

TREASURERS CERTIFICATION

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

Bernalillo County Treasurer Date

PLAT OF

LOTS 1-A AND 1-B

NORRIS AND MARGARET PENNY ADDITION

(BEING A REPLAT OF LOT 1, 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

JUNE, 2017

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.

PROJECT NUMBER: _____

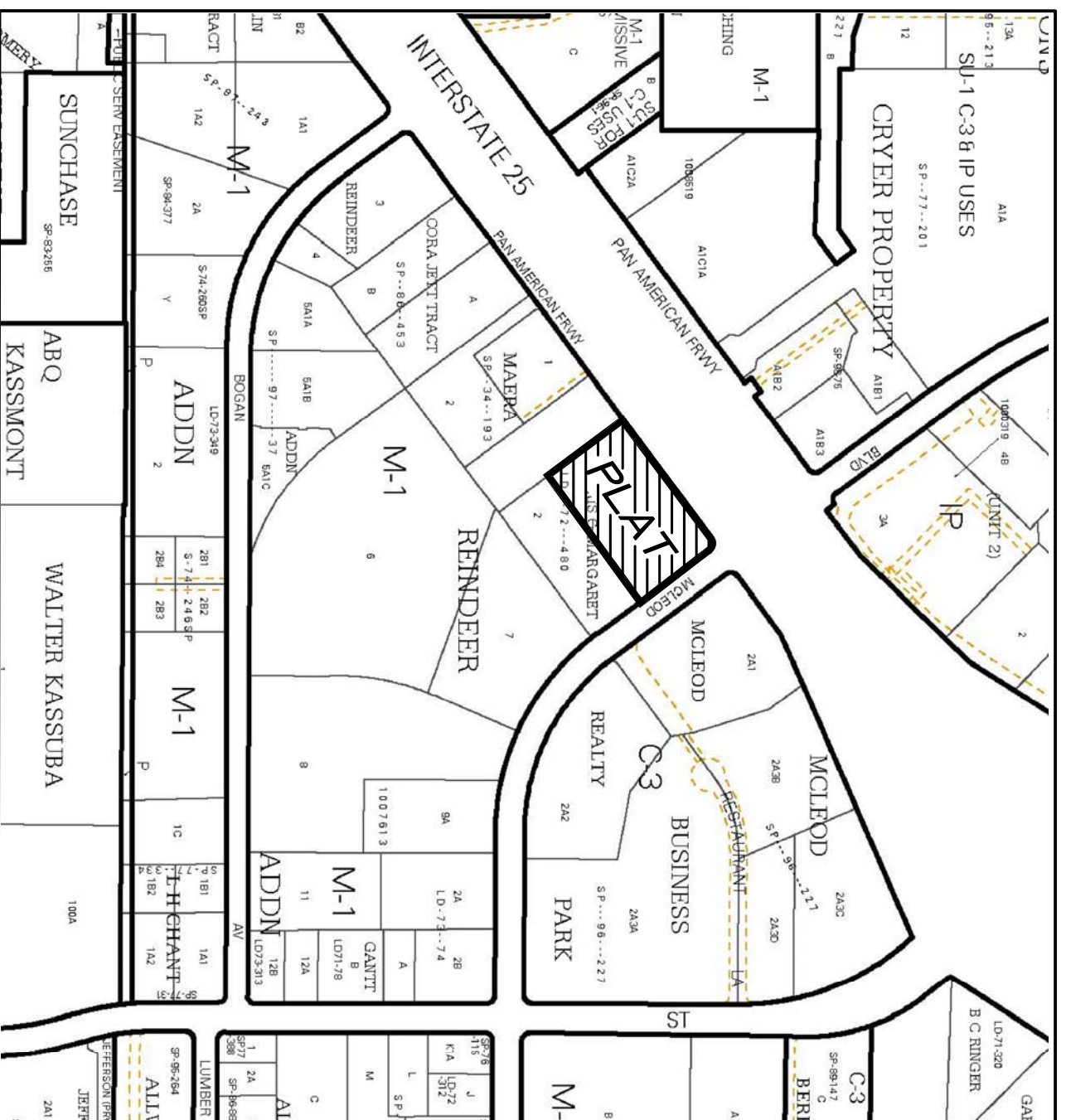
PLAT APPROVAL

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	_____	Date
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



VICINITY MAP
Not To Scale

GENERAL NOTES

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

SUBDIVISION DATA

1. Total number of existing Lots: 1
2. Total number of Lots created: 2
3. Additional Public Right of way dedicated 0 Ac.
4. Gross Subdivision acreage: 3.0013 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

PURPOSE OF PLAT:

The purpose of this Plat is to:

1. Divide One (1) existing Lot into Two (2) new Lots 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.

PLAT OF
LOTS 1-A AND 1-B
NORRIS AND MARGARET PENNY ADDITION
(BEING A REPLAT OF LOT 1, NORRIS AND MARGARET PENNY ADDITION)
SITUATE WITHIN
THE ELENA GALLEGOS GRANT
WITHIN
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NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE , 2017

LEGAL DESCRIPTION

Lot numbered One (1) of the 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 3.0013 Acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATED and now comprising PLAT OF LOTS 1-A AND 1-B, NORRIS AND MARGARET PENNY ADDITION (BEING A REPLAT OF LOT 1, 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 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 grant any public or private 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)

McCloud & I-25, LLC
a New Mexico limited liability company

By: _____

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____ SS
This instrument was acknowledged before me on this _____ day
of _____, 2017, by _____
as _____ of McCleod, LLC.

Notary Public

My commission expires

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

- a. 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.
- b. Plat entitled "PLAT OF REINDEER ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, SEPTEMBER 1, 1971", filed January 19, 1972, in Volume C8, folio 82, records of Bernalillo County, New Mexico.
- c. Title Commitment prepared for the surveyed property by Old Republic National Title Insurance Company; Commitment for Title Insurance No. 1406075, dated November 26, 2014.
- d. Title Commitment prepared for the surveyed property by Old Republic National Title Insurance Company; Commitment for Title Insurance No. 1408086, dated December 4, 2014.

**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 Southeastern 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.

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT CHORD	CHORD BEARING	DELTA
C1	39.27' (39.27)	25.00' (25.00)	25.00'	35.35' S81°23'46"E	89°59'55"
C2	24.10' (24.10)	743.00' (743.00)	12.05'	24.10' S36°47'33"E	1°51'30"

PAN AMERICAN FREEWAY NE.

(1-25 FRONTAGE ROAD - NORTH)
VARIABLE WIDTH R/W

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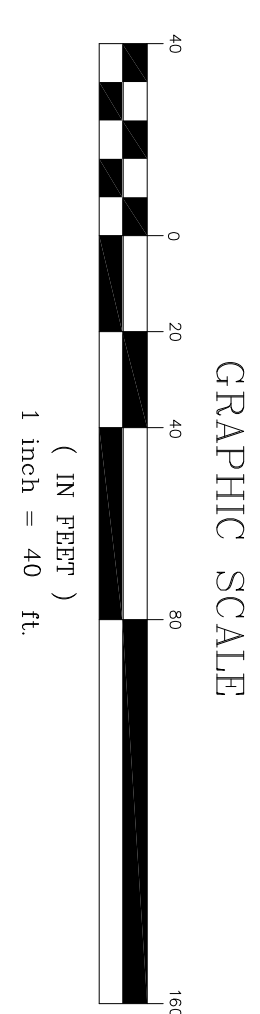
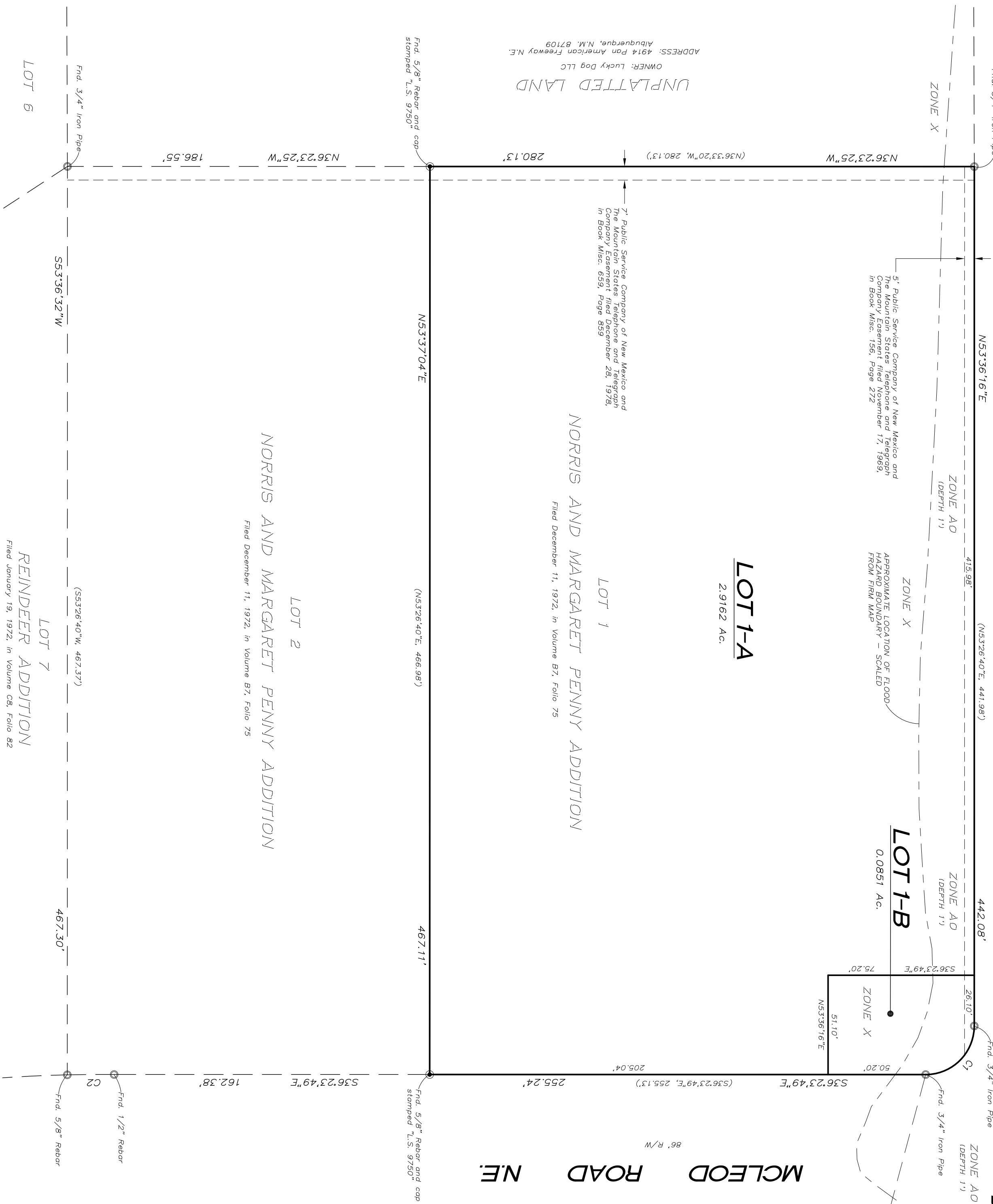
**PROJECTED SECTION 35, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**

5' Public Service Company of New Mexico and
The Mountain States Telephone and Telegraph
Company Assessor's Map Number 17, 1969,
in Book Misc. 159, Page 272

7' Public Service Company of New Mexico and
The Mountain States Telephone and Telegraph
Company Assessor's Map Number 28, 1978,
in Book Misc. 659, Page 859

ALBUQUERQUE CONTROL SURVEY
MOUNTAIN STATE PLATE COORDINATES
(Central Zone - NAD83)
N=1,508,127.905
E=1,541,450.789 (NAND 89)
Delta Alpha = 0.07112605"
Ground to Grid Factor = 0.999654658

EASEMENT NOTE:
A Private Surface Drainage Easement over Lot 1-A (Excluding any present or future buildings) is hereby granted by this plat for the benefit of Lot 1-B. Maintenance of said easement shall be the responsibility of each owner as to their respective property, with no responsibility to maintain the easement on the neighboring lot(s).



SHEET 3 OF 3

SURV TEK, INC.

Consulting Surveyors
9984 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3966
Fax: 505-897-3977

170383.DWG