

DOCH 2017075916
 08/04/2017 12:56 PM Page: 1 of 2
 PLAT #: 8-25-00 B: 2017C P: 0090 Linda Stover, Bernalillo County

Plat of
Lot 1-A-1
Shell Subdivision No. 2
 Town of Atrisco Grant Projected Section 14,
 Township 10 North, Range 2 East, N.M.P.M
 City of Albuquerque, Bernalillo County, New Mexico
 February 2017

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ATRISCO GRANT PROJECTED SECTION 14, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF LOT NUMBERED ONE-A (1-A) OF THE PLAT OF LOT 1-A, SHELL SUBDIVISION NO. 2, BEING SITUATE WITHIN, 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 OCTOBER 6, 1991, IN PLAT BOOK 91C, FOLIO 243, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NAD 1983) AND BY GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

- BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED TRACT, MARKED BY A FOUND NO. 4 REBAR WITH RED PLASTIC CAP (ILLEGIBLE) FROM WHENCE A TIE TO A.G.R.S. MONUMENT "2_H12" BEARS N 40°06'54" E, A DISTANCE OF 873.65 FEET;
- THENCE FROM SAID POINT OF BEGINNING S 89°35'12" E, A DISTANCE OF 75.01 FEET TO AN ANGLE POINT, MARKED BY A SET PK NAIL WITH WASHER "PS 11993";
- THENCE S 71°02'34" E, A DISTANCE OF 186.49 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE WEST RIGHT OF WAY LINE OF COORS BOULEVARD, N.W., MARKED BY A SET PK NAIL WITH WASHER "PS 11993";
- THENCE ALONG SAID WEST RIGHT OF WAY LINE S 19°00'05" W, A DISTANCE OF 219.39 FEET TO A POINT OF CURVATURE, MARKED BY A SET PK NAIL WITH WASHER "PS 11993";
- THENCE LEAVING SAID WEST RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 37.47 FEET, A RADIUS OF 30.00 FEET, A DELTA ANGLE OF 71°33'45", A CHORD BEARING OF S 54°46'58" W, AND A CHORD LENGTH OF 35.08 FEET, TO A POINT LYING ON THE NORTH RIGHT OF WAY LINE OF HANOVER ROAD, N.W., MARKED BY A SET PK NAIL WITH WASHER "PS 11993";
- THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N 89°25'44" W, A DISTANCE OF 154.01 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT, MARKED BY A SET PK NAIL WITH WASHER "PS 11993";
- THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N 00°32'28" E, A DISTANCE OF 287.27 FEET TO THE POINT OF BEGINNING CONTAINING 1.3408 ACRES (58,406 SQUARE FEET) MORE OR LESS.

Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION 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 OF PARCELS WITHIN THE AREA OF THIS PLAT.

Free Consent and Dedication

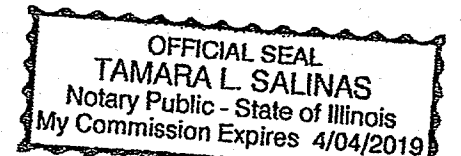
THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES 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 DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.
 SAID OWNER DOES HEREBY DEDICATE ALL ADDITIONAL STREETS AND PUBLIC RIGHTS OF WAY FOR COORS BOULEVARD, N.W. SHOWN HEREON TO THE NMDOT IN FEE SIMPLE WITH WARRANTY COVENANTS.

Jeffrey A. Angelo 2-24-17
 MCDONALD'S REAL ESTATE COMPANY, A DELAWARE CORPORATION
 Jeffrey A. Angelo SENIOR COUNSEL, McDonald's Corporation, on behalf of McDonald's Real Estate Company

Acknowledgment

STATE OF ILLINOIS)
 COUNTY OF DUPAGE) SS
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF February, 2017 BY MCDONALD'S REAL ESTATE COMPANY, A DELAWARE CORPORATION, Jeffrey A. Angelo SENIOR COUNSEL
 By *Tamara L. Salinas* MY COMMISSION EXPIRES: 4/4/19
 NOTARY PUBLIC



Project No: 1011143
 Application No. 17DRB-70054

Utility Approvals

Fernando Vigil 3-1-17
 DATE
Olga 3/1/17
 DATE
 NEW MEXICO GAS COMPANY
Greg 3-3-17
 DATE
 QWEST CORPORATION D/B/A CENTURYLINK QC
COMCAST 3/2/17
 DATE

City Approvals

Soren N. Riekenover P.S. 2/27/17
 CITY SURVEYOR DATE
Reginald M. Mui 8/2/17
 TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT DATE
Thibe 08-02-17
 DATE
 A.B.C.W.U.A.
Chandor 8/2/17
 DATE
 PARKS AND RECREATION DEPARTMENT
Lynn M. Moyer 8-2-17
 DATE
 AMAFCA
James D. Hughes 8-2-2017
 DATE
 CITY ENGINEER
John 8-2-17
 DATE
 DRB CHAIRPERSON, PLANNING DEPARTMENT

TREASURER CERTIFICATE
George Stone
 8-4-17

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano 02/24/2017
 LARRY W. MEDRANO
 N.M.P.S. No. 11993
 DATE



PRECISION SURVEYS, INC.

OFFICE LOCATION:
 9200 San Mateo Boulevard, NE
 Albuquerque, NM 87113
 505.856.5700 PHONE
 505.856.7900 FAX

Subdivision Data:

ZONING:
 GROSS SUBDIVISION ACREAGE: 1.3408 ACRES±
 ZONE ATLAS INDEX NO: J-11-Z
 NO. OF TRACTS CREATED: 0
 NO. OF LOTS CREATED: 1
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: APRIL 27 THROUGH MAY 8, 2016

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING ONE LOT INTO ONE NEW LOT, TO VACATE TWO EXISTING EASEMENTS, TO GRANT TWO NEW EASEMENTS AND TO DEDICATE ADDITIONAL RIGHT OF WAY

Notes:

- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 14, TOWNSHIP 10 NORTH, RANGE 02 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

Public Utility Easements

- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF:
- 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.
 - 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.
 - 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.
 - 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 GRANTEE 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 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 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), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

| COORDINATE AND DIMENSION INFORMATION | | | |
|---|---------------------------|---|-------------------------------------|
| STATE PLANE ZONE: | GRID/GROUND COORDINATES: | TYPE: | |
| NM-C | GROUND | STANDARD | |
| HORIZONTAL DATUM: NAD83 | VERTICAL DATUM: NAVD88 | ROTATION ANGLE: 0° 00' 00.00" | MATCHES DRAWING UNITS: YES or NO |
| CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM | | BASE POINT FOR SCALING AND/OR ROTATION: N = 0.0000 | |
| COMBINED SCALE FACTOR: GRID TO GROUND: 1.00037679992 | | DISTANCE ANNOTATION: GROUND E = 0.000,000.0000 | |
| GROUND TO GRID: 0.999623342005 | | ELEVATION TRANSLATION: ±0.00' | ELEVATIONS VALID: YES/NO |

INDEXING INFORMATION FOR COUNTY CLERK
 OWNER MCDONALD'S REAL ESTATE COMPANY,
 A DELAWARE CORPORATION
 SECTION 14, TOWNSHIP 10 N, RANGE 2 E,
 SUBDIVISION SHELL SUBDIVISION NO. 2
 UPC NO. 101-105-806-507-321-701

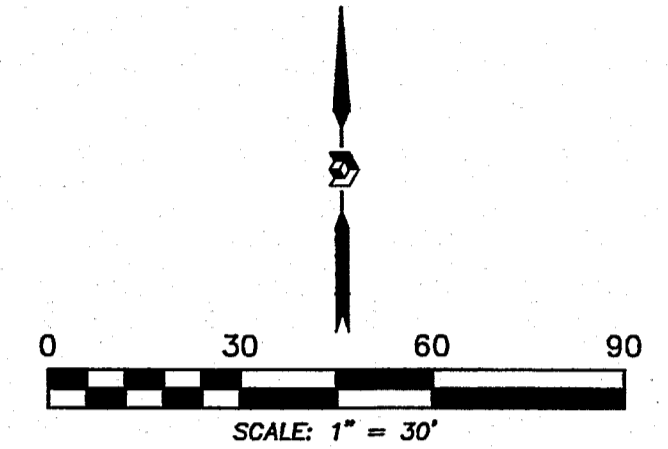
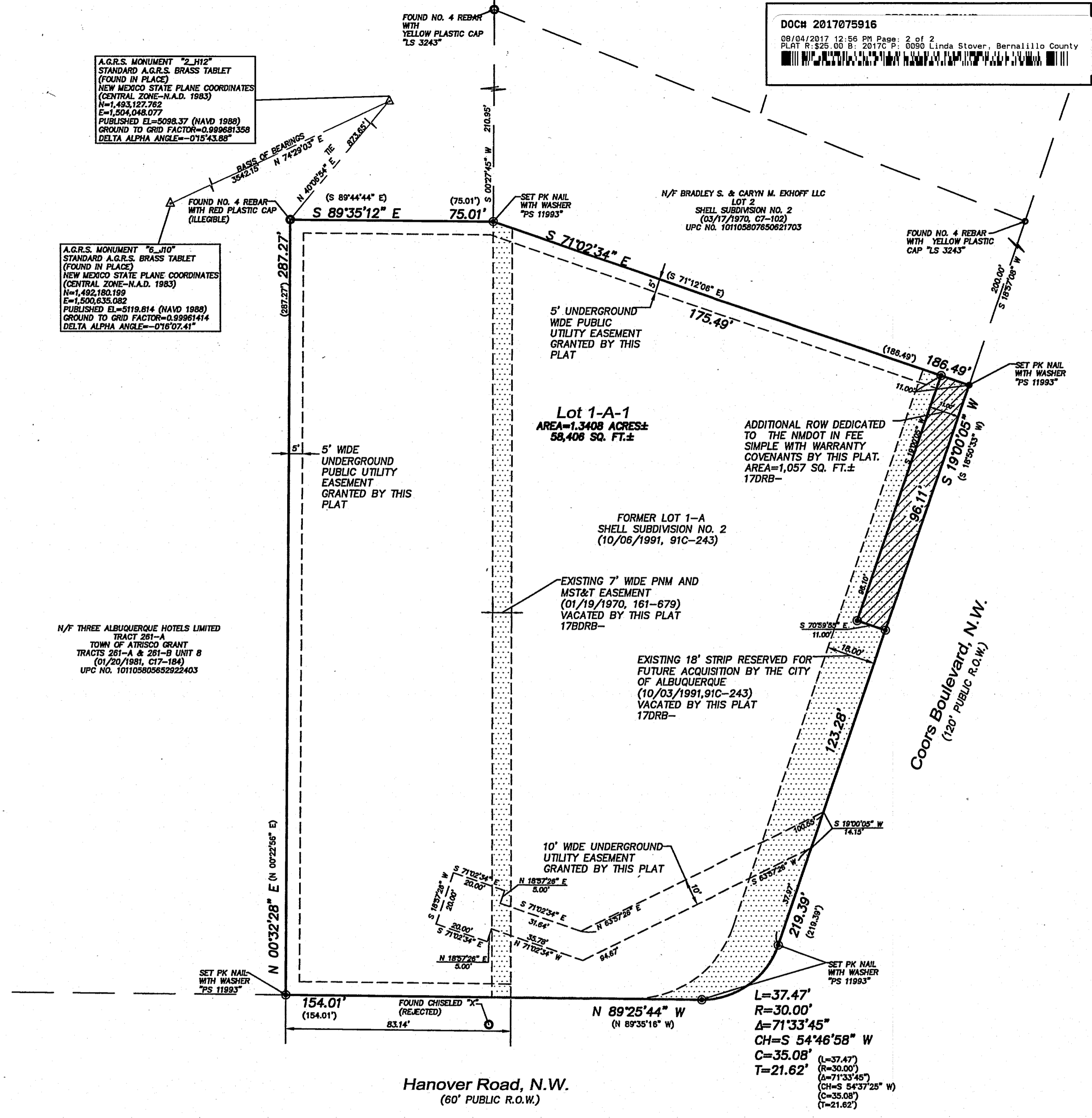
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 PLAT R: \$25.00 B: 2017C P: 0090 Linda Stover, Bernalillo County
 UPC NO. 101105807650621703

A.G.R.S. MONUMENT "2_H12"
 STANDARD A.G.R.S. BRASS TABLET
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,493,127.762
 E=1,504,048.077
 PUBLISHED EL=5096.37 (NAVD 1988)
 GROUND TO GRID FACTOR=0.99981358
 DELTA ALPHA ANGLE=-0°15'43.88"

A.G.R.S. MONUMENT "6_J10"
 STANDARD A.G.R.S. BRASS TABLET
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,492,183.189
 E=1,500,635.082
 PUBLISHED EL=5119.614 (NAVD 1988)
 GROUND TO GRID FACTOR=0.99961414
 DELTA ALPHA ANGLE=-0°16'07.41"

N/F THREE ALBUQUERQUE HOTELS LIMITED
 TRACT 281-A
 TOWN OF ATRISCO GRANT
 TRACTS 281-A & 281-B UNIT 8
 (01/20/1981, C17-184)
 UPC NO. 10110580582922403



Legend

| | |
|-----------------|--|
| N 90°00'00" E | MEASURED BEARING AND DISTANCES |
| (N 90°00'00" E) | RECORD BEARINGS AND DISTANCES |
| ○ | FOUND AND USED MONUMENT AS DESIGNATED |
| ⊙ | DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY |
| △ | FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED |

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