

Location Map
Zone Atlas Map No. F-16-Z

Subdivision Data:

GROSS SUBDIVISION ACRES: 8.586 ACRES
ZONE ATLAS INDEX NO: F-16-Z
NO. OF PARCELS CREATED: 0
NO. OF TRACTS CREATED: 2
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: JUNE 6, 2000

Notes:

1. MISC. DATA: ZONING SU-1, IP & AMUSEMENT FAC OF A
2. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927)
3. ALL DISTANCES ARE GROUND DISTANCES.
4. THIS PROPERTY LIES WITHIN PROJECTED AND ACTUAL SECTION 34, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., ELENA GALEGOS GRANT, BERNALILLO COUNTY, NEW MEXICO.
5. THIS PURPOSE OF THE PLAT IS TO REPLAT THE EXISTING ONE TRACT INTO TWO NEW TRACTS.
6. PLAT SHOWS ALL EASEMENTS OF RECORD.
7. SP NO. 00111409410274.

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED. PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED 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. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRICAL 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 CAUSED BY CONSTRUCTION OR POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

Legal Description

A TRACT OF LAND COMPRISING OF TRACT 4A OF RENAISSANCE CENTER III TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 11, 1996, IN VOLUME 96C, FOLIO 307, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT LYING ON THE NORTH RIGHT OF WAY LINE OF CULTURE DRIVE, N.E., MARKED BY A SET REBAR WITH CAP "PS 11993", FORM WHENCE A TIE TO A.C.S. MONUMENT "2-116" BEARS S 89°38'49" W, A DISTANCE OF 783.89 FEET;

THENCE FROM SAID BEGINNING POINT LEAVING SAID NORTH RIGHT OF WAY LINE OF CULTURE DRIVE, N.E., MARKED BY A SET REBAR WITH CAP "PS 11993",

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF RENAISSANCE BOULEVARD, N.E., MARKED BY A FOUND CHISELED CROSS "4",

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF SAID CURVATURE LING ON THE SOUTH RIGHT OF WAY LINE OF RENAISSANCE BOULEVARD, N.E., MARKED BY A SET REBAR WITH CAP "PS 11993",

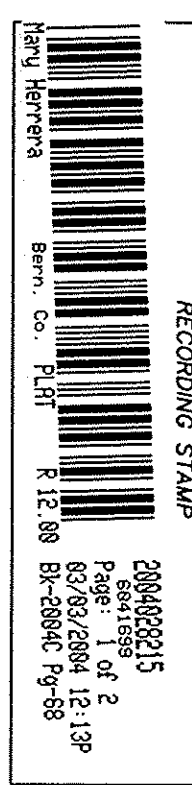
THENCE LEAVING SAID NORTH RIGHT OF WAY LINE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A DELTA ANGLE OF 90°00'25", AN ARC LENGTH OF 47.44 FEET AND A CHORD OF S 44°49'25" E, A DISTANCE OF 42.43 FEET TO A POINT LYING ON THE WEST RIGHT OF WAY LINE OF CULTURE DRIVE, N.E. MARKED BY A CHISELED CROSS "4",

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S 00°46'35" W, A DISTANCE OF 293.79 FEET TO A POINT OF CURVATURE MARKED BY A SET REBAR WITH CAP "PS 11993",

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 359.00 FEET, A DELTA ANGLE OF 90°01'03" W, AN ARC LENGTH OF 564.03 FEET AND A CHORD OF S 45°11'06" W, A DISTANCE OF 507.78 FEET TO A POINT MARKED BY A SET REBAR WITH CAP "PS 11993",

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE N 89°48'24" W, A DISTANCE OF 36.01 FEET TO A POINT OF CURVATURE MARKED BY A SET REBAR WITH CAP "PS 11993",

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 291.00 FEET, A DELTA ANGLE OF 40°06'51", AN ARC LENGTH OF 203.74 FEET AND A CHORD OF S 70°08'16" W, A DISTANCE OF 199.60 FEET TO THE POINT OF BEGINNING CONTAINING 8.5862 ACRES MORE OR LESS.



CORRECTION PLAT
THE PURPOSE OF THIS PLAT IS TO CORRECT THE GRAPHICAL ERRORS IN THE BEARINGS, DISTANCES AND AREAS.

Free Consent and Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND/OR PROPRIETORS. 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 OWNERS AND/OR PROPRIETORS DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS AND/OR PROPRIETORS DO HEREBY GRANT EASEMENT FOR UTILITIES AS SHOWN HEREON WITH SAME STIPULATIONS AS LISTED ABOVE FOR EXISTING UTILITIES.

GEORGE H. KUHN
SENIOR VICE PRESIDENT & SENIOR TRUST OFFICER
WELLS FARGO BANK NEW MEXICO, N.A. TRUSTEE
UNION PENSION TRANSACTION TRUST 93-2, NM

DOROTHY SAMMANN
ASSISTANT VICE PRESIDENT
WELLS FARGO BANK NEW MEXICO, N.A.
UNION PENSION TRANSACTION TRUST 93-2, NM

Acknowledgement

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF MAY 2001 BY GEORGE H. KUHN, SENIOR VICE PRESIDENT & SENIOR TRUST OFFICER, WELLS FARGO BANK NEW MEXICO, N.A. TRUSTEE, UNION PENSION TRANSACTION TRUST 93-2, NM.

BY George H. Kuhn
NOTARY PUBLIC

Acknowledgement

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF MAY 2001 BY DOROTHY SAMMANN, ASSISTANT VICE PRESIDENT, WELLS FARGO BANK NEW MEXICO, N.A., UNION PENSION TRANSACTION TRUST 93-2, NM.

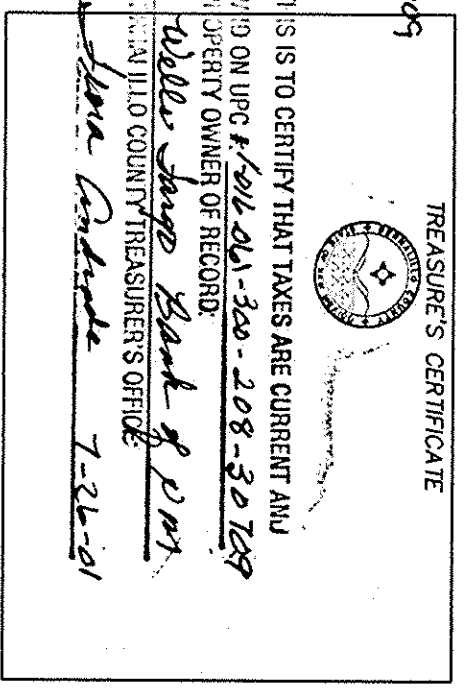
BY Dorothy Sammann
NOTARY PUBLIC

Correction
Plat of
Tracts 4A1 and 4A2
Renaissance Center III
Albuquerque, Bernalillo County, New Mexico
May 2001

Project No. 1001118
Application No. 01440-00000-00838

Approvals

PLANNER	ALBUQUERQUE PLANNING DIVISION	DATE	7/23/01
CITY ENGINEER		DATE	7/11/01
A.M.A.		DATE	7/11/01
TRAFFIC ENGINEER		DATE	6/6/01
CITY SURVEYOR		DATE	6/13/01
PROPERTY MANAGEMENT		DATE	7-11-01
WATER RESOURCES DEPARTMENT		DATE	7/11/01
PARKS AND RECREATION		DATE	6-13-01
PNM ELECTRIC SERVICES		DATE	6-13-01
PNM GAS SERVICES		DATE	6-13-01
QWEST CORPORATION		DATE	6-13-01
COMCAST CABLE		DATE	6-13-01



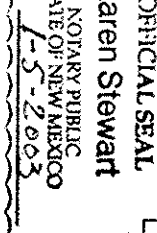
Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MOVEMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF REGISTRATION FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT ALL IMPROVEMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano 5/25/2001
DATE

PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 866 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 866 1900



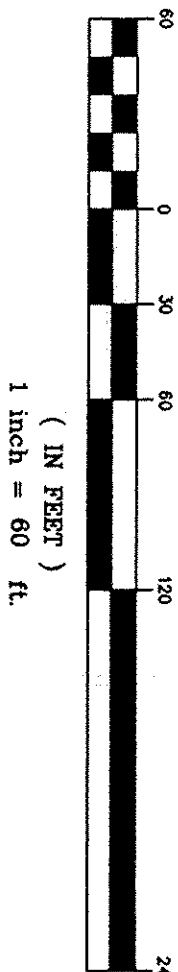
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Page: 2 of 2
83/83/2804 12:13P
R 12:00 BK-2894C Pg-68
Bern. Co. PLRT
Harry Herrera

Renaissance Boulevard, N. E.

00'
 $\Delta = 90'00'35''$
 $R = 30.00'$
 $T = 30.00'$
 $L = 47.43'$
 $CH = S 44'49'25'' E$
 $42.43'$

CORRECTED
Plat of
Tracts 4A1 and 4A2
Renaissance Center III
Albuquerque, Bernalillo County, New Mexico
May 2001

GRAPHIC SCALE



Legend

- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESES
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- FOUND AND USED MONUMENT
- AS DESIGNED
- REBAR WITH CAP "TS 11933"
- FOUND AND USED MONUMENT

TRACT 4B
RENAISSANCE CENTER
VOL. 96C, FOLIO 307

EXISTING 10' PUBLIC UTILITY EASEMENT
REC. 7/11/96 VOL. 96C, FOLIO 307

TRACT 4A1
VACANT LAND
AREA = 307'63'25" sq. ft. ±
7.6623 acres

EXISTING RECIPROCAL DRAINAGE EASEMENT
FOR THE ADJACENT TRACTS OF TRACTS 4A, 4B & 4C
REC. 7/11/96 VOL. 96C, FOLIO 307

TRACT 4A2
VACANT LAND
AREA = 46,370.22 sq. ft. ±
1.4455 acres

EXISTING 10' PUBLIC UTILITY EASEMENT
REC. 7/11/96 VOL. 96C, FOLIO 307

$\Delta = 01'43'41''$
 $R = 359.00'$
 $T = 5.41'$
 $L = 10.83'$
 $CH = S 01'01'39'' W$
10.83'

Culture Drive, N. E.

2000082015
Page: 2 of 2
83/83/2804 03:18P
R 12:00 BK-2894C Pg-68
Bern. Co. PLRT
Harry Herrera

CORRECTION PLAT
THE PURPOSE OF THIS PLAT IS TO CORRECT
TYPOGRAPHICAL ERRORS IN THE BEARINGS,
DISTANCES AND AREAS.

PRECISION SURVEYS, INC.

8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Project No. 1001118

Sheet 2 of 2

ACS MONUMENT "1"-174"
NEW ALBUQUERQUE STATE PLANE
COORDINATES (CENTRAL 20N)
N=1504372.77 (NAD 1983)
E=1504372.77 (NAD 1983)
GROUND TO GROUND SCALE
FACTORS: 0.9999914
RELATIVE ALPHAS: -0.7346"

ACS MONUMENT "2"-174"
NEW ALBUQUERQUE STATE PLANE
COORDINATES (CENTRAL 20N)
N=1504372.77 (NAD 1983)
E=1504372.77 (NAD 1983)
GROUND TO GROUND SCALE
FACTORS: 0.9999914
RELATIVE ALPHAS: -0.7346"

ACS MONUMENT "2F"-16"
NEW ALBUQUERQUE STATE PLANE
COORDINATES (CENTRAL 20N)
N=1504372.77 (NAD 1983)
E=1504372.77 (NAD 1983)
GROUND TO GROUND SCALE
FACTORS: 0.9999914
RELATIVE ALPHAS: -0.7346"

ACS MONUMENT "2F"-16"

$\Delta = 40'06'51''$
 $R = 291.00'$
 $T = 106.24'$
 $L = 203.74'$
 $CH = S 70'08'40'' W$
199.60'

$\Delta = 86'22'48''$
 $R = 359.00'$
 $T = 336.96'$
 $L = 544.18'$
 $CH = S 49'59'43'' W$
494.36'

$\Delta = 90'01'03''$
 $R = 359.00'$
 $T = 359.11'$
 $L = 564.03'$
 $CH = S 45'11'06'' W$
507.78'

EXISTING TEMPORARY CONSTRUCTION EASEMENT
TO BE RELEASED UPON CITY ACCEPTANCE OF
PROJECT NO. 535890
REC. 7/11/96 VOL. 96C, FOLIO 307

Mercantile
Avenue, N. E.