

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 Grantor, including sufficient working 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 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 (NWGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NWGC 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 existing Tract C-4-A into two (2) new tracts as shown hereon.
- 2. Grant the new easements 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.

Russ P. Hugg
NMPS No. 9750
January 12, 2017

PLAT OF

**TRACTS C-4-A1 AND C-4-A2
SEVEN-BAR RANCH**

(BEING A REPLAT OF TRACT C-4-A, SEVEN-BAR RANCH)

SITUATE WITHIN

THE TOWN OF ALAMEDA GRANT

IN

PROJECTED SECTION 5, TOWNSHIP 11 NORTH, RANGE 3 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

JANUARY 2017

PROJECT NUMBER: _____

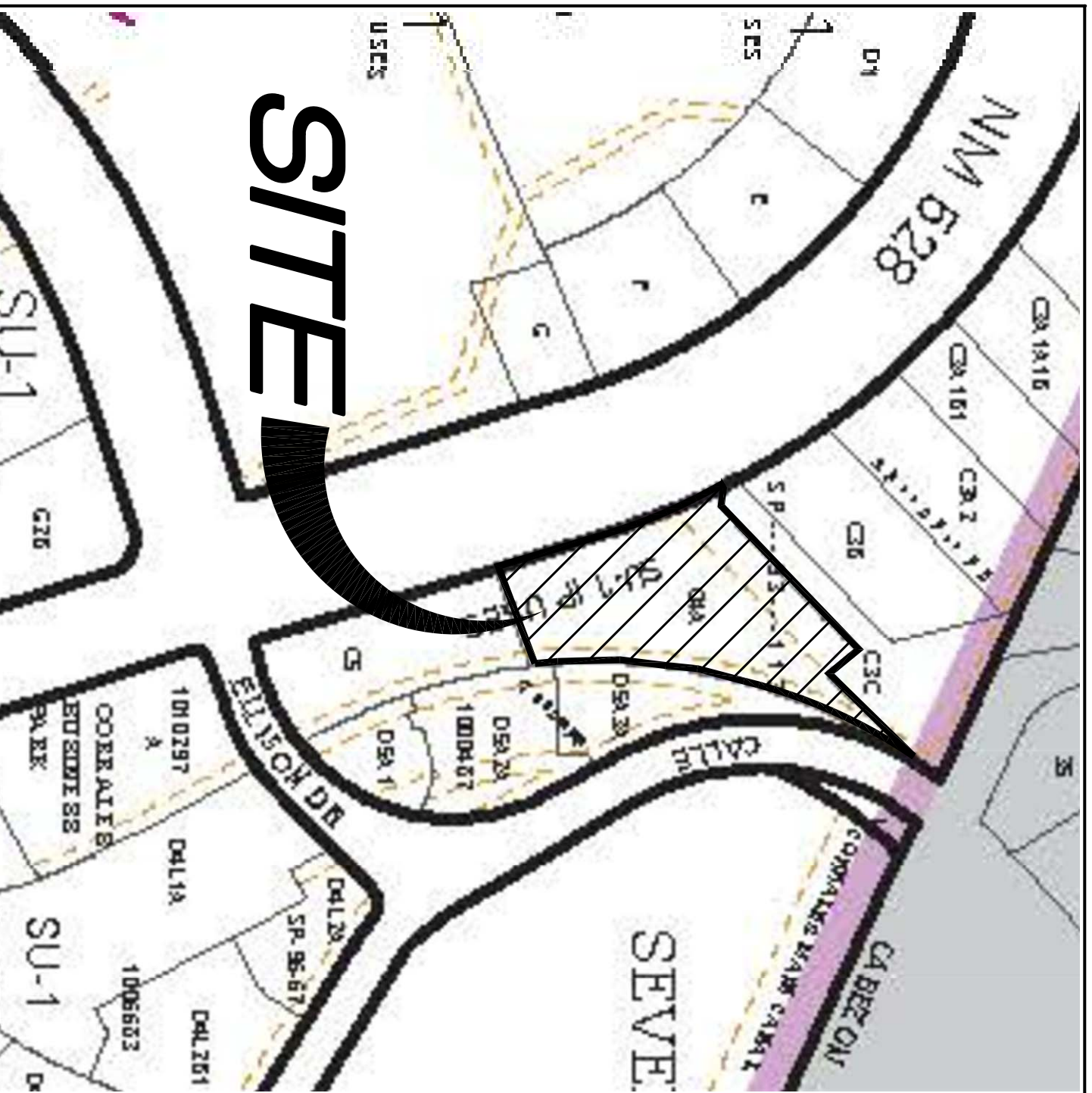
PLAT APPROVAL

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



VICINITY MAP

Not To Scale

GENERAL NOTES

- 1. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- 2. Distances are ground.
- 3. Distances along curved lines are arc lengths.
- 4. Record Plat bearings and distances do not differ from those as shown on the plat of record filed December 3, 2014 in Plat Book 2014C, page 131.
- 5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- 6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- 7. City of Albuquerque Zone Atlas Page A-14-Z.

SUBDIVISION DATA

- 1. Total number of existing Tracts: 1
- 2. Total number of Tracts created: 2
- 3. Gross Subdivision acreage: 1.9900 acres

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."

PLAT OF
TRACTS C-4-A1 AND C-4-A2
SEVEN-BAR RANCH

(BEING A REPLAT OF TRACT C-4-A, SEVEN-BAR RANCH)

SITUATE WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 5, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY 2017

LEGAL DESCRIPTION
That certain parcel of land situate within the Town of Alameda Grant in Projected Section 5, Township 11 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Tract C-4-A, Seven-Bar Ranch 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 2, 1993 in Plat Book 93C, Page 189.

Said parcel contains 1.9900 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATED and now comprising PLAT OF TRACTS C-4-A1 AND C-4-A2, SEVEN-BAR RANCH, SITUATE WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 5, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO 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 the 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)

TRACT C-4-A
3615 HIGHWAY 528, LLC

By: Torey Mees, Manager

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____ SS

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, by Torey Mees as
Manager of 3615 Highway 528 , LLC.

Notary Public

My commission expires _____

PLAT OF
TRACTS C-4-A1 AND C-4-A2
SEVEN-BAR RANCH

(BEING A REPLAT OF TRACT C-4-A, SEVEN-BAR RANCH)

SITUATE WITHIN
THE TOWN OF ALAMEDA GRANT
IN
PROJECTED SECTION 5, TOWNSHIP 11 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY 2017

DOCUMENTS UTILIZED IN PREPARATION OF THIS PLAT:

- a. Plat entitled "TRACT C-3-A, C-3-B, C-3-C AND C-4-A, SEVEN BAR RANCH (BEING A REPLAT OF TRACT C-3 AND C-4, SEVEN BAR RANCH), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 2, 1993 in Volume 93C, Folio 189.
- b. Plat entitled "TRACTS D-1 THRU D-5 AND C-5A AND C-6A, SEVEN BAR RANCH, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 1, 1983 in Volume C29, Folio 31.
- c. Plat entitled "TRACT D-5A, SEVEN BAR RANCH, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 22, 1995 in Volume 95C, Folio 99.
- d. Plat entitled "TRACTS C-1 THRU C-6, SEVEN BAR RANCH WITHIN PROJECTED SECTIONS 5 & 6, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 26, 1984 in Volume C24, Folio 136.
- e. Plat entitled "PLAT OF TRACTS D-5A-2A AND D-5A-3-A, SEVEN BAR RANCH BEING A REPLAT OF TRACTS D-5A-2 AND D-5A-3, SEVEN-BAR RANCH IN PROJECTED SECTION 5, T. 11 N., R. 3 E., N. M.P.M., TOWN OF ALAMEDA GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on November 8, 2012 in Plat Book 2012C, page 132.
- f. Title Commitment prepared for this property by Fidelity National Title Guaranty Company, Commitment No.: FT000197763-PRUEW, Effective Date: March 14, 2016.

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) appears to lie within "ZONE X" (Areas determined to be outside the 0.2% annual chance floodplain) as shown on National Flood Insurance Program Flood Insurance Rate Map Number 35001C0109H, Map Revised August 16, 2012.

SHEET 2 OF 4

SURV  **TEK, INC.**

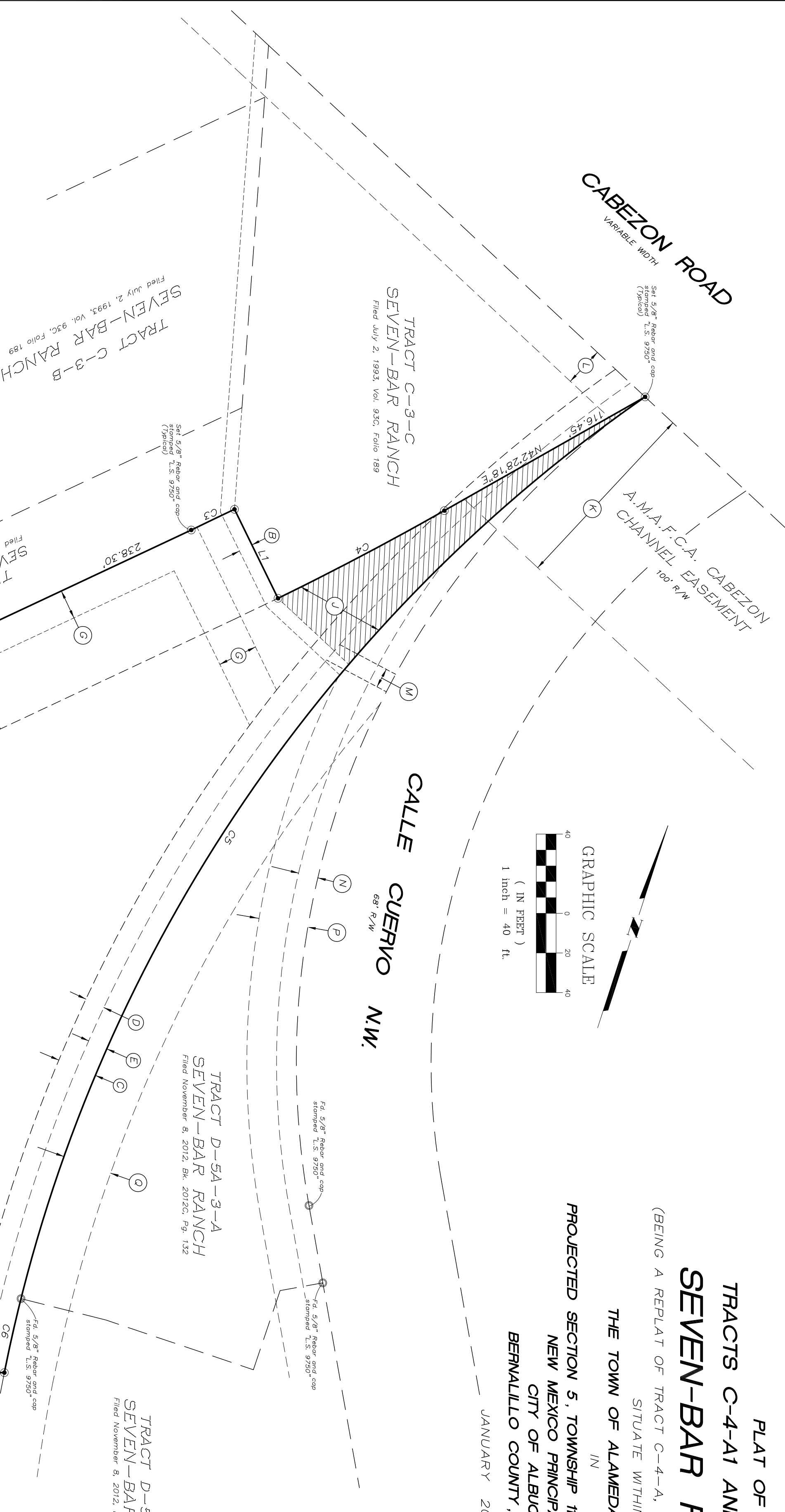
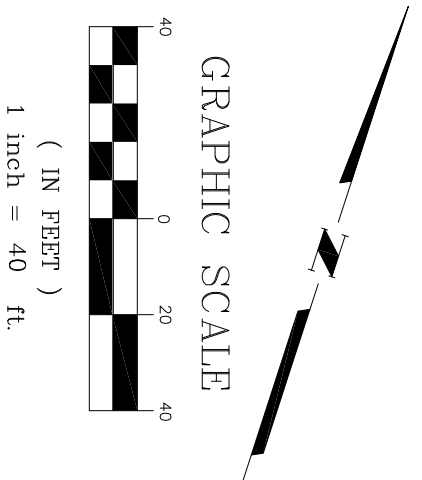
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

PLAT OF
TRACTS C-4-A1 AND C-4-A2
SEVEN-BAR RANCH

(BEING A REPLAT OF TRACT C-4-A, SEVEN-BAR RANCH)
SITUATE WITHIN

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CITY OF ALBUQUERQUE
BENNALILLO COUNTY, NEW MEXICO
JANUARY 2017



LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00	S44°02'53"E

Albuquerque Control Survey Monument, "N.M. 448, N12"
New Mexico State Plane Coordinates, Central Zone
(NAD83) as published:
X= 1,528,923.229
Y= 1,528,923.229
Ground to grid factor= 0.999679709
Delta Alpha= -0013'47.11"
Elevation= 5026.13 (NAVD88)

EXISTING EASEMENTS

- A 50' Roadway & Temporary Drainage Easement granted by document filed April 20, 1982 in Book Misc. 924, Pages 741-746.
- B 7' Underground Easement granted by document filed September 23, 1986, Book Misc. 3974, Page 909.
- C 20' Southern Union Gas Company Easement granted by document filed December 23, 1974 in Book Misc. 399, Pages 963-964.
- D 10' Water Line Easement granted to Paradise Community Services, Inc. by document filed December 27, 1974 in Book Misc. 400, Pages 381-382. Solid Easement is hereby granted to ABCWUA by this plat.
- E 10' Utility Easement granted by document filed August 6, 1974 in Book Misc. 380, Page 510.
- F Private Sanitary Sewer Easement granted by document filed December 8, 1993 in Book 93-35, Pages 3040-3046.
- G Public Utility Easement granted by document filed December 15, 1993 in Book 93-35, Pages 956-961.
- H Easement For Ingress And Egress filed November 1, 1994 in Book 94-00, Pages 6362-6367 (cross-hatched area).
- J Desilting Pond Easement "B", granted by document filed December 18, 1985 in Book Misc. 3034, Page 185 (cross-hatched area).
- K A.M.A.F.C.A. Channel Easement dedicated by plat filed December 18, 1985, Volume C24, Folio 31.
- L 20' Water Line Easement granted to New Mexico Utilities, Inc. as shown on plat filed July 20, 1984 in Volume C24, Folio 136.
- M 10' Water Line Easement granted to City of Albuquerque Water Resources Department per plat filed December 18, 1985 in Volume C29, Folio 31. Portion of said Easement within this plat boundary is hereby granted to ABCWUA by this plat.
- N 10' Public Utility Easement, plat filed December 18, 1985, Volume C29, Folio 31.
- P 25' Sidewalk Easement granted to the City of Albuquerque per plat filed December 18, 1985, Volume C29, Folio 31.
- Q 25' Drainage Easement granted to the City of Albuquerque by plat filed March 22, 1995 in Volume 95C, Folio 99.

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	158.11'	1054.93'	79.20'	157.96'	N22°18'54"W	8°35'14"
C2	46.46'	25.00'	33.47'	40.06'	S79°52'17"E	106°29'23"
C3	24.20'	1513.03'	12.10'	24.20'	S46°24'37"W	0°54'59"
C4	94.94'	1563.03'	47.49'	94.93'	N44°12'42"E	3°28'49"
C5	565.61'	786.78'	295.65'	553.51'	S16°41'24"W	41°11'22"
C6	38.27'	786.78'	19.14'	38.27'	S05°17'54"E	2°47'14"

NEW MEXICO STATE HIGHWAY NO. 528
200' R/W

PLAT OF
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SEVEN-BAR RANCH

(BEING A REPLAT OF TRACT C-4-A, SEVEN-BAR RANCH)
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BERNALILLO COUNTY, NEW MEXICO

JANUARY 2017

CABEZON ROAD
VARIABLE WIDTH

A.M.A.F.C.A. CABEZON
CHANNEL EASEMENT
100' R/W

TRACT C-3-C
SEVEN-BAR RANCH
Filed July 2, 1993, Vol. 93C, Folio 189

CALLE CUERVO
68' R/W
NW.

TRACT C-3-B
SEVEN-BAR RANCH
Filed July 2, 1993, Vol. 93C, Folio 189

TRACT C-3-C
SEVEN-BAR RANCH
Filed July 2, 1993, Vol. 93C, Folio 189

TRACT C-4-A1
1.2288 Ac.

TRACT C-4-A2
0.7612 Ac.

TRACT D-5A-2-A
SEVEN-BAR RANCH
Filed November 8, 2012, Bk. 2012C, Pg. 132

TRACT C-5-A
SEVEN-BAR RANCH
Filed December 18, 1985, Vol. C29, Folio 31

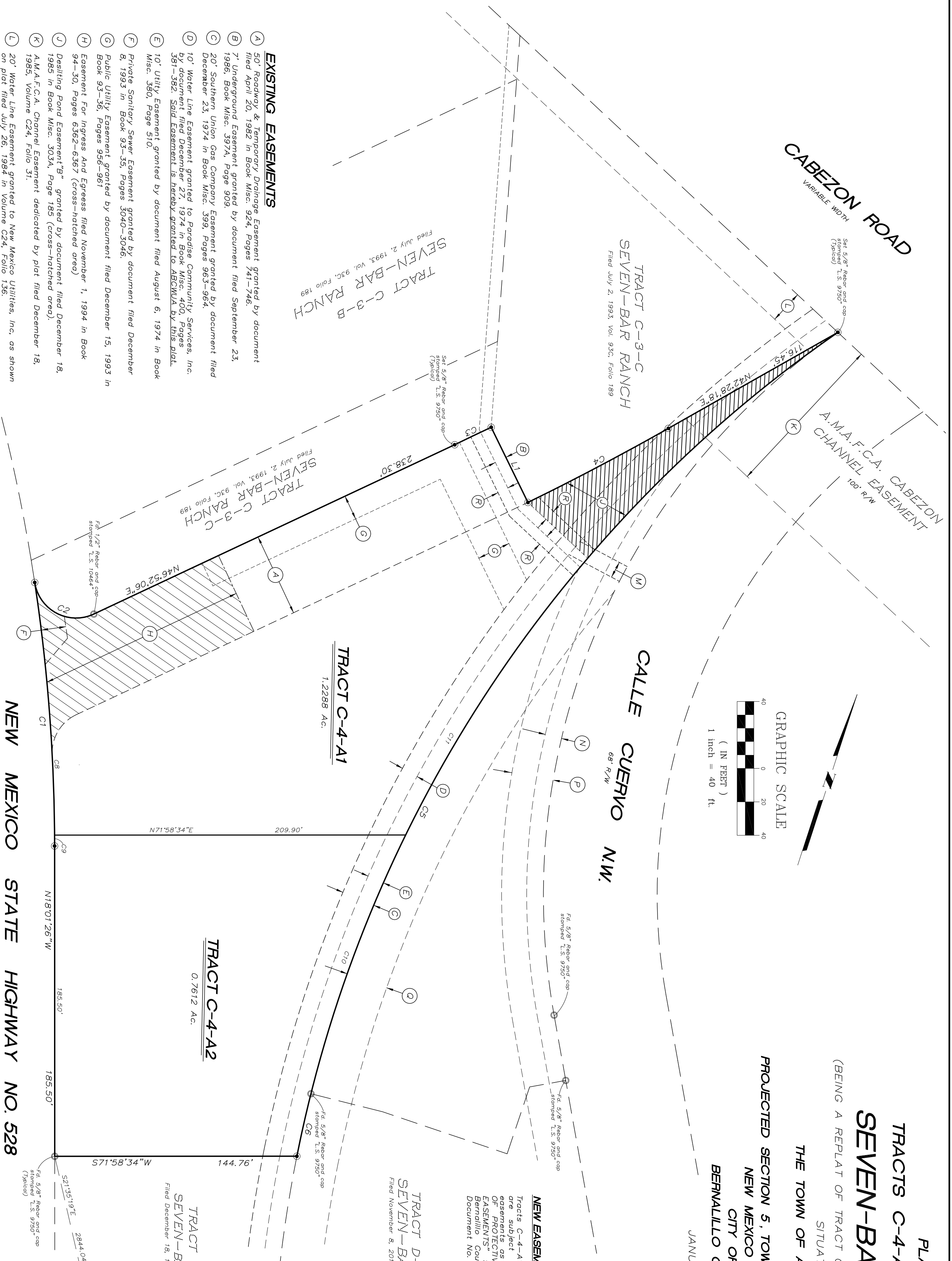
NEW EASEMENT NOTE

Tracts C-4-A1, C-4-A2, and Tract C-5-A, Seven-Bar Ranch are subject to all conditions, covenants, restrictions and easements as defined in that certain AMENDED DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND GRANT OF EASEMENTS filed in the office of the County Clerk of Bernalillo County, New Mexico on _____ Document No. 2017_____

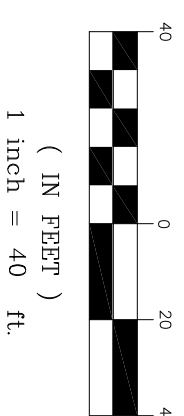
LINE	LENGTH	BEARING
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- N 10' Public Utility Easement, plat filed December 18, 1985, Volume C29, Folio 31.
- P 25' Stewark Easement granted to the City of Albuquerque per plat filed December 18, 1985, Volume C29, Folio 31.
- Q 25' Drainage Easement granted to the City of Albuquerque by plat filed March 22, 1995 in Volume 95C, Folio 99.
- R Additional 6.5' Waterline Easement granted ABCWUA by this plat.



GRAPHIC SCALE



CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	158.11'	1054.93'	79.20'	157.96'	N22°18'54"W	8°35'14"
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C5	565.61'	786.78'	295.65'	553.51'	S16°41'24"W	4°11'22"
C6	38.27'	786.78'	19.14'	38.27'	S05°17'54"E	2°47'14"
C8	151.61'	1054.93'	75.93'	151.48'	N22°29'30"W	8°14'03"
C9	6.50'	1054.93'	3.25'	6.50'	N18°11'52"W	0°21'11"
C10	163.03'	786.78'	82.82'	164.73'	S02°06'16"W	12°01'06"
C11	400.58'	786.78'	204.73'	396.26'	S22°41'57"W	29°10'17"

NEW MEXICO STATE HIGHWAY NO. 528
200' R/W

SHEET 4 OF 4

SURV TEK, INC.

Consulting Surveyors
9884 Valley View Drive, N.W. Albuquerque, New Mexico 87114

Phone: 505-897-3366
Fax: 505-897-3377

160863. DWG