

LOCATION MAP
NOT TO SCALE

SUBDIVISION DATA

1. DRB No. _____
2. Zone Atlas Index Number: L-21 & M-21.
3. Zoning: IP
4. Gross Subdivision Acreage: 7.5926 Acres.
5. Total number of Tracts Created: Two (2) Tracts.
6. This Plat shows existing easements.
7. Date of Survey: April, 2017.
8. Plat is located within Sections 28 & 33, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico.

PURPOSE OF PLAT

The purpose of this Plat is to Subdivide Tract F-2 as the same are shown on Plat of Tracts F-1 and F-2 Sandia Science & Technology Park filed March 14, 2005 in Book 2005C, page 98 as Document 2005034960 into two (2) Tracts.

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.
- 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, 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 (above ground 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 Corporation D/B/A CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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.

DESCRIPTION

A certain tract of land located within Sections 28 & 33, Township 10 North, Range 4 East New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of of Tract F-2, Plat of Tracts F-1 and F-2, Sandia Science & Technology Park, 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 March 14, 2005 in Book 2005C page 98 as Document #2005034960.

Tract contains 7.5925 acres of land, more or less.

FREE CONSENT AND DEDICATION

The plat shown hereon is made with free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as may be shown on this plat in Fee Simple with Warranty Covenants.

BOK Financial, N.A.
As Trustee for Union Pension Transaction Trust 2000-7 NM

By: *William Tutunjian*
William Tutunjian, Title Officer

State of New Mexico)
) SS
County of Bernalillo)

This instrument was acknowledged before me on 31st day of July, 2017, by William Tutunjian, Officer

My Commission Expires: 7/23/19 James M. Berta
Notary Public

NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1927. Basis of Bearings is between City of Albuquerque Control Monuments "LSS-302" and "4_L22". Bearing = N86°56'55"W.
2. Distances are ground distances.
3. Record Bearings and distances are the same as shown on this plat and the same as shown on the Plat of Tracts F-1 and F-2 Sandia Science & Technology Park filed on March 14, 2005 in Book 2005C, page 98 Document No. #2005034960.
4. This Plat was prepared with information included in Title Commitment issued by Rio Grande Title Company, File No. R1611507-BE-KK, Effective Date: December 28, 2016.
5. Tracts F-2A and F-2B are located in Flood Zone "X", per FIRM Map Number 35001C0367H, Revised August 16, 2012.
6. SOLAR NOTE - Pursuant to Section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "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 tracts within the area of proposed Plat. The foregoing requirement shall be a condition to approval of this plat".
7. The front (adjacent to street) lot corner will not be staked with the exception of intermediate "pc's and pt's". A witness corner projected along the property line being a chiseled "+" in the curb and gutter will be set upon completion of all street improvements. Offset distance will be adjusted by even foot increments to fall within the pan. Remaining lot corners will be marked with a 5/8" rebar and plastic cap stamped "Solinski PS 17531", a nail and washer stamped "Solinski PS 17531" or a nail and washer stamped "line only".
8. Centerline monuments to be installed at centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard 3-1/4" aluminum alloy cap stamped "CITY OF ALBUQUERQUE", CENTERLINE MONUMENTATION", "SURVEY MARKER", "DO NOT DISTURB", "PLS 17531".
9. Existing public water and sanitary sewer infrastructure may or may not be sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may or may not be required as a condition of future development approval.

SURVEYOR'S CERTIFICATION

I, Timothy Solinski, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

T. Solinski
Timothy Solinski
New Mexico Professional Surveyor 17531
Date: 7-31-2017



PLAT OF
TRACTS F-2A AND F-2B
SANDIA SCIENCE & TECHNOLOGY PARK
(A REPLAT OF TRACT F-2, SANDIA SCIENCE AND TECHNOLOGY PARK)
WITHIN SECTIONS 28 AND 33,
TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M.,
CITY OF ALBUQUERQUE, BERNALILLO COUNTY,
NEW MEXICO

JULY, 2017

PROJECT NUMBER 1011329
APPLICATION NUMBER 17-70205

UTILITY APPROVALS:

<i>[Signature]</i> QWEST CORPORATION d/b/a CENTURYLINK QC	DATE <u>8/9/2017</u>
<i>[Signature]</i> COMCAST CABLE	DATE <u>8/9/17</u>
<i>[Signature]</i> PNM ELECTRIC SERVICES	DATE <u>8-14-17</u>
<i>[Signature]</i> NEW MEXICO GAS COMPANY	DATE <u>8-9-17</u>

CITY APPROVALS:

<i>[Signature]</i> CITY SURVEYOR	DATE <u>7/31/17</u>
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
<i>[Signature]</i> ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	DATE <u>8/9/2017</u>
<i>[Signature]</i> PARKS & RECREATION DEPARTMENT	DATE <u>8/9/17</u>
<i>[Signature]</i> A.M.A.F.C.A.	DATE <u>8-9-17</u>
<i>[Signature]</i> CITY ENGINEER	DATE <u>8-9-2017</u>
<i>[Signature]</i> DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE <u>9-18-17</u>
REAL PROPERTY DIVISION	DATE <u>9-18-17</u>

TAX CERTIFICATION

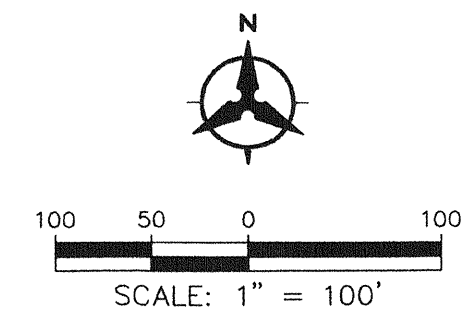
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #
1021-055-158-490-20665

PROPERTY OWNER OF RECORD: Shaw Mitchell & Mallory Partnership
[Signature]
BERNALILLO COUNTY TREASURER'S OFFICE DATE 9/18/17

Bohannon & Huston
Court yard I 7500 Jefferson St. NE
Albuquerque, NM 87109 (505) 823-1000

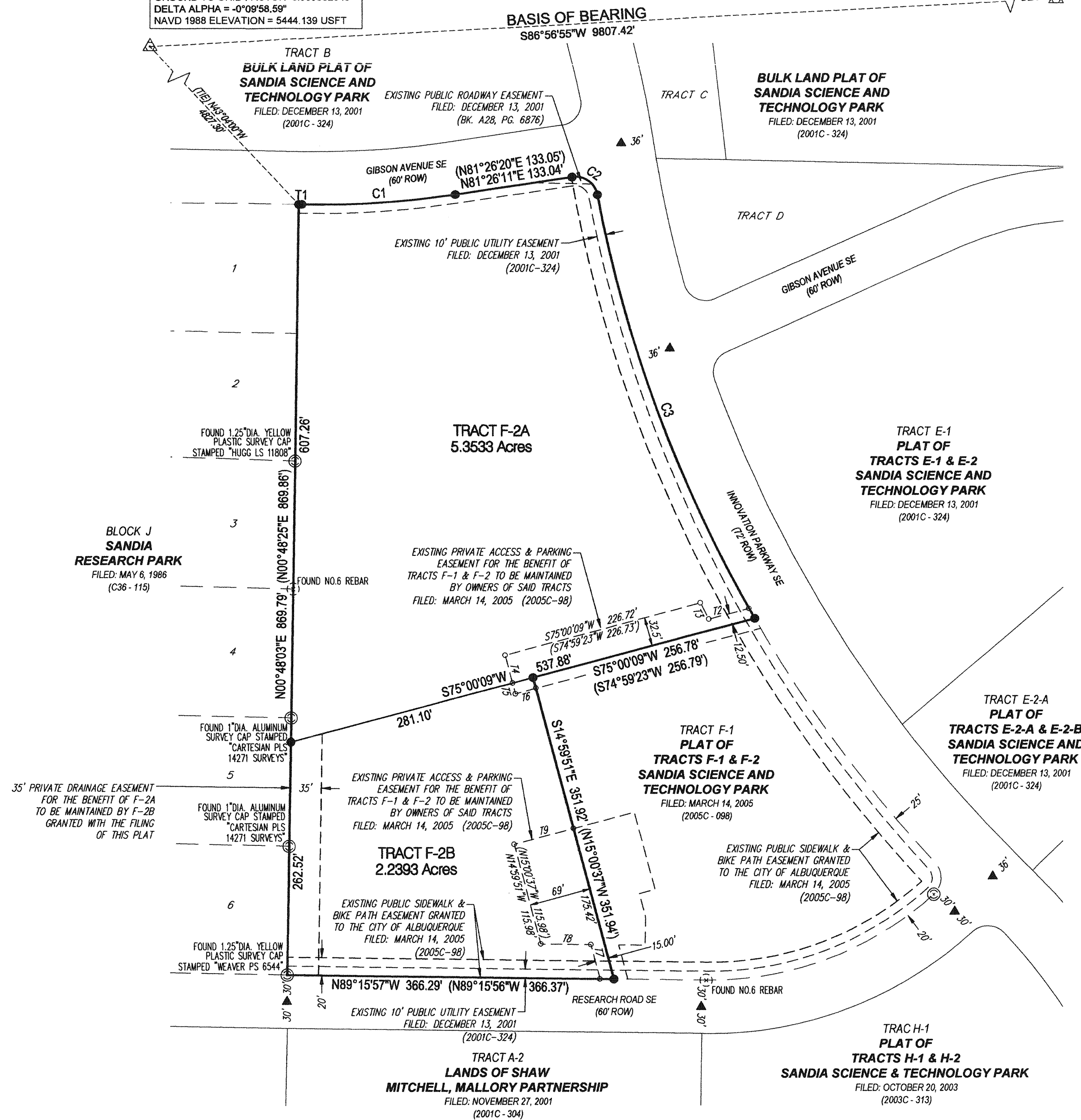
**PLAT OF
TRACTS F-2A AND F-2B
SANDIA SCIENCE &
TECHNOLOGY PARK**
(A REPLAT OF TRACT F-2, SANDIA SCIENCE
AND TECHNOLOGY PARK)
WITHIN SECTIONS 28 AND 33,
TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M.,
CITY OF ALBUQUERQUE, BERNALILLO COUNTY,
NEW MEXICO

JULY, 2017



NGS 3/4" DIA. STEEL ROAD IN METAL CAN
STAMPED "LSS - 302"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE GRID COORDINATES
(CENTRAL ZONE)
N=1479987.634 USFT E=1553820.265 USFT
GROUND TO GRID FACTOR=0.999652045
DELTA ALPHA = -0°08'58.59"
NAVD 1988 ELEVATION = 5444.139 USFT

ASC 3.25" DIA. ALUMINUM DISC IN CURB
STAMPED "4-L22 1986/92"
GEOGRAPHIC POSITION (NAD 1983)
NM STATE PLANE GRID COORDINATES
(CENTRAL ZONE)
N=1480509.445 USFT E=1563610.492 USFT
GROUND TO GRID FACTOR=0.999643379
DELTA ALPHA = -0°08'50.94"
NAVD 1988 ELEVATION = 5586.425 USFT



LEGEND	
(X)	FOUND REBAR WITHOUT CAP AS NOTED
(O)	FOUND REBAR WITH CAP AS NOTED
▲	FOUND 3.25" DIA. CITY OF ALBUQUERQUE ALUMINUM CENTERLINE MONUMENT
●	SET 1.25" DIA. PLASTIC SURVEY CAP STAMPED "SOLINSKI PS 17531"
—	BOUNDARY LINE
—	TRACT LINE
—	ADJOINING PROPERTY LINE
- - -	EXISTING EASEMENT AS NOTED
- - -	EXISTING PUBLIC UTILITY EASEMENT

TANGENT DATA		
ID	BEARING	DISTANCE
T1	S88°49'14"E	3.75'
	(S88°49'05"E)	(3.67')
T2	S75°00'09"W	46.31'
	(N74°59'23"E)	(46.31')
T3	N27°40'41"W	20.50'
	(S27°43'31"E)	(20.50')
T4	S14°59'51"E	32.50'
	(N15°00'37"W)	
T5	S14°59'51"E	12.50'
	(N15°00'37"W)	
T6	N75°00'09"E	24.00'
	(S74°59'23"W)	
T7	N14°59'51"W	40.00'
	(N15°00'37"W)	(40.00')
T8	N89°15'57"W	56.10'
	(N89°15'56"W)	(56.11')
T9	N75°00'09"E	69.00'
	(N74°59'23"E)	

CURVE DATA							
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BEARING	DEG OF CRV
C1	09°44'35" LT	86.16'	171.91'	1010.97'	171.71'	N86°18'29"E	05°40'03"
	(09°44'36" LT)	(86.17')	(171.92')			(N86°18'37"E)	
C2	87°58'15" RT	24.13'	38.38'	25.00'	34.72'	S54°34'41"E	229°10'59"
						(S54°34'33"E)	
C3	19°12'44" LT	258.65'	512.44'	1528.24'	510.05'	S20°11'56"E	03°44'57"
					(510.04')	(S20°11'48"E)	



Bohannon & Huston
Courtyard I 7500 Jefferson St. NE
Albuquerque, NM 87109 (505) 823-1000

SHEET 2 OF 2

DOCH 2017089832

09/18/2017 10:30 AM Page: 2 of 2
PLAT R: \$25.00 B: 2017C P: 0100 Linda Stover, Bernalillo County
Fri, 25-Aug-2017 - 10:47:am, Plotted by: DYABENY