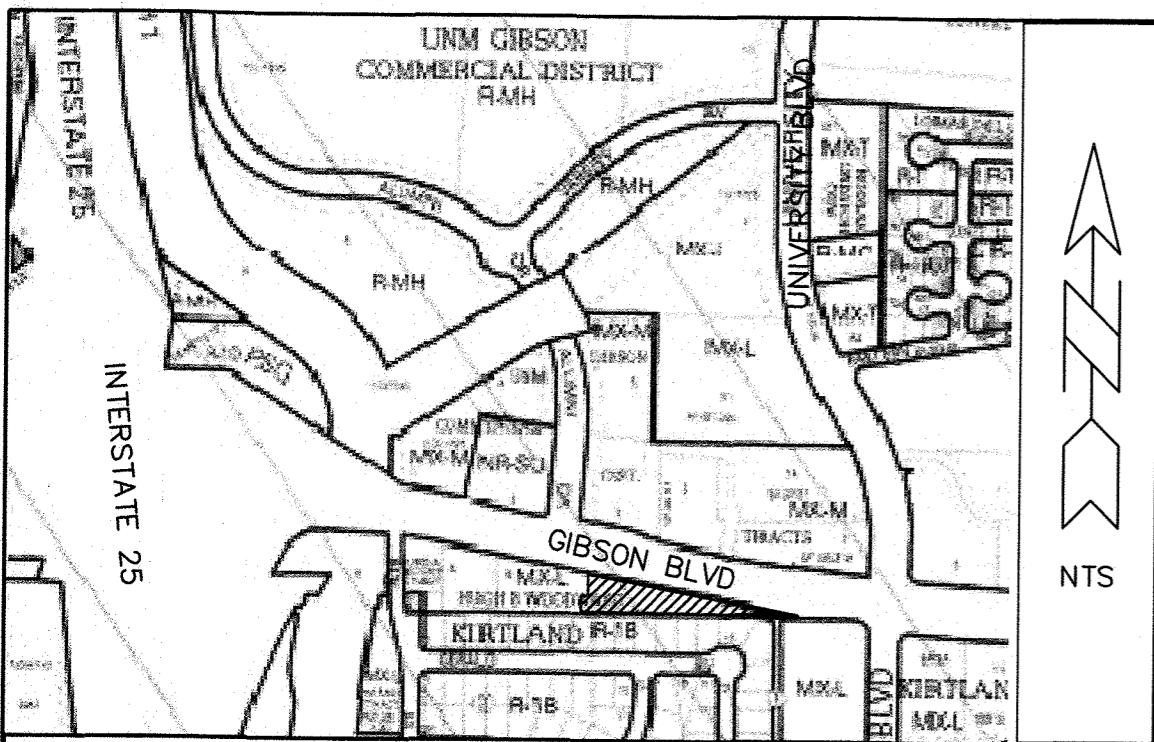


PLAT FOR  
 TRACT B-2-A AND B-2-B  
 GIBSON AND MILES AREA SUBDIVISION  
 WITHIN THE  
 TOWN OF ALBUQUERQUE GRANT  
 PROJECTED SECTION 28  
 AND  
 SECTION 28  
 TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 SEPTEMBER, 2019



LOCATION MAP L-15-Z

PURPOSE OF PLAT

- To create Tracts B-2-A and B-2-B as shown hereon.

SUBDIVISION DATA

- Project No.: PR-2018-001838
- Application No.: SD-2019-00181
- Zone Atlas Index No.: L-15-Z
- Total Number of Tracts created: 2
- Total Number of existing Tracts: 1
- Gross Subdivision Acreage: 0.8764 Acres

NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone).
- Distances are ground distances.
- Bearings and distances are field and record.
- Basis of boundary is from the plat of record entitled: "TRACT B-1 AND B-2, GIBSON AND MILES AREA SUBDIVISION", (05-21-2019, 2019C-054) all being records of Bernalillo County, New Mexico.
- Field Survey: June, 2019.
- Title Report(s): None provided.
- Address of Property: 1440 & 1500 Gibson Boulevard SE, Albuquerque, NM 87106
- City of Albuquerque, New Mexico IDO Zone: MX-L
- 100 Year Flood Zone Designation: ZONE X, Panel 342 of 825, Flood Insurance Rate Map, City of Albuquerque, Bernalillo County, New Mexico, dated September 26, 2008. This property does not lie in the 100 Year Flood Plain.
- Unless shown otherwise all points are set 1/2" rebar with cap or PK nail with tag "LS 7719".

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1-015-056-1110  
 PROPERTY OWNER OF RECORD:  
 14 GB SE LLC  
 BERNALILLO COUNTY TREASURER'S OFFICE  
 George Stone 10-22-19

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 or parcels within the area of this plat.

DESCRIPTION

A tract of land situate within the Town of Albuquerque Grant, projected Section 28 and Section 28, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of TRACT B-2, GIBSON AND MILES AREA, as the same is shown and designated on said plat, filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on May 21, 2019, in Plat Book 2019C, Page 054.

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- Public Service Company of New Mexico (PNM) for the installation, maintenance and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest Communications d/b/a Century Link (QWEST) for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and enclosures.
- Comcast for the installation, maintenance, and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV services.

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 right-of-way and easement, 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, and 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 transformers/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, PNM, NMGCO, QWEST and COMCAST did not conduct a title search of the properties shown hereon. Consequently, PNM, NMGCO, QWEST and COMCAST 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 owner(s) and/or proprietor(s) thereof. Said owner(s) and/or proprietor(s) do hereby consent to the creation of Tracts B-2-A and B-2-B as shown hereon. Said owner(s) and/or proprietor(s) do hereby consent to all the foregoing and do hereby certify that this subdivision is their free act and deed. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

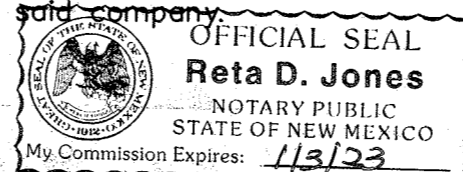
Owner: 1400 GBSE, LLC, a New Mexico limited liability company

*Bret Blanchard* 9-9-19  
 Bret Blanchard, Member Date

STATE OF NEW MEXICO )  
 BERNALILLO COUNTY )

On this 9<sup>th</sup> day of September, 2019, this instrument was acknowledged before me by Bret Blanchard, Member of 1400 GBSE, LLC, a New Mexico limited liability company, on behalf of said company.

*Reta D. Jones*  
 Notary Public



PROJECT NUMBER: PR-2018-001838  
 Application Number: SD-2019-00181

PLAT APPROVAL

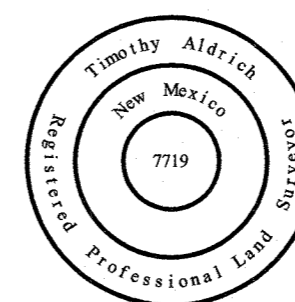
Utility Approvals:  
*[Signature]* 9-17-19  
 Public Service Company of New Mexico Date  
*[Signature]* 9/17/19  
 New Mexico Gas Company Date  
*[Signature]* 9/18/19  
 Qwest Corporation dba CenturyLink QC Date  
*[Signature]* 9/17/19  
 Comcast Date  
 City Approvals:  
*[Signature]* 9/17/19  
 Sarah N. Reinharder P.S. City Surveyor Date

Real Property Division Date  
*[Signature]* 10-9-19  
 Traffic Engineering, Transportation Division Date  
*[Signature]* 10-07-19  
 Albuquerque-Bernalillo County Water Utility Authority Date  
*[Signature]* 10-10-19  
 Parks and Recreation Department Date  
*[Signature]* 9/17/19  
 AMAFCA Date  
*[Signature]* 10/9/19  
 City Engineer/Hydrology Date  
*[Signature]* 10.9.19  
 Code Enforcement Date  
 Solid Waste Management Date  
*[Signature]* 10-10-19  
 DRB Chairperson, Planning Department Date

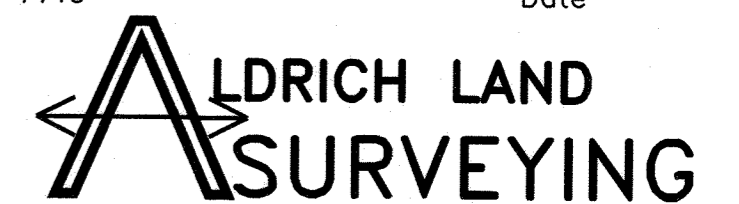
SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief."

*[Signature]* 09/01/2019  
 Timothy Aldrich, P.S. No. 7719 Date



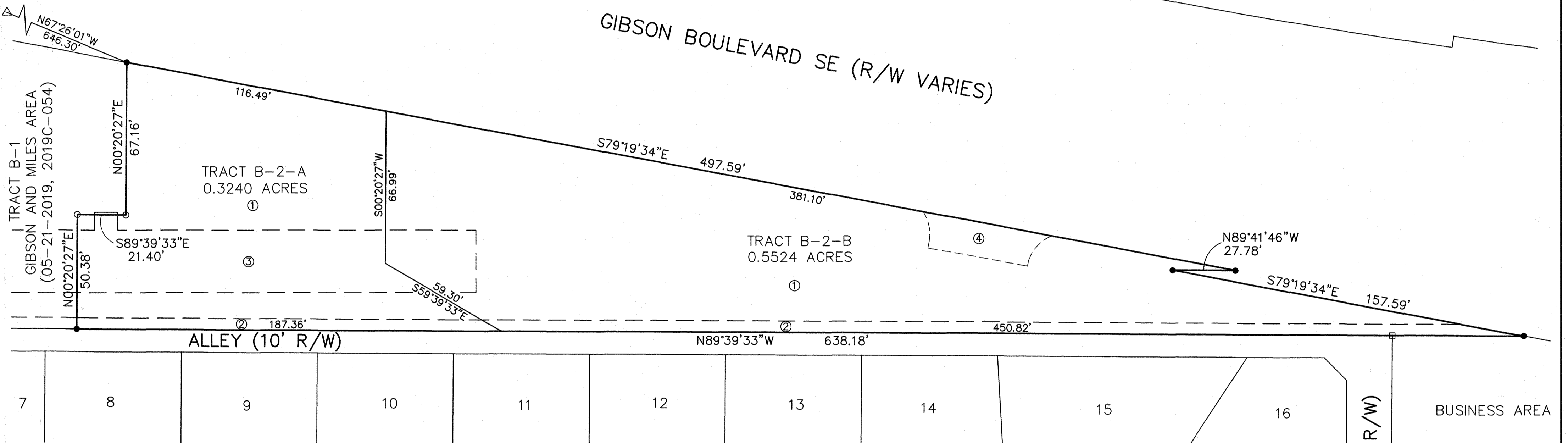
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Checked By: TA	Drawing Name: 17080PL2.DWG
Job No.: 17-080	Sheet: 1 of 2



P.O. BOX 30701, ALBQ., N.M. 87190  
 505-884-1990

PLAT FOR  
TRACT B-2-A AND B-2-B  
GIBSON AND MILES AREA SUBDIVISION  
WITHIN THE  
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AND  
SECTION 28  
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
SEPTEMBER, 2019

AGRS BRASS CAP  
"SDC-13-4"  
N=1477145.578 US SURVEY FOOT  
E=1525011.494 US SURVEY FOOT  
G-C=0.999677909  
Δα = -00°13'17.49"  
ELEVATION=5043.390 US SURVEY FOOT  
CENTRAL ZONE  
(NAD83/NAVD88)

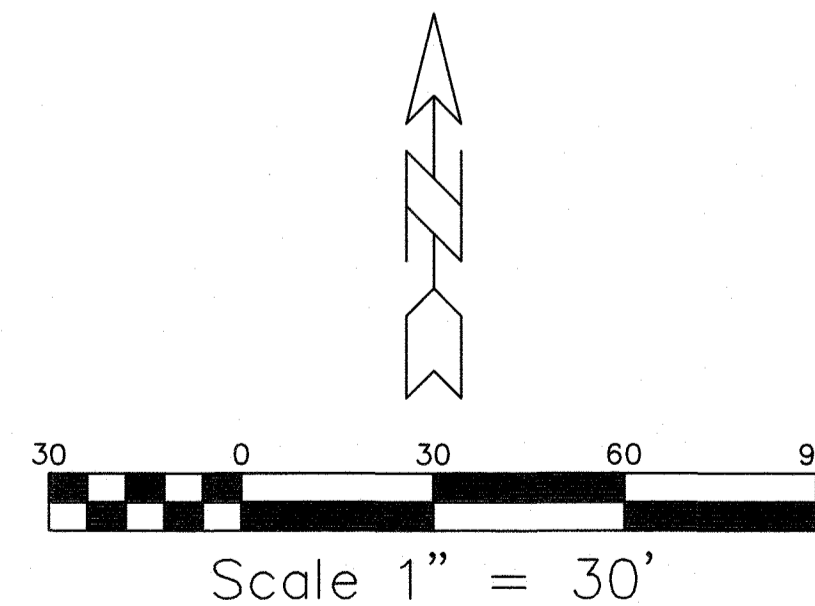


EASEMENT

- ① - CROSS ACCESS, DRAINAGE AND UTILITY EASEMENTS (08-17-2018, 2018072198)
- ② - 5' PNM OVERHANG EASEMENT (05-21-2019, 2019C-054)
- ③ - A.B.C.W.U.A. PUBLIC SANITARY SEWER AND WATERLINE EASEMENT (02-05-2019, 2019008838)
- ④ - PUBLIC ROADWAY AND ACCESS EASEMENT (05-21-2019, 2019C-054)

PROPERTY CORNERS

- FOUND MAG NAIL WITH TAG "LS 7719"
- FOUND 1.25" PIPE
- FOUND 1/2" REBAR WITH CAP "LS 7719"



Drawn By:	TA	Date:	09-01-19
Checked By:	TA	Drawing Name:	17080PL2.DWG
Job No.:	17-080	Sheet:	2 of 2

**ALDRICH LAND SURVEYING**  
P.O. BOX 30701, ALBQ., N.M. 87190  
505-884-1990