

DOCH 2020118364
 11/29/2020 01:48 PM Page: 1 of 2
 PLAT # 825 00 B: 2020C P: 0115 Linda Stover, Bernalillo County

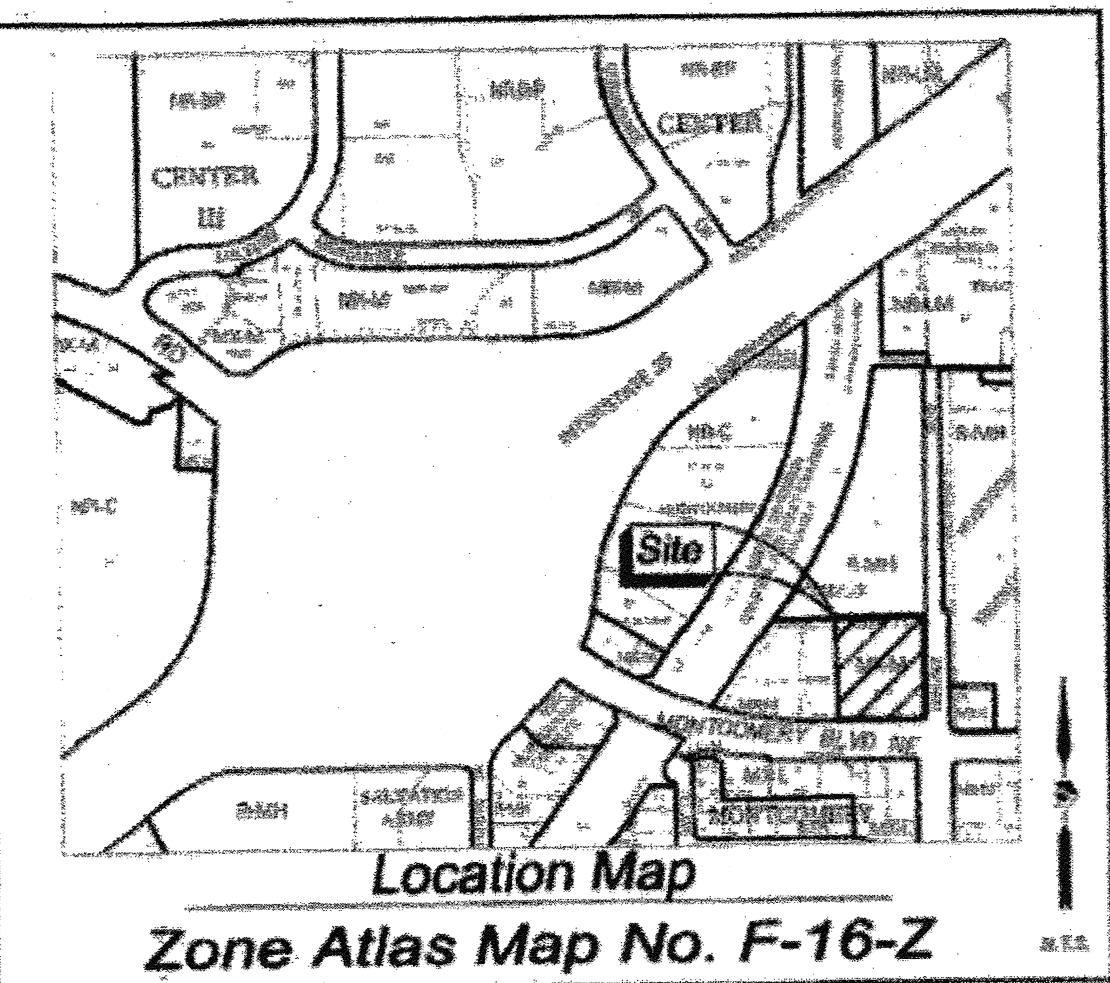
Plat of
Tract G-2-B-1
Montgomery Complex
 Elena Gallegos Grant, Projected
 Section 34, Township 11 North, Range 3 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 June 2020

Project No. **PR-2019-002920**
 Application No. **SD-2020-00054**

Utility Approvals
 PHM Rjst 8/04/2020
 DATE
 PHM Wsh 7/20/2020
 DATE
 NEW MEXICO GAS COMPANY
 Digitally signed by Don Davalos
 Date: 2020.07.22 08:39:31 -0600
 Don Davalos
 CHEST CORPORATION D/B/A CENTURYLINK QC
 DATE
 7/14/20
 DATE

City Approvals
 Town N. Rinabover P.S. 8/20/2020
 DATE
 City Surveyor
 Jeanne Wolfenbarger Aug 21, 2020
 DATE
 Jeanne Wolfenbarger (Aug 21, 2020 09:40 MDT)
 TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT
 Kristyha Cadena Aug 21, 2020
 DATE
 Kristyha Caden (Aug 21, 2020 08:53 MDT)
 A.B.C.W.U.A.
 Cheryl Sommerfeldt Aug 20, 2020
 DATE
 Cheryl Sommerfeldt (Aug 20, 2020 15:58 MDT)
 PARKS AND RECREATION DEPARTMENT
 7/27/2020
 DATE
 Ernest Lopez Aug 20, 2020
 DATE
 J. Walker Nov 17, 2020
 DATE
 DPB CHAIRPERSON, PLANNING DEPARTMENT
 Carl Garcia Aug 20, 2020
 DATE
 Carl Garcia (Aug 20, 2020 16:06 MDT)
 CODE ENFORCEMENT

Surveyor's Certificate
 I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS RE-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 THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. 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
 N.M.P.S. No. 11993
 DATE
 07/06/2020
 DATE
 WET SIGNATURE IS VALID TO BE USED IN BLUE INK WITH BLUE STAMP OR EMBOSSED STAMP



Legal Description
 TRACT "G-2-B" OF PLAT OF TRACTS G-2-A & G-2-B, MONTGOMERY COMPLEX, SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 34, T. 11 N., R. 3 E., N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, 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 APRIL 17, 2003 IN PLAT BOOK 2233, PAGE 104 AS DOCUMENT NO. 2003053070, NOW COMPRISING OF TRACT G-2-B-1, MONTGOMERY COMPLEX.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 101606151903040305
 PROPERTY OWNER OF RECORD
 MAVERICK INC.
 BERNALILLO COUNTY TREASURER'S OFFICE
 Michelle Rodriguez

Notes:
 1. PLAT SHOWS ALL EASEMENTS OF RECORD.
 2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

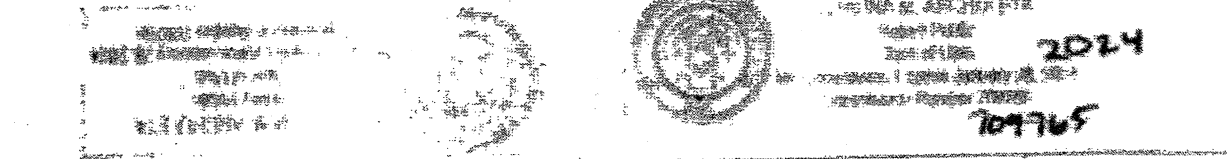
Purpose of Plat
 THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING ONE TRACT INTO ONE NEW TRACT, TO VACATE AN EASEMENT, TO GRANT AN EASEMENT, AND TO GRANT ADDITIONAL RIGHT OF WAY FOR STREET PURPOSES.

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 ERRECTED 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 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 STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

Charles E. Maggaret 7/7/2020
 DATE
 CHARLES E. MAGGARET
 PRESIDENT, CEO MAVERIK, INC.

Acknowledgment
 STATE OF UTAH
 COUNTY OF SALT LAKE
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7 DAY OF July 2020 BY
 [Signature]
 [Signature]
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: Jan 28, 2024



Subdivision Data:
 GROSS SUBDIVISION ACRES: 2.2834 ACRES.
 ZONE ATLAS INDEX NO.: F-16-Z
 NO. OF TRACTS CREATED: 1
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0
Drainage Facilities and/or Detention Areas Maintained by Lot Owner

AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ARE HEREBY DESIGNATED BY THE OWNER AS A RESERVING EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISION FOR THE PURPOSES OF PERMITTING THE CONSTRUCTION OF STORM WATER DRAINAGE AND THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN ANY EASEMENT AREA WHICH WOULD INTERFERE WITH THE OPERATION OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THESE ALSO SHALL BE NO ALTERATION OF THE GRAD OR CONTOUR OF SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. NO OBSTRUCTIONS MAY BE PLACED IN SAID DESIGNATED AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. NO OBSTRUCTIONS MAY BE PLACED IN SAID DESIGNATED AREA WHICH WOULD PREVENT INGRESS AND EGRESS TO SAME BY MAINTENANCE VEHICLES OR WHICH WOULD PREVENT VEHICLES TRAVELING ON DRAINAGE WAY FOR MAINTENANCE PURPOSES.
 THE OWNER AGREES TO DEFEND, DEFEND, AND HOLD HARMLESS THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARCELS FOR OR ON ACCOUNT OF ANY WATER SEWER FROM THE DRAINAGE FACILITY PROVIDED FOR HEREON OR THE OBLIGATIONS NECESSARY TO CONSTRUCT, MAINTAIN, OR REPAIR SAID DRAINAGE FACILITY.

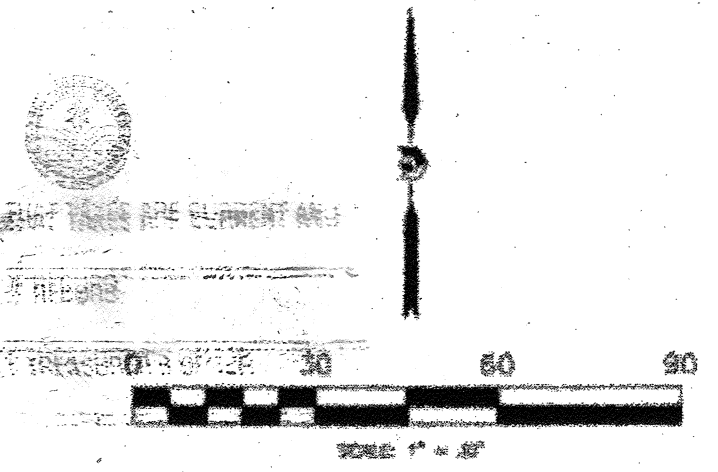
Dedication of Drainage Easements:
 CITY CONSTRUCTS AND MAINTAINS A PERPETUAL EASEMENT ON THE AREAS DESIGNATED ON THIS PLAT AS "DRAINAGE EASEMENT" IS HEREBY DEDICATED TO THE CITY OF ALBUQUERQUE FOR THE PURPOSE OF PERMITTING THE CONSTRUCTION OF STORM WATER DRAINAGE AND FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, AND REPLACING STORM WATER DRAINAGE FACILITIES. NO FENCE, WALL, PLANTING, BUILDING, OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID EASEMENT AREA, AND THERE SHALL BE NO ALTERATION OF THE GRAD OR CONTOUR OF SAID DESIGNATED AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. NO OBSTRUCTIONS MAY BE PLACED IN SAID DESIGNATED AREA WHICH WOULD PREVENT INGRESS AND EGRESS TO SAME BY MAINTENANCE VEHICLES OR WHICH WOULD PREVENT VEHICLES TRAVELING ON DRAINAGE WAY FOR MAINTENANCE PURPOSES.

Public Utility Easements
 PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF:
 A. PUBLIC SERVICE COMPANY OF NEW MEXICO (PHM), A NEW MEXICO CORPORATION, (PHM) A NEW MEXICO CORPORATION, (PHM) ELECTRICITY 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, TUBES, AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.
 C. CHEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF BROAD BAND CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.
 D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF BROAD BAND CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.
 INCLUDED IS THE RIGHT TO BUILD, REPAIR, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN BY EASEMENT CHANGE, REMOVE, REPLACE, MODIFY, REPAIR, 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 ADJACENT LOTS OF GROUND FOR THE PURPOSES SET FORTH HEREON AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CONSUMERS OF SERVICE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRICAL TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE BRUSH, SPRINGS OR SHRUBS WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREON, AND REMOVE, REPAIR, RELOCATE, OR SUBSTITUTES ON SUBSTANCES NOT THE CONCRETE OR WOOD POOL BEDDING, OR OTHER STRUCTURE SHALL BE INSTALLED ON CONSTRUCTION OF SAID EASEMENTS. NO SHALL BE INSTALLED OR OPERATED HEREON, PROCEEDING SHALL BE SOLELY RESPONSIBLE FOR REMEDIATING ANY VIOLATIONS OF HAZARDOUS ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POLES, WIRING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS UNDER OF PLAT.
 EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEAR, AS INSTALLED, SHALL EXTEND FOR (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR BORDERS AND FIVE (5) FEET ON EACH SIDE.

Disclaimer
 IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PHM), CHEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PHM, CHEST CORPORATION D/B/A CENTURYLINK QC AND NMGC DO NOT MAKE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLATS, REPLATS OR OTHER DOCUMENTS AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

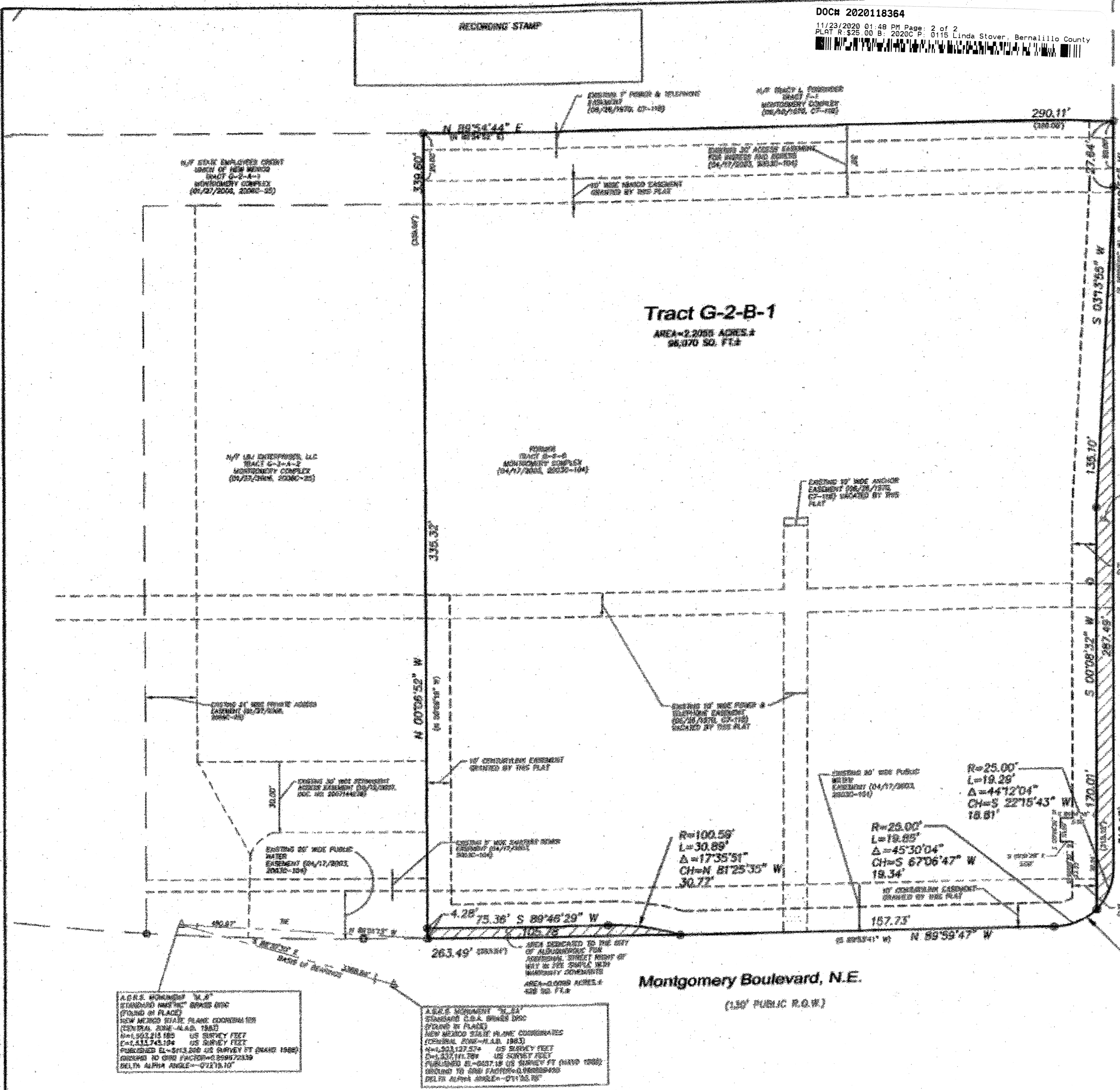
COORDINATE AND DIMENSION INFORMATION			PLSS INFORMATION				PROPERTY INFORMATION		PRECISION SURVEYS, INC.		PROJECT INFORMATION	
STATE PLANS ZONE: NM-C	GRID	STANDARD	LAND GRANT	ELENA GALLEGOS GRANT			PROPERTY OWNER	MAVERIK INC.		CREW/TECH:	DATE OF SURVEY	
VERTICAL DATUM: NAD83	VERTICAL DATUM: NAVD83	SECTION ANGLE: 0° 00' 00.00"	SECTION	TOWNSHIP	RANGE	MERIDIAN	SUBDIVISION NAME	MONTGOMERY COMPLEX		MT/MA	11/01-04/2019	
ALBUQUERQUE GEODETIC REFERENCE SYSTEM			34	11 NORTH	3 EAST	NM PM	ADDRESS		3601 MONTGOMERY BLVD, N.E.	DRAWN BY:	CHECKED BY:	
GRID TO GROUND: 1.0003277949			CITY	COUNTY	STATE	UPC	101606151903040305		20-4009P	JK	LM	
GROUND TO GRID: 0.9996723125			ALBUQUERQUE	BERNALILLO	NM	ADDRESS		3601 MONTGOMERY BLVD, N.E.		PH FOR NO.	SHEET NUMBER	
										20-4009P	1 OF 2	

Plat of
Tract G-2-B-1
Montgomery Complex
 Elena Gallegos Grant, Projected
 Section 34, Township 11 North, Range 3 East, N.M.P.M.
 Albuquerque, Bernalillo County, New Mexico
 June 2020



Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES (AS SHOWN)
○	RECORD BEARINGS AND DISTANCES FOUND AND USED MONUMENT AS DESIGNATED
●	RECORDS NO. 4 REBAR WITH YELLOW PLASTIC CAP "NO IRON" SET THIS SURVEY
△	FOUND ALUMINUM AGES MONUMENT AS DESIGNATED



A.C.R.S. MONUMENT "A" (FOUND IN PLACE)
 NEW MEXICO STATE PLANS COORDINATE FOR
 CENTRAL ZONE - NAD 83
 N=1,522,215.185 US SURVEY FEET
 E=1,111,745.194 US SURVEY FEET
 PUBLISHED EL=5613.205 22 SURVEY FT (NAVD 1983)
 GEODETIC GRID FACTOR=0.99972339
 DELTA ALPHA ANGLE=-0°22'10.10"

A.C.R.S. MONUMENT "B" (FOUND IN PLACE)
 NEW MEXICO STATE PLANS COORDINATE FOR
 CENTRAL ZONE - NAD 83
 N=1,522,215.185 US SURVEY FEET
 E=1,111,745.194 US SURVEY FEET
 PUBLISHED EL=5613.205 22 SURVEY FT (NAVD 1983)
 GEODETIC GRID FACTOR=0.99972339
 DELTA ALPHA ANGLE=-0°22'10.10"

COORDINATE AND DIMENSION INFORMATION			PLSS INFORMATION				PROPERTY INFORMATION		PROJECT INFORMATION	
STATE PLANE ZONE: NM-C	GRID COORDINATE SYSTEM: GRID	TYPE: STANDARD	LAND GRANT: ELENA GALLEGOS GRANT				PROPERTY OWNER: MAVERIK INC.		CREW/SCALE: MT/MA	
HORIZONTAL DATUM: NAD83			SECTION: 34				SUBDIVISION NAME: MONTGOMERY COMPLEX		DATE OF SURVEY: 11/01-04/2019	
VERTICAL DATUM: NAVD88			TOWNSHIP: 11 NORTH				CITY: ALBUQUERQUE		CHECKED BY: LM	
ALBUQUERQUE GEODETIC REFERENCE SYSTEM			RANGE: 3 EAST				COUNTY: BERNALILLO		PER JOB NO.:	
STANDARD BONES FACTORS:			MERIDIAN: NMFM				STATE: NM		20-4808P	
GRID TO GROUND: 1.0003277948			ELEVATION TRANSLATION: 40.00'				MFC: 101606151003043303		SHEET NUMBER: 2 OF 2	
GROUND TO GRID: 0.9996723125			ELEVATION UNITS: NO				ADDRESS: 3601 MONTGOMERY BLVD, N.E.			



OFFICE LOCATION:
 9200 San Mateo Boulevard, NE
 Albuquerque, NM 87112
 505.866.5700 PHONE
 505.866.7900 FAX