

TREASURERS CERTIFICATION

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

Bernalillo County Treasurer	Date

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.

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 connected 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:

- 1. Divide Six (6) existing Lots into Five (5) new Lots as shown hereon.
- 2. Grant the New Public and Private Easements as shown hereon.
- 3. Dedicate the additional Public street right of way as shown hereon.
- 4. Show the Public and Private Easements VACATED BY 170RB-_____.

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.

Russ P. Hugg
NMPS No. 9750
February 28, 2017

PLAT OF
LOTS 1 THRU 5
PASEO MARKETPLACE

(BEING A REPLAT OF LOTS 5-A; 28 THRU 31 AND EAST PORTION OF LOT 32, BLOCK 11, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES)

SITUATE WITHIN
THE ELENA GALLEGOS GRANT
IN

PROJECTED SECTION 13
TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2017

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 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

SHEET 1 OF 4



VCNTY 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" unless otherwise indicated hereon.
- 5. Albuquerque City Zone Atlas page D-18.
- 6. Lots 1 thru 5, Paseo Marketplace shall be subject to that certain "Declaration of Easements, Covenants and Restrictions", to be filed concurrent with the final plat.

SUBDIVISION DATA

- 1. Total number of existing Lots: 6
- 2. Total number of Lots created: 5
- 3. Additional Public Right of way dedicated 0.0393 Ac.
- 4. Gross Subdivision acreage: 6.7652 acres.

SHEET INDEX

- SHEET 1 OF 4 Approvals, General Notes, Etc...
- SHEET 2 OF 4 Legal Description, Free consent and dedication
- SHEET 3 OF 4 Existing Plat Boundary and Vacated Easements
- SHEET 4 OF 4 New Lots and Easements created

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BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2017

LEGAL DESCRIPTION

That certain parcel of land situate within the Elena Gallegos Grant in Projected Section 13, Township 11 North, Range 3 East, New Mexico principal Meridian, City of Albuquerque, Bernalillo County, New Mexico comprising: all of Lot 5--A, Block 11, Tract A, Unit A, North Albuquerque Acres 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 23, 2007 in Plat Book 2007C, Page 197 and Lots Numbered Twenty Eight (28) thru Thirty Two (32), Block 11, Tract A, Unit A, North Albuquerque Acres as the same are shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on March 17, 1937 in Volume D, Folio 129, more particularly described by survey performed by Russ P. Hug9, New Mexico Professional Surveyor Number 9750, using New Mexico State Plane Coordinate System, Central Zone (NAD 83) grid bearings and ground distances as follows:

BEGINNING at the Northerly point of tangency on the North line of said Lot 5--A (a 5/8" Rebar and cap stamped "L.S. 10042" found in place) said point also being a point of tangency on the Southerly right of way line of Paseo del Norte whence the Albuquerque Survey Control Monument "HEAVEN" bears N 89°31'29" E, 4639.94 feet distant; Thence,

N 85°51'03"E, 686.14 feet along said Southerly right of way line of Paseo del Norte to the Northeast corner of said Lot 5--A (a 5/8" Rebar and cap stamped "L.S. 10042" found in place); Thence,

S 00°12'44"W, 420.23 feet to the Southeast corner of said Lot 28, Block 11, Tract A, Unit A, North Albuquerque Acres (a PK Nail found in place) said point being a point on the Northerly right of way line of Palomas Avenue N.E.; Thence along said Northerly right of way line of Palomas Avenue N.E. for the following two (2) courses:

N 89°39'56"W, 750.89 feet to the Southeast corner of that certain portion of Lot 32, Block 11, Tract A, Unit A, North Albuquerque Acres conveyed to the City of Albuquerque by Special Warranty Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on March 22, 1996 in Book 96--8, Page 5001 as Document Number 96032833 (a 5/8" Rebar found in place); Thence,

N 89°42'19"W, 44.24 feet to the Southwest corner of said Lot 32, Block 11, Tract A, Unit A, North Albuquerque Acres; Thence,

N 00°19'17"E, 234.08 feet to the Northwest corner of said Lot 32, Block 11, Tract A, Unit A, North Albuquerque Acres; Thence,

S 89°39'05"E, 45.33 feet to the Northeast corner of that certain parcel conveyed to the City of Albuquerque by Special Warranty Deed as Document Number 96032833, said point being the Southwest corner of said Lot 5-A and a point on the Easterly right of way line of San Pedro Drive N.E.; Thence Northeasterly along said Easterly right of way line of San Pedro Drive N.E. for the following two (2) courses:

N 07°29'17"E, 80.79 feet to a point of curvature (a 5/8" Rebar and cap stamped "L.S. 10042" found in place); Thence,

Northeasterly, 82.11 feet on the arc of a curve to the right (said curve having a radius of 60.00 feet, a central angle of 78°24'38" and a chord which bears N 46°38'44"E, 73.85 feet) to the point of beginning of the Parcel herein described.

Said parcel contains 6.9337 acres, more or less.

LESS THAN AND EXCEPTING THEREFROM:

That certain parcel of land situate within the Elena Gallegos Grant in Projected Section 13, Township 11 North, Range 3 East, New Mexico principal Meridian, City of Albuquerque, Bernalillo County, New Mexico comprising that certain parcel of land conveyed to the City of Albuquerque by Special Warranty Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on March 22, 1996 in Book 96--8, Page 5001 as Document Number 96032833.

Said exception parcel contains 0.1686 acres, more or less.

Total remaining Plat contains 6.7651 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF LOTS 1 THRU 5, PASEO MARKETPLACE (BEING A REPLAT OF LOTS 5--A; 28 THRU 31 AND EAST PORTION OF LOT 32, BLOCK 11, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES) SITUATE WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 13, 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 dedicate the public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby grant the public and 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)

LOTS 5--A AND LOTS 29 THRU 32
CAMEL ROCK DEVELOPMENT, LLC
a New Mexico limited liability company

By: James R. Achen Sr., Managing Member

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

This instrument was acknowledged before me on this _____ day of _____, 2017, by James R. Achen Sr. as
Managing Member of Camel Rock Development, LLC.

Notary Public

My commission expires

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

- Plat entitled "PLAT OF LOT 5--A, BLOCK 11 (BEING PORTIONS OF LOTS 1--5, BLOCK 11) NORTH ALBUQUERQUE ACRES, TRACT A, UNIT A, WITHIN THE ELENA GALLEGOS GRANT, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, APRIL, 2007", filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 23, 2007, in Plat Book 2007C, Page 197.
- Plat entitled "TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed March 17, 1937, Volume D, Folio 129.
- Special Warranty Deed filed March 22, 1996, Book 96--8, Page 5001, Document No. 96032833.
- Special Warranty Deed filed February 2, 2017, Document No. 2017014798.
- Special Warranty Deed filed February 2, 2017, Document No. 2017014797.

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

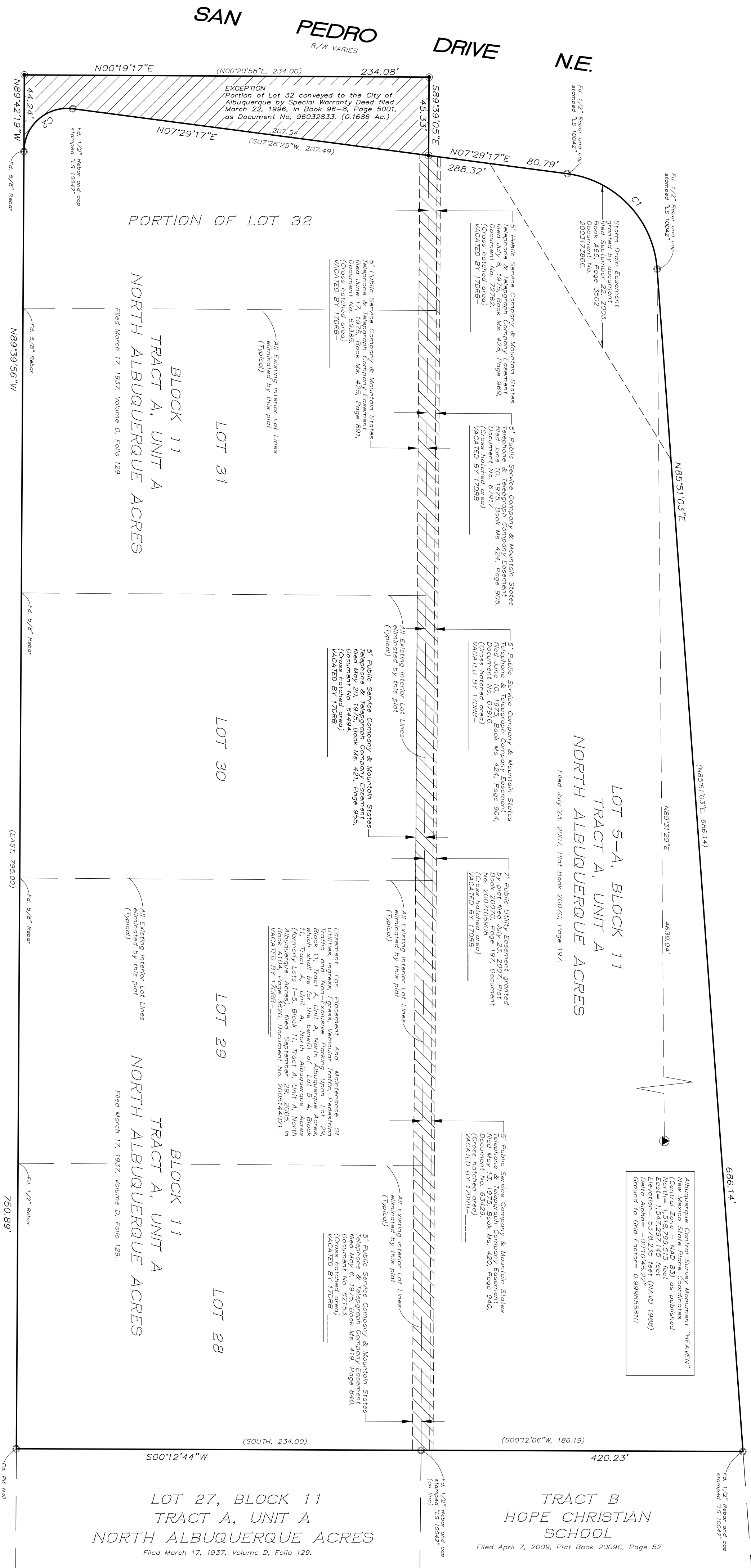
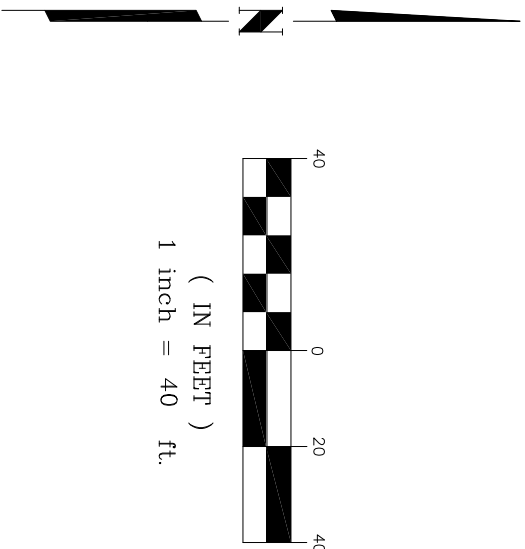
The subject property (as shown hereon) appears to lie within "ZONE X" (Areas determined to be outside 0.2% annual chance floodplain) with a 1% Annual Chance Flood Discharge contained in Paseo Del Norte Storm Drain System in the proximity of and within the northwestern corner of the subject property as shown on National Flood Insurance Program Flood Insurance Rate Map Number 35001C0137H, Map Revised August 16, 2012.

(BEING A REPLAT OF LOTS 5-A; 28 THRU 31 AND EAST PORTION OF LOT 32, BLOCK 11, TRACT A, UNIT A, NORTH ALBUQUERQUE ACRES)

IN

PASEO DEL NORTE N.E.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	82.11'	60.00'	48.94'	75.85'	S46.38.44"W	78.24.38"
	(82.11')	(60.00')		(75.85')	(S46.38.44"W)	
C2	42.40'	25.00'	28.34'	37.50'	S41.04.46"E	97.10.20"
	(42.37')	(25.00')		(37.48')	(S41.06.39"E)	



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CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING
C1	82.11'	60.00'	48.94'	75.86'	S46°38'44"W
C2	42.40'	25.00'	28.34'	37.50'	S41°04'46"E
C3	50.70'	156.00'	25.57'	50.47'	N80°02'32"W
C4	42.31'	25.00'	28.25'	37.44'	S41°00'03"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.92'	N07°29'17"E
L2	31.81'	N00°00'00"W
L3	8.00'	N00°00'00"E
L4	35.00'	N90°00'00"E
L5	2.02'	N85°50'49"E
L6	47.00'	N03°50'22"W
L7	1.34'	S85°50'49"W
L8	47.00'	N03°50'22"W
L9	64.71'	N45°00'00"E
L10	46.49'	N45°00'00"W
L11	14.69'	N00°00'00"W
L12	40.03'	N90°00'00"E

