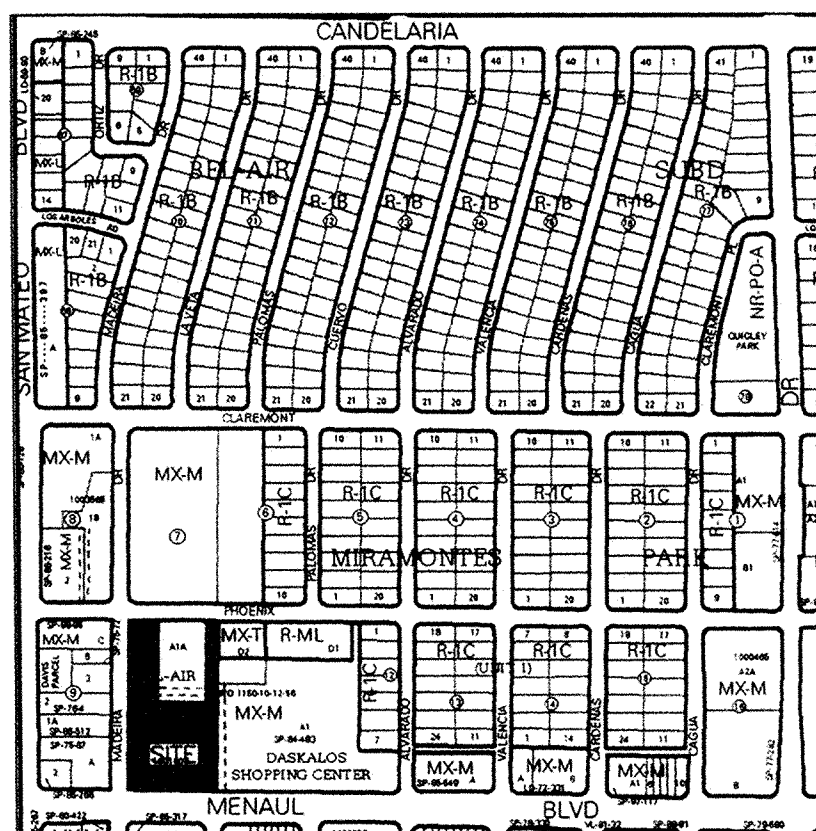


VICINITY MAP (H-18) NO SCALE



DOCH 2018093219
10/25/2018 11:58 AM Page: 1 of 2
PLAT R: \$25.00 B: 2018093219 Linda Stover, Bernalillo County

COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

Tract lettered A-2 of the BEL-AIR SHOPPING CENTER, City of Albuquerque, Bernalillo County, New Mexico, within the NW 1/4, Section 12, T. 10 N., R. 3 E., N.M.P.M., 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 January 29, 2001, in Plat Book 2001C, page 34.

PLAT OF TRACTS A-2-A AND A-2-B BEL-AIR SHOPPING CENTER

A REPLAT OF TRACT A-2, BEL-AIR SHOPPING CENTER WITHIN SECTION 12, T. 10 N., R. 3 E., N.M.P.M. ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO OCTOBER 2018

PROJECT NUMBER: PR-2018-001477
Application Number: SD. 1018.000803

- Utility Company Approvals: PNM Electric Service (10-15-18), New Mexico Gas Company (10/15/18), Qwest Corporation D/B/A Centurylink QC (10/16/18), Comcast (10/15/18). City Approvals: Susan M. Rianchores P.S. (10/15/18), Real Property Division, Environmental Health Department (10/24/18), Traffic Engineering, Transportation Division (10-24-18), ABCWUA, Parks and Recreation Department, AMAFCA (10-24-2018), Engineering/Hydrology (10/24/18), Code Enforcement (10/24/18), DRB Chairperson, Planning Department (10.24.18).

PURPOSE OF PLAT

This plat has been prepared for the purpose of creating two lots from one existing lot.

NOTES

- 1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
2. Perimeter distances are field measurements made on the ground.
3. Monuments recovered and accepted or reset are noted on inscribed plat.
4. No property within the area of requested 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.
5. A nonexclusive twenty-four foot (24') private access easement for the benefit of Tracts A-1-A and A-2-B is granted by this plat. Maintenance of this easement is the responsibility of the owners of Tracts A-2-A and A-2-B.
6. A blanket drainage easement for the benefit of Tracts A-1-A, A-2-A and A-2-B is granted by this plat. Maintenance of this easement is the individual responsibility of the the respective owners of Tracts A-1-A, A-2-A and A-2-B.
7. A reciprocal cross-parking easement for the benefit of Tracts A-2-A and A-2-B is granted by this plat, as defined in separate Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements being recorded concurrently with this plat. Maintenance of this easement is the responsibility of the owners of Tracts A-2-A and A-2-B.
8. A five foot (5') public utility easement granted by this plat.

FREE CONSENT

The platting of the property as described above and granting of easements is with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant(s) that they hold complete and indefeasible title in fee simple to the land subdivided.

Jack A. Baillio 10-15-2018
Authorized Representative of P.J.A.B. Enterprises Ltd. Co., a New Mexico limited liability company. Date

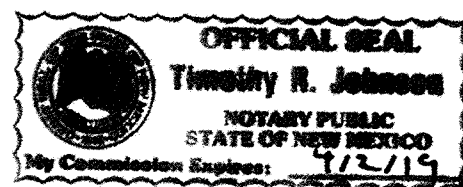
ACKNOWLEDGMENT

STATE OF NEW MEXICO )
) ss
COUNTY OF BERNALILLO )
On this 15th day of October, 2018, the foregoing instrument was acknowledged by:

JACK A. BAILLIO, Authorized Representative of P.J.A.B. Enterprises Ltd. Co.

My Commission expires April 2, 2019

Notary Public



EASEMENTS CONTINUED ON SHEET 2

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, 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 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.

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective July 24, 2016 and is true and correct to the best of my knowledge and belief.

Thomas D. Johnston, N.M.P.S. No. 14269 Date 10-15-18

SUBDIVISION DATA

- 1. DRB Project No. PR-2018-001477
2. Zone Atlas Index No. H-18
3. Gross acreage 2.9994 Ac.
4. Existing number of lots 1
Replatted number of lots 2

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1 018 059 052 288 20201
PJAB ENTERPRISES LTD
PROPERTY OWNER OF RECORD: PJAB ENTERPRISES LTD. CO.
BERNALILLO COUNTY TREASURER'S OFFICE
George Stone 10-25-18

Wayjohn Surveying Inc logo and contact info: 1609 2nd STREET NW ALBUQUERQUE, N.M. 87102 PHONE: (505) 255-2052 FAX: (505) 255-2887
INDEXING INFORMATION FOR COUNTY CLERK: DRAWN: T R J SCALE: 1" = 50' FILE NO. SP-8-01-2018
CHECKED: T D J DRAWING NO. SP80118.DWG SHEET 1 OF 2
LOCATION: SECTION 12, T10N, R3E BEL-AIR SHOPPING CENTER

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	25.00'	39.24'	89° 57' 47"	N 44° 27' 07" W	35.34'
(C1)	25.00'	39.24'	89° 57' 47"	N 44° 07' 41" W	35.34'

DOCH 2018093219

10/25/2018 11:58 AM Page: 2 of 2  
 PLAT P. 325.00 B. 201809 P. 0138 Linda Stover, Bernalillo County

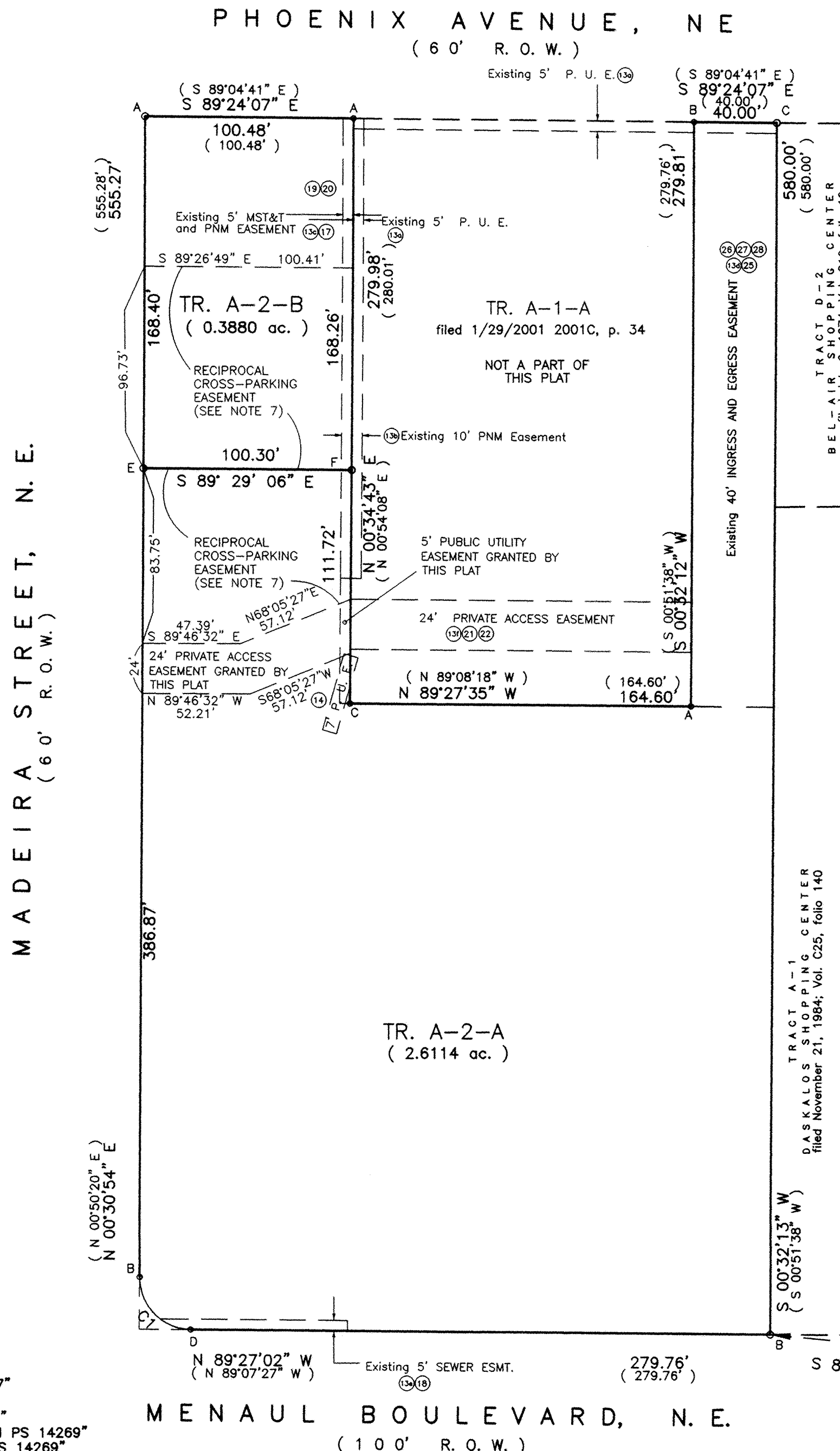
COUNTY CLERK RECORDING LABEL HERE

PLAT OF  
**TRACTS A-2-A AND A-2-B**  
**BEL-AIR SHOPPING CENTER**

A REPLAT OF TRACT A-2, BEL-AIR SHOPPING CENTER  
 WITHIN SECTION 12, T. 10 N., R. 3 E., N.M.P.M.  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER 2018

EASEMENT NOTES CONTINUED

- 13 EASEMENTS AS SHOWN AND PROVIDED FOR ON THE RECORDED PLATS FILED FOR RECORD IN BOOKS 2001C, PAGE 34, IN BOOK 91C, PAGE 149, AND IN BOOK B, PAGE 63, IN BOOK C10, PAGE 100, AND IN BOOK C3, PAGE 62. ITEMS SHOWN GRAPHICALLY HEREON.  
 a: FIVE FOOT PUBLIC UTILITY EASEMENT, BOOK C3, P. 62; BOOK 91C, P. 149; BOOK 2001C, P. 34.  
 b: TEN FOOT PNM EASEMENT, BOOK 91C, P. 149; BOOK 2001C, P. 34.  
 c: FIVE FOOT MST&T AND PNM EASEMENT, BOOK 91C, P. 149; BOOK 2001C, P. 34 (ALSO ITEM 17)  
 d: FORTY FOOT NON-EXCLUSIVE INGRESS/EGRESS EASEMENT, BOOK 2001C, P. 34 (ALSO ITEMS 25, 26, 27 & 28)  
 e: FIVE FOOT SEWER EASEMENT, BOOK 2001C, P. 34 (ALSO ITEM 18)  
 f: TWENTY-FOUR FOOT PRIVATE ACCESS EASEMENT, BOOK 2001C, P. 34 (ALSO ITEMS 21 AND 22)  
 NOTE: THERE ARE NO EASEMENTS OF RECORD ON PLATS RECORDED IN BOOK B, P. 63; BOOK C10, P. 100.
- 14 EASEMENT AND RIGHTS INCIDENT THERETO FOR UTILITIES, AS SET FORTH IN INSTRUMENT FILED FOR RECORD DECEMBER 23, 1985, IN BOOK MISC. 304A, PAGE 566 AS DOCUMENT NO. 85-8261A. ITEM IS SHOWN GRAPHICALLY HEREON.
- 15 RIGHT OF WAY AND EASEMENT GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY OF WYOMING BY INSTRUMENT DATED JULY 27, 1937, RECORDED SEPTEMBER 23, 1937, IN BOOK 152, PAGE 245. NOT SHOWN GRAPHICALLY HEREON. ITEM IS BLANKET IN NATURE.
- 17 EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY AND PUBLIC SERVICE COMPANY OF NEW MEXICO BY INSTRUMENT DATED APRIL 5, 1956, FILED FOR RECORD APRIL 27, 1956, AS DOCUMENT NO. 93262. ITEM IS SHOWN GRAPHICALLY HEREON. (ALSO ITEM 13c)
- 18 5' SEWER EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY INSTRUMENT DATED SEPTEMBER 30, 1963 FILED FOR RECORD DECEMBER 26, 1963 AS DOCUMENT NO. 73932. ITEM IS SHOWN GRAPHICALLY HEREON. (ALSO ITEM 13e)
- 21 RECIPROCAL EASEMENTS FOR COMMON ACCESS WITH THE CITY OF ALBUQUERQUE, FILED FOR RECORD AUGUST 14, 1997, IN BOOK 97-22, PAGE 1461 AS DOCUMENT NO. 97083473. ITEM IS SHOWN GRAPHICALLY HEREON. (ALSO ITEM 13f AND 22)
- 22 RECIPROCAL EASEMENTS FOR COMMON ACCESS WITH THE CITY OF ALBUQUERQUE, FILED FOR RECORD AUGUST 15, 1997, IN BOOK 97-22, PAGE 3043 AS DOCUMENT NO. 97083991. ITEM IS SHOWN GRAPHICALLY HEREON. (ALSO ITEM 13f AND 21)
- 25 NON-EXCLUSIVE EASEMENT FOR EGRESS AND INGRESS AS SET FORTH IN WARRANTY DEED FILED MAY 18, 1966, IN BOOK D804, P. 149, AS DOC. NO. 8204, AND IN WARRANTY DEED REC. MARCH 2, 1971, IN BOOK D890, P. 363. ITEM IS SHOWN GRAPHICALLY HEREON. (ALSO ITEMS 13d, 26, 27 & 28)
- 26 NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY GRANTED TO DIVERSIFIED INVESTMENTS, INC, A NEW MEXICO CORPORATION, FILED JANUARY 6, 1967, IN BOOK R/W 143, P. 588, AS DOC. NO. 35444. ITEM IS SHOWN GRAPHICALLY HEREON. (ALSO ITEMS 13d, 25, 27 & 28)
- 27 LICENSE TO USE A FORTY FOOT STRIP OF LAND FOR INGRESS AND EGRESS, AS SET FORTH IN INSTRUMENT FILED JANUARY 6, 1967, IN BOOK D821, P. 185 AS DOC. NO. 35443. ITEM IS SHOWN GRAPHICALLY HEREON. (ALSO ITEMS 13d, 25, 26 & 28)
- 28 NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY FILED JANUARY 6, 1967, IN BOOK R/W 143, P. 590, AS DOC. NO. 35444. ITEM IS SHOWN GRAPHICALLY HEREON. (ALSO ITEMS 13d, 25, 26 & 27)

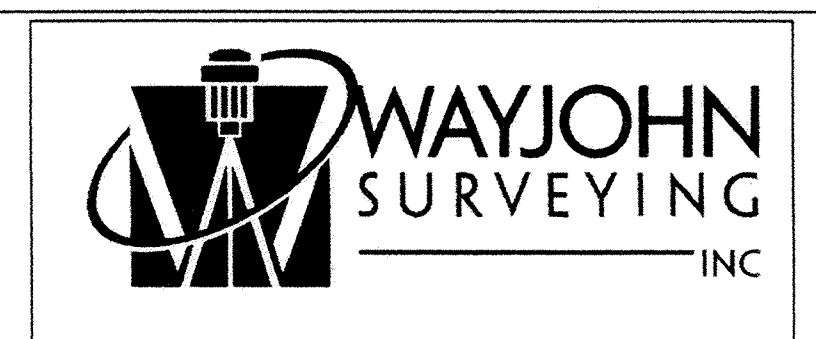
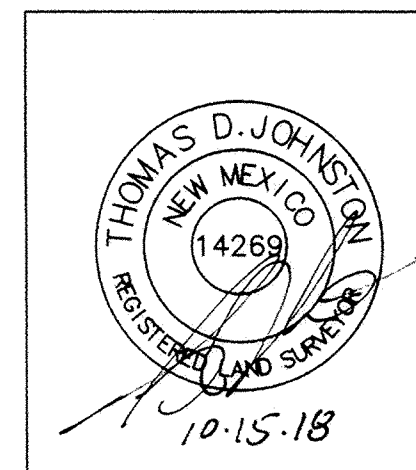


M A D E I R A S T R E E T, N. E.  
 ( 6 0 ' R. O. W. )

P H O E N I X A V E N U E, N E  
 ( 6 0 ' R. O. W. )

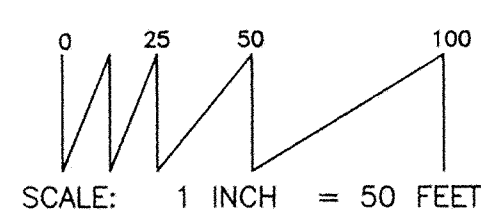
M E N A U L B O U L E V A R D, N. E.  
 ( 1 0 0 ' R. O. W. )

ACS MONUMENT "18\_H18"  
 X=1,541,177.063 US SURVEY FOOT  
 Y=1,495,167.654 US SURVEY FOOT  
 Ground-to-grid: 0.999664864  
 Mapping Angle: -00°11'27.04"  
 NMSZ CENTRAL ZONE NAD 83  
 ELEV: 5232.741 US SURVEY FOOT  
 NAVD 88



1609 2nd STREET NW  
 ALBUQUERQUE, N.M. 87102  
 PHONE: (505) 255-2052 FAX: (505) 255-2887

- FOUND/SET MONUMENT LEGEND:  
 A: FOUND #5 REBAR AND CAP "LS 12447"  
 B: FOUND "+" IN CONCRETE  
 C: FOUND #4 REBAR WITH CAP "LS 3221"  
 D: FOUND #4 REBAR WITH CAP "WAYJOHN PS 14269"  
 E: SET #4 REBAR WITH CAP "WAYJOHN PS 14269"  
 F: SET PK NAIL AND DISK "PS 14269"



INDEXING INFORMATION FOR COUNTY CLERK PJAB ENTERPRISES LTD. CO.	DRAWN: T R J	SCALE: 1" = 50'	FILE NO. SP-8-01-2018
	CHECKED: T D J	DRAWING NO. SP80118.DWG	SHEET 2 OF 2
LOCATION: SECTION 12, T10N, R3E BEL-AIR SHOPPING CENTER	DATE: 20 AUG 2018		