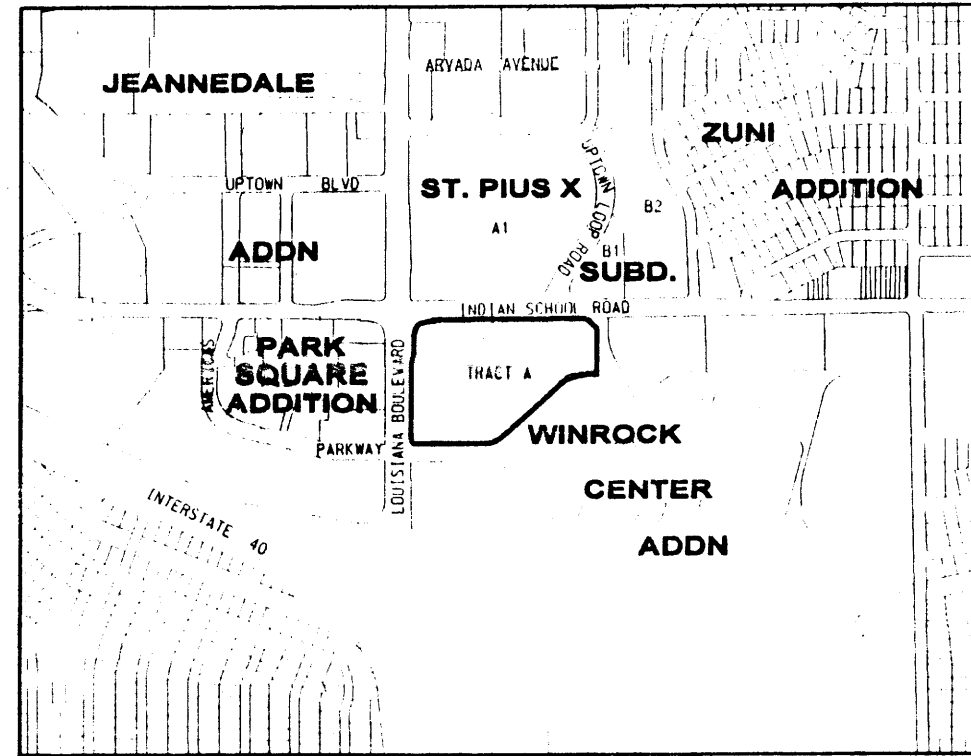


AGIS ✓

SP-2004253088



LOCATION MAP
ZONE ATLAS INDEX MAP No. J-19-Z
NOT TO SCALE

SUBDIVISION DATA

- 1. DRB PROJECT NO.
2. ZONE ATLAS INDEX NO. J-19-Z
3. GROSS SUBDIVISION ACREAGE: 11,754.0 ACRES
4. TOTAL NUMBER OF TRACTS CREATED: TWO (2) TRACTS
5. TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.1403 MILE
6. TOTAL MILEAGE OF PARTIAL WIDTH STREETS CREATED: 0.1503 MILE
7. DATE OF SURVEY: JUNE 2004
8. PLAT IS LOCATED WITHIN THE NORTHWEST ONE-QUARTER (SW1/4) OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A PORTION OF TRACT A OF THE PLAT OF NW1/4, SECTION 18, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M., AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF...

NOTES

- 1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE NAD 1927 DATUM). BASIS OF BEARINGS: N00°49'51"W BETWEEN ACS MONUMENTS "20-H18" AND "15-H18"
2. DISTANCES ARE GROUND DISTANCES.
3. ALL EASEMENTS OF RECORD ARE SHOWN.
4. RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS ().

BURIED UTILITY EASEMENTS

BURIED UTILITY EASEMENTS SHOWN ON THIS PLAT ARE FOR THE COMMON JOINT USE OF:

- A. 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.
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, 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...

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

DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE WITHIN BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO, BEING AND COMPRISING A PORTION OF TRACT A OF THE PLAT OF NW1/4, SECTION 18, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M., AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT...

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED, A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INDIAN SCHOOL ROAD NE AND ALSO BEING THE NORTHWEST CORNER OF PARCEL A-1-A, WINROCK CENTER ADDITION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF...

TRACT CONTAINS 11,754.0 ACRES, MORE OR LESS.

THE ZONING IS "SU-3 ZONE FOR THE UPTOWN URBAN CENTER: INTENSE CORE"

FREE CONSENT AND DEDICATION

THE FOREGOING PLAT OF THAT CERTAIN TRACT OF LAND SITUATE WITHIN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 18, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO, BEING AND COMPRISING A PORTION OF TRACT A OF THE PLAT OF NW1/4, SECTION 18, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M., AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF...

HUNT UPTOWN II, LLC

BY: Gary B. Sapp, Executive Vice President, Hunt Uptown II, LLC

STATE OF New Mexico, COUNTY OF BERNALILLO

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 29th day of June, 2004, BY GARY B. SAPP, EXECUTIVE VICE PRESIDENT OF HUNT UPTOWN II, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY.

GROUP SEAL: CHRISTOPHER ARMSTRONG, COUNTY REGISTER-STATE OF NEW MEXICO

SURVEYOR'S CERTIFICATION

I, A. DWAIN WEAVER, 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...



A. DWAIN WEAVER, NEW MEXICO PROFESSIONAL SURVEYOR 6544, DATE: JUNE 29, 2004



SHEET 1 OF 2

PLAT OF TRACTS A & B HUNT-SPECTRUM DEVELOPMENT SITE (A REPLAT OF A PORTION OF TRACT A NW 1/4, SECTION 18, T10N, R4E NMPM) ALBUQUERQUE, NEW MEXICO JUNE, 2004

PROJECT NUMBER 1002337, APPLICATION NUMBER 04-01089, PLAT APPROVAL

UTILITY APPROVALS: QWEST (7-29-04), COMCAST CABLE (7-22-04), PNM ELECTRIC SERVICES (7-21-04), PNM GAS SERVICES (7-21-04)

CITY APPROVALS: CITY SURVEYOR (7/8/04), TRAFFIC ENGINEERING AND TRANSPORTATION DIVISION (7-21-04), UTILITIES DEPARTMENT (7/21/04), PARKS & RECREATION DEPARTMENT (7/21/04), CITY ENGINEER (7/21/04), DRB CHAIRPERSON, PLANNING DEPARTMENT (8/2/04), REAL PROPERTY DIVISION, ENVIRONMENTAL HEALTH DEPARTMENT

TAX CERTIFICATION

PROPERTY OWNER OF RECORD: Hunt Uptown II LLC, BERNALILLO COUNTY TREASURER'S OFFICE, 2 July 04

PNM STAMP

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON...

Burhamman - Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4: 15 ENGINEERING: SPATIAL DATA ADVANCED TECHNOLOGIES

