00°18'33" W	69.79'
L43	S 88°51'13" E	225.02'
L44	S 00°18'33" W	254.44'
L45	S 88°50'58" E	15.00'
L46	S 00°16'09" W	4.07'
L47	S 83°29'29" E	108.77'
L48	N 85°11'12" E	31.73'
L49	N 85°11'22" E	86.30'
L50	S 03°42'04" W	65.87'
L51	S 88°50'58" E	10.01'
L52	N 03°42'04" E	66.11'
L53	S 89°46'04" W	3.65'
L54	N 00°13'56" W	22.00'
L55	N 89°46'04" E	21.00'
L56	S 00°13'56" E	22.00'
L57	S 89°46'04" W	7.33'
L58	S 88°51'13" E	10.18'
L59	S 83°29'29" E	57.93'
L60	S 26°05'39" E	5.00'

RECIPROCAL ACCESS ESMT.  
DOC. #93017182  
FILED: 2-19-93  
(93-4, 6566-6570)

TRACT 1  
LANDS OF TOKOPH  
FILED: FEBRUARY 18, 2005  
VOLUME 02, FOLIO 5863



**MONUMENT LEGEND**

- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/PLASTIC CAP STAMPED "P.L.S. 11463"
- ▲ - SET PK NAIL W/ WASHER STAMPED "P.L.S. 11463"
- - CHISELED "X" IN CONCRETE

**THE SURVEY OFFICE, LLC**  
333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102  
PHONE: (505) 998-0303 FAX: (505) 998-0306

CURVE TABLE

CURVE	LENGTH(°)	DELTA	RADIUS(°)	CHORD BRNG.	CHORD(°)
C1	18.29	718'13"	143.50	N 69°42'41" W	18.28
C2	22.05	22°21'37"	56.50	N 77°14'32" W	21.81
C3	21.71	22°01'09"	56.50	N 80°33'52" E	21.58
C4	23.45	9°21'46"	143.50	N 74°14'08" E	23.42
C5	28.20	64°37'23"	25.00	N 32°37'14" E	28.73
RECORD	28.20	64°37'23"	25.00	N 32°37'14" E	28.73
C6	80.85	102°56'39"	45.00	N 13°27'36" E	70.41
RECORD	80.85	102°56'39"	45.00	N 13°27'36" E	70.41
C7	369.06	30°00'06"	704.82	N 73°58'36" E	364.86
RECORD	369.06	30°00'06"	704.82	N 73°58'36" E	364.86
C8	384.77	30°00'06"	734.82	N 73°58'36" E	380.39
RECORD	384.77	30°00'06"	734.82	N 73°58'36" E	380.39