

VICINITY MAP No. G-15-Z

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TRACT 1A-1A, ROADRUNNER INDUSTRIAL PARK INTO THREE (3) NEW TRACTS AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

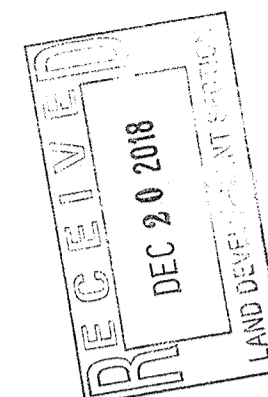
- 1: UNLESS NOTED, NO. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 1.9593 ACRES.
- 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 5: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 7: DATE OF FIELD WORK: SEPTEMBER 21, 2018
- 8: 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 LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- 9: PLATS USED TO ESTABLISH BOUNDARY.
 - A: PLAT OF TRACTS 1A-1A & 1A-1B, ROADRUNNER INDUSTRIAL PARK FILED JANUARY 28, 1999 IN BOOK 99C, PAGE 18
 - B: PLAT OF TRACTS 1A-1C-1 AND 2-A, ROADRUNNER INDUSTRIAL PARK FILED AUGUST 18, 2000 IN BOOK 2000C, PAGE 216
 - C: SUBDIVISION PLAT OF ROADRUNNER INDUSTRIAL PLAT FILED APRIL 23, 1986 IN VOLUME C30, FOLIO 70
 - D: REPLAT OF COMAN INDUSTRIAL DISTRICT FILED OCTOBER 25, 1973 IN VOLUME D5, FOLIO 188
 - E: SUMMARY PLAT OF LAND OF BARCLAY BARNETT FILED AUGUST 24, 1982 IN VOLUME C20, FOLIO 21
 - F: PLAT OF TRACT 1 & 2, LANDS OF HILLS & PETERSON FILED APRIL 15, 1991 IN VOLUME 91C, FOLIO 75
- 10: THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X, WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN FIRM PANEL No. 35001C03326 DATED 09/26/2008.
- 11: THE PRIVATE EASEMENTS GRANTED BY THIS PLAT ARE FOR THE USES INDICATED AND SHALL BE MAINTAINED BY THE OWNERS OF THE BENEFITTING TRACTS.

LEGAL DESCRIPTION

LOT NUMBERED ONE-A-ONE-A (1A-1A) OF THE PLAT OF TRACTS 1A-1A AND 1A-1B, ROADRUNNER INDUSTRIAL PARK, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JANUARY 28, 1999 IN PLAT BOOK 99C, PAGE 18.

PLAT OF
TRACTS 1A-1A-1, 1A-1A-2, & 1A-1A-3
ROADRUNNER INDUSTRIAL PARK

WITHIN
SECTION 4, T.10N., R.3E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2018



PROJECT NUMBER: PR 2018-001682
APPLICATION NUMBER: SO 2018-00033

UTILITY APPROVALS:

PUBLIC SERVICE COMPANY OF NEW MEXICO	<i>[Signature]</i>	<u>12-12-18</u>
NEW MEXICO GAS COMPANY	<i>[Signature]</i>	<u>12/12/18</u>
QWEST CORPORATION D/B/A CENTURYLINK QC	<i>Natalia Antonio</i>	<u>12-12-18</u>
COMCAST	<i>[Signature]</i>	<u>12/21/18</u>

CITY APPROVALS:

CITY SURVEYOR	<i>John M. Rianchover P.S.</i>	<u>10/29/18</u>
REAL PROPERTY DIVISION (CONDITIONAL)	<i>N/A</i>	
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	<i>N/A</i>	
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	<i>[Signature]</i>	<u>12/19/18</u>
ABCWUA	<i>[Signature]</i>	<u>11-07-18</u>
PARKS AND RECREATION DEPARTMENT	<i>N/A</i>	
CITY ENGINEER	<i>[Signature]</i>	<u>11/7/18</u>
DRAFT CHAIRPERSON, PLANNING DEPARTMENT	<i>[Signature]</i>	<u>12-19-2018</u>
CODE ENFORCEMENT	<i>[Signature]</i>	<u>11/7/18</u>

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 service.
 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 D/B/A CENTURYLINK 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), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, QWEST D/B/A CENTURYLINK and NMGC 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.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Franklin E. Wilson 10/29/2018
WILSON FAMILY L.L.C. BY FRANKLIN E. WILSON DATE

ACKNOWLEDGMENT

STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
THIS 29th DAY OF October 2018
BY FRANKLIN E. WILSON
OWNERS NAME

MY COMMISSION EXPIRES: 11-10-18 *[Signature]*
NOTARY PUBLIC
OFFICIAL SEAL
Kimberly G. Maple
STATE OF NEW MEXICO
Commission Expires: 11-10-18

SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)
I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
THIS 30th DAY OF October, 2018

Anthony L. Harris
ANTHONY L. HARRIS, P.S. #11463
REGISTERED PROFESSIONAL LAND SURVEYOR

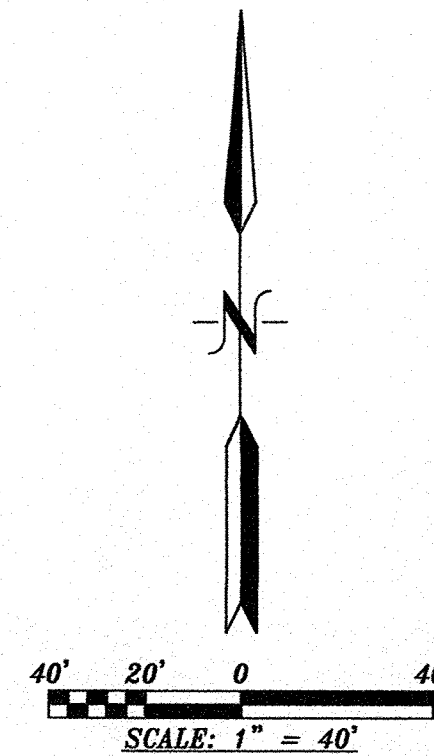
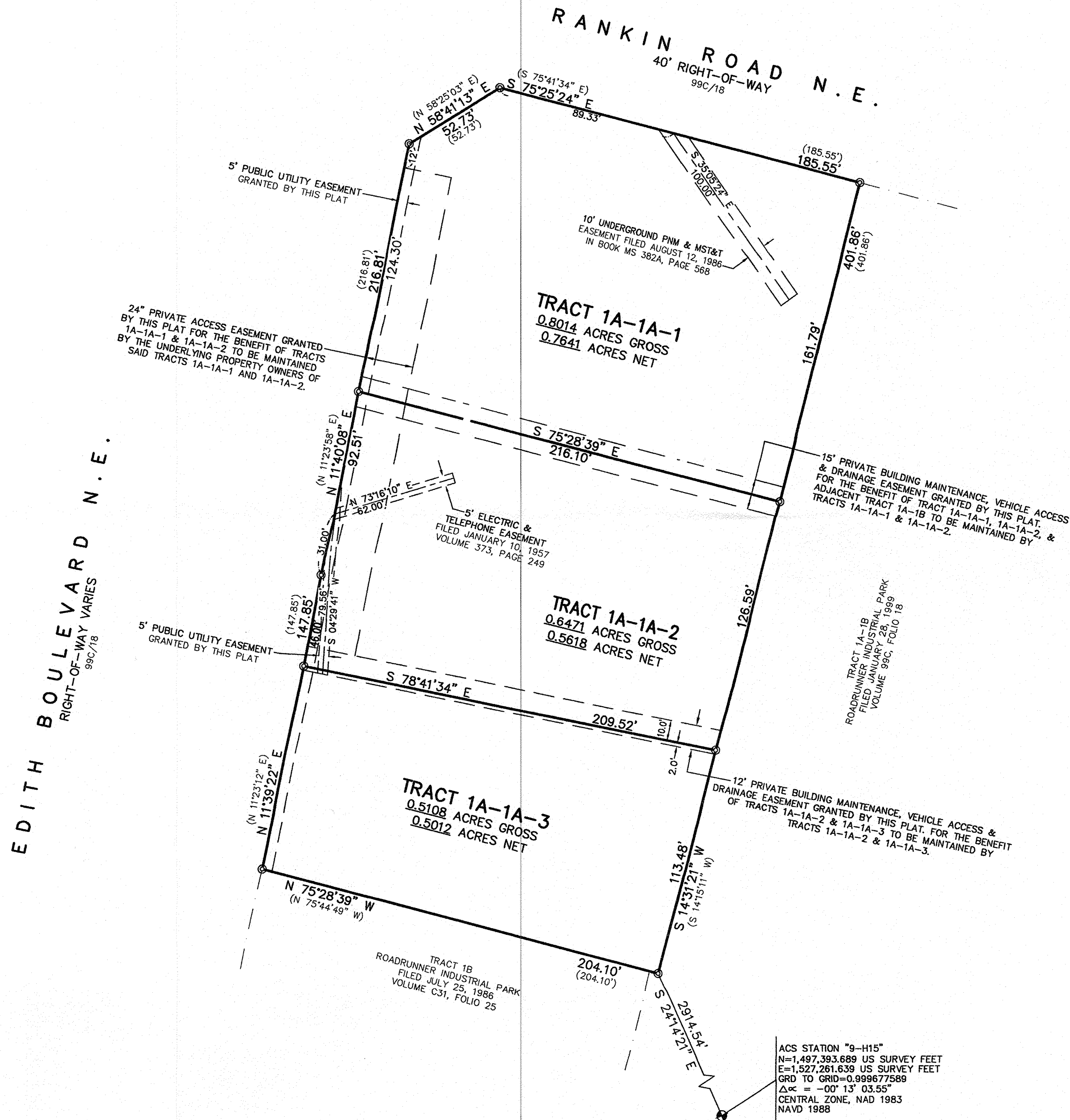
THE SURVEY OFFICE, LLC
ALBUQUERQUE, NEW MEXICO PHONE: (505) 998-0303
333 LOMAS BLVD., N.E. 87102 FAX: (505) 998-0305

DOCH 2018109715
12/19/2018 03:06 PM Page: 1 of 2
PLAT R-325,00 B-2018C P-0163 Linda Stover, Bernalillo County

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1-015-860-204239 31737
PROPERTY OWNER OF RECORD: Wilson Family LLC
BERNALILLO CO. TREASURER'S OFFICE: CEVRGE Stone 12-19-18

PLAT OF
TRACTS 1-A-1-A-1, 1-A-1-A-2, & 1-A-1-A-3
ROADRUNNER INDUSTRIAL PARK

WITHIN
 SECTION 4, T.10N., R.3E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2018



Parking Requirements - 3.5 spaces for 1,000 sq ft of office
 1 space for each 2,000 sq ft of wholesaling

Address	Office Space	Warehouse	Parking Required	Parking Available
4150 Edith NE	1,400 sf	7,400 sf	9	13
4200 Edith NE	1,350 sf	7,050 sf	9	11
4220 Edith NE	2,000 sf	9,500 sf	12	17