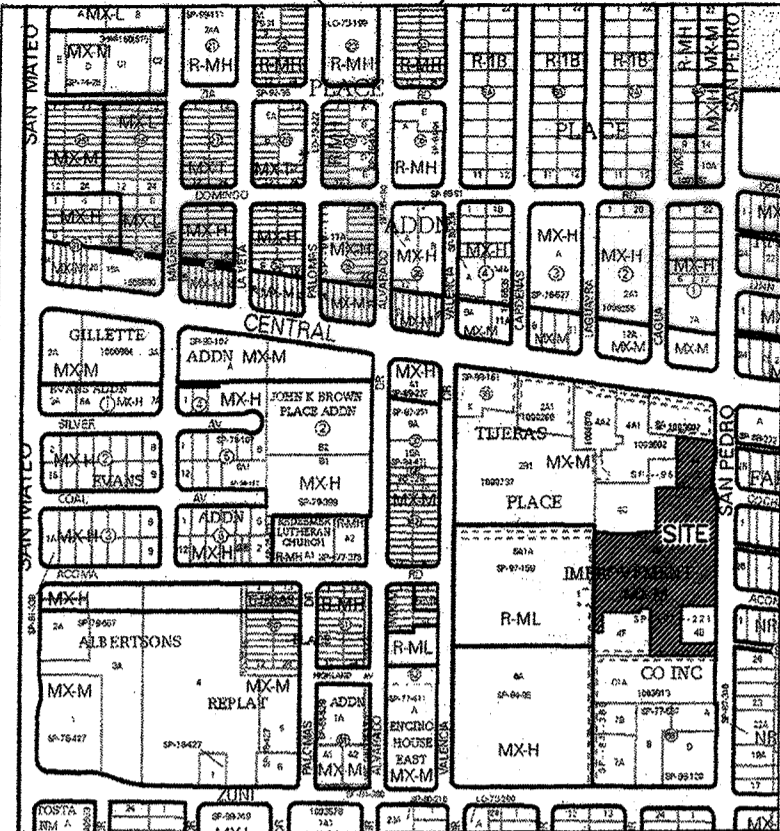


VICINITY MAP (K-18) NO SCALE



COUNTY CLERK RECORDING LABEL HERE

SURVEY LEGAL DESCRIPTION

Tracts numbered Four-B (4-B) and Four-D (4-D) of Plat of Tracts 4-A thru 4-F, inclusive, LANDS OF TIJERAS PLACE IMPROVEMENT COMPANY INC., formerly being Tract 4 of Land of Tijeras Place Improvement Company Inc., situate within the Southwest One-Quarter (SW1/4) of Section 24, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico as the same are shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on September 14, 1995 in Map Book 95C, folio 345.

PLAT OF
TRACT 4-D-1, LANDS OF TIJERAS
PLACE IMPROVEMENT COMPANY INC.

A REPLAT OF TRACTS 4-B AND 4-D, LANDS OF TIJERAS
PLACE IMPROVEMENT COMPANY INC.
WITHIN SECTION 24, T. 10 N., R. 3 E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2021

PROJECT NUMBER: PR-2021-006130

Application Number: SD-2022-00029

Utility Company Approvals:

<u>[Signature]</u> PNM Electric Services Jeff Estvanko New Mexico Gas Company	Digitally signed by Jeff Estvanko Date: 2022.02.17 12:47:26 -07'00'	<u>02/17/2022</u> Date
<u>Natalia Antonio</u> Qwest Corporation D/B/A CenturyLink QC		<u>2/15/2022</u> Date
<u>[Signature]</u> Comcast City Approvals:		<u>2/21/22</u> Date
<u>Loyn N. Rianchores P.S.</u> City Surveyor		<u>2/14/2022</u> Date

PURPOSE OF PLAT

This plat has been prepared for the purpose of creating one lot from two existing lots.

NOTES

- Bearings shown on this plat are New Mexico State Plane Grid Central Zone, NAD 83. Bearings and distances in parenthesis are from existing plat.
- Perimeter distances are field measurements made on the ground.
- Monuments recovered and accepted or reset are noted on inscribed plat.
- No property within the area of requested 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 lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat.
- Surface Flow & Underground Storm Drainage Easement filed Feb. 24, 1981 in Misc Book 833, Pages 98-100.
- Remainder Public and/or Private Utility Easement reserved in ordinance number 77-7, filed March 30, 1977 in Book 527, Pages 272-273 as Document Number 77-17363 and filed April 6, 1977 in Book D28A, Page 980 as Document Number 77-19058.
- 30' Non-Exclusive Private Access Easement filed Dec. 31, 1981 in Misc. Book 900, Pages 325-330.
- Grant of Easement for Storm Drainage filed August 19, 1982 in Book Misc. 952, page 655 as Doc. # 82-43084.
- 15' Access Easement per plat filed June 13, 1984 in Volume B20, Folio 173.
- 5' Public Sidewalk Easement granted to the City of Albuquerque by this plat.

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 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, 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), New Mexico Gas Company (NMGC) and Qwest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST 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 platting of the property as described above is with the free consent and in accordance with the desires of the undersigned owner(s). Said owner(s) warrant(s) that they hold complete and indefeasible title in fee simple to the land subdivided.

[Signature] 2/11/22
Authorized Representative of Fox Plaza LLC, a New Mexico Limited Liability Company Date

ACKNOWLEDGMENT
STATE OF NEW MEXICO)
) ss

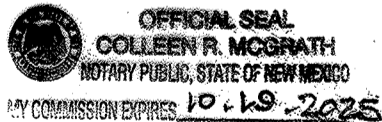
COUNTY OF BERNALILLO)
On this 11 day of FEBRUARY, 2022, the foregoing instrument was acknowledged by:

DOUGLAS H. PETERSON, Authorized Representative of Fox Plaza LLC, a

New Mexico Limited Liability Company

My Commission expires 10.19.2025

Notary Public



SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Licensure for Professional Engineers and Surveyors, effective July 24, 2016 and is true and correct to the best of my knowledge and belief.

[Signature] 2-10-2022
Thomas D. Johnston, N.M.P.S. No. 14269 Date

Real Property Division	Date
Environmental Health Department	Date
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
<u>[Signature]</u> AMAFCA	<u>3/14/2022</u> Date
City Engineering/Hydrology	Date
Code Enforcement	Date
DRB Chairperson, Planning Department	Date

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1 018 057 253 119 31302, 1 018 057 240 082 31312

PROPERTY OWNER OF RECORD:
FOX PLAZA LLC
BERNALILLO COUNTY TREASURER'S OFFICE.

- SUBDIVISION DATA
- DRB Project No. PR-2021-006130
 - Zone Atlas Index No. K-18
 - Gross acreage 4.8618 Ac.
 - Existing number of lots 2
Replatted number of lots 1

	1609 2nd STREET NW ALBUQUERQUE, N.M. 87102 PHONE: (505) 255-2052 FAX: (505) 255-2887	
INDEXING INFORMATION FOR COUNTY CLERK FOX PLAZA LLC	DRAWN: T R J CHECKED: T D J	SCALE: 1" = 60' FILE NO. SP-9-01-2021
LOCATION: SECTION 24, T10N, R3E LANDS OF TIJERAS PLACE IMPROVEMENT COMPANY INC.	DRAWING NO. SP90121.DWG	9 FEB 2022 SHEET 1 OF 2

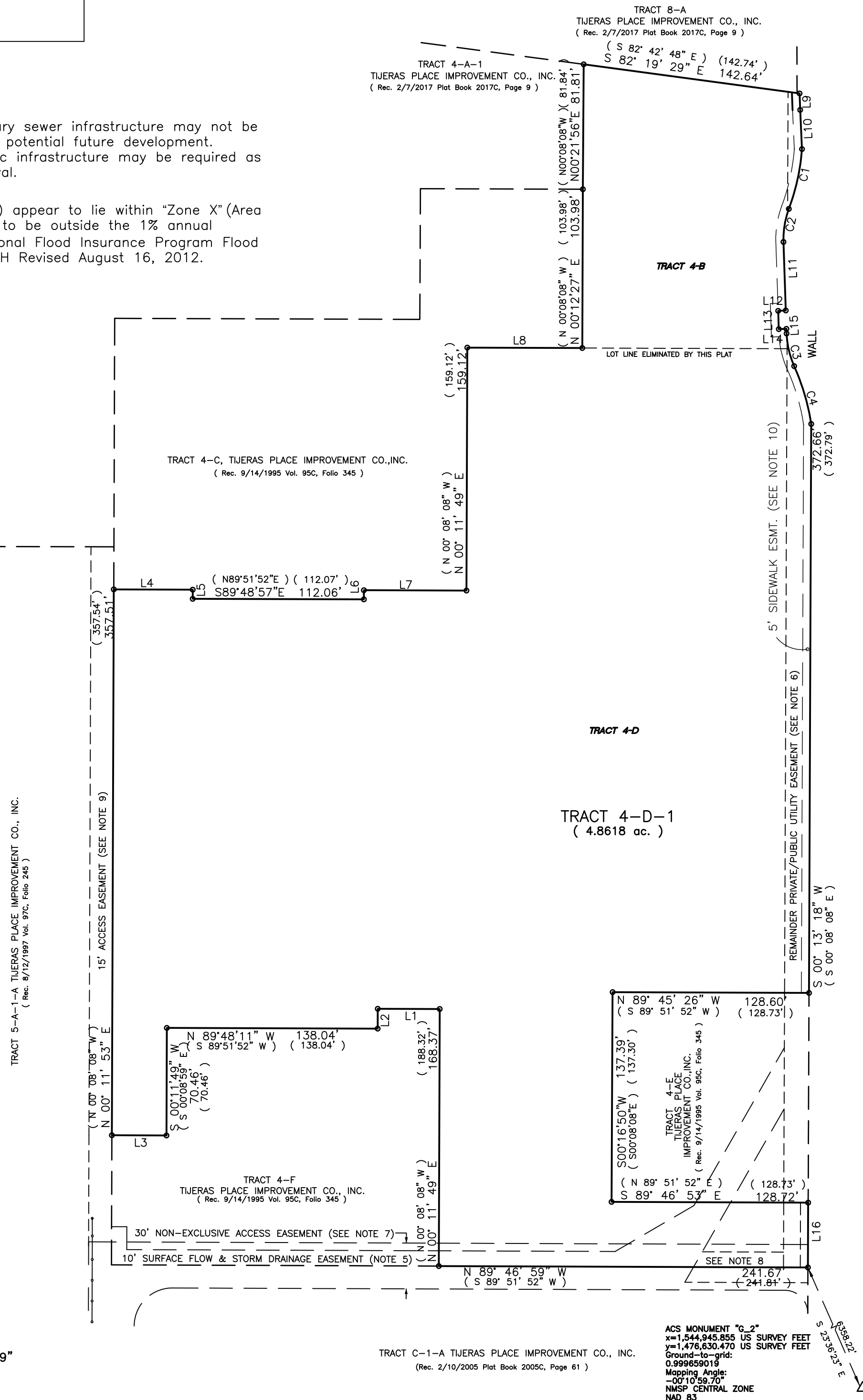
PLAT OF
TRACT 4-D-1, LANDS OF TIJERAS
PLACE IMPROVEMENT COMPANY INC.

A REPLAT OF TRACTS 4-B AND 4-D, LANDS OF TIJERAS
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ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2021

COUNTY CLERK RECORDING LABEL HERE

NOTE: Existing public water and/or sanitary sewer infrastructure may not be constructed or sized to adequately serve potential future development. Improvement or upsizing of existing public infrastructure may be required as a condition of future development approval.

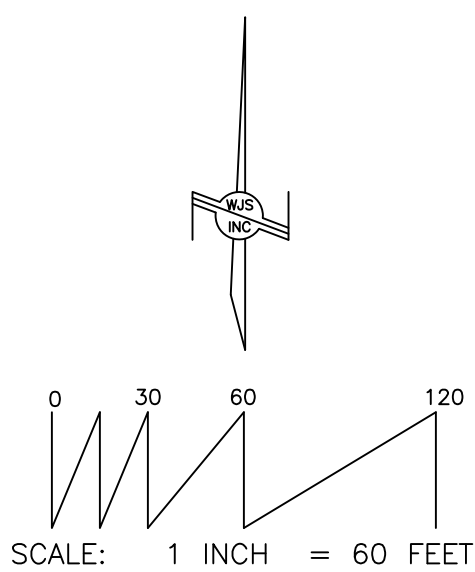
The subject properties (as shown hereon) appear to lie within "Zone X" (Area of minimal flood hazard and determined to be outside the 1% annual chance floodplain) as shown on the National Flood Insurance Program Flood Insurance Rate Map Number 35001C0354H Revised August 16, 2012.



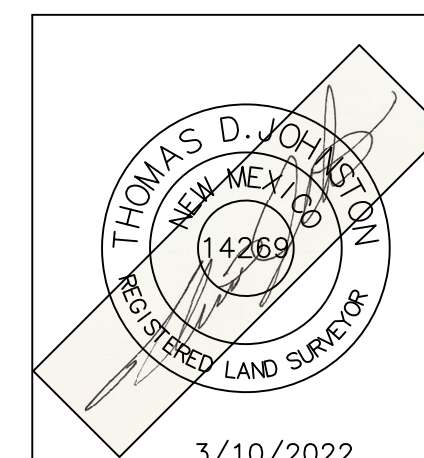
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	143.50'	40.24'	16° 04' 03"	S 12° 23' 38" W	40.11'
(C1)	143.50'	40.24'	16° 04' 03"	--	40.11'
C2	56.50'	22.06'	22° 22' 20"	S 09° 14' 30" W	21.92'
(C2)	56.50'	22.06'	22° 22' 20"	--	21.92'
C3	56.50'	22.06'	22° 22' 20"	S 13° 07' 50" E	21.92'
(C3)	56.50'	22.06'	22° 22' 20"	--	21.92'
C4	143.50'	39.62'	15° 49' 13"	S 16° 24' 24" E	39.50'
(C4)	143.50'	39.62'	15° 49' 13"	--	39.50'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 89°48'11" W	40.55'
(L1)	S 89°51'52" W	5.10'
L2	S 00°11'49" W	13.00'
(L2)	S 00°08'08" E	13.00'
L3	N 89°45'43" W	35.74'
(L3)	S 89°51'52" W	35.73'
L4	S 89°48'11" E	51.71'
(L4)	N 89°51'52" E	51.70'
L5	S 00°11'48" W	6.00'
(L5)	S 00°08'08" E	6.00'
L6	N 00°11'48" E	6.00'
(L6)	N 00°08'08" W	6.00'
L7	S 89°48'11" E	67.14'
(L7)	N 89°51'52" E	67.14'
L8	N 00°11'48" E	75.30'
(L8)	N 00°08'08" W	75.30'
L9	S 02°03'16" E	10.80'
(L9)	S 02°06'27" E	10.71'
L10	S 02°38'21" E	25.70'
(L10)	S 02°59'53" E	25.70'
L11	S 01°57'28" E	44.90'
(L11)	S 02°18'12" E	45.00'
L12	S 87°11'54" W	4.99'
(L12)	S 87°41'48" W	5.00'
L13	S 01°50'29" E	11.98'
(L13)	S 02°18'12" E	12.00'
L14	N 87°55'52" E	4.99'
(L14)	N 87°41'48" E	5.00'
L15	N 89°48'11" W	40.55'
(L15)	S 89°51'52" W	5.10'
L16	S 00°12'09" W	42.46'
(L16)	S 00°08'08" E	42.45'

SAN PEDRO DRIVE, S. E.
(VARIABLE WIDTH R.O.W.)



- o FOUND/SET MONUMENT LEGEND:
A: FOUND 1-1/2" STEEL PIPE
B: FOUND PK NAIL AND DISK ON ROCK
C: SET #4 REBAR WITH CAP "WAYJOHN PS 14269"



3/10/2022



1609 2nd STREET NW
ALBUQUERQUE, N.M. 87102
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK
FOX PLAZA LLC

DRAWN: T R J

SCALE: 1" = 60'

FILE NO.

CHECKED: T D J

DRAWING NO. SP90121.DWG

9 FEB 2022

SHEET 2 OF 2

LOCATION: SECTION 24, T10N, R3E
LANDS OF TIJERAS PLACE IMPROVEMENT
COMPANY, INC.

TRACT C-1-A TIJERAS PLACE IMPROVEMENT CO., INC.
(Rec. 2/10/2005 Plat Book 2005C, Page 61)

ACS MONUMENT "C-2"
x=1,544,945.885 US SURVEY FEET
y=1,476,630.470 US SURVEY FEET
Ground-to-grid:
0.999959019
Mapping Angle:
-00°10'59.70"
NAD83 CENTRAL ZONE
NAD 83