

SP-2002392583

DESCRIPTION

A certain tract of land situated within the Town of Alameda Grant, within the Northwest one-quarter (NW1/4) of projected Section 9, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Lot 1B and Tract E of the PLAT OF WEST POINT SUBDIVISION UNIT II AT VENTANA RANCH, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on August 31, 2000 in Book 2000C, Page 226 as Document No. 2000086575, together with a portion of street right-of-way of Flagstaff Drive NW and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1927) and ground distances as follows:

Beginning at a point on the southerly right-of-way of Las Ventanas Road, said point also being the northeast corner of said Tract E, whence the Albuquerque City Survey (ACS) Monument "1-B9 1980", a standard ACS brass tablet set in a concrete post, having New Mexico State Plane Grid coordinates, Central Zone (NAD 1927) of X=550,077.00 and Y=1,529,056.93 bears N44°19'59"E, a distance of 89.81 feet to said point of beginning running along the easterly boundary line of said Tract E, 15.00 feet along the arc of a curve to the left having a radius of 2428.00 feet and a chord which bears S21°00'11"W, a distance of 15.00 feet to a point of beginning also being the southeast corner of said Tract E and a point on the easterly right-of-way line of Flagstaff Drive NW; thence along the southerly boundary line of said Tract E, 41.92 feet to a point; thence leaving said southerly boundary line of Tract E and running along the easterly boundary line of the tract herein described, S20°00'00"W, a distance of 72.81 feet to a point of curvature, non-tangent thence, 25.00 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord which bears S80°24'50"W, a distance of 24.93 feet to a point of beginning on the southerly boundary line of said Lot 1B; also being a point on the northerly right-of-way line of Cripple Creek Road NW; thence along said southerly boundary line and also along said right-of-way line, N10°00'00"W, a distance of 28.53 feet to the southwest corner of said Lot 1B; thence leaving said right-of-way line and running along the westerly boundary line of said Lot 1B, N10°00'00"E, a distance of 100.00 feet to the northwest corner of said Lot 1B; thence along the northerly boundary line of said Lot 1B and said Tract E, and the said southerly right-of-way of Las Ventanas Road, S10°00'00"E, a distance of 91.92 feet to the point and place of beginning. Tract contains 0.1274 acre, more or less.

FREE CONSENT AND DEDICATION

The foregoing plat of that certain tract of land situated within the Town of Alameda Grant, within the northwest one-quarter (NW1/4) of projected Section 9, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Lot 1B and Tract E of the PLAT OF WEST POINT SUBDIVISION UNIT II AT VENTANA RANCH, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on August 31, 2000 in Book 2000C, Page 226 as Document No. 2000086575 together with a portion of vacated Flagstaff Drive NW right-of-way, now comprising Lot 1B-1 and Tract E-1 PLAT OF WEST POINT SUBDIVISION UNIT II AT VENTANA RANCH, Albuquerque, New Mexico is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; and all Public Utility Easements shown hereon for the common and joint use of Gas, Electrical Power and Communication Services for buried distribution lines, conduits, pipes for underground utilities where shown or indicated; and in the event Grantor, its successors and assigns, construct any improvements other than curb and gutter (Encroachments) within any easement area granted to or for the benefit of the City, the City shall have the right to access and to enter upon any such easement area at any time and perform such inspections, installations, maintenance and repair, including removal of the Encroachments (Work) without liability to the City. The City shall not be financially responsible for rebuilding or repair of the Encroachments, nor shall the City be financially responsible if the Work affects any of the Encroachments. The City shall also have the right if reasonably necessary, to enter Grantor's property to access the easement areas for the purpose of performing the Work. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is with its free act and deed.

SIVAGE-THOMAS HOMES, INC.
John W. Hardin
John W. Hardin, President
Sivage-Thomas Homes, Inc.

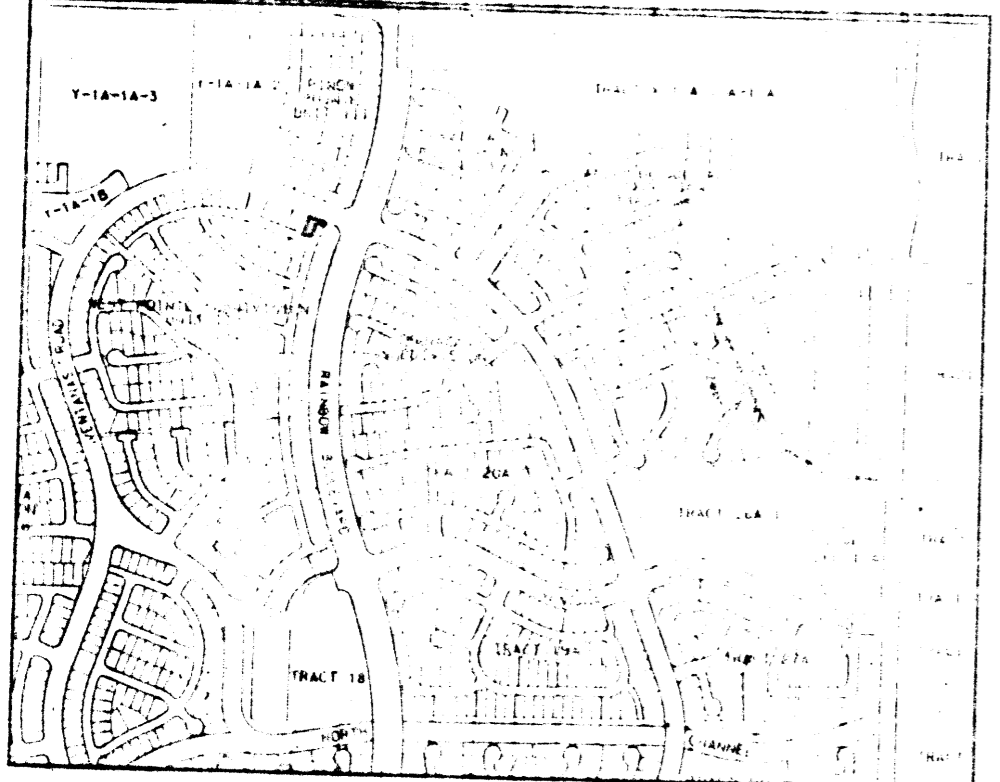
State of New Mexico 1
County of Bernalillo 1

This instrument was acknowledged before me on 26th day of Sept 2002, 2002 by John W. Hardin, President of Sivage-Thomas Homes, Inc.
My Commission Expires: 5-1-2006

Notary Public

Barcode with text: 2002146672, 5753246, Page: 1 of 1, 11/12/2002 10:18A, Bk-2062C Pg-359, Mary Herrera, Bern. Co. PLRT R 7.89

PLAT OF LOT 1B-1 & TRACT E-1 WEST POINT SUBDIVISION UNIT II AT VENTANA RANCH (A REPLAT OF LOT 1B & TRACT E, WEST POINT SUBDIVISION UNIT II AT VENTANA RANCH) ALBUQUERQUE, NEW MEXICO SEPTEMBER, 2002



LOCATION MAP ZONE ATLAS INDEX MAP No. B-9-Z NOT TO SCALE SUBDIVISION DATA

- 1. DRB No.
2. Zone Atlas Index No. B-9-Z
3. Gross Subdivision Acreage: 0.1274 Acre.
4. Total Number of Lots/Tracts created: One (1) lot and One (1) Tract.
5. No streets were created.
6. Date of Survey: September, 2002.
7. Plat is located within projected Section 9, T11N, R2E, N4PM.

DISCLOSURE STATEMENT

The purpose of this Plat is to replat Lot 1B and Tract E of the PLAT OF WEST POINT SUBDIVISION UNIT II AT VENTANA RANCH, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on August 31, 2000 in Book 2000C, Page 226 as Document No. 2000086575, vacate public street right-of-way, vacate easements and grant easements.

CURVE DATA

Table with columns: ID, DELTA, TANGENT, ARC, RADIUS, CHORD, CHORD BRG. Contains data for curves C1 and C2.

TANGENT DATA

Table with columns: ID, BEARING, DISTANCE. Contains data for tangents T1, T2, and T3.

PUBLIC UTILITY EASEMENTS

- A. PNM Electric Services for the installation, maintenance and service of underground and overhead electrical lines, transformers, and other equipment, fixtures, structures, and related facilities reasonably necessary to provide electrical service.
B. PNM Gas services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
C. QWEST for the installation, maintenance, and service of all buried 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. Comcast Cable for the installation, maintenance, and service of such lines, cables, and other related equipment and facilities reasonably necessary to provide cable TV service.
E. New Mexico Utilities, Inc. for the installation, maintenance and service of underground water and sanitary sewer lines across the easement (But not parallel within).

Included is the right to build, relocate, reconstruct, reconstruct, locate, relocate, change, remove, modify, repair, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working and 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 parking, sign, pool, (above ground or subsurface), but 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 Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

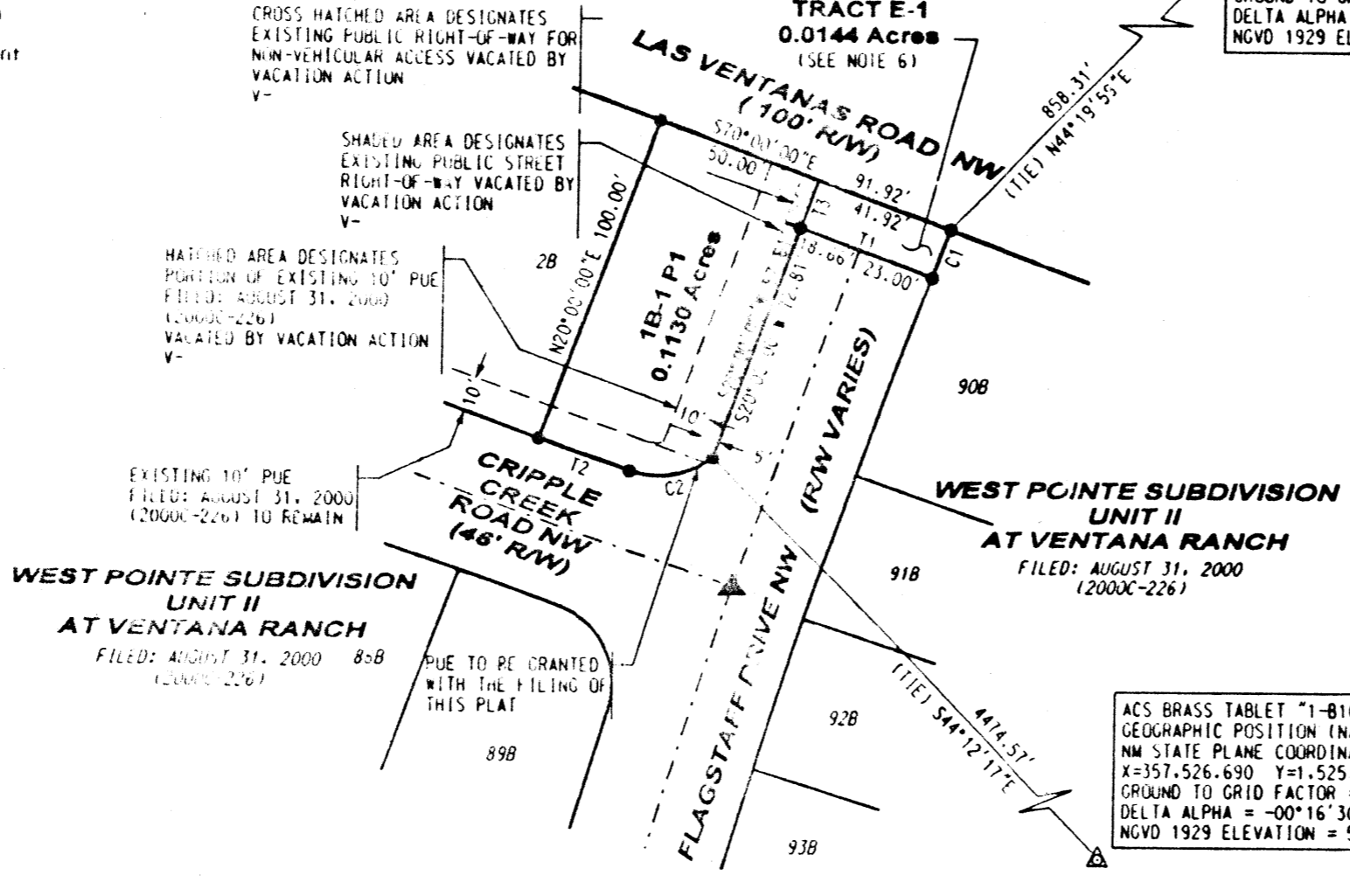
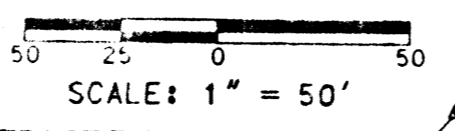
Easements for electric transformers/switchgear, as installed shall extend ten feet (10') in front of transformers/switchgear door and five feet (5') on each side.

NOTES

- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone NAD 1927) and are the same as shown on the PLAT OF WEST POINT SUBDIVISION UNIT II AT VENTANA RANCH, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on August 31, 2000 in Book 2000C, Page 226 as Document No. 2000086575.
2. Distances are ground distances.
3. All easements on record are shown.
4. Lot 1B-1 is to be P-1 and shall conform to Intermittent Parking Design Criteria.
5. These properties are within the New Mexico Utilities, Inc. (NMU), Inc. franchise area. Water and Sanitary Sewer Systems capability are based on NMU, Inc. Facilities not the City of Albuquerque. Water and Sanitary Sewer Infrastructure Improvements must be approved by both the City of Albuquerque and NMU, Inc.
6. Tract E as shown on Plat of West Point Subdivision Unit II at Ventana Ranch, Filed: August 31, 2000 as Document No. 2000086575 in Volume 2000C, Folio 226 was dedicated as City Right-of-Way for non-vehicular pedestrian access. The westerly 5' is vacated by Vacation Action V-

SURVEYOR'S CERTIFICATION

I, Thomas G. Klingenhagen, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in October, 2000 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.
Thomas G. Klingenhagen
New Mexico Professional Surveyor 5978
Date: 9-26-02



ACS BRASS TABLE "1-B9 1980" GEOGRAPHIC POSITION (NAD 1927) NM STATE PLANE COORDINATES (CENTRAL ZONE) X=555,077.00 Y=1,529,056.93 GROUND TO GRID FACTOR = 0.99966334 DELTA ALPHA = -00°16'47" NGVD 1929 ELEVATION = 5450.51

ACS BRASS TABLE "1-B10" GEOGRAPHIC POSITION (NAD 1927) NM STATE PLANE COORDINATES (CENTRAL ZONE) X=557,526.690 Y=1,525,168.35 GROUND TO GRID FACTOR = 0.9996640 DELTA ALPHA = -00°16'30" NGVD 1929 ELEVATION = 5419.522

LEGEND table defining symbols for Subdivision Boundary Line, New Lot Line, Easement Line, Adjoining Property Line, Existing (Old) Lot Line, Public Utility Easement to be Granted, City of Albuquerque Control Monument, 3/4" Rebar with 1/4" Yellow Plastic Survey Cap, and Centerline Monument.

APPROVALS

- PLANNING DIRECTOR: Yolanada M. Lopez (10/23/02)
CITY ENGINEER: Brad L. Bigham (10/23/02)
TRAFFIC ENGINEER: Paul D. Daulton (10-23-02)
CITY SURVEYOR: Paul D. Daulton (9-26-02)
MANAGEMENT: Ryan A. Smith (10/23/02)
UTILITY DEVELOPMENT DEPARTMENT: Christina Sandoval (10/23/02)
RECREATION: Don R. Muller (10-1-02)
CITY ENGINEER: Rita Eickert (10-8-02)
CITY ENGINEER: Richard W. Wilson (10-1-02)
CITY ENGINEER: Edward W. Wilson (10-1-02)
VENTANA RANCH COMMUNITY ASSOCIATION, INC.: (9-30-02)

TAX CERTIFICATION

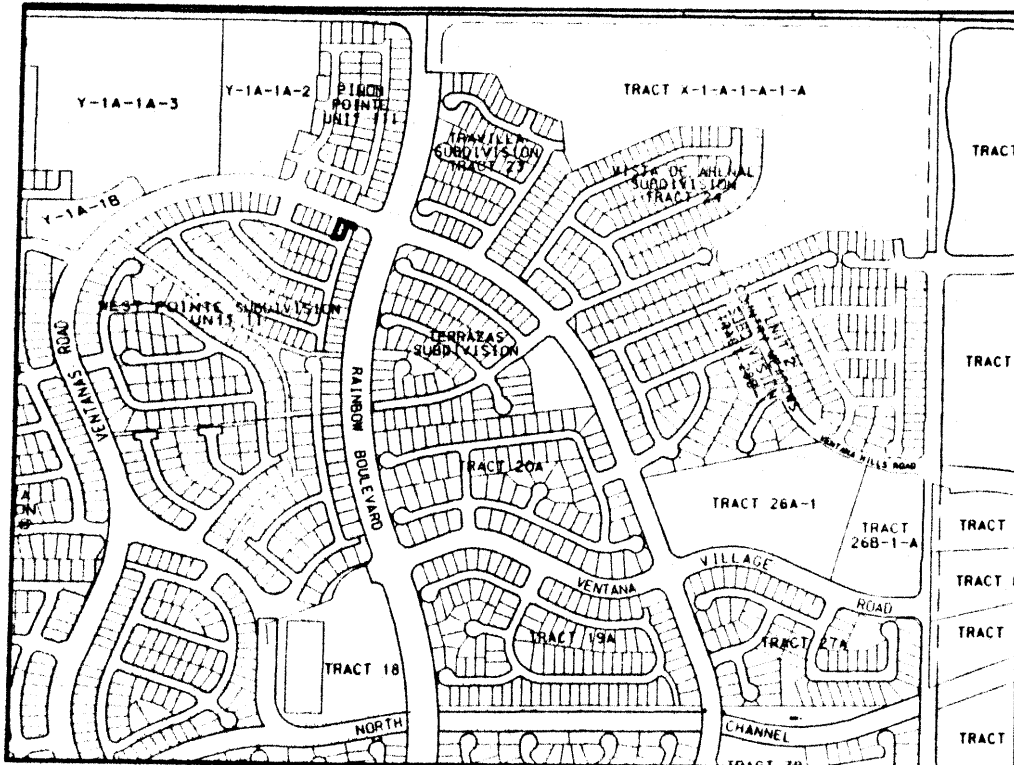
PROPERTY OWNER OF RECORD: Sivage-Thomas Homes, Inc.
BERNALILLO COUNTY TREASURER'S OFFICE: Pauline Anderson (11/8/02)

PNM STAMP

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.



SP-2002392563



LOCATION MAP

ZONE ATLAS INDEX MAP No. B-9-Z
NOT TO SCALE
SUBDIVISION DATA

1. DRB No.
2. Zone Atlas Index No. B-9-Z
3. Gross Subdivision Acreage: 0.1274 Acre.
4. Total Number of Lots/Tracts created: One (1) lot and One (1) Tract.
5. No streets were created.
6. Date of Survey: September, 2002.
7. Plat is located within projected Section 9, T11N, R2E, NMPM.

DISCLOSURE STATEMENT

The purpose of this Plat is to replat Lot 1B and Tract E of the PLAT OF WEST POINTE SUBDIVISION UNIT II AT VENTANA RANCH, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on August 31, 2000 in Book 2000C, Page 226 as Document No. 2000086575, vacate public street right-of-way, vacate easements and grant easements.

CURVE DATA

ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	00°21'14"	7.50'	15.00'	2428.00'	15.00'	S21°00'11"W
C2	59°10'19"	14.19'	25.82'	25.00'	24.69'	S80°24'50"W

TANGENT DATA

ID	BEARING	DISTANCE
T1	N70°00'00"W	41.66'
T2	N70°00'00"W	28.53'
T3	S20°00'00"W	15.00'

PUBLIC UTILITY EASEMENTS

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

- PNM Electric Services for the installation, maintenance and service of underground & overhead electrical lines, transformers, and 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 for the installation, maintenance, and service of all buried 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.
- New Mexico Utilities, Inc. for the installation, maintenance and service of underground water and sanitary sewer lines across the easement (But not parallel within).

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, (above ground 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 Electric Safety Code caused by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgear, as installed shall extend ten feet (10') in front of transformers/switchgear door and five feet (5') on each side.

DESCRIPTION

A certain tract of land situate within the Town of Alameda Grant, within the northwest one-quarter (NW1/4) of projected Section 9, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Lot 1B and Tract E of the PLAT OF WEST POINTE SUBDIVISION UNIT II AT VENTANA RANCH, Albuquerque, New Mexico as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on August 31, 2000 in Book 2000C, Page 226 as Document No. 2000086575 together with a portion of street right-of-way of Flagstaff Drive NW and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1927) and ground distances as follows:

Beginning at a point on the southerly right-of-way of Las Ventanas Road, said point also being the northeast corner of said Tract E, whence the Albuquerque City Survey (ACS) Monument "1-B9 1980", a standard ACS brass tablet set in a concrete post, having New Mexico State Plane Grid Coordinates, Central Zone (NAD 1927) of X=355,077.00 and Y=1,529,056.93 bears N44°19'59"E, a distance of 858.31 feet and from said point of beginning running along the easterly boundary line of said Tract E, 15.00 feet along the arc of a curve to the left having a radius of 2428.00 feet and a chord which bears S21°00'11"W, a distance of 15.00 feet to a point of non-tangency, also being the southeast corner of said Tract E and a point on the easterly right-of-way line of Flagstaff Drive NW; thence along the southerly boundary line of said Tract E, N70°00'00"W, a distance of 41.66 feet to a point; thence leaving said southerly boundary line of Tract E and running along the easterly boundary line of the tract herein described, S20°00'00"W, a distance of 72.81 feet to a point of curvature, non-tangent; thence, 25.82 feet along the arc of a curve to the right having a radius of 25.00 feet and a chord which bears S80°24'50"W, a distance of 24.69 feet to a point of tangency on the southerly boundary line of said Lot 1B, also being a point on the northerly right-of-way line of Cripple Creek Road NW; thence along said southerly boundary line and also along said right-of-way line, N70°00'00"W, a distance of 28.53 feet to the southwest corner of said Lot 1B; thence leaving said right-of-way line and running along the westerly boundary line of said Lot 1B, N20°00'00"E, a distance of 100.00 feet to the northwest corner of said Lot 1B; thence along the northerly boundary line of said Lot 1B and said Tract E and the said southerly right-of-way of Las Ventanas Road, S70°00'00"E, a distance of 91.92 feet to the point and place of beginning.

Tract contains 0.1274 acre, more or less.

FREE CONSENT AND DEDICATION

The foregoing plat of that certain tract of land situate within the Town of Alameda Grant, within the northwest one-quarter (NW1/4) of projected Section 9, Township 11 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Lot 1B and Tract E of the PLAT OF WEST POINTE SUBDIVISION UNIT II AT VENTANA RANCH, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico on August 31, 2000 in Book 2000C, Page 226 as Document No. 2000086575 together with a portion of vacated Flagstaff Drive NW right-of-way; now comprising Lot 1B-1 and Tract E-1 PLAT OF WEST POINTE SUBDIVISION UNIT II AT VENTANA RANCH, Albuquerque, New Mexico is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein and all Public Utility Easements shown hereon for the common and joint use of Gas, Electrical Power and Communication Services for buried distribution lines, conduits, pipes for underground utilities where shown or indicated, and in the event Grantor, its successors and assigns, construct any improvements other than curb and gutter (Encroachments) within any easement area granted to or for the benefit of the City, the City shall have the right to access and to enter upon any such easement area at any time and perform such inspections, installations, maintenance and repair, including removal of the Encroachments (Work) without liability to the City. The City shall not be financially responsible for rebuilding or repair of the Encroachments, nor shall the City be financially responsible if the work affects any of the Encroachments. The City shall also have the right if reasonably necessary, to enter Grantor's property to access the easement areas for the purpose of performing the Work. Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is with its free act and deed.

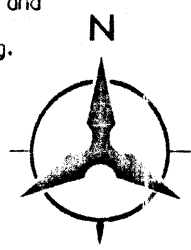
SIVAGE-THOMAS HOMES, INC.

John W. Hardin, President
Sivage-Thomas Homes, Inc.

State of New Mexico)
County of Bernalillo)

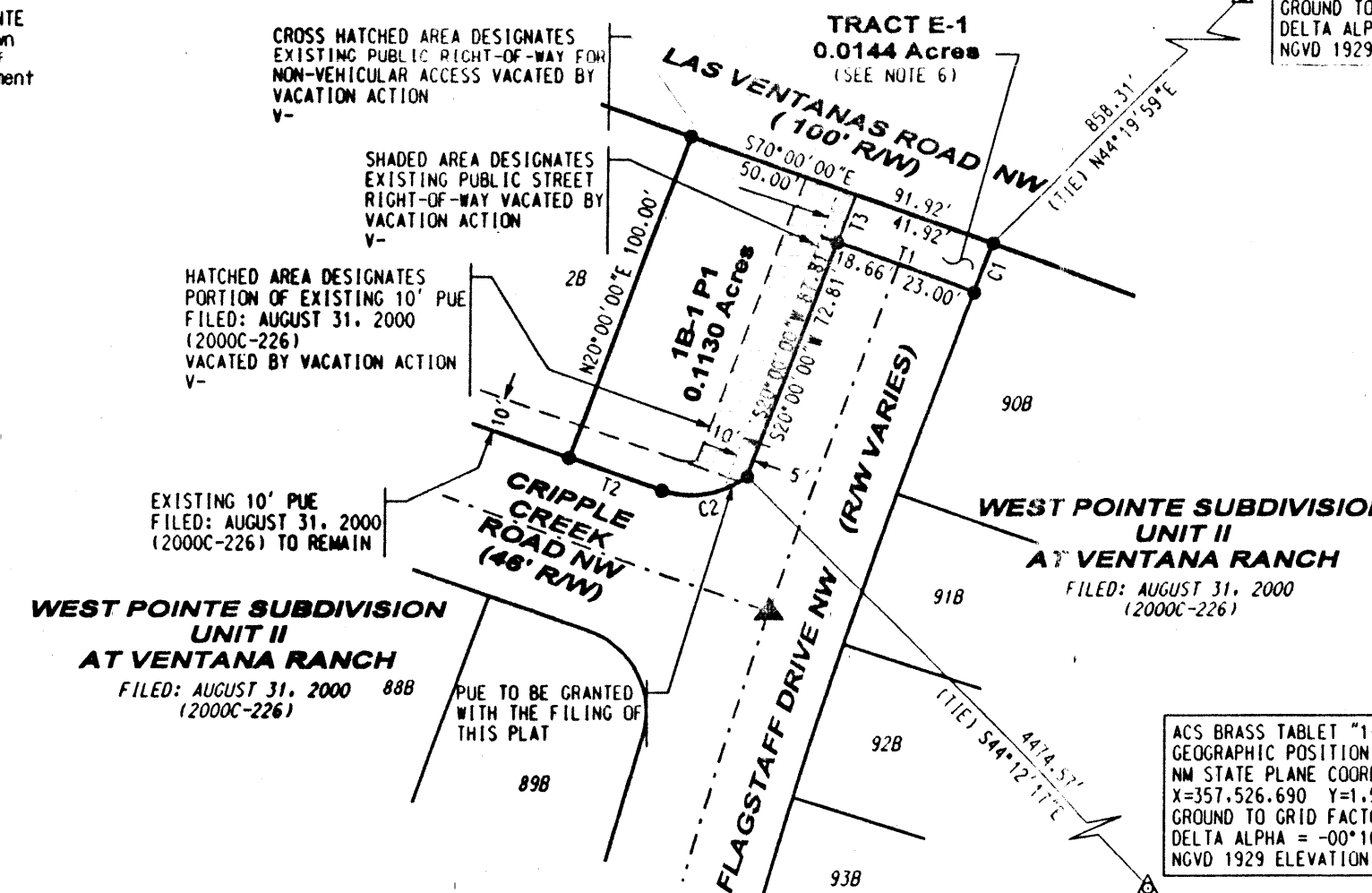
This instrument was acknowledged before me on ____ day of _____, 2002 by John W. Hardin, President of Sivage-Thomas Homes, Inc.

My Commission Expires: _____
Notary Public



SCALE: 1" = 50'

ACS BRASS TABLET "1-B9 1980"
GEOGRAPHIC POSITION (NAD 1927)
NM STATE PLANE COORDINATES (CENTRAL ZONE)
X=355,077.00 Y=1,529,056.93
GROUND TO GRID FACTOR = 0.99966334
DELTA ALPHA = -00°16'47"
NGVD 1929 ELEVATION = 5450.51



LEGEND

- SUBDIVISION BOUNDARY LINE
- NEW LOT LINE
- EASEMENT LINE
- ADJOINING PROPERTY LINE
- EXISTING (OLD) LOT LINE
PLAT ELIMINATES LOT LINE
- PUE
PUBLIC UTILITY EASEMENT TO BE GRANTED WITH THE FILING OF THIS PLAT
- CITY OF ALBUQUERQUE CONTROL MONUMENT
- 3/4" REBAR WITH 1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
- CENTERLINE MONUMENT

NOTES

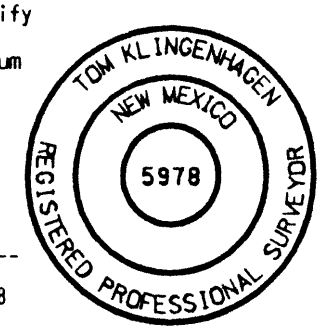
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2. Distances are ground distances.
3. All easements of record are shown.
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5. These properties are within the New Mexico Utilities, Inc. (NMU, Inc.) franchise area. Water and Sanitary Sewer Systems capability are based on NMU, Inc. Facilities, not the City of Albuquerque. Water and Sanitary Sewer Infrastructure Improvements must be approved by both the City of Albuquerque and NMU, Inc.
6. Tract E as shown on Plat Of West Pointe Subdivision Unit II At Ventana Ranch, Filed: August 31, 2000 as Document No. 2000086575 in Volume 2000C, Folio 226 was Dedicated as City Right-of-way for non-vehicular pedestrian access. The westerly 5' is vacated by Vacation Action V-

SURVEYOR'S CERTIFICATION

I, Thomas G. Klingenhagen, a registered Professional New Mexico Surveyor, certify that I am responsible for this survey and that this plat was prepared by me or under my supervision, shows all easements of record, and conforms to the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in October, 2000 and meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Bohannon-Huston, Inc.
Court yard I,
7500 Jefferson Street, N.E.,
Albuquerque, New Mexico 87109
(505)823-1000

Thomas G. Klingenhagen
New Mexico Professional Surveyor 5978
Date: 9-26-02



**PLAT OF
LOT 1B-1 & TRACT E-1
WEST POINTE SUBDIVISION
UNIT II
AT VENTANA RANCH**

(A REPLAT OF LOT 1B & TRACT E, WEST POINTE SUBDIVISION UNIT II AT VENTANA RANCH)

ALBUQUERQUE, NEW MEXICO
SEPTEMBER, 2002

APPROVALS

PLAT NUMBER	DATE
PLANNING DIRECTOR	DATE
CITY ENGINEER	DATE
A.M.A.F.C.A.	DATE
TRAFFIC ENGINEER	DATE
CITY SURVEYOR	DATE
PROPERTY MANAGEMENT	DATE
UTILITY DEVELOPMENT DEPARTMENT	DATE
PARKS & RECREATION	DATE
QWEST	DATE
COMCAST CABLE	DATE
PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
NEW MEXICO UTILITIES, INC.	DATE
VENTANA RANCH COMMUNITY ASSOCIATION, INC.	DATE

TAX CERTIFICATION

PROPERTY OWNER OF RECORD _____
BERNALILLO COUNTY TREASURER'S OFFICE _____ DATE _____

PNM STAMP

In approving this plat, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

Bohannon & Huston
Court yard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES