

PLAT OF  
TRACT A  
CORRALES BUSINESS PARK

(BEING A REPLAT OF TRACTS C-6A-1 AND C-6A-2, SEVEN-BAR RANCH)

SITUATE WITHIN

THE TOWN OF ALAMEDA GRANT

IN

PROJECTED SECTION 5, TOWNSHIP 11 NORTH, RANGE 3 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

FEBRUARY, 2015

**LEGAL DESCRIPTION**

Tracts C-6A-1 and C-6A-2, SEVEN-BAR RANCH, as the same are shown and designated on the plat entitled "TRACTS C-6A-1 THRU C-6A-4, (BEING A REPLAT OF TRACT C-6A) SEVEN-BAR RANCH), SEVEN-BAR RANCH, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 11, 1989, in Volume C39, folio 138.

Said tracts contain 1.8314 Acres, more or less.

**FREE CONSENT AND DEDICATION**

SURVEYED and REPLATTED and now comprising PLAT OF TRACT A, CORRALES BUSINESS PARK (BEING A REPLAT OF TRACTS C-6A-1 AND C-6A-2, SEVEN-BAR RANCH) SITUATE WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 5, 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 additional 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)**

528 & Ellison, LLC, a New Mexico limited liability company

By: \_\_\_\_\_

**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."

**FLOOD ZONE DETERMINATION**

The subject property (as shown hereon) appears to lie within Zone "X" (areas determined to be outside 0.2% annual chance floodplain) in accordance with the National Flood Insurance Program Rate Map No. 35001C0109 H, Effective Date 8-16-2012.

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

- a. Plat entitled "TRACTS C-6A-1 THRU C-6A-4, (BEING A REPLAT OF C-6A, SEVEN-BAR RANCH, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JUNE, 1989", filed August 11, 1989, Volume C39, Folio 138, records of Bernalillo County, New Mexico.
- b. Plat entitled "TRACTS D-1 THRU D-5 AND C-5A AND C-6A, SEVEN-BAR RANCH, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JULY, 1985", filed December 18, 1985, Volume C29, Folio 31, records of Bernalillo County, New Mexico.
- c. Plat entitled "TRACTS C-1 THRU C-6, SEVEN-BAR RANCH, WITHIN PROJECTED SECTIONS 5 & 6, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FEBRUARY, 1984", filed July 26, 1984, Volume C34, Folio 136, records of Bernalillo County, New Mexico.
- d. Plat entitled "PLAT OF TRACTS D-4-L-2B-1 & D-4-L-1-A, SEVEN BAR RANCH, (BEING A REPLAT OF TRACTS D-4-L-2B & D-4-L-1), SEVEN BAR RANCH), PROJECTED SECTION 5, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JULY, 2007", filed September 27, 2007, Volume 2007C, Folio 278, records of Bernalillo County, New Mexico.
- e. Title Commitment prepared for the surveyed property by First American Title Insurance Company, Commitment for Title Insurance No. 5011635-1912212-AL01, dated June 11, 2014.

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this \_\_\_\_\_  
day of \_\_\_\_\_, 2015, by \_\_\_\_\_.

as \_\_\_\_\_ of 528 & Ellison, LLC.

Notary Public \_\_\_\_\_ My commission expires \_\_\_\_\_