

REPLAT OF TRACT A, NORTH TOWN PLAZA FOR TRACTS A-1, THROUGH A-4 NORTH TOWN PLAZA

95063496

SITUATE WITHIN SECTION 3, T10N, R2E, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO APRIL 1995

State of New Mexico } SS County of Bernalillo This instrument was filed for record on

JUN 27 1995 gsc 6:00 P.M. Recorded in 234 records of said County File 234 Judy D. Woodward Clerk & Recorder

APPROVALS:

- Subdivision Case Number: SP-95-146
CITY PLANNER, ALBUQUERQUE, BERNALILLO CO. PLANNING DIVISION: 6-27-95
PARKS AND GENERAL SERVICE DEPARTMENT: 5-15-95
TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT: 6-09-95
CITY ENGINEER, ENGINEERING DIVISION: 6-19-95
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY: 6-19-95
UTILITY DEVELOPMENT: 5-16-99
CITY SURVEYOR, ENGINEERING DIVISION: 05/19/95
PROPERTY MANAGEMENT: 6-19-95
GAS COMPANY OF NEW MEXICO: 6-7-95
PUBLIC SERVICE COMPANY OF NEW MEXICO: 6-7-95
U.S. WEST COMMUNICATION INC.: 5-3-95

LEGAL DESCRIPTION

A PARCEL OF LAND COMPRISED ALL OF TRACT "A" OF NORTH TOWN PLAZA, AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT OF TRACTS A AND B, BEAR CANYON VILLAGE, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 19, 1979 IN MAP BOOK C16 PAGE 26 AND PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ACADEMY BOULEVARD N.E. (106' RW), SAID POINT BEING THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED WHENCE FOR A TIE THE CITY OF ALBUQUERQUE ACS CONTROL BRASS CAP 12-F-19' (HAVING NEW MEXICO STATE PLANE COORDINATES X=408,413.13 AND Y=1,508,196.42, CENTRAL ZONE) BEARS S47°14'11"W, 163.70 FEET; THENCE ALONG THE WESTERLY PROPERTY LINE OF THE PARCEL HEREIN DESCRIBED N07°35'43"W, 100.52 FEET TO AN ANGLE POINT; THENCE N15°58'16"W, 539.54 FEET TO AN ANGLE POINT; THENCE N35°59'58"W, 20.66 FEET TO ANGLE POINT; THENCE S54°00'02"W, 83.37 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 109.01 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, (SAID ARC HAVING A RADIUS OF 172.40 FEET, A CENTRAL ANGLE OF 036°13'38", AND A CHORD THAT BEARS S72°08'51"W, 107.20 FEET) TO A POINT OF TANGENCY; THENCE N89°46'20"W, 128.28 FEET TO AN POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CUBERO STREET N.E. (64' RW); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE N00°13'40"E, 97.12 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY 198.21 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, (SAID ARC HAVING A RADIUS OF 275.94 FEET, A CENTRAL ANGLE OF 041°09'20", AND A CHORD THAT BEARS N20°49'20"E, 193.97 FEET) TO A POINT OF TANGENCY; THENCE N41°23'00"E, 295.00 FEET TO AN ANGLE POINT; THENCE S49°37'00"E, 187.20 FEET TO AN ANGLE POINT; THENCE N41°23'00"E, 190.00 FEET TO AN ANGLE POINT; THENCE S49°37'00"E, 89.54 FEET TO AN ANGLE POINT; THENCE S40°29'11"E, 84.85 FEET TO AN ANGLE POINT; THENCE S48°37'00"E, 98.26 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 72.77 FEET, ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, (SAID ARC HAVING A RADIUS OF 2,110.09 FEET, A CENTRAL ANGLE OF 001°58'33", AND A CHORD THAT BEARS S47°37'43"E, 72.76 FEET TO A POINT OF TANGENCY; THENCE N54°00'02"E, 12.21 FEET TO A STARTING POINT OF A CURVE; THENCE SOUTHEASTERLY 532.96 FEET, ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, (SAID ARC HAVING A RADIUS OF 2,122.09 FEET, A CENTRAL ANGLE OF 014°23'23", AND A CHORD THAT BEARS S39°23'06"E, 531.56 FEET) TO A POINT OF TANGENCY; THENCE S54°00'02"W, 197.07 FEET TO AN ANGLE POINT; THENCE S21°32'21"E, 153.36 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ACADEMY BOULEVARD N.E. AND A STARTING POINT OF A CURVE; THENCE SOUTHWESTERLY 126.11 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, (SAID ARC HAVING A RADIUS OF 1,740.00 FEET, A CENTRAL ANGLE OF 004°09'09", AND A CHORD THAT BEARS S66°23'05"W, 126.08 FEET) TO THE END OF CURVE; THENCE S21°32'21"E, 12.00 FEET TO A STARTING POINT OF CURVE; THENCE SOUTHWESTERLY 456.38 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, (SAID ARC HAVING A RADIUS OF 1,752.00 FEET, A CENTRAL ANGLE OF 014°55'31", AND A CHORD THAT BEARS S75°55'24"W, 455.09 FEET) TO THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

THE ABOVE DESCRIBED ENCLOSURE CONTAINS 655,811 SQUARE FEET OR 15.0553 ACRES MORE OR LESS.

FREE CONSENT AND DEDICATION

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) SO HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES 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 (SEE NOTE #). 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.

WEINGARTEN REALTY INVESTORS A TEXAS REAL ESTATE INVESTMENT TRUST

BY: BILL ROBERTSON JR., VICE PRESIDENT AND TRUST MANAGER

STATE OF NEW TEXAS ) ) COUNTY OF HARRIS ) ) SHARON BIEL, Notary Public, State of Texas. THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 7 DAY OF April 1995, BY BILL ROBERTSON JR., THE VICE PRESIDENT AND TRUST MANAGER OF WEINGARTEN REALTY INVESTORS, A TEXAS REAL ESTATE INVESTMENT TRUST, ON BEHALF OF SAID TRUST.

TYPE, PRINT OR STAMP NAME OF NOTARY AND COMMISSION EXPIRATION DATE BELOW



TREASURER'S CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC: TRACT A, UPC# 1-019-062-372065-40402

PROPERTY OWNER OF RECORD: WEINGARTEN REALTY INVESTORS BERNALILLO COUNTY TREASURER'S OFFICE: BY: [Signature] DATE: 6-27-95

SURVEYOR'S CERTIFICATION:

I, C. A. SPIROCK, HEREBY AFFIRM THAT I AM A DULY QUALIFIED REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO AND DO CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; SHOWS ACCURATE DIMENSIONS, AND LAND AREAS; SHOWS ALL EASEMENTS AND RESTRICTIONS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST. I FURTHER CERTIFY THAT THIS PLAT MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, MEETS THE "MINIMUM STANDARDS FOR LAND SURVEYS" SET FORTH BY THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

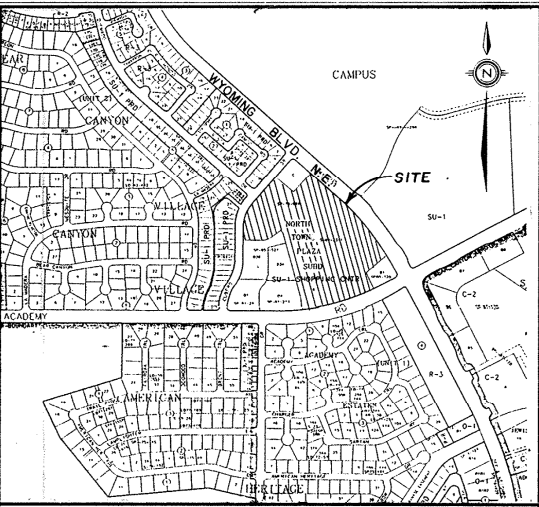
C. A. SPIROCK, N.M.P.S. #4972 DATE: 4/27/95



SHEET 1 OF 2

Table with 2 columns: Date (APRIL 3, 1995), Scale (1" = 100'), Design (SLC), Drawn (SPS), Job No. (227-02-025), Land Planning (P.O. Box 1328), Engineering (Corrales, N.M. 87048), Surveying.

community sciences corporation



SCALE: 1" = 750± VICINITY MAP ZONE ATLAS E-19-Z

SUBDIVISION DATA:

Table with 2 columns: Case No. (DRB-95-153), Gross Subdivision Acreage (15.0553 AC), Zone Atlas Index No. (E19), No. of Existing Tracts (1), No. of Tracts Created (4), No. of Parcels Created (0), Miles of Full-Width Streets Created (0), Date of Survey (July 1994), S.P./TALOS LOG NO. (SP 95-03-20-1038-0237)

NOTES:

- 1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT A OF NORTH TOWN PLAZA CONTAINING 15.0553 ACRES INTO FOUR TRACTS PER THE APPROVED SITE PLAN (EPC #2-95-25).
2. BEARINGS ARE BASED ON THE PLAT OF THIS PROPERTY "REPLAT OF TRACTS A & B, BEAR CANYON VILLAGE, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO NOW COMPRISING NORTH TOWN PLAZA TRACT A THRU D", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO, NEW MEXICO ON DECEMBER 19, 1979 IN PLAT BOOK C16, PAGE 26.
3. ROTATE PLAT BEARING CLOCKWISE 00°08'47" TO CONFORM WITH NEW MEXICO STATE PLANE BEARING BASE, CENTRAL ZONE, DELTA ALPHA + 00°10'35".
4. BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE FROM RECORD PLATS.
5. ALL DIMENSIONS PUBLISHED ALONG CURVED LINES ARE ARC DISTANCES.
6. BENCHMARK FOR THIS PLAT IS THE CITY OF ALBUQUERQUE ACS MONUMENT 12-F 19' ELEVATION IS 5412.82.
7. UNLESS OTHERWISE NOTED, ALL CORNERS ARE EVIDENCED BY A #5 REBAR WITH ALUMINUM CAP STAMPED "P.S. #4972".
8. CITY OF ALBUQUERQUE WATER AND SEWER SERVICE TO THESE LOTS MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.
9. PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE TEN (10) FEET WIDE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF:
A. THE PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
B. THE GAS COMPANY OF NEW MEXICO FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
C. U.S. WEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
D. JONES INTERCHANGE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH UNDERGROUND 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 (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL 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 VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.
10. PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO THESE TRACTS MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE, VIA A REQUEST FOR A WATER AND SANITARY SEWER AVAILABILITY STATEMENT.

REPLAT OF TRACT A, NORTH TOWN PLAZA FOR TRACTS A-1, THROUGH A-4 NORTH TOWN PLAZA

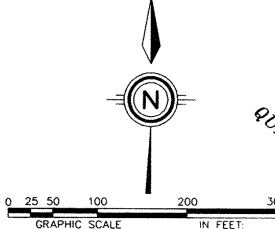
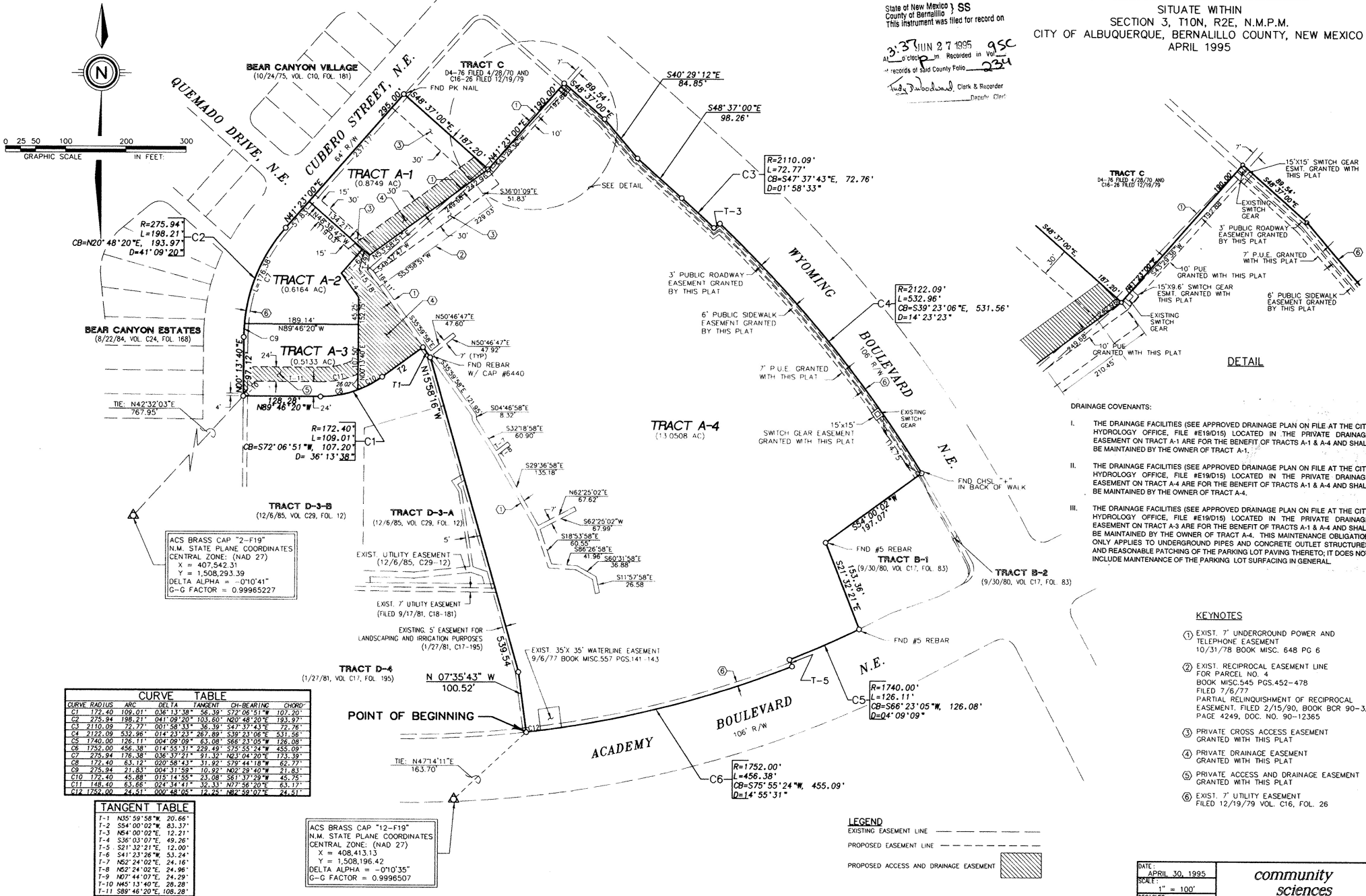
SITUATE WITHIN SECTION 3, T10N, R2E, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO APRIL 1995

95063496

State of New Mexico 1 SS County of Bernalillo This instrument was filed for record on

3:37 JUN 27 1995 95C 234 RECORDS OF BERNALILLO COUNTY

Wanda D. Woodward, Clerk & Recorder



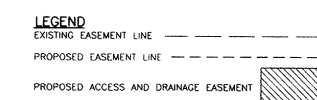
- DRAINAGE COVENANTS: I. THE DRAINAGE FACILITIES (SEE APPROVED DRAINAGE PLAN ON FILE AT THE CITY HYDROLOGY OFFICE, FILE #E19D15) LOCATED IN THE PRIVATE DRAINAGE EASEMENT ON TRACT A-1 ARE FOR THE BENEFIT OF TRACTS A-1 & A-4 AND SHALL BE MAINTAINED BY THE OWNER OF TRACT A-1.

- KEYNOTES: 1 EXIST. 7" UNDERGROUND POWER AND TELEPHONE EASEMENT 10/31/78 BOOK MISC. 648 PG 6

CURVE TABLE with columns: CURVE RADIUS, ARC, DELTA, TANGENT, CH-BEARING, CHORD

TANGENT TABLE with columns: T-1 through T-11, bearing, distance

ACS BRASS CAP "12-F19" N.M. STATE PLANE COORDINATES CENTRAL ZONE, (NAD 27)



DATE: APRIL 30, 1995 SCALE: 1" = 100' DESIGNED: SLC DRAWN: SPS FOR NO.: 227-02-025 LAND PLANNING P.O. Box 1338 ENGINEERING Corrales, N.M. 87048 SURVEYING

COMMUNITY SCIENCES CORPORATION - CORRALES, NEW MEXICO - (505) 997-0000