

Zone Atlas Page Number C-16 & C-17  
Talos Log Number 99121616270601

00440 00000 00313

Subdivision Data

1. Total mileage of streets created by this plat is 0.0000
2. Total number of lots created by this plat is 2.
3. Bearings are based on New Mexico State Plane Grid bearings Control Zone and distances are ground distances.
4. The purpose of this plat is to subdivide Tract F into two (2) Tracts.
5. ( ) = Indicates record bearings and distances.
6. ( ) = Indicates the parcel shown therein is 10.8500 acres.
7. Donor's Use:
8. a) Donor's Use: Acerts A thru F, Lands of Springer Corporation, filed August 11, 1975, Volume D6, Folio 163, b) Result of Survey Plat filed August 28, 1994, Volume D6, Folio 945, Folio 86 c) Title Commitment, No. 09804435, issued by Rio Grande Title Company, Inc. dated December 26, 1999.
8. Easement for maintenance of gas line granted to PNM Gas Services as noted in Schedule B-2, exception No. 15, Title Commitment, No. 09804435, dated 12/28/1999 by Lawyers Title Insurance Corporation, filed 02/05/1998 Book 9902, Page 6339 was released by PNM Gas Services by Waiver and Release of Easement, filed 02/14/2000, Book A-2, Page 4283.

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS shown on this plot are granted for the common and joint use of:

1. **PMA Electric Services** for the installation, maintenance, and service of overhead and underground electric lines, transformers, poles and any other electrical services, structures and related facilities reasonably necessary to provide natural gas service.
2. **PMA Gas Services** for the installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas service.
3. **U.S. West** for the installation, maintenance and service of land and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
4. **Sprint Cable Vision** for the installation, maintenance and service of such lines, cable and related equipment and facilities reasonably necessary to provide Cable TV service.

Individuals, a site to build, rebuild, construct, reconstruct, improve, relocate, change, remove, modify, reuse, operate, and maintain facilities for the purposes described above, together with the access to, from, and over and easements including but not limited to, easements of way, utility easements, and other easements, and the right to remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or belowground), hot tub, concrete or wood pool decking or other structure shall be erected or constructed on and easements, nor shall any use of the property be made which is inconsistent with the purposes set forth herein. Any violation of National Electric Safety Code caused by construction or pools, decking, any structures adjacent to, within, or over easements shown on this plat.

N/A

PNM GAS SERVICES	N/A	DATE
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DATE	TIME	LOCATION	REMARKS
			N/A

SIERRA CABLE VISION N/A DATE \_\_\_\_\_

### LEGAL DESCRIPTION

A certain part of land situated within Projected Sections 14 and 15, Township 11 North, Range 3 East, N.M.P.M., Bernalillo County, New Mexico, being a portion of TRACT F as the same is shown and designated on the plat entitled "PLAT SHOWING TRACTS A F INCLUSIVE, OF LANDS OF SPRINGER CORPORATION," filed in the office of the County Clerk of Bernalillo County, New Mexico, on July 1, 1915 in Book D-6, Page 163 and being more particularly described as follows:

THEHENCE, N 00° 01' 02" E, a distance of 436.62 feet to a point;  
THEHENCE, S 89° 44' 15" E, a distance of 150.15 feet to a point;  
THEHENCE, N 00° 01' 55" W, a distance of 150.15 feet to the northwest corner of the parcel herein described;  
THEHENCE, S 89° 39' 09" E, a distance of 99.64 feet to a point on curve;  
THEHENCE, Southeastwly, 347.42 feet along the arc of a curve bearing to the left, said arc having a radius of 652.96 feet and a chord which bears S 68° 18' 19" E a distance of 343.67 feet to a point on curve;  
THEHENCE, S 84° 00' 35" E, a distance of 120.64 feet to a point on curve;  
THEHENCE, S 79° 03' 04" E, a distance of 239.33 feet to a point on curve;  
THEHENCE, Southeastwly, a distance of 58.36 feet along the arc of a curve bearing to the left, said arc having a radius of 56.34 feet and a chord which bears S 81° 38' 04" E, a distance of 56.34 feet to a point on curve;  
THEHENCE, S 18° 12' 27" W, a distance of 531.40 feet to the southwest corner of the parcel herein described;  
THEHENCE, N 87° 23' 22" W, a distance of 591.39 feet to a point;  
THEHENCE, N 42° 26' 04" W, a distance of 115.86 feet to a point;  
THEHENCE, N 87° 18' 44" W, a distance of 70.91 feet to the southwest corner of the parcel herein described and containing 10,850.08 square feet or less.

### **FREE CONSENT AND DEDICATION**

The plotting of the land comprising Tracts F-1 & F-2, as shown hereon and all easements shown hereon, shall be in full compliance with the provisions of the laws of the State of California, and shall be in accordance with the wishes and desires of the undersigned owners and proprietors thereof. Said owners do hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees.

John N. King, Managing Member  
Brookbury & Storms Paeo Ltd. Co.  
New Mexico limited liability company

## ACKNOWLEDGEMENT

This instrument was acknowledged before me this 23<sup>rd</sup> day of February, 2000 by James N. King, Managing Member, Broadway & Stamm Pazo Ltd. Co., a New Mexico limited liability company

Notary Public Shirley R. Puller My Commission expires March 30, 2000



**THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND**

PAID ON UPC # 1-017-064-020-047-3025  
PROPERTY OWNER OF RECORD:  
Bradbury & Stanner P15064D60

ANDALO COUNTY TREASURER'S OFFICE  
*Stephanie M. Serna*

Plat of  
Tract F-1 & Tract F-2  
Lands of Springer  
Being a Replat of  
A Portion of Tract F  
Lands of Springer  
Albuquerque, Bernalillo County, New Mexico  
February 2000

Project # 1000057

APPROVED AND ACCEPTED BY:

PLANNING DEPARTMENT, DRB CHAIR DATE 7/19/00

3-6-00

7-19-00  
CITY ENGINEER/HYDROLOGY

TRANSFORMATION DEVELOPMENT Paul Clark 777-00 DATE

N/A	PROPERTY MANAGER	DATE
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7/18/89  
Kane & Kane

3-1-0

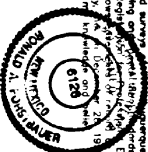
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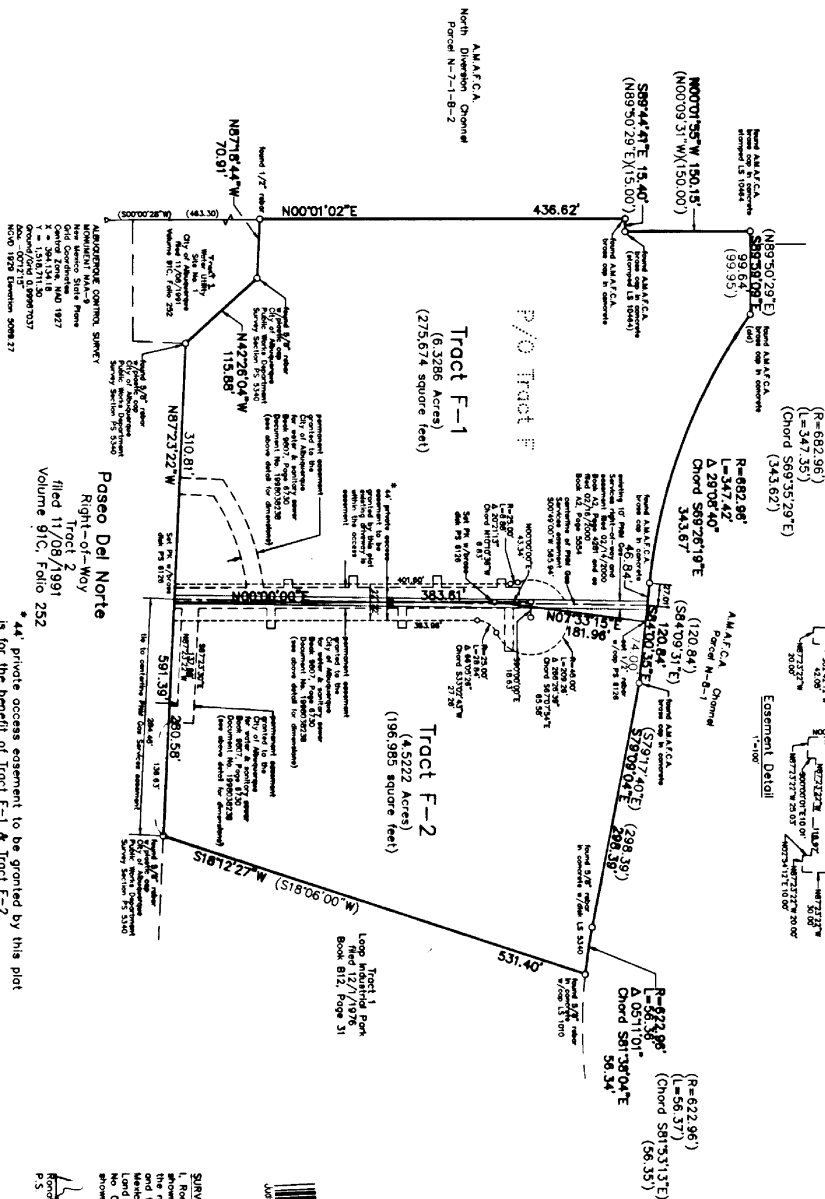
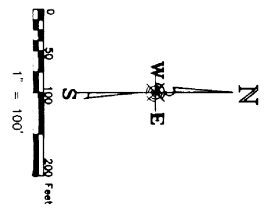
**SURVEYOR'S AFFIDAVIT**

1. Ronald A. Forthofer, registered New Mexico Land Surveyor No. 6178, do hereby certify that the plot shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for documentation and surveying standards set forth in the Executive Subdivision Ordinance and the City Detailed Design Standards for surveying on platable lots, as adopted by the City of Albuquerque, New Mexico, dated February 2, 1994, and as amended by Ordinance No. 08904455, issued by the Mayor of Albuquerque, New Mexico, on May 19, 1994, and that the information shown hereon is true and correct to the best of my knowledge and belief.

2/21/00  
Ronald A. Forthauer  
P.S. No. 6126



Forstbauer Surveying, L.L.C.  
1100 Alvarado Drive NE, Suite C  
Albuquerque, New Mexico 87110  
(505) 268-2112 Sheet 1 of 2

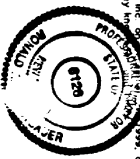
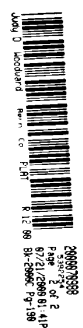


ABANDONED CONTROL SURVEY  
 City of Albuquerque  
 Survey Section 35, 3500  
 Book 117, Page 182  
 Date: 11/06/1991  
 Filed: 11/06/1991  
 Volume 91C, Folio 252

Posco Del Norte  
 Right-of-Way  
 filed 11/06/1991  
 Volume 91C, Folio 252

\* 44' private access easement to be granted by this plat  
 for the benefit of Tract F-1 & Tract F-2.  
 Maintenance is the responsibility of Tract F-1 & Tract F-2.  
 Existing driveway is within the access easement.  
 NMSHD permit is required for access to these sites.

Plat of  
 Tract F-1 & Tract F-2  
 Lands of Springer  
 Being a Replat of  
 A Portion of Tract F  
 Lands of Springer  
 Albuquerque, Bernalillo County, New Mexico  
 February 2000



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