

LOCATION MAP
NOT TO SCALE

SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index No. F-17.
3. Zoning: C-3.
3. Gross Subdivision Acreage: 3.6897 Acres.
4. Total number of tracts Created: Two (2) Tracts.
5. No public street right-of-way is created.
6. Date of Survey: December, 2009.
7. Plat is located within the Elena Gallegos Grant, projected Section 35, Township 11 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico.

PURPOSE OF PLAT

The purpose of this Plat is to relocate tract lines common to Tracts B and C, Plat of Tracts A, B & C, Sandia Addition, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on July 9, 2010 in Book 2010C, Page 0080 as Document No.2010068217 and to grant Easements and vacate Private Easements.

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 One 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 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 specifically described and shown on this plat.

The City of Albuquerque and its designees and/or contractors may install, maintain and service water and wastewater lines within the 10' PUE.

DESCRIPTION

A certain tract of land located within the Elena Gallegos Grant, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of of Tracts "B" & "C", Plat of Tracts A, B & C, Sandia Addition, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on July 9, 2010 in Book 2010C, Page 0080 as Document No. 2010068217.

Tract contains 3.6897 acres of land, more or less.

FREE CONSENT

The plat shown hereon is made with free consent and in accordance of the desires of the undersigned owner(s), the execution of this plat is their free act and deed. Those signing as owner(s) warrant that they hold among them, complete indefeasible title in fee simple to the land shown on this plat. Owner(s) hereby affirm that the described property shown on this plat lies within the platting and subdivision jurisdiction of Albuquerque, New Mexico. Said owner(s) hereby grant all Easements as may shown on this plat.

Sandia Foundation
SDMK Property Company, LLC
By: Robert M. Goodman
Manager, SDMK Property Company, LLC
Pres., Sandia Foundation

State of New Mexico)
County of Bernalillo)

This instrument was acknowledged before me on 24th day of February, 2015, by

Robert M. Goodman

My Commission Expires: 6/22/2017
Gail E. Miller
Notary Public



NOTES

1. Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 1983 and the basis of bearings is the inverse between city of Albuquerque Control Monuments "9-F18" and "1-F18A". Bearing = N30°55'08"E.
2. Record Bearings and distances are the same as as shown on this plat and the same as shown on Plat of Tracts A, B & C, Sandia Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico on July 9, 2010 in Book 2010C, Page 0080 as Document No.2010068217.
3. Distances are ground distances.
4. Pursuant to section 14-14-4-7 of the City of Albuquerque Code of Ordinances, "No property within the area of this Plat shall at anytime be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the tracts within the area of proposed plat. The foregoing requirements shall be a condition to approval of this plat."
5. An existing private reciprocal blanket pedestrian, private parking, vehicular access, and drainage easement granted to and maintained by Tracts A, B and C as the same is shown and designated on the Plat of Tracts A, B & C, Sandia Addition filed in the office of the County Clerk of Bernalillo County, New Mexico on July 9, 2010 in Book 2010C, Page 0080 as Document No. 2010068217.
6. Tracts A, B, and C are subject to a Mutual Parking Agreement filed April 4, 1988 in Misc. Bk 607A, page 187 as Document No. 8830247, records of Bernalillo County, New Mexico.
7. Tracts A and C are subject to a Shared Parking Agreement filed July 28, 2010 as Document No. 2010077109, records of Bernalillo County, New Mexico. Amendment to Shared Parking Easement filed September 11, 2012 as Document No. 2012093452, records of Bernalillo County, New Mexico.
8. Tracts B and C are subject to a Supplemental Easement for encroachments benefiting Tract A filed July 6, 2012 as Document No. 2012092570, records of Bernalillo County, New Mexico.
9. Tracts A, B & C are subject to covenants, conditions, restrictions, terms, provisions, assessments, liens, levies and easements in Declaration of Easements, Covenants and Restrictions recorded filed July 30, 2010 as Document No. 2010077107, records of Bernalillo County, New Mexico.
10. Easements of record are based on Title Commitment No. 5011635-1986478-AL01 issued by First American Title Insurance Company effective November 24, 2014.
11. The existing private reciprocal blanket pedestrian, private parking, vehicular access and drainage easement filed on July 9, 2010 in Book 2010C, Page 0080 as Document No. 2010068217 (also described in above note 5) is hereby modified within Tracts B-1 and C-1 only, to exclude future building footprint areas from the easement.

DOC# 2015043777

05/27/2015 10:41 AM Page: 1 of 2
PLAT R: \$25.00 B: 2015C P: 0059 H: Toulouse Oliver, Bernalillo Cour
[Barcode]

PLAT OF TRACTS B-1 & C-1 SANDIA ADDITION (A REPLAT OF TRACTS B & C SANDIA ADDITION) ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO FEBRUARY, 2015

PROJECT NUMBER 1007867

APPLICATION NUMBER 15-70083

UTILITY APPROVALS:

QWEST CORPORATION d/b/a CENTURYLINK QC	3/11/15
COMCAST CABLE	3/11/15
PNM ELECTRIC SERVICES	3-12-15
NEW MEXICO GAS COMPANY	3/12/15

CITY APPROVALS:

Surveyor M. Rinkhaver P.S.	3/25/15
CITY SURVEYOR	3/11/15
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	03/11/15
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	3-11-15
PARKS & RECREATION DEPARTMENT	3-23-15
A.M.A.F.C.A.	3-23-15
CITY ENGINEER	5-20-15
DRB CHAIRPERSON, PLANNING DEPARTMENT	4-7-15
REAL PROPERTY DIVISION	

TAX CERTIFICATION

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC #

10170665103310243, 101706647033310244

PROPERTY OWNER OF RECORD: Sandia Foundation

BERNALILLO COUNTY TREASURER'S OFFICE DATE 5/20/2015

SURVEYOR'S CERTIFICATION

I, Robert Gromatzky, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all existing easements as shown on the plats of record, or made known to me by the owner, utility companies, or other interested parties and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Robert Gromatzky
New Mexico Professional Surveyor 16469

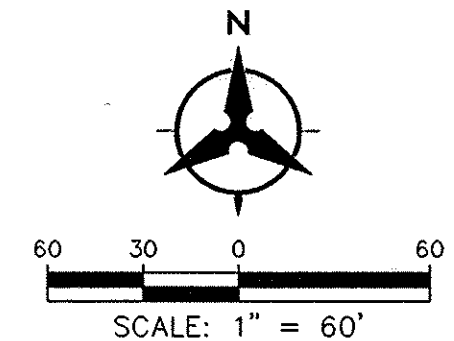
Date: FEBRUARY 24, 2015



Bohannon & Huston

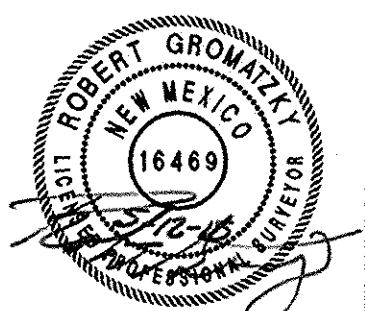
7500 JEFFERSON STREET NE ALBUQUERQUE, NEW MEXICO

PLAT OF
TRACTS B-1 & C-1
SANDIA ADDITION
(A REPLAT OF TRACTS B & C SANDIA ADDITION)
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2015



NOTE: AN EXISTING 20' WIDE FLOATING PRIVATE WATER AND SANITARY SEWER EASEMENT GRANTED ON JULY 9, 2010 IN BOOK 2010C, PAGE 0080 VACATED BY VACATION ACTION AND BEING CONFINED AND DEFINED WITH A NEW EASEMENT GRANTED AS SHOWN HEREON.

LEGEND	
	BOUNDARY LINE
	NEW LOT LINE
	NEW EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	LOT LINE ELIMINATED WITH THE FILING OF THIS PLAT
	PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	FOUND REBAR/CAP STAMPED "GROMATZKY PS 16469" OR NOTED OTHERWISE
	FOUND NAIL/SHINER
	FOUND REBAR/NO CAP
	SET #5 REBAR WITH YELLOW PLASTIC SURVEY CAP STAMPED "GROMATZKY PS 16469"



Bohannon & Huston
7500 JEFFERSON STREET NE ALBUQUERQUE, NEW MEXICO

SHEET 2 OF 2

DOCH 2015043777
05/27/2015 10:41 AM Page: 2 of 2
PLAT R: \$25.00 B: 2015C P: 0059 M, Toulouse Oliver, Bernalillo Cour
Tue, 12-May-2015 - 3:38 pm, Plotted by: VRAMOS

ACS ALUMINUM DISC STAMPED "1-F18A 1978"
GEOGRAPHIC POSITION (NAD 83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
N=1,508,405.881 E=1,542,294.950
GROUND TO GRID FACTOR = 0.999663593
DELTA ALPHA = -0°11'20.22"
NAVD 1988 ELEVATION = 5253.858

TRACT D-1
LANDS OF
NAVAJO TERMINALS, INC.
FILED: JULY 23, 1998
(98C-220)

TRACT E
NAVAJO TERMINALS, INC.
FILED: MAY 15, 1975
(06-150)

TRACT A
SANDIA ADDITION
FILED: JULY 9, 2010
(2010C-0080)
(SEE NOTES 5, 6, 7, 8 & 9, SHEET 1)

TRACT C
TRACT C-1
2.6442 Acres
(SEE NOTES 5, 6, 7, 8, 9, & 11 SHEET 1)
(SEE NOTE THIS SHEET)

TRACT B
TRACT B-1
1.0455 Acre
(SEE NOTES 5, 6, 7, 8, 9, & 11 SHEET 1)
(SEE NOTE THIS SHEET)

TRACT A
LANDS OF ROADRUNNER INVESTORS
FILED: JUNE 16, 1976
(811-114)

TRACT A-1A
SANBUSCO ADDITION
FILED: OCTOBER 2, 1987
(C34-169)

EXISTING MUTUAL PRIVATE ACCESS, SEWER
AND WATER EASEMENT
FILED: OCTOBER 2, 1987 (C34-169)
AND
EXISTING PRIVATE ACCESS EASEMENT
GRANTED TO ROWLAND NURSERIES, INC.
FILED: FEBRUARY 4, 1988
(MISC BK 585A, PGS 333-337)

ACS ALUMINUM DISC STAMPED "9-F18 1986"
GEOGRAPHIC POSITION (NAD 83)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
N=1,504,358.281 E=1,539,870.687
GROUND TO GRID FACTOR = 0.999666141
DELTA ALPHA = -0°11'36.74"
NAVD 1988 ELEVATION = 5212.228