



SUBMISSION DATA / NOTES VICINITY MAP

1. BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE), DISTANCES ARE GROUND DISTANCES. EASEMENT DATA SHOWN IS RECORD DATA.
2. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT A FEDERAL PLAZA, INTO TWO (2) TRACTS OF LAND.
3. THE DATA SHOWN IS FROM AN ACTUAL FIELD SURVEY.
4. BEARINGS AND DISTANCES IN PARENTHESIS () ARE PER PLAT OF TRACTS A & B, FEDERAL PLAZA, FILED JUNE 08, 1993, VOLUME 99C, FOLIO 160, RECORDS OF BERNALLILLO COUNTY, NEW MEXICO.
5. THERE IS A FLOOD ZONE A01 AND A02 ON TRACT A-1, SEE FLOOD INSURANCE RATE MAP (FIRM) PANEL #35001C0139G FOR MORE INFORMATION.
6. 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 ERRECTED 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 OWNERS(S) AND/OR PROPRIETORS(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: _____

OWNER(S) SIGNATURE: _____ NOTARY PUBLIC
 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

LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND BEING THE NORTHERLY PORTION OF TRACT LETTERED 'W' OF THE PLAT OF TRACTS A AND B OF FEDERAL PLAZA, CITY OF ALBUQUERQUE, BERNALLILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN & DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALLILLO COUNTY, NEW MEXICO ON JUNE 8, 1993 IN PLAT BOOK 99C, 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 MADRERA DRIVE, BEING THE NORTHEAST CORNER OF TRACT A, ALONG THE WESTERLY LINE OF MADRERA DRIVE NE, WHENCE THE ACS CONTROL STATION 8-F18R+ HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1983), N=1,508,127.905, E=1,541,450.788, 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°37'22" 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 80.88 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 SOUTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING A POINT AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF MADRERA 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 NORTHWESTERLY, A DISTANCE OF 389.06 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 NORTHWESTERLY, A DISTANCE OF 394.77 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°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 18.29 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°29'29" 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 09°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 (6.0707 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. QUEST 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 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/SWITCHEGARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMERS/SWITCHEAR 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.

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

APPROVALS: _____ DRB NO.: 1010278

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 _____

UTILITY APPROVALS

P.N.M. ELECTRIC SERVICES _____ DATE _____

NEW MEXICO GAS COMPANY _____ DATE _____

QWEST CORPORATION D/B/A CENTURYLINK QC _____ DATE _____

COMCAST CABLE COMMUNICATION, INC. _____ DATE _____

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON UPC#:

PROPERTY OWNER OF RECORD: _____

BERNALLILLO COUNTY TREASURERS OFFICE: _____

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 TRU AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Anthony L. Harris, N.M.L.S. No. 11463 _____ Date _____

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