

Plat of  
**Tract 2-B-1-A-1 and Tract 2-B-1-A-2**  
**Newport Industrial Park West, Unit 1**  
 Section 33, Township 10 North, Range 3 East, N.M.P.M.  
 City of Albuquerque, Bernalillo County, New Mexico  
 November 2019

Project No. PR-2019-003224  
 Application No. SD-2019-00230

Utility Approvals

*[Signature]* 5/6/2020  
 DATE  
 PNM 4/13/2020  
 DATE  
 NEW MEXICO GAS COMPANY  
 Don Davalos Digitally signed by Don Davalos  
 Date: 2020.05.05 14:07:44 -06'00'  
 QWEST CORPORATION D/B/A CENTURYLINK QC  
 DATE  
 11/3/20  
 DATE  
 COMCAST  
 DATE

City Approvals

*[Signature]* 11/25/19  
 CITY SURVEYOR  
 2-26-20  
 DATE  
 TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT  
 Kristopher Cadena  
 2020.05.11 16:06:55 -06'00'  
 A.B.C.W.U.A. DATE  
 02-26-2020  
 DATE  
 PARKS AND RECREATION DEPARTMENT  
 Bradley A. Bigham 3/27/2020  
 AMAFCA DATE  
 02-26-2020  
 DATE  
 CITY ENGINEER  
 May 26, 2020  
 DRB CHAIRPERSON, PLANNING DEPARTMENT  
 DATE  
 2-26-2020  
 DATE  
 CODE ENFORCEMENT  
 DATE

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 SUBDIVISION 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.

*[Signature]* 11/25/2019  
 LARRY W. MEDRANO  
 N.M.P.S. No. 11993  
 DATE

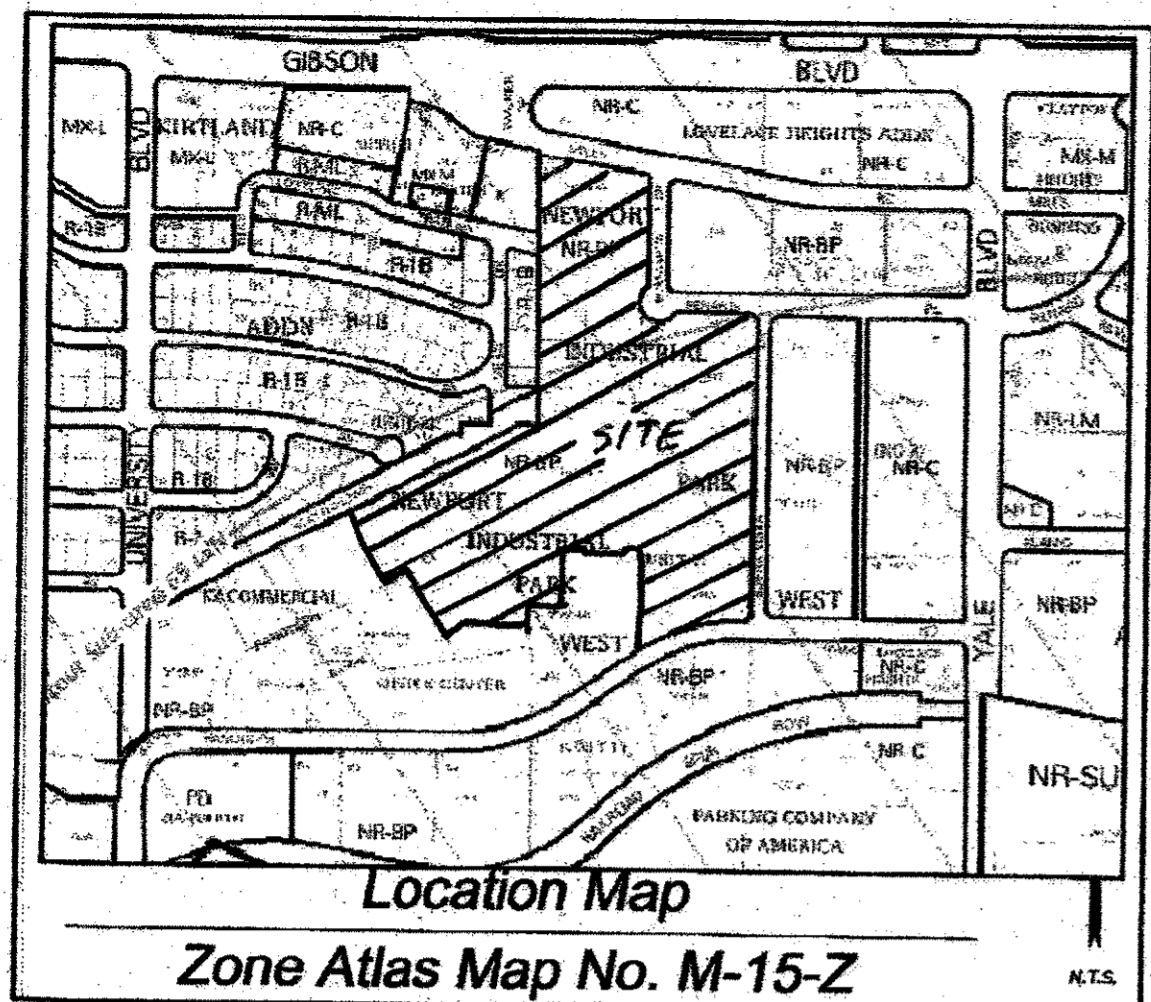


WET SIGNATURE IS INVALID IF NOT IN BLUE INK WITH BLUE STAMP OR EMBOSSED STAMP



OFFICE LOCATION:  
 9200 San Mateo Boulevard, NE  
 Albuquerque, NM 87113  
 505.856.5700 PHONE  
 505.856.7900 FAX

PROJECT INFORMATION	
CREW/TECH: MT	DATE OF SURVEY 10/20/2019
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO. 19-2128P	SHEET NUMBER 1 OF 2



Subdivision Data:

GROSS SUBDIVISION ACREAGE: 19.3788 ACRES±  
 ZONE ATLAS INDEX NO: M-15-Z  
 NO. OF TRACTS CREATED: 2  
 NO. OF LOTS CREATED: 0  
 MILES OF FULL-WIDTH STREETS CREATED: 0

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.

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 ("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 WITHIN THE EASEMENT 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 GRANOR FOR THE PURPOSES SET FORTH HEREIN AND 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 ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL 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 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 CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGCO) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGCO DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1015 055 405 386 10408  
 PROPERTY OWNER OF RECORD:  
 AOC New Mexico LLC  
 BERNALILLO COUNTY TREASURER'S OFFICE

RECORDING STAMP  
 DOCH 2020059823  
 07/01/2020 01:10 PM Page: 1 of 2  
 PLAT R \$25.00 B: 2020C P: 0058 Linda Stover, Bernalillo County

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN SECTION 33, TOWNSHIP 10 NORTH, RANGE 03 EAST, N.M.P.M. COMPRISING OF TRACT 2-B-1-A, NEWPORT INDUSTRIAL PARK WEST, UNIT 1 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 DECEMBER 12, 2016 IN MAP BOOK 2016C, PAGE 158, NOW COMPRISING OF TRACTS 2-B-1-A-1 AND 2-B-1-A-2, NEWPORT INDUSTRIAL PARK.

Purpose of Plat

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING ONE TRACT INTO TWO NEW TRACTS

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

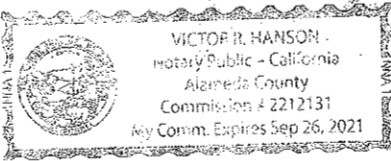
THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES 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 DOES 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.

*[Signature]* 11/16/19  
 DATE  
 J.R. ORTON III,  
 MANAGER  
 AOC NEW MEXICO, LLC

Acknowledgment

STATE OF CALIFORNIA ) SS  
 COUNTY OF ALAMEDA )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15<sup>TH</sup> DAY OF NOV., 2019 BY  
 J.R. ORTON III, MANAGER, AOC, NEW MEXICO, LLC  
 BY *[Signature]* MY COMMISSION EXPIRES: SEPT. 26, 2021  
 NOTARY PUBLIC



COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK			
STATE PLANE ZONE: NM-C	GRID	TYPE: STANDARD		LAND GRANT N/A				PROPERTY OWNER AOC NEW MEXICO LLC			
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES	SECTION 33	TOWNSHIP 10 NORTH	RANGE 03 EAST	MERIDIAN NMPM	SUBDIVISION NAME NEWPORT INDUSTRIAL PARK WEST, UNIT 1			
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM		BASE POINT FOR SCALING AND/OR ROTATION: N=0 E=0		CITY ALBUQUERQUE	COUNTY BERNALILLO	STATE NM	UPC 101505540538610408	ADDRESS 2601 BUENA VISTA DR. SE			
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003214818 GROUND TO GRID: 0.9996786215		DISTANCE ANNOTATION: GROUND BEARING ANNOTATION: GRID	ELEVATION TRANSLATION: ±0.00'	ELEVATIONS VALID: NO							

RECORDING STAMP

DOCH 2020059823  
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 PLAT # 825, 00 B, 2020C P: 0058 Linda Stover, Bernalillo County

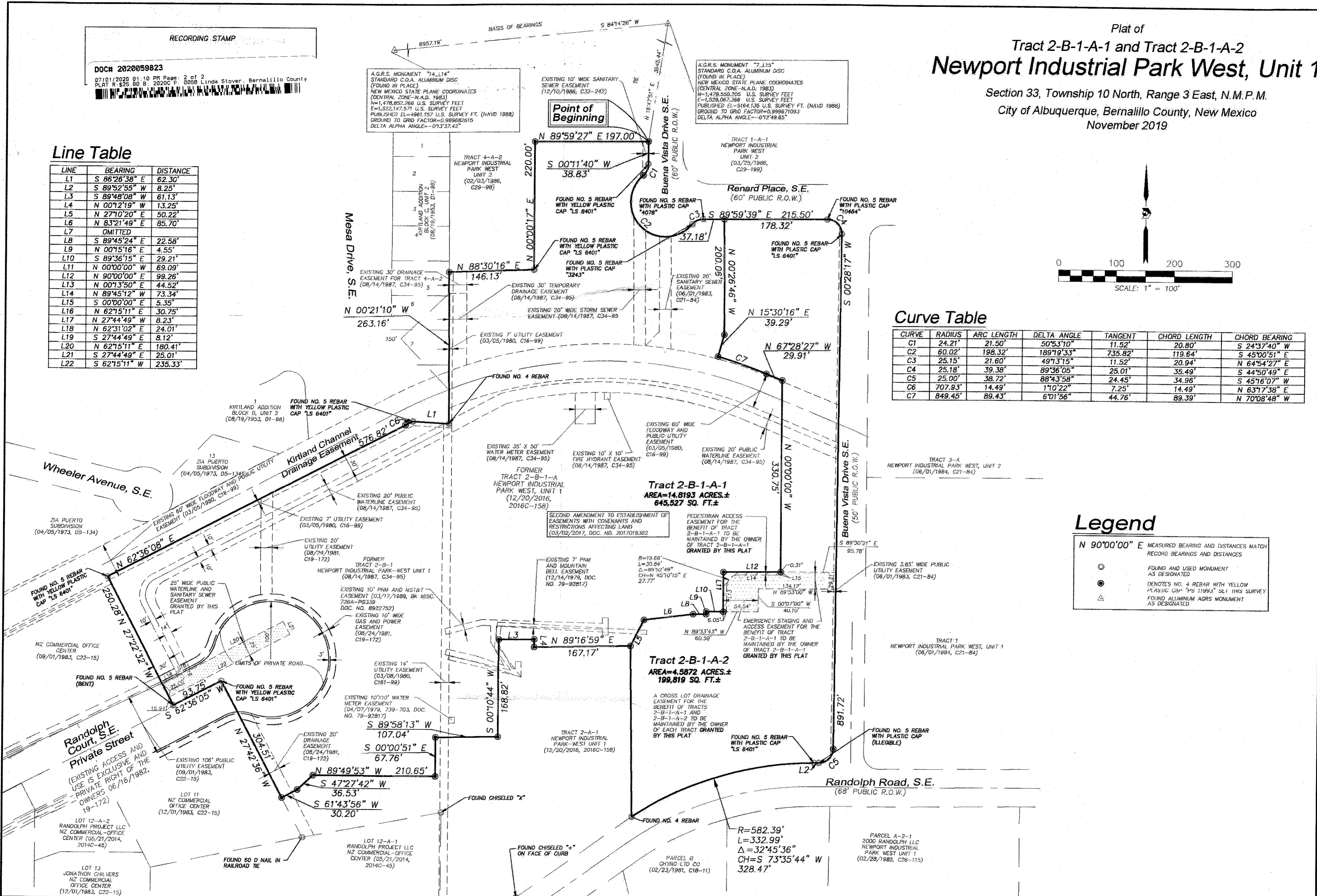
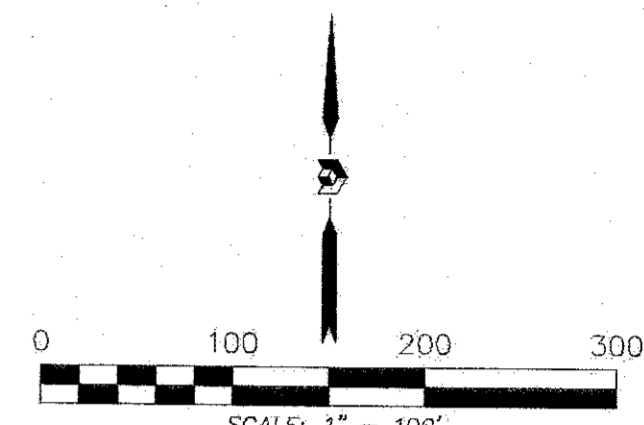
Plat of  
 Tract 2-B-1-A-1 and Tract 2-B-1-A-2  
**Newport Industrial Park West, Unit 1**  
 Section 33, Township 10 North, Range 3 East, N.M.P.M.  
 City of Albuquerque, Bernalillo County, New Mexico  
 November 2019

Line Table

LINE	BEARING	DISTANCE
L1	S 86°26'38" E	62.30'
L2	S 89°52'55" W	8.25'
L3	S 89°48'08" W	61.13'
L4	N 00°12'19" W	13.25'
L5	N 27°10'20" E	50.22'
L6	N 83°21'49" E	85.70'
L7	OMITTED	
L8	S 89°45'24" E	22.58'
L9	N 00°15'16" E	4.55'
L10	S 89°36'15" E	29.21'
L11	N 00°00'00" W	69.09'
L12	N 90°00'00" E	99.26'
L13	N 00°13'50" E	44.52'
L14	N 89°45'12" W	73.34'
L15	S 00°00'00" E	5.35'
L16	N 62°15'11" E	30.75'
L17	N 27°44'49" W	8.23'
L18	N 62°31'02" E	24.01'
L19	S 27°44'49" E	8.12'
L20	N 62°15'11" E	180.41'
L21	S 27°44'49" E	25.01'
L22	S 62°15'11" W	235.33'

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	24.21'	21.50'	50°53'10"	11.52'	20.80'	S 24°37'40" W
C2	60.02'	198.32'	188°19'33"	735.82'	119.84'	S 45°00'51" E
C3	25.15'	21.60'	49°13'15"	11.52'	20.94'	N 64°54'27" E
C4	25.18'	39.38'	89°36'05"	25.01'	35.49'	S 44°50'49" E
C5	25.00'	38.72'	88°43'58"	24.45'	34.96'	S 45°16'07" W
C6	707.93'	14.49'	1°10'22"	7.25'	14.49'	N 63°17'38" E
C7	849.45'	89.43'	6°01'56"	44.76'	89.39'	N 70°08'48" W



Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES MATCH RECORD BEARINGS AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "LS 11993" SET THIS SURVEY
- △ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

COORDINATE AND DIMENSION INFORMATION		PLSS INFORMATION		INDEXING INFORMATION FOR COUNTY CLERK		PROJECT INFORMATION	
STATE PLANE ZONE: NM-C	GRID: STANDARD	LAND GRANT: N/A		PROPERTY OWNER: AOC NEW MEXICO LLC		CREW/TECH: MT	DATE OF SURVEY: 10/20/2019
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	SECTION: 33	TOWNSHIP: 10 NORTH	SUBDIVISION NAME: NEWPORT INDUSTRIAL PARK WEST, UNIT 1		DRAWN BY: JK	CHECKED BY: LM
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM	ROTATION ANGLE: 0° 00' 00.00"	RANGE: 03 EAST	MERIDIAN: NMPM	UPC: 101505540536610408	ADDRESS: 2501 BUENA VISTA DR. SE	PSI JOB NO: 19-2128P	SHEET NUMBER: 2 OF 2
COMBINED SCALE FACTOR: GRID TO GROUND: 1.0003214818	DISTANCE ANNOTATION: GROUND	CITY: ALBUQUERQUE	COUNTY: BERNALILLO	STATE: NM			
GROUND TO GRID: 0.9996786215	BEARING ANNOTATION: GRID						
	ELEVATION TRANSLATION: ±0.00'						
	ELEVATIONS VALID: NO						



OFFICE LOCATION:  
 9200 San Mateo Boulevard, NE  
 Albuquerque, NM 87113  
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 505.856.7900 FAX