

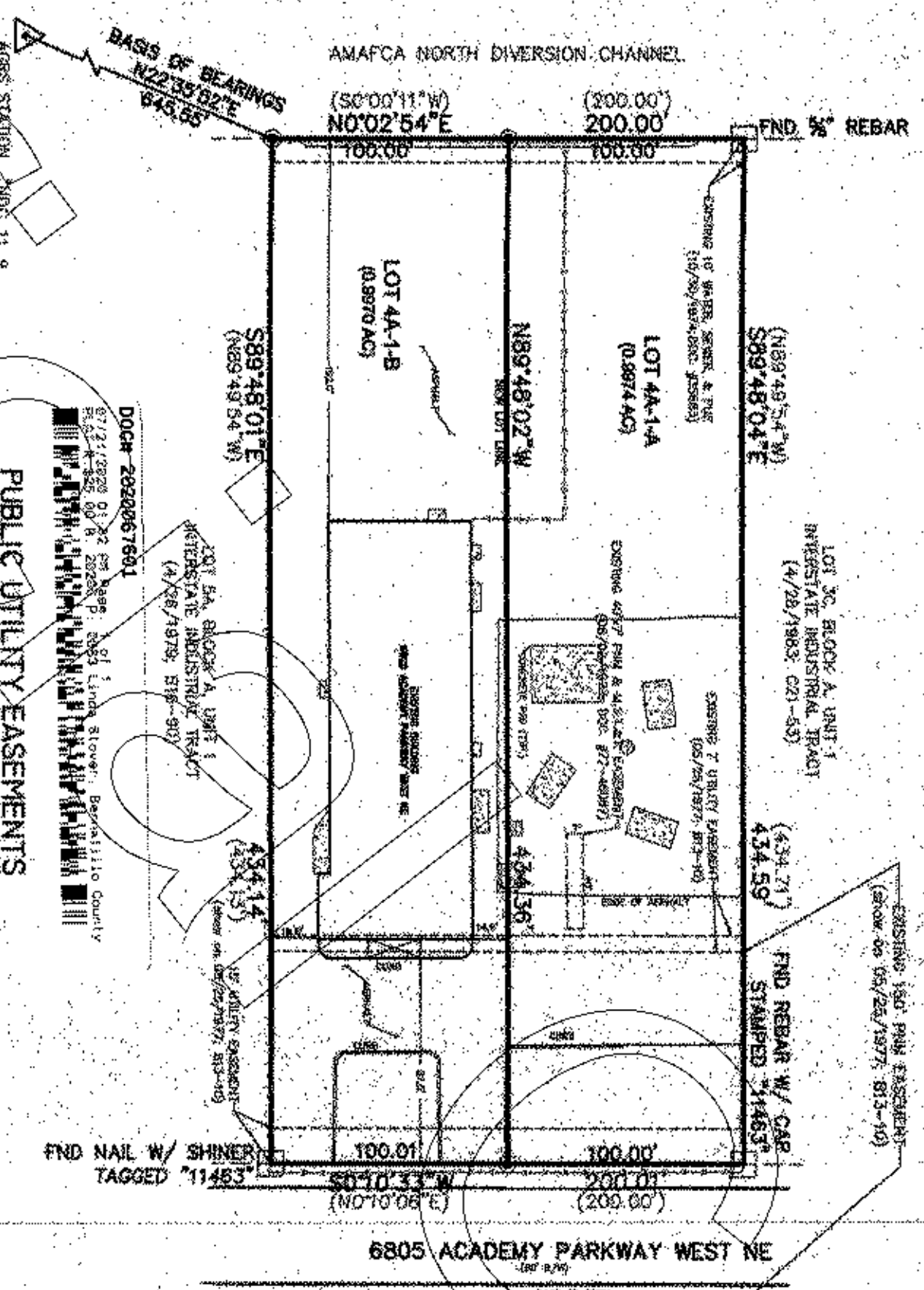
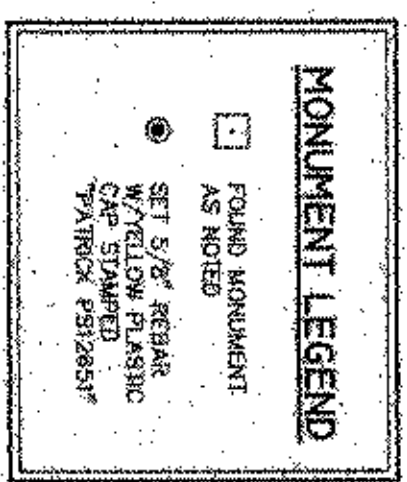
VICINITY MAP
NOT TO SCALE
 ZONE ATLAS PAGES
 E-16-Z & E-17-Z

LEGAL DESCRIPTION

Lot 4A-1, Block A, Unit 1 of the Interstate Industrial Tract as the same are shown and depicted on the plat thereof recorded in the office of the County Clerk, Bernalillo County, New Mexico on August 23, 1990 Book 90C, page 198.
 Contains 1.9950 acres, more or less.

DISCLAIMER

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PSC), NEW MEXICO GAS COMPANY (NMGCO) AND GWEST CORPORATION (GWEST) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PSC, NMGCO AND GWEST DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT REPEAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN OR NOTED ON THIS PLAT.



PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat are granted for the common and joint use of:
 A. Public Utility Company of New Mexico (PUNM), a New Mexico corporation, (PUNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities necessary to provide electrical services.
 B. New Mexico Gas Company (NMGCO) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities necessary to provide natural gas services.
 C. Gwest Corporation (Gwest) for the installation, maintenance and service of such lines, cable, and other related equipment and facilities necessary to provide communication services.
 D. Consent 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 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 Grantor, 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 easement, 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 poles, decking, or any structures adjacent to or near easements shown on this plat.
 Easements for electric, transformer/wiring, as installed, shall extend ten (10) feet in front of transformer/wiring doors and the (5) feet on each side.

FINAL PLAT
LOTS 4A-1-A & 4A-1-B, BLOCK A, UNIT 1
INTERSTATE INDUSTRIAL TRACT
 BEING A RE-PLAT OF LOT 4A-1, BLOCK A UNIT 1 INTERSTATE INDUSTRIAL TRACT SITUATE WITHIN

PROJECTED SECTION 26, T. 11 N., R. 3 E., N.M.P.M.
 ELENA GALLEGOS GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY, 2020

SITE DATA

FEAT. UNAP. NO.	35001001366
ZONING	NR-1LM
MILES OF FULL WIDTH STREETS CREATED	0.0 MILES
NO. OF EXISTING LOTS	1
NO. OF EXISTING TRACTS	1
NO. OF LOTS CREATED	2
NO. OF TRACTS CREATED	0
TOTAL AREA	1.9950 ACRES
AREA OF DEDICATED RIGHT-OF-WAY	0 ACRES

Project Number: PR-2020-003665
 Substation Application Number: PS-2020-00037

UTILITY APPROVALS

PLAT APPROVAL

Project Engineer: *Steve Spald* date: 5/16/2020
 City Engineer: *Steve Spald* date: 5/16/2020
 Don Davalos date: 5/16/2020
 Gwest Corporation date: 5/16/2020

CITY APPROVALS

City Engineer: *Steve Spald* date: 5/16/2020
 Planning & Recreation Department: *Steve Spald* date: 5/16/2020
 Traffic Engineer: *Steve Spald* date: 5/16/2020
 Environmental Health Department: *Steve Spald* date: 5/16/2020
 Planning Department: *Steve Spald* date: 5/16/2020

FINAL PLAT

LOTS 4A-1-A & 4A-1-B, BLOCK A, UNIT 1
 INTERSTATE INDUSTRIAL TRACT

DATE	5/16/2020
SCALE	1" = 50'
BY	Steve Spald
DATE	5/16/2020

TREASURERS CERTIFICATION:
 THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:
 LOT 4A-1, BLOCK A, UNIT 1, INTERSTATE INDUSTRIAL TRACT
 BERNALILLO COUNTY TREASURERS OFFICE:
 BY: *Steve Spald* DATE: 5/16/2020

INFO FOR COUNTY CLERK:

OWNER: Fair Plaza Associates Limited Partnership
 PROPERTY: Lot 4A-1, Block A, Unit 1
 Interstate Industrial Tract
 6805 Academy Parkway West NE, Albuquerque, NM 87109
 LOCATION: S.26, T.11N, R.3E, N1/4PM
 UPC #: 101706200440120211

SURVEYOR'S CERTIFICATION
 I, Thomas W. Patrick, New Mexico Professional Surveyor No. 12651, hereby certify that this plat was prepared from an actual ground survey performed by me or under my supervision, that I am responsible for this plat and that this plat is true and correct to the best of my knowledge and belief. This plat conforms to the minimum standards for surveys in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Surveyors and conforms to the City of Albuquerque Subdivision Ordinance.



My Commission Expires: 12/31/2020
 The foregoing instrument was acknowledged before me this 12th day of May, 2020
 by Sean P. McMillan
 Notary Public: *Sean P. McMillan*

SOLAR NOTE:
 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 the lot or parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat for subdivision.

ACKNOWLEDGEMENT
 STATE OF NEW MEXICO) ss
 COUNTY OF SALT LAKE)

DISCLAIMER
 The undersigned owners and proprietors of the properties represented hereon do hereby certify and affirm that this report is created with our free will and consent in accordance with our expressed wishes and desires.
 Sean P. McMillan (Manager) Fair Plaza Associates Limited Partnership
 Date: 5/16/2020

ACKNOWLEDGEMENT
 STATE OF NEW MEXICO) ss
 COUNTY OF SALT LAKE)

2020 C-63