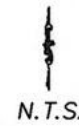


Vicinity Map

Zone Atlas L-24-Z & M-24-Z



### Purpose of Plat

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

### Subdivision Data

GROSS ACREAGE. . . . . 61.9341 ACRES  
ZONE ATLAS PAGE NO. . . . . L-24-Z & M-24-Z  
NUMBER OF EXISTING LOTS. . . . . 1  
NUMBER OF LOTS CREATED. . . . . 2  
MILES OF FULL-WIDTH STREETS. . . . . 0.000 MILES  
MILES OF HALF-WIDTH STREETS. . . . . 0.000 MILES  
RIGHT-OF-WAY DEDICATION TO BERNALILLO COUNTY. . . . . 0.0000 ACRES  
DATE OF SURVEY. . . . . JANUARY 2020

### Indexing Information

Section 25 & 36, Township 10 North, Range 4 East,  
N.M.P.M. as Projected into the Canon de Carnue Grant  
Subdivision: Research Park Inc.  
Owner: Sharif & Samia Rabadi  
UPC #: 102405523064520140

### Legal Description

A TRACT OF LAND LYING WITHIN THE CANON DE CARNUE GRANT IN PROJECTED SECTIONS 25 AND 36, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF PARCEL D DESCRIBED IN THE WARRANTY DEED FROM RESEARCH PARK, INC., TO MARIAN G. MALCOLM, DATED AUGUST 9, 1973, RECORDED IN BOOK D 948, PAGE 74, AS DOC. NO. 67592, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, EXCEPT THAT PORTION GRANTED FOR INTERSTATE 40 RIGHT-OF-WAY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY OF THE I-40 FRONTAGE ROAD, MARKED BY A 1/2" REBAR WITH CAP "LS 14271", WHENCE A TIE TO ACS MONUMENT "8\_L22" BEARS N 72°41'56" W, A DISTANCE OF 7584.44 FEET;

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING SAID RIGHT-OF-WAY THE FOLLOWING THREE COURSES;

N 89°56'25" E, A DISTANCE OF 386.50 FEET TO AN ANGLE POINT MARKED BY A NMDOT T-RAIL "STA 85+00.00";

S 45°50'26" E, A DISTANCE OF 221.80 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP, ILLEGIBLE;

N 76°38'18" E, A DISTANCE OF 69.14 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP, ILLEGIBLE;

THENCE, LEAVING SAID RIGHT-OF-WAY, S 02°53'59" W, A DISTANCE OF 243.52 FEET TO AN ANGLE POINT, MARKED BY A 1/2" REBAR WITH CAP "LS 14271";

THENCE, S 81°28'31" E, A DISTANCE OF 133.34 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A 1/2" REBAR WITH CAP "LS 14271";

THENCE, S 02°03'25" W, A DISTANCE OF 946.88 FEET TO AN ANGLE POINT, MARKED BY A 1/2" REBAR WITH CAP "LS 14271";

THENCE, S 01°45'43" W, A DISTANCE OF 522.28 FEET TO AN ANGLE POINT, MARKED BY A 1/2" REBAR WITH CAP "LS 12651";

THENCE, S 02°00'16" W, A DISTANCE OF 2100.69 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY AN 11 FOOT TALL WOODEN POST, LYING ON THE SOUTH BOUNDARY OF THE CANON DE CARNUE GRANT;

THENCE, COINCIDING SAID SOUTH BOUNDARY, N 54°29'38" W, A DISTANCE OF 895.03 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A 5/8" REBAR;

THENCE, LEAVING SAID SOUTH BOUNDARY, N 02°48'07" E, A DISTANCE OF 457.80 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 6446";

THENCE, N 26°04'19" W, A DISTANCE OF 15.50 FEET TO AN ANGLE POINT, MARKED BY A 1/2" REBAR WITH CAP "LS 14271";

THENCE, N 01°26'40" E, A DISTANCE OF 150.70 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP, ILLEGIBLE;

THENCE, N 03°13'18" E, A DISTANCE OF 58.78 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 6446";

THENCE, N 01°54'32" E, A DISTANCE OF 273.85 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 8686";

THENCE, N 00°37'12" W, A DISTANCE OF 201.12 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 14271";

THENCE, N 03°31'55" E, A DISTANCE OF 211.62 FEET TO AN ANGLE POINT, MARKED BY A 5/8" REBAR UNDER BOULDER;

THENCE, S 87°50'31" E, A DISTANCE OF 3.85 FEET TO AN ANGLE POINT, MARKED BY A 1/2" REBAR "LS 14271";

THENCE, N 01°59'22" E, A DISTANCE OF 227.38 FEET TO AN ANGLE POINT, MARKED BY A 1/2" REBAR;

THENCE, N 02°12'22" E, A DISTANCE OF 621.68 FEET TO AN ANGLE POINT, MARKED BY A 1/2" REBAR;

THENCE, N 01°43'07" E, A DISTANCE OF 554.85 FEET TO AN ANGLE POINT, MARKED BY A 1/2" REBAR, DISTURBED;

THENCE, N 01°49'53" E, A DISTANCE OF 419.97 FEET TO AN ANGLE POINT, MARKED BY A 1/2" REBAR WITH CAP "LS 14271";

THENCE, N 02°26'09" E, A DISTANCE OF 260.02 FEET TO THE POINT OF BEGINNING, CONTAINING 61.9341 ACRES (2,697,850 SQ. FT.) MORE OR LESS.

### Treasurer's Certificate

THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND

PAID ON UPC #: 102405523064520140

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE

**Plat for  
Tracts 3-A & 3-B  
Research Park Inc.  
Being Comprised of  
Tract 3, Research Park Inc.  
Less Than A Portion Dedicated to  
NMDOT as Right-of-Way  
Bernalillo County, New Mexico  
January 2021**

Case Number: SRP2021-0016

### Plat Approvals:

<u>Rodney Fuentes</u>	3/4/2021
PNM Electric Services	Date
<u>Natalia Antonio</u>	
Natalia Antonio (Mar 2, 2021 11:02 MST)	
Qwest Corp. d/b/a CenturyLink QC	Date
<u>Jeff Antonio</u>	
Jeff Antonio (Mar 2, 2021 12:28 MST)	
New Mexico Gas Company	Date
<u>Mike Mortus</u>	
Mike Mortus (Mar 4, 2021 13:36 MST)	
Comcast Cable	Date

### County Approvals:

Bernalillo County Development Review Authority, Chair	Date
Bernalillo County Zoning	Date
Bernalillo County Fire Marshal's Office	Date
Bernalillo County Natural Resources	Date
Bernalillo County Public Works	Date
Bernalillo County Parks and Recreation	Date
<u>Loren N. Risenhoover</u>	01/12/2021
City Surveyor	Date
A.M.A.F.C.A.	Date
A.B.C.W.U.A.	Date

### 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 BERNALILLO COUNTY SUBDIVISION ORDINANCE, 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. 1/15/2021  
Will Plotner Jr. Date  
N.M.R.P.S. No. 14271

**CSI-CARTESIAN SURVEYS INC.**

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





# Plat for Tracts 3-A & 3-B Research Park Inc. Being Comprised of Tract 3, Research Park Inc. Less Than A Portion Dedicated to NMDOT as Right-of-Way Bernalillo County, New Mexico January 2021

## Access Note

ACCESS TO LOT 3-A OR LOT 3-B OTHER THAN BY HERRERA ROAD REQUIRES APPROVAL OF THE AUTHORITY HAVING JURISDICTION OVER THE ALTERNATIVE ROADWAY OR MEANS OF ACCESS.

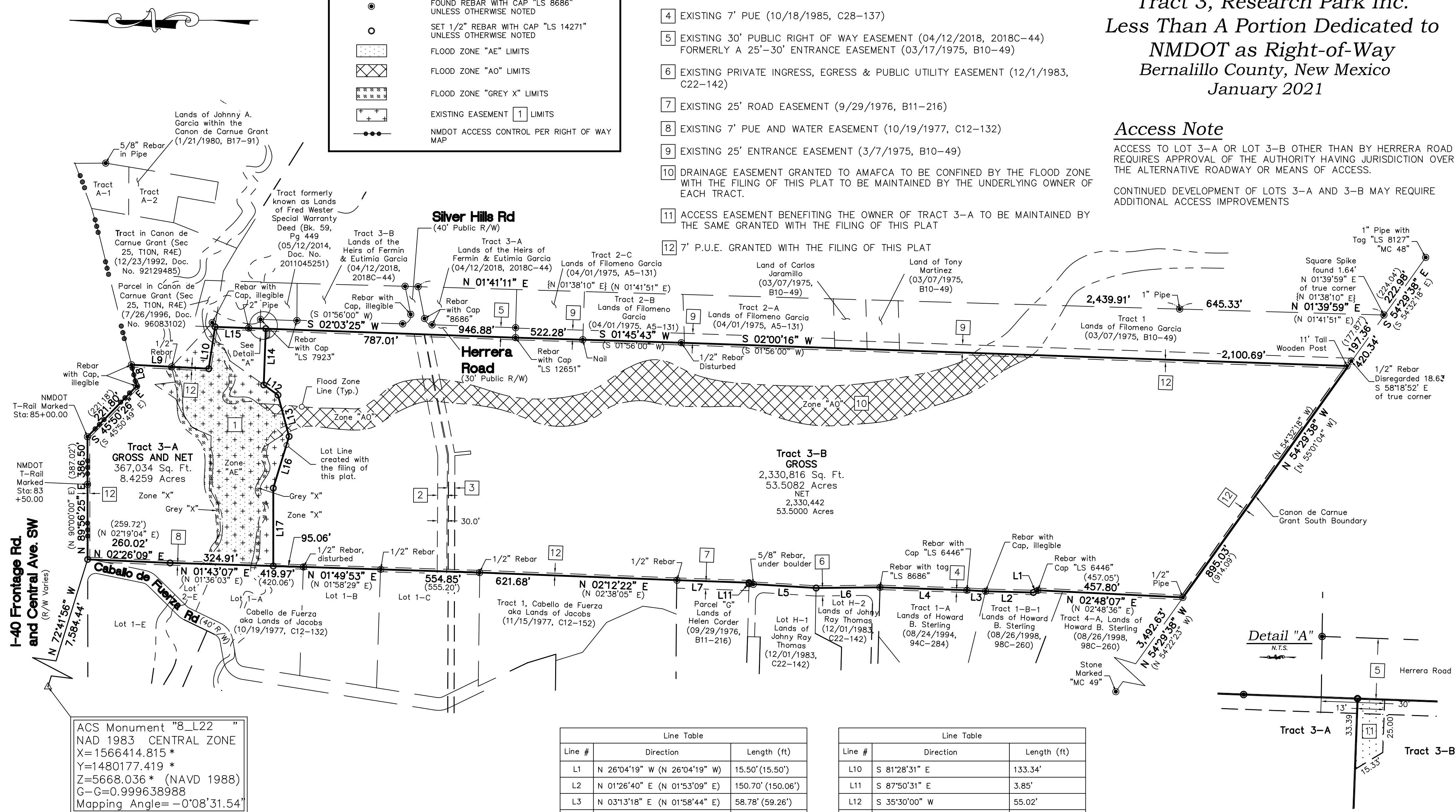
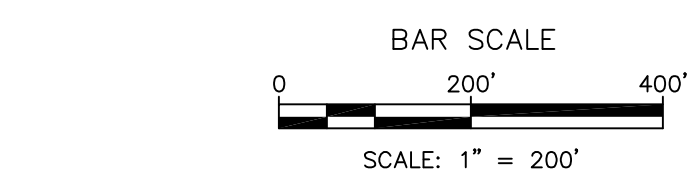
CONTINUED DEVELOPMENT OF LOTS 3-A AND 3-B MAY REQUIRE ADDITIONAL ACCESS IMPROVEMENTS

## Easement Notes

- EXISTING FLOODWAY AND DRAINAGE EASEMENT TO AMAFCA (12/18/2000, BK. A13, PG. 4701, DOC. NO. 2000125161)
- EXISTING 30' SOUTHERN UNION GAS CO. RIGHT-OF-WAY EASEMENT (4/10/1959, BK. D474, PG. 348-350)
- EXISTING 20' PNM ELECTRIC TRANSMISSION LINE AND ANCHOR EASEMENT (2/15/1968, BK. MISC. 94, PG. 421-423, DOC. NO. 82041)
- EXISTING 7' PUE (10/18/1985, C28-137)
- EXISTING 30' PUBLIC RIGHT OF WAY EASEMENT (04/12/2018, 2018C-44) FORMERLY A 25'-30' ENTRANCE EASEMENT (03/17/1975, B10-49)
- EXISTING PRIVATE INGRESS, EGRESS & PUBLIC UTILITY EASEMENT (12/1/1983, C22-142)
- EXISTING 25' ROAD EASEMENT (9/29/1976, B11-216)
- EXISTING 7' PUE AND WATER EASEMENT (10/19/1977, C12-132)
- EXISTING 25' ENTRANCE EASEMENT (3/7/1975, B10-49)
- DRAINAGE EASEMENT GRANTED TO AMAFCA TO BE CONFINED BY THE FLOOD ZONE WITH THE FILING OF THIS PLAT TO BE MAINTAINED BY THE UNDERLYING OWNER OF EACH TRACT.
- ACCESS EASEMENT BENEFITING THE OWNER OF TRACT 3-A TO BE MAINTAINED BY THE SAME GRANTED WITH THE FILING OF THIS PLAT
- 7' P.U.E. GRANTED WITH THE FILING OF THIS PLAT

## Legend

- N 90°00'00" E** MEASURED BEARINGS AND DISTANCES  
(N 90°00'00" E)
- [N 90°00'00" E]** RECORD BEARINGS AND DISTANCES PER PLAT (10/09/1995, 95S-151)
- [N 90°00'00" E]** RECORD BEARINGS AND DISTANCES PER PLAT (08/26/1998, 98C-260)
- [N 90°00'00" E]** RECORD BEARINGS AND DISTANCES PER PLAT (03/07/1975, B10-49)
- FOUND REBAR WITH CAP "LS 8686" UNLESS OTHERWISE NOTED
- SET 1/2" REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED
- ▨ FLOOD ZONE "AE" LIMITS
- ▩ FLOOD ZONE "AO" LIMITS
- ▧ FLOOD ZONE "GREY X" LIMITS
- ⊕ EXISTING EASEMENT 1 LIMITS
- NMDOT ACCESS CONTROL PER RIGHT OF WAY MAP



ACS Monument "8\_L22"  
NAD 1983 CENTRAL ZONE  
X=1566414.815 \*  
Y=1480177.419 \*  
Z=5668.036 \* (NAVD 1988)  
G-G=0.999638988  
Mapping Angle=-0°08'31.54"  
\*U.S. SURVEY FEET

Line Table		
Line #	Direction	Length (ft)
L1	N 26°04'19" W (N 26°04'19" W)	15.50' (15.50')
L2	N 01°26'40" E (N 01°53'09" E)	150.70' (150.06')
L3	N 03°13'18" E (N 01°58'44" E)	58.78' (59.26')
L4	N 01°54'32" E (N 01°54'03" E)	273.85' (273.85')
L5	N 03°31'55" E (N 02°38'05" E)	211.62'
L6	N 00°37'12" W (N 00°37'41" E)	201.12' (201.12')
L7	N 01°59'22" E (N 02°38'05" E)	227.38'
L8	N 76°38'18" E (N 76°04'35" E)	69.14' (69.27')
L9	S 02°53'59" W (S 03°05'51" W)	243.52'

Line Table		
Line #	Direction	Length (ft)
L10	S 81°28'31" E	133.34'
L11	S 87°50'31" E	3.85'
L12	S 35°30'00" W	55.02'
L13	S 75°00'00" W	135.00'
L14	N 87°56'35" W	177.26'
L15	N 02°03'25" E	159.88'
L16	N 73°00'00" W	170.00'
L17	N 90°00'00" W	245.43'

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



## Documents

1. TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 737442 AND AN EFFECTIVE DATE OF APRIL 30, 2020.
2. PLAT OF SURVEY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 9, 1995 IN BOOK 95S, PAGE 151 AND CORRECTION PLAT OF SURVEY FILED ON JANUARY 4, 2007 IN BOOK 2007S, PAGE 1.
3. WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 13, 1973 IN BOOK D948, PAGES 74-78, DOCUMENT NO. 67592.
4. REAL ESTATE CONTRACT FOR SUBJECT PROPERTY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 21, 1999 IN BOOK 9913, PAGE 1354, DOC. NO. 1999121732.
5. NEW MEXICO STATE HIGHWAY COMMISSION LOCATION MAP FOR NEW MEXICO PROJECT NO. I-040-3(18)169, DATED JULY 1971.

## Flood Notes

BASED UPON SCALING, PORTIONS OF THIS PROPERTY LIE WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD;

BASED UPON SCALING, PORTIONS OF THIS PROPERTY LIE WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) WHICH IS DEFINED AS AN AREA WITHIN THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AR, A99, V, AND VE. THE BASE FLOOD ELEVATION IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD.

BASED UPON SCALING, PORTIONS OF THIS PROPERTY LIE WITHIN FLOOD ZONE "AE" WHICH IS DEFINED AS AN AREA WHERE BASE FLOOD ELEVATIONS ARE DETERMINED;

BASED UPON SCALING, PORTIONS OF THIS PROPERTY ALSO LIE WITHIN FLOOD ZONE "AO" (DEPTH 2') WHICH IS DEFINED AS AN AREA WITH FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY SHEET FLOW ON SLOPING TERRAIN) AVERAGE DEPTHS DETERMINED. FOR AREAS OF ALLUVIAL FAN FLOODING, VELOCITIES ALSO DETERMINED;

AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP DATED SEPTEMBER 26, 2008, MAP NO. 35001C0379G.

## Notes

1. FIELD SURVEY PERFORMED IN OCTOBER AND 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).
4. THIS PROPERTY IS SUBJECT TO BERNALILLO COUNTY CODE CHAPTER 38 FLOODS. A GRADING AND DRAINAGE PLAN PREPARED BY A NEW MEXICO REGISTERED ENGINEER MAY BE REQUIRED WITH FUTURE DEVELOPMENT OF THIS PROPERTY.
5. CROSS LOT DRAINAGE MUST NOT BE INCREASED OR IMPACTED BY DEVELOPMENT OF THESE LOTS.
6. LOTS MUST ACCEPT HISTORICAL STORM WATER RUNOFF FROM ADJACENT ROADWAYS AND PROPERTIES.
7. NO MASS SITE GRADING, CLEARING OR GRUBBING IS ALLOWED WITHOUT AN APPROVED GRADING & DRAINAGE PLAN.
8. EXISTING PUBLIC WATER AND SANITARY SEWER INFRASTRUCTURE MAY NOT BE CONSTRUCTED OR SIZED TO ADEQUATELY SERVE POTENTIAL FUTURE DEVELOPMENT. IMPROVEMENT OR UPSIZING OF EXISTING PUBLIC INFRASTRUCTURE MAY BE REQUIRED AS A CONDITION OF FUTURE DEVELOPMENT APPROVAL.

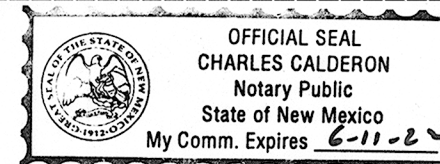
## Free Consent

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.

Sharif Rabadi 2/1/2021  
SHARIF RABADI, OWNER DATE

Samia Rabadi 2/1/2021  
SAMIA RABADI, OWNER DATE

STATE OF NEW MEXICO } SS  
COUNTY OF Sandoval



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 1<sup>st</sup> February, 2021  
BY: SAMIA AND SHARIF RABADI, HUSBAND AND WIFE

By: Charles Calderon  
NOTARY PUBLIC

MY COMMISSION EXPIRES June 11, 2024

# Plat for Tracts 3-A & 3-B Research Park Inc. Being Comprised of Tract 3, Research Park Inc. Less Than A Portion Dedicated to NMDOT as Right-of-Way Bernalillo County, New Mexico January 2021

## 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 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.

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