

TREASURERS CERTIFICATION

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

1017 061 171275 30929
 1017 061 180258 30927

[Signature]
 Bernalillo County Treasurer

2/15/18
 Date

PLAT OF
 LOT 1-A-1

NORRIS AND MARGARET PENNY ADDITION

(BEING A REPLAT OF LOTS 1-A AND 2,
 NORRIS AND MARGARET PENNY ADDITION)

SITUATE WITHIN

THE ELENA GALLEGOS GRANT

WITHIN

PROJECTED SECTION 35, TOWNSHIP 11 NORTH, RANGE 3 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 2017

PROJECT NUMBER: 1010327

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- 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.
- 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.
- 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.
- 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, change, remove, replace, modify, renew, operate and maintain facilities for 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 structure 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.

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 (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive 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:

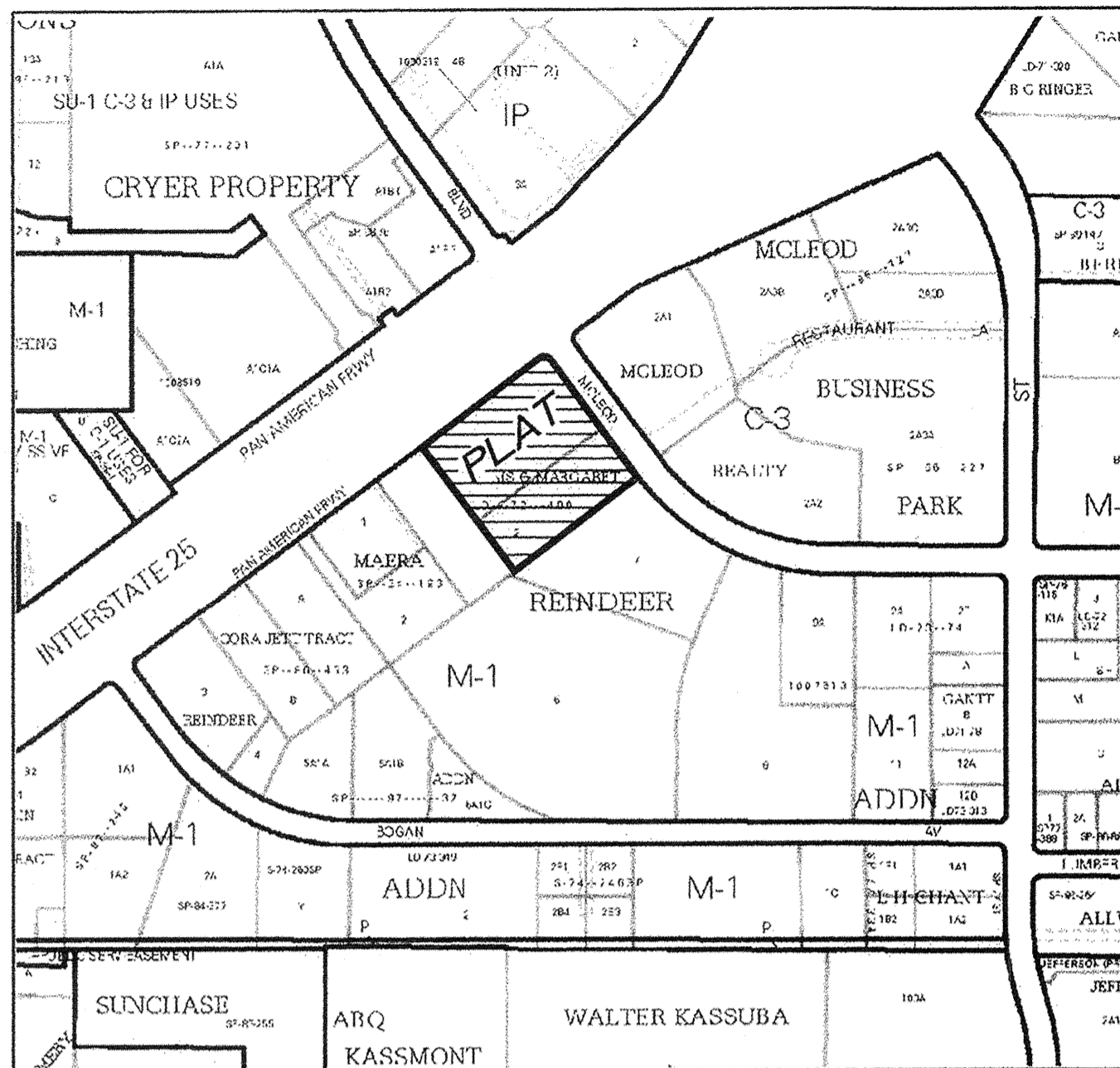
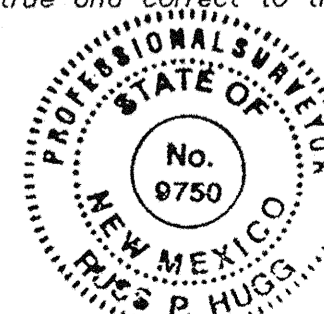
The purpose of this Plat is to:

- Combine 2 existing Lots into 1 new Lot as shown hereon.
- To acknowledge the vacation of the previous Private Blanket Access Easement granted by plat filed July 7, 2017 which was VACATED BY 17DRB-10234.
- To acknowledge and show the new Private Blanket Access Easement recorded by separate document as noted hereon.
- Grant the Public 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.

[Signature]
 Russ P. Hugg
 NMPS No. 9750
 October 18, 2017



VICINITY MAP
 Not To Scale

GENERAL NOTES

- Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 83).
- Distances are ground.
- Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ().
- All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- Albuquerque City Zone Atlas page F-17.

SUBDIVISION DATA

- Total number of existing Lots: 2
- Total number of Lots created: 1
- Additional Public Right of way dedicated 0 Ac.
- Gross Subdivision acreage: 4.9163 acres.

SHEET INDEX

- SHEET 1 OF 3 Approvals, General Notes, Etc...
 SHEET 2 OF 3 Legal Description, Free consent and dedication
 SHEET 3 OF 3 Existing Plat Boundary

PLAT APPROVAL

UTILITY APPROVALS:

[Signature] 11-2-17
 Public Service Company of New Mexico Date
[Signature] 10-25-17
 New Mexico Gas Company Date
[Signature] 10/25/2017
 Qwest Corporation d/b/a CenturyLink QC. Date
[Signature] 10/25/17
 Comcast Date

CITY APPROVALS:

[Signature] 10/23/17
 Loren N. Risenhoover P.S. Date
 City Surveyor
 Department of Municipal Development
 N/A 2/14/18
 Real Property Division Date
 N/A 2/14/18
 Environmental Health Department Date
[Signature] 2/14/18
 Raymond M. Neal Date
 Traffic Engineering, Transportation Division
[Signature] 2/14/18
 Don Entsgaard Date
 ABCWUA
[Signature] 2/14/18
 Parks and Recreation Department Date
[Signature] 2/6/18
 AMAPCA Date
[Signature] 2/14/2018
 City Engineer Date
[Signature] 2-14-18
 DRB Chairperson, Planning Department Date

DOCH 2018013790
 02/15/2018 11:01 AM Page: 1 of 3
 PLAT R. \$25.00 B: 2018 P: 0016 Linda Stover, Bernalillo County

SHEET 1 OF 3

SURV TEK, INC.

Consulting Surveyors Phone: 505-897-3366
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

PLAT OF
LOT 1-A-1
NORRIS AND MARGARET PENNY ADDITION
(BEING A REPLAT OF LOTS 1-A AND 2,
NORRIS AND MARGARET PENNY ADDITION)

SITUATE WITHIN
THE ELENA GALLEGOS GRANT
WITHIN
PROJECTED SECTION 35, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 2017

LEGAL DESCRIPTION

Lot 1-A, NORRIS AND MARGARET PENNY ADDITION, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on July 7, 2017, in Plat Book 2017C, Page 78
AND
Lot 2, NORRIS AND MARGARET PENNY ADDITION, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on December 11, 1972, in Plat Volume B7, folio 75.

Said parcel contains 4.9163 Acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF LOT 1-A-1, NORRIS AND MARGARET PENNY ADDITION (BEING A REPLAT OF LOTS 1-A AND 2, MORRIS AND MARGARET PENNY ADDITION) SITUATE WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 35, 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 grant the public easements as shown hereon. 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.

OWNER(S)

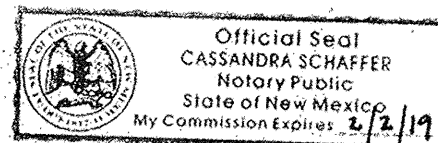
4404 Mcleod, LLC
a New Mexico limited liability company

By: Steve Maestas, Manager

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on this 23rd day
of October 2017, by Steve Maestas, as Manager
of 4404 Mcleod, LLC.



Notary Public

02/02/2019
My commission expires

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

- Plat entitled "PLAT OF LOT 1-A-1, NORRIS AND MARGARET PENNY ADDITION (BEING A REPLAT OF LOTS 1-A AND 2, MORRIS AND MARGARET PENNY ADDITION) SITUATE WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 35, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, COUNTY, NEW MEXICO" filed July 7, 2017, Plat Book 2017C, Page 78, records of Bernalillo County, New Mexico.
- Plat entitled "PLAT OF LOTS 1 & 2 OF NORRIS AND MARGARET PENNY ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, NOVEMBER 21, 1972", filed December 11, 1972, Volume B7, Folio 75, records of Bernalillo County, New Mexico.

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 smaller Northwesterly portion of the property, excluding the buildings, appears to lie within Flood Zone "AO" (Depth 1'), [Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.]; the larger Southeasterly portion of the property, including all buildings, appears to lie within Flood Zone "X", (areas determined to be outside 0.2% annual chance floodplain), in accordance with the National Flood Insurance Programs Rate Map No. 35001C0138 H, Effective Date 8-16-2012.

DOCH 2018013790

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PLAT R:325.00 B: 2018C P: 0016 Linda Stover, Bernalillo County

SHEET 2 OF 3

SURVOTEK, INC.

Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366
Fax: 505-897-3377

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	24.10'	743.00'	12.05'	24.10'	S36°47'33"E	1°51'30"
C2	9.32'	743.00'	4.66'	9.32'	S36°13'21"E	0°43'07"

LINE TABLE		
LINE	LENGTH	BEARING
L1	16.93	S13°48'54"E
L2	46.04	S36°23'49"E
L3	16.93	S58°58'45"E
L4	16.93	S13°48'54"E
L5	45.76	S36°26'06"E
L6	6.54	N63°20'54"E

PLAT OF
LOT 1-A-1
NORRIS AND MARGARET PENNY ADDITION
 (BEING A REPLAT OF LOTS 1-A AND 2,
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SITUATE WITHIN
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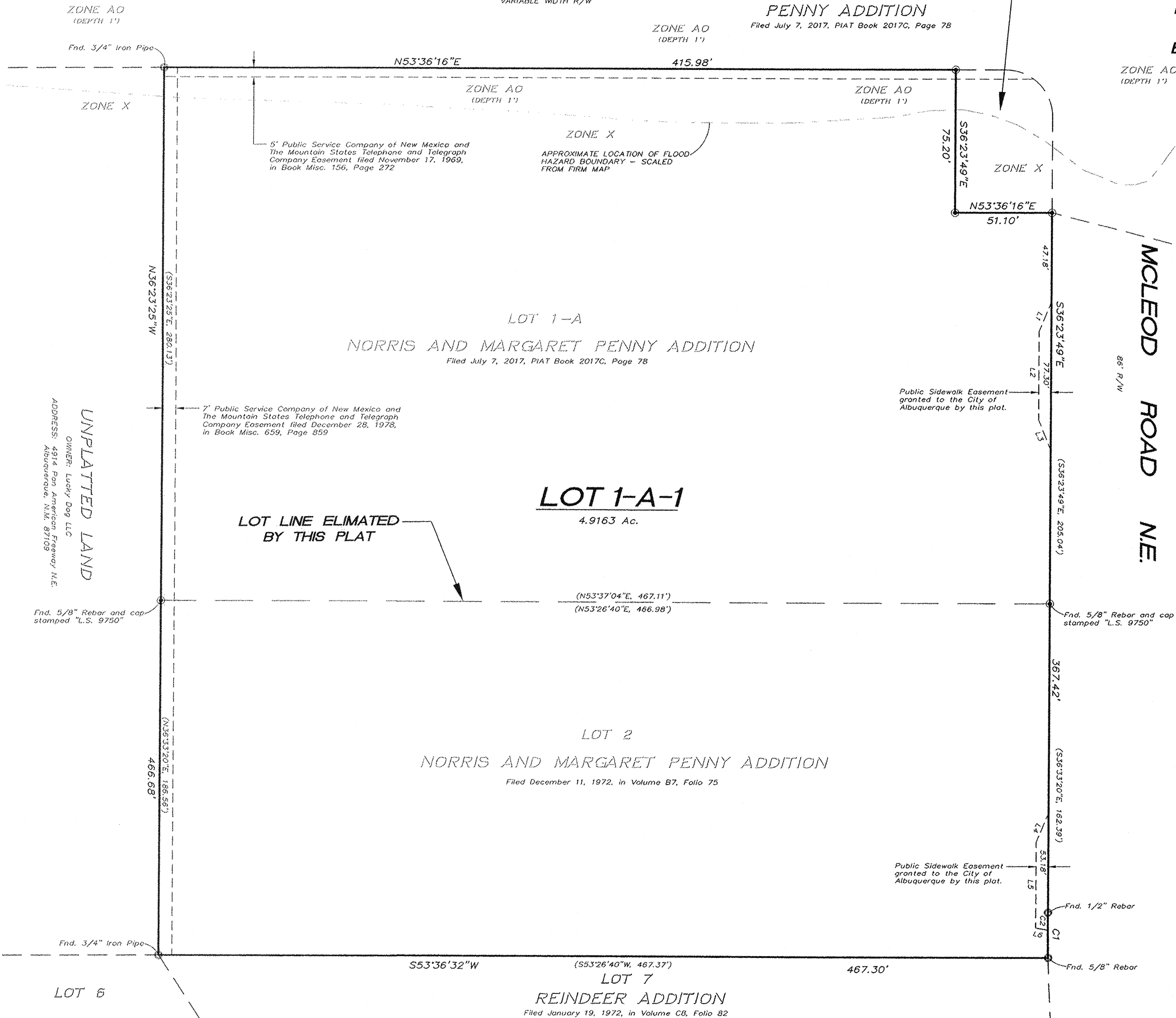
WITHIN
PROJECTED SECTION 35, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

PAN AMERICAN FREEWAY N.E.

(I-25 FRONTAGE ROAD - NORTH)
 VARIABLE WIDTH R/W

LOT 1-B
NORRIS AND MARGARET PENNY ADDITION
 Filed July 7, 2017, PIAT Book 2017C, Page 78

OCTOBER, 2017



ALBUQUERQUE CONTROL SURVEY
 MONUMENT "B-F18R"
 N.M. State Plane Coordinates
 (Central Zone - NAD83)
 N=1,508,127.905 US Survey feet
 E=1,541,450.788 US Survey feet
 Elev.= 5235.657 US Survey feet (NAVD 88)
 Delta Alpha = -00°11'26.03"
 Ground to Grid Factor = 0.999664658

EASEMENT NOTE
 The Private Blanket Access Easement across Lot 1-A for the benefit and use of adjoining Lots 1-B and 2 that was granted by the previous plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 7, 2017 in Plat Book 2017C, Page 78 as Document # 2017065629 is hereby VACATED by 17DRB-70294. Lot 2 is being combined with Lot 1-A with this platting action and an access easement for the benefit of Lot 1-B has been recorded by a separate document in the Office of the County Clerk of Bernalillo County, New Mexico on November 23, 2017 as Document # 2017101192.

NMDOT ACCESS NOTE
 Should Lot 1-A-1 be further subdivided in the future to create separate parcels or pad sites, no additional access will be granted by NMDOT to Pan American Freeway N.E. Ingress and Egress easements shall be required to allow any future parcels or pad sites access to the permitted driveway location.

