

83 79060

SUBDIVISION PLAT
OF
TRACTS "H-1" AND "I-1"
ACADEMY PLACE
Filed: April 30, 1982

WITHIN
SECTIONS 28 & 33, T11N, R 1E, N.M.P.M.
NOW COMPRISING
MOUNTAIN RUN SUBDIVISION

ALBUQUERQUE, NEW MEXICO
SCALE: 1"=50' OCTOBER 1983

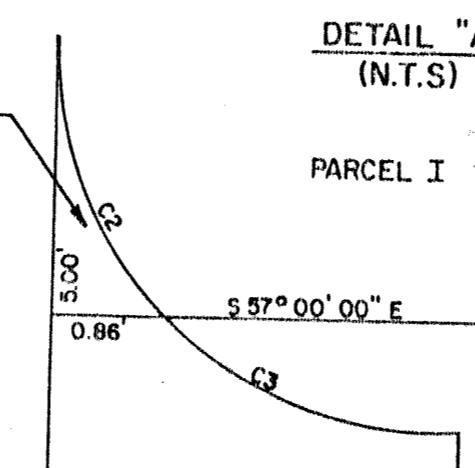
State of New Mexico) SS
County of Bernalillo)
This instrument was filed for record
on NOV 17 1983
at the County Clerk's Office
of the County of Bernalillo, New Mexico
Deputy Clerk

Additional Right-of-Way Dedicated
to the City with the filing of this
Plat.
1.4 Sq. Ft., 0.00003 Ac.

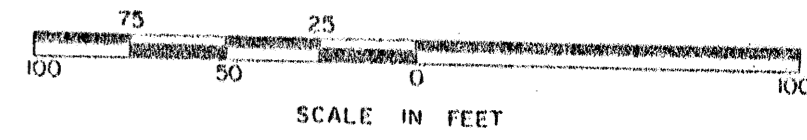
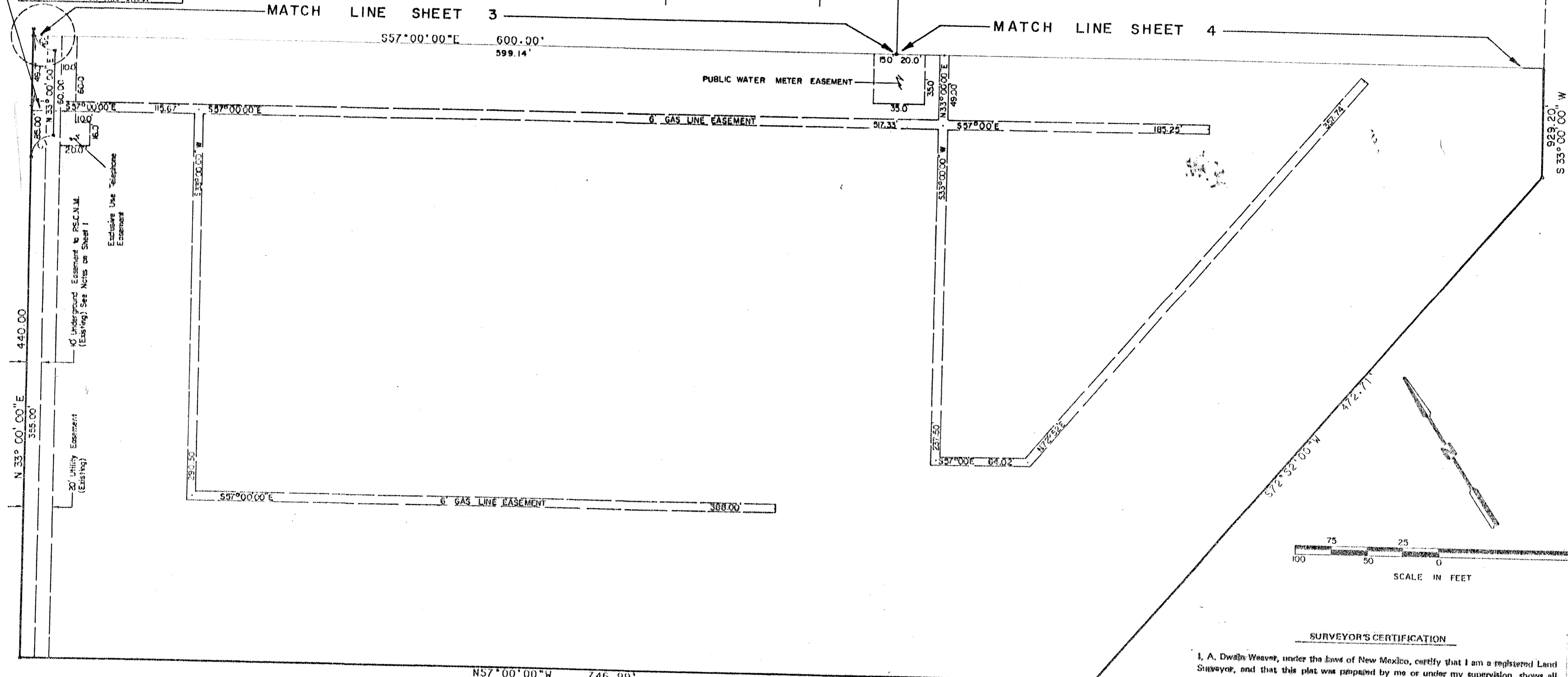
NOTE: 6' GAS LINE EASEMENT DEFINED ON E

CURVE DATA FOR THIS SHEET ONLY

NR.	RADIUS	ARC	CHORD	DELTA	TANGENT
C1	15.00'	23.56'	21.21'	90°00'00"	15.00'
C2	15.00'	5.10'	5.07'	19°28'16"	2.57'
C3	15.00'	18.46'	17.32'	70°31'44"	10.61'



Additional Right-of-Way Dedicated
to the City of Albuquerque with
the Filing of this plat. 0.02285 Ac.
See Detail A on this sheet



SURVEYOR'S CERTIFICATION

I, A. Dwan Weaver, under the laws of New Mexico, certify that I am a registered Land Surveyor, and that this plat was prepared by me or under my supervision, shows all easements of record, 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.

A. Dwan Weaver
A. Dwan Weaver
P.L.S. No. 6544
New Mexico
Date NOV. 14, 1983

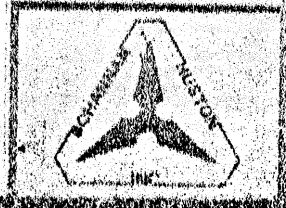
Behannon-Huston, Inc.
4126 Caffie Blvd., N.E.
Albuquerque, NM 87107



JOB NO. 31542

SP-83-352

SHEET 5 OF 5 SHEETS



CURVE DATA FOR THIS SHEET ONLY

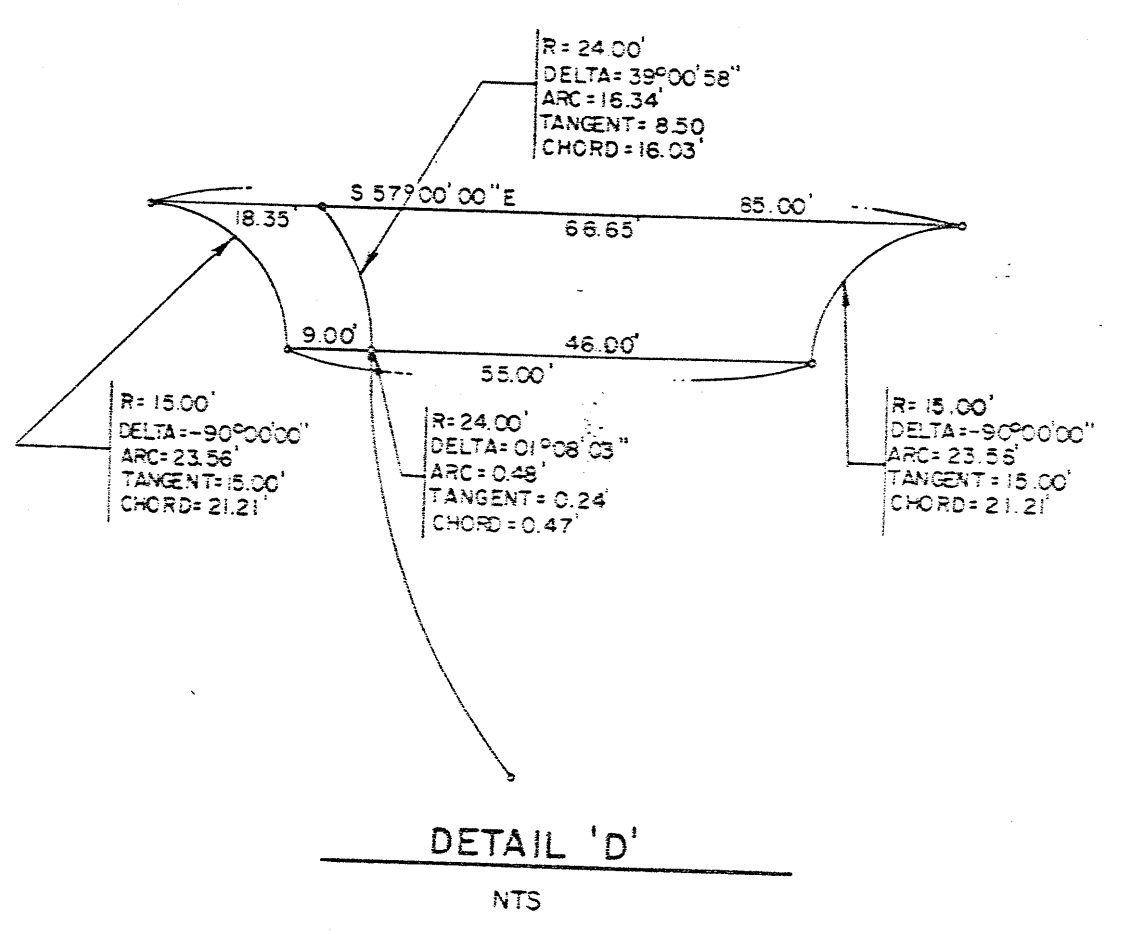
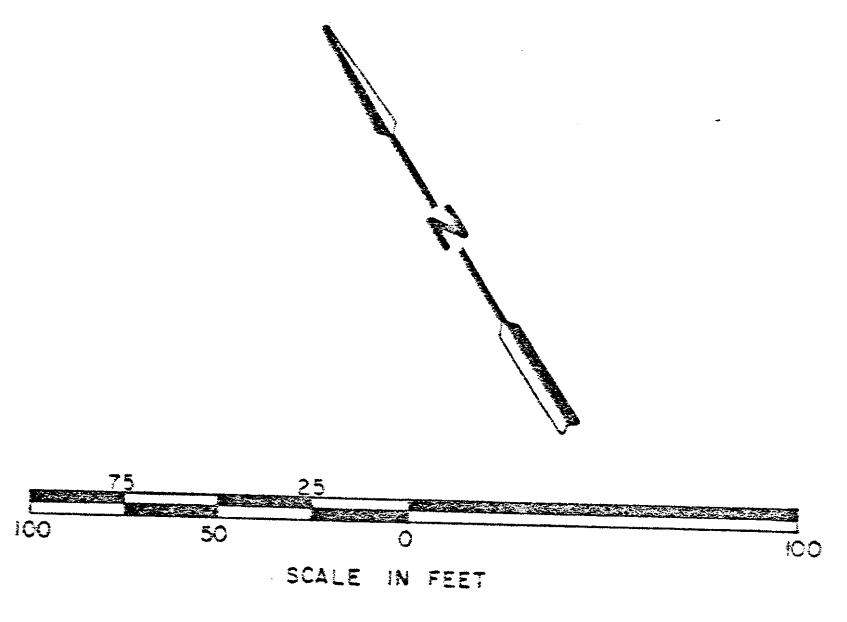
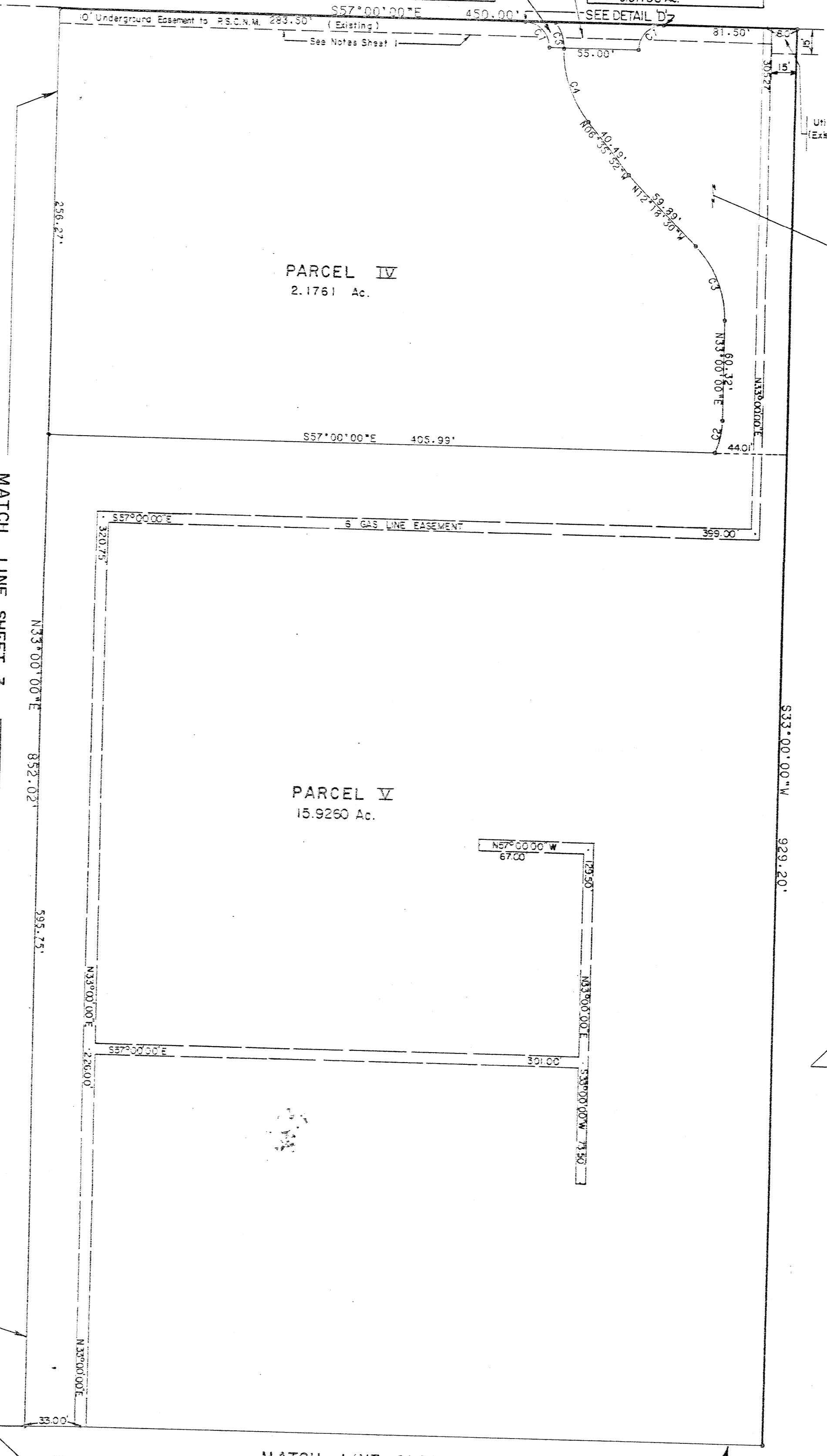
NR.	RADIUS	ARC	C-ORD	DELTA	TANGENT
000001	100.00'	100.00'	0.00'	90°00'00"	100.00'
000002	100.00'	100.00'	0.00'	90°00'00"	100.00'
000003	100.00'	100.00'	0.00'	90°00'00"	100.00'
000004	100.00'	100.00'	0.00'	90°00'00"	100.00'
000005	100.00'	100.00'	0.00'	90°00'00"	100.00'
000006	100.00'	100.00'	0.00'	90°00'00"	100.00'
000007	100.00'	100.00'	0.00'	90°00'00"	100.00'
000008	100.00'	100.00'	0.00'	90°00'00"	100.00'
000009	100.00'	100.00'	0.00'	90°00'00"	100.00'
000010	100.00'	100.00'	0.00'	90°00'00"	100.00'

83 79060

SUBDIVISION PLAT
OF
TRACTS "H-1" AND "I-1"
ACADEMY PLACE
(Filed: April 30, 1982)
WITHIN
SECTIONS 28 & 33, T11N, R4E, N.M.P.M.
NOW COMPRISING
MOUNTAIN RUN SUBDIVISION

ALBUQUERQUE, NEW MEXICO
SCALE: 1" = 50' OCTOBER 1983
State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record
on NOV 17 1983
at 11:00 A.M. Recorded in Vol. 124
of records of said County Folio 4 of 5
Dwain Weaver, Clerk & Recorder
Deputy Clerk

Additional Right-of-way Dedicated to the City of Albuquerque with the Filing of this plat. 0.00357 Ac.
Additional Right-of-way Dedicated to the City of Albuquerque with the Filing of this plat. 0.01758 Ac.

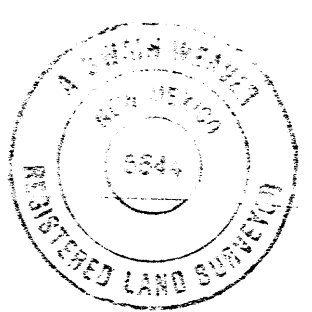


SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, under the laws of New Mexico, certify that I am a registered Land Surveyor, and that this plat was prepared by me or under my supervision, shows all easements of record, 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.

A. Dwain Weaver NOV. 14, 1983
A. Dwain Weaver Date
PLS No. 6544
New Mexico

Bohannon-Huston, Inc.
4125 Carlisle Blvd., N.E.
Albuquerque, NM 87107

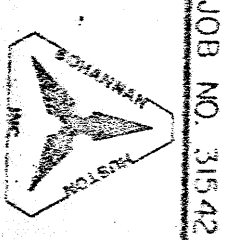


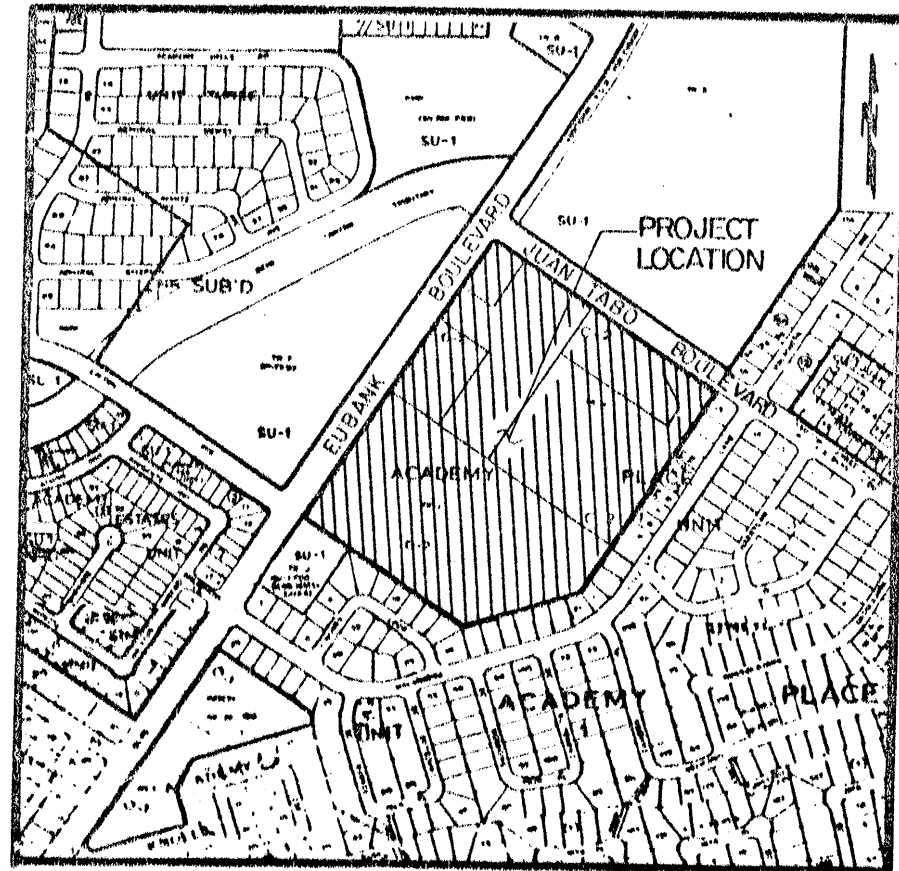
MATCH LINE SHEET 3

MATCH LINE SHEET 5

SP-83-332

SHEET 4 OF 5 SHEETS





LOCATION MAP

Zone Atlas Map No. E-21-Z & F-21-Z

SUBDIVISION DATA

Zone Atlas Index Nos.: E-21 and F-21
 Gross Subdivision Acreage: 29.8788 acres
 Total Number of Tracts created: 5
 Date of Survey: July 28, 1983

NOTES

1. Book of Bearings: plat of Tracts "H-1" and "I-1" ACADEMY PLACE, filed in the office of the County Clerk of Bernalillo County, New Mexico on April 30, 1982 in Book C-19, Page 132.
2. Distances are ground distances.
3. Elevations are field elevations (City of Albuquerque datum).
4. Number 5 rebar with plastic survey cap stamped "PE & LS 2455" were set on corners designated by a small solid circle.
5. Record bearings and distances are shown in parenthesis.
6. A Floating Drainage Easement is located upon Parcel I for the purpose of conveying storm runoff from Parcels II and IV to the Private Drainage Easement in Parcel I.
7. A Floating Drainage Easement is located upon Parcel II for the purpose of conveying storm runoff from Parcel IV to Parcel I.
8. Parcel II shall provide common parking areas and access drives for the use of Parcels I, III, and IV as shown on the Development Plan approved by the Environmental Planning Commission on October 20, 1983.
9. Parcel III shall provide common parking areas and access drives for the use of Parcel II as shown on the Development Plan approved by the Environmental Planning Commission on October 20, 1983.
10. Easements are reserved where required for future underground utilities.

EASEMENT NOTES

Underground Easements granted to Public Service Co. of New Mexico and Mountain States Telephone and Telegraph are listed in the record of Bernalillo County, New Mexico as follows:

- a) filed September 18, 1973 in Book Misc. 332, Pages 824-825, as Document No. 73602
- b) filed September 18, 1973 in Book Misc. 332, Pages 826-827, as Document No. 73603
- c) filed October 2, 1973 in Book Misc. 334, Pages 754-755, as Document No. 75779
- d) filed September 18, 1973 in Book Misc. 332, Pages 822-823, as Document No. 73601

All rights, title and interest in the above underground easements were quitclaimed by Mountain States Telephone and Telegraph Company in Quitclaim Deeds listed in the record of Bernalillo County, New Mexico, as follows:

- a) filed February 12, 1982 in Book D-157A, Pages 759-760 as Document No. 827773
- f) filed February 12, 1982 in Book D-157A, Pages 761-762 as Document No. 827774
- g) filed February 12, 1982 in Book D-157A, Pages 763-764 as Document No. 827775
- h) filed February 12, 1982 in Book D-157A, Pages 765-766 as Document No. 827776

SUBDIVISION PLAT
 OF
TRACTS "H-1" AND "I-1"
ACADEMY PLACE
 (Filed: April 30, 1982)
 WITHIN
SECTIONS 28 & 33, T11N, R4E, N.M.P.M.
 NOW COMPRISING
MOUNTAIN RUN SUBDIVISION
ALBUQUERQUE, NEW MEXICO
 OCTOBER 1983

83 79060

State of New Mexico } SS
 County of Bernalillo
 This instrument was filed for record
 on
 NOV 17 1983
 at the County Clerk's Office
 of Bernalillo County, New Mexico
 Clerk & Recorder
 Deputy Clerk

DESCRIPTION

A certain tract of land situate in Sections 28 and 33, T11N, R4E, N.M.P.M., in Albuquerque, New Mexico, being all of Tracts "H-1" and "I-1", ACADEMY PLACE, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on April 30, 1982, and being more particularly described by plat bearings and ground distances as follows:

BEGINNING at the southwest corner of the tract herein described, said corner being a point on the easterly right-of-way of Eubank Boulevard N.E. and also being the southwest corner of said Tract "I-1", whence the ACS Control Station 1-E21-A (having New Mexico State Plane Coordinates for Central Zone: X=418,573.86, Y=1,508,343.48) bears S89°29'35"W, 117.84 feet, and from said point of beginning running thence along said easterly right-of-way and also along the westerly boundary of said Tracts "I-1" and "H-1",
 N33°00'00"E, 1267.02 feet to a point of curvature; thence, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing
 N78°00'00"E, 35.36 feet to a point on the southerly right-of-way of Juan Tabo Boulevard, N.E. and also being a point on the northerly boundary of said Tract "H-1", thence continuing along said southerly right-of-way and also along the northerly boundary of said Tract "H-1",
 S67°00'00"E, 1025.00 feet to the northeast corner of the tract herein described, said corner being the northeast corner of said Tract "H-1", thence leaving said southerly right-of-way and continuing along the easterly boundary of said Tracts "I-1" and "H-1",
 S33°00'00"W, 929.20 feet to a point, thence,
 S72°52'00"W, 472.71 feet to the southeast corner of the tract herein described, said corner being the southeast corner of said Tract "I-1", thence continuing along the southerly boundary of said Tract "I-1",
 N67°00'00"W, 748.99 feet to the point and place of beginning.

Tract contains 29.8788 acres, more or less.

DEDICATION

The subdivision of the land hereon described is with free consent and in accordance with the desires of the undersigned owner(s) and proprietor(s) thereof and do hereby dedicate the public utility easements as shown hereon that includes easements for underground and buried service wires for electric power and telephone lines to be installed, maintained and serviced to provide electric and telephone service to the residents of the subdivision and including the right to ingress, egress and the right to trim or remove any interfering trees, shrubs or bushes.

Water Resources shall have the exclusive right to place underground utilities within six (6) feet of a public sanitary sewer line and four (4) feet of a public waterline, except for perpendicular crossings or where written approval has been obtained from the Water Resources Department.

Mountain Run Development Group

Ronald D. Campbell

State of Texas)

County of Harris)

The foregoing instrument was acknowledged before me this 7th day of November, 1983, by Ronald D. Campbell, President of Campbell and Company, Development Real Estate, Inc., on behalf of Mountain Run Development Group, a Texas General Partnership.

My Commission expires: 3-9-85

Sandra C. Hail
 Notary Public

Juan Tabo Development Group

Ronald D. Campbell
 State of Texas)

County of Harris)

The foregoing instrument was acknowledged before me this 7th day of November, 1983, by Ronald D. Campbell, President of Campbell and Company, Development Real Estate, Inc., on behalf of Juan Tabo Development Group, a Texas General Partnership.

My Commission expires: 3-9-85

Sandra C. Hail
 Notary Public

The Dawn Company

BOB SPOONER

State of New Mexico)
 County of Bernalillo)

The foregoing instrument was acknowledged before me this 7th day of November, 1983, by BOB SPOONER, VICE PRESIDENT of The Dawn Company.

My Commission expires: March 16, 1986

Paul L. Spahrman
 Notary Public

APPROVALS

<i>Eugene Maras</i> PLANNING DIRECTOR	DATE
<i>Frank J. Aguirre</i> CITY ENGINEER	11/15/83
<i>Frank J. Aguirre</i> A.M.A.E.C.A.	11/15/83
<i>Richard L. ...</i> TRAFFIC ENGINEER	11-15-83
<i>John ...</i> CITY SURVEYOR	11/14/83
<i>R. Elwell</i> PROPERTY MANAGEMENT	11/14/83
<i>R. J. ...</i> WATER RESOURCES DEPARTMENT	11/15/83
<i>Mate Calderon</i> PARKS & RECREATION DEPARTMENT	11/15/83
<i>Robin F. ...</i> PUBLIC SERVICE COMPANY OF NEW MEXICO	11-14-83
<i>James ...</i> GAS COMPANY OF NEW MEXICO	11-11-83
<i>John B. ...</i> MOUNTAIN BELL	11-15-83

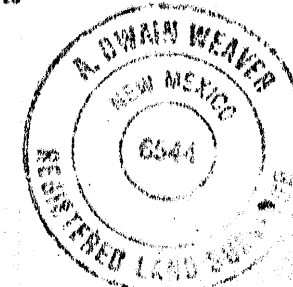
SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, under the laws of New Mexico, certify that I am a registered Land Surveyor, and that this plat was prepared by me or under my supervision, shows all easements of record, 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.

A. Dwain Weaver
 A. Dwain Weaver
 PLS No. 6544
 New Mexico

NOV 14 1983

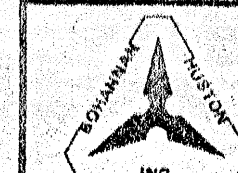
Date



Bohannon-Huston, Inc.
 4126 Carlisle Blvd., N.E.
 Albuquerque, NM 87107

SP-83-332

JOB NO. 31542



SHEET 1 OF 5 SHEETS

C22-124-1

83 79060

SUBDIVISION PLAT
OF
TRACTS "H-1" AND "I-1"
ACADEMY PLACE
(Filed: April 30, 1982)

WITHIN
SECTIONS 28 & 33, T11N, R4E, N.M.P.M.

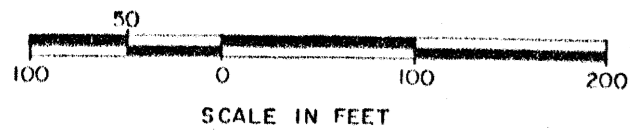
NOW COMPRISING

MOUNTAIN RUN SUBDIVISION

ALBUQUERQUE, NEW MEXICO
SCALE: 1"=100' OCTOBER 1983

State of New Mexico) SS
County of Bernalillo)
This instrument was filed for record
on NOV 17 1983
At 10 o'clock P.M. Recorded in Vol. 222
of records of said County Folio 124 245
Dwain Weaver, Clerk & Recorder
Deputy Clerk

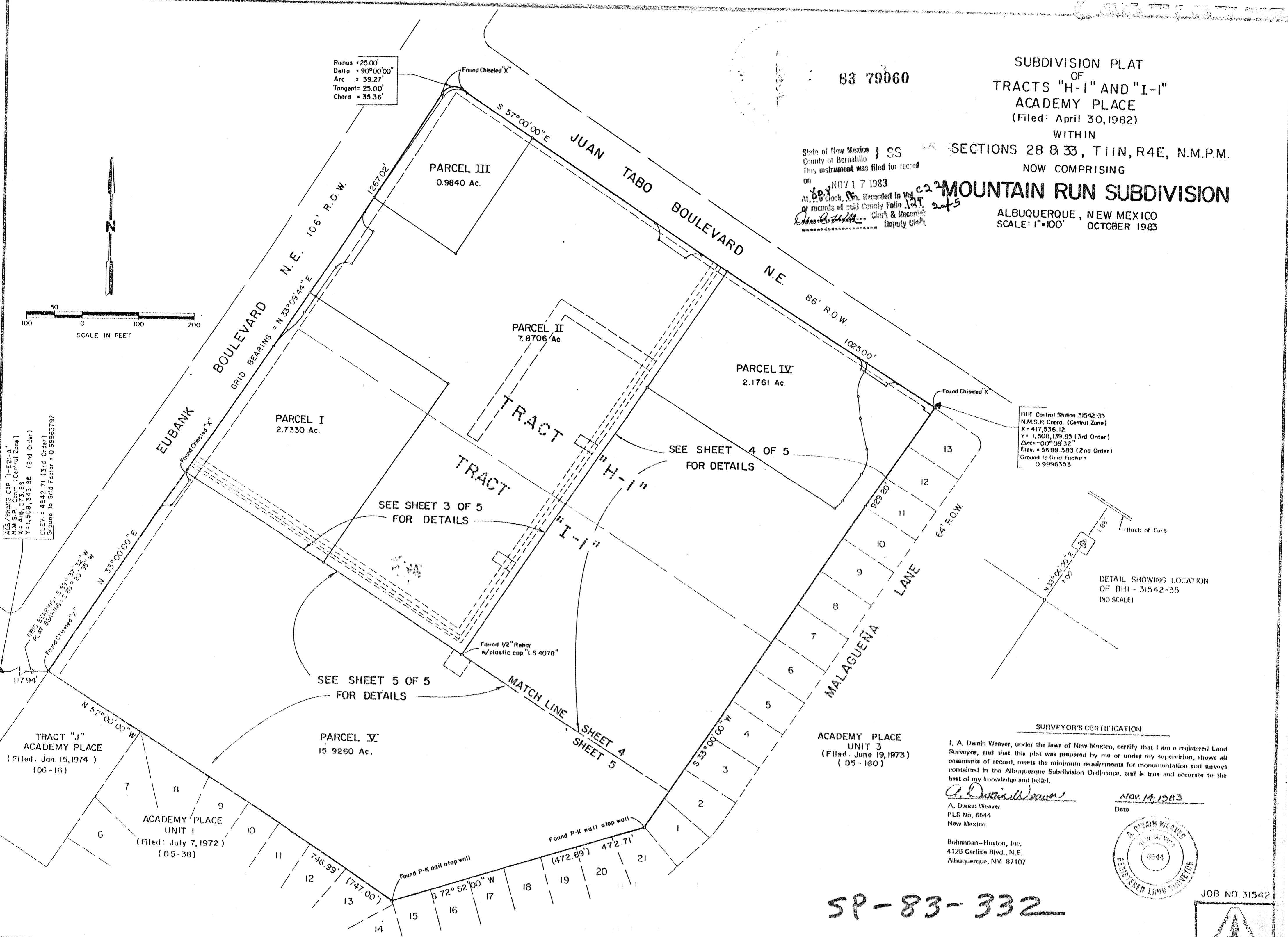
Radius = 25.00'
Delta = 90°00'00"
Arc = 39.27'
Tangent = 25.00'
Chord = 35.36'



ACS BRASS CAP "I-E21-A"
N.M.S.P. Coord. (Central Zone)
X = 417,536.12
Y = 1,508,159.95
ELEV. = 4842.71 (3rd Order)
Ground to Grid Factor = 0.99963797

BHI Control Station 31542-35
N.M.S.P. Coord. (Central Zone)
X = 417,536.12
Y = 1,508,159.95 (3rd Order)
Elev. = 4842.71 (3rd Order)
Ground to Grid Factor = 0.99963797

DETAIL SHOWING LOCATION
OF BHI - 31542-35
(NO SCALE)

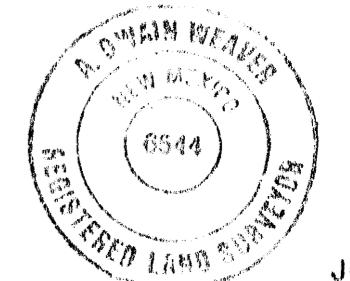


SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, under the laws of New Mexico, certify that I am a registered Land Surveyor, and that this plat was prepared by me or under my supervision, shows all encumbrances of record, 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.

A. Dwain Weaver
A. Dwain Weaver
PLS No. 6544
New Mexico

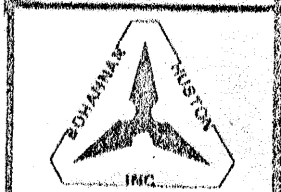
NOV 14 1983
Date



Bohannon-Huston, Inc.
4125 Carlisle Blvd., N.E.
Albuquerque, NM 87107

SP-83-332

JOB NO. 31542

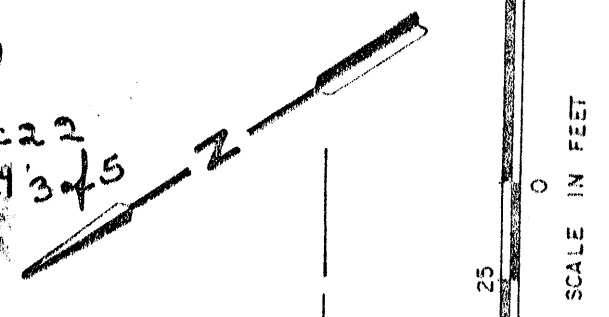


C22-124-2

SUBDIVISION PLAT
OF
TRACTS "H-1" AND "I-1"
ACADEMY PLACE
(Filed: April 30, 1982)
WITHIN
SECTIONS 28 & 33, T11N, R4E, N.M.P.M.
NOW COMPRISING
MOUNTAIN RUN SUBDIVISION
ALBUQUERQUE, NEW MEXICO
SCALE: 1"=50' OCTOBER 1983

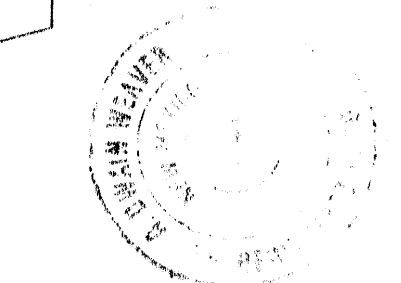
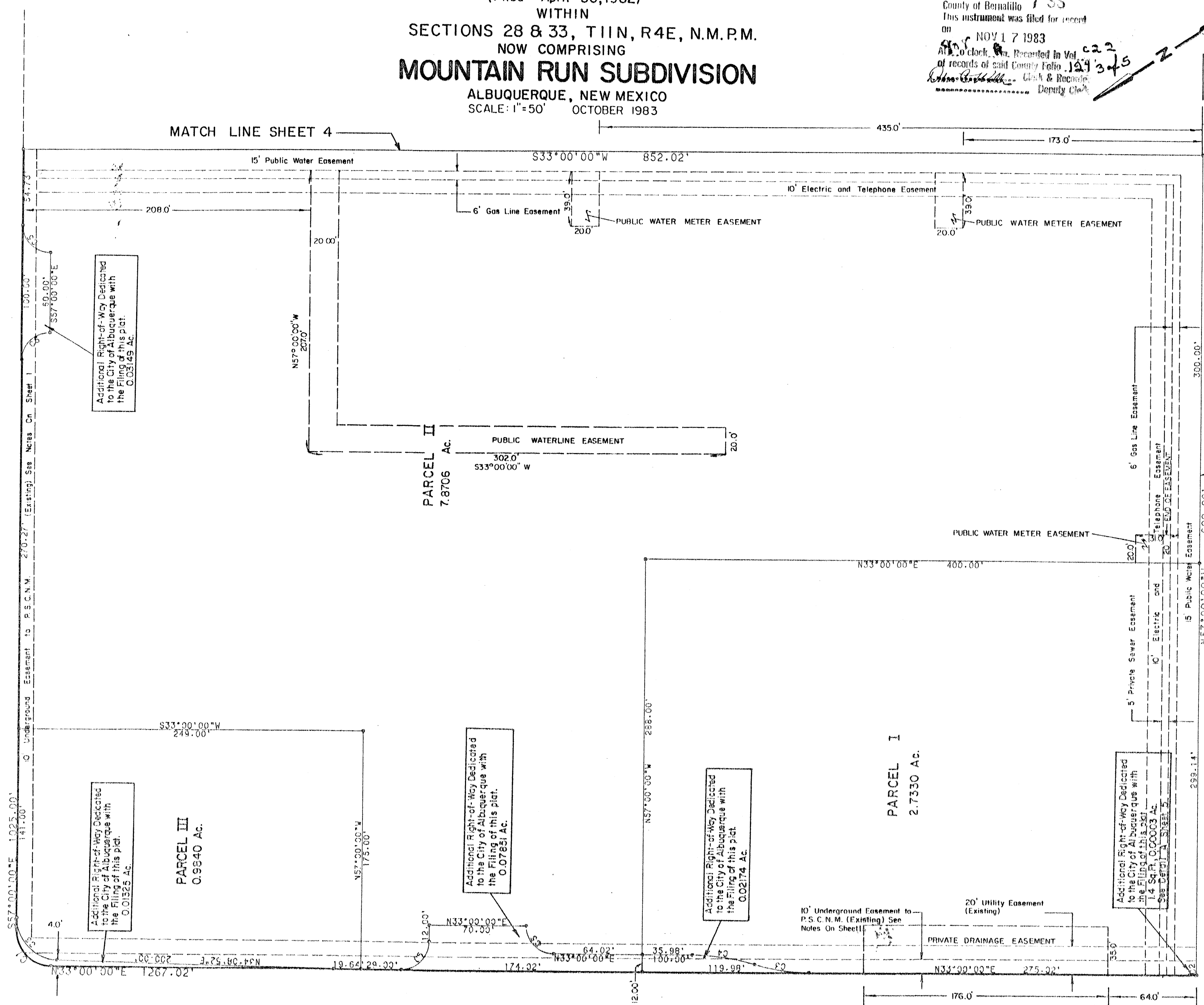
83 79060

State of New Mexico)
County of Bernalillo) SS
This instrument was filed for record
on NOV 17 1983
At 2:00 clock P.M. Recorded in Vol. ^{c22} 124
of records of said County Folio 345
Dwain Weaver, Clerk & Recorder
Deputy Clerk



CURVE DATA FOR THIS SHEET ONLY

NO.	RADIUS	ARC	CHORD	DELTA	TANGENT
1	25.00'	39.27'	50.36'	90°00'00"	25.00'
2	15.00'	23.07'	30.49'	126°16'	15.00'
3	140.00'	39.79'	9.60'	16°15'37"	20.00'
4	60.00'	46.41'	2.26'	16°15'37"	22.66'
5	30.00'	23.42'	2.26'	60°00'00"	20.00'
6	30.00'	46.82'	4.50'	88°31'03"	28.40'



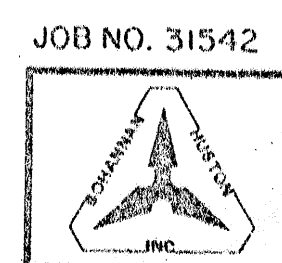
SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, under the laws of New Mexico, certify that I am a registered Land Surveyor, and that this plat was prepared by me or under my supervision, shows all easements of record, 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.

A. Dwain Weaver
A. Dwain Weaver
F.L.S. No. 6644
New Mexico
NOV 14 1983
Date

SP-83-332

Bohannon-Huston, Inc.
4125 Carlisle Blvd., N.E.
Albuquerque, NM 87107



C22-124-3

8-121-225

83 79060

SUBDIVISION PLAT
OF
TRACTS "H-1" AND "I-1"
ACADEMY PLACE

Filed: April 30, 1982)

SECTIONS 28 & 33, T11N, R 1E, N.M.P.M.

NOW COMPRISING

MOUNTAIN RUN SUBDIVISION

ALBUQUERQUE, NEW MEXICO
SCALE: 1"=50' OCTOBER 1983

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record
on NOV 17 1983
at the County Clerk's Office, County of Bernalillo, New Mexico
Deputy Clerk

Additional Right-of-Way Dedicated
to the City with the filing of this
Plat.
1.4 Sq. Ft., 0.00003 Ac.

DETAIL "A"
(N.T.S)

PARCEL I

PARCEL V

NOTE: 6" GAS LINE EASEMENT DEFINED ON E

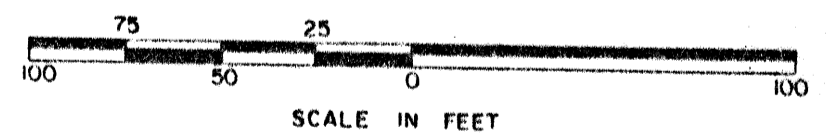
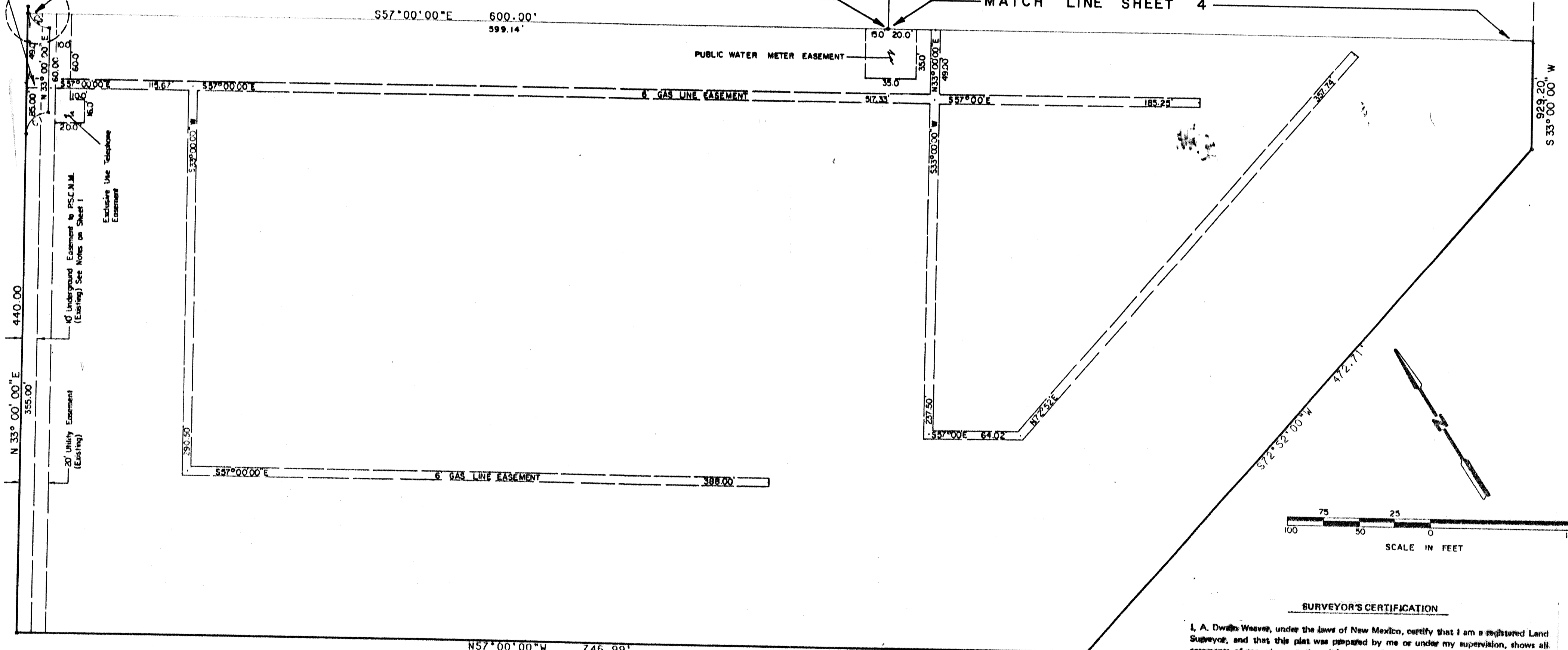
CURVE DATA FOR THIS SHEET ONLY

NR.	RADIUS	ARC	CHORD	DELTA	TANGENT
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C3	15.00'	18.46'	17.32'	70°31'44"	10.61'

Additional Right-of-Way Dedicated
to the City of Albuquerque with
the Filing of this plat. 002285 Ac.
See Detail "A" on this sheet

MATCH LINE SHEET 3

MATCH LINE SHEET 4



SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, under the laws of New Mexico, certify that I am a registered Land Surveyor, and that this plat was prepared by me or under my supervision, shows all easements of record, 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.

A. Dwain Weaver
A. Dwain Weaver
P.L.S. No. 6544
New Mexico
Date: NOV. 14, 1983

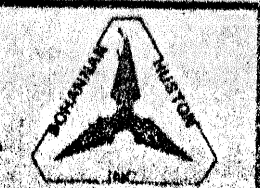


Bohannon-Huston, Inc.
4125 Carlisle Blvd., N.E.
Albuquerque, NM 87107

JOB NO. 31542

SP-83-332

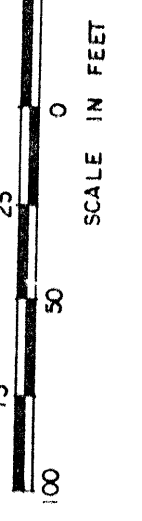
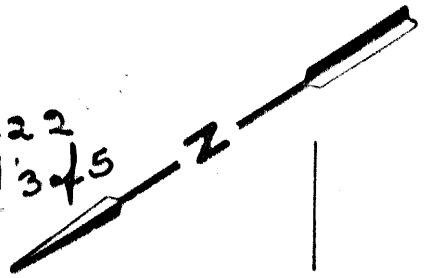
SHEET 5 OF 5 SHEETS



SUBDIVISION PLAT
OF
TRACTS "H-1" AND "I-1"
ACADEMY PLACE
(Filed: April 30, 1982)
WITHIN
SECTIONS 28 & 33, T11N, R4E, N.M.P.M.
NOW COMPRISING
MOUNTAIN RUN SUBDIVISION
ALBUQUERQUE, NEW MEXICO
SCALE: 1"=50' OCTOBER 1983

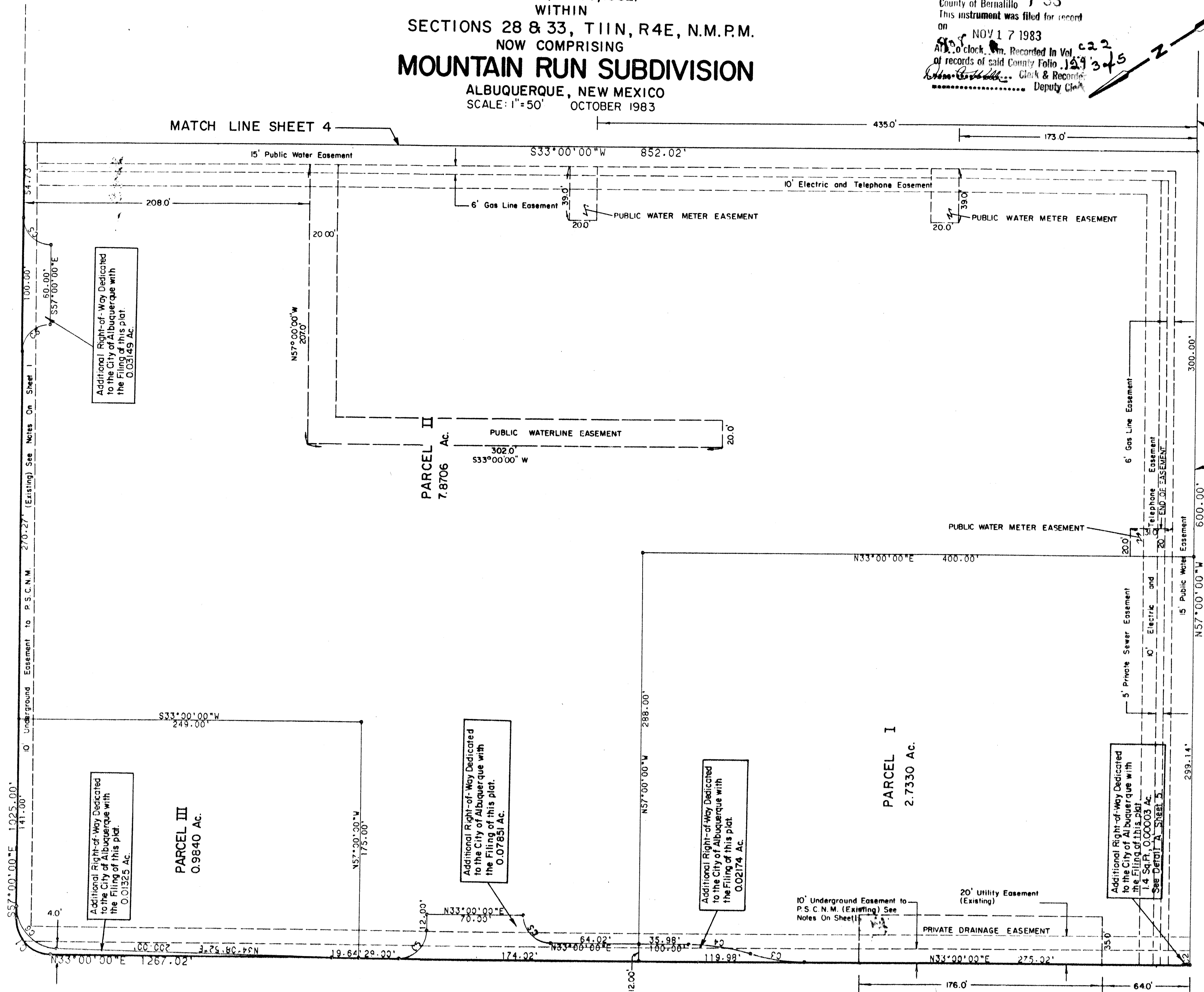
83 79060

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record
on NOV 17 1983
At 2:00 clock, P.M. Recorded in Vol. *c22*
of records of said County Folio *199 345*
Dwain Weaver Clerk & Recorder
Deputy Clerk



CURVE DATA FOR THIS SHEET ONLY

NR.	RADIUS	ARC	CHORD	DELTA	TANGENT
C1	25.00'	39.27'	35.36'	90°00'00"	25.00'
C2	15.00'	5.10'	5.07'	19°28'16"	2.57'
C3	140.00'	39.73'	39.60'	16°15'37"	20.00'
C4	160.00'	45.41'	45.25'	16°15'37"	22.88'
C5	20.00'	31.42'	28.28'	90°00'00"	20.00'
C6	30.00'	56.52'	42.00'	88°51'08"	29.50'



SURVEYOR'S CERTIFICATION
I, A. Dwain Weaver, under the laws of New Mexico, certify that I am a registered Land Surveyor, and that this plat was prepared by me or under my supervision, shows all easements of record, 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.

A. Dwain Weaver
A. Dwain Weaver
PLS No. 9544
New Mexico
Date NOV. 14, 1983

SP-83-332

Bohannon-Huston, Inc.
4125 Carlisle Blvd., N.E.
Albuquerque, NM 87107

JOB NO. 31542



SHEET 3 OF 5 SHEETS

C22-124-3

CURVE DATA FOR THIS SHEET ONLY

NR.	RADIUS	ARC	CHORD	DELTA	TANGENT
01	15.00'	23.56'	21.21'	90°00'00"	15.00'
02	49.00'	19.97'	19.83'	23°20'59"	10.13'
03	62.00'	49.03'	47.76'	45°18'30"	25.68'
04	68.50'	47.34'	46.40'	39°35'52"	24.66'
05	24.00'	16.82'	16.48'	40°09'00"	8.77'

83 79060

SUBDIVISION PLAT
OF
TRACTS "H-1" AND "I-1"
ACADEMY PLACE

(Filed: April 30, 1982)
WITHIN

SECTIONS 28 & 33, T11N, R4E, N.M.P.M.
NOW COMPRISING

MOUNTAIN RUN SUBDIVISION

ALBUQUERQUE, NEW MEXICO
SCALE: 1" = 50' OCTOBER 1983

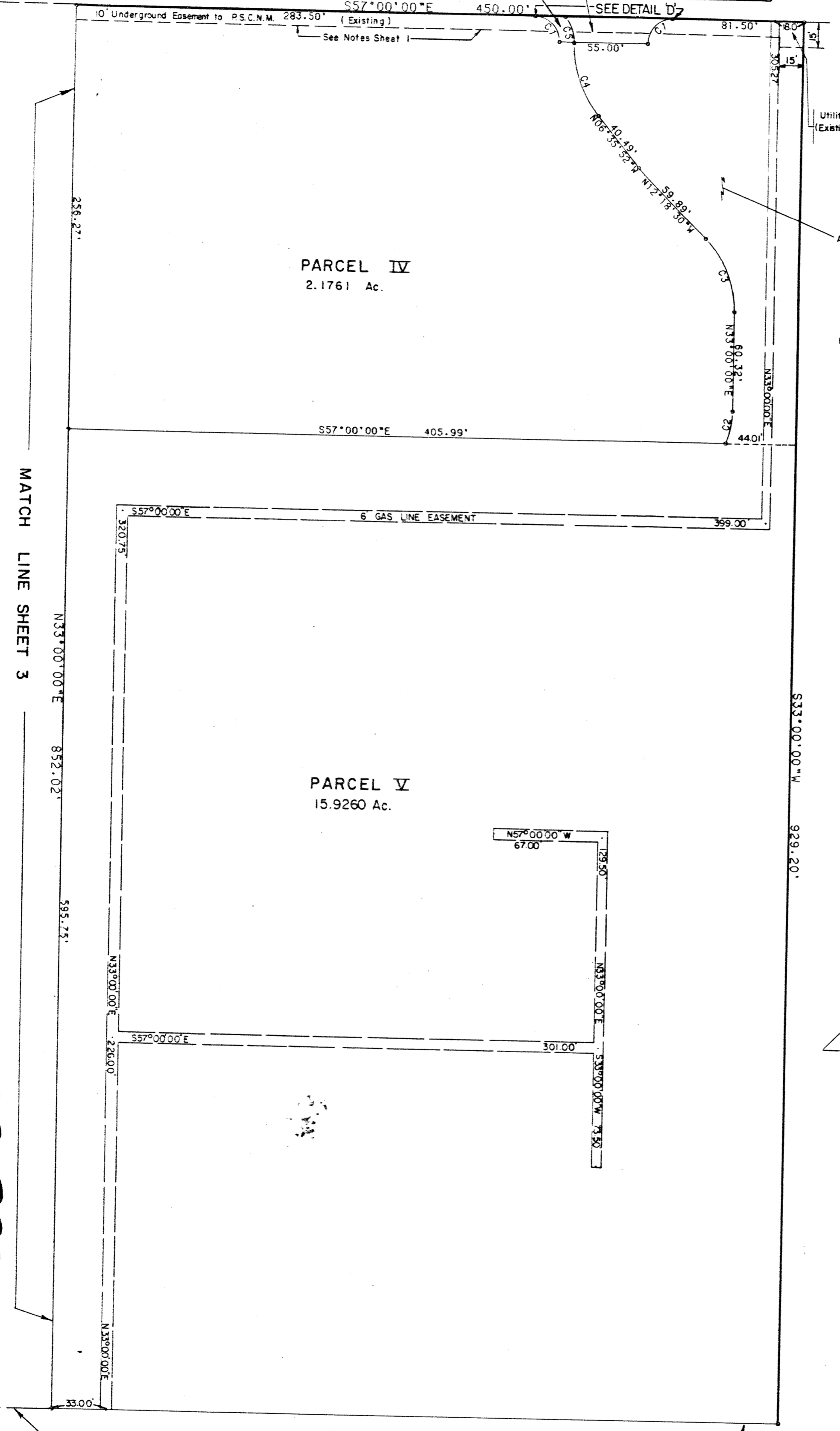
State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record

ON NOV 17 1983
At... o'clock... m. Recorded in Vol. **c 22**
of records of said County Folio **124**
Dwain Weaver Clerk & Recorder
Deputy Clerk

45

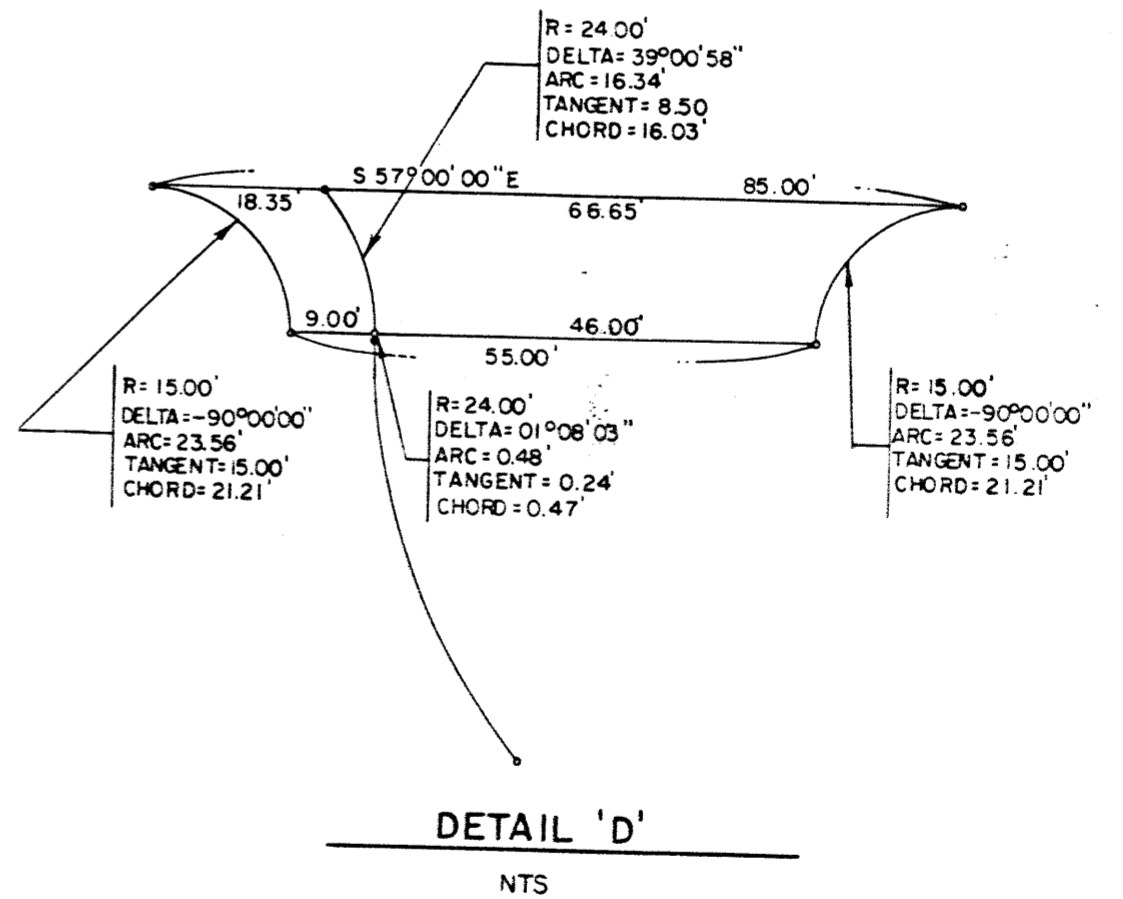
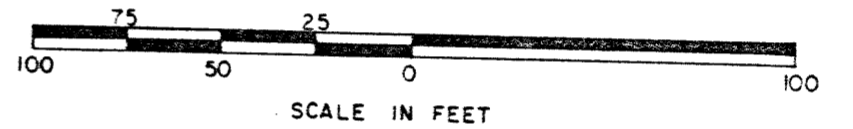
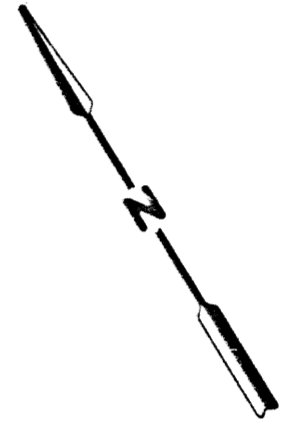
Additional Right-of-way Dedicated
to the City of Albuquerque with
the Filing of this plat.
0.00357 Ac.

Additional Right-of-way Dedicated
to the City of Albuquerque with
the Filing of this plat.
0.01758 Ac.



ACCESS EASEMENT FOR THE EXCLUSIVE USE OF PARCEL IV AND PARCEL V

NOTE: 6' GAS LINE EASEMENT DEFINED ON E



DETAIL 'D'

NTS

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, under the laws of New Mexico, certify that I am a registered Land Surveyor, and that this plat was prepared by me or under my supervision, shows all easements of record, 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.

A. Dwain Weaver
A. Dwain Weaver
PLS No. 6544
New Mexico

NOV. 14, 1983
Date

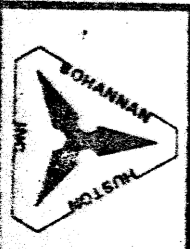
Bohannon-Huston, Inc.
4125 Carlisle Blvd., N.E.
Albuquerque, NM 87107

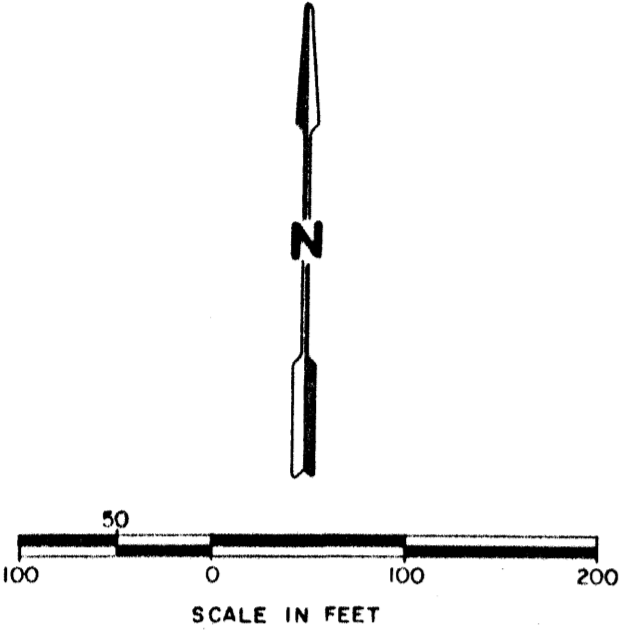


SP-83-332

SHEET 4 OF 5 SHEETS

JOB NO. 31542





Radius = 25.00'
Delta = 90°00'00"
Arc = 39.27'
Tangent = 25.00'
Chord = 35.36'

83 79060

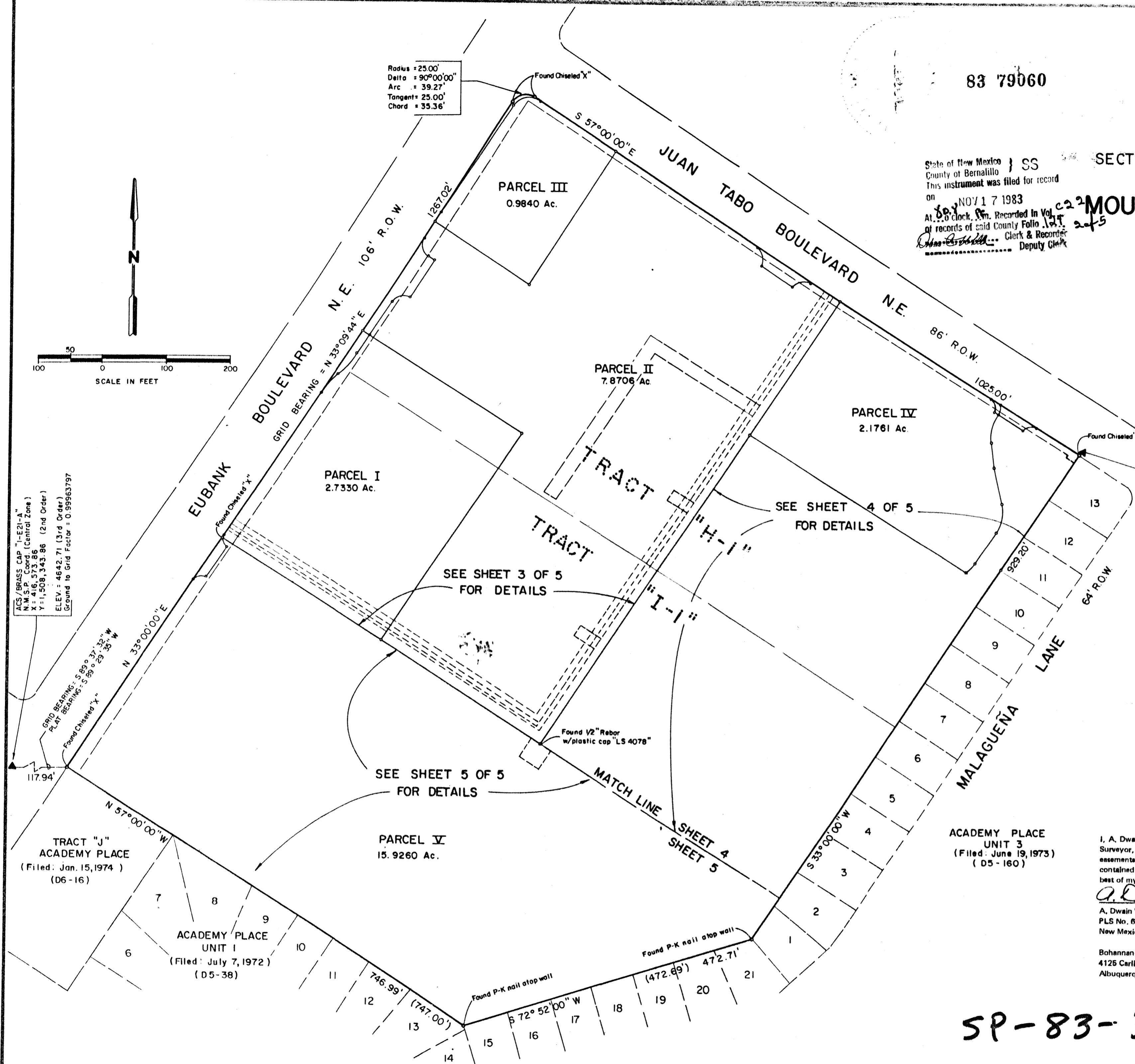
SUBDIVISION PLAT
OF
TRACTS "H-I" AND "I-I"
ACADEMY PLACE
(Filed: April 30, 1982)
WITHIN

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record
on NOV 17 1983
At 2:00 clock P.M. Recorded in Vol. 222
of records of said County Folio 147
Dwain Weaver, Clerk & Recorder
Deputy Clerk

SECTIONS 28 & 33, T11N, R4E, N.M.P.M.
NOW COMPRISING
MOUNTAIN RUN SUBDIVISION
ALBUQUERQUE, NEW MEXICO
SCALE: 1"=100' OCTOBER 1983

ACS BRASS CAP "1-E21-A"
N.M.S.P. Coord. (Central Zone)
X = 416,573.86
Y = 1,508,1543.86 (2nd Order)
ELEV. = 4842.71 (3rd Order)
Ground to Grid Factor = 0.99963797

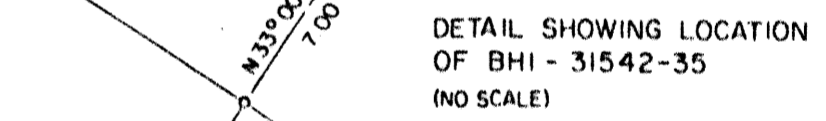
BHI Control Station 31542-35
N.M.S.P. Coord. (Central Zone)
X = 417,536.12
Y = 1,508,139.95 (3rd Order)
Elev. = 5699.383 (2nd Order)
Ground to Grid Factor = 0.9996353



SEE SHEET 4 OF 5 FOR DETAILS

SEE SHEET 3 OF 5 FOR DETAILS

SEE SHEET 5 OF 5 FOR DETAILS



TRACT "J" ACADEMY PLACE
(Filed: Jan. 15, 1974)
(06-16)

ACADEMY PLACE UNIT I
(Filed: July 7, 1972)
(05-38)

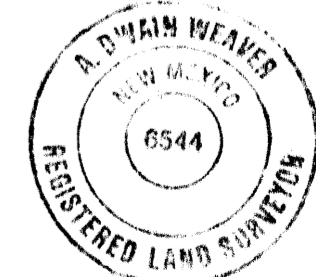
ACADEMY PLACE UNIT 3
(Filed: June 19, 1973)
(05-160)

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, under the laws of New Mexico, certify that I am a registered Land Surveyor, and that this plat was prepared by me or under my supervision, shows all easements of record, 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.

A. Dwain Weaver
A. Dwain Weaver
PLS No. 6544
New Mexico

NOV 14 1983
Date



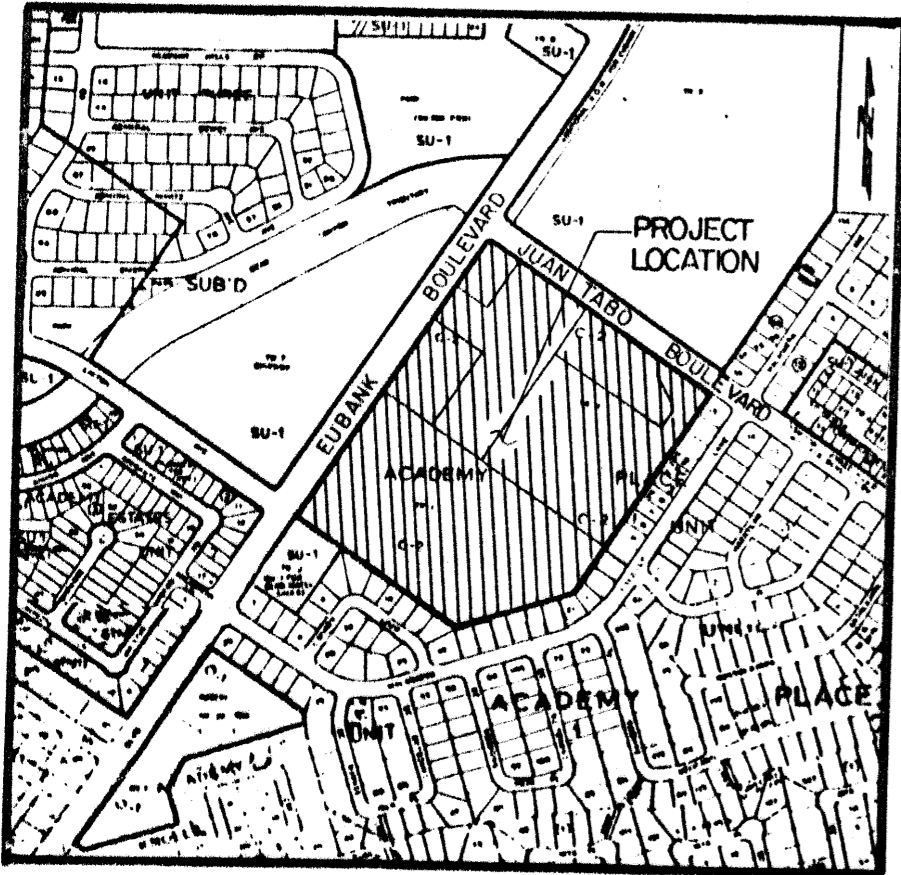
Bohannon-Huston, Inc.
4125 Carlisle Blvd., N.E.
Albuquerque, NM 87107

JOB NO. 31542

SP-83-332



C22-124-2



LOCATION MAP

Zone Atlas Map No. E-21-Z & F-21-Z

SUBDIVISION DATA

Zone Atlas Index Nos.: E-21 and F-21
 Gross Subdivision Acreage: 29.8788 acres
 Total Number of Tracts created: 5
 Date of Survey: July 28, 1983

NOTES

1. Basis of Bearings: plat of Tracts "H-1" and "I-1" ACADEMY PLACE, filed in the office of the County Clerk of Bernalillo County, New Mexico on April 30, 1982 in Book C-19, Page 132.
2. Distances are ground distances.
3. Elevations are field elevations (City of Albuquerque datum).
4. Number 5 rebar with plastic survey cap stamped "PE & LS 2455" were set on corners designated by a small solid circle.
5. Record bearings and distances are shown in parenthesis.
6. A Floating Drainage Easement is located upon Parcel I for the purpose of conveying storm runoff from Parcels II and IV to the Private Drainage Easement in Parcel I.
7. A Floating Drainage Easement is located upon Parcel II for the purpose of conveying storm runoff from Parcel IV to Parcel I.
8. Parcel II shall provide common parking areas and access drives for the use of Parcels I, III, and IV as shown on the Development Plan approved by the Environmental Planning Commission on October 20, 1983.
9. Parcel III shall provide common parking areas and access drives for the use of Parcel II as shown on the Development Plan approved by the Environmental Planning Commission on October 20, 1983.
10. Easements are reserved where required for future underground utilities.

EASEMENT NOTES

Underground Easements granted to Public Service Co. of New Mexico and Mountain States Telephone and Telegraph are listed in the record of Bernalillo County, New Mexico as follows:

- a) filed September 18, 1973 in Book Misc. 332, Pages 824-825, as Document No. 73602
- b) filed September 18, 1973 in Book Misc. 332, Pages 826-827, as Document No. 73603
- c) filed October 2, 1973 in Book Misc. 334, Pages 754-755, as Document No. 75779
- d) filed September 18, 1973 in Book Misc. 332, Pages 822-823, as Document No. 73601

All rights, title and interest in the above underground easements were quitclaimed by Mountain States Telephone and Telegraph Company in Quitclaim Deeds listed in the record of Bernalillo County, New Mexico, as follows:

- a) filed February 12, 1982 in Book D-157A, Pages 759-760 as Document No. 827773
- b) filed February 12, 1982 in Book D-157A, Pages 761-762 as Document No. 827774
- c) filed February 12, 1982 in Book D-157A, Pages 763-764 as Document No. 827775
- d) filed February 12, 1982 in Book D-157A, Pages 765-766 as Document No. 827776

**SUBDIVISION PLAT
 OF
 TRACTS "H-1" AND "I-1"
 ACADEMY PLACE**

(Filed: April 30, 1982)

WITHIN

SECTIONS 28 & 33, T11N, R4E, N.M.P.M.

NOW COMPRISING

MOUNTAIN RUN SUBDIVISION

ALBUQUERQUE, NEW MEXICO

OCTOBER 1983

83 79060

State of New Mexico } SS
 County of Bernalillo }
 This instrument was filed for record
 on NOV 17 1983
 at the County Clerk's Office
 of records of said County Roll No. 121
 Clerk & Recorder
 Deputy Clerk

DESCRIPTION

A certain tract of land situate in Sections 28 and 33, T11N, R4E, N.M.P.M., in Albuquerque, New Mexico, being all of Tracts "H-1" and "I-1", ACADEMY PLACE, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on April 30, 1982, and being more particularly described by plat bearings and ground distances as follows:

BEGINNING at the southwest corner of the tract herein described, said corner being a point on the easterly right-of-way of Eubank Boulevard N.E. and also being the southwest corner of said Tract "I-1", whence the ACS Control Station 1-E21-A (having New Mexico State Plane Coordinates for Central Zone: X=416,573.86, Y=1,508,343.48) bears S89°29'36"W, 117.94 feet, and from said point of beginning running thence along said easterly right-of-way and also along the westerly boundary of said Tracts "I-1" and "H-1", N33°00'00"E, 1267.02 feet to a point of curvature; thence, 39.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord bearing N78°00'00"E, 35.36 feet to a point on the southerly right-of-way of Juan Tabo Boulevard, N.E. and also being a point on the northerly boundary of said Tract "H-1", thence continuing along said southerly right-of-way and also along the northerly boundary of said Tract "H-1", S67°00'00"E, 1025.00 feet to the northeast corner of the tract herein described, said corner being the northeast corner of said Tract "H-1", thence leaving said southerly right-of-way and continuing along the easterly boundary of said Tracts "I-1" and "H-1", S33°00'00"W, 929.20 feet to a point, thence, S72°52'00"W, 472.71 feet to the southeast corner of the tract herein described, said corner being the southeast corner of said Tract "I-1", thence continuing along the southerly boundary of said Tract "I-1", N57°00'00"W, 746.99 feet to the point and place of beginning.

Tract contains 29.8788 acres, more or less.

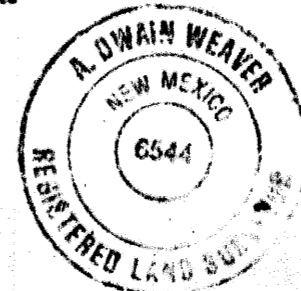
APPROVALS

<i>Eugene Mares</i>	PLANNING DIRECTOR	DATE
<i>Frank J. Aguirre</i>	CITY ENGINEER	11/15/83
<i>Frank J. Aguirre</i>	A.M.A.E.C.A.	11/15/83
<i>Robert J. ...</i>	TRAINING ENGINEER	11-15-83
<i>Bob ...</i>	CITY SURVEYOR	11/14/83
<i>R. E. ...</i>	PROPERTY MANAGEMENT	11/14/83
<i>R. J. ...</i>	WATER RESOURCES DEPARTMENT	11/15/83
<i>Mark ...</i>	PARKS & RECREATION DEPARTMENT	11-14-83
<i>Rubin F. ...</i>	PUBLIC SERVICE COMPANY OF NEW MEXICO	11-11-83
<i>John ...</i>	GAS COMPANY OF NEW MEXICO	11-15-83
<i>Leah ...</i>	MOUNTAIN BELL	

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, under the laws of New Mexico, certify that I am a registered Land Surveyor, and that this plat was prepared by me or under my supervision, shows all easements of record, 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.

A. Dwain Weaver
 A. Dwain Weaver
 PLS No. 6544
 New Mexico
 Date NOV. 14, 1983



DEDICATION

The subdivision of the land hereon described is with free consent and in accordance with the desires of the undersigned owner(s) and proprietor(s) thereof and do hereby dedicate the public utility easements as shown hereon that includes easements for underground and buried service wires for electric power and telephone lines to be installed, maintained and serviced to provide electric and telephone service to the residents of the subdivision and including the right to ingress, egress and the right to trim or remove any interfering trees, shrubs or bushes.

Water Resources shall have the exclusive right to place underground utilities within six (6) feet of a public sanitary sewer line and four (4) feet of a public waterline, except for perpendicular crossings or where written approval has been obtained from the Water Resources Department.

Mountain Run Development Group

Ronald D. Campbell
 Ronald D. Campbell
 State of Texas)
 County of Harris)

The foregoing instrument was acknowledged before me this 7th day of November, 1983, by Ronald D. Campbell, President of Campbell and Company, Development Real Estate, Inc., on behalf of Mountain Run Development Group, a Texas General Partnership.

My Commission expires: 3-9-85

Sandra E. Hail
 Sandra E. Hail
 Notary Public

Juan Tabo Development Group

Ronald D. Campbell
 Ronald D. Campbell
 State of Texas)
 County of Harris)

The foregoing instrument was acknowledged before me this 7th day of November, 1983, by Ronald D. Campbell, President of Campbell and Company, Development Real Estate, Inc., on behalf of Juan Tabo Development Group, a Texas General Partnership.

My Commission expires: 3-9-85

Sandra E. Hail
 Sandra E. Hail
 Notary Public

The Dawn Company

Bob Spooner
 BOB SPOONER
 State of New Mexico)
 County of Bernalillo)

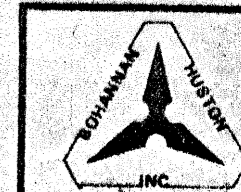
The foregoing instrument was acknowledged before me this 7th day of November, 1983, by BOB SPOONER, VICE PRESIDENT of the Dawn Company.

My Commission expires: March 16, 1986

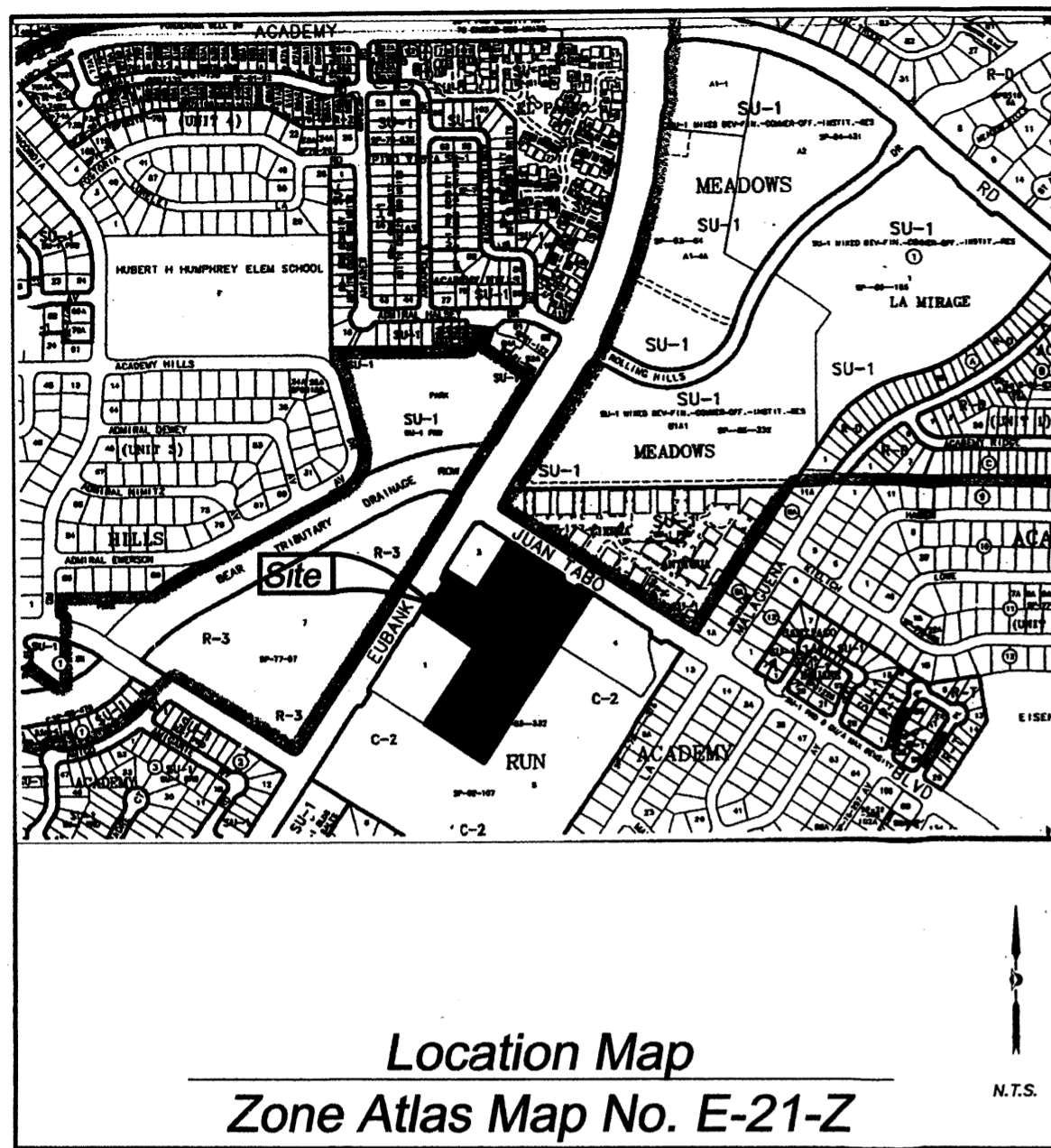
Paul E. Spooner
 Paul E. Spooner
 Notary Public

SP-83-332

JOB NO. 31542



C22-124-1



Plat of
 Parcels II-A & II-B
**Mountain Run
 Subdivision**
 Albuquerque, Bernalillo County, New Mexico
 November 2004

Project No. 1002047

Application No. 05-00312

Utility Approvals	
<i>[Signature]</i> PNM ELECTRIC AND GAS SERVICES	11-30-04 DATE
<i>[Signature]</i> QWEST TELECOMMUNICATIONS	11-30-04 DATE
<i>[Signature]</i> COMCAST	2-22-05 DATE
City Approvals	
<i>[Signature]</i> CITY SURVEYOR	11-24-04 DATE
<i>[Signature]</i> TRAFFIC ENGINEERING TRANSPORTATION DIVISION	3-2-05 DATE
<i>[Signature]</i> UTILITY DEVELOPMENT	10-12-05 DATE
<i>[Signature]</i> PARKS AND RECREATION DEPARTMENT	3/2/05 DATE
<i>[Signature]</i> AMAFCA	3/2/05 DATE
<i>[Signature]</i> CITY ENGINEER	3/2/05 DATE
<i>[Signature]</i> DRB CHAIRPERSON, PLANNING DEPARTMENT	3/2/05 DATE

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 7.8682 ACRES
 ZONE ATLAS INDEX NO: E-21-Z
 NO. OF TRACTS CREATED: 2
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: MARCH 1999, FIELD VERIFIED AUGUST 2002.
 TALOS LOG #200200442295

**Zone C-2
 Notes:**

- FIELD SURVEY PERFORMED ON AUGUST 2002.
- ALL BEARINGS ARE GRID BEARINGS: N.M. STATE PLANE COORDINATES, CENTRAL ZONE-NAD 1927.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THIS PROPERTY LIES WITHIN PROJECTED SECTION 28, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, ELENA GALLEGOS GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.

Disclosure Statement

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING ONE PARCEL INTO TWO NEW PARCELS, VACATE AN EXISTING WATERLINE EASEMENT AND GRANT A NEW PUBLIC WATERLINE EASEMENT.

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:
- 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.
 - PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
 - 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.
 - 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 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 ERRECTED 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 OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

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 LYING AND SITUATE WITHIN PROJECTED SECTION 28, TOWNSHIP 11 NORTH, RANGE 4 EAST, ELENA GALLEGOS GRANT, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF PARCEL II, MOUNTAIN RUN SUBDIVISION, 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 DECEMBER 8, 1983, IN VOLUME C22, FOLIO 148, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT THE WEST CORNER OF SAID PARCEL LYING ON THE EAST RIGHT OF WAY LINE OF EUBANK BOULEVARD, N.E., MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993" FROM WHENCE A TIE TO ALBUQUERQUE CONTROL SURVEY MONUMENT "12-E21" BEARS N 31°20'13" E, A DISTANCE OF 210.86 FEET
- THENCE S 57°50'02" E, LEAVING SAID RIGHT OF WAY, A DISTANCE OF 175.00 FEET TO A POINT MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993";
- THENCE N 32°58'08" E A DISTANCE OF 249.00 FEET TO THE NORTERN MOST CORNER LYING ON THE THE SOUTH RIGHT OF WAY LINE OF JUAN TABO BOULEVARD, N.E. MARKED BY A FOUND CHISELED "X" IN CONCRETE;
- THENCE S 57°00'00" E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 270.40 FEET TO A POINT OF CURVEATURE MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993";
- THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 31.42 FEET, A RADIUS OF 20.00 FEET, A CHORD BEARING OF S 11°59'41" E A CHORD DISTANCE OF 28.29 FEET, AND A DELTA ANGLE OF 90°00'00" TO A POINT MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993";
- THENCE S 57°00'00" E, A DISTANCE OF 60.00 FEET TO A POINT OF CURVATURE MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993";
- THENCE ALONG A NON TANGENT CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 31.42 FEET, A RADIUS OF 20.00 FEET, A CHORD BEARING OF N 77°59'58" E, A CHORD DISTANCE OF 28.28 FEET AND A DELTA ANGLE OF 90°00'00" TO A POINT MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993"
- THENCE S 57°00'00" E A DISTANCE OF 54.73 FEET TO THE NORTHEAST CORNER OF SAID PARCEL MARKED BY A FOUND CHISELED "X" IN CONCRETE;
- THENCE S 33°00'00" W, LEAVING SAID RIGHT OF WAY LINE, A DISTANCE OF 852.02 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993";
- THENCE N 57°00'09" W, A DISTANCE OF 299.39 FEET TO A POINT MARKED BY A FOUND CHISELED "X" IN CONCRETE;
- THENCE N 32°54'42" E, A DISTANCE OF 400.01 FEET TO A POINT MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993";
- THENCE N 57°00'09" W, A DISTANCE OF 299.39 FEET TO A POINT LYING ON THE EAST RIGHT OF WAY LINE OF EUBANK BOULEVARD, N.E., MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993"
- THENCE N 33°00'00" E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 64.02 FET TO A POINT OF CURVATURE MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993";
- THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 31.42 FEET, A RADIUS OF 20.00 FEET, A CHORD BEARING OF N 77°59'58" E, A CHORD DISTANCE OF 28.28 FEET AND A DELTA ANGLE OF 90°00'00" TO A POINT MARKED BY A SET REBAR WITH PLASTIC CAP "PS 11993";
- THENCE N 33°00'00" E, A DISTANCE OF 70.00 FEET TO A POINT OF CURVATURE MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993"
- THENCE N 57°00'00" W, A DISTANCE OF 12.00 FEET TO A POINT MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993"
- THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 31.42 FEET, A RADIUS OF 20.00 FEET, A CHORD BEARING OF N 12°00'02" W, A CHORD DISTANCE OF 28.28 FEET AND A DELTA ANGLE OF 90°00'00" TO A POINT MARKED BY A SET REBAR WITH PLASTIC CAP "PS 11993";
- THENCE N 32°59'58" E A DISTANCE OF 29.00 FEET TO THE POINT OF BEGINNING CONTAINING 7.8682 ACRES MORE OR LESS, NOW COMPRISING PARCELS II-A AND II-B, MOUNTAIN RUN SUBDIVISION.

Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. 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 OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

[Signature]
 PAUL E. BLANCHARD
 MANAGING GENERAL PARTNER
 MOUNTAIN RUN PARTNERS, LTD.
 11-10-04
 DATE

Acknowledgment

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF NOVEMBER 2004 BY
 PAUL E. BLANCHARD, MANAGING GENERAL PARTNER, MOUNTAIN RUN PARTNERS, LTD.

BY *[Signature]* MY COMMISSION EXPIRES: 02/22/05
 NOTARY PUBLIC

THIS IS TO CERTIFY THAT
 PAID ON UPC # 102106221009039116
 PROPERTY OWNER OF REC:
Mountain Run Partners LTD
 BERNALILLO COUNTY TREASURER
[Signature] 10/13/05

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 MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

[Signature] 11/02/04
 LARRY W. MEDRANO
 N.M.P.S. No. 11993
 DATE

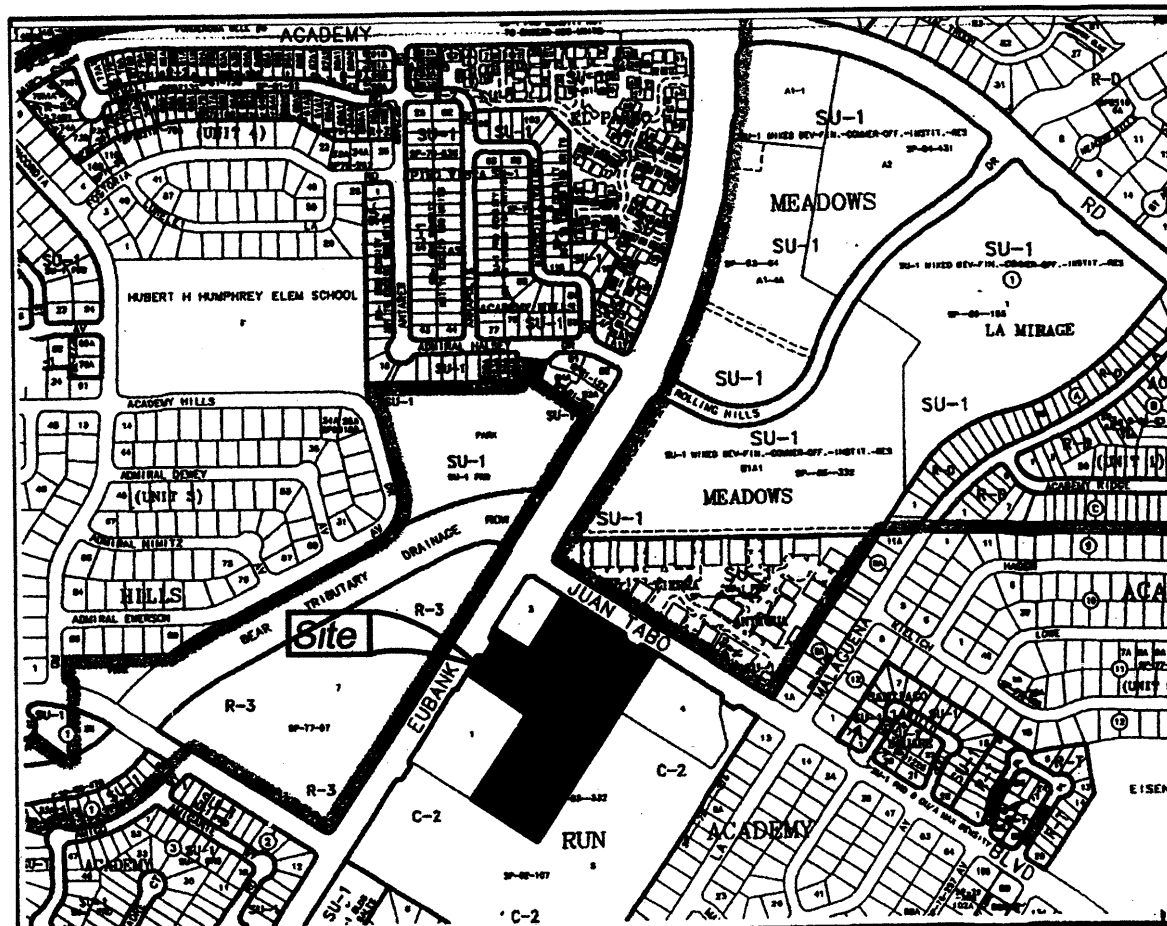
PRECISION SURVEYS, INC.

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

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 LAND DEVELOPMENT SECTION

Sheet 1 of 2

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Location Map
Zone Atlas Map No. E-21-Z

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 7.8682 ACRES±
 ZONE ATLAS INDEX NO: E-21-Z
 NO. OF TRACTS CREATED: 2
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: MARCH 1999, FIELD VERIFIED AUGUST 2002.
 TALOS LOG #2002004442295

Zone Notes:

1. FIELD SURVEY PERFORMED ON AUGUST 2002.
2. ALL BEARINGS ARE GRID BEARINGS: N.M. STATE PLANE COORDINATES, CENTRAL ZONE-NAD 1927.
3. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
4. THIS PROPERTY LIES WITHIN PROJECTED SECTION 28, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, ELENA GALLEGOS GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
5. PLAT SHOWS ALL EASEMENTS OF RECORD.

Disclosure Statement

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING ONE PARCEL INTO TWO NEW PARCELS, VACATE AN EXISTING WATERLINE EASEMENT AND GRANT A NEW PUBLIC WATERLINE EASEMENT.

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

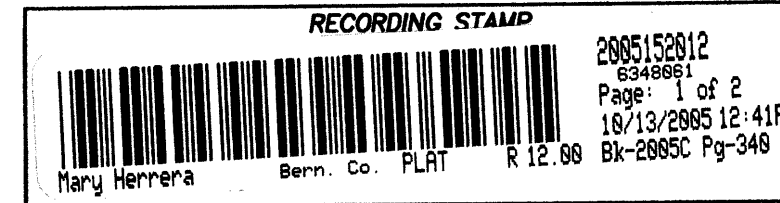
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

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 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 ERRECTED 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 OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

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 LYING AND SITUATE WITHIN PROJECTED SECTION 28, TOWNSHIP 11 NORTH, RANGE 4 EAST, ELENA GALLEGOS GRANT, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF PARCEL II, MOUNTAIN RUN SUBDIVISION, 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 DECEMBER 8, 1983, IN VOLUME C22, FOLIO 148, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST CORNER OF SAID PARCEL LYING ON THE EAST RIGHT OF WAY LINE OF EUBANK BOULEVARD, N.E., MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993" FROM WHENCE A TIE TO ALBUQUERQUE CONTROL SURVEY MONUMENT "12-E21" BEARS N 31°20'13" E, A DISTANCE OF 210.86 FEET

THENCE S 57°50'02" E, LEAVING SAID RIGHT OF WAY, A DISTANCE OF 175.00 FEET TO A POINT MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 32°58'08" E A DISTANCE OF 249.00 FEET TO THE NORTERN MOST CORNER LYING ON THE THE SOUTH RIGHT OF WAY LINE OF JUAN TABO BOULEVARD, N.E. MARKED BY A FOUND CHISELED "X" IN CONCRETE;

THENCE S 57°00'00" E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 270.40 FEET TO A POINT OF CURVATURE MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 31.42 FEET, A RADIUS OF 20.00 FEET, A CHORD BEARING OF S 11°59'41" E A CHORD DISTANCE OF 28.29 FEET, AND A DELTA ANGLE OF 90°00'00" TO A POINT MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 57°00'00" E, A DISTANCE OF 60.00 FEET TO A POINT OF CURVATURE MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A NON TANGENT CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 31.42 FEET, A RADIUS OF 20.00 FEET, A CHORD BEARING OF N 77°59'58" E, A CHORD DISTANCE OF 28.28 FEET AND A DELTA ANGLE OF 90°00'00" TO A POINT MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993"

THENCE S 57°00'00" E A DISTANCE OF 54.73 FEET TO THE NORTHEAST CORNER OF SAID PARCEL MARKED BY A FOUND CHISELED "X" IN CONCRETE;

THENCE S 33°00'00" W, LEAVING SAID RIGHT OF WAY LINE, A DISTANCE OF 852.02 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 57°00'09" W, A DISTANCE OF 299.39 FEET TO A POINT MARKED BY A FOUND CHISELED "X" IN CONCRETE;

THENCE N 32°54'42" E, A DISTANCE OF 400.01 FEET TO A POINT MARKED BY A SET REBAR WITH YELLOW PLASTIC CAP "PS 11993";

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Free Consent

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Paul E. Blanchard
 11-10-04
 PAUL E. BLANCHARD
 MANAGING GENERAL PARTNER
 MOUNTAIN RUN PARTNERS, LTD.

Acknowledgment

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF NOVEMBER 2004 BY PAUL E. BLANCHARD, MANAGING GENERAL PARTNER, MOUNTAIN RUN PARTNERS, LTD.
 BY *Paul E. Blanchard* MY COMMISSION EXPIRES: 02/22/05
 NOTARY PUBLIC

Plat of
 Parcels II-A & II-B
Mountain Run
 Subdivision

Albuquerque, Bernalillo County, New Mexico
 November 2004

Project No. 1002047

Application No. 05-00312

Utility Approvals

<i>James Cook</i>	11-30-04
PNM ELECTRIC AND GAS SERVICES	DATE
<i>David R. Muller</i>	11-30-04
QWEST TELECOMMUNICATIONS	DATE
<i>Yvonne Burson</i>	2-22-05
COMCAST	DATE

City Approvals

<i>John B. Fitch</i>	11-24-04
CITY SURVEYOR	DATE
<i>Ryan A. Sheen</i>	3-2-05
TRAFFIC ENGINEERING TRANSPORTATION DIVISION	DATE
<i>Christina Sandoval</i>	10-12-05
UTILITY DEVELOPMENT	DATE
<i>Bradley T. Bingham</i>	3/2/05
CHRISTIAN AND RECREATION DEPARTMENT	DATE
<i>Bradley T. Bingham</i>	3/2/05
AMAFCA	DATE
<i>Sheran Watson</i>	3/2/05
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

THIS IS TO CERTIFY THAT
 PAID ON UPC # 102106221009039116
 PROPERTY OWNER OF RECORD
 Mountain Run Partners LTD
 BERNALILLO COUNTY TREASURER'S OFFICE
 Francisco Jarama 10/13/05

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 MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS 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 11/02/04
 LARRY W. MEDRANO
 N.M.P.S. No. 11993

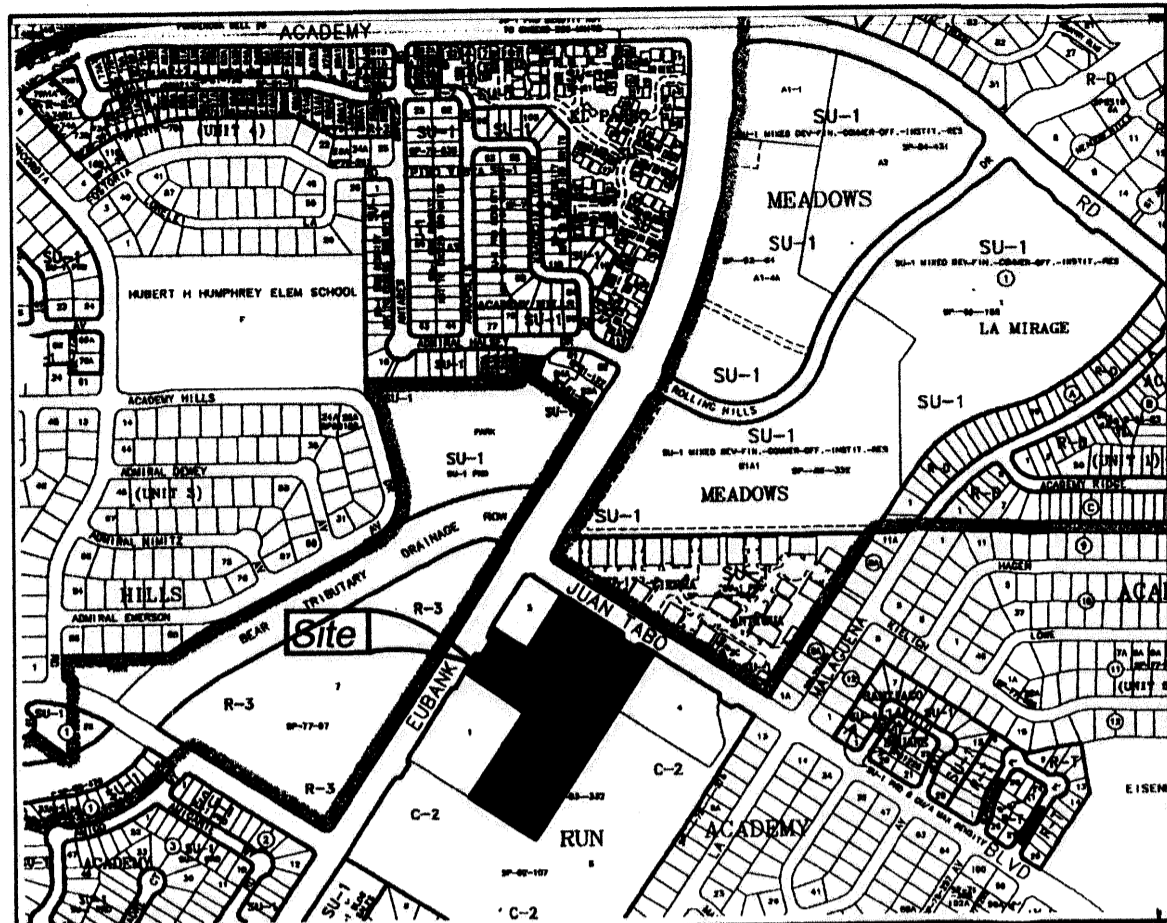


PRECISION SURVEYS, INC.

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

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 LAND DEVELOPMENT SECTION

Sheet 1 of 2



Location Map
Zone Atlas Map No. E-21-Z

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 7.8682 ACRES±
 ZONE ATLAS INDEX NO: E-21-Z
 NO. OF TRACTS CREATED: 2
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0
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 TALOS LOG #2002004442295

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RECORDING STAMP

Legal Description

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Paul E. Blanchard
 11-10-04
 PAUL E. BLANCHARD
 MANAGING GENERAL PARTNER
 MOUNTAIN RUN PARTNERS, LTD.
 DATE

Acknowledgment

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10th DAY OF November 2004 BY
 PAUL E. BLANCHARD, MANAGING GENERAL PARTNER, MOUNTAIN RUN PARTNERS, LTD.
 BY *Patricia* MY COMMISSION EXPIRES: 02/21/05
 NOTARY PUBLIC

Plat of
 Parcels II-A & II-B
**Mountain Run
 Subdivision**

Albuquerque, Bernalillo County, New Mexico
 November 2004

Project No. 1002047

Application No. PRELIMINARY PLAT *FINAL*

Utility Approvals APPROVED BY DRB
ON 3/2/05

PNM ELECTRIC AND GAS SERVICES DATE
Paul E. Blanchard 11-30-04
 QWEST TELECOMMUNICATIONS DATE

COMCAST DATE
 City Approvals
Paul E. Blanchard 11-24-04
 CITY SURVEYOR DATE

TRAFFIC ENGINEERING TRANSPORTATION DIVISION DATE

UTILITY DEVELOPMENT DATE

PARKS AND RECREATION DEPARTMENT DATE

AMAFCA DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

TREASURER'S CERTIFICATE

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 MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS 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 11/02/04
 LARRY W. MEDRANO
 N.M.P.S. No. 11993
 DATE



PRECISION SURVEYS, INC.

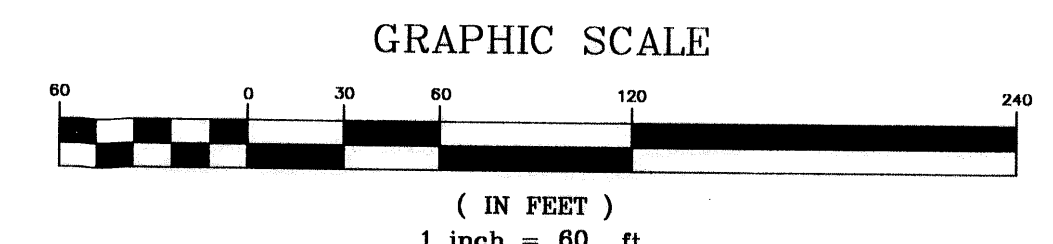
8414-D JEFFERSON ST., N.E. PHONE 505 856 5700
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Plat of
Parcels II-A & II-B
Mountain Run
Subdivision

Albuquerque, Bernalillo County, New Mexico
 November 2004

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
●	DENOTES REBAR W/CAP "PS 11993" SET THIS SURVEY UNLESS OTHERWISE NOTED



PRECISION SURVEYS, INC.

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

Project No. **1002047**
 Sheet 2 of 2

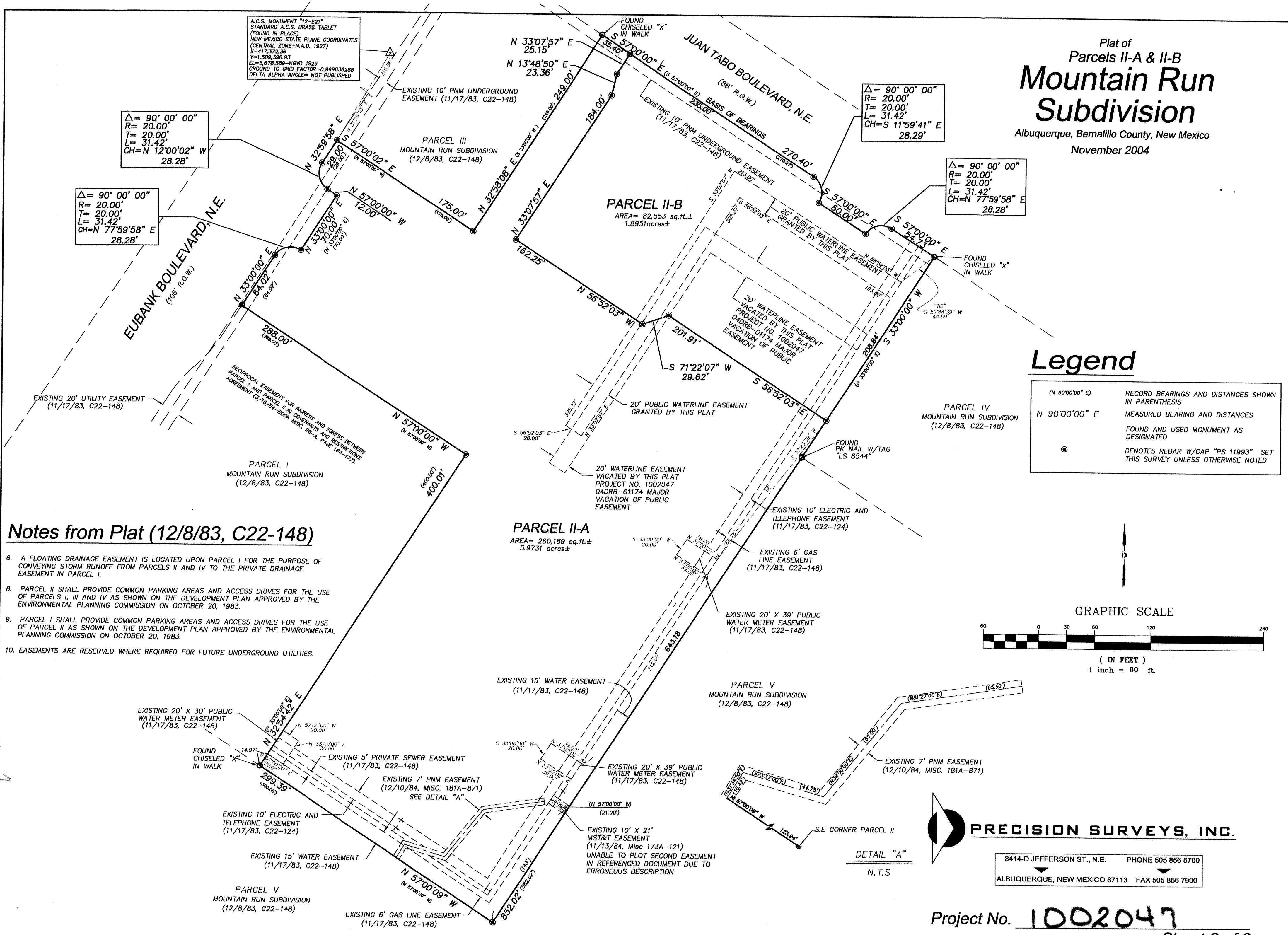
A.C.S. MONUMENT "12-E21"
 STANDARD A.C.S. BRASS TABLE
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1927)
 X=417,372.36
 Y=1,509,396.93
 EL.=5,678,589-NGVD 1929
 GROUND TO GRID FACTOR=0.999636288
 DELTA ALPHA ANGLE= NOT PUBLISHED

Δ = 90° 00' 00"
 R = 20.00'
 T = 20.00'
 L = 31.42'
 CH = N 12°00'02" W
 28.28'

Δ = 90° 00' 00"
 R = 20.00'
 T = 20.00'
 L = 31.42'
 CH = N 77°59'58" E
 28.28'

Δ = 90° 00' 00"
 R = 20.00'
 T = 20.00'
 L = 31.42'
 CH = S 11°59'41" E
 28.29'

Δ = 90° 00' 00"
 R = 20.00'
 T = 20.00'
 L = 31.42'
 CH = N 77°59'58" E
 28.28'



Notes from Plat (12/8/83, C22-148)

- A FLOATING DRAINAGE EASEMENT IS LOCATED UPON PARCEL I FOR THE PURPOSE OF CONVEYING STORM RUNOFF FROM PARCELS II AND IV TO THE PRIVATE DRAINAGE EASEMENT IN PARCEL I.
- PARCEL II SHALL PROVIDE COMMON PARKING AREAS AND ACCESS DRIVES FOR THE USE OF PARCELS I, III AND IV AS SHOWN ON THE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON OCTOBER 20, 1983.
- PARCEL I SHALL PROVIDE COMMON PARKING AREAS AND ACCESS DRIVES FOR THE USE OF PARCEL II AS SHOWN ON THE DEVELOPMENT PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON OCTOBER 20, 1983.
- EASEMENTS ARE RESERVED WHERE REQUIRED FOR FUTURE UNDERGROUND UTILITIES.

UNABLE TO PLOT SECOND EASEMENT
 IN REFERENCED DOCUMENT DUE TO
 ERRONEOUS DESCRIPTION

DETAIL "A"
 N.T.S.

**PLAT OF SURVEY
PARCELS II & III
MOUNTAIN RUN SUBDIVISION
ALBUQUERQUE, NEW MEXICO
ALTA/ACSM, LAND TITLE SURVEY**

BOUNDARY CURVE DATA

①	Δ = 90°00'00"	R = 20.00'	L = 31.42'	T = 20.00'	CH = 28.28', N 75°00'00" E
②	Δ = 90°00'00"	R = 20.00'	L = 31.42'	T = 20.00'	CH = 28.28', N 12°00'00" W
③	Δ = 88°51'00"	R = 30.00'	L = 46.52'	T = 29.40'	CH = 41.87', N 78°34'26" E
④	Δ = 90°00'00"	R = 20.00'	L = 31.42'	T = 20.00'	CH = 28.28', N 78°00'00" E
⑤	Δ = 90°00'00"	R = 20.00'	L = 31.42'	T = 20.00'	CH = 28.28', N 78°00'00" E

DESCRIPTION

A CERTAIN PARCEL OF LAND SITUATE WITHIN THE CITY LIMITS OF ALBUQUERQUE, NEW MEXICO AND BEING IDENTIFIED AS PARCELS II AND III OF MOUNTAIN RUN SUBDIVISION, AS THE SAME ARE SHOWN AND DESIGNATED ON AMENDED SUBDIVISION PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 8, 1983 IN VOLUME C-22, FOLIO 148, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF THE PARCEL HEREIN DESCRIBED, BEING A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF JUAN TABO BOULEVARD, SAID RIGHT-OF-WAY HAVING A WIDTH OF 86.0 FEET, WHENCE THE NORTHEAST CORNER OF SAID PLAT OF MOUNTAIN RUN BEARS S 57°00'00" E, 5 33'00'00" W, 852.02 FEET DISTANCE ALONG THE SOUTHWESTERLY BOUNDARY OF THE PARCEL HEREIN DESCRIBED TO THE SOUTHEASTERLY CORNER THEREOF; THENCE:

N 57°00'00" E, 300.00 FEET DISTANCE TO A POINT; THENCE,
N 33°00'00" E, 200.00 FEET DISTANCE TO A POINT; THENCE,
N 57°00'00" E, 400.00 FEET DISTANCE TO THE MOST WESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED, BEING A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF EUBANK BOULEVARD, SAID RIGHT-OF-WAY HAVING A WIDTH OF 106.00 FEET; THENCE ALONG THE NORTHWESTERLY BOUNDARY LINE OF THE PARCEL HEREIN DESCRIBED, BEING COMMON TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF EUBANK BOULEVARD, THE FOLLOWING SIX COURSES AND DISTANCES:

N 33°00'00" E, 64.02 FEET DISTANCE TO A POINT OF CURVATURE; THENCE,
NORTHEASTERLY, 31.42 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, SAID ARC HAVING A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING N 12°00'00" E, 28.28 FEET DISTANCE AND A RADIUS OF 20.00 FEET; THENCE,
N 33°00'00" E, 70.00 FEET DISTANCE TO A POINT; THENCE,
N 57°00'00" W, 12.00 FEET DISTANCE TO A POINT OF CURVATURE; THENCE,
NORTHWESTERLY, 31.42 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, SAID ARC HAVING A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING N 12°00'00" W, 28.28 FEET DISTANCE AND A RADIUS OF 20.00 FEET; THENCE,
N 34°08'52" E, 48.64 FEET DISTANCE TO A POINT OF CURVATURE; THENCE LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF EUBANK BOULEVARD AND RUNNING
NORTHEASTERLY, 46.52 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, SAID ARC HAVING A CENTRAL ANGLE OF 88°51'00" AND A CHORD BEARING N 78°34'26" E, 41.87 FEET DISTANCE AND A RADIUS OF 30.00 FEET TO A POINT OF TANGENCY TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF JUAN TABO BOULEVARD; THENCE ALONG THE NORTHEASTERLY BOUNDARY LINE OF THE PARCEL HEREIN DESCRIBED, BEING COMMON TO SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF JUAN TABO BOULEVARD, THE FOLLOWING FIVE COURSES AND DISTANCES:

S 57°00'00" E, 411.27 FEET DISTANCE TO A POINT OF CURVATURE; THENCE,
SOUTHEASTERLY, 31.42 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, SAID ARC HAVING A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING S 12°00'00" E, 28.28 FEET DISTANCE AND A RADIUS OF 20.00 FEET; THENCE,
S 57°00'00" E, 60.00 FEET DISTANCE TO A POINT OF CURVATURE; THENCE,
NORTHEASTERLY, 31.42 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, SAID ARC HAVING A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING N 78°00'00" E, 28.28 FEET DISTANCE AND A RADIUS OF 20.00 FEET; TO A POINT OF TANGENCY; THENCE,
S 57°00'00" E, 58.73 FEET DISTANCE TO THE NORTHEASTERLY AND BEGINNING CORNER OF THE PARCEL HEREIN DESCRIBED, SAID PARCEL CONTAINING 0.8547 ACRES, (365,709 SQUARE FEET) MORE OR LESS.

NOTE:
There is a total of 674 GM Parking Spaces in Parcels I, II, and III with 674 available Spaces, 15 Handicap Parking Spaces.

LEGEND

- W 8" UNDERGROUND WATER LINES WITH SIZE AND VALVE
- E&T UNDERGROUND ELECTRIC AND TELEPHONE CABLES OR CONDUITS
- S&S 8" SANITARY SEWER LINE WITH SIZE
- FH FIRE HYDRANT
- G 8" UNDERGROUND GAS LINE WITH SIZE
- LS LANDSCAPE AREA
- LP LIGHT POLE
- T UNDERGROUND TELEPHONE LINE AND RISER
- W WATER SERVICE LINE AND WATER METER
- HP HANDICAP PARKING SPACE

NOTES:

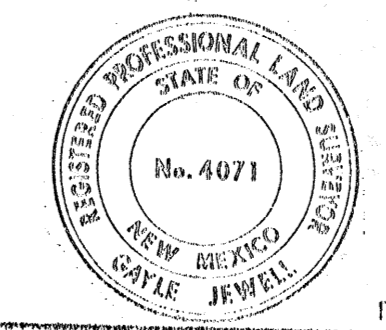
1. BEARINGS AND DISTANCES ARE BASED ON THE AMENDED PLAT OF MOUNTAIN RUN SUBDIVISION, FILED DECEMBER 8, 1983.
2. EXCEPT AS SHOWN HEREON, ALL EASEMENTS ARE AS SHOWN ON THE PLAT OF MOUNTAIN RUN SUBDIVISION.
3. THE PROPERTY IS ZONED C-2 FOR COMMUNITY COMMERCIAL USES.
4. THERE IS NO VIOLATION OF BUILDINGS SET-BACK LINES AS PER REGULATIONS IN THE CITY OF ALBUQUERQUE COMPREHENSIVE CITY ZONING CODE.
5. NO PORTION OF THE PROPERTY LIES WITHIN THE 100-YEAR FLOOD PLAIN OR OTHER FLOOD PRONE AREA AS IDENTIFIED ON THE F.I.R.M. COMMUNITY PANEL NUMBER 350002 0018, EFFECTIVE DATE OCTOBER 14, 1983.
6. ALL RECORDED EASEMENTS AS LISTED IN SCHEDULE B, SECTION 2 OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY TITLE RESOURCES GUARANTY COMPANY AND ALBUQUERQUE TITLE COMPANY, INC. FILE NUMBER 12682918, DATED MARCH 29, 1994 ARE SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO: ALBUQUERQUE TITLE COMPANY, INC., FIRST AMERICAN TITLE INSURANCE COMPANY, REALTY MORTGAGE AND INVESTMENT CO., BUSINESS MEN'S ASSURANCE COMPANY OF AMERICA, MOUNTAIN RUN PARTNERS, LTD., THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 10 AND 11 OF TABLE A THEREOF, AND (2) PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION OF AN URBAN SURVEY.

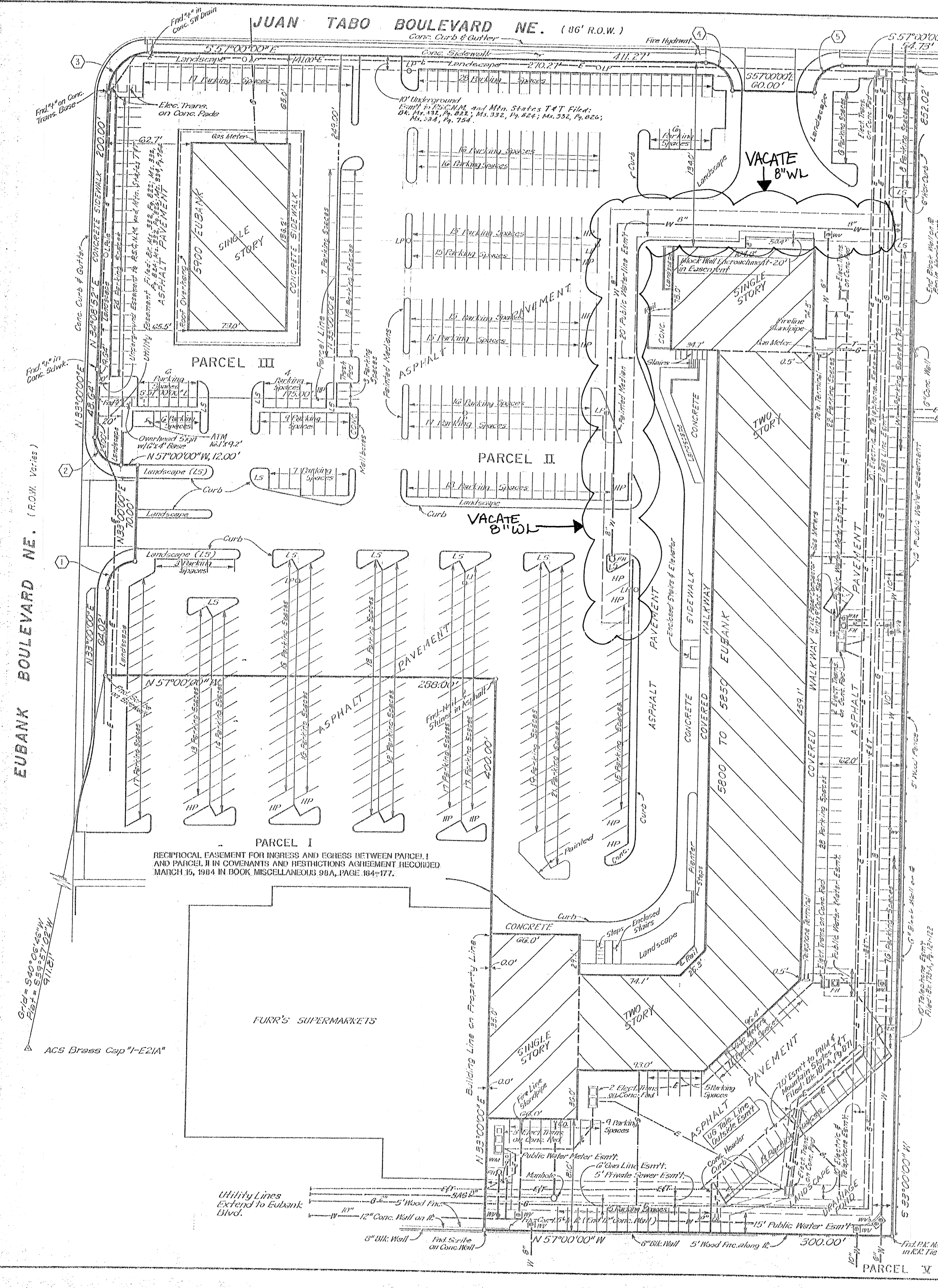
Gayle D. Jewell 08-26-94
 GAYLE D. JEWELL, NIMPLS NO. 4071 DATE

ADOPTED BY THE BOARD OF DIRECTION, AMERICAN CONGRESS ON SURVEYING AND MAPPING ON JANUARY 22, 1992.
 ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ON OCTOBER 17, 1992.
 ADOPTED BY THE AMERICAN CONGRESS ON SURVEYING AND MAPPING ON NOVEMBER 11, 1992.



ANDREWS, ASBURY & ROBERT, INC.
 CONSULTING ENGINEERS
 ALBUQUERQUE 871-6296 NEW MEXICO

EXHIBIT B
 Date 8/25/04



MOUNTAIN RUN SUBDIVISION
 FILED: 12/8/83

SCALE: 1" = 40'

REVISED: 5-3-94 ADDED TOTAL PARKING SPACES

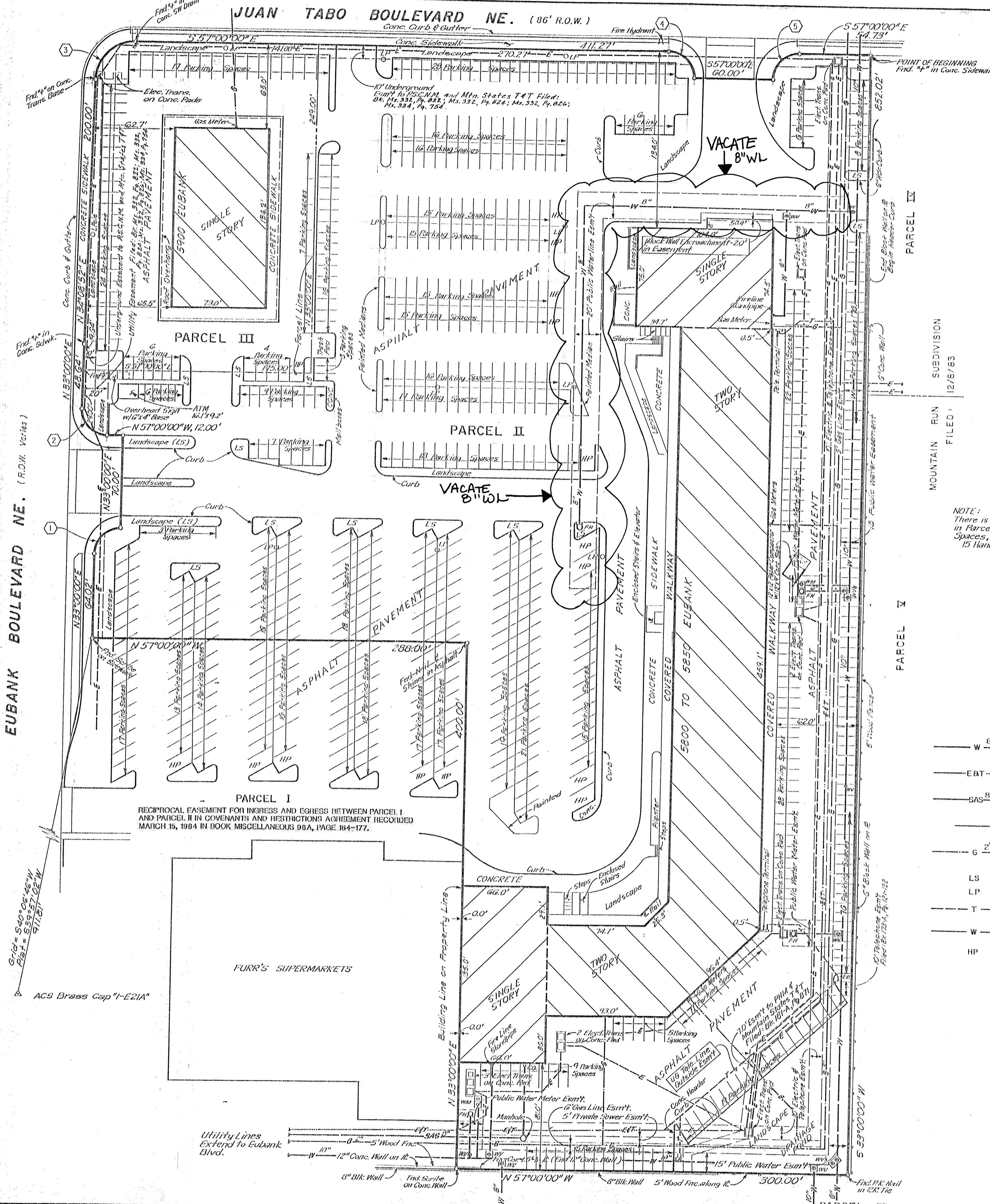


EXHIBIT B
DATE 7/17/02

**PLAT OF SURVEY
PARCELS II & III
MOUNTAIN RUN SUBDIVISION
ALBUQUERQUE, NEW MEXICO
ALTA/ACSM, LAND TITLE SURVEY**

BOUNDARY CURVE DATA

①	Δ = 90°00'00" R = 20.00' L = 31.42' T = 20.00' CH = 28.28', N 78°00'00" E
②	Δ = 90°00'00" R = 20.00' L = 31.42' T = 20.00' CH = 28.28', N 12°00'00" W
③	Δ = 88°51'08" R = 30.00' L = 46.52' T = 29.40' CH = 41.87', N 78°34'26" E
④	Δ = 90°00'00" R = 20.00' L = 31.42' T = 20.00' CH = 28.28', S 12°00'00" E
⑤	Δ = 90°00'00" R = 20.00' L = 31.42' T = 20.00' CH = 28.28', N 78°00'00" E

DESCRIPTION

A CERTAIN PARCEL OF LAND SITUATE WITHIN THE CITY LIMITS OF ALBUQUERQUE, NEW MEXICO AND BEING IDENTIFIED AS PARCELS II AND III OF MOUNTAIN RUN SUBDIVISION, AS THE SAME ARE SHOWN AND DESIGNATED ON AMENDED SUBDIVISION PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNILLO COUNTY, NEW MEXICO, ON DECEMBER 8, 1983 IN VOLUME C-22, FOLIO 148, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTLY CORNER OF THE PARCEL HEREIN DESCRIBED, BEING A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF JUAN TABO BOULEVARD, SAID RIGHT-OF-WAY HAVING A WIDTH OF 80.00 FEET, THENCE THE NORTHEAST CORNER OF SAID PLAT OF MOUNTAIN RUN BEARS S 57°00'00" E, 450.00 FEET STARS; THENCE FROM SAID POINT OF BEGINNING, S 33°00'00" W, 352.02 FEET DISTANCE TO THE SOUTHEASTLY CORNER THEREOF; THENCE, DESCRIBED TO THE SOUTHEASTLY CORNER THEREOF; THENCE, N 57°00'00" W, 300.00 FEET DISTANCE TO A POINT; THENCE, N 33°00'00" E, 400.00 FEET DISTANCE TO A POINT; THENCE, N 57°00'00" W, 288.00 FEET DISTANCE TO THE MOST WESTERLY CORNER OF THE PARCEL HEREIN DESCRIBED, BEING A POINT ON THE SOUTHEASTLY RIGHT-OF-WAY LINE OF EUBANK BOULEVARD, SAID RIGHT-OF-WAY HAVING A WIDTH OF 106.00 FEET; THENCE ALONG THE NORTHWESTERLY BOUNDARY LINE OF THE PARCEL HEREIN DESCRIBED, BEING COMMON TO THE SOUTHWESTERLY BOUNDARY LINE OF EUBANK BOULEVARD, THE FOLLOWING SIX COURSES AND DISTANCES:

N 33°00'00" E, 64.02 FEET DISTANCE TO A POINT OF CURVATURE; THENCE, NORTHEASTERLY, 31.42 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, SAID ARC HAVING A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING N 78°00'00" E, 28.28 FEET DISTANCE AND A RADIUS OF 20.00 FEET; THENCE, N 33°00'00" E, 70.00 FEET DISTANCE TO A POINT; THENCE, N 57°00'00" W, 12.00 FEET DISTANCE TO A POINT OF CURVATURE; THENCE, NORTHEASTERLY, 31.42 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, SAID ARC HAVING A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING N 12°00'00" W, 28.28 FEET DISTANCE AND A RADIUS OF 20.00 FEET, TO A POINT OF TANGENCY; THENCE, N 33°00'00" E, 40.64 FEET DISTANCE TO A POINT; THENCE, N 34°08'52" E, 200.00 FEET DISTANCE TO A POINT OF CURVATURE; THENCE LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF EUBANK BOULEVARD AND RUNNING NORTHEASTERLY, 46.52 FEET ALONG THE ARC OF A CURVE BEARING TO THE RIGHT, SAID ARC HAVING A CENTRAL ANGLE OF 88°51'08" AND A CHORD BEARING N 78°34'26" E, 41.87 FEET DISTANCE AND A RADIUS OF 30.00 FEET TO A POINT OF TANGENCY TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF JUAN TABO BOULEVARD; THENCE ALONG THE NORTHEASTLY BOUNDARY LINE OF THE PARCEL HEREIN DESCRIBED, BEING COMMON TO SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF JUAN TABO BOULEVARD, THE FOLLOWING FIVE COURSES AND DISTANCES:

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NOTE:
There is a total of 674 GM Parking Spaces in Parcels I, II, and III with 679 available Spaces, 19 Handicap Parking Spaces

LEGEND

W 8"	UNDERGROUND WATER LINES WITH SIZE AND VALVE
EAT	UNDERGROUND ELECTRIC AND TELEPHONE CABLES OR CONDUITS
GAS 8"	SANITARY SEWER LINE WITH SIZE
FH	FIRE HYDRANT
G 2"	UNDERGROUND GAS LINE WITH SIZE
LS	LANDSCAPE AREA
LP	LIGHT POLE
T	UNDERGROUND TELEPHONE LINE AND RISER
W 8"	WATER SERVICE LINE AND WATER METER
HP	HANDICAP PARKING SPACE

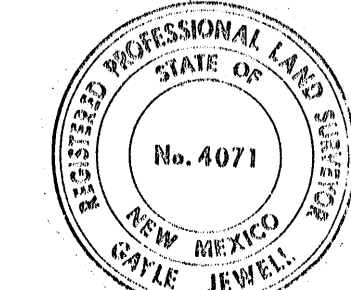
NOTES:

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- THE PROPERTY IS ZONED C-2 FOR COMMUNITY COMMERCIAL USES.
- THERE IS NO VIOLATION OF BUILDINGS SET-BACK LINES AS PER REGULATIONS IN THE CITY OF ALBUQUERQUE COMPREHENSIVE CITY ZONING CODE.
- NO PORTION OF THE PROPERTY LIES WITHIN THE 100-YEAR FLOOD PLAIN OR OTHER FLOOD PRONE AREA AS IDENTIFIED ON THE F.I.R.M. COMMUNITY PANEL NUMBER 360002 0018, EFFECTIVE DATE OCTOBER 14, 1983.
- ALL RECORDED EASEMENTS AS LISTED IN SCHEDULE B, SECTION 2 OF THE COMMITMENT FOR TITLE INSURANCE ISSUED BY TITLE RESOURCES GUARANTY COMPANY AND ALBUQUERQUE TITLE COMPANY, INC., FILE NUMBER 12687915, DATED MARCH 29, 1994 ARE SHOWN HEREON.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO: ALBUQUERQUE TITLE COMPANY, INC., FIRST AMERICAN TITLE INSURANCE COMPANY, REALTY MORTGAGE AND INVESTMENT CO., BUSINESSMEN'S ASSURANCE COMPANY OF AMERICA, MOUNTAIN RUN PARTNERS, LTD., THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 10 AND 11 OF TABLE A THEREOF, AND (2) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

Gayle D. Jewell
GAYLE D. JEWELL, NMPLS NO. 4071 DATE 08-26-94
ADOPTED BY THE BOARD OF DIRECTION, AMERICAN CONGRESS ON SURVEYING AND MAPPING ON JANUARY 22, 1983.
ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ON OCTOBER 17, 1992.
ADOPTED BY THE AMERICAN CONGRESS ON SURVEYING AND MAPPING ON NOVEMBER 11, 1992.



ANDREWS, ASBURY & ROBERT, INC.
CONSULTING ENGINEERS
ALBUQUERQUE 91-629C NEW MEXICO

REVISED: 5-3-94 ADDED TOTAL PARKING SPACES