SP-2004253088 ARYADA AVENUE **JEANNEDALE** ST. PIUS X BLVD ADDITION ADDN SUBD. PARK SQUARE ADDITION WINROCK CENTER ADDN

NOT TO SCALE

LOCATION MAP

ZONE ATLAS INDEX MAP No. J-19-Z

SUBDIVISION DATA

DRB PROJECT NO.

ZONE ATLAS INDEX NO. J-19-Z.

GROSS SUBDIVISION ACREAGE: 11.7540 ACRES.

TOTAL NUMBER OF TRACTS CREATED: TWO (2) TRACTS. TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.1403 MILE TOTAL MILEAGE OF PARTIAL WIDTH STREETS CREATED: 0.1503 MILE

DATE OF SURVEY: JUNE 2004

PLAT IS LOCATED WITHIN THE NORTHWEST ONE-QUARTER (SWI/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 NWI/4, SECTION 18, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M., 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 APRIL I, 1953 IN VOLUME DI, FOLIO 86, AND ALSO BEING THE SAME AS DESCRIBED IN QUITCLAIM DEED, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY NEW MEXICO ON APRIL 4, 2002 IN BOOK A34, PAGE 4450 AS DOCUMENT NO. 2002044557 INTO TWO (2) TRACTS AND TO DEDICATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE.

NOTES

- 1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE NAD 1927 DATUM). BASIS OF BEARINGS: NOO^49'51"W BETWEEN ACS MONUMENTS "20-HI8" AND "15-HI8" 2. DISTANCES ARE GROUND DISTANCES.
- ALL EASEMENTS OF RECORD ARE SHOWN.

The Cartes and the

. RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS ().

BUBLIS UTILITY EASEMENTS

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

- A. PNM FLECTRIC 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; 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/SWITCHGEARS, AS INSTALLED SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMERS/SWITCHGEAR DOOR AND FIVE FEET (5')

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 NWI/4, SECTION 18, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M., 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 APRIL I, 1953 IN VOLUME DI, FOLIO 86, AND ALSO BEING THE SAME AS DESCRIBED IN QUITCLAIM DEED, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY NEW MEXICO ON APRIL 4, 2002 IN BOOK A34, PAGE 4450 AS DOCUMENT NO. 2002044557 AND BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE NAD27 DATUM) AND GROUND DISTANCES AS FOLLOWS:

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-I-A, WINROCK CENTER ADDITION, 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 OCTOBER 28, 1996 IN VOLUME 96C. FOLIO 446 AS DOCUMENT NO. 96117928, AND WHENCE THE ALBUQUERQUE CITY SURVEY (ACS) MONUMENT "15-H18, 1989" A 3 1/4 INCH ALUMINUM TABLET SET IN TOP OF A CONCRETE CURB, HAVING NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE NAD 1927) OF X=404,773.95 AND Y=1,495,049.22 BEARS N21°18'57"W, A DISTANCE OF 2830.35 FEET, THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING THENCE ALONG THE EASTERLY BOUNDARY LINE OF THE TRACT HEREIN DESCRIBED. S45°08'21"E, A DISTANCE OF 77.36 FEET TO A POINT; THENCE,

SOO°II'25"W, A DISTANCE OF 240.83 FEET TO THE SOUTHEAST CORNER OF THE TRACT HEREIN

S89°33'25"W, A DISTANCE OF 45.14 FEET TO A POINT OF CURVATURE (NON-TANGENT); THENCE, 171.25 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET AND A CHORD WHICH BEARS S68° II'l6"W; A DISTANCE OF 167.33 FEET TO A POINT OF NON-TANGENCY;

S46°55'26"W, a distance of 406.62 feet to a point of élevature (non-tangent); thence, 94.06 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET AND A CHORD WHICH BEARS \$68°31'55"W, A DISTANCE OF 91.86 FEET TO A POINT OF NON-TANGENCY;

N89°49'09"W, A DISTANCE OF 362.01 FEET TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED: THENCE. NOO°30'17"E, A DISTANCE OF 4.88 FEET TO A POINT OF CURVATURE NON-TANGENT: THENCE. 30.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 19.33 FEET AND A

CHORD WHICH BEARS N45°10'40"W, A DISTANCE OF 27.33 FEET TO A POINT OF NON-TANGENCY ON THE WESTERLY BOUNDARY LINE OF THE TRACT HEREIN DESCRIBED AND ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LOUISIANA BOULEVARD NE, THENCE RUNNING ALONG THE WESTERLY BOUNDARY LINE OF THE TRACT HEREIN DESCRIBED AND ALSO ALONG SAID RIGHT-OF-WAY NOO°01'27"W, A DISTANCE OF 393.89 FEET TO A POINT OF CURVATURE (NON-TANGENT); THENCE,

40.36 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 139.33 FEET AND A CHORD WHICH BEARS NO8°09'55"E, A DISTANCE OF 40.22 FEET TO A POINT OF REVERSE CURVATURE (NON-TANGENT); THENCE, 47.41 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 160.67 FEET AND A

NOO°16'16"W, A DISTANCE OF 64.22 FEET TO A POINT OF CURVATURE (NON-TANGENT); THENCE, 46.67 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 139.33 FEET AND 4 CHORD WHICH BEARS NO9º09'47"E, A DISTANCE OF 46.45 FEET 10 A POINT OF COMPOUND

CHORD WHICH BEARS NO8°06'34"E, A DISTANCE OF 47.24 FEET TO A POINT OF NON-TANGENCY;

CURVATURE (NON-TANGENT); THENCE, 47.64 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 49.33 FEET AND A CHORD WHICH BEARS N46°34'41"E, A DISTANCE OF 45.81 FEET TO A POINT OF COMPOUND CURVATURE (NON-TANGENT); THENCE,

65.04 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUM OF 239.33 FEET AND A CHORD WHICH BEARS NO 18 103 E, A DISTANCE OF 64.84 FEET TO A POINT OF NON-TANGENCY;

SITE ZONING IS "SU-3 ZONE FOR

THE UPTOWN URBAN CENTER:

NOO°02'13"E, A DISTANCE OF 6.23 FEET TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF INDIAN SCHOOL ROAD NE, THENCE RUNNING ALONG THE NORTHERLY BOUNDARY LINE OF THE TRACT HEREIN DESCRIBED AND ALSO ALONG N89°31'35"E, A DISTANCE OF 793.56 FEET TO THE POINT AND PLACE OF BEGINNING.

TRACT CONTAINS 11.7540 ACRES, MORE OR LESS.

INTENSE CORE"

FREE CONSENT AND DEDICATION

THE FOREGOING PLAT OF THAT CERTAIN TRACT OF LAND SITUATE WITHIN THE SOUTHWEST ONE-QUARTER (NWI/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 NWI/4, SECTION 18, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M., 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 APRIL I, 1953 IN VOLUME DI, FOLIO 86, AND ALSO BEING THE SAME AS DESCRIBED IN QUITCLAIM DEED, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY NEW MEXICO ON APRIL 4, 2002 IN BOOK A34, PAGE 4450 AS DOCUMENT NO. 2002044557, NOW COMPRISING TRACTS A & B OF HUNT-SPECTRUM DEVELOPMENT SITE, 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 DEDICATE PUBLIC RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT ALL ACCESS, UTILITY, AND DRAINAGE EASEMENTS 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 AND OVERHEAD DISTRIBUTION LINES, CONDUITS, PIPES FOR UNDERGROUND AND/OR OVERHEAD 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. THE CITY HAS THE RIGHT TO ENTER UPON THE GRANTEES PROPERTY AT ANY TIME AND PERFORM WHATEVER INSPECTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION OR REMOVAL ("WORK") IT DEEMS APPROPRIATE WITHOUT LIABILITY TO THE CITY. IF WORK AFFECTS ANY IMPROVEMENTS OR ENCROACHMENTS MADE BY THE GRANTEE, THE CITY WILL NOT BE FINANCIALLY OR OTHERWISE RESPONSIBLE FOR REBUILDING OR REPAIRING OF IMPROVEMENTS OR ENCROACHMENTS. IF IN THE OPINION OF THE CITY, THE WORK TO BE PERFORMED BY THE CITY COULD ENDANGER THE STRUCTURAL INTEGRITY OR OTHERWISE DAMAGE THE IMPROVEMENTS OR ENCROACHMENTS, THE GRANTEE SHALL, AT ITS OWN EXPENSE TAKE WHATEVER PROTECTIVE MEASURES ARE REQUIRED TO SAFEGUARD THE IMPROVEMENTS OR ENCROACHMENTS. THOSE SIGNING AS OWNER(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE (IN FEE SIMPLE) TO THE LAND SUBDIVIDED. GRANTOR DOES HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS WITH ITS FREE ACT AND

HUNT UPTOWN II, LLC

SURVEYOR'S CERTIFICATION

I, A. DWAIN WEAVER, A FEGISTERED PROFESSIONAL NEW MEXICO SURVEYOR, CERTIFY THAT I AM RESPINSIBLE FOR THIS SURVEY AND THAT THIS PLAT WAS

REGISTRATION FOR PROFESIONAL ENGINEERS AND PROFESSIONAL SURVEYORS IN

Ch Durain Weaver

NEW MEXICO PROFESSIONAL SURVEYOR 6544

OCTOBER, 2000 AND MEE'S THE MINIMUM REQUIREMENTS FOR MONUMENTATION

AND SURVEYS CONTAINED IN THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND

PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS OF

IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAIE: JUNE 25, 2004

6544

RECORD, AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE BOARD OF

EXECUTIVE VICE PRESIDENT

MY COMMISSION EXPIRES: 11-18-2005

GETTOMAL SEAL ENTRE AREMAN CHART PUBLIC-STATE OF NEW MEANS

The end recording express 11-18-2005

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

1002337 APPLICATION NUMBER 04 - 0 1089

PLAT APPROVAL

TAX CERTIFICATION

PROPERTY OWNER OF RECORD HUNT US TOWN I LLC

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREO: CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY

PNM STAMP

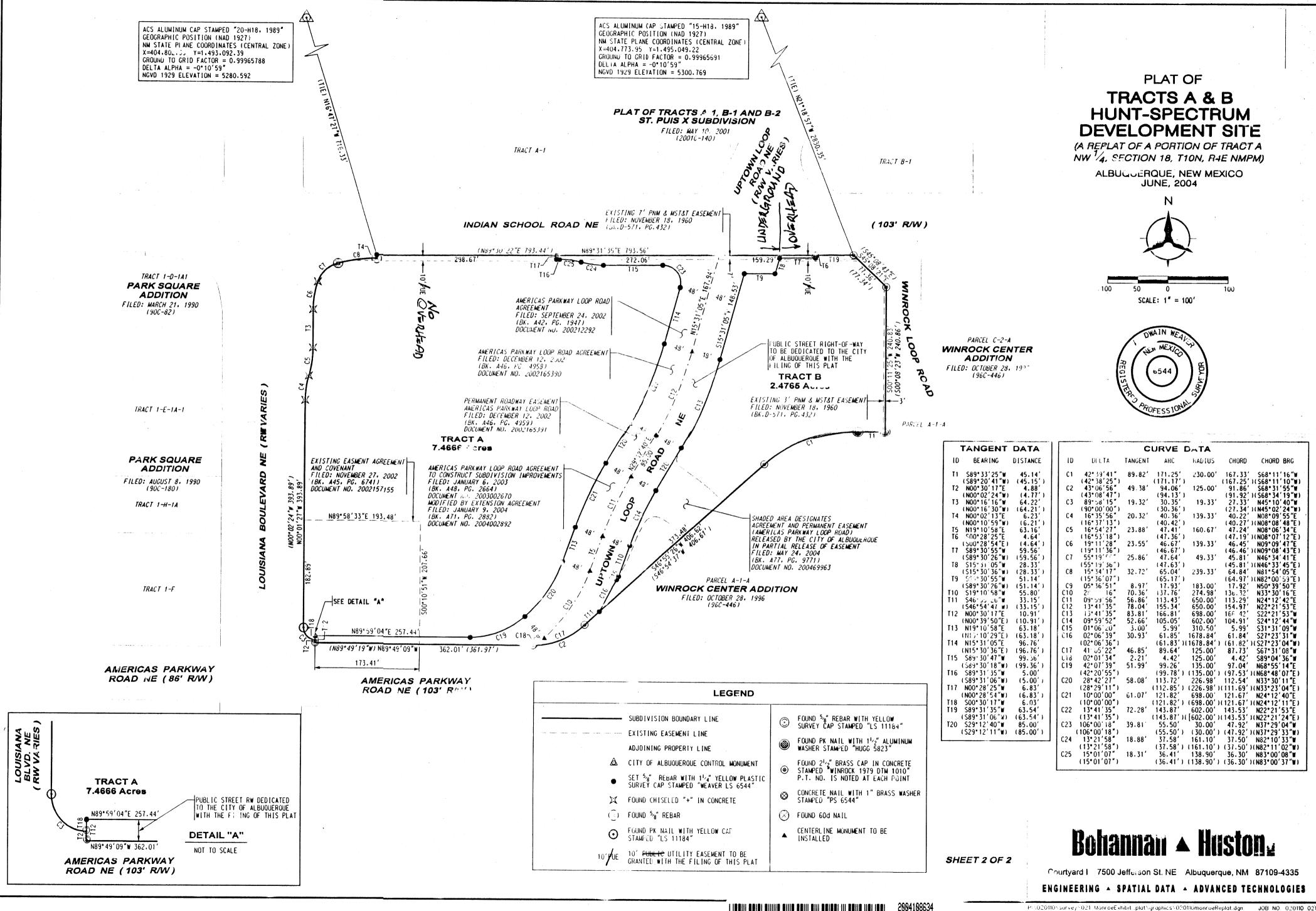
EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

Telina

Courtyard I 7500 Jefferson St. NE A buquerque, NM 87109-4:35

ENGINEERING SPATIAL DATA ADVANCED TECHNOLOGIES

SHEET 1 OF 2



2004108634 6122128 Page: 2 of 2