

Purpose of Plat

- 1. SUBDIVIDE AS SHOWN HEREON.
- VACATE EASEMENTS AS SHOWN HEREON.
 GRANT EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE
NUMBER OF EXISTING LOTS
NUMBER OF LOTS CREATED
MILES OF FULL-WIDTH STREETS
MILES OF HALF-WIDTH STREETS
DATE OF SURVEY
DATE OF SORVET

Notes

- 1. FIELD SURVEY PERFORMED IN JULY 2015.
- 2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- 3. THE BASIS OF BEARINGS REFERENCES MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).

Indexing Information

Projected Section 6, Township 10 North, Range 3 East, N.M.P.M., within the Town of Albuquerque Grant Subdivision: Candelaria Plaza
Owner: Sandia Real Estate Investments, LLC (Lot 10—A)

Scott Ashcraft (Lot 10-B)
UPC #: 101306024031720778 (Lot 10-A)
101306024632020751 (Lot 10-B)

Treasurer's Certificate
THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
PAID ON UPC #:
PROPERTY OWNER(S) OF RECORD
BERNALILLO COUNTY TREASURER'S OFFICE

Transurar's Cartificate

Legal Description

LOTS NUMBERED TEN-A (10-A) AND TEN-B (10-B) IN BLOCK A, CANDELARIA PLAZA 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 MARCH 1, 1994, IN VOLUME 94C, FOLIO 66.

BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE SOUTHEAST CORNER OF SAID LOT 10-A AND BEING A POINT ON THE WESTERLY RIGHT OF WAY OF SAN ISIDRO NW, MARKED WITH A 1/2" REBAR, WHENCE A TIE TO ACS MONUMENT "6-G13AR", BEARS S 43°59'17" W, A DISTANCE OF 473.10 FEET;

THENCE, FROM SAID POINT OF BEGINNING AND LEAVING THE SAID WESTERLY RIGHT OF WAY OF SAN ISIDRO NW, N 79°38'08" W, A DISTANCE OF 240.05 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED WITH A 1/2" REBAR;

THENCE, N 12°11'24" E, A DISTANCE OF 35.27 FEET, MARKED WITH A 1" PIPE;

THENCE, N 77°52'08" W, A DISTANCE OF 42.26 FEET, MARKED WITH A 1/2" REBAR WITH CAP ILLEGIBLE;

THENCE, N 06°04'44" E, A DISTANCE OF 103.77 FEET, TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 10-B, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, S 75°18'24" E, A DISTANCE OF 280.63 FEET, TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 10-A, BEING A POINT ON THE WESTERLY RIGHT OF WAY OF SAN ISIDRO NW, MARKED WITH A 1 1/4" PIPE;

THENCE, COINCIDING WITH SAID WESTERLY RIGHT OF WAY OF SAN ISIDRO NW, S 05°59'31" W, A DISTANCE OF 119.19 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.7938 ACRES (34,580 SQ. FT.), MORE OR LESS.

Plat for Lots 10-A1, 10-B1 and 10-B2 Block A,

Candelaria Plaza Addition

Being comprised of Lots 10-A and 10-B, Block A, Candelaria Plaza Addition Within Projected Section 6, T 10 N, R 3 E, NMPM, within the Town of Albuquerque Grant City of Albuquerque Bernalillo County, New Mexico

July 2015

Approved and Accepted by:

APPROVAL A	AND	CONDITIO	NAL A	ACCE	PTA	NCE	AS	SPE	CIF	ED E	3Y -	ΓΗΕ /	ALBUQUERQ	UE	
SUBDIVISION	ORI	DINANCE,	CHAF	PTER	14	ARTI	CLE	14	OF	THE	RE'	VISED	ORDINANC	ES	OF
ALBUQUERQ	UE.	NEW MEX	ICO, 1	994.											

uerque, new mexico, 1994. ect Number:	
lication Number:	
Approvals:	
PNM Electric Services	Date
New Mexico Gas Company	Date
QWEST Corporation d/b/a Centurylink QC	Date
Comcast	Date
Approvals:	
City Surveyor	Date
Traffic Engineer	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning 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. N.M.R.P.S. No. 14271

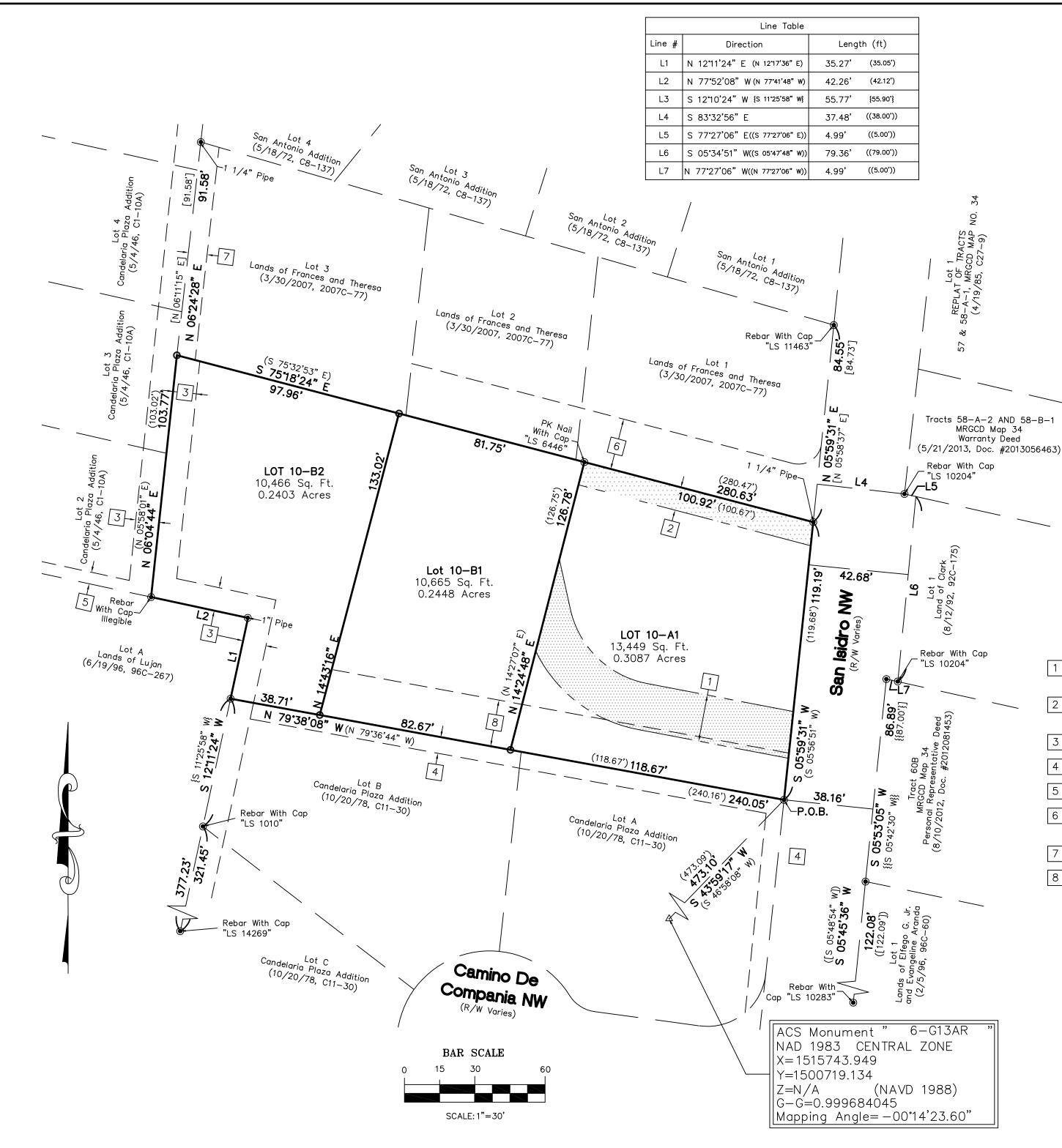
DATE

CARTESIAN SURVEYS INC

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



Sheet 1 of 3



Plat for Lots 10-A1, 10-B1 and 10-B2 Block A,

Candelaria Plaza Addition

Being comprised of Lots 10-A and 10-B, Block A, Candelaria Plaza Addition Within Projected

Section 6, T 10 N, R 3 E, NMPM, within the Town of Albuquerque Grant City of Albuquerque Bernalillo County, New Mexico July 2015

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (3/4/94, 94C-66)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES (10/20/78, C14-30)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (3/30/07, 2007C-77)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES (8/12/92, 92C-175)
{{N 90°00'00" E}}}	RECORD BEARINGS AND DISTANCES (8/10/12, DOC. NO. 2012081453)
([N 90°00'00" E])	RECORD BEARINGS AND DISTANCES (2/5/96, 96C-60)
•	FOUND 1/2" REBAR, UNLESS MARKED OTHERWISE
0	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
Δ	ACS MONUMENT

Easement Notes

- 3 EXISTING 10' IRRIGATION DITCH AND UTILITY EASEMENT (5/4/46, C1-10A)
- 4 EXISTING 7' UTILITY EASEMENT (10/20/78, C14-30)
- 5 EXISTING 5' IRRIGATION DITCH AND UTILITY EASEMENT (5/4/46, C1-10A)
- 6 EXISTING 22' PRIVATE ACCESS, WATER, SANITARY SEWER AND PUBLIC UTILITY EASEMENT (3/30/2007, 2007C-77)
- 7 EXISTING 8' DITCH EASEMENT (3/30/07, 2007C-77)
- 8 20' PRIVATE ACCESS EASEMENT BENEFITING LOTS 10-A1, 10-B1 AND 10-B2, GRANTED WITH THE FILING OF THIS PLAT, TO BE MAINTAINED BY THE OWNERS THEREOF.

CARTESIAN SURVEYS INC.

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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.

SCOTT ASHCRAFT, MANAGING MEMBER SANDIA REAL ESTATE INVESTMENTS. LLC DATE

Acknowledgement

STATE OF NEW MEXICO

COUNTY OF

SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

BY: SCOTT ASHCRAFT, MANAGING MEMBER, SANDIA REAL ESTATE INVESTMENTS, LLC

NOTARY PUBLIC MY COMMISSION EXPIRES

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.

Documents

- 1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. 168780 AND AN EFFECTIVE DATE OF JANUARY 22, 2015.
- 2. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILED NO. 181386 AND AN EFFECTIVE DATE OF MAY 20, 2015.
- 3. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 4, 1994, IN BOOK 99C, PAGE 66.
- 4. SUMMARY PLAT OF LOTS A, B, C, D AND E, BLOCK A, CANDELARIA PLAZA ADDITION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 20, 1978, IN BOOK C14, PAGE 30.
- 5. PLAT OF SAN ANTONIO ADDITION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 18, 1972, IN BOOK C8, PAGE 137.
- 6. PLAT OF LANDS OF FRANCES AND THERESA, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 30, 2007, IN BOOK 2007C, PAGE 77.
- 7. PLAT OF CANDELARIA PLAZA ADDITION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 4, 1946, IN BOOK C1, PAGE 10A.
- 8. PLAT OF LANDS OF LUJAN, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 19, 1996, ON JUNE 19, 1996, IN BOOK 96C, PAGE 267.
- 9. PLAT OF LANDS OF ELFEGO G. JR. AND EVANGELINE ARANDA, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 5, 1996, IN BOOK 96C, PAGE 60.
- 10. REPLAT OF TRACTS 57 & 58-A-1, MRGCD MAP NO. 34, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 9. 1985, IN BOOK C27, PAGE
- 11. PLAT OF LANDS OF CLARK, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 12, 1992, IN BOOK 92C, PAGE 175.
- 12. BOUNDARY SURVEY PLAT FOR TRACT 61A, MRGCD MAP NO. 34, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 25, 1999, IN BOOK 99S, PAGE 101.
- 13. WARRANTY DEED FOR RITA N. OROZCO, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 21, 2013, AS DOCUMENT NO. 2013056463.
- 14. PERSONAL REPRESENTATIVES' DEED FOR PAUL A. GARCIA, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 10, 2012, AS DOCUMENT NO. 2012081453.

Plat for Lots 10-A1, 10-B1 and 10-B2 Block A,

Candelaria Plaza Addition
Being comprised of Lots 10-A and 10-B,
Block A, Candelaria Plaza Addition
Within Projected
Section 6, T 10 N, R 3 E, NMPM, within
the Town of Albuquerque Grant
City of Albuquerque
Bernalillo County, New Mexico
July 2015

Public Utility Easements:

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

- A. <u>Public Service Company of New Mexico</u> ("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. <u>New Mexico Gas Company</u> for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. <u>Qwest Corp. d/b/a CenturyLink QC</u> for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. <u>Cable TV</u> 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, 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.

Disclaime

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.