

Location Map
Zone Atlas Map No. M-14-Z and M-15-Z N.T.S.

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 18.0532 ACRES ±
 ZONE ATLAS INDEX NO: M-14-Z AND M-15-Z
 NO. OF TRACTS CREATED: 0
 NO. OF LOTS CREATED: 4
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: AUGUST 2010

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO LOTS INTO FOUR NEW LOTS AND TO GRANT EASEMENTS.

Notes:

1. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1983).
2. ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
3. THIS PROPERTY LIES WITHIN SECTIONS 32 AND 33, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. SP NO. 2009183497

Solar Note:

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

Utility Notes

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

1. **NEW MEXICO GAS COMPANY** VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
2. **PUBLIC SERVICE COMPANY OF NEW MEXICO** OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLE NECESSARY TO PROVIDE ELECTRICAL SERVICE.
3. **QWEST** FOR 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** FOR 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 RIGHT OF WAY AND EASEMENT, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, AND 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.

DISCLAIMER
 IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM) AND NEW MEXICO GAS COMPANY (NMGC) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM AND NMGC DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN ON THIS PLAT.

RECORDING STAMP

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.

LANGDON POTTS _____ DATE
 CMH MANUFACTURING WEST INC
 ASSIGNEE TO LEASE-LOT 3-A

Acknowledgment

STATE OF TENNESSEE) SS
 COUNTY OF BLOUNT)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2011 BY
 LANGDON POTTS, CMH MANUFACTURING WEST, INC, ASSIGNEE TO LEASE-LOT 3-A

BY _____ MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC

HARRY KARSTEN _____ DATE
 GOLDEN VENTURES LLC
 OWNER LOT 8-A

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2011 BY
 HARRY KARSTEN, GOLDEN VENTURES LLC, OWNER LOT 8-A

BY _____ MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC

RAY GRITTIN _____ DATE
 HOMES DIRECT OF ALBUQUERQUE
 OWNER LOT 3-B AND 8-B

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2011 BY
 RAY GRITTIN, HOMES DIRECT OF ALBUQUERQUE, OWNER LOT 8

BY _____ MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC

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.

ROB PERRY _____ DATE
 CHIEF ADMINISTRATIVE OFFICER DESIGNATE
 CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION, OWNER LOT 3-A

Acknowledgment

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2011 BY
 ROB PERRY, CHIEF ADMINISTRATIVE OFFICER DESIGNATE, CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION
 OWNER LOT 3-A

BY _____ MY COMMISSION EXPIRES: _____
 NOTARY PUBLIC

Plat of
 Lots 3-A and 3-B, Unit 1 and 8-A and 8-B Unit 3
Broadway Industrial Center
 Albuquerque, Bernalillo County, New Mexico
 February 2011

Project No. 1002345
 Application No. 11DRB-
 Utility Approvals

PNM _____ DATE
 NEW MEXICO GAS COMPANY _____ DATE
 QWEST CORPORATION _____ DATE
 COMCAST _____ DATE

City Approvals

CITY SURVEYOR _____ DATE
 ENVIRONMENTAL HEALTH DEPARTMENT _____ DATE
 TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT _____ DATE
 A.B.C.W.U.A. _____ DATE
 PARKS AND RECREATION DEPARTMENT _____ DATE
 AMAFCA _____ DATE
 CITY ENGINEER _____ DATE

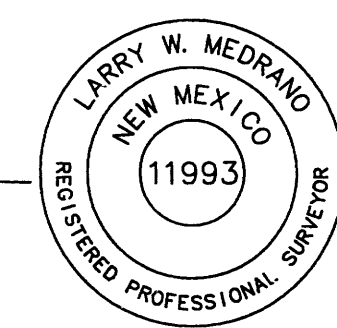
DRB CHAIRPERSON, PLANNING DEPARTMENT

TREASURER'S CERTIFICATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED NEW MEXICO PROFESSIONAL LAND 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 THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY 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] 2/18/11
 LARRY W. MEDRANO
 N.M.P.S. No. 11993



PRECISION SURVEYS, INC.

OFFICE LOCATION:
 5571 Midway Park Place, NE
 Albuquerque, NM 87109
 MAILING ADDRESS:
 PO Box 90636
 Albuquerque, NM 87199
 866.442.8011 TOLL FREE
 505.856.5700 PHONE
 505.856.7900 FAX

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RECORDING STAMP

Plat of
Lots 3-A and 3-B, Unit 1 and 8-A and 8-B Unit 3
Broadway Industrial Center
Albuquerque, Bernalillo County, New Mexico
February 2011

Landfill Note:

THE SUBJECT PROPERTY IS LOCATED ON AN EXISTING LANDFILL. DUE TO THE SUBJECT PROPERTY BEING ON AN EXISTING LANDFILL, CERTAIN PRECAUTIONARY MEASURES MAY NEED TO BE TAKEN TO ENSURE THE HEALTH AND SAFETY OF THE PUBLIC. RECOMMENDATIONS MADE BY A PROFESSIONAL ENGINEER WITH EXPERTISE IN LANDFILLS AND LANDFILL GAS ISSUES (AS REQUIRED BY THE MOST CURRENT VERSION OF THE INTERIM GUIDELINES FOR DEVELOPMENT WITHIN CITY DESIGNATED LANDFILL BUFFER ZONES) SHALL BE CONSULTED PRIOR TO DEVELOPMENT OF THE SITE.

Legal Description

TRACT OF LAND LYING AND SITUATE WITHIN SECTIONS 32 AND 33, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF LOT 3, UNIT 1, OF BROADWAY INDUSTRIAL SUBDIVISION, ALBUQUERQUE, NEW MEXICO, AS THE SAME AS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 05, 1997, IN PLAT BOOK 97C, PAGE 345, TOGETHER WITH

LOT 8, UNIT 3, OF BROADWAY INDUSTRIAL SUBDIVISION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 30, 1999 IN PLAT BOOK 99C PAGE 252, BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NAD 1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF DESCRIBED TRACT LYING ON THE WEST RIGHT OF WAY LINE OF INTERSTATE HIGHWAY 25, MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" FROM WHENCE A TIE TO ALBUQUERQUE GEOGRAPHIC REFERENCE SYSTEM MONUMENT "L_25_30" BEARS N 01°20'50" W, A DISTANCE OF 1102.38 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID WEST RIGHT OF WAY LINE, THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 7489.44 FEET, AN ARC LENGTH OF 855.68 FEET, A DELTA ANGLE OF 6°32'46", A CHORD BEARING OF S 02°16'27" E, AND A CHORD LENGTH OF 855.22 FEET TO A POINT OF TANGENCY MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE S 00°59'56" W, A DISTANCE OF 212.79 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH CAP "PS 15702";

THENCE LEAVING SAID WEST RIGHT OF WAY LINE, N 89°00'04" W, A DISTANCE OF 276.57 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 08°26'38" W, A DISTANCE OF 139.80 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 88°19'19" W, A DISTANCE OF 824.88 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING THE EAST RIGHT OF WAY LINE OF KARSTEN COURT, S.E. MARKED BY A FOUND REBAR WITH CAP "PS 15702";

THENCE ALONG SAID EAST RIGHT OF WAY LINE, N 01°40'47" E, A DISTANCE OF 557.20 FEET TO A POINT OF CURVATURE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 269.99 FEET, AN ARC LENGTH OF 26.20 FEET, A DELTA ANGLE OF 5°33'34", A CHORD BEARING OF N 04°27'36" E, AND A CHORD LENGTH OF 26.19 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, S 88°04'02" E, A DISTANCE OF 806.04 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH CAP "PS 7719";

THENCE N 01°09'52" E, A DISTANCE OF 578.92 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 41°50'20" W, A DISTANCE OF 23.20 FEET TO A POINT OF CURVATURE LYING ON THE EAST RIGHT OF WAY LINE OF KARSTEN COURT S.E. MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, AN ARC LENGTH OF 37.94 FEET, A DELTA ANGLE OF 48°18'23", A CHORD BEARING OF N 24°00'18" E, AND A CHORD LENGTH OF 36.83 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT MARKED BY A FOUND PK NAIL WITH WASHER;

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, S 87°59'15" E, A DISTANCE OF 256.29 FEET TO THE POINT OF BEGINNING, CONTAINING 18.0532 ACRES (786,397 SQUARE FEET) MORE OR LESS, NOW COMPRISING LOTS 3-A, 3-B, UNIT 1 AND 8-A, 8-B, UNIT 3 BROADWAY INDUSTRIAL CENTER.



OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109
MAILING ADDRESS:
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505.856.5700 PHONE
505.856.7900 FAX

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	7489.44' (R=7489.44')	855.68' (L=855.68')	6°32'46" (Δ=06°32'52")	428.31' (T=428.41')	S 02°16'27" E (CH=S 02°16'18" E)	855.22' (855.41')
C2	7489.44'	427.38'	3°16'10"	213.75'	N 03°54'45" W	427.32'
C3	7489.44'	204.51'	1°33'52"	102.26'	S 01°29'43" E	204.50'
C4	7489.44' (R=7489.44')	223.80' (L=223.17')	1°42'44" (Δ=01°42'28")	111.91' (T=111.59')	S 00°08'34" W (CH=S 00°08'55" W)	223.79' (223.16')
C5	269.99'	26.20'	5°33'34"	13.11'	N 04°27'36" E	26.19'
C6	45.00'	37.94'	48°18'23"	20.18'	N 24°00'18" E	36.83'

Line Table

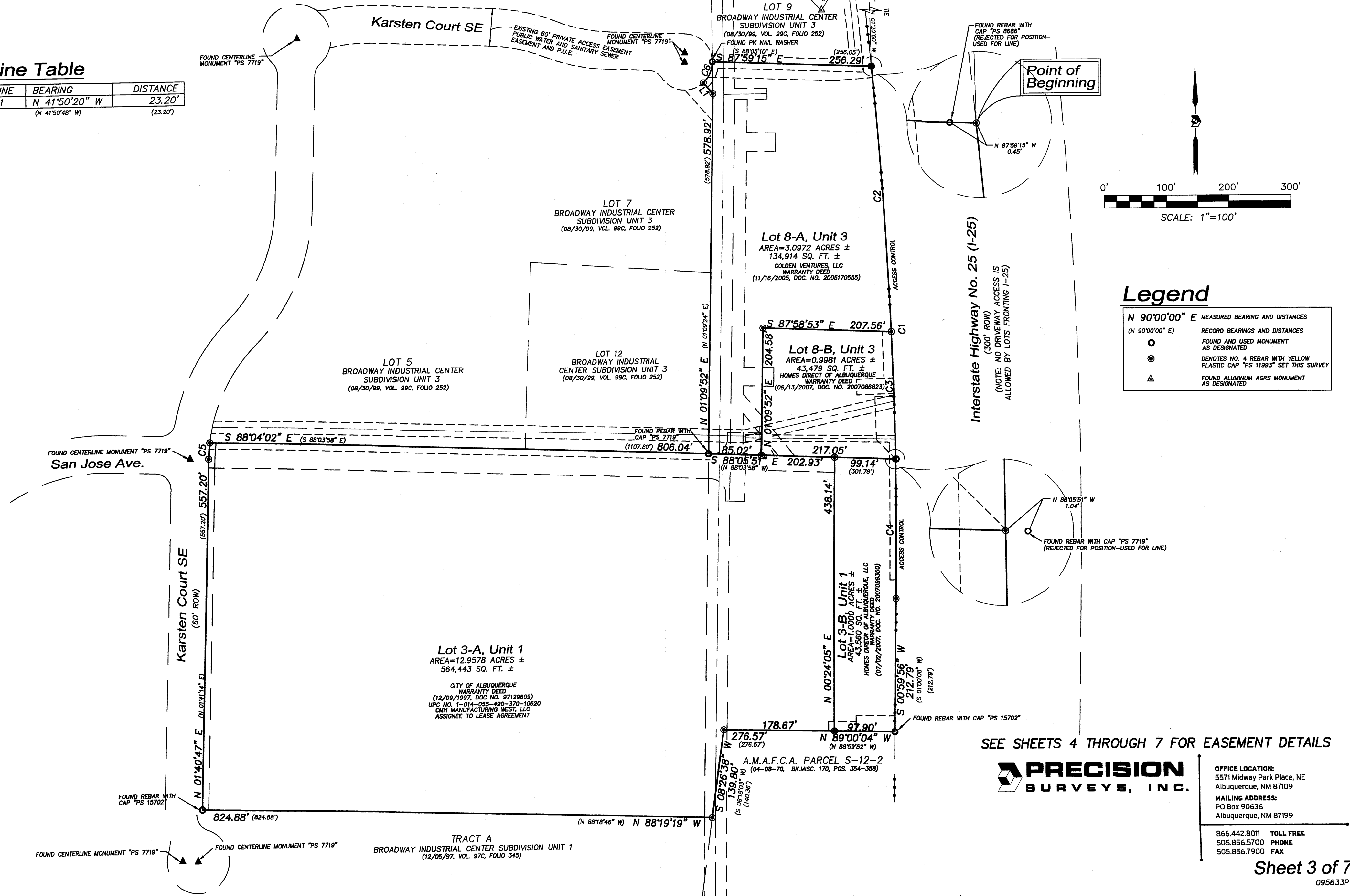
LINE	BEARING	DISTANCE
L1	N 41°50'20" W (N 41°50'48" W)	23.20' (23.20')

RECORDING STAMP

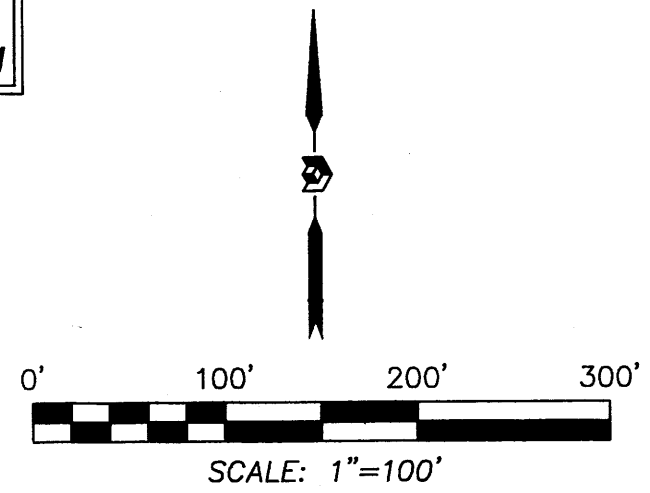
Plat of
Lots 3-A and 3-B, Unit 1 and 8-A and 8-B Unit 3
Broadway Industrial Center
 Albuquerque, Bernalillo County, New Mexico
 February 2011

A.G.R.S. MONUMENT "S_1114"
 STANDARD A.G.R.S. BRASS TABLE
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,473,329.790
 E=1,521,790.782
 PUBLISHED EL=4940.240 (NAVD 1988)
 GROUND TO GRID FACTOR=0.99983708
 DELTA ALPHA ANGLE=-0°13'39"-3"

A.G.R.S. MONUMENT "L_25_30"
 STANDARD A.G.R.S. BRASS TABLE
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1983)
 N=1,477,335.008
 E=1,524,161.952
 PUBLISHED EL=5041.300 (NAVD 1988)
 GROUND TO GRID FACTOR=0.999678244
 DELTA ALPHA ANGLE=-0°13'23.37"



Point of Beginning



Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES
(N 90°00'00" E) RECORD BEARINGS AND DISTANCES AS DESIGNATED
- FOUND AND USED MONUMENT AS DESIGNATED
- ⊙ DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
- △ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

SEE SHEETS 4 THROUGH 7 FOR EASEMENT DETAILS

PRECISION SURVEYS, INC.

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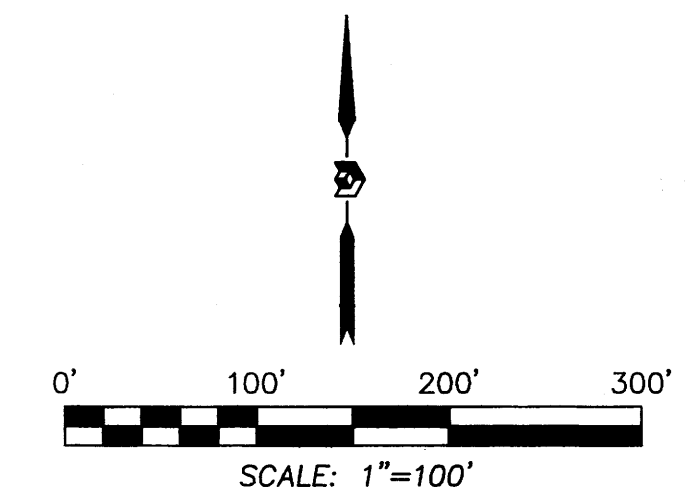
Plat of
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Broadway Industrial Center
 Albuquerque, Bernalillo County, New Mexico
 February 2011

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	7489.44'	855.68'	428.31'	6'32.46"	N 02'16.27" W	855.22'
C2	7489.44'	427.38'	213.75'	3'16.10"	N 03'54.45" W	427.32'
C3	7489.44'	204.51'	102.26'	1'33.52"	N 01'29.43" W	204.50'
C4	7489.44'	223.80'	111.91'	1'42.44"	N 00'08.34" E	223.79'
C5	269.99'	26.20'	13.11'	5'33.34"	S 04'27.36" W	26.19'
C6	45.00'	37.94'	20.18'	48'18.23"	N 24'00.18" E	36.83'
C7	7489.44'	104.73'	52.36'	0'48.04"	N 01'52.36" W	104.72'
C8	7489.44'	99.50'	49.75'	0'45.40"	N 01'05.45" W	99.50'
C9	4912.57'	31.97'	15.98'	0'22.22"	N 00'52.09" W	31.97'
C10	7479.44'	221.24'	110.63'	1'41.41"	N 00'04.27" W	221.23'
C11	25.00'	39.28'	24.99'	89'58.10"	N 43'04.57" W	35.35'
C12	25.00'	39.28'	25.01'	90'01.50"	N 46'55.03" E	35.36'
C13	7489.44'	75.15'	37.58'	0'34.30"	N 01'59.25" W	75.15'
C14	7474.44'	76.15'	38.07'	0'35.01"	N 01'59.40" W	76.15'
C15	7489.44'	75.15'	37.58'	0'34.30"	N 01'59.25" W	75.15'
C16	7489.44'	25.00'	12.50'	0'11.29"	N 01'36.26" W	25.00'
C17	7429.44'	25.00'	12.50'	0'11.34"	N 01'36.21" W	25.00'
C18	45.00'	26.19'	13.48'	33'20.56"	N 16'31.35" E	25.82'
C19	7489.44'	18.37'	9.19'	0'08.26"	N 05'28.37" W	18.37'

Line Table

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 41'50.20" W	23.20'	L30	S 39'35.38" E	87.37'
L2	S 45'18.26" E	43.74'	L31	N 01'09.58" E	65.50'
L3	S 01'30.59" E	68.17'	L32	S 88'05.51" E	20.00'
L4	S 88'58.21" W	31.00'	L33	S 89'17.36" E	242.17'
L5	S 00'42.27" E	54.75'	L34	S 01'40.47" W	13.84'
L6	S 87'59.15" E	232.96'	L35	N 01'54.09" E	40.00'
L7	S 01'54.09" W	10.03'	L36	N 88'05.51" W	40.00'
L8	N 88'05.51" W	64.99'	L37	S 01'54.09" W	80.00'
L9	N 01'54.09" E	20.00'	L38	S 01'54.09" W	40.00'
L10	S 01'54.09" W	9.97'	L39	N 88'05.51" W	40.00'
L11	N 00'24.05" E	20.01'	L40	N 01'54.09" E	15.00'
L12	N 88'05.51" W	137.94'	L41	N 88'13.33" E	15.00'
L13	S 87'53.54" E	26.78'	L42	S 87'58.53" E	15.04'
L14	S 88'17.39" E	27.18'	L43	N 00'24.05" E	15.00'
L15	S 88'05.51" E	35.18'	L44	N 89'00.04" W	44.64'
L16	N 89'25.38" E	20.01'	L45	S 01'08.34" W	15.00'
L17	N 01'09.58" E	53.09'	L46	N 89'00.04" W	44.45'
L18	S 88'38.51" E	47.00'	L47	N 01'09.52" E	29.32'
L19	N 01'09.58" E	30.00'	L48	S 88'23.55" E	58.58'
L20	N 88'38.51" W	47.08'	L49	N 77'18.30" E	247.07'
L21	S 88'38.51" E	48.04'	L50	N 77'18.30" E	27.22'
L22	S 88'38.51" E	29.87'	L51	N 77'18.30" E	219.85'
L23	S 88'38.51" E	18.17'	L52	N 88'13.33" E	60.00'
L24	N 01'09.58" E	30.00'	L53	N 88'13.33" E	60.00'
L25	N 88'38.51" W	48.04'	L54	S 87'59.15" E	17.79'
L26	N 88'38.51" W	18.17'	L55	N 00'26.02" W	51.75'
L27	N 88'38.51" W	29.87'	L56	N 89'25.38" E	69.55'
L28	N 01'09.58" E	13.84'	L57	N 87'59.15" W	203.69'
L29	S 39'35.38" E	128.34'	L58	N 85'42.49" E	61.84'



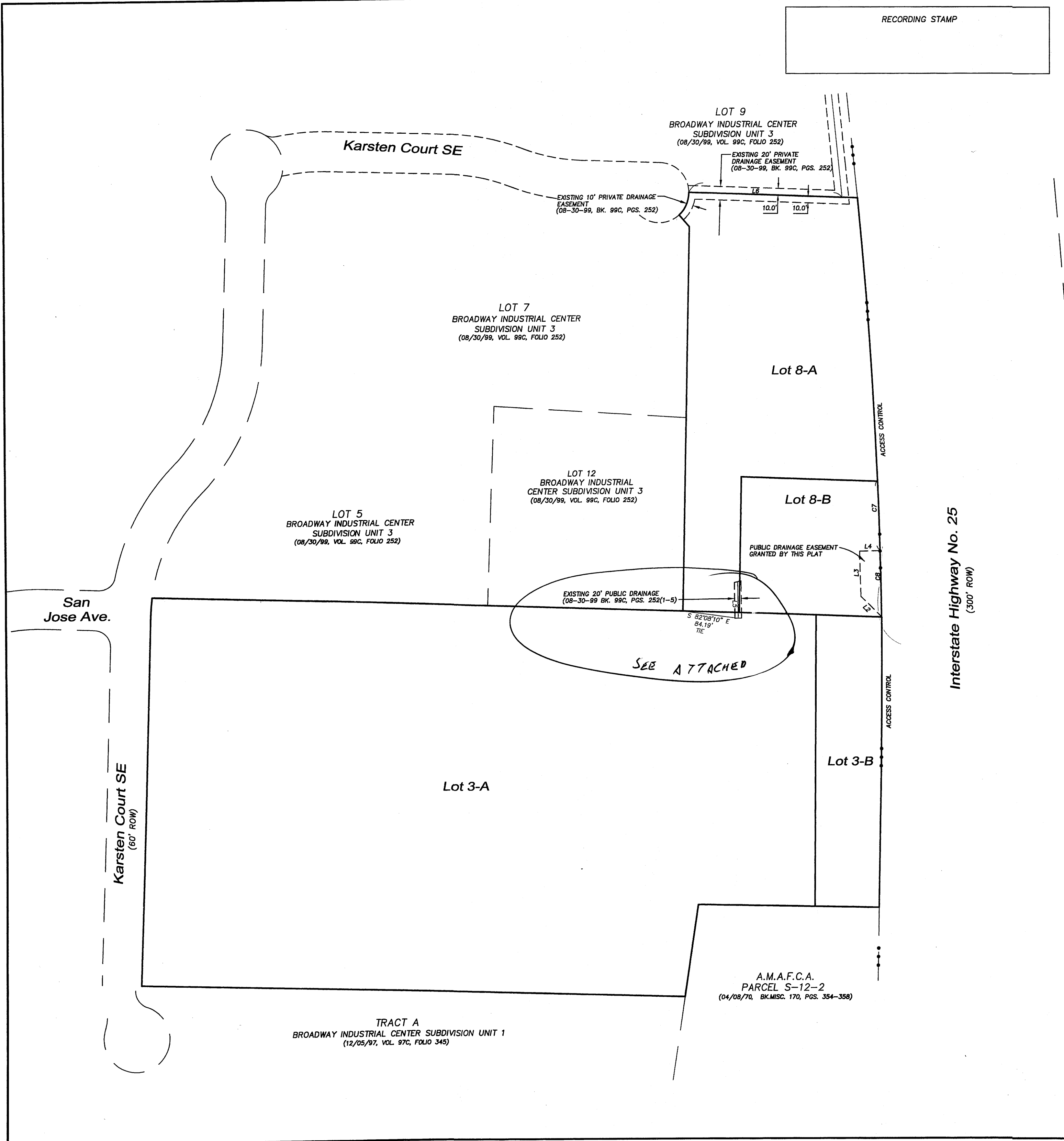
PUBLIC AND PRIVATE DRAINAGE EASEMENTS



OFFICE LOCATION:
 5571 Midway Park Drive, NE
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TRACT A
 BROADWAY INDUSTRIAL CENTER SUBDIVISION UNIT 1
 (12/05/97, VOL. 97C, FOLIO 345)

A.M.A.F.C.A.
 PARCEL S-12-2
 (04/08/70, BK.MISC. 170, PGS. 354-358)

LOT 12
 BROADWAY INDUSTRIAL CENTER SUBDIVISION UNIT 3
 (08/30/99, VOL. 99C, FOLIO 252)

LOT 5
 BROADWAY INDUSTRIAL CENTER SUBDIVISION UNIT 3
 (08/30/99, VOL. 99C, FOLIO 252)

LOT 7
 BROADWAY INDUSTRIAL CENTER SUBDIVISION UNIT 3
 (08/30/99, VOL. 99C, FOLIO 252)

LOT 9
 BROADWAY INDUSTRIAL CENTER SUBDIVISION UNIT 3
 (08/30/99, VOL. 99C, FOLIO 252)

Lot 8-A

Lot 8-B

Lot 3-B

Lot 3-A

EXISTING 10' PRIVATE DRAINAGE EASEMENT (08-30-99, BK. 99C, PGS. 252)

EXISTING 20' PRIVATE DRAINAGE EASEMENT (08-30-99, BK. 99C, PGS. 252)

EXISTING 20' PUBLIC DRAINAGE (08-30-99 BK. 99C, PGS. 252(1-5))

PUBLIC DRAINAGE EASEMENT GRANTED BY THIS PLAT

SEE ATTACHED

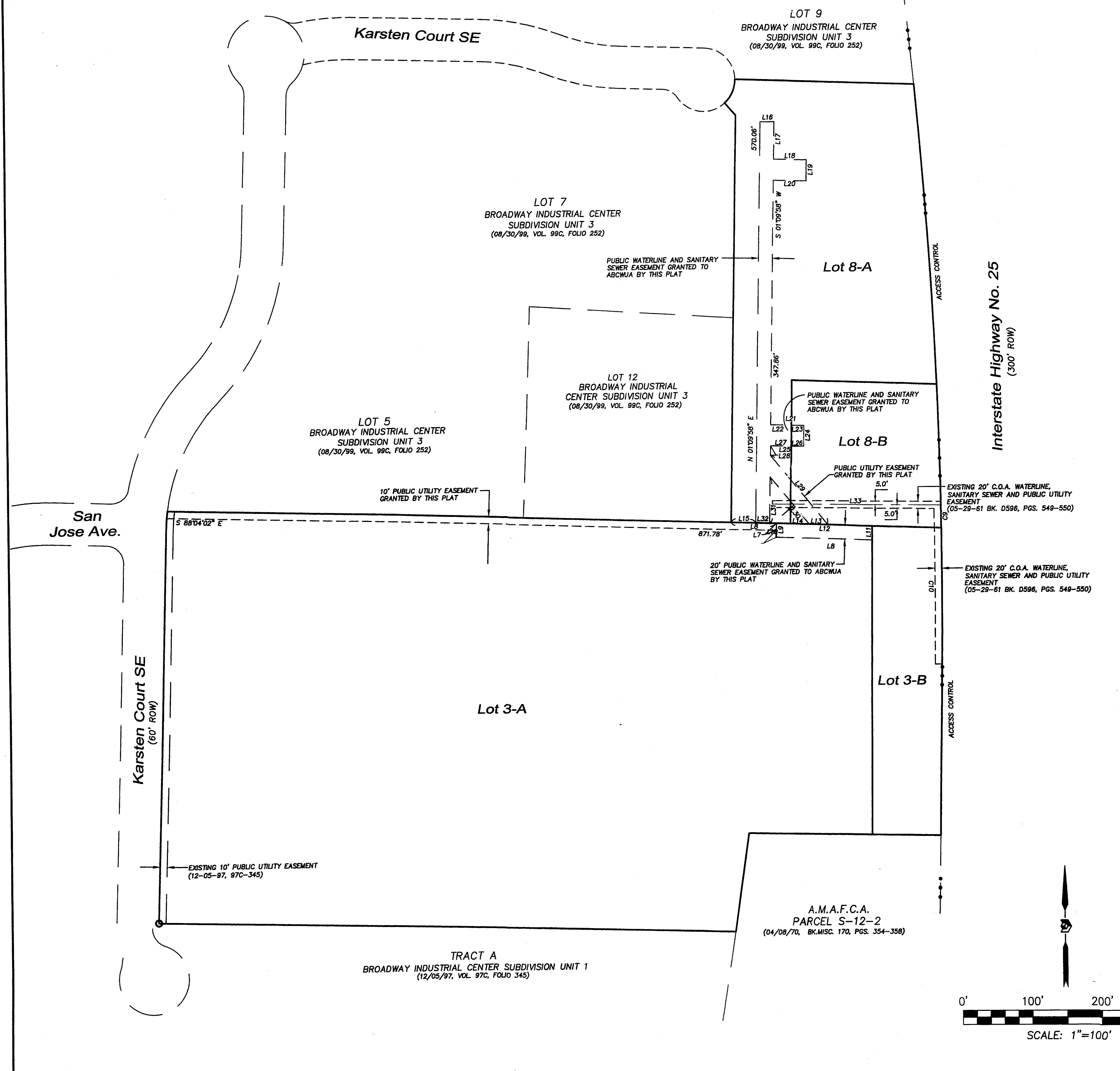
Interstate Highway No. 25
 (300' ROW)

San Jose Ave.

Karsten Court SE
 (60' ROW)

RECORDING STAMP

Plat of
Lots 3-A and 3-B, Unit 1 and 8-A and 8-B Unit 3
Broadway Industrial Center
 Albuquerque, Bernalillo County, New Mexico
 February 2011



Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	7489.44'	855.68'	428.31'	6°32'46"	N 02°16'27" W	855.22'
C2	7489.44'	427.38'	213.75'	3°16'10"	N 03°54'45" W	427.32'
C3	7489.44'	204.51'	102.26'	1°33'52"	N 01°29'43" W	204.50'
C4	7489.44'	223.80'	111.91'	1°42'44"	N 00°08'34" E	223.79'
C5	269.99'	26.20'	13.11'	5°33'34"	S 04°27'36" W	26.19'
C6	45.00'	37.94'	20.18'	48°18'23"	N 24°00'18" E	36.83'
C7	7489.44'	104.73'	52.36'	0°48'04"	N 01°52'38" W	104.72'
C8	7489.44'	99.50'	49.75'	0°45'40"	N 01°05'45" W	99.50'
C9	4912.57'	31.97'	15.98'	0°22'22"	N 00°52'09" W	31.97'
C10	7479.44'	221.24'	110.63'	1°41'41"	N 00°04'27" W	221.23'
C11	25.00'	39.28'	24.99'	89°58'10"	N 43°04'57" W	35.35'
C12	25.00'	39.28'	25.01'	90°01'50"	N 46°55'03" E	35.36'
C13	7489.44'	76.15'	37.58'	0°34'30"	N 01°59'25" W	76.15'
C14	7474.44'	76.15'	38.07'	0°35'01"	N 01°59'40" W	76.15'
C15	7489.44'	75.15'	37.58'	0°34'30"	N 01°59'25" W	75.15'
C16	7489.44'	25.00'	12.50'	0°11'29"	N 01°36'26" W	25.00'
C17	7429.44'	25.00'	12.50'	0°11'34"	N 01°36'21" W	25.00'
C18	45.00'	26.19'	13.48'	33°20'56"	N 16°31'35" E	25.82'
C19	7489.44'	18.37'	9.19'	0°08'26"	N 05°28'37" W	18.37'

Line Table

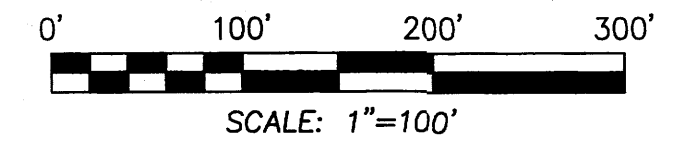
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 41°50'20" W	23.20'	L30	S 39°35'38" E	87.37'
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L4	S 88°56'21" W	31.00'	L33	S 89°17'36" E	242.17'
L5	S 00°42'27" E	54.75'	L34	S 01°40'47" W	13.84'
L6	S 87°59'15" E	232.96'	L35	N 01°54'09" E	15.00'
L7	S 01°54'09" W	10.03'	L36	N 88°05'51" W	40.00'
L8	N 88°05'51" W	64.99'	L37	S 01°54'09" W	80.00'
L9	N 01°54'09" E	20.00'	L38	S 01°54'09" W	40.00'
L10	S 01°54'09" W	9.97'	L39	N 88°05'51" W	40.00'
L11	N 00°24'05" E	20.01'	L40	N 01°54'09" E	15.00'
L12	N 88°05'51" W	137.94'	L41	N 88°13'33" E	15.00'
L13	S 87°53'54" E	26.78'	L42	S 87°58'53" E	15.04'
L14	S 88°17'39" E	27.18'	L43	N 00°24'05" E	15.00'
L15	S 88°05'51" E	35.18'	L44	N 89°00'04" W	44.64'
L16	N 89°25'38" E	20.01'	L45	S 01°08'34" W	15.00'
L17	N 01°09'58" E	53.09'	L46	N 89°00'04" W	44.45'
L18	S 88°38'51" E	47.00'	L47	N 01°09'52" E	29.32'
L19	N 01°09'58" E	30.00'	L48	S 88°23'55" E	58.58'
L20	N 88°38'51" W	47.08'	L49	N 77°18'30" E	247.07'
L21	S 88°38'51" E	48.04'	L50	N 77°18'30" E	27.22'
L22	S 88°38'51" E	29.87'	L51	N 77°18'30" E	219.85'
L23	S 88°38'51" E	18.17'	L52	N 88°13'33" E	60.00'
L24	N 01°09'58" E	30.00'	L53	N 88°13'33" E	60.00'
L25	N 88°38'51" W	48.04'	L54	S 87°59'15" E	17.79'
L26	N 88°38'51" W	18.17'	L55	N 00°26'02" W	51.75'
L27	N 88°38'51" W	29.87'	L56	N 89°25'38" E	69.55'
L28	N 01°09'58" E	13.84'	L57	N 87°59'15" W	203.69'
L29	S 39°35'38" E	128.34'	L58	N 85°42'49" E	61.84'

PUBLIC UTILITY EASEMENTS



OFFICE LOCATION:
 5571 Midway Park Place, NE
 Albuquerque, NM 87109
 MAILING ADDRESS:
 PO Box 90636
 Albuquerque, NM 87199

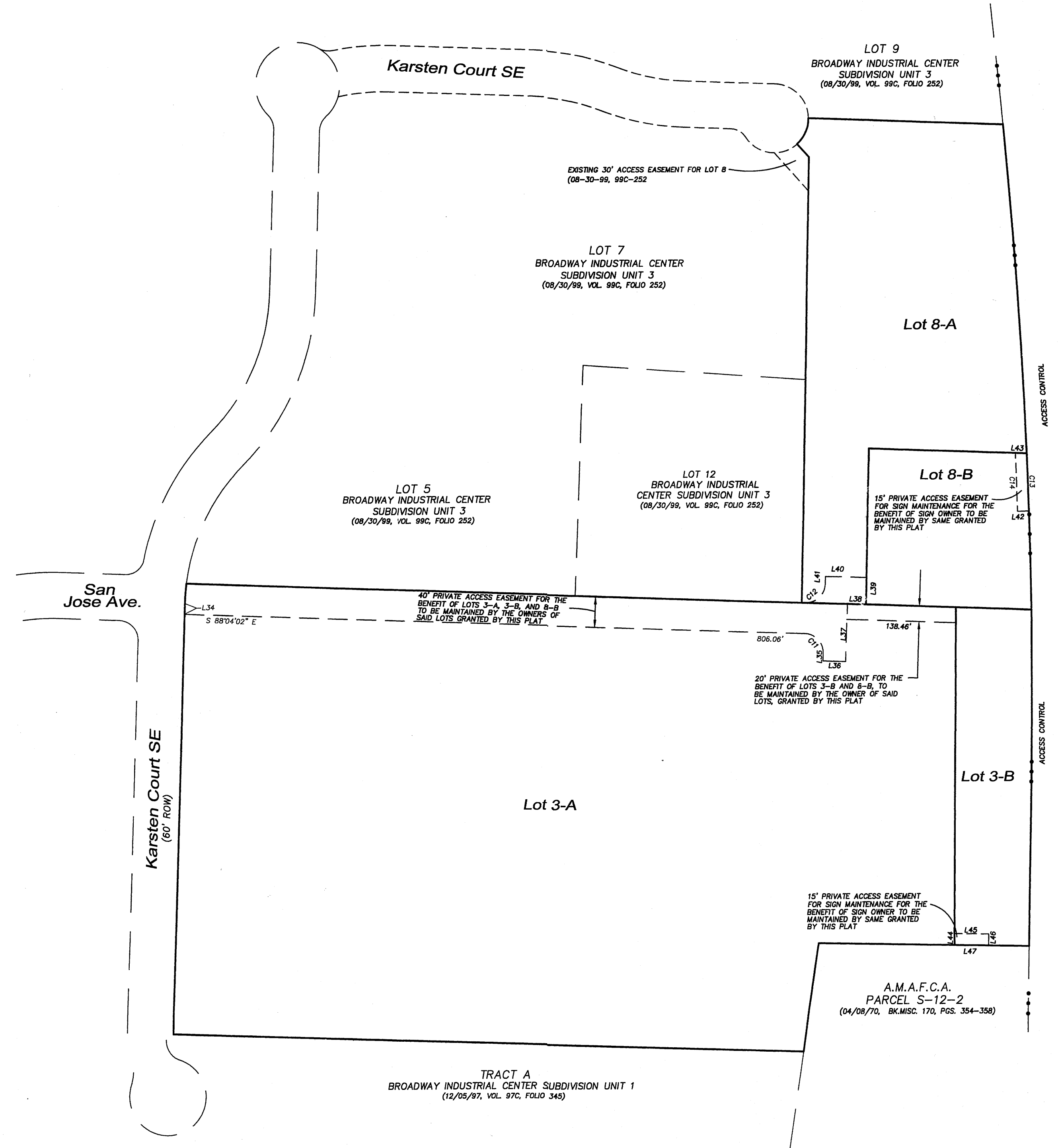
866.442.8011 TOLL FREE
 505.856.5700 PHONE
 505.856.7900 FAX



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RECORDING STAMP

Plat of
Lots 3-A and 3-B, Unit 1 and 8-A and 8-B Unit 3
Broadway Industrial Center
 Albuquerque, Bernalillo County, New Mexico
 February 2011

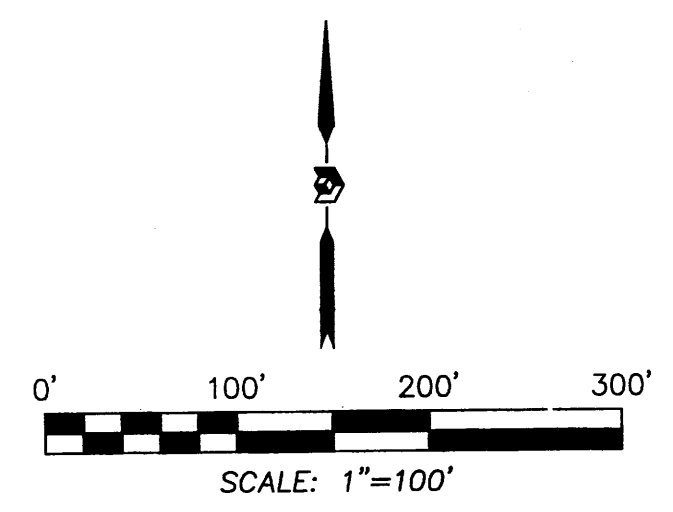


Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
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C13	7489.44'	75.15'	37.58'	0'34'30"	N 01'59'25" W	75.15'
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L23	S 88'38'51" E	18.17'	L52	N 88'13'33" E	60.00'
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L25	N 88'38'51" W	48.04'	L54	S 87'59'15" E	17.79'
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L27	N 88'38'51" W	29.87'	L56	N 89'25'38" E	69.55'
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PRIVATE ACCESS EASEMENTS

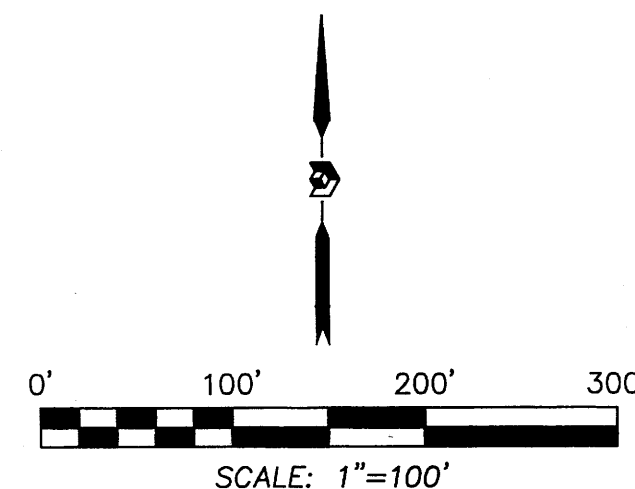


OFFICE LOCATION:
 5571 Midway Park Place, NE
 Albuquerque, NM 87109
 MAILING ADDRESS:
 PO Box 90636
 Albuquerque, NM 87199
 866.442.8011 TOLL FREE
 505.856.5700 PHONE
 505.856.7900 FAX

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RECORDING STAMP

Plat of
Lots 3-A and 3-B, Unit 1 and 8-A and 8-B Unit 3
Broadway Industrial Center
 Albuquerque, Bernalillo County, New Mexico
 February 2011



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L11	N 00°24'05" E	20.01'	L41	N 01°54'09" E	9.99'
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L25	N 88°38'51" W	48.04'	L55	S 87°59'15" E	17.79'
L26	N 88°38'51" W	18.17'	L56	N 00°26'02" W	51.75'
L27	N 88°38'51" W	29.87'	L57	N 89°25'38" E	69.55'
L28	N 01°09'58" E	13.84'	L58	S 87°59'15" E	167.80'
L29	S 39°35'38" E	128.34'	L59	N 85°42'49" E	61.84'
L30	S 39°35'38" E	87.37'			

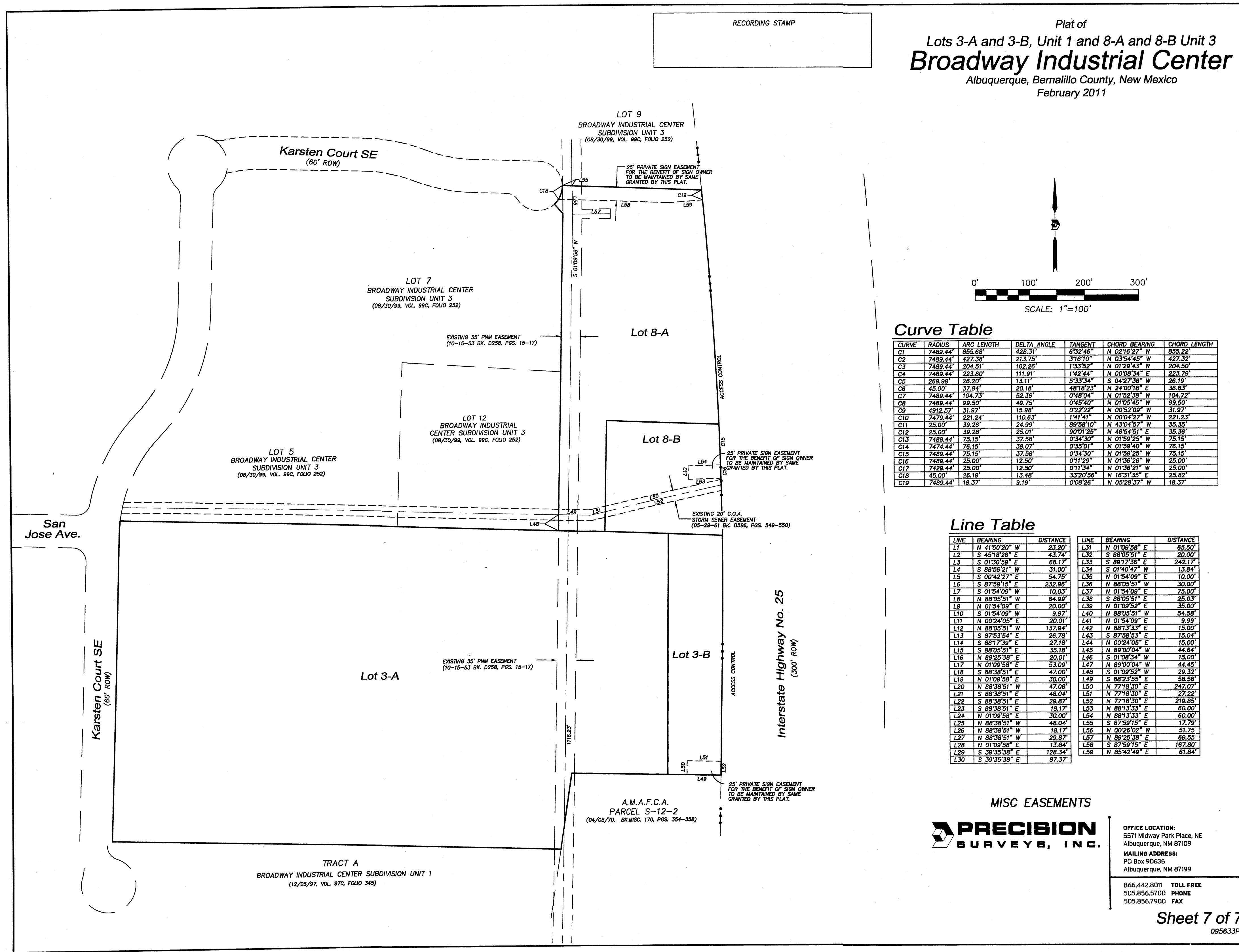
MISC EASEMENTS



OFFICE LOCATION:
 5571 Midway Park Place, NE
 Albuquerque, NM 87109
MAILING ADDRESS:
 PO Box 90636
 Albuquerque, NM 87199

866.442.8011 TOLL FREE
 505.856.7900 PHONE
 505.856.7900 FAX

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Karsten Court SE

Existing Manhole
Rim Elev=5012.74
Inv=5005.34

Existing Concrete
Slope Protection To
Remain Undisturbed

Existing Power Poles
To Remain
Undisturbed

New 4" PVC
Sch. 30 Sanitary
Sewer Main Line

New 8" PVC
Sch. 30 Sanitary
Sewer Main Line

8" PVC Sanitary Sewer Main Line

New 4" PVC
Sch. 30 Sanitary
Sewer Main Line

RC 19
Temporary
Model Home
27x60

RC 17
Temporary
Model Home
27x78

RC 11
Temporary
Model Home
31x65

144.35 LF
S=1.1%

RC 13
Temporary
Model Home
31x66

New 4" PVC
Sch. 30 Sanitary
Sewer Main Line

Exist. FH
To Remain

Exist. FH
To Be Removed

Existing Drainage
Easement Per
NMDOT

UTILITY LEGEND

- WL --- EXISTING WATER LINE
- SAS --- EXISTING SANITARY SEWER LINE
- ⊗ EXISTING WATER MANHOLE
- EXISTING SANITARY MANHOLE
- ⊗ EXISTING WATER VALVE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- ⊗ PROPOSED SANITARY MANHOLE

KEYED NOTES

1. INSTALL TYPE "E" MANHOLE PER COA STD. DWG. 2102. SEE SHEET -- FOR INVERT ELEVATIONS.

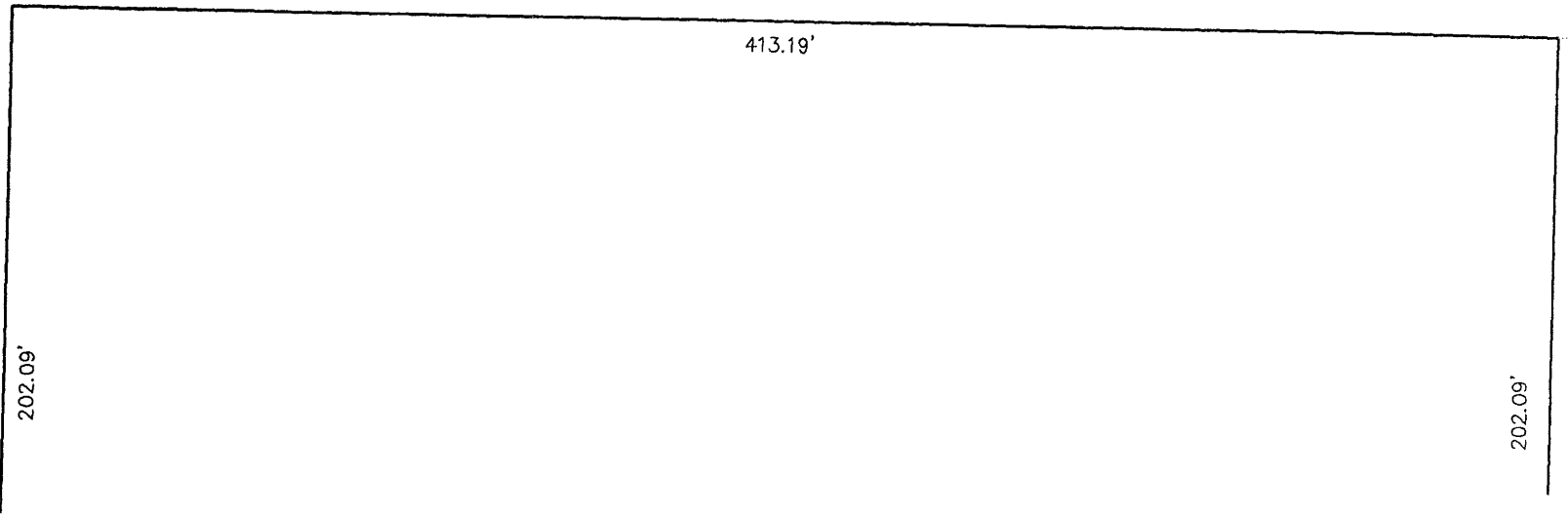
Interstate Highway No. 25 (I-25)
300' Right-of-Way

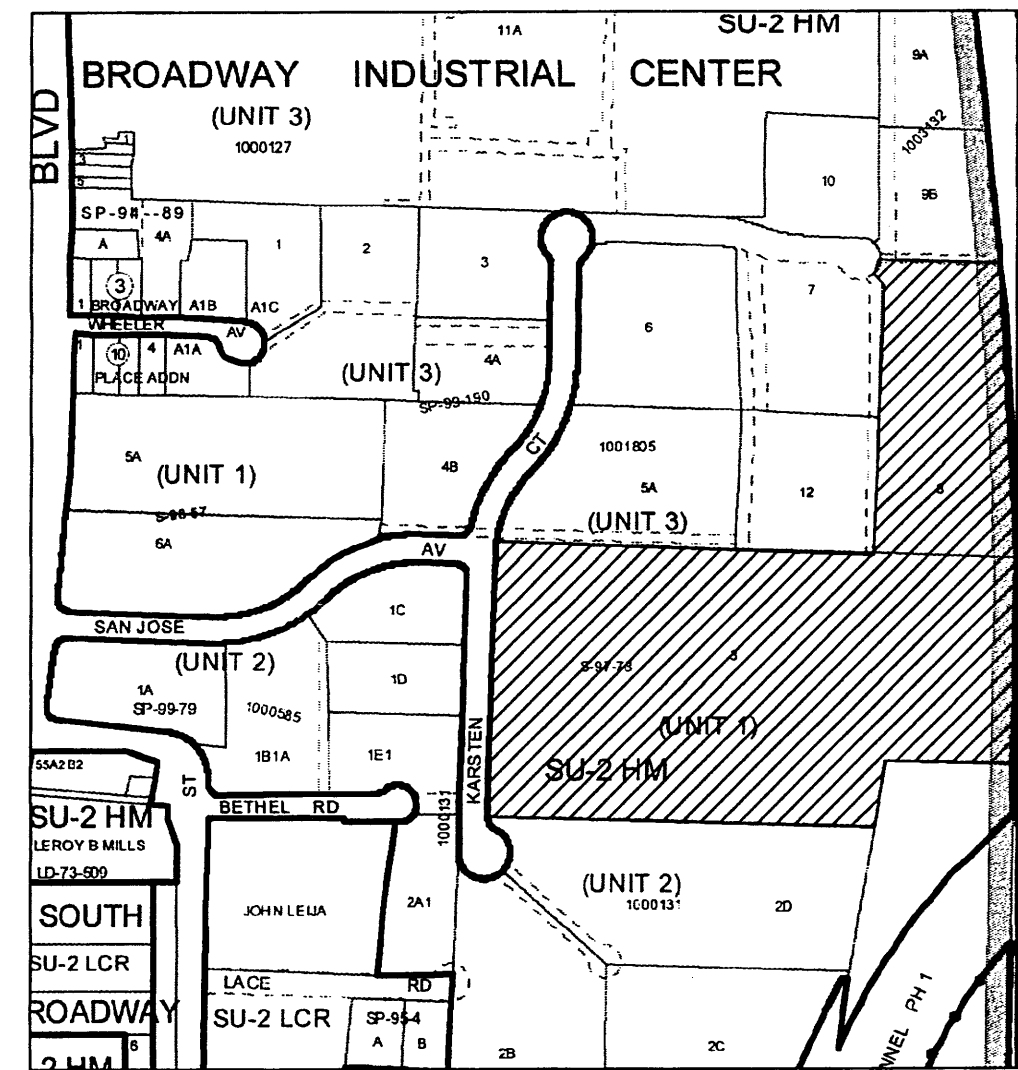
GRAPHIC SCALE
(IN FEET)
1 inch = 50' ft.

COUNTY OF BERNALILLO
REVIEWED BY
DATE

MAP NO.

LAND DEVELOPMENT CONSULTANTS, LLC. An Associate Firm of Williams & Beck, Inc. 5620 B. SAN FRANCISCO DRIVE NE. ALBUQUERQUE, NEW MEXICO 87109 PHONE: (505) 797-4120 FAX: (505) 821-0392 E-MAIL: ldc_llc@msn.com	PROJECT FOR: KARSTEN MANUFACTURING CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO	
	TITLE: UTILITY PLAN	
JOB #. DATE: DEC. 2006	DRAWN BY: CW SHEET NO. 7 OF 10	





ZONE ATLAS MAP NO. M-14-Z

LEGAL DESCRIPTION

LOT 3, UNIT 1 OF BROADWAY INDUSTRIAL SUBDIVISION, ALBUQUERQUE, NEW MEXICO, AS THE SAME AS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO IN PLAT BOOK 97C, PAGE 345 SHEETS 1-6
 LOT 8, UNIT 3 OF BROADWAY INDUSTRIAL SUBDIVISION, ALBUQUERQUE, NEW MEXICO, AS THE SAME AS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO IN PLAT BOOK 99C PAGE 252 SHEETS 1-5.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND/OR PROPRIETORS THEREOF. SAID OWNERS/PROPRIETORS DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNERS:
[Signature]
 HARRY KARSTEN (LOTS 3-A & 3-B)
[Signature]
 LANGDON POTTS
 CMH MANUFACTURING WEST, INC. A NEVADA CORPORATION (LEASEHOLD)

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF February, 2007 BY LANGDON POTTS
[Signature] (see seal above)
 NOTARY PUBLIC

MY COMMISSION EXPIRES: March 25, 2009

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF February, 2007, BY HARRY KARSTEN
[Signature] (see seal above)
 NOTARY PUBLIC

MY COMMISSION EXPIRES: March 25, 2009

PUBLIC UTILITY EASEMENTS:

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

- A. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS AND OTHER EQUIPMENT 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 COMMUNICATIONS FOR INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED 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 (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 BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

**PLAT OF
 LOTS 3-A, 3-B, UNIT 1 AND
 LOTS 8-A AND 8-B, UNIT 3
 BROADWAY INDUSTRIAL CENTER SUBDIVISION**

SECTION 28, 29, 32 & 33,
 TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY,
 NEW MEXICO
 JANUARY 2007

PROJECT NUMBER: _____
 APPLICATION NUMBER: _____
 UTILITY APPROVALS

**PRELIMINARY PLAT
 APPROVED BY DRB
 ON _____**

PNM ELECTRIC SERVICES _____ DATE _____
 PNM GAS SERVICES _____ DATE _____
 QWEST COMMUNICATIONS _____ DATE _____
 COMCAST _____ DATE _____

CITY APPROVALS:
[Signature] _____ 2-23-07
 CITY SURVEYOR DATE

ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

UTILITY DEVELOPMENT _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

AMAFCA _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____



SURVEYORS CERTIFICATE

I, RICHARD A. BORGEL, A REGISTERED PROFESSIONAL SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL FIELD SURVEY BY ME OR UNDER MY DIRECT SUPERVISION MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE STANDARDS FOR LAND SURVEYS OF THE NEW MEXICO 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 EXISTING IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

[Signature] _____ 1-31-07
 RICHARD A. BORGEL DATE
 N.M.R.P.L.S. NO. 7429

**LAND DEVELOPMENT
 CONSULTANTS, LLC.**
 5620 B. SAN FRANCISCO DR. NE
 ALBUQUERQUE, NEW MEXICO 87109
 PH. 505-797-4120 / FAX 505-821-0392
 E-MAIL: ldc_llc@msn.com

SHEET:
 1 OF 4

SCALE: 1" = 100'
 DRAWN BY: DV
 CHECKED BY: RAB
 FIELD WORK: G.K./D.M.
 LDC JOB NO.: 06-8000

DISCLOSURE STATEMENT:

1. THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO TRACTS INTO FOUR NEW TRACTS AND TO GRANT EASEMENTS.

GENERAL NOTES:

1. PLAT OF SURVEY COMPLETED BY TIMOTHY ALDRICH P.S. NO. 7719, DATED 8/27/97 ENTITLED "PLAT FOR BROADWAY INDUSTRIAL CENTER SUBDIVISION UNIT 1", RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO, RECORDED IN BOOK 97C, PAGE 345 SHEETS 1-6.
2. PLAT OF SURVEY COMPLETED BY TIMOTHY ALDRICH P.S. NO. 7719, DATED 6/10/99 ENTITLED "PLAT FOR BROADWAY INDUSTRIAL CENTER SUBDIVISION UNIT 3", RECORDED IN THE OFFICE OF THE COUNTY CLERK, BERNALILLO COUNTY, NEW MEXICO, RECORDED IN BOOK 99C, PAGE 252 SHEETS 1-5.
3. PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO LOTS 3 AND 8 OF BROADWAY INDUSTRIAL CENTER SUBDIVISION MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE, VIA A REQUEST FOR A WATER AND SANITARY SEWER AVAILABILITY STATEMENT.
4. UNLESS NOTED NO. 5 REBAR WITH YELLOW CAP STAMPED RPLS 7429 WERE SET AT ALL PROPERTY CORNERS.
5. THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
6. TOTAL AREA OF PROPERTY: 18.0539 ACRES.
7. TALOS LOG NO. 2006061728
8. BASIS OF BEARING IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
9. DISTANCES ARE GROUND BEARINGS ARE GRID.
10. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
11. DATE FIELD WORK: JANUARY 20, 2006
12. CURRENT ZONING: SU-2 HM

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC#: _____

PROPERTY OWNER OF RECORD: _____

BERNALILLO CO. TREASURES OFFICE: _____

EXISTING EASEMENTS

- ① 20' Wide C.O.A. Public Drainage Easement (08-30-99 Bk. 99C, Pgs. 252(1-5))
- ② 35' Wide PNM Easement (10-15-53 Bk. D258, Pgs. 15-17)
- ③ 20' Wide C.O.A. Storm Sewer Easement (05-29-61 Bk. D596, Pgs. 549-550)
- ④ 20' Wide C.O.A. Waterline, Sanitary Sewer and Public Utility Easement (05-29-61 Bk. D596, Pgs. 549-550)
- ⑤ 10' Wide Public Utility Easement (12-05-97, Vol. 97C, Folio 345(1-6))
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- ⑧ 30' Wide Access Easement For Lot 8 (08-30-99, Bk. 99C, Pgs. 252(1-5))

Existing Easements 1, 2, 3, 4, & 5 Are Maintained By The City Of Albuquerque As Designated Or By Respective Utility Companies.
Existing Easements 6 & 7 Are Maintained By AMAFCA
Existing Easement 8 Is To Be Maintained By Owner Of Lot 8-A

GRANTED EASEMENTS

- ⑨ 25' Wide Sign Easement Granted By This Plat.
- 10 15' Wide Access Easement For Sign Maintenance Granted By This Plat
- ⑪ New 10' Public Utility Easement Granted By This Plat
- ⑫ Private 40' Wide Access Easement Granted By This Plat
- ⑬ New 24' Wide Access And Public Utility Easement Granted By Plat
- ⑭ New 20' Wide Public Utility Easement Granted By This Plat

New Granted Easements 9 & 10 To Be Maintained By The Respective Sign Owners "WaterMan Inc."
New Granted Easement 11 To Be Maintained As A Public Utility Easement (No Current Utilities Exist)
New Granted Easement 12 40' Wide Access Easement To Be Maintained By Current Owner Lot 3-A
New Owner Lot 3-B
New Granted Easement 13 To Be Maintained By New Owner Lot 3-B
New Granted Easement 14 To Be A Public Utility Easement Maintained By City Of Albuquerque And Respective Utility Companies PNM Gas, Qwest & Comcast.

San Jose Ave.

Karsten Court SE

Lot 9
Broadway Industrial Center
Subdivision Unit 3
Vol. 99C
Folio 252(1-5)
08/30/99

Lot 7
Broadway Industrial Center
Subdivision Unit 3
Vol. 99C
Folio 252(1-5)
08/30/99

Lot 5
Broadway Industrial Center
Subdivision Unit 3
Vol. 99C
Folio 252(1-5)
08/30/99

Lot 12
Broadway Industrial Center
Subdivision Unit 3
Vol. 99C
Folio 252(1-5)
08/30/99

Lot 8-A
136,226.262 sq. ft.
3.127 acres

Lot 8-B
43,456.839 sq. ft.
.9978 acres

Lot 3-A
560,467.930 sq. ft.
12.8666 acres

Lot 3-B
47,599 sq. ft.
1.0927 acres

Tract A
Broadway Industrial Center Subdivision Unit 1
Vol. 97C
Folio 345(1-6)
12/05/97

NMSHC MONUMENT
NO. "1-25-30"
Central Zone (NAD27)
Y=1477272.26
X=383916.04
G-G=0.99967444
Delta Alpha=-00'3'22"
Elevation (NGVD29)=5038.51

Interstate Highway No. 25 (I-25)
300' Right-of-way
(Note: No Access Driveways Are Allowed By Lots Fronting I-25)

LEGEND

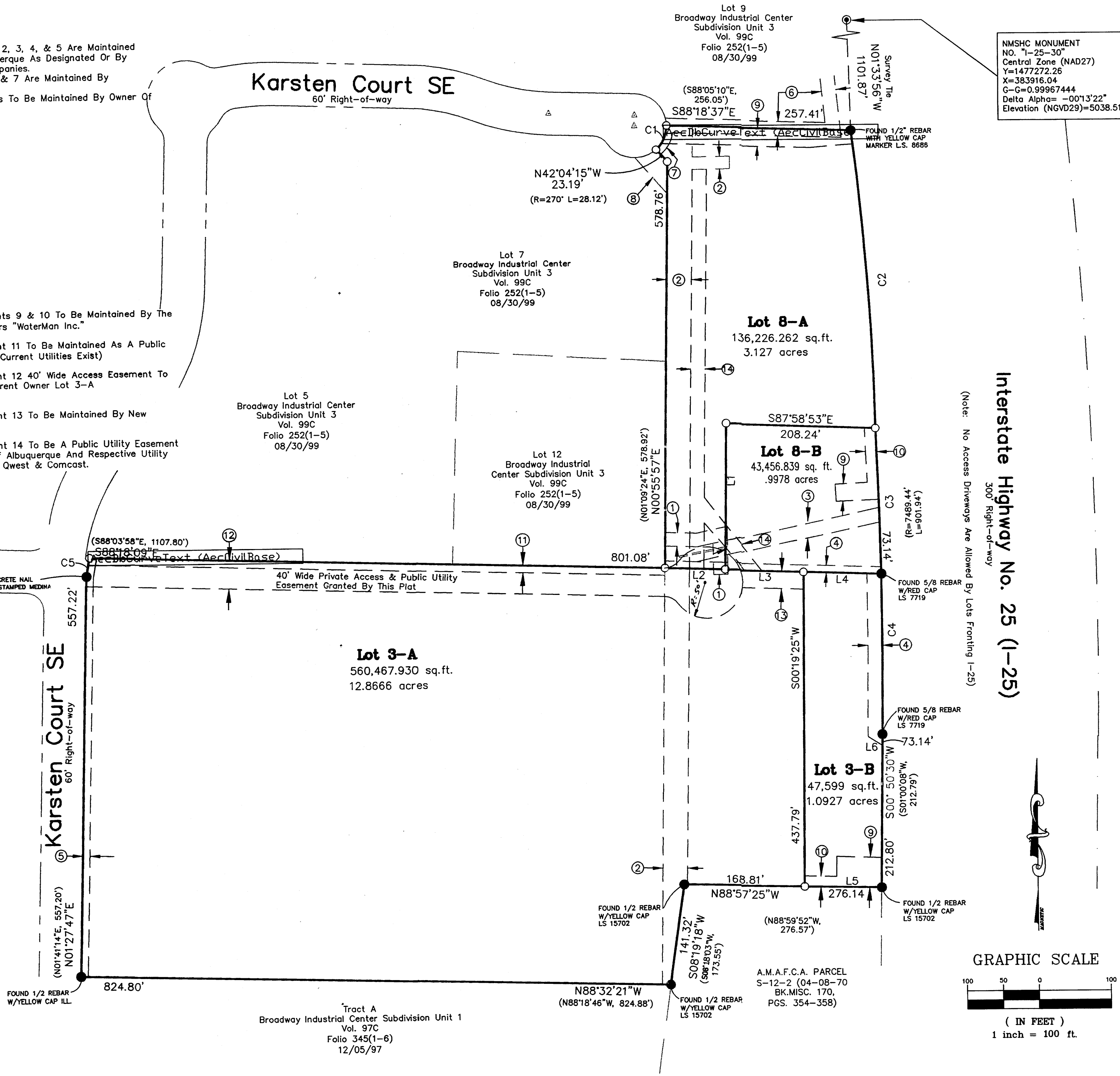
- SET NO. 5 W/Y CAP RPLS 7429
- FND. REBAR/NAIL AS SHOWN
- ▲ FND. CENTERLINE MONUMENT
- ⊙ NEW MEXICO STATE HIGHWAY CONTROL MONUMENT
- ⊕ POWER POLE

CURVE TABLE

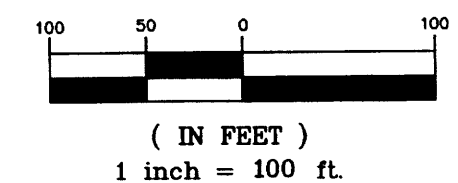
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	38.04	45.00	N23°41'36"E	36.92	48°26'17"
C2	428.72	3907.97	N04°04'06"W	428.50	6°17'08"
C3	203.79	7489.44	N01°48'42"W	203.78	1°33'32"
C4	223.75	7489.44	N00°08'33"E	223.75	1°42'42"
C5	26.43	270.00	S09°43'23"W	26.42	5°36'34"

LINE TABLE

LINE	LENGTH	BEARING
L1	204.58	N00°55'57"E
L2	85.01	S88°18'09"E
L3	109.41	S88°18'09"E
L4	108.57	S88°18'09"E
L5	107.33	N88°57'25"W
L6	23.37	N58°02'52"W



GRAPHIC SCALE



SHEET:
2 OF 4

LAND DEVELOPMENT CONSULTANTS, LLC.
5620 B. SAN FRANCISCO DR. NE
ALBUQUERQUE, NEW MEXICO 87109
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E-MAIL: ldc_llc@msn.com

SCALE: 1" = 100'
DRAWN BY: DV
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FIELD WORK: G.K./D.M.
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San Jose Ave.

Karsten Court SE
60' Right-of-way

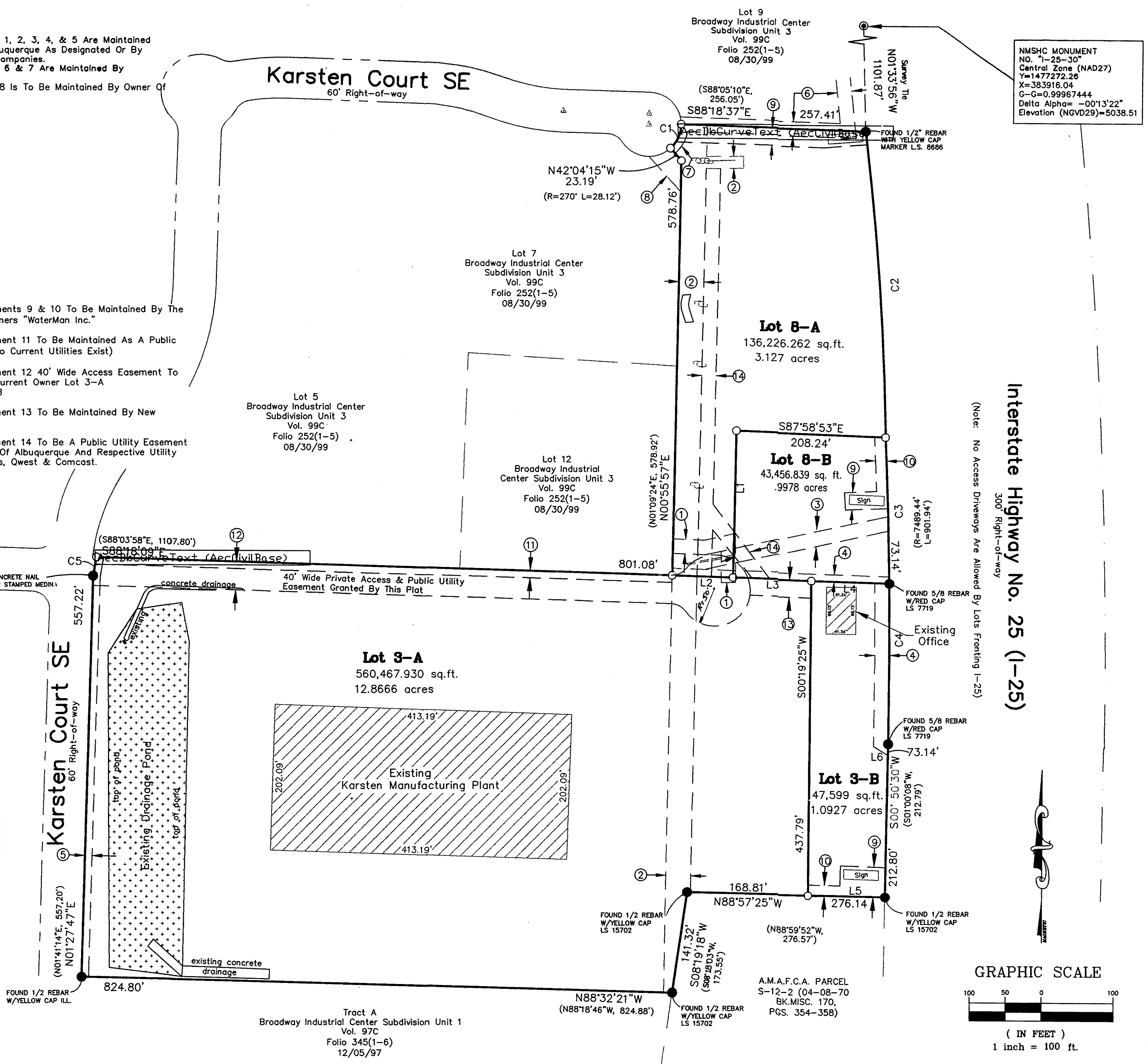
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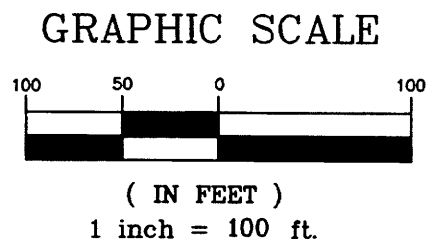
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SHEET:
3 OF 4

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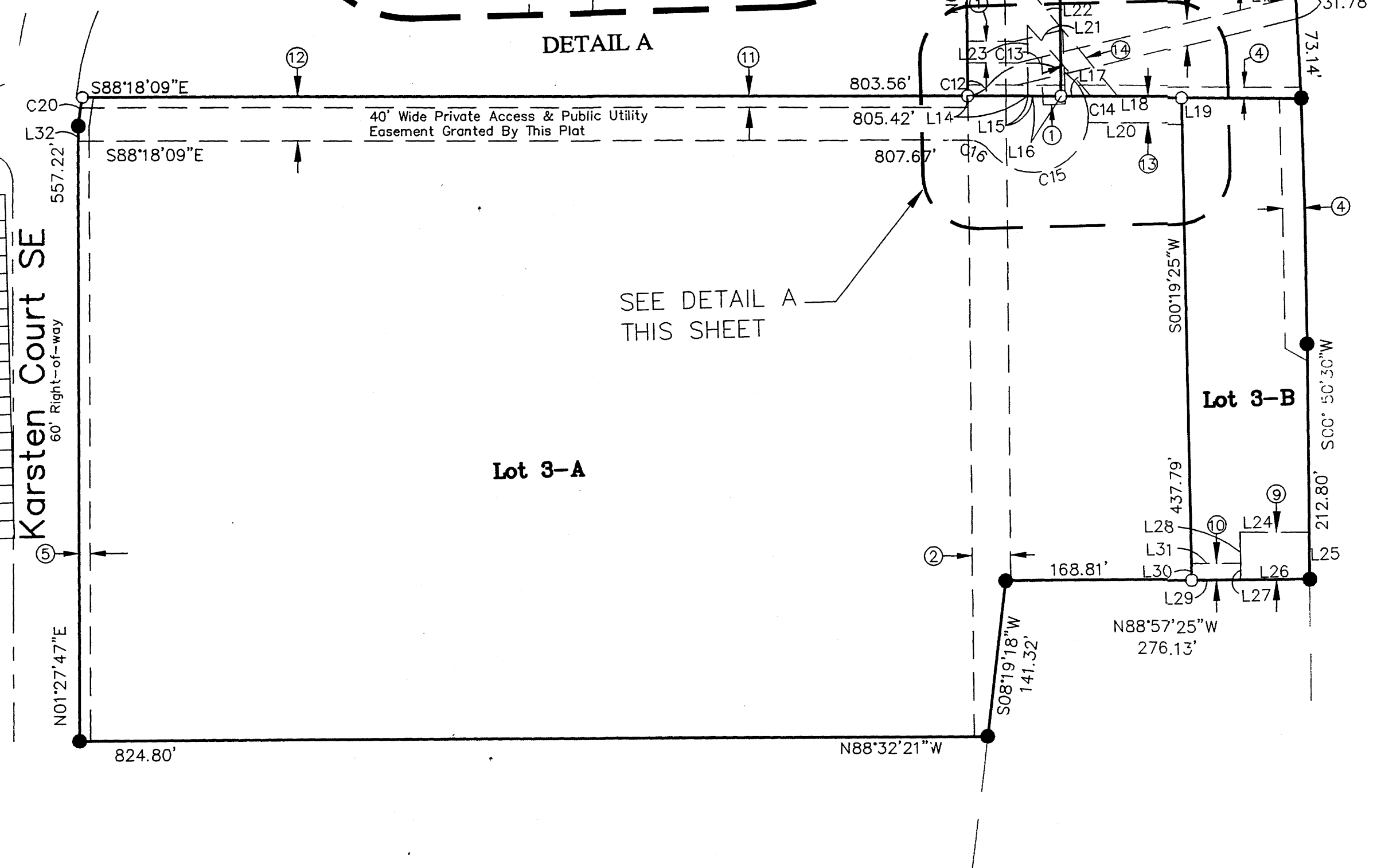
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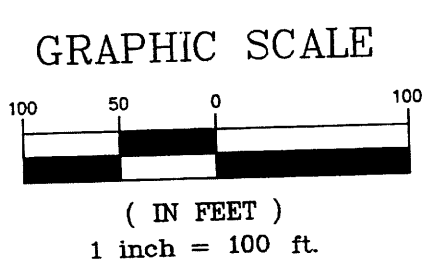
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L6	207.29	S88°18'37"E
L7	59.77	N85°29'12"E
L8	20.01	N89°12'00"E
L9	50.00	N89°04'03"W
L10	15.05	N87°58'53"W
L11	15.00	S87°04'50"W
L12	59.65	N87°40'19"E
L13	44.66	S87°04'50"W
L14	55.00	S88°18'09"E
L15	4.14	S88°18'09"E

LINE	LENGTH	BEARING
L16	25.86	S88°18'09"E
L17	21.03	S88°18'09"E
L18	88.38	S88°18'09"E
L19	24.01	S00°19'25"W
L20	85.34	S88°18'09"E
L21	87.37	S39°49'15"E
L22	130.59	S37°38'57"E
L23	65.46	N00°55'57"E
L24	62.77	S88°03'27"E
L25	41.93	S00°50'30"W
L26	62.81	N88°57'25"W
L27	15.00	S00°54'57"W
L28	27.92	S00°54'57"W
L29	44.51	N88°57'25"W
L30	15.00	S00°19'25"W
L31	44.67	N88°57'25"W
L32	13.84	N01°27'47"E

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
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C6	26.19	45.00	N16°08'40"E	25.82	33°20'24"
C7	18.76	3907.97	N07°04'24"W	18.76	0°16'30"
C8	74.37	7489.44	N02°18'25"W	74.36	0°34'08"
C9	24.50	7489.44	N01°55'43"W	24.50	0°11'15"
C10	23.89	7489.44	N01°55'52"W	23.89	0°10'58"
C11	75.66	7474.44	N02°18'38"W	75.66	0°34'48"
C12	23.50	25.00	N64°45'55"E	22.65	53°51'53"
C13	105.90	50.00	N81°29'33"W	87.19	121°20'59"
C14	24.43	50.00	N06°49'15"W	24.19	27°59'35"
C15	119.48	50.00	N75°37'50"E	93.01	138°54'37"
C16	22.86	25.00	N62°06'30"W	22.07	52°23'18"
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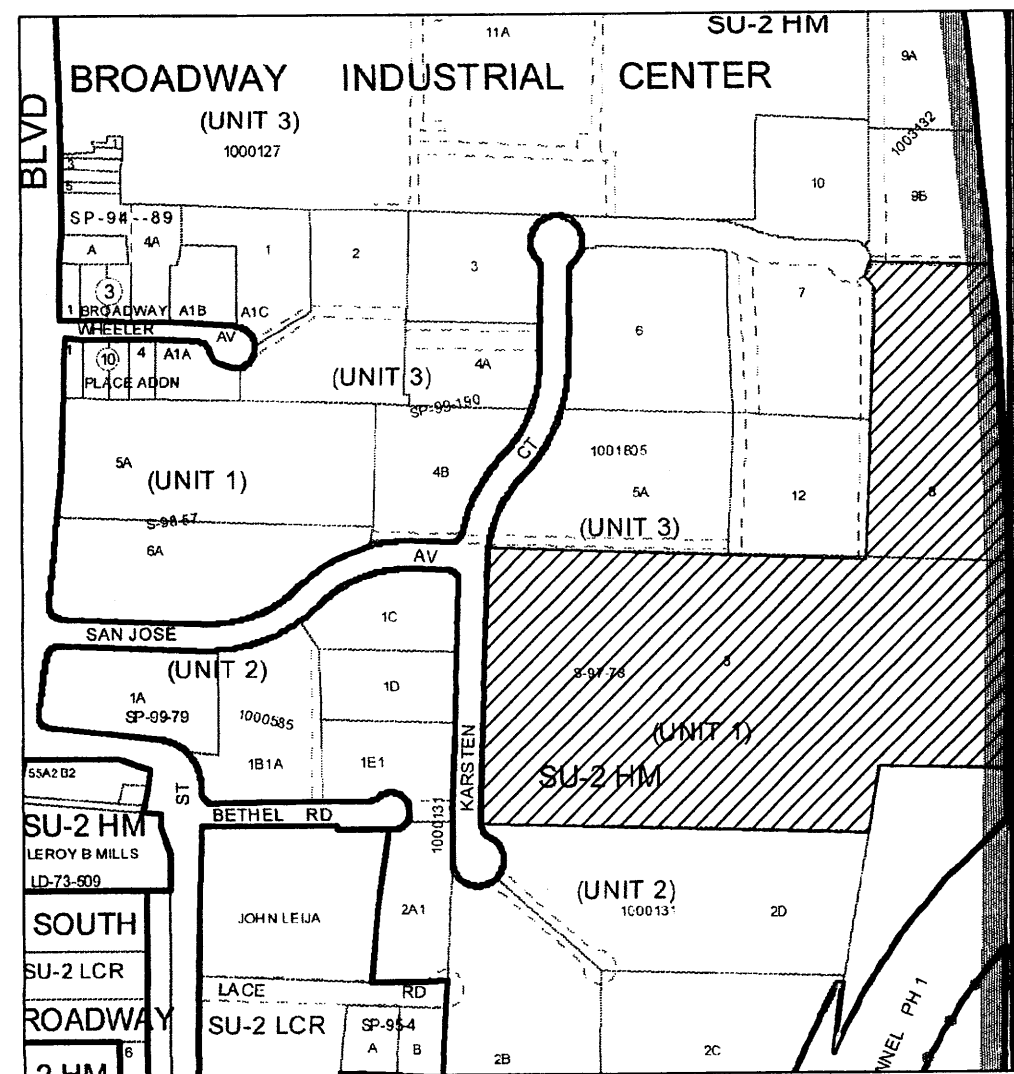
Interstate Highway No. 25 (I-25)
 300' Right-of-way
 (Note: No Access Driveways Are Allowed By Lots Fronting I-25)



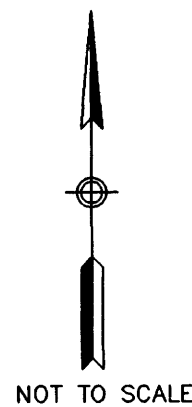
SHEET:
4 OF 4

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SCALE: 1" = 100'
 DRAWN BY: DV
 CHECKED BY: RAB
 FIELD WORK: G.K./D.M.
 LDC JOB NO.: 06-8000



ZONE ATLAS MAP NO. M-14-Z



LEGAL DESCRIPTION

LOT 3, UNIT 1 OF BROADWAY INDUSTRIAL SUBDIVISION, ALBUQUERQUE, NEW MEXICO, AS THE SAME AS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO IN PLAT BOOK 97C, PAGE 345, SHEETS 1-6
 LOT 8, UNIT 3 OF BROADWAY INDUSTRIAL SUBDIVISION, ALBUQUERQUE, NEW MEXICO, AS THE SAME AS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO IN PLAT BOOK 99C PAGE 252 SHEETS 1-5.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND/OR PROPRIETORS THEREOF. SAID OWNERS/PROPRIETORS DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNERS:

[Signature]
 HARRY KARSTEN (LOTS 3-A & 3-B)

LANGDON POTTS
 CMH MANUFACTURING WEST, INC. A NEVADA CORPORATION (LEASEHOLD)

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY

OF February, 2007 BY LANGDON POTTS
[Signature] (see seal above)
 NOTARY PUBLIC

MY COMMISSION EXPIRES: March 25, 2009

STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY

OF February, 2007, BY HARRY KARSTEN
[Signature] (see seal above)
 NOTARY PUBLIC

MY COMMISSION EXPIRES: March 25, 2009

PUBLIC UTILITY EASEMENTS:

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

- A. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS AND OTHER EQUIPMENT 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 COMMUNICATIONS FOR INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED 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 (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE, OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

**PLAT OF
 LOTS 3-A, 3-B, UNIT 1 AND
 LOTS 8-A AND 8-B, UNIT 3
 BROADWAY INDUSTRIAL CENTER SUBDIVISION**

SECTION 28, 29, 32 & 33,
 TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY,
 NEW MEXICO
 JANUARY 2007

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

UTILITY APPROVALS

PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST COMMUNICATIONS	DATE
COMCAST	DATE

CITY APPROVALS:

<i>[Signature]</i>	2-23-07
CITY SURVEYOR	DATE
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITY DEVELOPMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

SURVEYORS CERTIFICATE

I, RICHARD A. BORGEL, A REGISTERED PROFESSIONAL SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL FIELD SURVEY BY ME OR UNDER MY DIRECT SUPERVISION MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND THE STANDARDS FOR LAND SURVEYS OF THE NEW MEXICO 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 EXISTING IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

[Signature] 1-31-07
 RICHARD A. BORGEL
 N.M.R.P.L.S. NO. 7429



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC#: _____

PROPERTY OWNER OF RECORD: _____

BERNALILLO CO. TREASURES OFFICE: _____

SHEET:
 1 OF 4

**LAND DEVELOPMENT
 CONSULTANTS, LLC.**
 5620 B. SAN FRANCISCO DR. NE
 ALBUQUERQUE, NEW MEXICO 87109
 PH. 505-797-4120/ FAX 505-821-0392
 E-MAIL: ldc_llc@msn.com

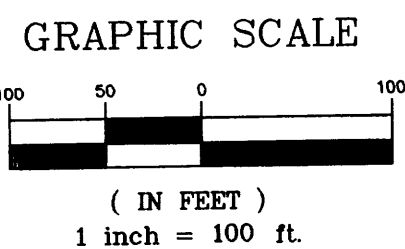
SCALE: 1" = 100'
 DRAWN BY: DV
 CHECKED BY: RAB
 FIELD WORK: G.K./D.M.
 LDC JOB NO.: 06-8000

EXISTING EASEMENTS

- ① 20' Wide C.O.A. Public ^{Waterline} Drainage Easement (08-30-99 Bk. 99C, Pgs. 252(1-5))
- ② 35' Wide PNM Easement (10-15-53 Bk. D258, Pgs. 15-17)
- ③ 20' Wide C.O.A. Storm Sewer Easement (05-29-61 Bk. D596, Pgs. 549-550)
- ④ C.O.A. Waterline, Sanitary Sewer and Public Utility Easement (05-29-61 Bk. D596, Pgs. 549-550)
- ⑤ 10' Wide Public Utility Easement (12-05-97, Vol. 97C, Folio 345(1-6))
- ⑥ 20' Wide Private Drainage Easement (08-30-99, Bk. 99C, Pgs. 252(1-5))
- ⑦ 10' Wide Private Drainage Easement (08-30-99, Bk. 99C, Pgs. 252(1-5))
- ⑧ 30' Wide Access Easement For Lot 8 (08-30-99, Bk. 99C, Pgs. 252(1-5))

GRANTED EASEMENTS

- ⑨ 25' Wide Sign Easement Granted By This Plat
 - ⑩ 15' Wide ^{private} Access Easement For Sign Maintenance Granted By This Plat
 - ⑪ New 50' Wide ^{private} Access and Public Utility Easement Granted By This Plat
 - ⑫ Private 40' Wide ^{private} Access Easement Granted By This Plat & 40' Wide Public Utility Easement Granted By This Plat
 - ⑬ New 24' Wide ^{private} Access And Public Utility Easement Granted By Plat Recorded in Bk. Pg.
 - ⑭ New 20' Wide Public Sanitary Sewer Easement Dedicated By Plat Recorded in Bk. Pg.
- 40' waterline easement*

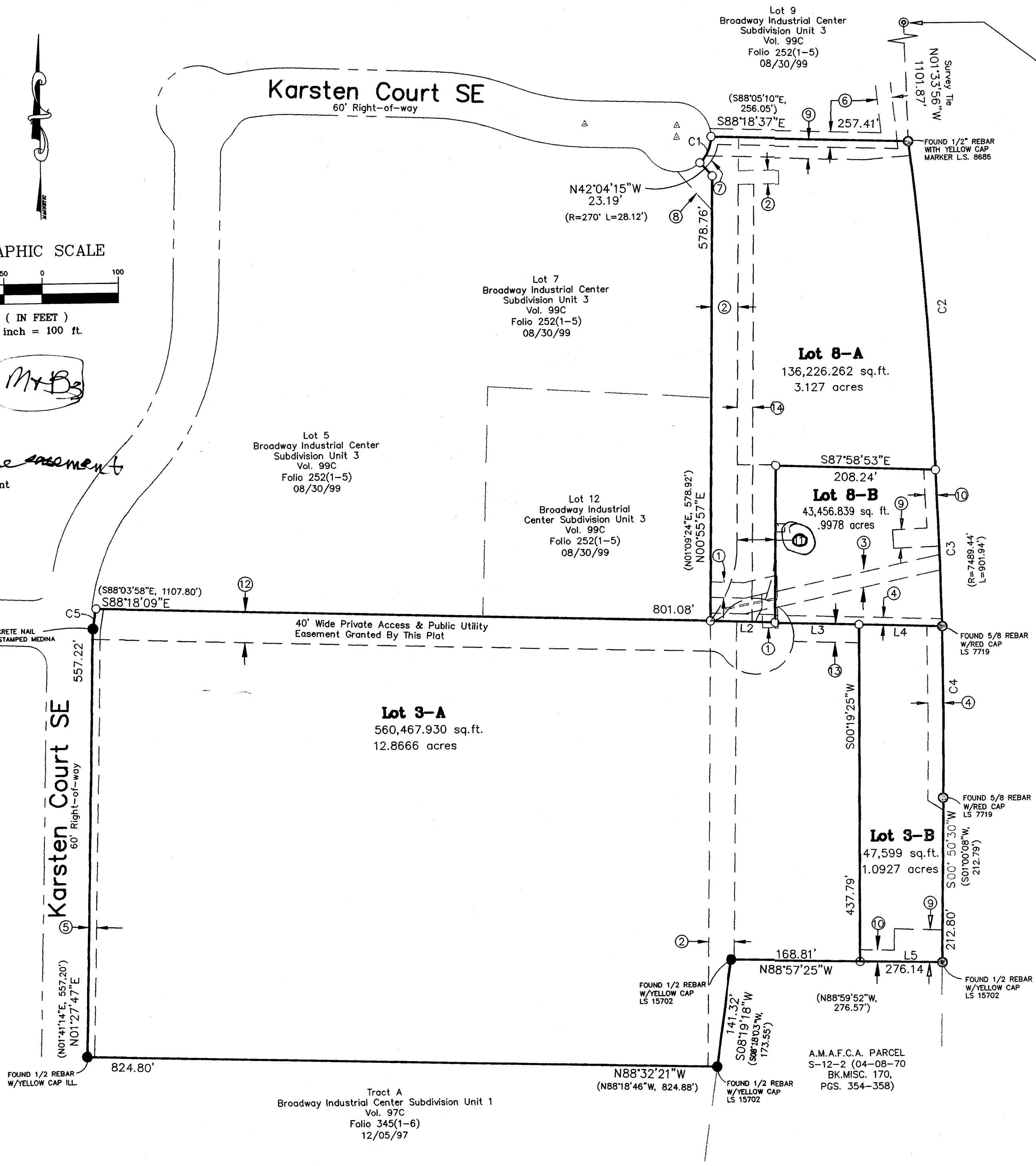


LEGEND

- SET NO. 5 W/Y CAP RPLS 7429
- FND. REBAR/NAIL AS SHOWN
- ▲ FND. CENTERLINE MONUMENT
- ⊙ NEW MEXICO STATE HIGHWAY CONTROL MONUMENT
- ⊕ POWER POLE

CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	38.04	45.00	N23°41'36"E	36.92	48°26'17"
C2	428.72	3907.97	N04°04'06"W	428.50	6°17'08"
C3	203.79	7489.44	N01°48'42"W	203.78	1°33'32"
C4	223.75	7489.44	N00°08'33"E	223.75	1°42'42"
C5	26.43	270.00	S09°43'23"W	26.42	5°36'34"

LINE TABLE		
LINE	LENGTH	BEARING
L1	204.58	N00°55'57"E
L2	85.01	S88°18'09"E
L3	109.41	S88°18'09"E
L4	108.57	S88°18'09"E
L5	107.33	N88°57'25"W



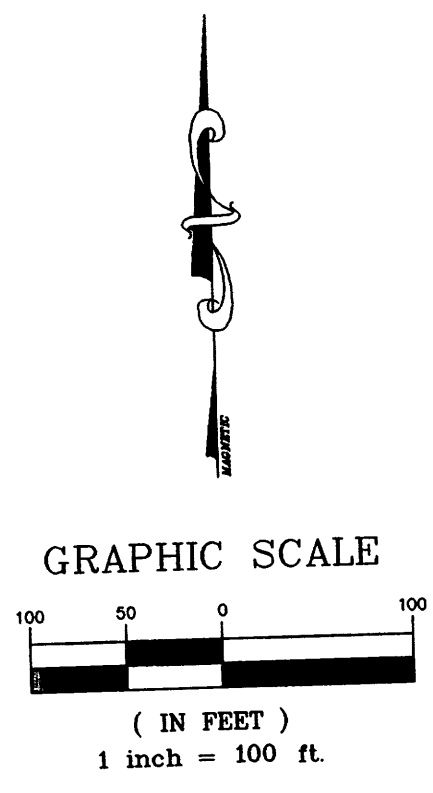
NMSHC MONUMENT
 NO. "1-25-30"
 Central Zone (NAD27)
 Y=1477272.26
 X=383916.04
 G-C=0.99967444
 Delta Alpha=-00°13'22"
 Elevation (NGVD29)=5038.51

Interstate Highway No. 25 (I-25)
 300' Right-of-way

LAND DEVELOPMENT CONSULTANTS, LLC.
 5620 B. SAN FRANCISCO DR. NE
 ALBUQUERQUE, NEW MEXICO 87109
 PH. 505-797-4120/ FAX 505-821-0392
 E-MAIL: ldc_llc@msn.com

SCALE: 1" = 100'
 DRAWN BY: DV
 CHECKED BY: RAB
 FIELD WORK: G.K./D.M.
 LDC JOB NO.: 06-8000

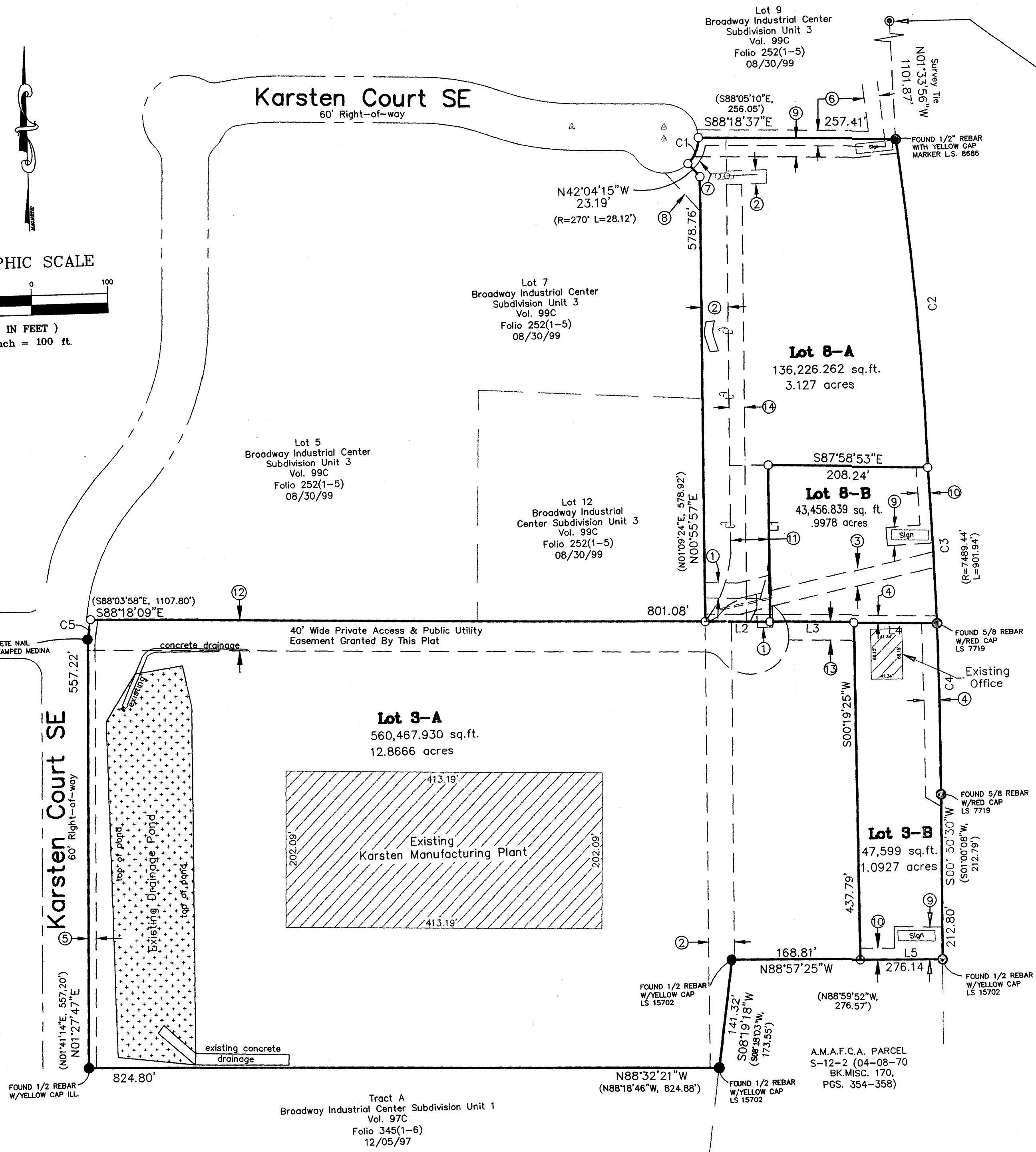
SHEET:
 2 OF 4



NMSHC MONUMENT
 NO. "I-25-30"
 Central Zone (NAD27)
 Y=1477272.26
 X=383916.04
 G-G=0.99967444
 Delta Alpha= -00'13"22"
 Elevation (NGVD29)=5038.51

San Jose Ave.

Interstate Highway No. 25 (I-25)
 300' Right-of-way



LEGEND

- SET NO. 5 W/Y CAP RPLS 7429
- ⊙ FND. REBAR/NAIL AS SHOWN
- △ FND. CENTERLINE MONUMENT
- ⊙ NEW MEXICO STATE HIGHWAY CONTROL MONUMENT
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L4	108.57	S88°18'09"E
L5	107.33	N88°57'25"W

SHEET:
3 OF 4

LAND DEVELOPMENT CONSULTANTS, LLC.
 5620 B. SAN FRANCISCO DR. NE
 ALBUQUERQUE, NEW MEXICO 87109
 PH. 505-797-4120/ FAX 505-821-0392
 E-MAIL: ldc_llc@msn.com

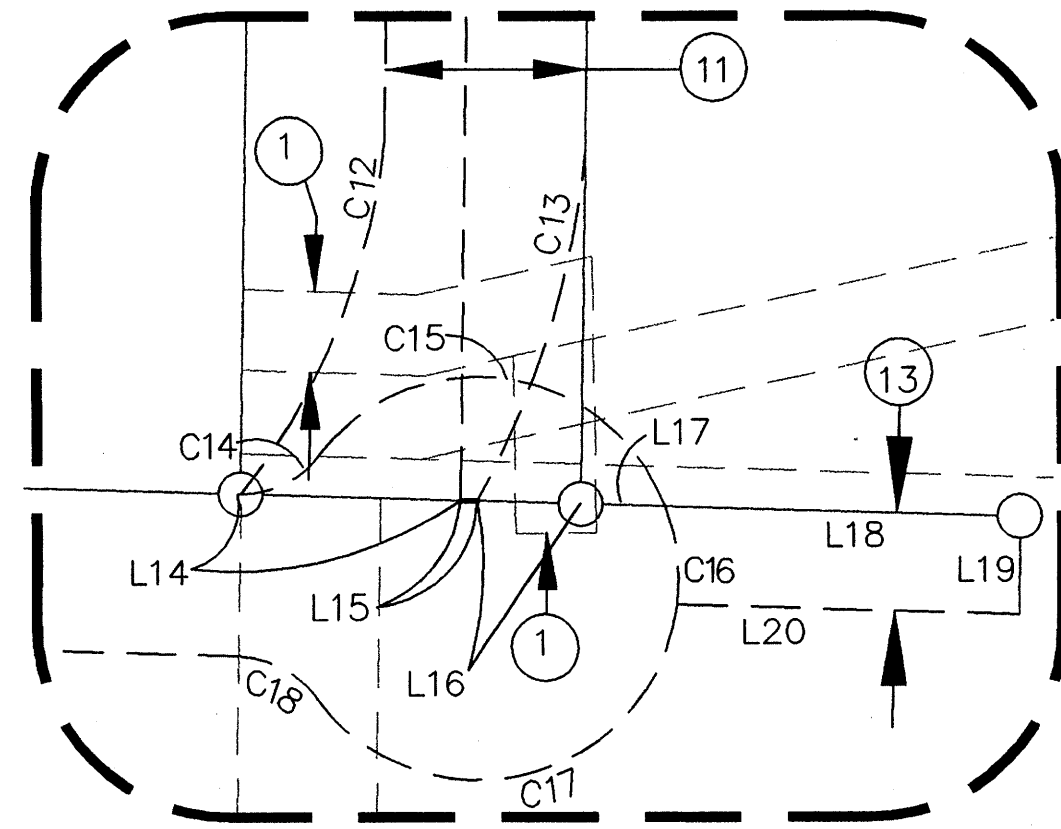
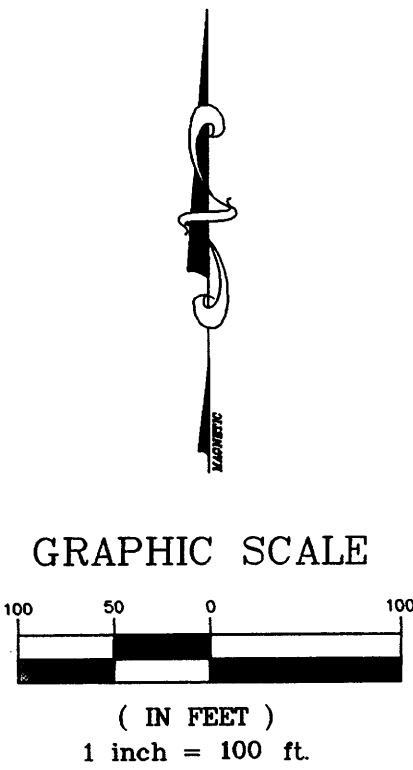
SCALE: 1" = 100'
 DRAWN BY: DV
 CHECKED BY: RAB
 FIELD WORK: G.K./D.M.
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- ⑦ 10' Wide Private Drainage Easement (08-30-99, Bk. 99C, Pgs. 252(1-5))
- ⑧ 30' Wide Access Easement For Lot 8 (08-30-99, Bk. 99C, Pgs. 252(1-5))

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- ⑩ 15' Wide Access Easement For Sign Maintenance Granted By This Plat
- ⑪ New 50' Wide Access and Public Utility Easement Granted By This Plat
- ⑫ Private 40' Wide Access Easement Granted By This Plat & 40' Wide Public Utility Easement Granted By This Plat
- ⑬ New 24' Wide Access And Public Utility Easement Granted By Plat Recorded in Bk. ____ Pg. ____
- ⑭ New 20' Wide Public Sanitary Sewer Easement Dedicated By Plat Recorded in Bk. ____ Pg. ____



NMSHC MONUMENT
NO. "1-25-30"
Central Zone (NAD27)
Y=1477272.26
X=383916.04
G-G=0.99967444
Delta Alpha= -00'13"22"
Elevation (NGVD29)=5038.51

Interstate Highway No. 25 (I-25)
300' Right-of-way

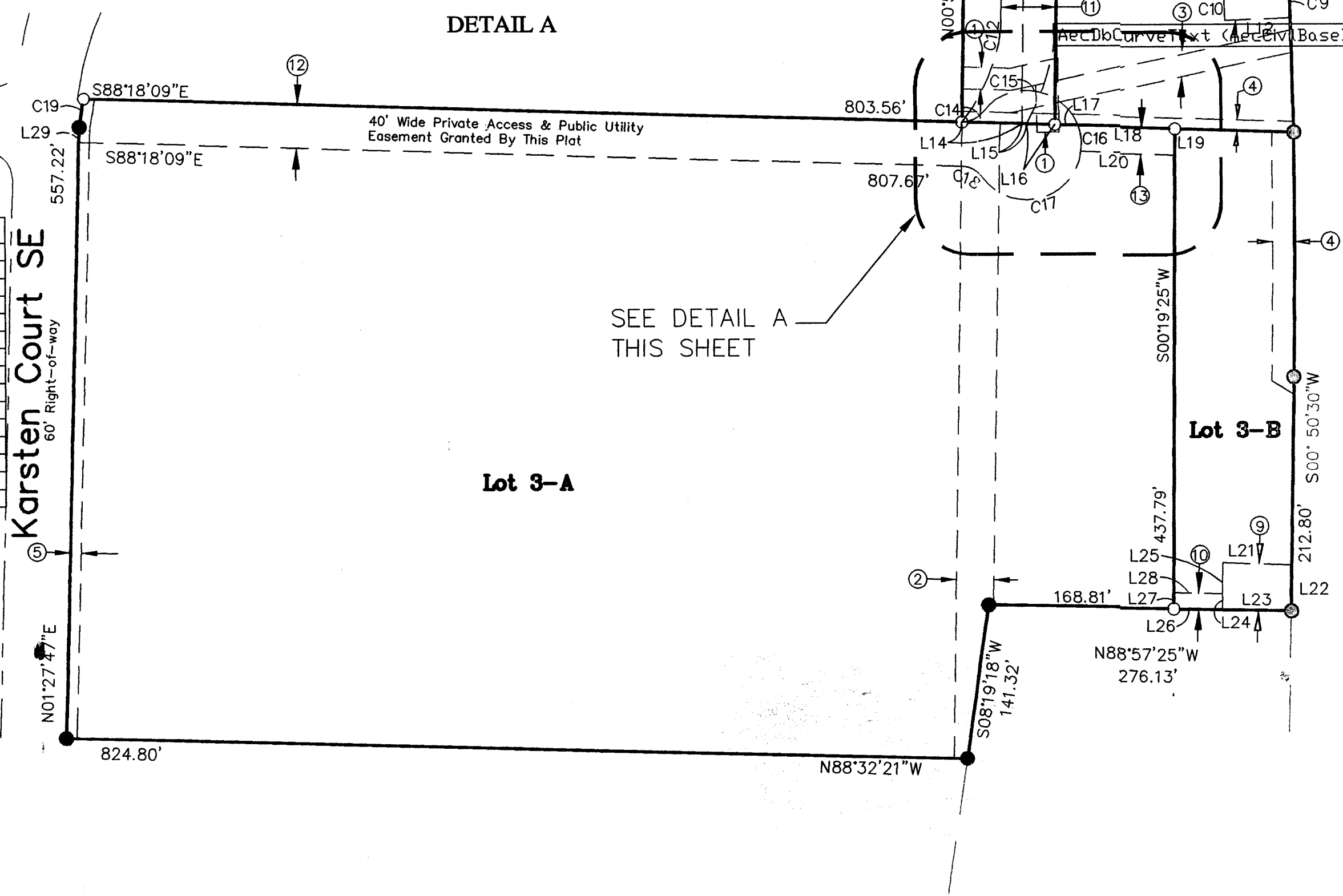
San Jose Ave.

Karsten Court SE
60' Right-of-way

LINE	LENGTH	BEARING
L1	204.58	N00°55'57"E
L2	85.01	S88°18'09"E
L3	109.41	S88°18'09"E
L4	108.57	S88°18'09"E
L5	107.33	N88°57'25"W
L6	207.29	S88°18'37"E
L7	59.77	N85°29'12"E
L8	20.01	N89°12'00"E
L9	50.00	N89°04'03"W
L10	15.05	N87°58'53"W
L11	15.00	S87°04'50"W
L12	59.65	N87°40'19"E
L13	44.66	S87°04'50"W
L14	55.00	S88°18'09"E
L15	4.14	S88°18'09"E

LINE	LENGTH	BEARING
L16	25.86	S88°18'09"E
L17	21.03	S88°18'09"E
L18	88.38	S88°18'09"E
L19	24.01	S00°19'25"W
L20	85.34	S88°18'09"E
L21	62.77	S88°03'27"E
L22	41.93	S00°50'30"W
L23	62.81	N88°57'25"W
L24	15.00	S00°54'57"W
L25	27.92	S00°54'57"W
L26	44.51	N88°57'25"W
L27	15.00	S00°19'25"W
L28	44.67	N88°57'25"W
L29	13.84	N01°27'47"E

CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	38.04	45.00	N23°41'36"E	36.92	48°26'17"
C5	26.43	270.00	S09°43'23"W	26.42	5°36'34"
C6	26.19	45.00	N16°08'40"E	25.82	33°20'24"
C7	18.76	3907.97	N07°04'24"W	18.76	0°16'30"
C8	74.37	7489.44	N02°18'25"W	74.36	0°34'08"
C9	24.50	7489.44	N01°55'43"W	24.50	0°11'15"
C10	23.89	7489.44	N01°55'52"W	23.89	0°10'58"
C11	75.66	7474.44	N02°18'38"W	75.66	0°34'48"
C12	96.01	169.49	N22°31'33"E	94.73	32°27'15"
C13	91.12	219.49	N17°32'24"E	90.46	23°47'05"
C14	23.50	25.00	N64°45'55"E	22.65	53°51'53"
C15	105.90	50.00	N81°29'33"W	87.19	121°20'59"
C16	24.43	50.00	N06°49'15"W	24.19	27°59'35"
C17	119.48	50.00	N75°37'50"E	93.01	136°54'37"
C18	22.86	25.00	N62°06'30"W	22.07	52°23'18"
C19	26.43	270.00	S09°43'23"W	26.42	5°36'34"

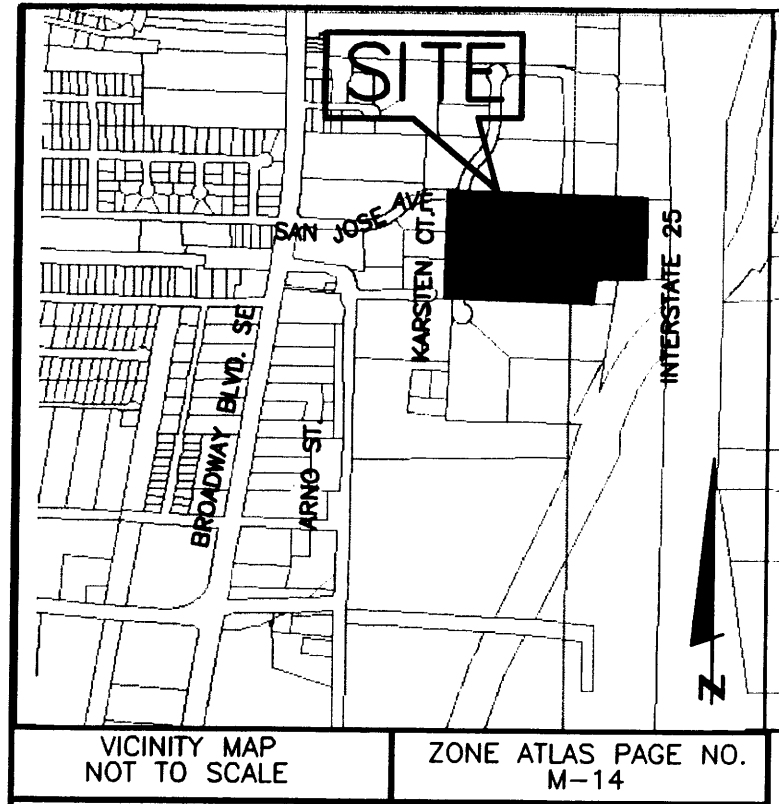


SEE DETAIL A
THIS SHEET

LAND DEVELOPMENT
CONSULTANTS, LLC.
5620 B. SAN FRANCISCO DR. NE
ALBUQUERQUE, NEW MEXICO 87109
PH. 505-797-4120 / FAX 505-821-0392
E-MAIL: ldc_llc@msn.com

SHEET:
4 OF 4

SCALE: 1" = 100'
DRAWN BY: DV
CHECKED BY: RAB
FIELD WORK: G.K./D.M.
LDC JOB NO.: 06-8000



LEGAL DESCRIPTION

A CERTAIN LOT 3, BROADWAY INDUSTRIAL CENTER SUBDIVISION UNIT 1, SITUATE WITHIN SECTIONS 32 AND 33, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 14, 2000 IN PLAT BOOK 2000C, FOLIO 15, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, WHENCE ALBUQUERQUE CITY SURVEY MONUMENT "SDC11-2A" BEARS S 08°25'13" W, A DISTANCE OF 703.36 FEET, SAID POINT OF BEGINNING BEING A SET #4 REBAR WITH PLASTIC CAP STAMPED PS#5953, THE SOUTHEAST CORNER OF SAID LOT 3;

THENCE, N 88°18'46" W, A DISTANCE OF 824.88 FEET TO A SET #4 REBAR WITH PLASTIC CAP STAMPED PS#5953, A POINT ON THE EASTERLY RIGHT-OF-WAY OF KARSTEN COURT S.E., THE SOUTHWEST CORNER OF THE LOT HEREIN DESCRIBED;

THENCE, N 01°41'14" E, ALONG SAID EASTERLY RIGHT-OF-WAY OF KARSTEN COURT S.E. A DISTANCE OF 557.20 FEET TO A SET #4 REBAR WITH PLASTIC CAP STAMPED PS#5953, A POINT OF CURVATURE;

THENCE, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY OF KARSTEN COURT S.E., ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 26.20 FEET, SAID CURVE HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 05°33'33", AND A CHORD WHICH BEARS N 04°28'03" E, A DISTANCE OF 26.19 FEET TO A SET #4 REBAR WITH PLASTIC CAP STAMPED PS #5953, THE NORTHWEST CORNER OF THE LOT HEREIN DESCRIBED, A POINT OF NON-TANGENCY;

THENCE, S 88°03'58" E, LEAVING SAID EASTERLY RIGHT-OF-WAY OF KARSTEN COURT S.E., A DISTANCE OF 1107.80 FEET TO A SET #4 REBAR WITH PLASTIC CAP STAMPED PS #5953, A POINT ON THE WESTERLY RIGHT-OF-WAY OF INTERSTATE 25, THE NORTHEAST CORNER OF THE LOT HEREIN DESCRIBED, A POINT OF NON-TANGENT CURVATURE;

THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY OF INTERSTATE 25, ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 223.17 FEET, SAID CURVE HAVING A RADIUS OF 7489.44 FEET, A CENTRAL ANGLE OF 01°42'26", AND A CHORD WHICH BEARS S 00°08'55" W, A DISTANCE OF 223.16 FEET TO A SET #4 REBAR WITH PLASTIC CAP STAMPED PS #5953, A POINT OF TANGENCY;

THENCE, S 01°00'08" W, ALONG SAID WESTERLY RIGHT-OF-WAY OF INTERSTATE 25, A DISTANCE OF 212.79 FEET TO A SET #4 REBAR WITH PLASTIC CAP STAMPED PS #5953, AN ANGLE POINT;

THENCE, LEAVING SAID RIGHT-OF-WAY, N 88°59'52" W, A DISTANCE OF 276.57 FEET TO A SET #4 REBAR WITH PLASTIC CAP STAMPED PS #5953, AN ANGLE POINT;

THENCE, S 08°18'03" W, A DISTANCE OF 140.36 FEET TO THE POINT OF BEGINNING; CONTAINING 607,738 SQUARE FEET, 13.9517 ACRES, MORE OR LESS.

FREE CONSENT

THE PLAT OF THE LAND SHOWN HEREON IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) THEREOF, SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY CONSENT TO DIVIDING LOT 3, BROADWAY INDUSTRIAL CENTER SUBDIVISION, INTO TWO LOTS AND GRANT EASEMENTS.

JAY J. CZAR
CHIEF ADMINISTRATIVE OFFICER
CITY OF ALBUQUERQUE
11/17/03
DATE

ACKNOWLEDGMENT

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON Nov 17, 03 BY JAY J. CZAR,

CHIEF ADMINISTRATIVE OFFICER OF THE CITY OF ALBUQUERQUE, A MUNICIPAL CORPORATION.
OFFICIAL SEAL
Renie Carmona
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 11/5/2006
11/17/03
DATE

FREE CONSENT

THE PLAT OF THE LAND SHOWN HEREON IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) THEREOF, SAID OWNER(S) AND PROPRIETOR(S) DO HEREBY CONSENT TO DIVIDING LOT 3, BROADWAY INDUSTRIAL CENTER SUBDIVISION, INTO TWO LOTS AND GRANT EASEMENTS.

HARRY KARSTEN
GOLDEN VENTURES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
by HARRY KARSTEN, MANAGER
11/17/03
DATE

ACKNOWLEDGMENT

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 11/17/03 BY HARRY KARSTEN, MANAGER,
GOLDEN VENTURES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.

OFFICIAL SEAL
Victoria E. Hunter
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: Jan. 12, 2006
11/17/03
DATE

**PLAT OF
LOTS 3-A AND 3-B
BROADWAY INDUSTRIAL CENTER SUBDIVISION, UNIT 1**

BEING A REPLAT OF LOT 3
WITHIN SECTIONS 32 & 33, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER 2003

PROJECT NO. 1002345

APPROVALS

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	DATE
CITY ENGINEER	DATE
A.M.A.F.C.A.	DATE
TRAFFIC ENGINEER	DATE
CITY SURVEYOR	DATE
PROPERTY MANAGEMENT	DATE
UTILITY DEVELOPMENT DIVISION	DATE
PARKS AND RECREATION DEPARTMENT	DATE
PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST CORPORATION	DATE
COMCAST CABLE	DATE

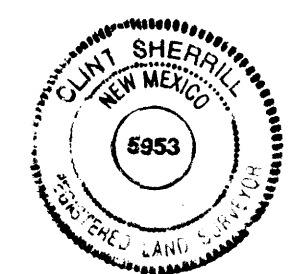
12/17/03

11-17-03

11-18-03

11-18-03

10-1-03



SURVEYOR'S CERTIFICATE

I, CLINT SHERRILL, A DULY QUALIFIED REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL THE EASEMENTS AS SHOWN ON THE PLATS OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, UTILITY COMPANIES AND OTHER PARTIES EXPRESSING AN INTEREST AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE AND BERNALILLO COUNTY SUBDIVISION ORDINANCE, AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO (EFFECTIVE NOVEMBER 1, 1989 AND REVISIONS EFFECTIVE DECEMBER 25, 1991, FEBRUARY 2, 1994, AND OCTOBER 2000), AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CLINT SHERRILL
NEW MEXICO PROFESSIONAL SURVEYOR NO. 5953
10-1-03
DATE

CLINT SHERRILL & ASSOC. 730 SAN MATEO S. E. ALBUQUERQUE, NEW MEXICO 87108 (505) 258-7364 (505) 258-7600 FAX			
PLAT OF LOTS 3-A AND 3-B BROADWAY INDUSTRIAL CENTER SUBDIVISION, UNIT 1			
BERNALILLO COUNTY NM		PROJECT NO. 02054	
DATE: 9-19-2003		DRAWN BY LA	
REVISION DATES:		CHECKED BY CS	
SHEET 1 OF 2			

SUBDIVISION NOTES

GROSS SUBDIVISION ACREAGE: 13.9517 ACRES
ZONE ATLAS INDEX NO.: M-14-Z
NO. OF TRACTS CREATED: 0
NO. OF LOTS CREATED: 2
MILES OF FULL WIDTH STREETS CREATED: 0
DATE OF SURVEY: FEBRUARY 2003

NOTES

1. ZONING: SU-2 HEAVY MANUFACTURING
2. BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE, NAD 1927).
3. ALL DISTANCES ARE GROUND DISTANCES - US SURVEY FOOT.
4. THIS PROPERTY LIES WITHIN SECTIONS 32 AND 33, TOWNSHIP 10 NORTH, RANGE 3 EAST NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO.
5. THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING LOT INTO TWO NEW LOTS AND GRANT EASEMENTS.
6. PLAT SHOWS ALL EASEMENTS OF RECORD.
7. SP NO. 200362397
8. UPC NO. 101205536948611109

THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT 3, BROADWAY INDUSTRIAL CENTER, INTO TWO (2) LOTS, LOT 3-A AND LOT 3-B, AND TO GRANT A 40' WIDE ACCESS AND PUBLIC UTILITY EASEMENT AND A 10' UNDERGROUND ELECTRIC EASEMENT.

EASEMENT NOTES

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

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

1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. THE GAS COMPANY OF NEW MEXICO FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST 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.

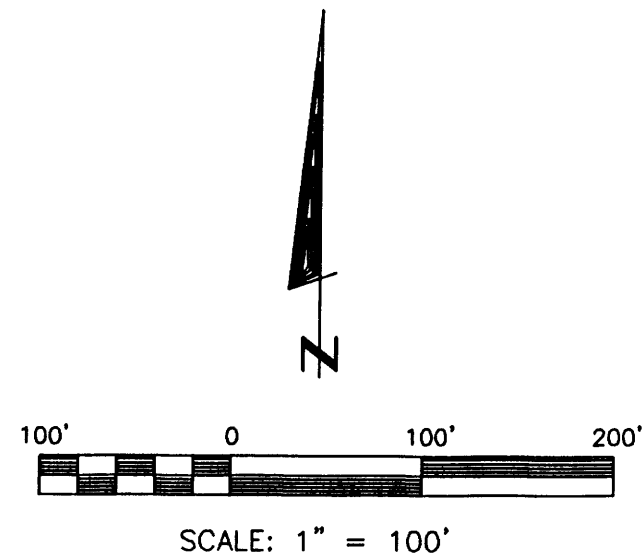
INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSED SET 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 HEREIN. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURE 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 TRANSFORMERS/SWITCHGEAR GEAR AND FIVE FEET (5') ON EACH SIDE OF TRANSFORMER.

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 EASEMENTS RIGHTS TO WHICH IT MAY BE ENTITLED.

PLAT OF
LOTS 3-A AND 3-B
 BROADWAY INDUSTRIAL CENTER SUBDIVISION, UNIT 1
 BEING A REPLAT OF LOT 3
 WITHIN SECTIONS 32 & 33, T. 10 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER 2003



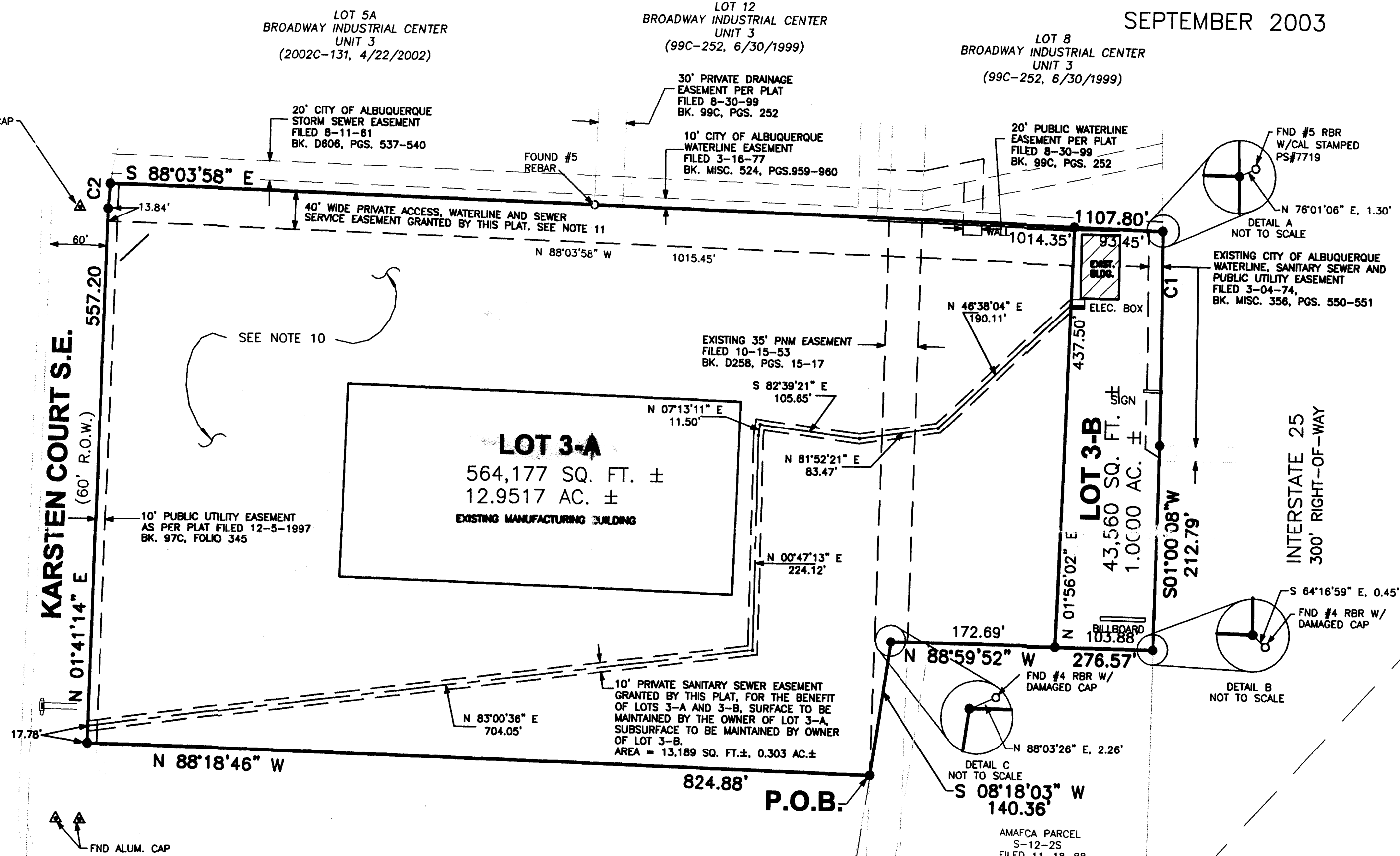
SURVEY NOTES

1. BASIS OF BEARING TAKEN FROM A PLAT ENTITLED "BROADWAY INDUSTRIAL CENTER SUBDIVISION, UNIT 1, WITHIN SECTIONS 28,29,32 AND 33, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AUGUST 1997" FILED DEC. 6, 1997 IN BK. 97C, FOLIO 345.
2. REFER TO A PLAT ENTITLED "LOTS 2A, 2B, 2C AND 2D, BROADWAY INDUSTRIAL CENTER SUBDIVISION, UNIT 2, BEING A REPLAT OF LOT 2, UNIT 2, WITHIN SECTIONS 32 AND 33, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, SEPTEMBER 1999".
3. REFER TO EASEMENT GRANTED BY INSTRUMENT RECORDED IN BOOK D258, PAGE 15, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
4. REFER TO GRANT OF EASEMENT FOR WATER SEWER, AND PUBLIC UTILITIES FILED MARCH 4, 1974, RECORDED IN BOOK MISC. 356, PAGE 550, RECORDS OF BERNALILLO COUNTY.
5. ALL BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS. NAD 1927, CENTRAL ZONE, N.M.P.M.
6. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
7. FIELD SURVEY PERFORMED JANUARY 2003.
8. SUBJECT PROPERTY IS PRESENTLY ZONED SU-2 HM.
9. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED AS BEING OUTSIDE 500-YEAR FLOODPLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE RATE MAP NUMBER 350010342 D, DATED SEPTEMBER 20, 1996.
10. PRIVATE CROSS LOT DRAINAGE EASEMENT, GRANTED BY THIS PLAT ACROSS LOT 3-A FOR THE BENEFIT OF LOT 3-B, TO BE MAINTAINED BY THE OWNER OF LOT 3-A.
11. WATERLINE AND SANITARY SEWER SERVICE EASEMENT FOR THE BENEFIT LOT 3-B MAINTAINED BY THE OWNER OF LOT 3-B.

LEGEND

- ▲ FOUND ACS SURVEY MONUMENT (DESCRIPTION AS NOTED)
- FOUND MONUMENT (DESCRIPTION AS NOTED)
- SET #4 REBAR WITH PLASTIC CAP STAMPED PS #5953 (UNLESS NOTED OTHERWISE)
- ⊙ SANITARY SEWER MANHOLE (SMH)
- ⊙ POWER/SERVICE POLE (PP) (SP)
- ⊙ WATER VALVE (WV)
- X— FENCE (TYPE AS NOTED)
- GUY WIRE ANCHOR (A)
- ⊕ FIRE HYDRANT (FH)
- OHU— OVERHEAD UTILITIES
- SAS— SANITARY SEWER
- ★ LIGHT POLE (LP)
- ⊖ GAS METER (GM)
- ⊖ WATER METER (WM)
- ⊖ TELEPHONE PEDESTAL (TR)

NO.	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BRG	CHD LENGTH
C1	223.17	7489.44	01°42'28"	S 00°08'55" W	223.18
C2	26.20	270.00	05°33'33"	N 04°28'03" E	26.19



KPE MONUMENT "SDC 12-1"
 NEW MEXICO STATE PLANE(NAD1927)
 COORDINATE SYSTEM, CENTRAL ZONE
 N = 1,475,314.53
 E = 384,530.65
 ELEV. = 5047.3 (TRIG. ELEV.)
 DELTA ALPHA = -0°13'18"
 G - G FACTOR = 0.99967391

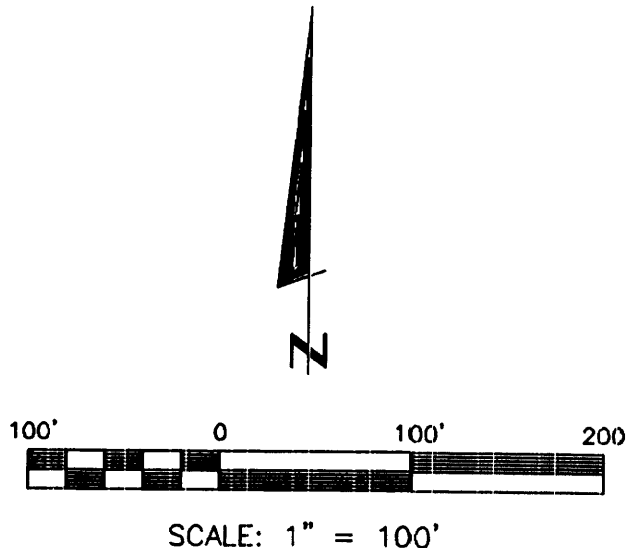
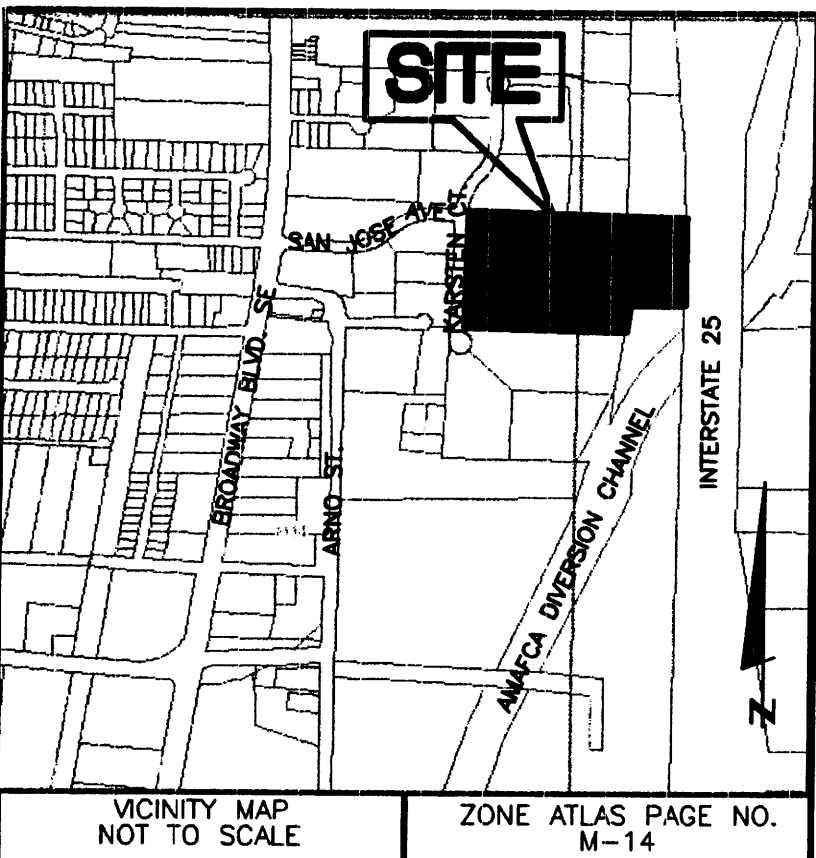
PROJECT NO. 1002345

CLINT SHERRILL & ASSOC.
 730 SAN MATEO S. E.
 ALBUQUERQUE, NEW MEXICO 87108
 (505) 256-7364 (505) 256-7600 FAX

PLAT OF
 LOTS 3-A AND 3-B
 BROADWAY INDUSTRIAL CENTER SUBDIVISION, UNIT 1

BERNALILLO COUNTY NM	PROJECT NO.	02054	
DATE:	11-21-2003	DRAWN BY	LA
REVISION DATES:		CHECKED BY	CS
		SHEET	2 OF 2

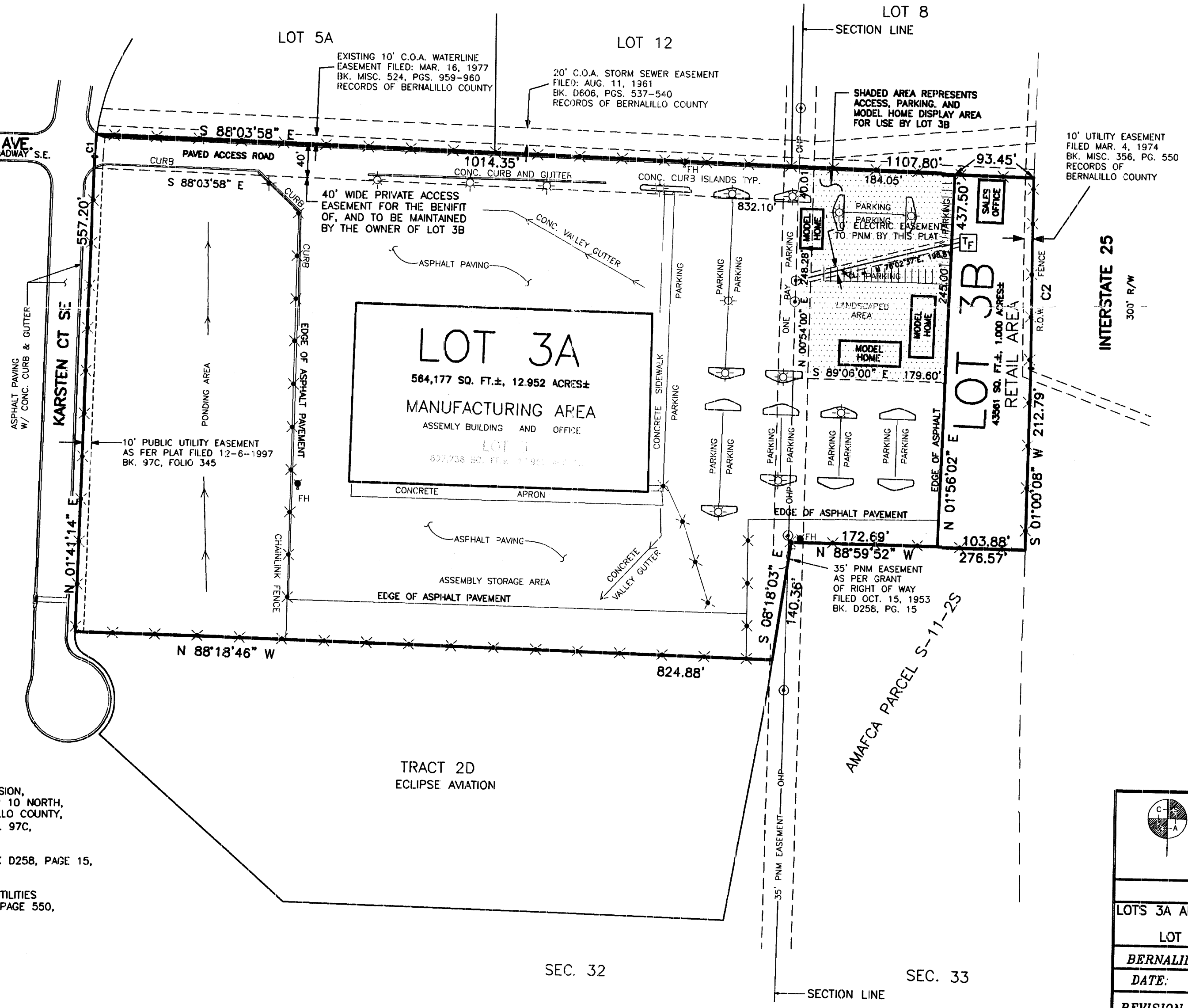
KPE MONUMENT "SDC11-2A"
 NEW MEXICO STATE PLANE(NAD1927)
 COORDINATE SYSTEM, CENTRAL ZONE
 N = 1,474,274.10
 E = 383,571.93
 ELEV. = 5024.2 (TRIG. ELEV.)
 DELTA ALPHA = -0°13'24"
 G - G FACTOR = 0.99967527



EXISTING SITE SKETCH MAP
LOTS 3A AND 3B
BROADWAY INDUSTRIAL CENTER, UNIT 1
 FORMERLY
LOT 3, BROADWAY INDUSTRIAL CENTER, UNIT 1
 PORTION OF SECTIONS 32 & 33, T. 10 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER 2002

BOUNDARY CURVE TABLE

NO.	ARC	RADIUS	DELTA	CHORD BRG	CHORD LEN
C1	26.20	270.00	05°33'36"	N 04°28'01" E	26.19
C2	223.17	7488.44	01°42'28"	S 00°08'55" W	223.16



- LEGEND**
- ⊙ POWER POLE
 - FENCE
 - ⚡ FIRE HYDRANT
 - ⊛ LIGHT POLE

SURVEY NOTES

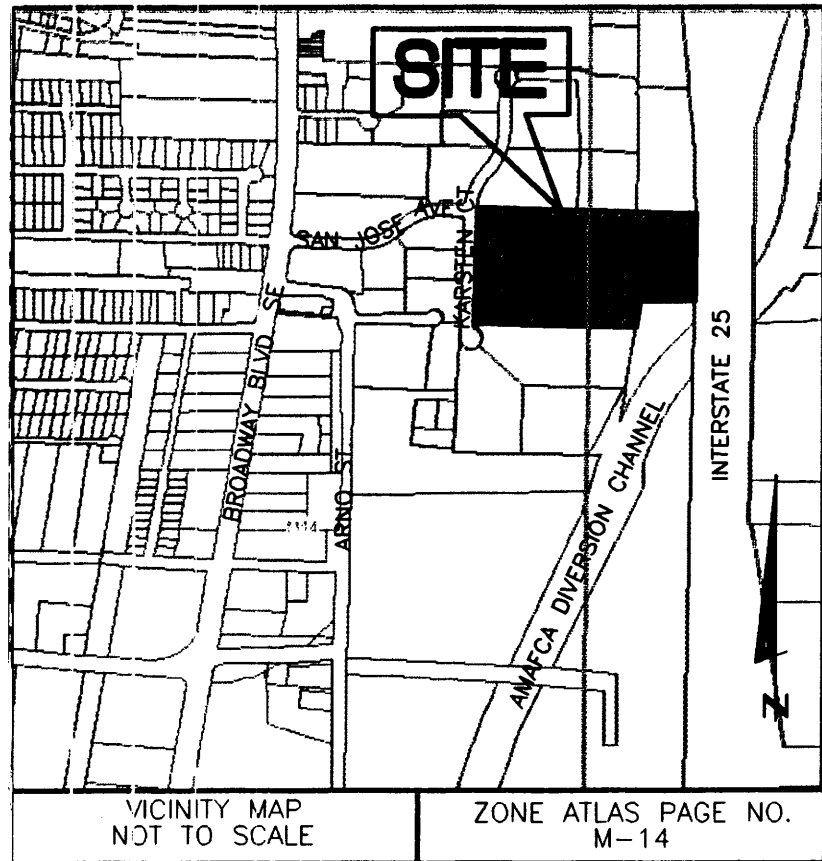
- REFER TO PLAT "BROADWAY INDUSTRIAL CENTER SUBDIVISION, UNIT 1, WITHIN SECTIONS 28, 29 32 AND 33, TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AUGUST 1997" FILED DEC. 6, 1997 IN BK. 97C, FOLIO 345.
- EASEMENT GRANTED BY INSTRUMENT RECORDED IN BOOK D258, PAGE 15, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- GRANT OF EASEMENT FOR WATER SEWER, AND PUBLIC UTILITIES FILED MARCH 4, 1974, RECORDED IN BOOK MISC. 356, PAGE 550.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- UPC NO. 101405549037010620.

CLINT SHERRILL & ASSOC.
 730 SAN MATEO S. E.
 ALBUQUERQUE, NEW MEXICO 87108
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EXISTING SITE SKETCH MAP
 LOTS 3A AND 3B, BROADWAY INDUSTRIAL CENTER, UNIT 1
 FORMERLY
 LOT 3, BROADWAY INDUSTRIAL CENTER, UNIT 1

BERNALILLO COUNTY NM	PROJECT NO.	02054	
DATE:	12-9-2003	DRAWN BY	KW, RJ
REVISION DATES:		CHECKED BY	CS
		SHEET	1 OF 1

SEC. 32 SECTION LINE SEC. 33



SKETCH PLAT
LOTS 3A AND 3B
BROADWAY INDUSTRIAL CENTER, UNIT 1

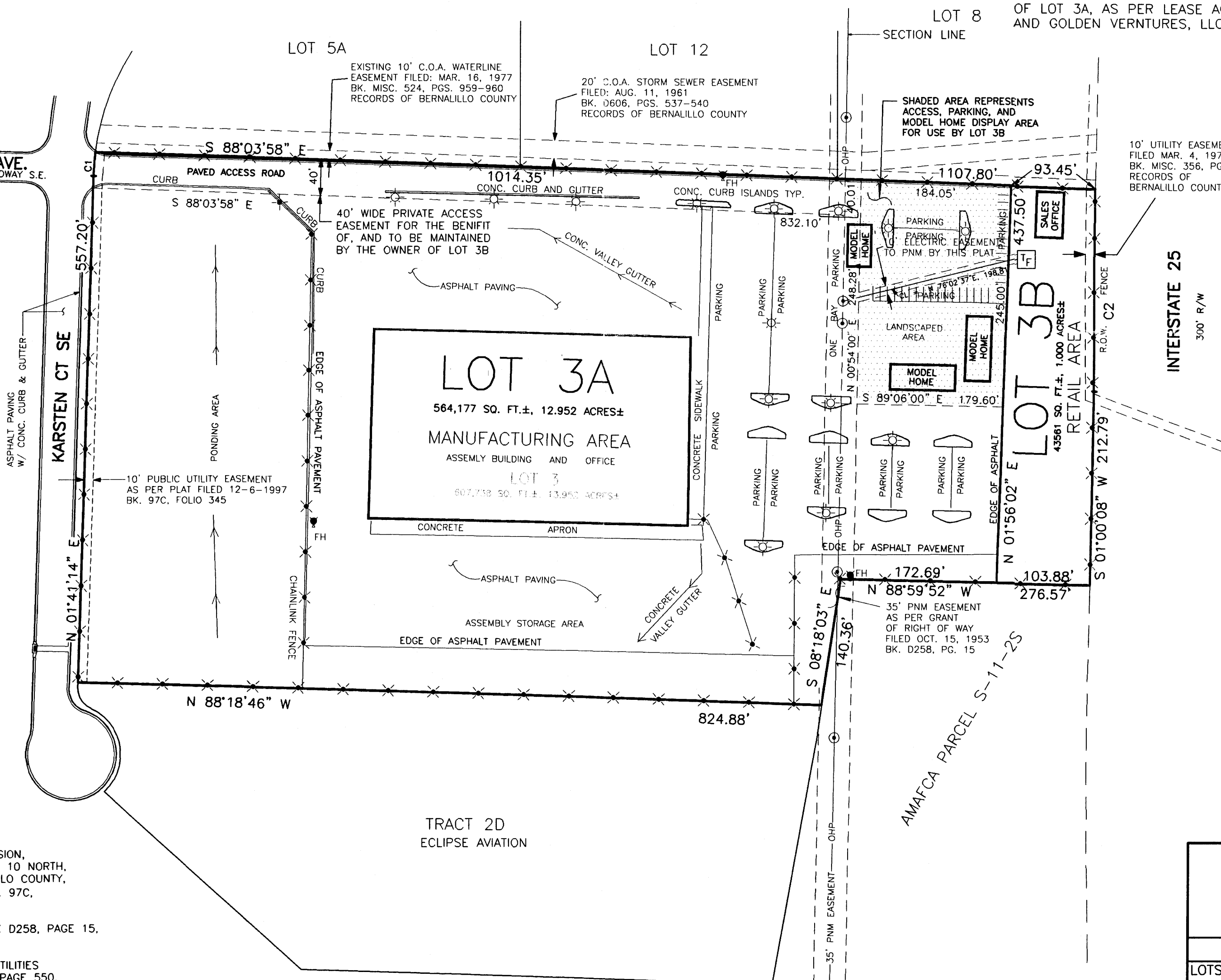
FORMERLY
LOT 3, BROADWAY INDUSTRIAL CENTER, UNIT 1
 PORTION OF SECTIONS 32 & 33, T. 10 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

DECEMBER 2002

THE PURPOSE OF THIS PLAT IS TO CREATE LOT 3B TO BE OWNED OR LEASED TO DIFFERENT PERSONS OR ENTITIES, OTHER THAN THE OWNERSHIP OF LOT 3A, AS PER LEASE AGREEMENT BETWEEN CITY OF ALBUQUERQUE, NM AND GOLDEN VENTURES, LLC DOC. NO. 97129610, DATED DEC. 1, 1997.

BOUNDARY CURVE TABLE

NO.	ARC	RADIUS	DELTA	CHORD BRG	CHORD LEN
C1	26.20	270.00	05°33'36"	N 04°28'01" E	26.19
C2	223.17	7489.44	01°42'28"	S 00°08'55" W	223.16



LEGEND

- ⊙ POWER POLE
- FENCE
- ⦿ FIRE HYDRANT
- ⊛ LIGHT POLE

SURVEY NOTES

- REFER TO PLAT "BROADWAY INDUSTRIAL CENTER SUBDIVISION, UNIT 1, WITHIN SECTIONS 28, 29 32 AND 33, TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AUGUST 1997" FILED DEC. 6, 1997 IN BK. 97C, FOLIO 345.
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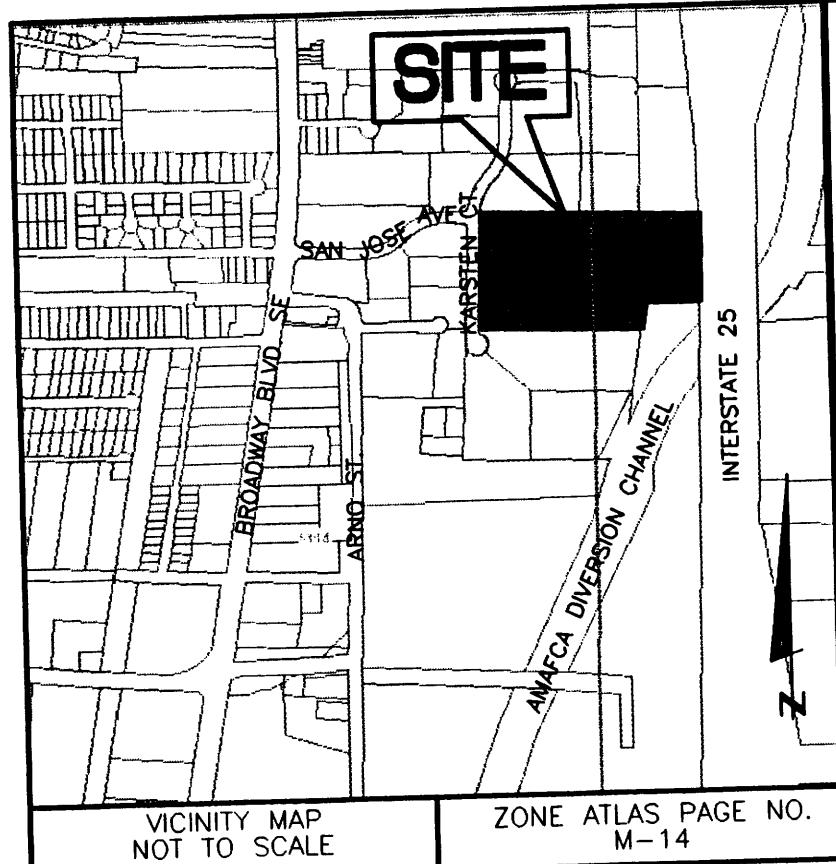
CLINT SHERRILL & ASSOC.
 730 SAN MATEO S. E.
 ALBUQUERQUE, NEW MEXICO 87108
 (505) 256-7364 (505) 256-7600 FAX

SKETCH PLAT
 LOTS 3A AND 3B, BROADWAY INDUSTRIAL CENTER, UNIT 1
 FORMERLY
 LOT 3, BROADWAY INDUSTRIAL CENTER, UNIT 1

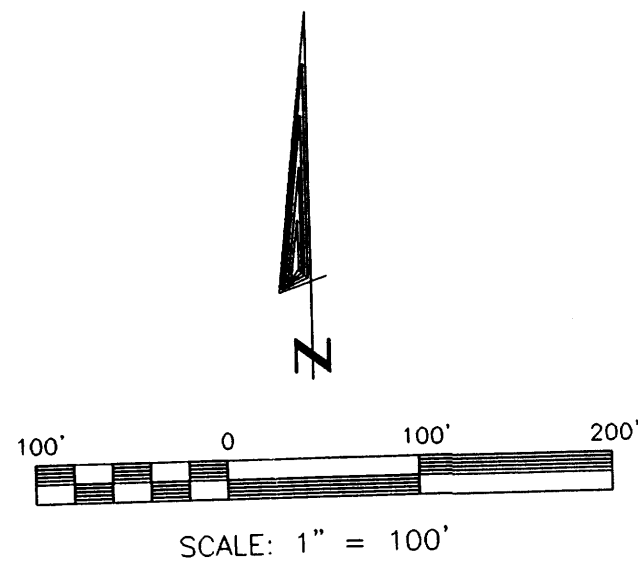
BERNALILLO COUNTY NM	PROJECT NO.	02054	
DATE:	11-6-2002	DRAWN BY	KW, RJ
REVISION DATES:	12-2-2002	CHECKED BY	CS
SHEET 1 OF 1			

SEC. 32

SEC. 33

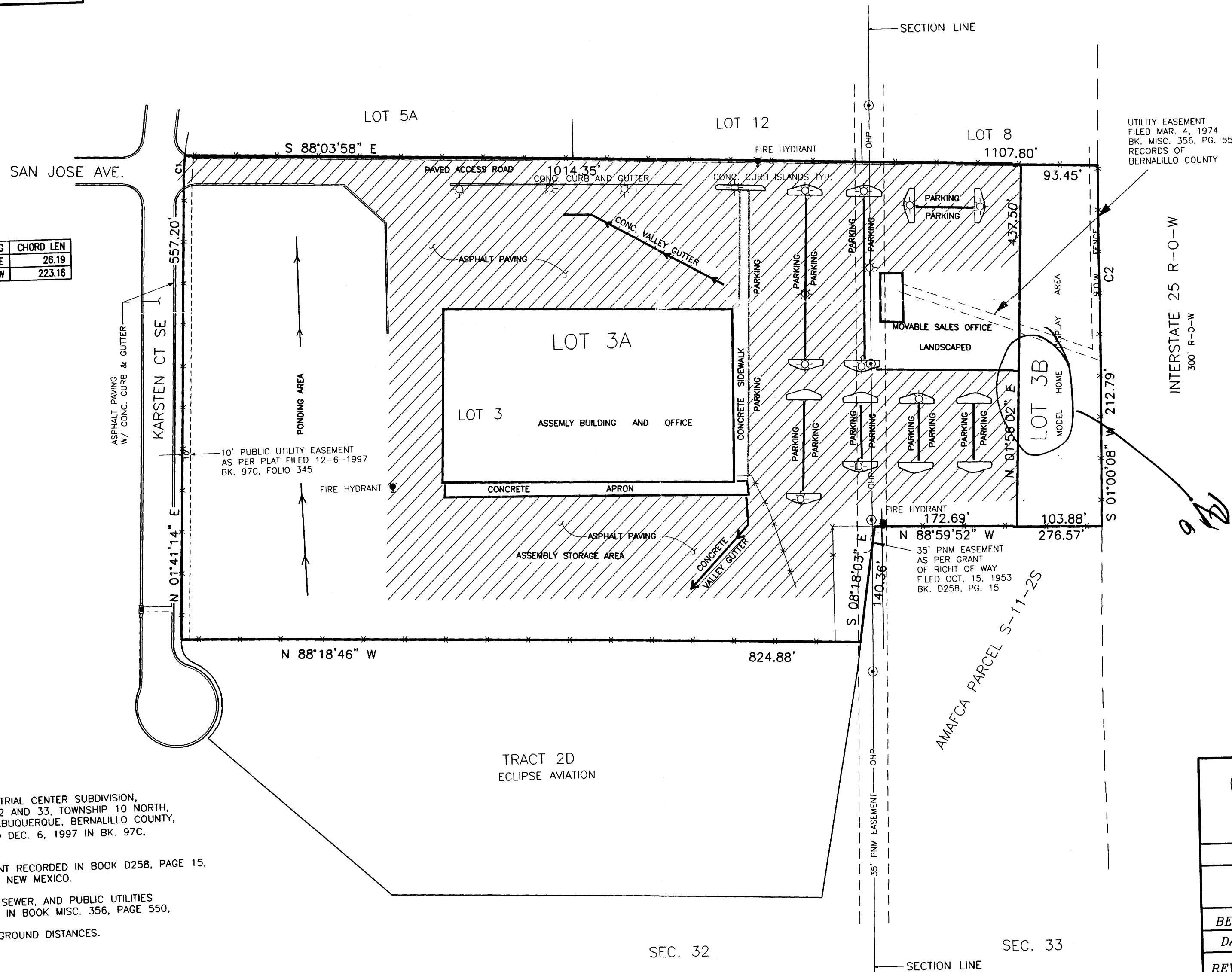


SKETCH PLAT
 PROPOSED LOT SPLIT 3A, 3B
 LOT 3, BROADWAY INDUSTRIAL CENTER, UNIT 1
 PORTION OF SEC. 32 & 33, T. 10 N., R. 3 E., N.M.P.M.
 BERNALILLO COUNTY, NEW MEXICO
 2700 KARSTEN COURT SE



BOUNDARY CURVE TABLE

NO.	ARC	RADIUS	DELTA	CHORD BRG	CHORD LEN
C1	26.20	270.00	05°33'34"	N 04°28'01" E	26.19
C2	223.17	7489.44	01°42'26"	S 00°08'55" W	223.16



LEGEND

- POWER POLE
- FENCE
- FIRE HYDRANT
- LIGHT POLE
- ASPHALT PAVING

SURVEY NOTES

- REFER TO PLAT "BROADWAY INDUSTRIAL CENTER SUBDIVISION, UNIT 1, WITHIN SECTIONS 28, 29, 32 AND 33, TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AUGUST 1997" FILED DEC. 6, 1997 IN BK. 97C, FOLIO 345.
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 ALBUQUERQUE, NEW MEXICO 87108
 (505) 256-7364 (505) 256-7600 FAX

SKETCH PLAT

LOT 3, BROADWAY INDUSTRIAL CENTER
 UNIT 1

BERNALILLO COUNTY NM	PROJECT NO.	02054	
DATE:	11-6-2002	DRAWN BY	KW, RJ
REVISION DATES:		CHECKED BY	CS
		SHEET	1 OF 1