

Zone Atlas Page B-13-Z

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.

Notes

1. FIELD SURVEY PERFORMED IN JANUARY 2013 AND SUPPLEMENTAL DATA IN OCTOBER 2015.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GRID).

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.

Free Consent and Dedication

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 AND GRANT ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING 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 THE 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 DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

ALEEM KASSAM, MANAGING MEMBER DATE
10030 COORS BYPASS, LLC

Acknowledgment

STATE OF }
COUNTY OF } SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____
BY: ALEEM KASSAM, MANAGING MEMBER OF 10030 COORS BYPASS, LLC

NOTARY PUBLIC MY COMMISSION EXPIRES _____

Indexing Information

Projected Section 7, Township 11 North, Range 3 East, N.M.P.M. into the Town of Alameda Grant
Subdivision: Cottonwood Mall
Owner: 10030 Coors Bypass, LLC, formerly 6230 Paseo Del Norte, LLC
UPC #: 101306544131210605

Subdivision Data

GROSS ACREAGE.1.7497 ACRES
ZONE ATLAS PAGE NO. B-13-Z
NUMBER OF EXISTING LOTS. 1
NUMBER OF LOTS CREATED. 2
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. OCTOBER 2015

Legal

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING ALL OF TRACT C-7A OF THE COTTONWOOD MALL, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "TRACTS C-6A AND C-7A COTTONWOOD MALL (BEING A REPLAT OF TRACTS C-6 AND C-7, COTTONWOOD MALL) CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 16, 1996 IN VOLUME 96C, FOLIO 490.

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 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.
- 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.

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), 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.

Treasurer's Certification

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND

PAID ON UPC#: _____
PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE:

Plat for
Tracts C-7A-1 and C-7A-2
Being Comprised of
Tract C-7A, Cottonwood Mall
Within Projected Section 7,
T 11 N, R 3 E, N.M.P.M.
into the Town of Alameda Grant
City of Albuquerque
Bernalillo County, New Mexico
April 2016

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 _____

Application Number _____

Plat approvals:

PNM Electric Services _____ Date

New Mexico Gas Company _____ Date

Qwest Corporation d/b/a CenturyLink QC _____ Date

Comcast _____ Date

City 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. 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



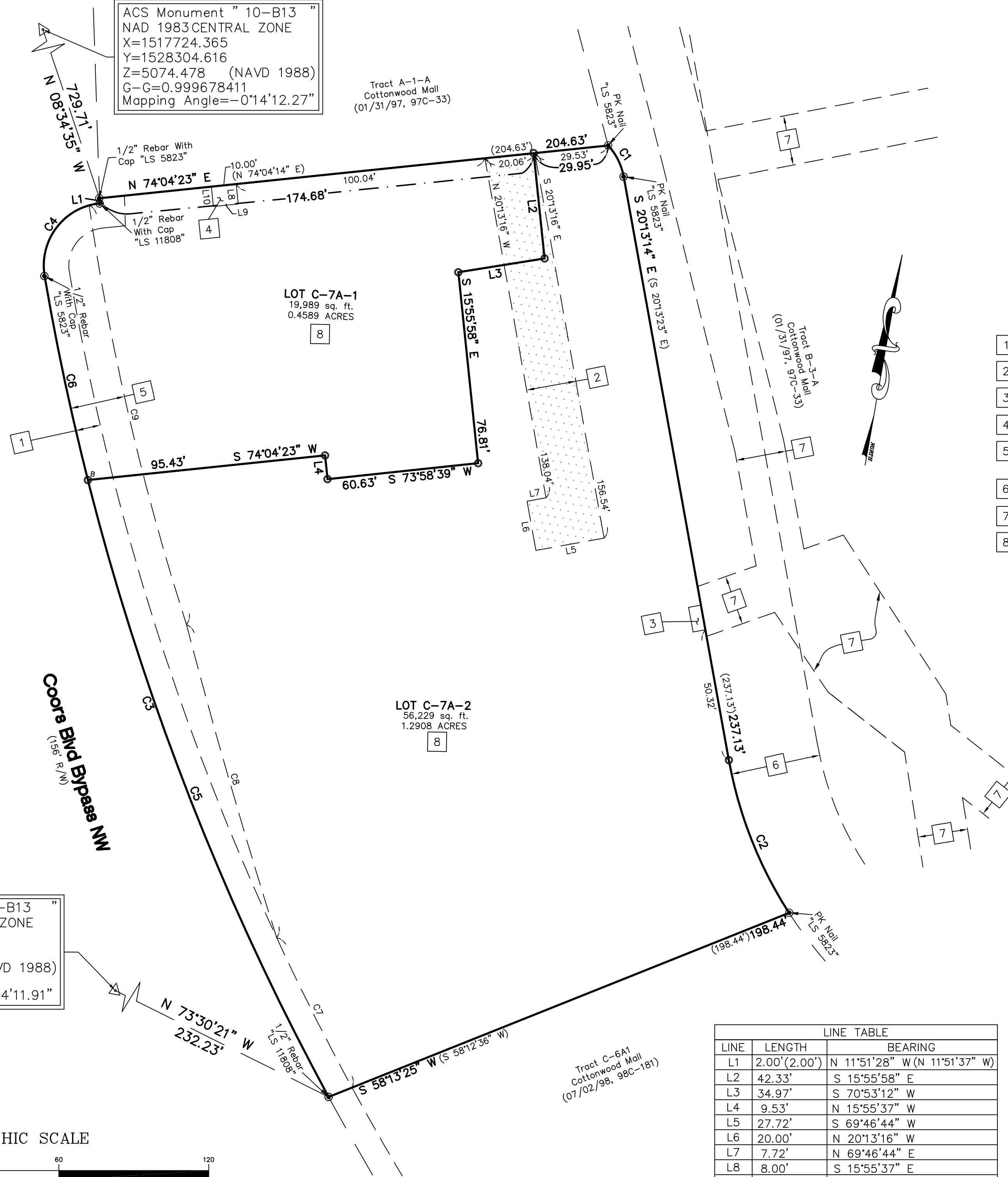
Plat for
Tracts C-7A-1 and C-7A-2
 Being Comprised of
Tract C-7A, Cottonwood Mall
 Within Projected Section 7,
T 11 N, R 3 E, N.M.P.M.
 into the Town of Alameda Grant
 City of Albuquerque
 Bernalillo County, New Mexico
 April 2016

ACS Monument " 10-B13 "
 NAD 1983 CENTRAL ZONE
 X=1517724.365
 Y=1528304.616
 Z=5074.478 (NAVD 1988)
 G-G=0.999678411
 Mapping Angle=-0°14'12.27"

Tract A-1-A
 Cottonwood Mall
 (01/31/97, 97C-33)

Tract B-3-A
 Cottonwood Mall
 (01/31/97, 97C-33)

Tract C-6A1
 Cottonwood Mall
 (01/02/98, 98C-181)



Easement Notes

- 1 EXISTING 10' P.U.E. (01/06/95, 95C-5)
- 2 EXISTING 20' WATERLINE EASEMENT (12/16/96, 96C-490) SHOWN HEREON AS [stippled box]
- 3 EXISTING 10' X 5' P.N.M. EASEMENT (12/16/96, 96C-490)
- 4 EXISTING SIGN EASEMENT (05/09/97, BK. 97-12, PG. 7884)
- 5 EXISTING LANDSCAPE SETBACK PER THE COORS CORRIDOR PLANE AS SHOWN ON THE PLAT OF RECORD (SCALED FROM PLAT)(12/16/96, 96C-490)
- 6 EXISTING 36' ACCESS EASEMENT (01/06/95, 95C-5)
- 7 EXISTING 20' P.U.E. (01/31/97, 97C-33)
- 8 CROSS LOT ACCESS EASEMENT BENEFITING LOTS C-7A-1 AND C-7A-2, ACROSS PARKING LOT DRIVE AISLES, TO BE MAINTAINED BY THE OWNERS OF SAID LOTS. GRANTED WITH THE FILING OF THIS PLAT.

Legend

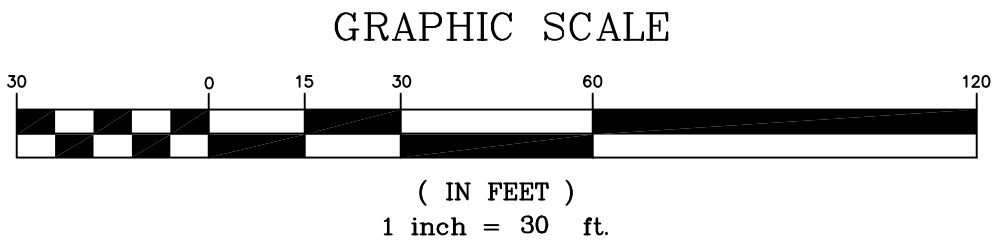
N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD (12/16/96, 96C-490)
●	FOUND AS INDICATED
○	SET PK NAIL WITH TAG "LS 14271" UNLESS MARKED OTHERWISE
⊙	SET BATHEY MARKER WITH CAP "LS 14271"

NOTE: PROPERTY SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND BLANKET EASEMENTS AS LISTED IN THE FOLLOWING DOCS.:
 12/28/95, BOOK 95-31, PAGE 5334
 12/28/95, BOOK 95-31, PAGE 5550
 1/17/97, DOC. NO. 9705377
 5/9/97, BOOK 97-12, PAGE 7884

ACS Monument " 9-B13 "
 NAD 1983 CENTRAL ZONE
 X=1517763.215
 Y=1527311.184
 Z=5072.491 (NAVD 1988)
 G-G=0.999678497
 Mapping Angle=-0°14'11.91"

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	14.21' (14.02')	25.00' (25.00')	32°34'05"	14.02'	S 36°30'30" E
C2	66.14' (66.16')	168.00' (168.00')	22°33'26"	65.72'	S 31°29'58" E
C3	349.11' (349.18')	1068.00' (1068.00')	18°43'44"	347.56'	S 29°05'06" E
C4	40.90' (40.90')	25.00' (25.00')	93°44'21"	36.49'	N 27°08'04" E
C5	265.63'	1068.00' (1068.00')	14°15'01"	264.94'	N 31°19'27" W
C6	83.48'	1068.00' (1068.00')	04°28'43"	83.46'	N 21°57'35" W
C7	67.09'	1058.00'	03°38'00"	67.08'	N 36°41'46" W
C8	130.43'	2629.19'	02°50'32"	130.41'	N 26°04'16" W
C9	172.40'	1046.00'	09°26'36"	172.21'	N 23°04'49" W

LINE TABLE		
LINE	LENGTH	BEARING
L1	2.00' (2.00')	N 11°51'28" W (N 11°51'37" W)
L2	42.33'	S 15°55'58" E
L3	34.97'	S 70°53'12" W
L4	9.53'	N 15°55'37" W
L5	27.72'	S 69°46'44" W
L6	20.00'	N 20°13'16" W
L7	7.72'	N 69°46'44" E
L8	8.00'	S 15°55'37" E
L9	10.00'	S 74°04'23" W
L10	8.00'	N 15°55'37" W



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