

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

September 25, 2023

Ronald Bohannon, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

RE: Southern Tire Mart
Permanent C.O. – Accepted
Engineer's Certification Date: 09/14/23
Engineer's Stamp Date: 03/29/21
Hydrology File: K09D047

Dear Mr. Bohannon:

PO Box 1293

Based on the Certification received 09/15/2023 and site visit on 09/22/2023, this letter serves as a "green tag" from Hydrology Section for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

If you have any questions, please contact me at 924-3995 or rbrissette@cabq.gov.

Sincerely,

NM 87103

www.cabq.gov

Renée C. Brissette, P.E. CFM
Senior Engineer, Hydrology
Planning Department

CITY OF ALBUQUERQUE



May 3, 2022

CERTIFICATE OF COMPLETION AND ACCEPTANCE

Ben Spencer, as Manager of Titan Property
98th and I-40 Land , LLC
6300 Riverside Plaza Lane NE Ste 200
Albuquerque, NM 87120

RE: **Daytona Southern Tire Mart**
City Project Number: **655788**

Dear Ben Spencer:

This is to certify that the City of Albuquerque accepts the construction of the infrastructure provided in the Work Order Construction Plans, City Project No. **655788**. The work was completed pursuant to the required infrastructure listed in the Infrastructure Improvements Agreement (IIA) Procedure B, between **98th and I-40 Land , LLC**, and the City of Albuquerque executed on **July 8, 2021**.

Please note that the title "Subdivision Improvements Agreement" and the word "Subdivider" which may have been used in the original agreements are respectively replaced with the title "Infrastructure Improvements Agreement" and the word "Developer". These changes have no substantive effect on this Certificate of Completion and Acceptance.

Having satisfied the requirements referenced above, the IIA and any associated Financial Guaranty, held by the City, can now be released. Any performance/ warranty bond and the indemnity and hold harmless provisions of the IIA in favor of the City shall remain in effect. The contractor's warranty period will begin **May 3, 2022** and is effective for a period of one (1) year.

Should you have any questions or issues regarding this project, please contact me at (505) 924-3997.

Sincerely,

DocuSigned by:

Shahab Biazar
C7E1CB5481E9486...

Shahab Biazar, P.E., City Engineer
Development Review Services
Planning Department
City of Albuquerque

DS DS
BMK

TW

TIERRA WEST, LLC

September 15, 2023

Ms. Marwa Al-najjar
Development Review Services
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

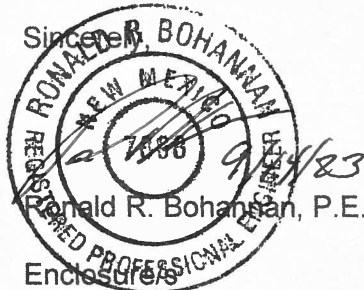
**RE: AA APPROVED SITE PLAN CERTIFICATION
REQUEST FOR TEMPORARY CERTIFICATE OF OCCUPANCY
8301 DAYTONA RD NW, ALBUQUERQUE NM 87121**

I, Ronald R. Bohannon, NMPE #7868, of the firm Tierra West LLC, hereby request approval of the as-built AA Approved Site Plan for issuance of a Temporary Certificate of Occupancy for the project referenced above. This project is in substantial compliance as inspected on September 14, 2023, and is in general accordance with the design intent of the AA Approved Site Plan dated 6/08/21.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Enclosed, please find the information sheet and the as-built Approved Site Plan for Building Permit. Therefore, we request approval of the as-built AA Approved Site Plan and issuance of the Temporary Certificate of Occupancy to allow stocking and training to proceed while the contractor completes the noted punchlist items.

If you have any questions or need additional information regarding this matter, please do not hesitate to contact me.



JN: 202031
RRB/VC/bf

5571 Midway Park Pl. NE
Albuquerque, NM 87109
(505) 858-3100
fax (505) 858-1118
tierrawestllc.com

- Transportation Punchlist
- 1) Install Tire Storage Gravel
 - 2) Install West Slope Gravel
 - 3) Complete Landscaping Sitewide
 - 4) Complete Rock at Pond and Daytona Frontage
 - 5) Remove Construction Debris from NMDOT Frontage
 - 6) Sweep Site Clean of gravel Tailing and Blown Sand

NOTE
LANDSCAPING AND SIGNAGE WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES AND SHRUBBERY BETWEEN 3' AND 8' TALL (AS MEASURED FROM GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE

SIGHT TRIANGLE (TYP)
F/C 35'
F/C 35'

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

KEYED NOTES

- 1 ACCESSIBLE PARKING SEE DETAIL SHEET DET-1
- 2 6" CURB AND GUTTER PER COA STD DWG 2415A (Onsite Only)
- 3 5' SIDEWALK PER COA STD DWG 2430
- 4 UNIDIRECTIONAL ACCESSIBLE RAMP, SEE SHEET DET-1 (Onsite Only)
- 5 6' SIDEWALK PER COA STD DWG 2430
2% MAX CROSS SLOPE
- 6 8" CURB AND GUTTER PER COA STD DWG 2415A
- 7 REMOVE AND DISPOSE EXIST CURB, ASPHALT AND CUTOFF WALL
- 8 REMOVE AND DISPOSE CUTOFF WALL
- 9 NEW CUTOFF WALL PER COA STD DWG 2415B
- 10 6" VALLEY GUTTER PER COA STD DWG 2420
- 11 PROPOSED FIRE HYDRANT PER COA STD DWG 2340
- 12 TRANSFORMER W/BOLLARDS
- 13 6" CROSSWALK (STRIPED) W/2% MAX CROSS SLOPE
- 14 CONCRETE RETAINING WALL
- 15 LANDSCAPE
- 16 MOTORCYCLE PARKING W/SIGN SEE DETAIL SHEET DET-1
- 17 EMERGENCY TURNAROUND
- 18 DUMPSTER, SEE SHEET DET-2
- 19 MONUMENT SIGN
- 20 BICYCLE RACK (3 SPACES), SEE SHEET DET-1
- 21 POND
- 22 CONCRETE PAVING
- 23 PYLON SIGN
- 24 ZERO CURB
- 25 AREA LIGHT, 40' FULLY SHIELDED (TYP)
- 26 7' MIN HEIGHT, 8' MAX HEIGHT OPAQUE FENCE
COLOR TO MATCH BUILDING
- 27 8' MAX HEIGHT OPAQUE 12' GATE
COLOR TO MATCH BUILDING
- 28 TURNDOWN SIDEWALK
- 29 VEGETATIVE SCREEN, SEE
LANDSCAPE PLANS SHEET P-101
- 30 6 FT 3-D PERIMETER FENCE W/ 10' ELECTRIC FENCE
- 31 GATES

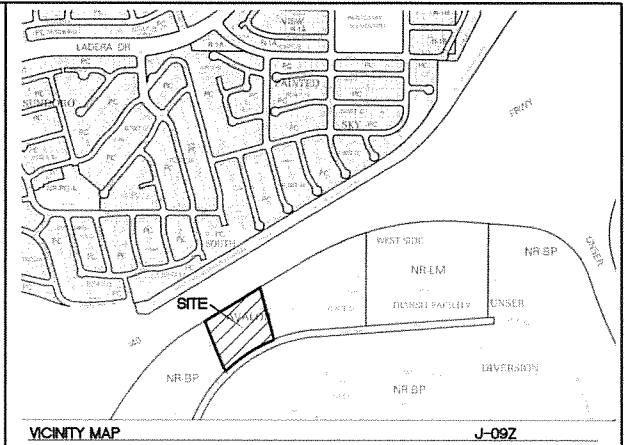
LEGEND

	PROPOSED CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	PROPOSED SIDEWALK/CONCRETE
	EXISTING CURB & GUTTER
	TRANSFORMER
	FIRE HYDRANT
	LANDSCAPE AREA
	FENCE
	ASPHALT PAVING AREA

Electric Fence (If Deemed Necessary by Owner)

Approved for access by the Solid Waste Department
Herman Gallegos 06-10-21**Tires will be disposed of
in screened storage area only.**

ADDENDUM #1 PERIMETER FENCE 5/13/23



LEGAL DESCRIPTION

TRACT NUMBERED 2-B OF AVALON SUBDIVISION UNIT 5, A SUBDIVISION OF A TRACT OF LAND LOCATED WITHIN PROJECTED SECTIONS 16 AND 21, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M. TOWN OF ATRISCO GRANT

SITE DATA

ZONING	NR-BP
SITE AREA	253757 SF (5.83 AC)
PROPOSED USAGE	COMMERCIAL
BUILDING AREA	3173 SF OFFICE 6868 SF SERVICE AREA 7038 SF TRUCK BAYS 11223 SF WAREHOUSE 4100 SF COVERED DOCKS 32402 SF TOTAL
PARKING REQUIRED	18 SPACES (1 PER 1000 OFFICE, SERVICE AREA, TRUCK BAY)
PARKING PROVIDED	47 SPACES
HC PARKING REQUIRED	2 SPACES
HC PARKING PROVIDED	2 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED	48 SPACES
BICYCLE PARKING REQUIRED	3 SPACES (GREATER OF 3 OR 10% OF REQUIRED PARKING)
BICYCLE SPACES PROVIDED	3 SPACES
MOTORCYCLE SPACES REQUIRED	1 SPACES (1 PER 1-25 VEHICLES PARKING REQUIRED)
MOTORCYCLE SPACES PROVIDED	2 SPACES
LANDSCAPE REQUIRED	38063 SF (15% OF LOT AREA)
LANDSCAPE PROVIDED	65330 SF
SETBACKS	
FRONT	20'
SIDE	10'
REAR	10'

PROJECT NUMBER: PR-2020-004747
APPLICATION NUMBER: SI-2021-00484

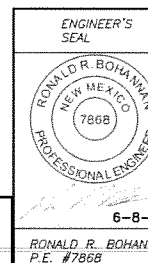
This plan is consistent with the specific Site Development Plan approved by the Environmental Planning Commission (EPC), dated 06-10-21, and the Findings and Conditions in the Official Notification of Decision are satisfied.

Is an Infrastructure List required? () Yes () No. If Yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

Jessica Wolfenbarger	Jun 25, 2021
Traffic Engineer, Transportation Division	Date
Blaine Carter	Jun 25, 2021
Blaine Carter	Date
ABCWUA	Jun 30, 2021
ABCWUA	Date
Parks & Recreation Department	Jun 25, 2021
Ernest Arroyo	Date
City Engineer/Hydrology	Jun 28, 2021
Code Enforcement	Date
*Environmental Health Department (conditional)	Date
Herman Gallegos	06-10-21
Solid Waste Management	Date
DRB Chairperson, Planning Department	Jul 7, 2021
	Date

* Environmental Health, if necessary



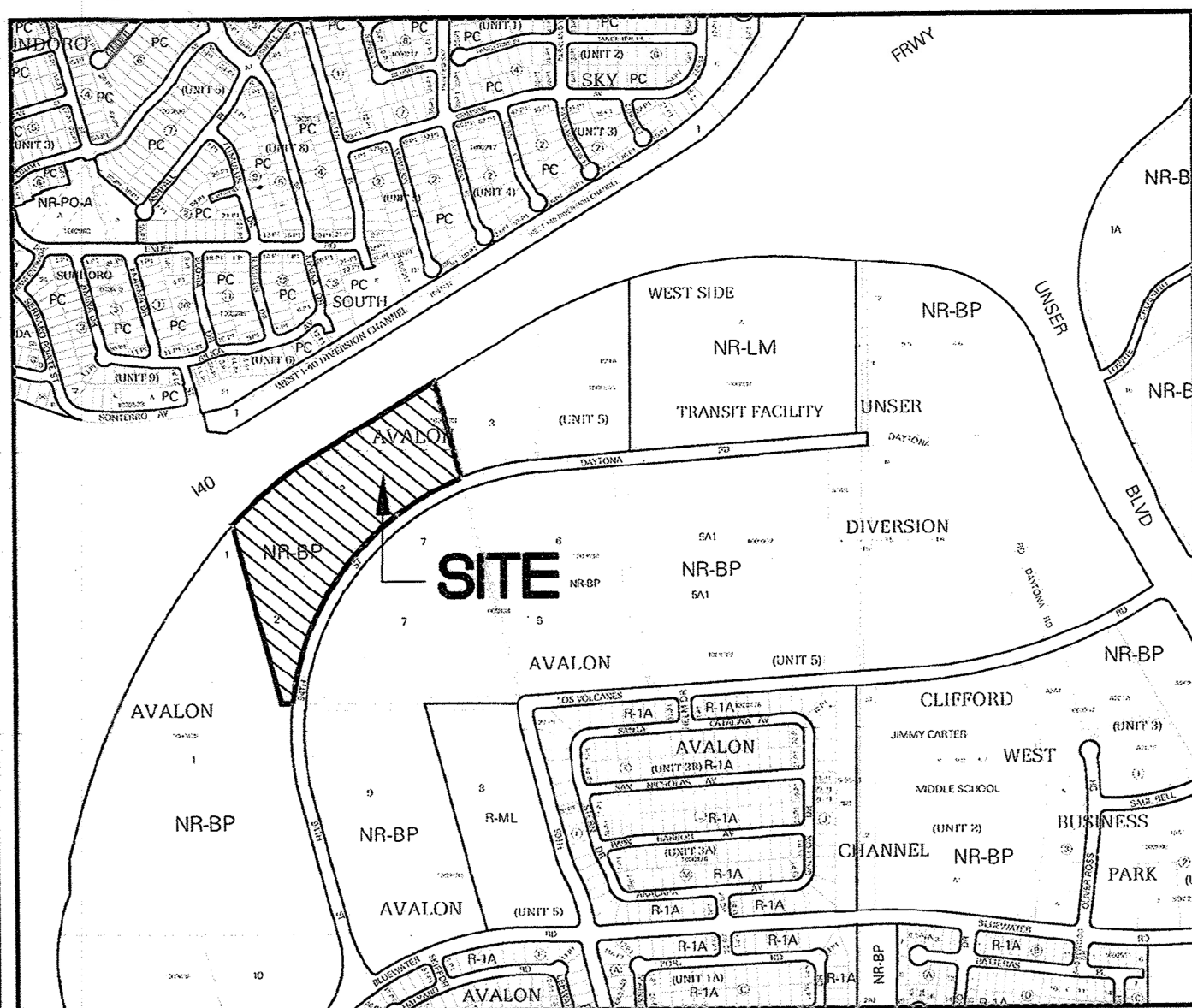
SOUTHERN TIRE MART
ALBUQUERQUE, NM

SITE PLAN
ADMINISTRATIVE

Temporary C/O 9-14-23

TERRA WEST, LLC
5571 MIDWAY PARK PL NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 858-3100
www.tierawestllc.com

DRAWN BY
pm
DATE
6-8-21
DRAWING
2020031-SP
SHEET #
SP-1
JOB #
2020031



Vicinity Map - Zone Atlas J-9 and K-9

Indexing Information

Projected Sections 16 and 21, Township 10 North,
Range 2 East, N.M.P.M. Town of Atrisco Grant
Subdivision: Avalon Subdivision, Unit 5
Owner: 98th and I-40 Land LLC
UPC #: 100905806702530101

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.
2. GRANT EASEMENTS AS SHOWN HEREON.
3. VACATE EASEMENTS AS SHOWN HEREON.

Subdivision Data

GROSS ACREAGE. 13.8085 ACRES
ZONE ATLAS PAGE NO. J-9 AND K-9
NUMBER OF EXISTING TRACTS. 1
NUMBER OF TRACTS CREATED. 2
MILES OF FULL-WIDTH STREETS. 0 MILES
MILES OF HALF-WIDTH STREETS. 0 MILES
RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE. 0 ACRES
DATE OF SURVEY. NOVEMBER 2020

Legal Description

TRACT NUMBERED TWO (2) OF AVALON SUBDIVISION UNIT 5, A SUBDIVISION OF A TRACT OF LAND LOCATED WITHIN PROJECTED SECTIONS 16 AND 21, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M. TOWN OF ATRISCO GRANT, AS THE SAME IS SHOWN AND DESIGNATED IN THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 22, 2014, IN PLAT BOOK 2014C, PAGE 46.

Free Consent

THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E.. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

BEN SPENCER, MANAGER
98TH & I-40 LAND LLC

STATE OF NEW MEXICO }
COUNTY OF } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON JUNE 14th 2021
BEN SPENCER, MANAGER, 98TH & I-40 LAND LLC

By: Chenoa Crites
NOTARY PUBLIC

MY COMMISSION EXPIRES 08/31/2024

Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND
PAID ON UPC #: 100905806702530101

PROPERTY OWNER OF RECORD
98th & I-40 Land LLC

BERNALILLO COUNTY TREASURER'S OFFICE
Ann Rella 7/22/21

DOCH 2021086661

07/22/2021 03:43 PM Page: 1 of 3
PLAT R \$25.00 B: 20210 P: 0082 Linda Stover, Bernalillo County

Plat for Tract 2-A and 2-B Avalon Subdivision Unit 5 Being Comprised of Tract 2 Avalon Subdivision Unit 5 City of Albuquerque Bernalillo County, New Mexico June 2021

Project Number: PR-2020-004747

Application Number: SD-2021-00117

Plat Approvals:

<u>Rodney Fuentes</u>	Jun 9, 2021
PNM Electric Services	
<u>Abdul Bhuysan</u>	Jun 10, 2021
Qwest Corp. d/b/a CenturyLink QC	
<u>Jeff Estevanillo</u>	Jun 7, 2021
New Mexico Gas Company	
<u>Mike Morue</u>	Jun 7, 2021
Comcast	

City Approvals:

<u>Loren N. Risenhoover P.S.</u>	6/7/2021
City Surveyor	
<u>Jeanne Wolfenbarger</u>	Jul 14, 2021
Traffic Engineer	
<u>Blaine Carter</u>	Jul 14, 2021
ABCWA	
<u>Chris Hamilton</u>	Jul 14, 2021
Parks and Recreation Department	
<u>V. J. M. M.</u>	Jul 22, 2021
Code Enforcement	
<u>David Friedt</u>	6/14/2021
AMAFCA	
<u>Ernest Armijo</u>	Jul 14, 2021
City Engineer	
<u>Jimbo</u>	Jul 22, 2021
DRB Chairperson, Planning Department	

Surveyor's Certificate

I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner Jr. 6/10/2021
Will Plotner Jr.
N.M.R.P.S. No. 14271 Date

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
wplotnerjr@gmail.com



Sheet 1 of 3
202026

Documents

1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2009604 AND AN EFFECTIVE DATE OF OCTOBER 29, 2020.
2. PLAT OF RECORD FOR AVALON SUBDIVISION UNIT 5 FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 22, 2014 IN BOOK 2014C, PAGE 46.
3. SPECIAL WARRANTY DEED FOR SUBJECT PROPERTY TO 98TH AND I-40 LAND LLC FILED DECEMBER 14, 2016 AS DOCUMENT 2016116751.

Notes

1. FIELD SURVEY PERFORMED IN NOVEMBER 2020.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).

Solar Collection Note

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING 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.

2021C-82

(1)

Plat for
Tract 2-A and 2-B
Avalon Subdivision Unit 5
Being Comprised of
Tract 2
Avalon Subdivision Unit 5
City of Albuquerque
Bernalillo County, New Mexico
June 2021

DOCH 2021086661
07/22/2021 03:43 PM Page: 2 of 3
PLAT R: \$25.00 B: 2021C P: 0082 Linda Stover, Bernalillo County

ACS Monument "9_K10"
NAD 1983 CENTRAL ZONE
X=1498430.817*
Y=1485617.623*
Z=5117.72 * (NAVD 1988)
G-G=0.999682230
Mapping Angle=-0°16'22.01"

*U.S. SURVEY FEET

Legend

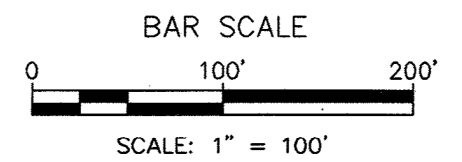
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (5/22/14, 2014C-46)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED

Easement Notes

- EXISTING 249' X 110' OUTLET DITCH DRAINAGE EASEMENT (3/23/1972, BK. MISC. 261, PG. 166-171, DOC. NO. 87980), VACATED WITH THE FILING OF THIS PLAT.
- EXISTING 30' WATERLINE EASEMENT GRANTED TO ABCWUA (5/22/2014, 2014C-46)
- EXISTING TEMPORARY 150' SLOPE EASEMENT (05/22/2014, 2014C-46) PORTION TO BE VACATED SHOWN HEREON AS [Hatched Box]
- EXISTING 30' NON-EXCLUSIVE PERMANENT VEHICULAR ACCESS EASEMENT BENEFITING THE CITY OF ALBUQUERQUE (7/20/2018, DOC. NO. 2018063746) SHOWN HEREON AS [Box]
- EXISTING PERMANENT PUBLIC DRAINAGE EASEMENT (7/24/2018, DOC. NO. 2018064299) SHOWN HEREON AS [Box] AND FURTHER DESCRIBED BY DRAINAGE EASEMENT MAINTENANCE AGREEMENT (7/26/2018, DOC. NO. 2018065400) AND AGREEMENT AND COVENANT (4/30/2020, DOC. NO. 2020038256)
- INTENTIONALLY OMITTED
- 20' PUBLIC STORM DRAIN LINE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT. (SEE DETAIL ON SHEET 3)
- PUBLIC DRAINAGE PONDING EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT. (SEE DETAIL ON SHEET 3)
- TEMPORARY SLOPE EASEMENT (UNTIL TRACT 2-A IS DEVELOPED) GRANTED WITH THE FILING OF THIS PLAT, BENEFITING AND MAINTAINED BY THE OWNERS OF TRACT 2-B. (SEE DETAIL ON SHEET 3)
- PERMANENT TURNAROUND EASEMENT BENEFITING THE CITY OF ALBUQUERQUE GRANTED WITH THE FILING OF THIS PLAT. (SEE DETAIL ON SHEET 3)
- 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT.
- 20' PUBLIC DRAINAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT. TO BE CONFINED AND REDEFINED WITH A FUTURE EASEMENT DOCUMENT.

ACS Monument "7_K9"
NAD 1983 CENTRAL ZONE
X=1482904.725*
Y=1496061.706*
Z=5140.082 * (NAVD 1988)
G-G=0.999681940
Mapping Angle=-0°16'38.12"

*U.S. SURVEY FEET



CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
wplotnerjr@gmail.com

2021C-82

(2)

Public Utility Easements

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

- 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.
- 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.
- 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.
- Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

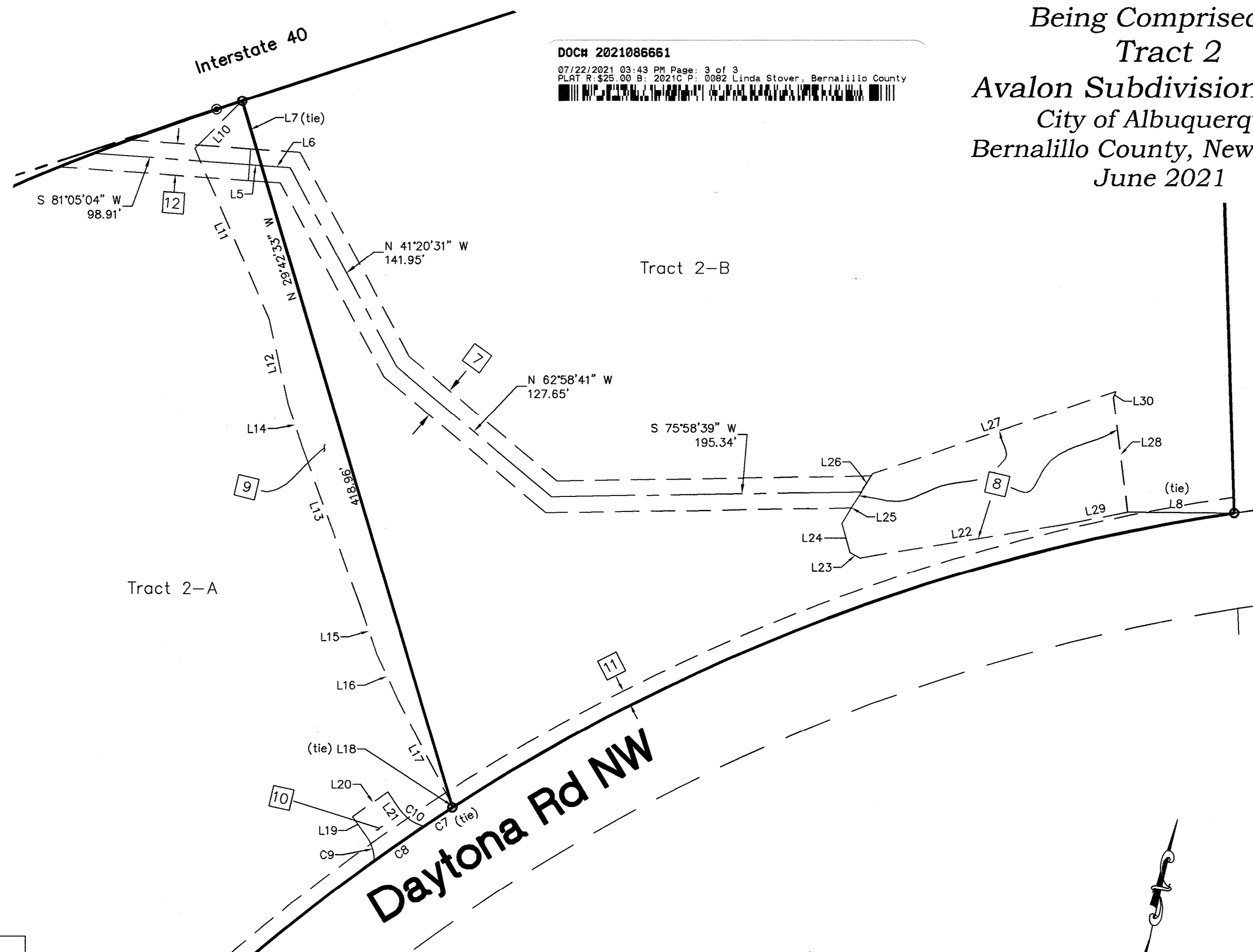
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across 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.

Detail for Easements 7 8 9 10 AND 12

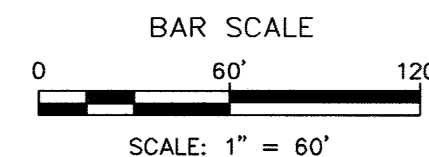


Line Table		
Line #	Direction	Length (ft)
L1	N 89°25'18\" W (N 89°40'20\" W)	52.22' (52.27')
L2	N 58°48'38\" E (N 58°48'39\" E)	16.86'
L3	S 83°58'27\" E	60.00' (60.00')
L5	N 81°05'04\" E	7.51'
L6	N 81°05'04\" E	18.15'
L7	N 29°42'33\" W	42.44'
L8	N 77°29'38\" E	67.22'
L9	S 35°38'02\" E	4543.04'
L10	S 31°43'35\" W	42.23'
L11	S 36°40'03\" E	117.20'
L12	S 25°48'51\" E	54.45'
L13	S 33°11'27\" E	108.36'
L14	S 31°02'36\" E	28.05'
L15	S 32°12'31\" E	31.44'
L16	S 37°48'10\" E	29.78'

Line Table		
Line #	Direction	Length (ft)
L17	S 40°20'29\" E	74.74'
L18	N 29°42'33\" W	2.81'
L19	S 48°35'17\" E	15.69'
L20	S 41°59'27\" W	27.13'
L21	N 47°25'55\" W	12.81'
L22	S 67°36'55\" W	132.07'
L23	S 75°09'57\" E	7.24'
L24	S 29°13'00\" E	19.14'
L25	N 19°03'19\" E	23.35'
L26	N 19°03'19\" E	13.60'
L27	S 58°14'07\" W	161.92'
L28	N 20°11'43\" W	72.46'
L29	S 65°50'03\" W	39.24'
L30	N 06°26'05\" E	4.40'

* L4 INTENTIONALLY OMITTED

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	831.89'	1243.34' (1243.34')	38°20'07\"	816.46'	S 24°54'27\" W
C2	485.53' (485.62')	1637.02' (1637.02')	16°59'37\"	483.76'	S 50°18'49\" W
C3	530.67'	1243.34' (1243.34')	24°27'15\"	526.65'	S 56°18'08\" W
C4	6.21'	1243.34' (1243.34')	0°17'10\"	6.21'	N 05°52'58\" E
C5	191.00' (190.91')	1637.02' (1637.02')	6°41'05\"	190.89'	S 38°26'07\" W
C6	1362.56' (1362.55')	1243.34' (1243.34')	62°47'22\"	1295.39'	S 37°08'04\" W
C7	21.62'	22168.29'	0°03'21\"	21.62'	S 43°48'58\" W
C8	38.04'	1815.01'	1°12'03\"	38.04'	S 42°03'59\" W
C9	15.98'	24.10'	37°59'12\"	15.69'	N 29°56'01\" W
C10	19.32'	27.50'	40°15'22\"	18.93'	S 67°32'12\" E



CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
wplotnerjr@gmail.com

Sheet 3 of 3
202026

2021C-82

(3)