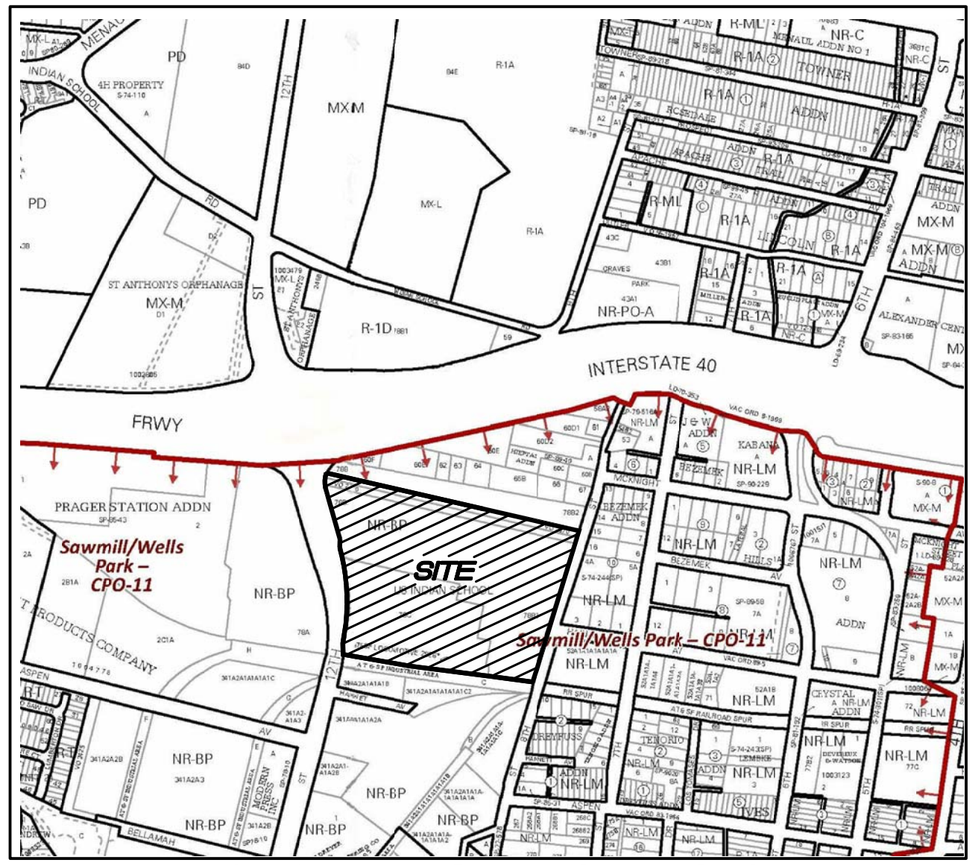


City of Albuquerque Zone Atlas Pages H–13 AND 14.

VICINITY MAP

Not to Scale

GENERAL NOTES

1. Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ( ).
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
7. A blanket drainage easement (excluding any existing or future buildings) is hereby granted by this plat across Tracts 2 and 3 for the benefit of Tract 1. Said easements are to be maintained by the owners of said Tracts 2 and 3.

SUBDIVISION DATA

1. Total number of existing parcels: 3
2. Total number of Tracts created: 4
3. Public Street right of way dedicated – None.
4. Gross Subdivision acreage: 16.0609 acres.

SHEET INDEX

SHEET 1 APPROVALS, GENERAL NOTES AND CERTIFICATION

SHEET 2 OVERALL BOUNDARY

SHEET 3 OVERALL BOUNDARY OF EXISTING PARCELS

SHEET 4 NEW TRACTS CREATED

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

_____

_____

_____

_____

Bernalillo County Treasurer Date

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 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) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC 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.

PURPOSE OF PLAT

The purpose of this plat is to:

a. Reconfigure three (3) existing parcels into four (4) new tracts as shown hereon.

b. Show the portion of Vacated Bezemek Avenue, vacated by V–507, Commission Ordinance 2670, dated May 11, 1965 as shown hereon.

c. Grant the new public and private easements as shown hereon.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

PROFESSIONAL SURVEYOR STATE OF No. 9750 NEW MEXICO RUSS P. HUGG

Russ P. Hugg
NMPS No. 9750
October 30, 2021

PLAT OF
TRACTS 1 THRU 4
LANDS OF US INDIAN SERVICE AND BUREAU OF INDIAN AFFAIRS

(BEING A REPLAT OF THE REMAINING PORTIONS OF TRACTS 78C AND 78B3, MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NUMBER 36; TOGETHER WITH A VACATED PORTION OF BEZEMEK AVENUE)

SITUATE WITHIN

THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTIONS 7 AND 8
TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 2021

PROJECT NUMBER: _____

PLAT APPROVAL

UTILITY APPROVALS:

Public Service Company of New Mexico	Date
New Mexico Gas Company	Date
QWest Corporation d/b/a CenturyLink QC	Date
Comcast	Date

CITY APPROVALS:

City Surveyor Department of Municipal Development	Date
Real Property Division	Date
Environmental Health Department	Date
Traffic Engineering, Transportation Division	Date
ABCWUA	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
Code Enforcement	Date
DRB Chairperson, Planning Department	Date

M.R.G.C.D.

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens, are fully reserved to said District, and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition, or plat, said District is absolved of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts.

APPROVED _____ DATE _____

SURVTEK, INC.
Consulting Surveyors
P.O. Box 66885, Albuquerque, New Mexico 87114 Phone: 505–300–4732

PLAT OF
TRACTS 1 THRU 4
LANDS OF US INDIAN SERVICE AND BUREAU OF INDIAN AFFAIRS

(BEING A REPLAT OF THE REMAINING PORTIONS OF TRACTS 78C AND 78B3, MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NUMBER 36; TOGETHER WITH A VACATED PORTION OF BEZEMEK AVENUE)

SITUATE WITHIN

THE TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTIONS 7 AND 8
TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 2021

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Albuquerque Grant in projected Sections 7 and 8, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising the following: (1) The remaining portions of Tracts 78C and 78B3, Middle Rio Grande Conservancy District Property Map Number 36; (2) A Vacated portion of Bezemek Avenue vacated by V-507, Commission Ordinance 2670, dated May 11, 1965;(3) The South portion of Tract D of the "Metes and Bounds Survey"prepared by the United States Department of the Interior Bureau of Land Management, Chief Cadastral Surveyor for New Mexico Robert Casias, dated August 12, 2011 and (4) unrecorded Parcels 1 thru 3 and Lots 1 thru 9 as designated by the General Services Administration (GSA) internal memorandums, more particularly described using New Mexico State Plane, Central Zone (NAD 83) grid bearings and ground distances as follows:

BEGINNING at the Northwest corner of the parcel herein described, the Southwest corner of The North portion of said Tract D, said point also being a point on curve on the Southeasterly right of way line of 12th Street N.W. and I-40 Frontage Road whence the Albuquerque Control Survey Monument "8-H13" bears N 75°43'13"W, 4284.17 feet distant; Thence,

S 75° 46' 15"E, 1162.24 feet along the Northerly line of said South portion of Tract D to the Northeast corner of said South portion of Tract D (a 2" Aluminum monument found in place, stamped "Tract D AP, BLM 2011"), said point also being a point on the Westerly line of 8th Street N.W.; Thence Southwesterly along the East line of said South portion of Tract D and the Westerly line of 8th Street N.W. for the following two (2) courses:

S 16° 35' 43"W, 4.60 feet to a point; Thence,

S 18° 10' 45"W, 639.90 feet to the Southeast corner of said South portion of Tract D (a 1-1/2"Aluminum cap found in place, stamped "Tract D AP, BLM 2011"); Thence,

S 18° 10' 45"W, 28.61 feet along said Westerly line of 8th Street N.W. to a point on the Northerly line of Lands of Santa Fe Land Improvement Company and A.T. & S.F. Railway Company said point being the Southeast corner of the parcel herein described; Thence,

N 79° 56' 41"W, 853.77 feet along said Northerly line of Lands of Santa Fe Land Improvement Company and A.T. & S.F. Railway Company to a non tangent point on curve on the Easterly right of way line of 12th Street N.W., said point being the Southwest corner of the parcel herein described; Thence Northerly along said Easterly right of way line of 12th Street N.W. for the following five (5) courses:

Northeasterly, 172.63 feet on the arc of a curve to the left said curve having a radius of 518.50, a central angle of 19°04'34" and a chord which bears N 03°09'34"E, 171.83 feet to a non tangent point on curve; Thence,

Northeasterly, 266.64 feet on the arc of a curve to the left said curve having a radius of 1003.93, a central angle of 15°13'04" and a chord which bears N 06°41'49"E, 265.86 feet to a non tangent point on curve; Thence,

N 09° 58' 23"E, 22.80 feet to a point; Thence,

N 15° 52' 07"W, 247.15 feet to a point of curvature; Thence,

Northeasterly, 84.30 feet on the arc of a curve to the right said curve having a radius of 102.00 feet, a central angle of 47°21'17" and a chord which bears N 07°25'35"E, 81.92 feet to the Northwest corner and point of beginning of the parcel herein described.

Said parcel contains 16.0609 Acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF TRACTS 1 THRU 4, LANDS OF US INDIAN SERVICE AND BUREAU OF INDIAN AFFAIRS (BEING A REPLAT OF THE REMAINING PORTIONS OF TRACTS 78C AND 78B3, MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NUMBER 36; TOGETHER WITH A VACATED PORTION OF BEZEMEK AVENUE) SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTIONS 7 AND 8, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the public and private easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

Tracts 78C and 78B3, MRGCD Map 36

OWNER: U.S. Indian Service and Bureau of Indian Affairs

_____

By: _____

Vacated Portion of Bezemek Avenue

OWNER: New Mexico State Highway Commission

_____

By: _____

FLOOD ZONE DETERMINATION

The Major Northwest portion of subject property lies within "ZONE X" (Area with reduced Flood Risk due to levee) and a Minor Southeasterly portion lies within a Zone "X" (Area of minimal flood hazard) as shown on National Flood Insurance Program Flood Insurance Rate Map Number 35001C0331 H, effective date 8-16-2012.

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"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 lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

ACKNOWLEDGMENT

STATE OF NEW MEXICO

COUNTY OF_____ SS

The foregoing instrument was acknowledged before me this ___

day of _____, 2021, by _____.

as _____.

_____ My commission expires _____

Notary Public

ACKNOWLEDGMENT

STATE OF NEW MEXICO

COUNTY OF_____ SS

The foregoing instrument was acknowledged before me this ___

day of _____, 2021, by _____.

as _____.

_____ My commission expires _____

Notary Public

PLATS AND SURVEYS USED IN THE PREPARATION OF THIS SURVEY:

a. Metes and Bounds Survey performed by United States Department of the Interior Bureau of Land Management, Chief Cadastral Surveyor of New Mexico, Robert Casias dated August 12, 2011 survey entitled "THE TOWN OF ALBUQUERQUE GRANT, BERNALILLO COUNTY, WITHIN TOWNSHIP 10 NORTH, RANGE 3 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN, NEW MEXICO, METES AND BOUNDS SURVEYS"

b. Boundary Survey performed by Cartesian Surveys, Inc., Will Plotner, NMPS 14271 entitled "BOUNDARY SURVEY FOR A PORTION OF TRACT 78A, MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP 36, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on May 15, 2008 in PLat Book 2008S, page 79.

c. Boundary Survey performed by Cartesian Surveys, Inc., Will Plotner, NMPS 14271 entitled "BOUNDARY SURVEY FOR LOTS 2, 3, 4-A, 5-A, AND THE SOUTH 1/2 OF LOT X, BLOCK 10, BEXEMEK ADDITION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on August 22, 2017 in PLat Book 2017S, page 79.

d. Topographic Survey performed by Tony Harris, NMPS 11463 entitled "PLAT OF TOPOGRAPHY FOR IPCC SELF STORAGE, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", dated December, 2015.

e. Plat entitled "PROPOSED EXTENSION OF BEZEMEK AVENUE N.W., ALBUQUERQUE, NEW MEXICO", performed by E.O. Bettis, NMPS 19, filed in the office of the County Clerk of Bernalillo County, New Mexico on September 27, 1954 as document no. 34710.

f. Plat entitled "PROPOSED EXTENSION OF 12TH STREET N.W., ALBUQUERQUE, NEW MEXICO", performed by E.O. Bettis, NMPS 19, filed in the office of the County Clerk of Bernalillo County, New Mexico dated February 17, 1953.

g. New Mexico State Highway Commission Right of Way Map New Mexico Project No. I-040-3(27)155.

h. Middle Rio Grande Conservancy District Property Map 36, dated 2014.

I. Plat entitled "SANTA FE LAND IMPROVEMENT COMPANY HOLDINGS AT ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", No recording information visible.

DOCUMENTS PROVIDED BY GSA FOR THIS SURVEY:

a. Vacation of Bezemek Avenue N.W. Per Vacation Ordinance No. V-507, Passed by Commission Ordinance No. 2670, approved May 11, 1965.

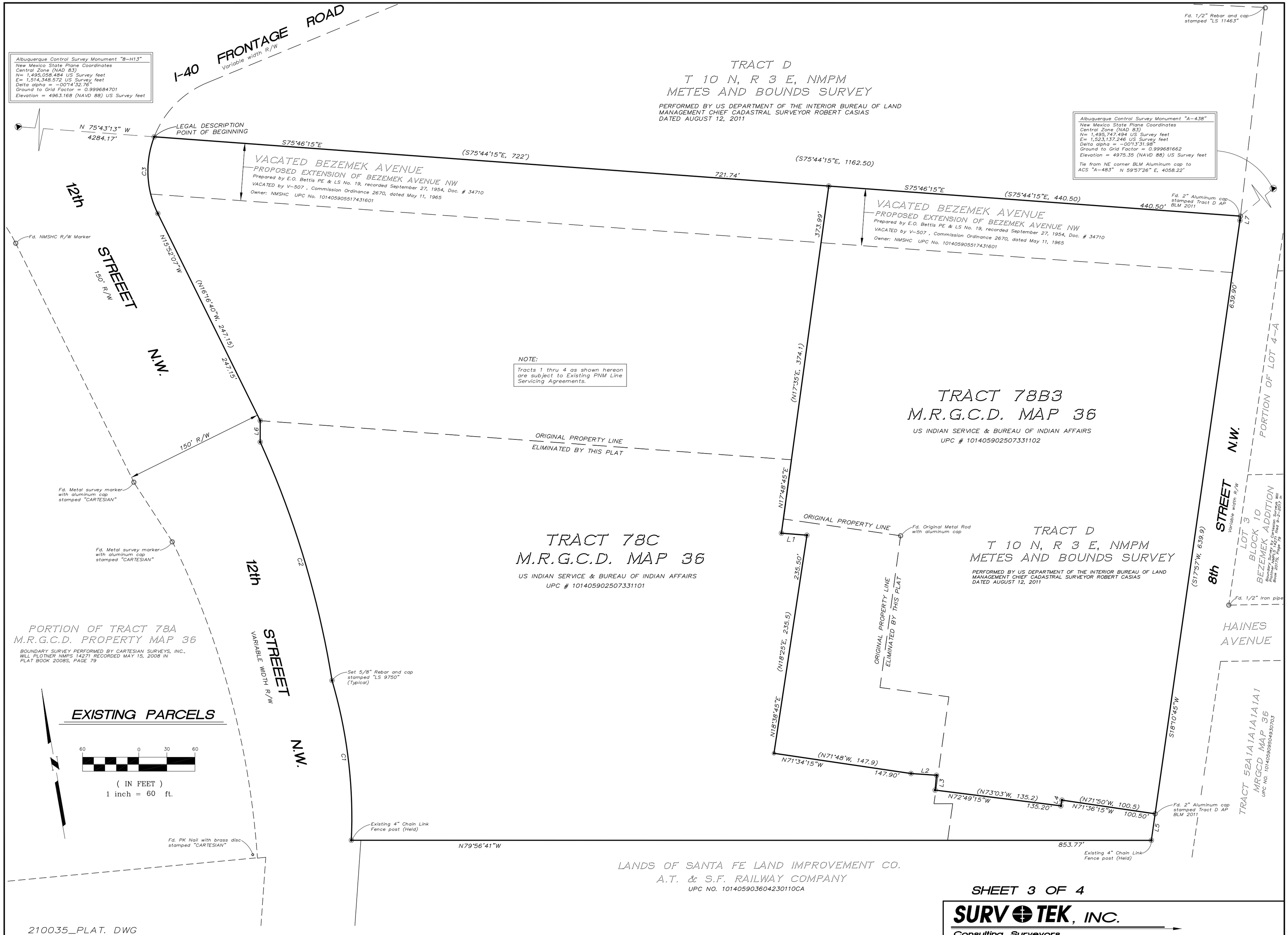
b. Unrecorded Survey entitled "GENERAL SERVICE ADMINISTRATION PROPOSED TRACT, SECTION 7 & 8, T10N, R3E, NMPM" comprising 6.05 acres, prepared by Herman E. Carter, NMPE No. 980. (This survey is referred to as "The Original Property Line" as shown hereon)

c. GSA Letter of Memorandum "Determination of ownership rights and site acquisition history to the government-fee property" dated June 14, 2013. This letter contains legal descriptions for GSA created Parcels 1 thru 3 and Lots 1 thru 8.

d. Various letters, memorandum of agreements, legal descriptions and hand written exhibits for "Transfer of excess properties" from BIA to GSA

e. AUTO CAD and Shape files of the subject properties prepared by GSA Intergarted Facilities Manager and Global Project Management Division.

SURVTEK, INC.
Consulting Surveyors
P.O. Box 66885, Albuquerque, New Mexico 87114
Phone: 505-300-4732



SHEET 3 OF 4

SURV TEK, INC.
Consulting Surveyors
P.O. Box 66885, Albuquerque, New Mexico 87114
Phone: 505-300-4732

Albuquerque Control Survey Monument "8-H13"
New Mexico State Plane Coordinates
Central Zone (NAD 83)
N= 1,495,058.484 US Survey feet
E= 1,514,348.572 US Survey feet
Delta alpha = -00°14'32.76"
Ground to Grid Factor = 0.999684701
Elevation = 4963.168 (NAVD 88) US Survey feet

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	172.63'	518.50'	171.83'	N03°09'34"E	19°04'34"
C2	266.64'	1003.93'	265.86'	N06°41'49"W	15°13'04"
C3	84.30'	102.00'	81.92'	S07°25'35"W	47°21'17"
C4	104.36'	1003.93'	104.32'	N11°19'39"W	5°57'22"
C5	162.28'	1003.93'	162.10'	N03°43'07"W	9°15'41"

TRACT D
T 10 N, R 3 E, NMPM
METES AND BOUNDS SURVEY

PERFORMED BY US DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT CHIEF CADASTRAL SURVEYOR ROBERT CASIAS DATED AUGUST 12, 2011

LINE TABLE

LINE	LENGTH	BEARING	LENGTH	BEARING
L1	27.30	S75°24'15"E	(27.3)	(N75°38'W)
L2	27.20	S75°58'15"E		
L3	15.90	S15°10'45"W	(15.9)	(N14°57'E)
L4	6.20	N21°08'45"E	(6.2)	(S20°55'W)
L5	28.61	S18°10'45"W		
L6	22.80	N09°58'23"E		
L7	4.60	S16°35'45"W		
L8	10.75	S18°38'45"W		

Fd. 1/2" Rebar and cap stamped "LS 11463"

Albuquerque Control Survey Monument "A-438"
New Mexico State Plane Coordinates
Central Zone (NAD 83)
N= 1,495,747.494 US Survey feet
E= 1,523,137.246 US Survey feet
Delta alpha = -00°13'31.98"
Ground to Grid Factor = 0.999681662
Elevation = 4975.35 (NAVD 88) US Survey feet

Tie from NE corner BLM Aluminum cap to ACS "A-483" N 59°57'26" E, 4058.22'

I-40 FRONTAGE ROAD
Variable width R/W

N 75°43'13" W
4284.17'

LEGAL DESCRIPTION
POINT OF BEGINNING

S75°46'15"E
369.09'
(S75°44'15"E, 722')
352.66'
721.74'
(S75°44'15"E, 1162.50)
S75°46'15"E
(S75°44'15"E, 440.50)
440.50'

Fd. 2" Aluminum cap stamped Tract D AP BLM 2011

12th STREEET N.W.
150' R/W

Fd. NMSHC R/W Marker

N15°52'07"W
(N16°16'40"W, 247.15)
247.15'

150' R/W

Fd. Metal survey marker with aluminum cap stamped "CARTESIAN"

Fd. Metal survey marker with aluminum cap stamped "CARTESIAN"

TRACT 2
2.7500 Ac.

401.20'
N12°28'45"E

TRACT 3
3.0256 Ac.

NOTE:
Tracts 1 thru 4 as shown hereon are subject to Existing PNM Line Servicing Agreements.

373.99'
(N17°35'E, 374.1)
N17°48'45"E

TRACT 4
6.1549 Ac.

639.96'
(S17°57'W, 639.9)

PORTION OF LOT 4-A

8th STREET N.W.
Variable width R/W

LOT 3
BLOCK 10
BEZEMEK ADDITION
Boundary Survey by Cartesian Surveys, Inc. Plotter Number 14271 Recorded May 15, 2008 Book 2008S, Page 79 filed 9-2-2013

Fd. 1/2" Iron pipe

HAINES AVENUE

S78°34'55"E
200.03'
S78°34'55"E
100.00'
343.92'
L1
L8
40.00'
N78°34'55"W
286.60'
L=42.20'
C2
C3
C4
C5
C1
235.50'
224.75'
N18°38'45"E

40' Private Access and Public Utility Easement granted by this plat for the benefit and use of the owners of Tract 3. Maimtenance of said easement shall be the responsibility of the owners of said Tract 3.

PORTION OF TRACT 78A
M.R.G.C.D. PROPERTY MAP 36

BOUNDARY SURVEY PERFORMED BY CARTESIAN SURVEYS, INC., WILL PLOTNER NMPS 14271 RECORDED MAY 15, 2008 IN PLAT BOOK 2008S, PAGE 79

12th STREEET N.W.
VARIABLE WIDTH R/W

Set 5/8" Rebar and cap stamped "LS 9750"

TRACT 1
4.1305 Ac.

S18°10'45"W

TRACT 52A1A1A1A1A1
MRGCD MAP 36
UPC NO. 101405903043030703

N71°34'15"W
147.90'
L2
N15°10'45"E
6.82'
N71°36'15"W
236.48'

Existing Tract Line eliminated by this plat

Fd. 2" Aluminum cap stamped Tract D AP BLM 2011

L5

NEW TRACTS

60 0 30 60
(IN FEET)
1 inch = 60 ft.

Fd. PK Nail with brass disc stamped "CARTESIAN"

Existing 4" Chain Link Fence post (Held)

N79°56'41"W
853.77'

Existing 4" Chain Link Fence post (Held)

LANDS OF SANTA FE LAND IMPROVEMENT CO.
A.T. & S.F. RAILWAY COMPANY
UPC NO. 101405903604230110CA

210035_PLAT. DWG

SHEET 4 OF 4

SURVTEK, INC.
Consulting Surveyors
P.O. Box 66885, Albuquerque, New Mexico 87114
Phone: 505-300-4732