

Vicinity Map Zone Atlas E-18-Z

**Purpose of Plat**

- VACATE A PUBLIC EASEMENT FOR ACCESS AND UTILITIES AS SHOWN HEREON AS [8].
- GRANT EASEMENTS AS SHOWN HEREON.

**Notes**

- FIELD SURVEY PERFORMED IN DECEMBER 2014 AND SUPPLEMENTAL DATA IN JANUARY 2015.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).

**Disclosure Statement**

THE SUBJECT PROPERTY IS LOCATED ON A FORMER LANDFILL. DUE TO THE SUBJECT PROPERTY BEING ON A FORMER LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY THE MOST CURRENT VERSION OF THE "INTERIM GUIDELINES FOR DEVELOPMENT WITHIN CITY DESIGNATED LANDFILL BUFFER ZONES" SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE.

**Free Consent**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF DO HEREBY GRANT THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICE FOR BURIED DISTRIBUTION LINES, CONDUITS AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THEIR RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

*Edward P. Swanson*  
 EDWARD SWANSON, CHIEF EXECUTIVE OFFICER  
 COMMUNITY 1ST BANK LAS VEGAS  
 DATE: 2/2/15

**Acknowledgment**

STATE OF NEW MEXICO }  
 COUNTY OF } SS  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON February 2, 2015  
 BY: EDWARD SWANSON, CHIEF EXECUTIVE OFFICER, COMMUNITY 1ST BANK LAS VEGAS

*Denise Trujillo* 4-17-18  
 NOTARY PUBLIC MY COMMISSION EXPIRES 4-17-18  
 OFFICIAL SEAL  
 Denise Trujillo  
 NOTARY PUBLIC  
 STATE OF NEW MEXICO  
 My Commission Expires: 4-17-18

**Indexing Information**

Section 25, Township 11 North, Range 3 East, N.M.P.M.  
 as Projected into the Elena Gallegos Land Grant  
 Subdivision: JJ Subdivision  
 Owner: Community 1st Bank Las Vegas  
 UPC #: 101806212149920141

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 101806212149920141  
 PROPERTY OWNER OF RECORD:  
 Community 1st Bank Las Vegas  
 BERNALILLO COUNTY TREASURER'S OFFICE  
 7-16-72 3-4-15

**Subdivision Data**

GROSS ACREAGE..... 2.6541 ACRES  
 ZONE ATLAS PAGE NO. .... E-18-Z  
 NUMBER OF EXISTING LOTS..... 1  
 NUMBER OF LOTS CREATED..... 1  
 MILES OF FULL WIDTH STREETS..... 0.00 MILES  
 MILES OF HALF WIDTH STREETS..... 0.00  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE..... 0.0000 ACRES  
 DATE OF SURVEY..... JANUARY 2015

**Legal**

LOT NUMBERED TWO-A (2-A), PLAT OF JJ SUBDIVISION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 18, 2010, IN PLAT BOOK 2010C, FOLIO 120.

**Documents**

- TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, WITH AN EFFECTIVE DATE OF DECEMBER 15, 2014, AND HAVING FILE NUMBER 1408037.
- PLAT FOR LOT 2-A, JJ SUBDIVISION, FILED (10/18/2010, BK. 2010C, PG. 120).
- PLAT FOR LOT 4-A, JJ SUBDIVISION FILED (05/21/2013 BK. 2013C, PG. 57).
- PLAT FOR LOT 1, JJ SUBDIVISION FILED (05/21/2004 BK. 2004C, PG. 158).

**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 Corp. 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, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, land 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/switchgear, 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), New Mexico Gas Company (NMGC) and Qwest D/B/A CenturyLink QC did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and Qwest D/B/A CenturyLink QC 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.

**Solar Collection Note**

PER SECTION 14-14-4-7 OF THE SUBDIVISION ORDINANCE:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

Plat for  
**Lot 2-A-1, JJ Subdivision**  
 Being Comprised of  
 Section 25, Township 11 North, Range 3 East  
 New Mexico Principal Meridian  
 As Projected in The Elena Gallegos Grant  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 January 2015

**Approved and Accepted by:**

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994.

Project Number 1010348

Application Number 15 DRB-70043

**Plat approvals:**

*Fernando Vigil* 2-18-15  
 PNM Electric Services Date  
*Chris Williams* 2-18-15  
 New Mexico Gas Company Date  
*John* 2/19/15  
 Qwest Corporation d/b/a CenturyLink QC Date  
*Comcast* 2/18/15  
 Comcast Date

**City approvals:**

*Samuel R. Rinneover P.E.* 2/3/15  
 City Surveyor Date  
*ABCWUA* 02-11-15  
 Traffic Engineer Date  
*Allen Peter* 02/11/15  
 ABCWUA Date  
*Carol S. Dumont* 2/4/15  
 Parks and Recreation Department Date  
*Ante a chue* 2-11-15  
 AMAFCA Date  
*Ante a chue* 2-11-15  
 City Engineer Date  
*Paul Clad* 3-4-15  
 DRP Chairperson, Planning Department Date  
*Paul Clad* 2-27-15  
 Environmental Health Department Date

**Surveyor's Certificate**

"I, WILL PLOTNER JR., 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, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES 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."

*Will Plotner Jr.* 1/30/15  
 WILL PLOTNER JR. DATE  
 N.M.R.P.S. No. 14271

**CARTESIAN SURVEYS INC.**  
 P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244



**Legend**

- N 90°00'00" E MEASURED BEARING AND DISTANCES
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (BK.2010C, PG. 120)
- ⊙ FOUND REBAR WITH CAP "LS 5110" UNLESS OTHERWISE INDICATED
- SET BATHEY MARKER WITH CAP "LS 14271"
- + + BLANKET EASEMENT FOR ACCESS AND UTILITIES TO BE VACATED BY THE FILING OF THIS PLAT.

Note: This page shows existing easements.

**Easement Notes**

- 1 EXISTING 10' P.U.E. (10/18/2010 BK. 2010C, PG. 120)
- 2 EXISTING 25' PUBLIC WATER AND SANITARY SEWER EASEMENT (05/21/2004 BK. 2004C, PG. 158)
- 3 EXISTING 33.70' INGRESS AND EGRESS EASEMENT (10/18/2010 BK. 2010C, PG. 120)
- 4 EXISTING 25' DRAINAGE AND CROSS ACCESS EASEMENT BENEFITING LOTS 1-7, JJ SUBDIVISION, MAINTAINED BY SAID OWNERS (05/21/2004 BK. 2004C, PG. 158)
- 5 EXISTING 10' P.N.M. EASEMENT (10/18/2010 BK. 2010C, PG. 120)
- 6 EXISTING 10' OVERHEAD EASEMENT (07/12/1988 BK. MISC. 642A, PG. 522)
- 7 EXISTING 6.3' INGRESS AND EGRESS EASEMENT (05/21/2013 BK. 2013C, PG. 57)
- 8 PUBLIC BLANKET EASEMENT FOR ACCESS AND UTILITIES, WIDTH VARIES (11/01/1991 BK. 91C, PG. 245) SHOWN HEREON AS + + . VACATED BY DRB CASE # 1010348.

Plat for  
**Lot 2-A-1, JJ Subdivision**  
 Being Comprised of  
 Section 25, Township 11 North, Range 3 East  
 New Mexico Principal Meridian  
 As Projected in The Elena Gallegos Grant  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 January 2015

ACS Monument " I-25-14 "  
 NAD 1983 CENTRAL ZONE  
 X=1540074.230  
 Y=1514923.410  
 Z=N/A (NAVD 1988)  
 G-G=0.999666707  
 Mapping Angle=-0°11'36.07"

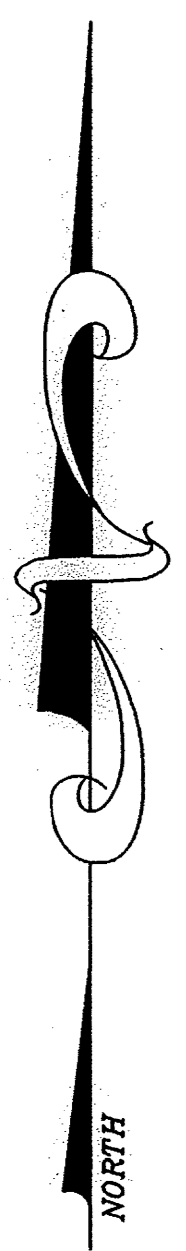
ACS Monument " 10-D18 "  
 NAD 1983 CENTRAL ZONE  
 X=1545122.187  
 Y=1515749.916  
 Z=N/A (NAVD 1988)  
 G-G=0.999659710  
 Mapping Angle=-0°11'01.11"

**5550 San Antonio Drive NE.**  
 (R.O.W. Width Varies)

LINE TABLE		
LINE	LENGTH	BEARING
L1	33.58' (33.61')	S 89°32'55" E (S 89°37'00" E)
L2	30.08' (30.00')	S 89°40'48" E (S 89°37'00" E)
L3	6.51' (7.00')	N 00°13'58" E (N 00°23'00" E)

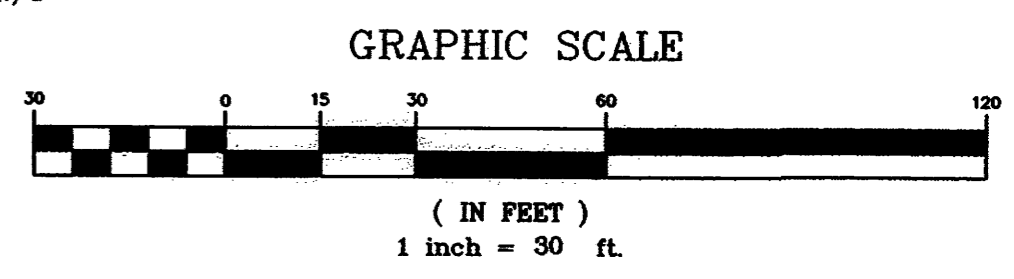
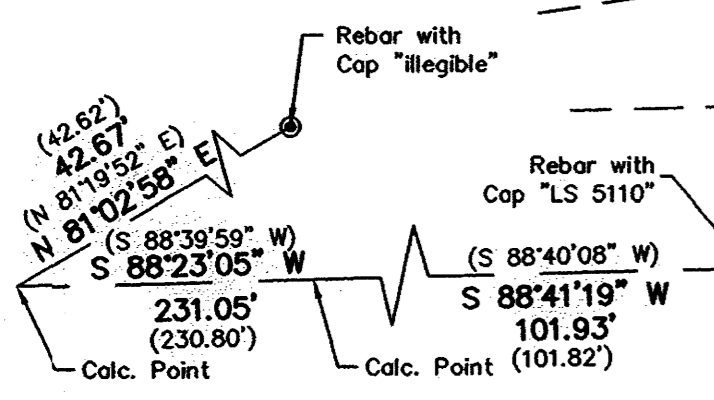
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	15.02' (15.05')	1462.00' (1462.00')	00°35'19"	15.02'	S 82°27'57" E
C2	38.47' (38.47')	150.00' (150.00')	14°41'34"	38.36'	S 75°24'48" E
C3	47.09' (47.09')	150.00' (150.00')	17°59'18"	46.90'	S 77°03'39" E
C4	91.38' (91.39')	1474.00' (1474.00')	03°33'08"	91.37'	S 87°49'53" E
C5	39.24' (39.27')	25.00' (25.00')	89°55'40"	35.33'	S 44°35'05" E
C6	47.12' (47.12')	30.00' (30.00')	90°00'00"	42.43'	N 45°13'58" E
C7	39.00' (39.00')	1462.50' (1462.50')	01°31'41"	39.00'	S 83°40'55" W
C8	33.76' (33.76')	712.50' (712.50')	02°42'54"	33.76'	S 85°48'12" W
C9	39.00' (39.00')	1462.50' (1462.50')	01°31'41"	39.00'	S 87°55'29" W

Lot 2-A-1  
 JJ Subdivision  
 115,614 sq. ft.  
 2.6541 ACRES



Lot 1,  
 JJ Subdivision  
 (05/21/2004 Bk. 2004C, Pg. 158)

Lot 4-A,  
 JJ Subdivision  
 (05/21/2013 Bk. 2013C, Pg. 57)



**Pino Arroyo**  
 (60' R.O.W.)

**CARTESIAN SURVEYS INC.**  
 P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244

# Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (BK.2010C, PG. 120)
⊙	FOUND REBAR WITH CAP "LS 5110" UNLESS OTHERWISE INDICATED
○	SET BATHEY MARKER WITH CAP "LS 14271"

Note: This page shows remaining and granted easements.

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- 7 EXISTING 6.3' INGRESS AND EGRESS EASEMENT (05/21/2013 BK. 2013C, PG. 57)
- 8 REFER TO SHEET 2 FOR DETAILS ON THIS EASEMENT THAT IS BEING VACATED BY DRB CASE ACTION # 1010348.
- 9 P.N.M. EASEMENT GRANTED WITH THE FILING OF THIS PLAT.
- 10 10' PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT.

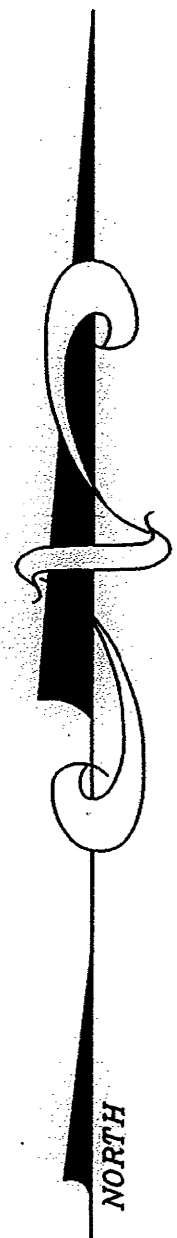
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**5550 San Antonio Drive N.E.**  
 (R.O.W. Width Varies)

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L3	6.51' (7.00')	N 00°13'58" E (N 00°23'00" E)
L4	8.70'	N 77°25'41" W
L5	2.71'	N 01°13'26" W
L6	20.83'	S 88°41'17" W
L7	12.96'	N 01°18'43" W
L8	3.41'	N 88°41'17" E
L9	3.26'	N 01°18'43" W
L10	17.44'	N 88°41'17" E
L11	8.63'	S 01°13'26" E
L12	9.17'	S 77°25'41" E
L13	10.15'	S 00°00'34" W

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
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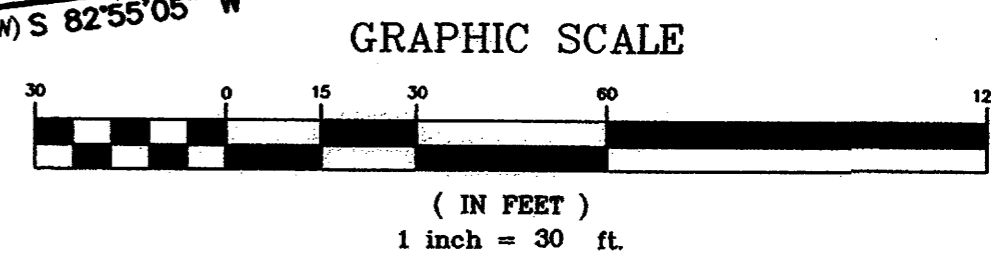
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Lot 1  
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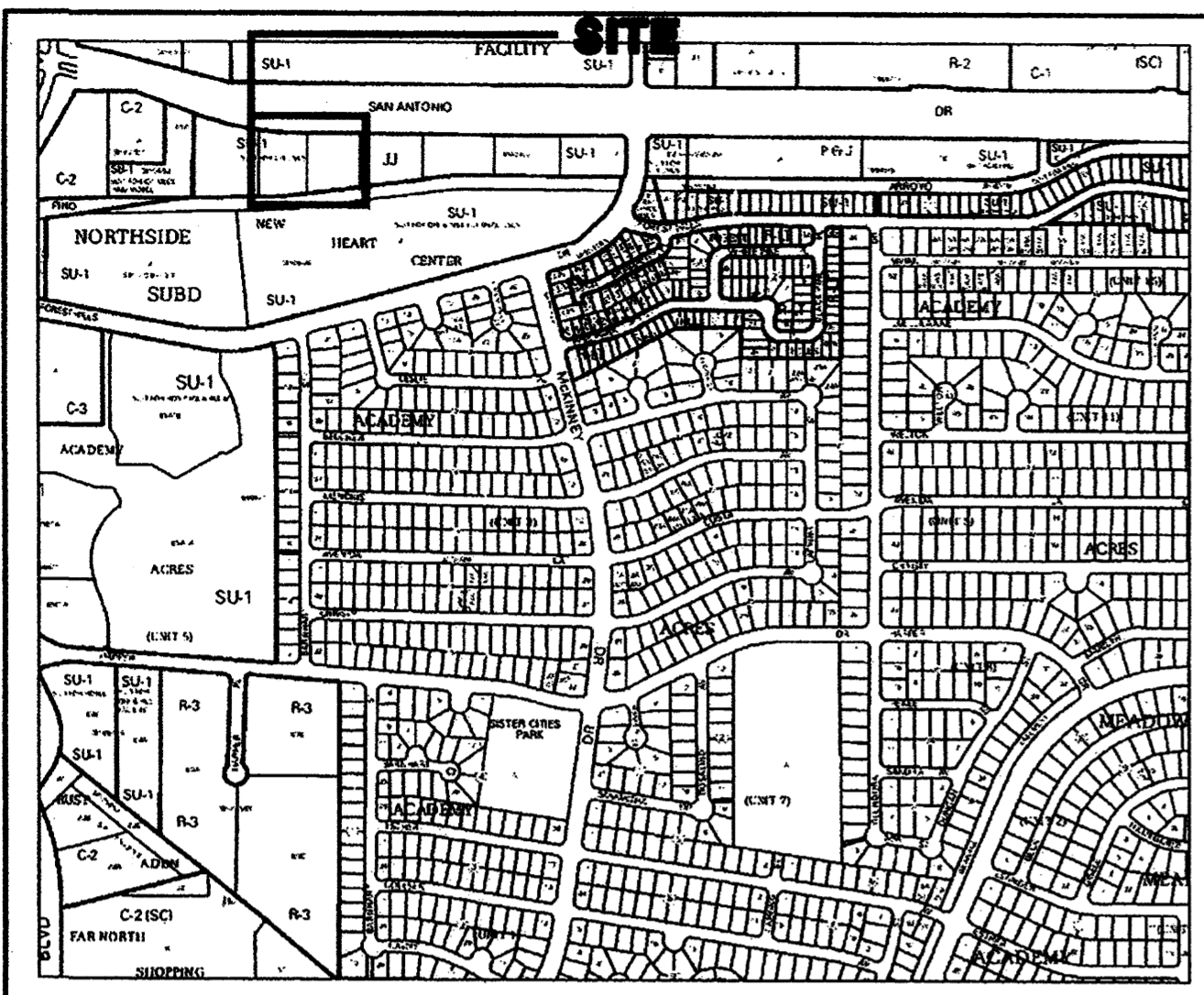
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Lot 2-A-1  
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**Pino Arroyo**  
 (60' R.O.W.)



LOCATION MAP ZONE ATLAS SHEET E-18 SCALE 1" = 750' +/-

**TREASURER'S CERTIFICATION**

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# 10180621094992041-10180621350020142  
 PROPERTY OWNER OF RECORD:  
**7 OF MA LLC**  
 BERNALILLO COUNTY TREASURER'S OFFICE:  
*RJ Deen* 10-18-10

**PUBLIC UTILITY EASEMENTS**

<i>David [Signature]</i>	5/27/09
QWEST COMMUNICATIONS	DATE
<i>Fernando Vigil</i>	11-13-09
PNM ELECTRIC SERVICES	DATE
<i>Joshua [Signature]</i>	5/27/2009
NEW MEXICO GAS CO.	DATE
<i>Robert [Signature]</i>	11-13-09
COMCAST CABLE	DATE

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAN ARE GRANTED FOR COMMON AND JOINT USE OF:

- PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- ~~PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES~~ FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.
- QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
- COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLE AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS, TO, FROM AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD DECKING OR OTHER STRUCTURE 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 VIOLATION OF THE NATIONAL ELECTRIC OR SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO, OR WITHIN, OR NEAR EASEMENTS SHOWN ON THIS PLAT.

**LEGAL DESCRIPTION**

A PARCEL OF LAND SITUATED IN THE ELENA GALLEGOS GRANT, IN PROJECTED SECTION 25, T11N, R3E, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO; SAID PARCEL BEING THE SAME AS LOTS 2 AND 3 OF "LOTS 1 THRU 7, JJ SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 21, 2004 IN BOOK 2004C, PAGE 158 AND MORE PARTICULARLY DESCRIBED USING NEW MEXICO STATE PLANE (CENTRAL ZONE, NAD 83) GRID BEARINGS AND GROUND DISTANCES AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2A OF THE PARCEL HEREIN DESCRIBED AND ON THE SOUTHERLY RIGHT-OF-WAY OF SAN ANTONIO DRIVE NE, FROM WHENCE THE ACS MONUMENT NMDOT I-25-14 BEARS N22°00'54"W A DISTANCE OF 1622.02 FEET; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAN ANTONIO DRIVE NE,

SOUTHEASTERLY, 189.77 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1462.00 FEET AND A CHORD BEARING S85°53'53"E A DISTANCE OF 189.64 FEET TO A POINT; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAN ANTONIO DRIVE NE, S89°37'00"E, 264.28 FEET TO A POINT; THENCE DEPARTING THE SOUTHERLY RIGHT-OF-WAY OF SAN ANTONIO DRIVE NE, S00°00'00"E, 233.74 FEET TO A POINT, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY OF THE PINO ARROYO; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF THE PINO ARROYO, S82°53'54"W, 273.56' TO A POINT; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF THE PINO ARROYO, SOUTHWESTERLY, 39.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1462.50 FEET AND A CHORD BEARING S83°39'44"W A DISTANCE OF 39.00 FEET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF THE PINO ARROYO, SOUTHWESTERLY, 33.76 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 712.50 FEET AND A CHORD BEARING S85°47'01"W A DISTANCE OF 33.76 FEET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF THE PINO ARROYO, SOUTHWESTERLY, 39.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1462.50 FEET AND A CHORD BEARING S87°54'18"W A DISTANCE OF 39.00 FEET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF THE PINO ARROYO, S88°40'08"W, 70.57 FEET TO A POINT; THENCE DEPARTING THE NORTHERLY RIGHT-OF-WAY OF THE PINO ARROYO, N00°00'00"E, 292.74 FEET TO A POINT; SAID POINT BEING THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2.7410 ACRES MORE OR LESS.

**NOTES**

- MILES OF FULL WIDTH STREETS CREATED BY THIS PLAT: 0.0000 MILES.
- CURRENT SUBDIVISION ZONING: ALL LOTS ARE SU-1.
- TOTAL NUMBER OF LOTS PROPOSED: 1
- BASIS OF BEARINGS; (MONUMENT DATA SHOWN IS NEW MEXICO STATE PLANE CENTRAL ZONE, NAD 1983 AND NAVD 1988.)  
 NMDOT BRASS CAP "STA. I-25-14"  
 X = 1,540,074.230 DELTA ALPHA = -00°11'36"  
 Y = 1,514,923.410 GROUND TO GRID  
 ELEVATION = NA FACTOR = 0.999666707  
 ACS 10-D-18  
 X = 1,545,122.187 DELTA ALPHA = -0°11'01"  
 Y = 1,515,749.916 GROUND TO GRID  
 ELEVATION = NA FACTOR = 0.999659710  
 ACS 18-E-18  
 ELEVATION - 5269.408
- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
- ALL BEARINGS APE NEW MEXICO STATE PLANE (CENTRAL ZONE, NAD 83) GRID BEARINGS.
- ALL LOT CORNERS AND ANGLE POINTS ARE MONUMENTED WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "BORDENAVE, LS 5110" UNLESS OTHERWISE SHOWN.
- NO STREET CENTERLINE MONUMENTATION IS INSTALLED.
- NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALL ON THE BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THE PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

**PLAT OF LOT 2-A  
 JJ SUBDIVISION  
 ALBUQUERQUE, NEW MEXICO  
 APPROVALS  
 OCTOBER, 2008**

PROJECT NO: 1002455 APPLICATION NO: 08DRB-70448

<i>Amianne Buech</i>	11-13-09
ENVIRONMENTAL HEALTH DEPT.	DATE
<i>[Signature]</i>	10-6-08
CITY SURVEYOR	DATE
<i>Christine Sandoval</i>	11/12/08
PARKS & RECREATION DEPT.	DATE
<i>Ante a. chere</i>	11-12-08
CITY ENGINEER	DATE
<i>Bradley d. Bigham</i>	12/5/08
A.M.A.E.C.A.	DATE
<i>Roger d. Juan</i>	11-12-08
ALBUQUERQUE BERNALILLO WATER UTILITIES DEV.	DATE
<i>[Signature]</i>	11-20-08
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<i>Jack [Signature]</i>	11-13-09
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

TALOS LOG NO. 2008393535

**DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 2 AND 3 TO BE CALLED LOT 2-A, DEDICATE ADDITIONAL STREET RIGHT-OF-WAY ON THE SOUTH SIDE OF SAN ANTONIO AVE., GRANT AN INGRESS/EGRESS EASEMENT ON THE EAST SIDE OF LOT 2-A, GRANT A POWER EASEMENT FOR AN EXISTING POWER LINE AND VACATE EXISTING INGRESS/EGRESS EASEMENTS.

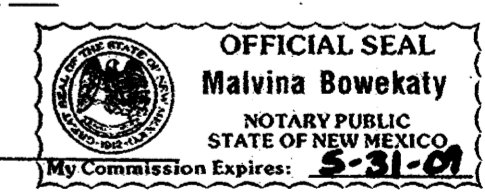
**FREE CONSENT AND DEDICATION**

THE SUBDIVISION OF THE LAND DESCRIBED ON THIS PLAT IS WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNER OF THE LAND. THE OWNER DOES HEREBY: WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE, IN FEE, SIMPLE, TO THE LAND SUBDIVIDED;

- GRANT A SPECIFIC INGRESS/EGRESS EASEMENT AS DELINEATED ON THIS PLAT;
- GRANT A SPECIFIC PUBLIC UTILITY EASEMENT AS DELINEATED ON THIS PLAT;
- ACKNOWLEDGE EXISTING EASEMENTS AS SHOWN ON THIS PLAT;
- DEDICATE ADDITIONAL STREET RIGHT-OF-WAY, IN FEE SIMPLE WITH WARRANTY COVENANTS, ALONG THE SOUTH SIDE OF SAN ANTONIO DRIVE, AND
- STATE THAT THIS SUBDIVISION LIES WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF ALBUQUERQUE, NEW MEXICO.

TIMOTHY M. OTT  
*Timothy M. Ott*  
 OWNER

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 10/6/08 BY  
*Timothy M. Ott*, OWNER.



NOTARY PUBLIC: *Malvina Bowekaty*  
 MY COMMISSION EXPIRES: *May 31, 2009*

**SURVEYOR'S CERTIFICATION**

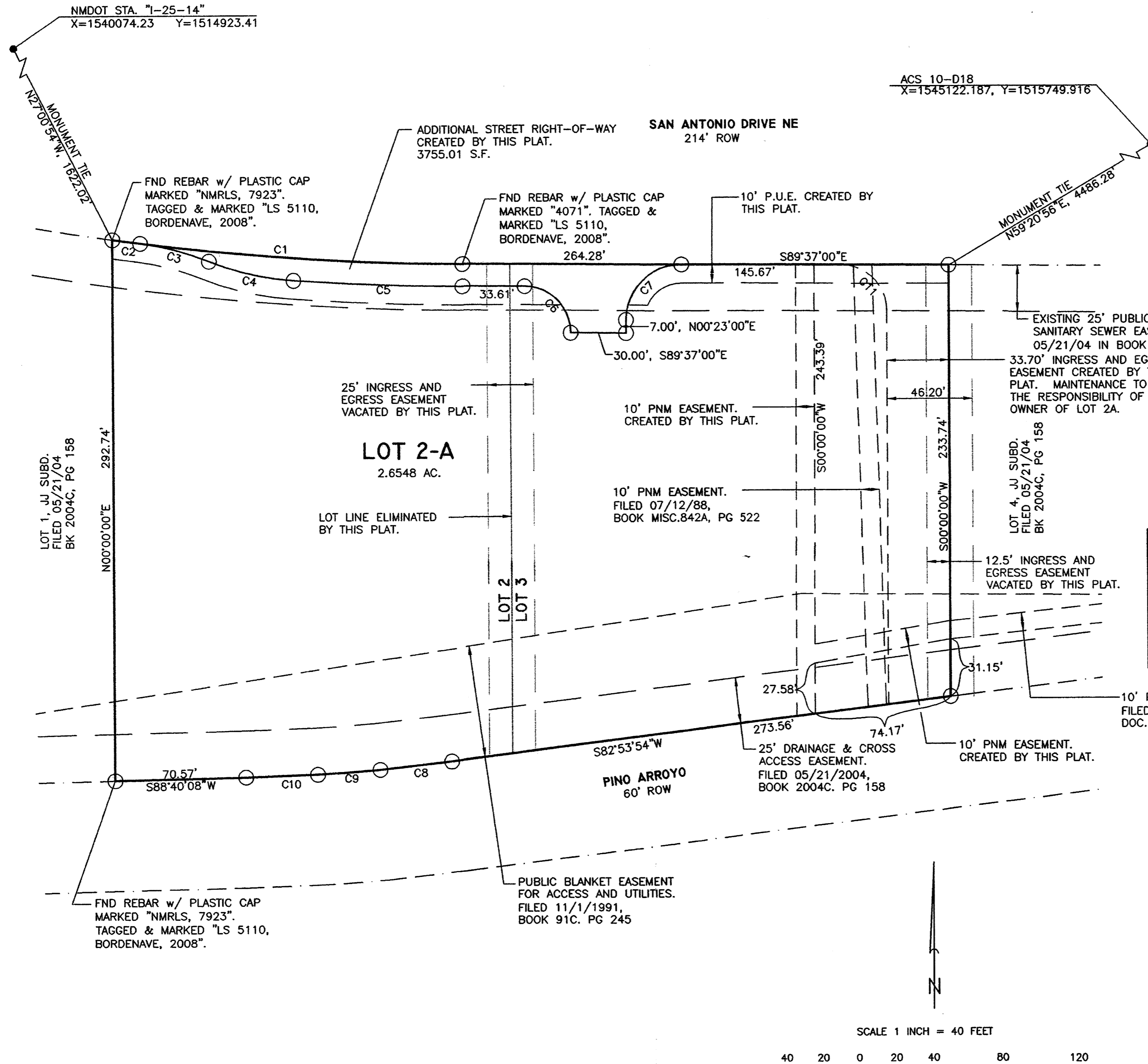
I, JEAN J. BORDENAVE, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR UNEER THE LAWS OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION; MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS OF RECORD OR MADE KNOWN TO ME BY THE OWNER; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
*JEAN J. BORDENAVE*  
 JEAN J. BORDENAVE, NMPE&LS NO. 15110



**B BORDENAVE DESIGNS**  
 P.O. BOX 91194, ALBUQUERQUE, NM 87199  
 (505)823-1344 FAX (505)821-9105

PLAT OF LOT 2-A  
**JJ SUBDIVISION**  
 ALBUQUERQUE, NEW MEXICO  
 OCTOBER, 2008

DOC# 2010104566  
 10/18/2010 09:55 AM Page: 2 of 2  
 PLAT R: \$12.00 B: 2010C P: 0120 M. Toulouse Olivere, Bernalillo Cour

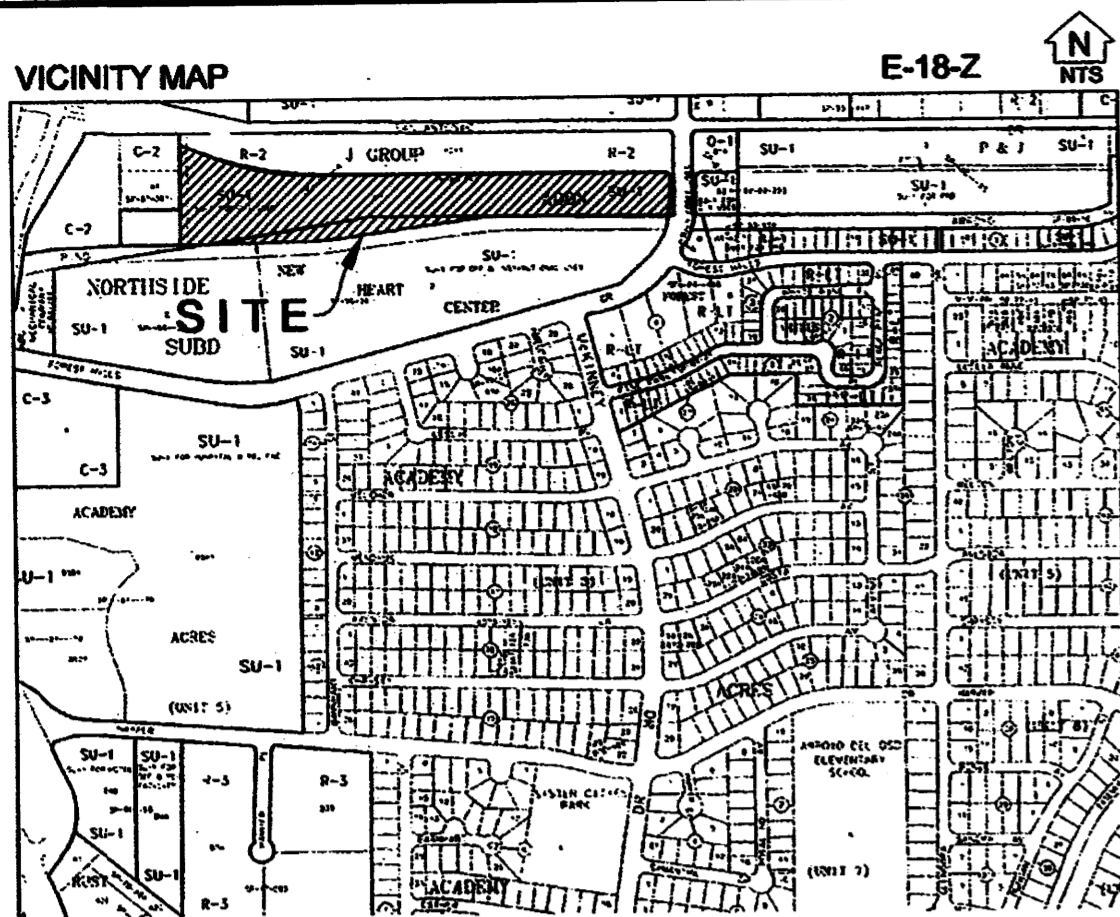


**SURVEY NOTES:**  
 RECORD BEARINGS AND DISTANCES, IF DIFFERENT THAN FIELD, ARE SHOWN IN ().  
 LOT MONUMENTS (SHOWN THUS ○), ARE 5/8" REBARS WITH PLASTIC CAPS MARKED "BORDENAVE, LS NO. 5110" UNLESS SHOWN OTHERWISE.

**CURVE TABLE**

CURVE	DELTA	RADIUS	ARC	CHORD	CHD BRG
C1	07°26'14"	1462.00'	189.77'	189.64'	S85°53'53"E
C2	00°35'22"	1462.00'	15.05'	15.05'	S82°28'28"E
C3	14°41'38"	150.00'	38.47'	38.36'	S75°25'21"E
C4	17°59'19"	150.00'	47.09'	46.90'	S77°04'12"E
C5	03°33'09"	1474.00'	91.39'	91.37'	S87°50'26"E
C6	90°00'00"	25.00'	39.27'	35.35'	S44°37'18"E
C7	90°00'00"	30.00'	47.12'	42.43'	N45°22'42"E
C8	01°31'40"	1462.50'	39.00'	39.00'	S83°39'44"W
C9	02°42'54"	712.50'	33.76'	33.76'	S85°47'01"W
C10	01°31'40"	1462.50'	39.00'	39.00'	S87°54'18"W
C11	89°37'02"	25.00'	39.10'	35.24'	S44°48'29"E

**DISCLOSURE STATEMENT:**  
 THE SUBJECT PROPERTY IS LOCATED ON A FORMER LANDFILL. DUE TO THE SUBJECT PROPERTY BEING ON A FORMER LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY THE MOST CURRENT VERSION OF THE "INTERIM GUIDELINES FOR DEVELOPMENT WITHIN CITY DESIGNATED LANDFILL BUFFER ZONES" SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE.



**NOTES**

- The purpose of this plat is to create seven (7) commercial lots from three (3) existing tracts.
- Bearings shown hereon are New Mexico State Plane Grid bearings, Central Zone (NAD 1927). All distances shown are ground.
- Gross acreage = 10.0445 acres.  
Existing tracts.....3.  
Proposed tracts.....7.
- Unless otherwise indicated, all property corners are monumented by a found rebar with cap stamped "LS 4071". Corners established by this plat are No. 5 rebar with cap stamped "NMRLS 7923".
- City of Albuquerque water and sewer service is currently available to this property. Where applicable, availability should be coordinated with the Public Works Department.
- This survey shows any easements apparent on the ground, as indicated by the plat of record, those disclosed by owners and those disclosed in a Title Binder prepared for this property by Fidelity National Title Co. (02-3007464-B-MD) dated 12/2/2002. No Title Search was performed by the surveyor.
- Any underground structures not shown are not a part of this survey.
- There are no new rights of way created by this plat.
- Matters of zoning, property covenants and restrictions are not a part of this survey.
- Talos Log No. 2003380827.
- See Master Landfill Gas Evaluation and Abatement System Plan note on sheet 2 regarding gas monitoring well(s).
- The twenty-five (25) foot ingress and egress easements as shown hereon are granted for the collective benefit of all owners of Lots 1 thru 7. Individual lot owner(s) are responsible for the maintenance of the portion of said easement lying within said owner(s) individual lot(s).
- Current zoning is SU-1 for C-1

**UTILITY APPROVALS**

Leah D. Murt 5-10-04  
PNM Electric Services Date

Leah D. Murt 5-10-04  
PNM Gas Services Date

Daniel R. Muller 5-13-04  
QWEST Date

Rita E. Nichols 5/16/04  
Comcast Date

**PUBLIC UTILITY EASEMENTS**

Public Utility Easements shown on this plat are for the common and joint use of:

The PNM Electric Services for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.

The PNM Gas Services for the installation, maintenance and service of natural gas lines, valves and other equipment and related facilities reasonably necessary to provide natural gas.

Consent for the installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities necessary to provide communication services, including, but not limited to, above ground pedestals and closures.

Consent for the installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with free access to, from and over said easements, 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 Electric or Safety Code caused by construction or pools, decking of any structures adjacent to, within or near easements shown on this plat.

**PNM DISCLAIMER**

By approving this document, PNM does NOT waive or release any easements or easement rights which may have been granted by prior plat, replat or document, except those indicated on this plat.

**LEGAL DESCRIPTION**

A certain tract of land situate within Projected Section 25, Township 11 North, Range 3 East, N.M.P.M., in the Elena Gallegos Grant, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Tract A-3-B, J GROUP ADDITION, filed in the Office of the Bernalillo County Clerk on 2/27/1996 in Plat Book 96C, Page 91, Tract 1, NEW HEART CENTER, filed in the Office of the Bernalillo County Clerk on 11/1/1991 in Plat Book 91C, Page 245, and Tract 1, NORTHSIDE SUBDIVISION, filed in the Office of the Bernalillo County Clerk on 3/14/1990 in Plat Book 90C, Page 72 and being more particularly described as follows:

BEGINNING at the Northwest corner of the Tract herein described, being the northwest corner of said Tract A-3-B, from whence the NMSHC Brass Cap monument "STA 1-25-14" bears N 18° 06' 08" W, a distance of 1446.60 feet; Thence, from said point of beginning, Easterly, 486.25 feet along the arc of a curve bearing to the left having a radius of 1462.00 feet, a central angle of 19° 03' 22" and a chord which bears S 80° 05' 18" E, a distance of 484.01 feet along the southerly line of San Antonio Drive, N.E. to a point of tangency; Thence, S 89° 37' 00" E, a distance of 1430.30 feet along said southerly line of San Antonio Drive N.E. to a point of curvature; Thence, Southeasterly, a distance of 39.27 feet along the arc of a curve bearing to the right having a radius of 25.00 feet, a central angle of 90° 00' 00" and a chord which bears S 44° 37' 00" E, a distance of 35.36 feet to a point of tangency on the westerly line of San Pedro Drive, N.E.; Thence, S 00° 23' 00" W, a distance of 86.71 feet along said westerly line of San Pedro Drive, N.E., to a point of curvature; Thence, Southwesterly, a distance of 66.96 feet along the arc of a curve bearing to the right having a radius of 388.90 feet, a central angle of 09° 37' 04" and a chord which bears S 05° 11' 32" W, a distance of 66.87 feet to a non-tangent point on the north line of the right-of-way line for the Pino Arroyo; Thence, N 89° 36' 30" W, a distance of 684.88 feet along said north line of the Pino Arroyo to a point of curvature; Thence, Westerly, a distance of 51.23 feet along the arc of a curve bearing to the left along said northern line of Pino Arroyo, having a radius of 1537.50 feet, a central angle of 01° 54' 33" and a chord which bears S 89° 26' 13" W, a distance of 51.23 feet to a point of compound curvature; Thence, Westerly, a distance of 50.51 feet along the arc of a curve bearing to the left along said northern line of Pino Arroyo, having a radius of 787.50 feet, a central angle of 03° 40' 29" and a chord which bears S 86° 38' 41" W, a distance of 50.50 feet to a point of compound curvature; Thence, Westerly, a distance of 51.23 feet along the arc of a curve bearing to the left along said northern line of Pino Arroyo, having a radius of 1537.50 feet, a central angle of 01° 54' 33" and a chord which bears S 23° 51' 10" W, a distance of 51.23 feet to a point of tangency; Thence, S 82° 53' 54" W, a distance of 623.00 feet along said north line of the Pino Arroyo to a point of curvature; Thence, Westerly, a distance of 39.00 feet along the arc of a curve bearing to the right along said northern line of Pino Arroyo, having a radius of 1462.50 feet, a central angle of 01° 31' 40" and a chord which bears S 83° 39' 44" W, a distance of 39.00 feet to a point of compound curvature; Thence, Westerly, a distance of 33.76 feet along the arc of a curve bearing to the right along said northern line of Pino Arroyo, having a radius of 712.50 feet, a central angle of 02° 42' 54" and a chord which bears S 85° 47' 01" W, a distance of 33.76 feet to a point of compound curvature; Thence, Westerly, a distance of 39.00 feet along the arc of a curve bearing to the right along said northern line of Pino Arroyo, having a radius of 1462.50 feet, a central angle of 01° 31' 40" and a chord which bears S 87° 54' 18" W, a distance of 39.00 feet to a point of tangency; Thence, S 88° 40' 08" W, a distance of 172.39 feet along said north line of the Pino Arroyo to an angle point; Thence, S 88° 39' 59" W, a distance of 230.80 feet along said north line of the Pino Arroyo to the southwest corner of the tract herein described; Thence, N 81° 19' 52" E, a distance of 42.62 feet along said north line of said Tract 1, Northside Subdivision, to a point on the westerly line of said Tract A-3-B; Thence, N 00° 26' 00" E, a distance of 363.82 feet along said westerly line of Tract A-3-B to the northwest corner and point of beginning of the tract herein described and containing 10.0445 acres, more or less.

**TREASURER'S CERTIFICATION**

This is to certify that taxes are current & paid on UPC # 101906215052720140  
101606213944620110  
101906207483020119

Property owners of record: The J Group, a New Mexico partnership & COVAREZZOLA Joseph P.

Bernalillo County Treasurer's Office: Michael Hall 21 May 04

**FREE CONSENT**

The land described hereon, identified as LOTS 1 THRU 7, JJ SUBDIVISION is platted with the free consent and in accordance with the wishes and desires of the undersigned owner(s). Said owner(s) do hereby represent that they are so authorized to act.

Joseph P. Cotruzzola 11/6/03  
The J Group, a New Mexico Partnership  
Joseph P. Cotruzzola, a partner  
Date

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF Bernalillo

This instrument was acknowledged before me by Joseph P. Cotruzzola, partner for the J Group, a New Mexico Partnership, this 4th day of November, 2003.

By Michael Hall My Commission Expires: 10-11-04  
Notary Public

INDEXING INFORMATION FOR COUNTY CLERK
OWNERS: The J Group, a New Mexico partnership
LOCATION: PROJECTED SECTION 25 TOWNSHIP 11 NORTH RANGE 3 EAST
NAME: LOTS 1 THRU 7 JJ SUBDIVISION

PLAT OF  
**LOTS 1 THRU 7  
JJ SUBDIVISION**  
BEING A REPLAT OF TRACT A-3-B, J GROUP ADDITION,  
TRACT 1, NEW HEART CENTER & TRACT 1, NORTHSIDE SUBDIVISION  
WITHIN PROJECTED SECTION 25  
TOWNSHIP 11 NORTH, RANGE 3 EAST  
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE  
BERNALILLO COUNTY  
NEW MEXICO

NOVEMBER 2003  
SHEET 1 OF 2

**DISCLOSURE STATEMENT**

The purpose of this plat is to create seven (7) lots from three (3) existing tracts.



**030RB.01899**  
DRB NO. **1002455**

**CITY APPROVALS**

Sharon Matton 5/19/04  
DRB Chairperson, Planning Department Date

Joe Tish 11-04-2003  
City Surveyor Date

N/A  
Real Property Division Date

Christina Sandoval May 19, 2004  
Environmental Health Department Date

SP 5-19-04  
Traffic Engineer, Transportation Division Date

Roger A. Hae 5/20/04  
Utilities Development Date

Christina Sandoval 5/19/04  
Parks and Recreation Department Date

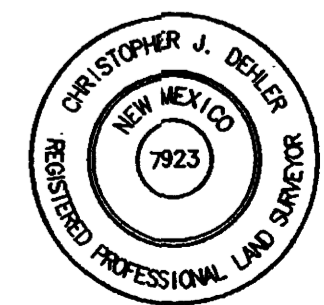
Bradley L. Bijan 5/20/04  
A.M.A.F.C.A. Date

Bradley L. Bijan 5/20/04  
City Engineer Date

**SURVEYOR'S CERTIFICATION**

I, Christopher J. Dehler, New Mexico Registered Land Surveyor No. 7923 hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey, shows all easements of record made known to me by the owners, utility companies and Fidelity National Title Co. (02-3007464-B-MD), meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and the Minimum Standards for Land Surveys in New Mexico and is true and correct to the best of my knowledge and belief.

Christopher J. Dehler 11/03/03  
N.M.R.L.S. No. 7923 Date



MASTER LANDFILL GAS EVALUATION AND ABATEMENT SYSTEM PLAN NOTE

As a condition to this Subdivision Plat approval by the City, owner, its successors and assigns covenants and agrees to install a landfill gas monitoring well(s) and extraction system on the property, pursuant to that certain Master Landfill Gas Evaluation and Abatement System Plan for the proposed Subdivision at I-25 and San Antonio Boulevard. Lots A-3-B1 thru 7 (now known as Lots 1 thru 7, JJ Subdivision, Albuquerque, New Mexico, dated July 18, 2003 prepared by Lawrence Earth Engineering, Larry M. Coons, P.E. (the "Master Landfill Gas Evaluation and Abatement System Plan") and incorporated herein by reference. The landfill gas monitoring well (s) and extraction system shall be installed on a lot by lot basis as defined in the Master Landfill Gas Extraction and Abatement System Plan for any individual lot at the time of and as a condition to Site Development Plat approval, Design Review approval by the City's Design Review Committee or building permit approval, whichever occurs sooner.

The obligation of the owner, its successors and assigns of an individual lot to install landfill gas monitoring well (s) and extraction system shall include the obligation to monitor well(s) on a periodic basis as approved by the City as detailed in the Master Landfill Gas Evaluation and Abatement System Plan on file at the City's Environmental Health Department and incorporated herein by reference and initiating the start up, operation and maintenance of the extraction system, as required by the City as detailed in the Master Landfill Gas Evaluation and Abatement System Plan.

This paragraph shall in its entirety constitute a covenant running with the title to each individual lot of the property as shown on this Plat shall be binding on the owner, its successors and assigns of each individual lot for the benefit of the City until terminated.

(Above language by Assistant City Attorney, City of Albuquerque)

"The subject property is located (near, on) a (former, existing) landfill. Due to the subject property being (on, near), a former landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the "Interim Guidelines for Development within 1000 Feet of Landfills") shall be consulted prior to development of the site."

PLAT OF

LOTS 1 THRU 7  
JJ SUBDIVISION

BEING A REPLAT OF TRACT A-3-B, J GROUP ADDITION,  
TRACT 1, NEW HEART CENTER & TRACT 1, NORTHSIDE SUBDIVISION

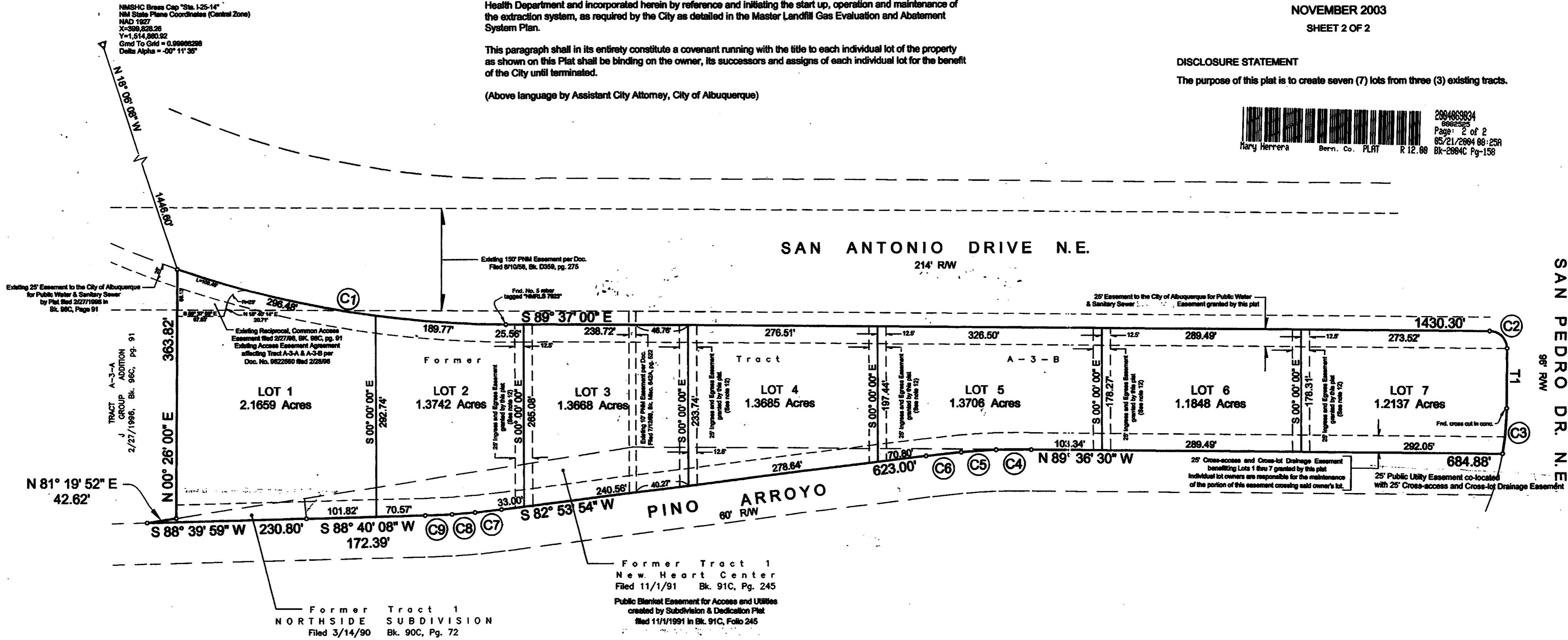
WITHIN PROJECTED SECTION 25  
TOWNSHIP 11 NORTH, RANGE 3 EAST  
NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE  
BERNALILLO COUNTY  
NEW MEXICO

NOVEMBER 2003  
SHEET 2 OF 2

DISCLOSURE STATEMENT

The purpose of this plat is to create seven (7) lots from three (3) existing tracts.



CURVE	LENGTH	RADIUS	DELTA	CHORD DIST.
C1	486.25'	1462.00'	19° 03' 22"	484.01'
C2	39.27'	25.00'	90° 00' 00"	35.36'
C3	66.96'	398.90'	09° 37' 04"	66.87'
C4	51.23'	1537.50'	01° 54' 33"	51.23'
C5	50.51'	787.50'	03° 40' 29"	50.50'
C6	51.23'	1537.50'	01° 54' 33"	51.23'
C7	39.00'	1462.50'	01° 31' 40"	39.00'
C8	33.76'	712.50'	02° 42' 54"	33.76'
C9	39.00'	1462.50'	01° 31' 40"	39.00'

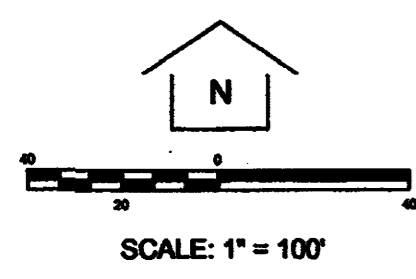
TANGENT	BEARING	DISTANCE
T1	S 00° 23' 00" W	86.71'



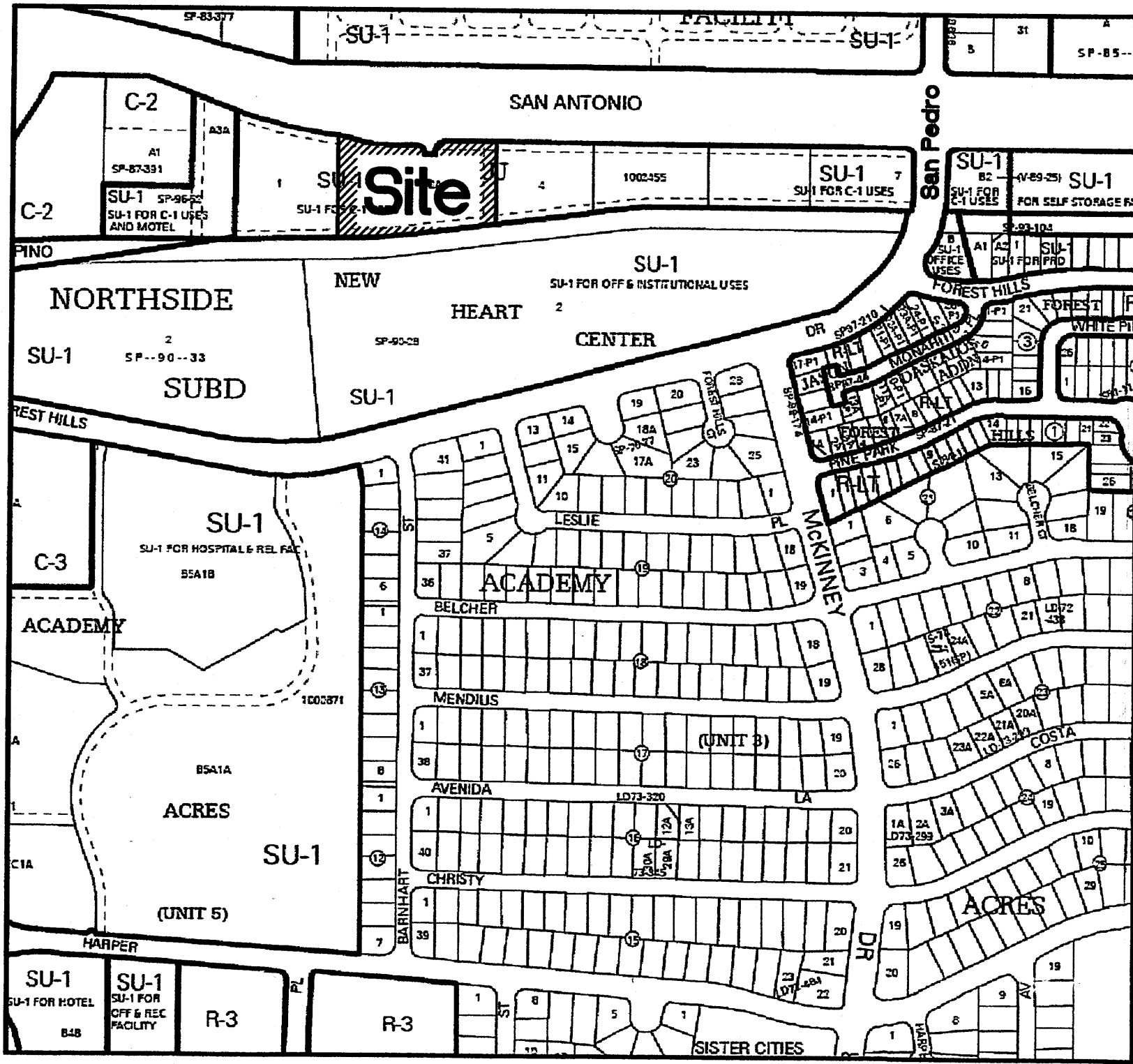
SURVEYOR'S CERTIFICATION

I, Christopher J. Dehler, New Mexico Registered Land Surveyor No. 7923 hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey, shows all easements of record made known to me by the owners, utility companies and Fidelity National Title Co. (02-3007464-B-MD), meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and the Minimum Standards for Land Surveys in New Mexico and is true and correct to the best of my knowledge and belief.

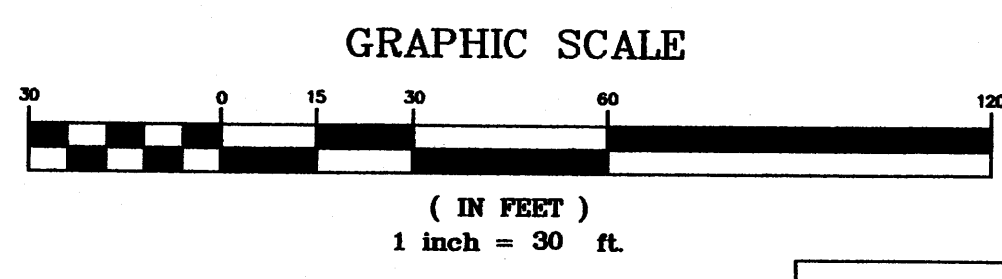
*Christopher J. Dehler*  
N.M.R.L.S. No. 7923  
Date: 11/03/03



**Sketch Plat  
for  
Lot 2-A,  
JJ Subdivision  
City of Albuquerque  
Bernalillo County, New Mexico  
January 2015**



**Vicinity Map E-18**



LINE	LENGTH	BEARING
L1	33.58' (33.61')	S 89°32'55" E (S 89°37'00" E)
L2	30.08' (30.00')	S 89°40'48" E (S 89°37'00" E)
L3	6.51' (7.00')	N 00°13'58" E (N 00°23'00" E)

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	15.02' (15.05')	1462.00' (1462.00')	00°35'19"	15.02'	S 82°27'57" E
C2	38.47' (38.47')	150.00' (150.00')	14°41'34"	38.36'	S 75°24'48" E
C3	47.09' (47.09')	150.00' (150.00')	17°59'18"	46.90'	S 77°03'39" E
C4	91.38' (91.39')	1474.00' (1474.00')	03°33'08"	91.37'	S 87°49'53" E
C5	39.24' (39.27')	25.00' (25.00')	89°55'40"	35.33'	S 44°35'05" E
C6	47.12' (47.12')	30.00' (30.00')	90°00'00"	42.43'	N 45°13'58" E
C7	39.00' (39.00')	1462.50' (1462.50')	01°31'41"	39.00'	S 83°40'55" W
C8	33.76' (33.76')	712.50' (712.50')	02°42'54"	33.76'	S 85°48'12" W
C9	39.00' (39.00')	1462.50' (1462.50')	01°31'41"	39.00'	S 87°55'29" W

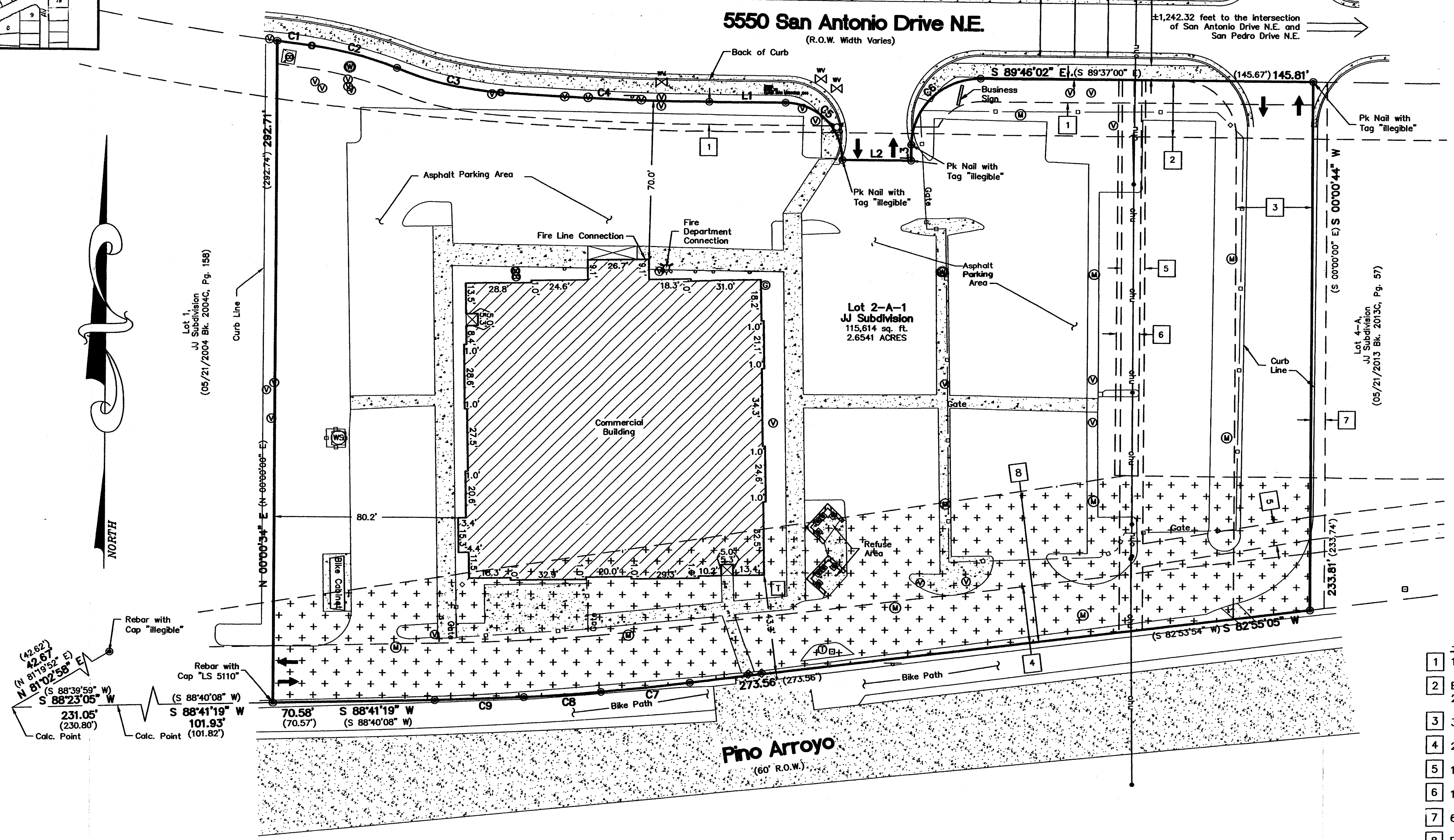
**Legend**

N 90°00'00" E  
(N 90°00'00" E)

- RECORDED BEARINGS AND DISTANCES PER PLAT OF RECORD (BK.2010C, PG. 120)
- FOUND AS REBAR WITH CAP "LS110" UNLESS OTHERWISE INDICATED
- SET BATHEY MARKER WITH CAP "LS14271"
- ▭ COVERED AREA
- ▨ CONCRETE
- ▧ BLOCK WALL
- METAL FENCE
- ⊙ MONITOR WELL
- ⊕ WATER METER
- ⊞ TRANSFORMER
- ↔ INGRESS/EGRESS
- ⊕ WATER VALVE
- ⊕ UTILITY PEDESTAL
- ⊕ UTILITY POLE
- OVERHEAD UTILITY LINES
- ⊕ ANCHOR
- ⊕ FIRE HYDRANT
- ⊕ BOLLARD
- ⊕ SIGN
- ⊕ VENT PIPES
- ⊕ WEATHER STATION

**Record and Measured Legal Description**  
 LOT NUMBERED TWO-A (2-A), PLAT OF JJ SUBDIVISION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 18, 2010, IN PLAT BOOK 2010C, FOLIO 120.  
 THE PARCEL DESCRIBED HEREON IS THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, WITH AN EFFECTIVE DATE OF DECEMBER 15, 2014, AND HAVING FILE NUMBER 1408037.

- Documents**
- TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, WITH AN EFFECTIVE DATE OF DECEMBER 15, 2014, AND HAVING FILE NUMBER 1408037.
  - PLAT FOR LOT 2-A, JJ SUBDIVISION, FILED (10/18/2010, BK. 2010C, PG. 120).
  - PLAT FOR LOT 4-A, JJ SUBDIVISION FILED (05/21/2013 BK. 2013C, PG. 57).
  - PLAT FOR LOT 1, JJ SUBDIVISION FILED (05/21/2004 BK. 2004C, PG. 158).



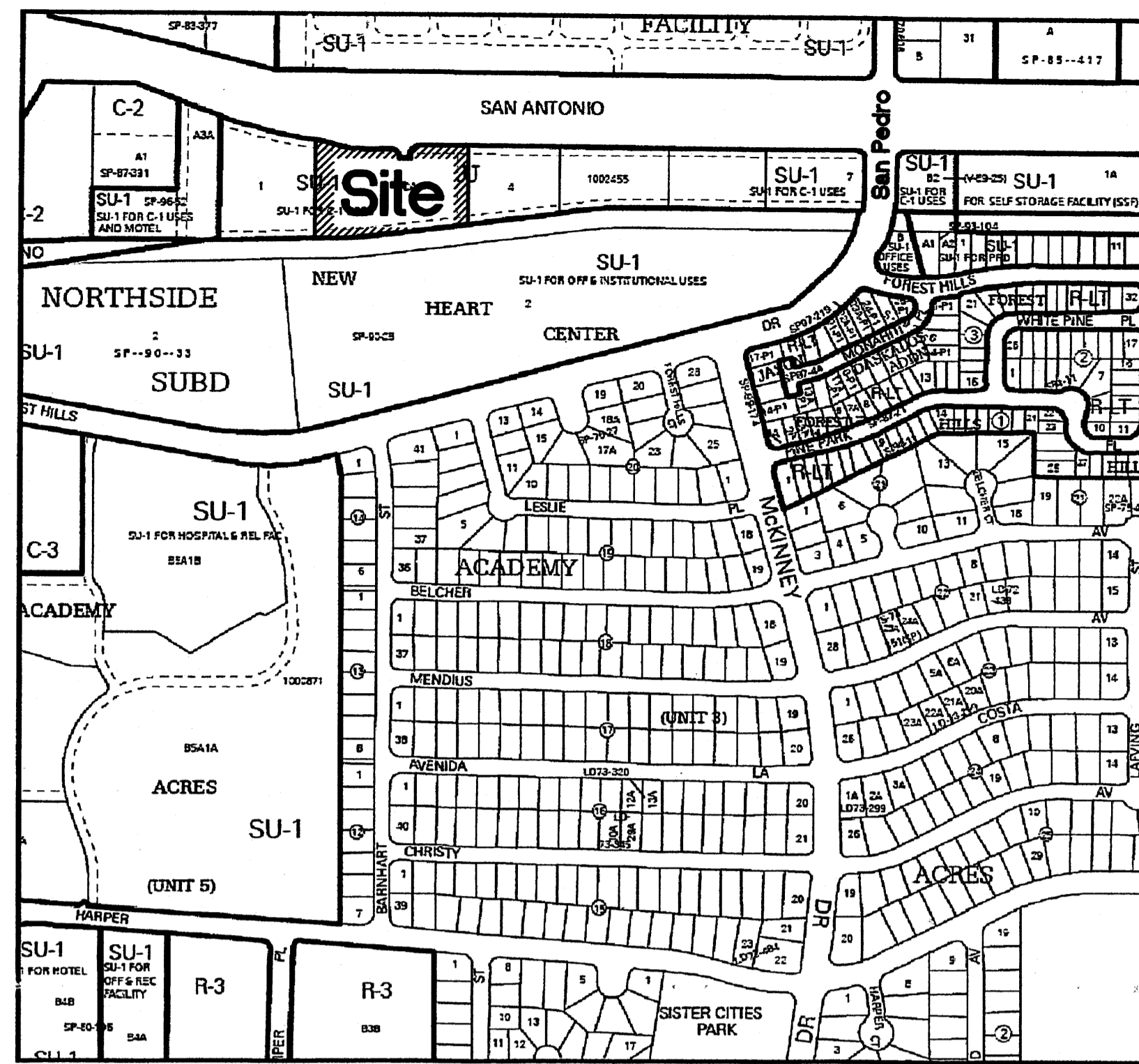
- Notes**
- FIELD SURVEY PERFORMED IN DECEMBER 2014.
  - ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
  - THE BASIS OF BEARINGS REFERENCES THE JJ SUBDIVISION PLAT, FILED OCTOBER 18, 2010, IN PLAT BOOK 2010C, FOLIO 120.

- Easement Notes**
- 10' P.U.E. (10/18/2010 BK. 2010C, PG. 120)
  - EXISTING 25' PUBLIC WATER AND SANITARY SEWER EASEMENT (05/21/2004 BK. 2004C, PG. 158)
  - 33.70' INGRESS AND EGRESS EASEMENT (10/18/2010 BK. 2010C, PG. 120)
  - 25' DRAINAGE AND CROSS ACCESS EASEMENT (05/21/2004 BK. 2004C, PG. 158)
  - 10' P.N.M. EASEMENT (10/18/2010 BK. 2010C, PG. 120)
  - 10' OVERHEAD EASEMENT (07/12/1988 BK. MISC. 642A, PG. 522)
  - 6.3' INGRESS AND EGRESS EASEMENT (05/21/2013 BK. 2013C, PG. 57)
  - PUBLIC BLANKET EASEMENT FOR ACCESS AND UTILITIES, WIDTH VARIES (11/01/1991 BK. 91C, PG. 245) SHOWN HEREON AS ⊕ ⊕ . TO BE VACATED BY THE FILING OF THIS PLAT

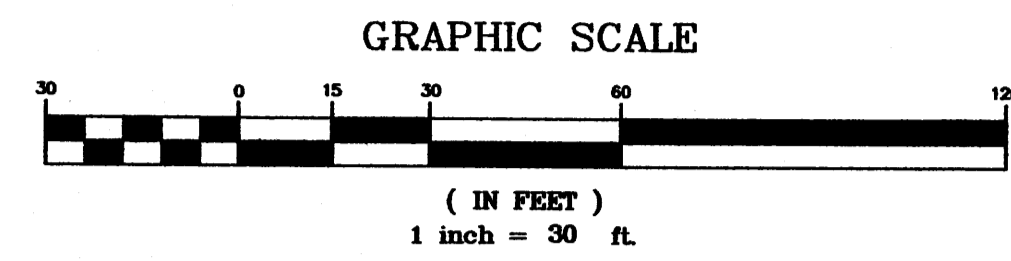
**CARTESIAN SURVEYS INC.**  
 P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone (505) 896-3050 Fax (505) 891-0244



**Easement Exhibit  
for  
Lot 2-A,  
JJ Subdivision  
City of Albuquerque  
Bernalillo County, New Mexico  
January 2015**

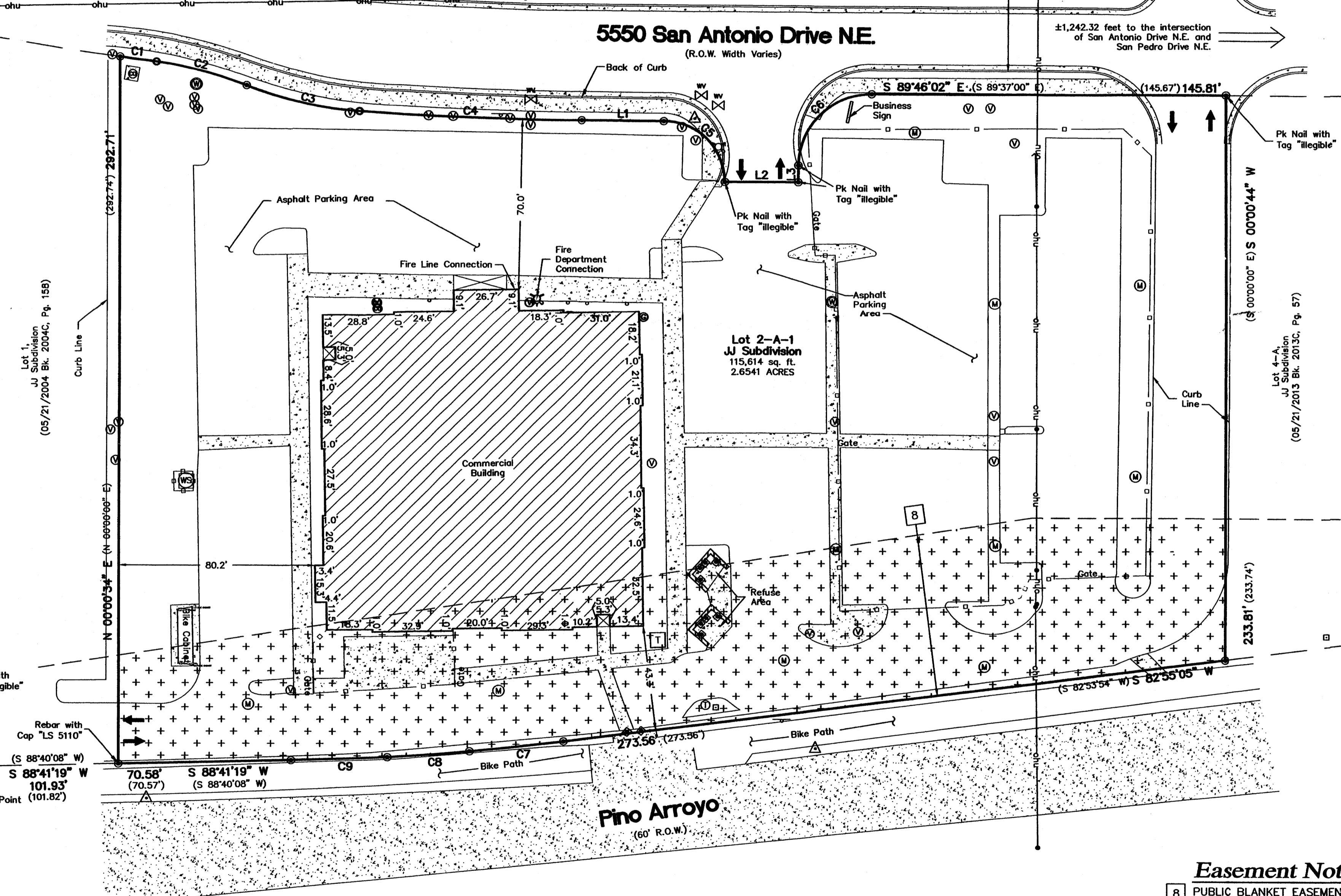


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**Legend**

- N 90°00'00" E (N 90°00'00" E)
- RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (BK.2010C, PG. 120) FOUND AS REBAR WITH CAP "LS1110" UNLESS OTHERWISE INDICATED
- SET BATHY MARKER WITH CAP "LS14271"
- COVERED AREA
- CONCRETE
- BLOCK WALL
- METAL FENCE
- MONITOR WELL
- WATER METER
- TRANSFORMER
- INGRESS/EGRESS
- WATER VALVE
- UTILITY PEDESTAL
- UTILITY POLE
- OVERHEAD UTILITY LINES
- ANCHOR
- FIRE HYDRANT
- BOLLARD
- SIGN
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**Notes**

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**Easement Notes**

8 PUBLIC BLANKET EASEMENT FOR ACCESS AND UTILITIES, WIDTH VARIES (11/01/1991 BK. 91C, PG. 245) SHOWN HEREON AS [Symbol] . TO BE VACATED BY THE FILING OF THIS PLAT