

93C-2676)



1. DRU No. 90-289 (U-93-38)
2. Gross subdivision acreage: 62.4895 acres
3. Date of survey: December 1989 thru March 1993
4. This plat shows existing easements
5. Total number of tracts created: seven tracts
6. 1.5596 acres of public street right-of-way dedicated with the filing of this plat.
7. This tract is located within the west one-half of the west one-half of Section 21, T10N, R4E, W4M, P.1N.
8. Base of bearings: New Mexico State Plane Grid Bearings (Central Zone).
9. Distances are ground distances.
10. See Sheet 4 of 4 for Private Access, Public and Private Utility and Easement Notes.
11. Prior to development, City of Albuquerque Water and Sanitary Sewer Service to Tume Park Plaza must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary sewer availability statement.

APPROVALS

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID
ON UPCH 12 4000 Code 410 see attached tax cert
PROPERTY OWNER OF RECORD: DLH Mart - Towne Ave.
Continuing Property Sale - Rardin Properties 4/6/93
BERNALILLO COUNTY TREASURER'S OFFICE DATE FROM CA 22-10020

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID
ON UPCH 62 4000 Code 440 see attached tax cert
PROPERTY OWNER OF RECORD: DLH Mart - Towne Ave.
Continuing Property Sale - Rardin Properties 4/6/93
BERNALILLO COUNTY TREASURER'S OFFICE DATE FROM CA 2-1-1993

DISCLOSURE STATEMENT

The purpose of this Replat is to dedicate public street right-of-way, grant easements as shown, and show vacated easements (4-93-38). This plat makes no revisions to the previous platting of Tract 5A (formerly Tract C) of

A certain tract of land abutting within the west one-half (1/2) of the NE 2/3 of Section 21, 10N., R. 10W., P. 2S., City of Albuquerque, Bernalillo County, New Mexico, said tract being TRACT A, TRACT B-1, TRACT B-2, TRACT C, TRACT D, TRACT E, and TRACT F, 10N. 21E., PARK PLAZA, as the same is shown and designated in the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on November 13, 1991 in Volume 81C, folios 254, and being more particularly described by New Mexico State Plane Grid Bearings, (Central Zone) and ground distances as follows:

[illegible]

This tract contains 42.4895 acres, more or less.

0 FIRST REPLAT OF
TOWNE PARK PLAZA
ALBUQUERQUE, BERNALILLO COUNTY
NEW MEXICO
MAY 1993

The foregoing Report of title certain tract of land situate within the east one-half of Section 21 of Township 2N., Range 10E., Meridian R4E., N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, said Tract being TRACT A-TRACT B-TRACT C-TRACT D-TRACT E-TRACT F-TRACT G-TRACT H-TRACT I-TRACT J-TRACT K-TRACT L-TRACT M-TRACT N-TRACT O-TRACT P-TRACT Q-TRACT R-TRACT S-TRACT T-TRACT U-TRACT V-TRACT W-TRACT X-TRACT Y-TRACT Z-TRACT AA-TRACT AB-TRACT AC-TRACT AD-TRACT AE-TRACT AF-TRACT AG-TRACT AH-TRACT AI-TRACT AJ-TRACT AK-TRACT AL-TRACT AM-TRACT AN-TRACT AO-TRACT AP-TRACT AQ-TRACT AR-TRACT AS-TRACT AT-TRACT AU-TRACT AV-TRACT AW-TRACT AX-TRACT AY-TRACT AZ-TRACT BA-TRACT BB-TRACT BC-TRACT BD-TRACT BE-TRACT BF-TRACT BG-TRACT BH-TRACT BI-TRACT BJ-TRACT BK-TRACT BL-TRACT BM-TRACT BN-TRACT BO-TRACT BP-TRACT BQ-TRACT BR-TRACT BS-TRACT BT-TRACT BU-TRACT BV-TRACT BW-TRACT BX-TRACT BY-TRACT BZ-TRACT CA-TRACT CB-TRACT CC-TRACT CD-TRACT CE-TRACT CF-TRACT CG-TRACT CH-TRACT CI-TRACT CJ-TRACT CK-TRACT CL-TRACT CM-TRACT CN-TRACT CO-TRACT CP-TRACT CQ-TRACT CR-TRACT CS-TRACT CT-TRACT CU-TRACT CV-TRACT CW-TRACT CX-TRACT CY-TRACT CZ-TRACT DA-TRACT DB-TRACT DC-TRACT DD-TRACT DE-TRACT DF-TRACT DG-TRACT DH-TRACT DI-TRACT DJ-TRACT DK-TRACT DL-TRACT DM-TRACT DN-TRACT DO-TRACT DP-TRACT DQ-TRACT DR-TRACT DS-TRACT DT-TRACT DU-TRACT DV-TRACT DW-TRACT DX-TRACT DY-TRACT DZ-TRACT EA-TRACT EB-TRACT EC-TRACT ED-TRACT EE-TRACT EF-TRACT EG-TRACT EH-TRACT EI-TRACT EJ-TRACT EK-TRACT EL-TRACT EM-TRACT EN-TRACT EO-TRACT EP-TRACT EQ-TRACT ER-TRACT ES-TRACT ET-TRACT EU-TRACT EV-TRACT EW-TRACT EX-TRACT EY-TRACT EZ-TRACT FA-TRACT FB-TRACT FC-TRACT FD-TRACT FE-TRACT FF-TRACT FG-TRACT FH-TRACT FI-TRACT FJ-TRACT FK-TRACT FL-TRACT FM-TRACT FN-TRACT FO-TRACT FP-TRACT FQ-TRACT FR-TRACT FS-TRACT FT-TRACT FU-TRACT FV-TRACT FW-TRACT FX-TRACT FY-TRACT FZ-TRACT GA-TRACT GB-TRACT GC-TRACT GD-TRACT GE-TRACT GF-TRACT GG-TRACT GH-TRACT GI-TRACT GJ-TRACT GK-TRACT GL-TRACT GM-TRACT GN-TRACT GO-TRACT GP-TRACT GQ-TRACT GR-TRACT GS-TRACT GT-TRACT GU-TRACT GV-TRACT GW-TRACT GX-TRACT GY-TRACT GZ-TRACT HA-TRACT HB-TRACT HC-TRACT HD-TRACT HE-TRACT HF-TRACT HG-TRACT HH-TRACT HI-TRACT HJ-TRACT HK-TRACT HL-TRACT HM-TRACT HN-TRACT HO-TRACT HP-TRACT HQ-TRACT HR-TRACT HS-TRACT HT-TRACT HU-TRACT HV-TRACT HW-TRACT HX-TRACT HY-TRACT HZ-TRACT IA-TRACT IB-TRACT IC-TRACT ID-TRACT IE-TRACT IF-TRACT IG-TRACT IH-TRACT II-TRACT IJ-TRACT IK-TRACT IL-TRACT IM-TRACT IN-TRACT IO-TRACT IP-TRACT IQ-TRACT IR-TRACT IS-TRACT IT-TRACT IU-TRACT IV-TRACT IW-TRACT IX-TRACT IY-TRACT IZ-TRACT JA-TRACT JB-TRACT JC-TRACT JD-TRACT JE-TRACT JF-TRACT JG-TRACT JH-TRACT JI-TRACT JJ-TRACT JK-TRACT JL-TRACT JM-TRACT JN-TRACT JO-TRACT JP-TRACT JQ-TRACT JR-TRACT JS-TRACT JT-TRACT JU-TRACT JV-TRACT JW-TRACT JX-TRACT JY-TRACT JZ-TRACT KA-TRACT KB-TRACT KC-TRACT KD-TRACT KE-TRACT KF-TRACT KG-TRACT KH-TRACT KI-TRACT KJ-TRACT KK-TRACT KL-TRACT KM-TRACT KN-TRACT KO-TRACT KP-TRACT KQ-TRACT KR-TRACT KS-TRACT KT-TRACT KU-TRACT KV-TRACT KW-TRACT KX-TRACT 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PG-TRACT PH-TRACT PI-TRACT PJ-TRACT PK-TRACT PL-TRACT PM-TRACT PN-TRACT PO-TRACT PP-TRACT PQ-TRACT PR-TRACT PS-TRACT PT-TRACT PU-TRACT PV-TRACT PW-TRACT PX-TRACT PY-TRACT PZ-TRACT QA-TRACT QB-TRACT QC-TRACT QD-TRACT QE-TRACT QF-TRACT QG-TRACT QH-TRACT QI-TRACT QJ-TRACT QK-TRACT QL-TRACT QM-TRACT QN-TRACT QO-TRACT QP-TRACT QQ-TRACT QR-TRACT QS-TRACT QT-TRACT QU-TRACT QV-TRACT QW-TRACT QX-TRACT QY-TRACT QZ-TRACT RA-TRACT RB-TRACT RC-TRACT RD-TRACT RE-TRACT RF-TRACT RG-TRACT RH-TRACT RI-TRACT RJ-TRACT RK-TRACT RL-TRACT RM-TRACT RN-TRACT RO-TRACT RP-TRACT RQ-TRACT RR-TRACT RS-TRACT RT-TRACT RU-TRACT RV-TRACT RW-TRACT RX-TRACT RY-TRACT RZ-TRACT SA-TRACT SB-TRACT SC-TRACT SD-TRACT SE-TRACT SF-TRACT SG-TRACT SH-TRACT SI-TRACT SJ-TRACT SK-TRACT SL-TRACT SM-TRACT SN-TRACT SO-TRACT SP-TRACT SQ-TRACT SR-TRACT SS-TRACT ST-TRACT SU-TRACT SV-TRACT SW-TRACT SX-TRACT SY-TRACT SZ-TRACT TA-TRACT TB-TRACT TC-TRACT TD-TRACT TE-TRACT TF-TRACT TG-TRACT TH-TRACT TI-TRACT TJ-TRACT TK-TRACT TL-TRACT TM-TRACT 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XV-TRACT XW-TRACT XX-TRACT XY-TRACT XZ-TRACT YA-TRACT YB-TRACT YC-TRACT YD-TRACT YE-TRACT YF-TRACT YG-TRACT YH-TRACT YI-TRACT YJ-TRACT YK-TRACT YL-TRACT YM-TRACT YN-TRACT YO-TRACT YP-TRACT YQ-TRACT YR-TRACT YS-TRACT YT-TRACT YU-TRACT YV-TRACT YW-TRACT YX-TRACT YY-TRACT YZ-TRACT ZA-TRACT ZB-TRACT ZC-TRACT ZD-TRACT ZE-TRACT ZF-TRACT ZG-TRACT ZH-TRACT ZI-TRACT ZJ-TRACT ZK-TRACT ZL-TRACT ZM-TRACT ZN-TRACT ZO-TRACT ZP-TRACT ZQ-TRACT ZR-TRACT ZS-TRACT ZT-TRACT ZU-TRACT ZV-TRACT ZW-TRACT ZX-TRACT ZY-TRACT ZZ-TRACT

Albert D. Sarno, Jr.
President, CAMBRIDGE PROPERTIES INC.,
a California Corporation

County of Contra Costa

WITNESS my hand and official seal

Signature _____

Group of IRAGI (E)

Yakut & Co.

State of Arkansas

Be it remembered that on this 15th
before me, a notary public in and for

In testimony whereof, I have hereunto
set the day and year last above w^{rit}

Signature

I, Thomas G. Kilgusheger, a registered Professional Non-Mexico Surveyor, certify that this plot was prepared by me or under my supervision, shows all statements of record, meets the amount requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Thomas G. Klingenhoff
New Mexico Surveyor 5978

2500 Jefferson Street, N.E.
Albuquerque, New Mexico 87109

JOB 10- 91114.95



93102100

FIRST REPEAT OF
TOWNE PARK PLAZA
 ALBUQUERQUE, BERNALILLO COUNTY
 NEW MEXICO
 MAY 1993

State of New Mexico) SS
 County of Bernalillo)
 This document was filed for record on

SEP 18 1993
 93C
 OF RECORDS OF BERNALILLO COUNTY

Notarized by: [Signature]
 County Clerk & Recorder
 Deputy Clerk



SCALE: 1" = 100'

1-40

(R-O-W VARIES)

TRACT A-1
 10.7121 Ac.

EXISTING TRACT D
 7.5596 Ac.
 PUBLIC ROAD RIGHT-OF-WAY INDICATED TO THE CITY OF ALBUQUERQUE WITH THE FILING OF THIS PLAT.
 VACATED PRIVATE ACCESS ESH.
 17-87-381
 PUBLIC WATER AND STORM DRAIN ESH.
 RESERVED BY PLAT
 FILED: NOVEMBER 12, 1991 191C-254C

TRACT B-1A
 13.5300 Ac.

LENKURT SITE
 surveyed by: Keegan & Poirer, Inc.
 December 16, 1989

DETAIL "A"

DETAIL "B"

LEGEND

- ⊙ FOUND 5/8" REBAR WITH PLASTIC SURVEY CAP STAMPED "LS 5978"
- ⊙ FOUND CHISELED "T" IN CONCRETE
- FOUND 5/8" REBAR WITH PLASTIC SURVEY CAP STAMPED "LS 7719"
- FOUND 5/8" REBAR WITH PLASTIC SURVEY CAP STAMPED "LS 2151"

TOWNE PARK
 FILED: January 11, 1994
 1026-1291

PHASE II TOWNE PARK
 FILED: March 10, 1995
 1026-1511

SHEET 2 OF 4 SHEETS



JOB NO. 91114.95

NOTE:
 SEE SHEET 4 OF 4 FOR
 CURVE AND TANGENT DATA

(R/W VARIES)

FUBANK BOULEVARD N.E.

TRACT C-1
 11.713/913
 (91C-254)
 NOT PART OF
 THIS PLAT

TRACT C-2
 11.713/913
 (91C-254)
 NOT PART OF
 THIS PLAT

TRACT C-3A
 0.6500 Ac.

TRACT C-4A
 0.6183 Ac.

TRACT C-6A
 0.2971 Ac.

TRACT B-2A
 4.0387 Ac.

TRACT B-3A
 11.0837 Ac.

FIRST REPLAY OF
TOWNE PARK PLAZA
ALBUQUERQUE, BERNALILLO COUNTY
NEW MEXICO
MAY 1993

93102100

State of New Mexico) SS
County of Bernalillo
This instrument was filed for record on

SEP 16 1993

RECORDED BY

CLERK OF BERNALILLO COUNTY

DEPUTY CLERK

CLERK OF BERNALILLO COUNTY

DEPUTY CLERK

CLERK OF BERNALILLO COUNTY

DEPUTY CLERK

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93C-267 (P)

1. Prior to development, City of Albuquerque Water and Sanitary Sewer Service to these properties must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary sewer availability statement.

3. An undivided interest in all privately stored sewer and sanitary sewer easements is hereby dedicated to the owners of Tracts B-2A, B-2A, B-3A, C-3A, C-4A and C-5A, who shall maintain such easements which are to be used as private utility easements for the lots shown. Owners of said Tracts, their successors and assigns are, individually and/or collectively, responsible for the maintenance of the privately stored sewer and sanitary sewer facilities in their entirety, up to and including easements to public lines located within public right-of-way or public easements.

PRIVATE ACCESS EASEMENTS

1. Recipient of cross parking and access easements are provided on all parcels to the owners of all tracts and their successors and assigns in accordance with the approved Site Development Plans Z-90-21-1 and Z-90-21-2.

2. Maintenance shall be the responsibility of the owners of said instruments, their successors and assigns, individually and/or collectively.

State of New Mexico) ss
County of Bernalillo
This instrument was read for record on

SEP 16 1988
 61 records of Lake County Police 267

PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat are fifteen (15) feet wide and are for the common joint use of

A. The Public Service Company of New Mexico for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.

B. The Gas Company of New Mexico for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.

C. U.S. West 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.

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

[illegible]

ACS BRASS TABLET STAMPED "5-12) RESET"
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X = 412,713.58 Y = 1,481,493.67
GROUND-TO-GROUND FACTOR = 0.99954667
ΔX = -00 09 43
ELEV. = 3446.535

JOB NO. 91114-95



SHEET 4 OF 4 SHEETS