

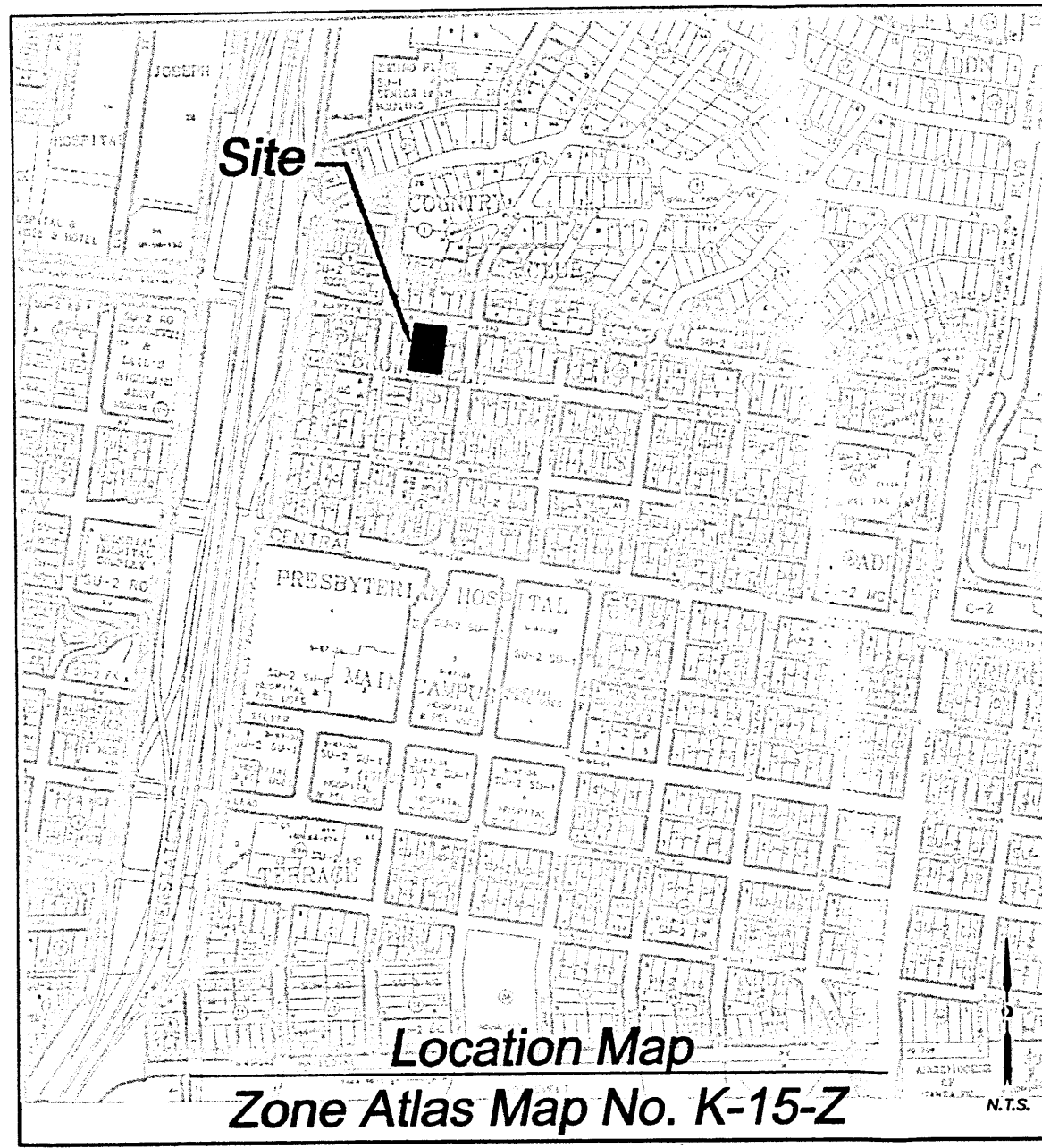
RECORDING STAMP

Plat of
Tracts A-1-A, A-1-B, A-1-C, A-1-D &
Tracts A-2-A, A-2-B, A-2-C, A-2-D, Block 28
**Brownwell & Lail's
Highland Addition**

Albuquerque, Bernalillo County, New Mexico
February 2003

Approvals Application No. _____

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	DATE
CITY ENGINEER	DATE
A.M.A.F.C.A.	DATE
TRAFFIC ENGINEER <i>M.B. Hat</i>	DATE 3-6-03
CITY SURVEYOR	DATE
PROPERTY MANAGEMENT	DATE
WATER RESOURCES DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST CORPORATION	DATE
COMCAST CABLE	DATE



Legal Description

TRACTS "A-1" AND "A-2" IN BLOCK NUMBERED TWENTY-EIGHT (28) OF BROWNWELL & LAIL'S HIGHLAND ADDITION, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 23, 1999, IN PLAT BOOK 99C, FOLIO 238.

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 0.9031 ACRES±
ZONE ATLAS INDEX NO: K-15-Z
NO. OF TRACTS CREATED: 8
NO. OF LOTS CREATED: 0
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: FEBRUARY 13, 2003

Notes:

- MISC. DATA: ZONING SU-2 MD-1
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN SECTION 21, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO TRACTS AND INTO EIGHT NEW TRACTS, VACATE PUBLIC UTILITY EASEMENT AND GRANT A PUBLIC UTILITY EASEMENT.
- PLAT SHOWS ALL EASEMENTS OF RECORD. *App# 03DRR - 00261*
- SP NO. 2003092350

Easements

- THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.
- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
- PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 - PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
 - QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
 - COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

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

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

Free Consent and Dedication

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 OWNER AND/OR PROPRIETOR DOES HEREBY GRANT EASEMENT FOR UTILITIES AS SHOWN HEREON WITH SAME STIPULATIONS AS LISTED ABOVE FOR EXISTING UTILITIES. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED.

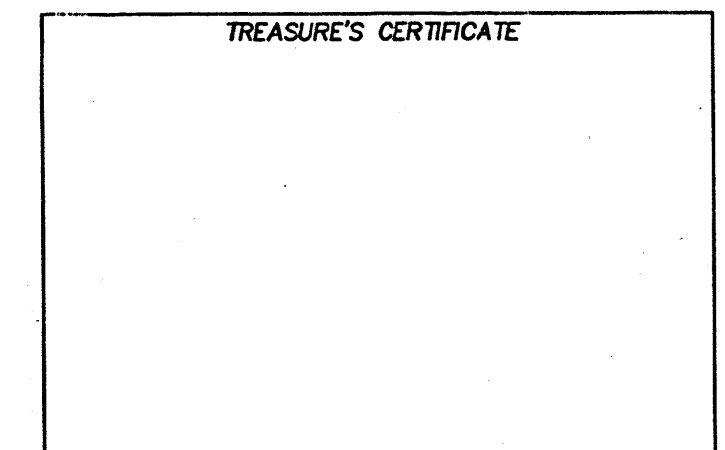
John A. Menicucci 3/4/03
DATE
GRAND AVENUE PARTNERS
A NEW MEXICO LIMITED PARTNERSHIP
BY JOHN A. MENICUCCI, MANAGING AGENT

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF March, 2003
BY GRAND AVENUE PARTNERS, A NEW MEXICO LIMITED PARTNERSHIP, JOHN A. MENICUCCI,
MANAGING AGENT

BY *Josephine Herrera* MY COMMISSION EXPIRES: 3/2/06
NOTARY PUBLIC



Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED HEREON AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano 03/03/03
DATE
LARRY W. MEDRANO
N.M.P.S. No. 11993



PRECISION SURVEYS, INC.

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

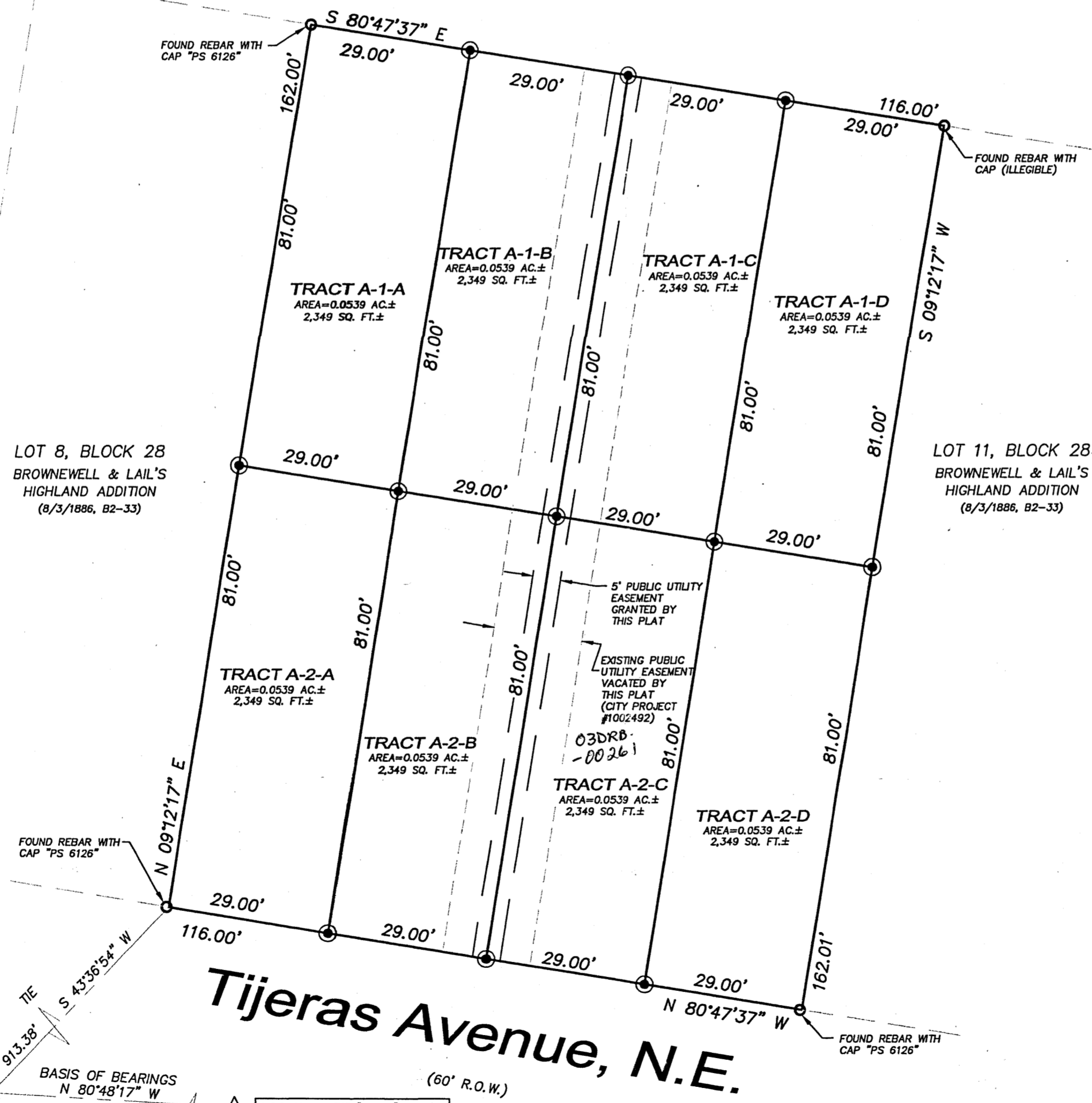
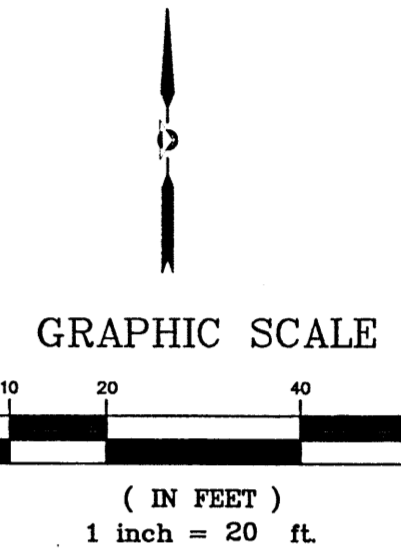
Project No. 1002492

Plat of
 Tracts A-1-A, A-1-B, A-1-C, A-1-D &
 Tracts A-2-A, A-2-B, A-2-C, A-2-D, Block 28
Brownwell & Lail's
Highland Addition
 Albuquerque, Bernalillo County, New Mexico
 February 2003

RECORDING STAMP

Mulberry Street N.E.

Martin Luther King Jr. Avenue N.E.



Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESES
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
⊙	SET REBAR W/CAP "PS 11993"

A.C.S. MONUMENT "2-K15"
 STANDARD A.C.S. ALUMINUM CAP
 NEW MEXICO STATE PLANE
 COORDINATES (CENTRAL ZONE)
 X=387,500.39 (NAD 1927)
 Y=1,485,051.88
 ELEV.=5133.97 (NGVD 29)
 GROUND TO GRID SCALE
 FACTOR=0.99966893
 DELTA ALPHA=-07'25"

A.C.S. MONUMENT "4-K15"
 STANDARD A.C.S. ALUMINUM CAP
 NEW MEXICO STATE PLANE
 COORDINATES (CENTRAL ZONE)
 X=384,643.71 (NAD 1927)
 Y=1,485,514.00
 ELEV.=5045.075 (NGVD 29)
 GROUND TO GRID SCALE
 FACTOR=0.99967393
 DELTA ALPHA=-07'18"

PRECISION SURVEYS, INC.

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

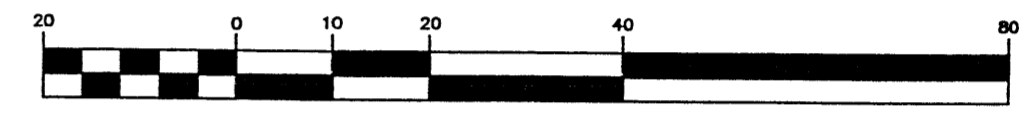
Project No. 1002492

Plat of
 Tracts A-1-A, A-1-B, A-1-C, A-1-D &
 Tracts A-2-A, A-2-B, A-2-C, A-2-D, Block 28
**Brownwell & Lail's
 Highland Addition**
 Albuquerque, Bernalillo County, New Mexico
 February 2003

RECORDING STAMP



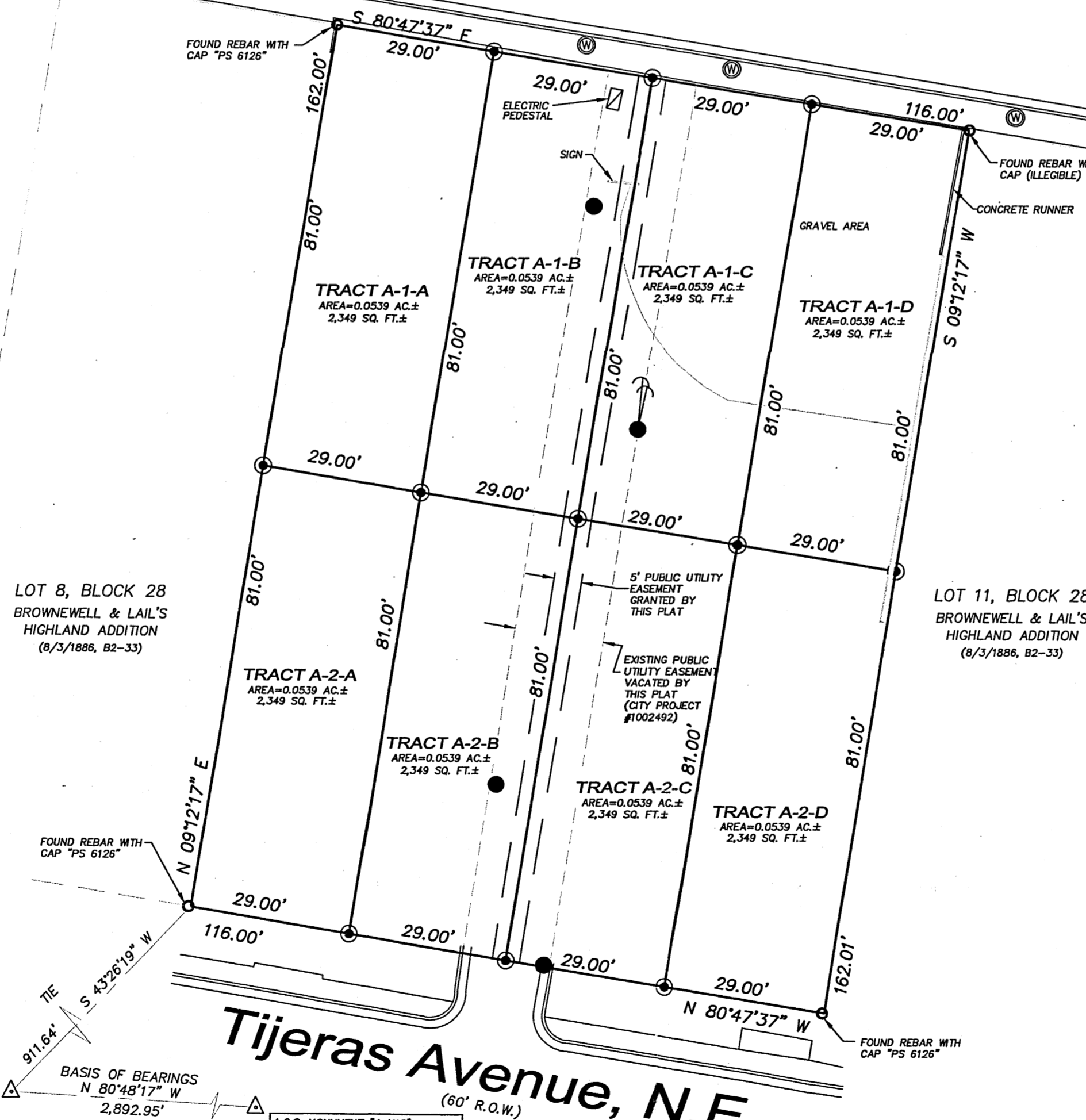
GRAPHIC SCALE



(IN FEET)
 1 inch = 20 ft.

Mulberry Street N.E.

Martin Luther King Jr. Avenue N.E.
 (60' R.O.W.)



LOT 8, BLOCK 28
 BROWNWELL & LAIL'S
 HIGHLAND ADDITION
 (8/3/1886, B2-33)

LOT 11, BLOCK 28
 BROWNWELL & LAIL'S
 HIGHLAND ADDITION
 (8/3/1886, B2-33)

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESES
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
⊙	SET REBAR W/CAP "PS 11993"
— —	GUY WIRE
●	POWER POLE
⊗	WATER METER
△	ACS MONUMENT
— — — —	BLOCK WALL

A.C.S. MONUMENT "2-K15"
 STANDARD A.C.S. ALUMINUM CAP
 NEW MEXICO STATE PLANE
 COORDINATES (CENTRAL ZONE)
 X=387,500.39 (NAD 1927)
 Y=1,485,051.89
 ELEV.=5133.97 (NGVD 29)
 GROUND TO GRID SCALE
 FACTOR=0.99966893
 DELTA ALPHA=-072'58"

TIE
 911.64'
 BASIS OF BEARINGS
 N 80°48'17" W
 2,892.95'

Tijeras Avenue N.E.
 (60' R.O.W.)

A.C.S. MONUMENT "4-K15"
 STANDARD A.C.S. ALUMINUM CAP
 NEW MEXICO STATE PLANE
 COORDINATES (CENTRAL ZONE)
 X=384,645.71 (NAD 1927)
 Y=1,485,514.00
 ELEV.=5045.075 (NGVD 29)
 GROUND TO GRID SCALE
 FACTOR=0.99967393
 DELTA ALPHA=-073'18"



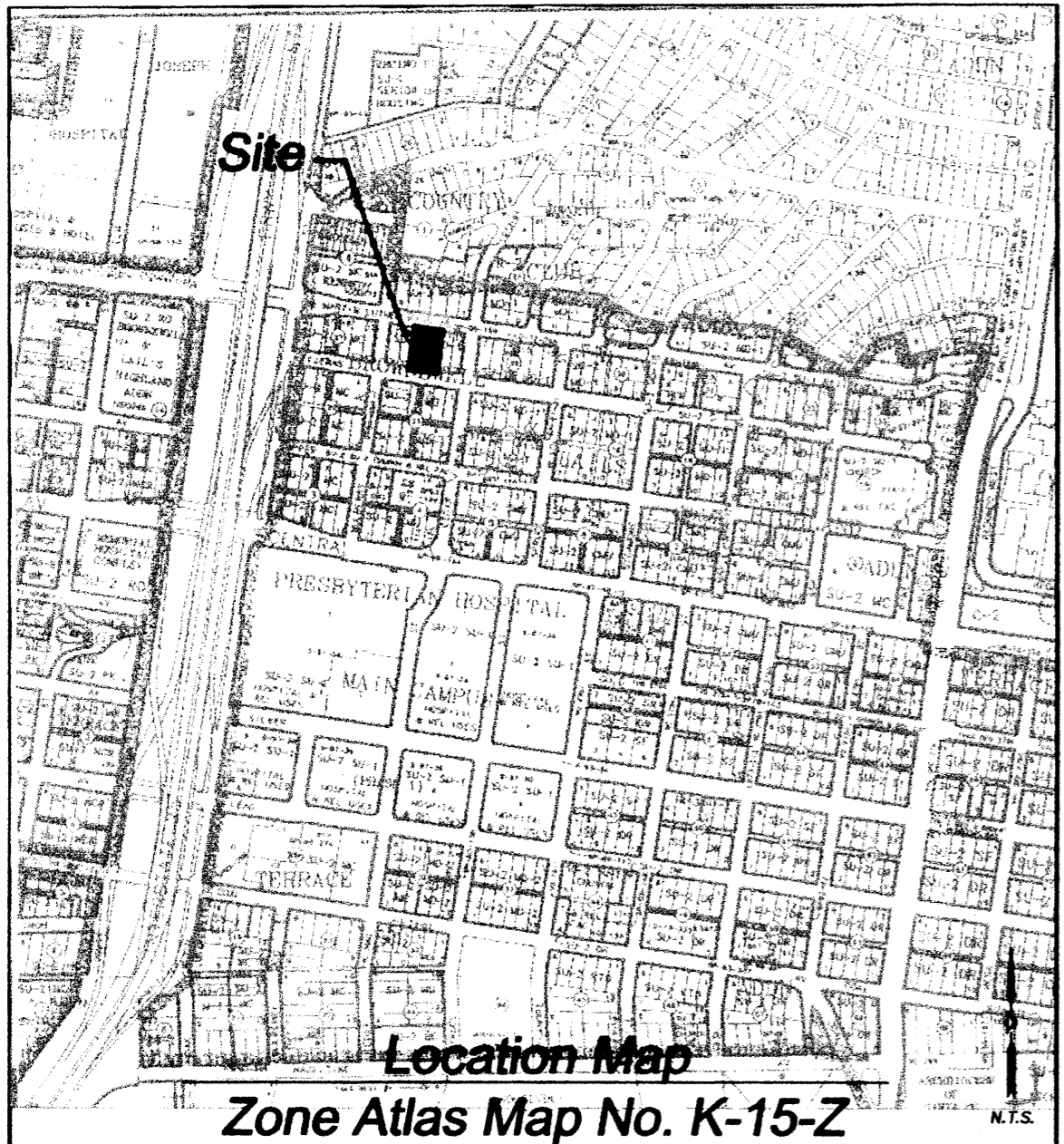
PRECISION SURVEYS, INC.

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

Project No. 1002492

Sheet 3 of 3

RECORDING STAMP



Legal Description

TRACTS "A-1" AND "A-2" IN BLOCK NUMBERED TWENTY-EIGHT (28) OF BROWNEWELL & LAIL'S HIGHLAND ADDITION, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 23, 1999, IN PLAT BOOK 99C, FOLIO 238, TOGETHER WITH THAT VACATED PORTION OF TIJERAS AVENUE, N.E., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF DESCRIBED TRACTS, MARKED BY A SET REBAR WITH CAP "PS 11993", FROM WHENCE A.C.S. MONUMENT "2-K15", BEARS S 43°33'14" W, A DISTANCE OF 908.23 FEET, SAID POINT MARKED BY A FOUND STANDARD A.C.S. ALUMINUM CAP;

THENCE, N 09°12'19" E, A DISTANCE OF 165.85 FEET TO A POINT MARKED BY A FOUND REBAR WITH CAP "PS 6126";

THENCE, S 80°56'07" E, A DISTANCE OF 116.02 FEET TO A POINT MARKED BY A FOUND REBAR WITH CAP (ILLEGIBLE);

THENCE, S 09°11'26" W, A DISTANCE OF 165.89 FEET TO A POINT MARKED BY A SET REBAR WITH CAP "PS 11993";

THENCE, N 80°54'52" W, A DISTANCE OF 116.07 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 0.4518 ACRES (19,680 SQUARE FEET), MORE OR LESS, NOW COMPRISING TRACTS A-1-A, A-1-B, A-1-C, A-1-D, A-2-A, A-2-B, A-2-C, AND A-2-D, BLOCK 28, BROWNEWELL & LAIL'S HIGHLAND ADDITION.

Plat of
Tracts A-1-A, A-1-B, A-1-C, A-1-D &
Tracts A-2-A, A-2-B, A-2-C, A-2-D, Block 28
**Brownewell & Lail's
Highland Addition**

Albuquerque, Bernalillo County, New Mexico

April 2003

Approvals Application No. _____

CITY PLANNER, ALBUQUERQUE PLANNING DIVISION DATE _____

CITY ENGINEER DATE _____

A.M.A.F.C.A. DATE _____

TRAFFIC ENGINEER
[Signature] DATE
CITY SURVEYOR 4/30/03 DATE

PROPERTY MANAGEMENT DATE _____

WATER RESOURCES DEPARTMENT DATE _____

PARKS AND RECREATION DEPARTMENT DATE _____

PNM ELECTRIC SERVICES DATE _____

PNM GAS SERVICES DATE _____

QWEST CORPORATION DATE _____

COMCAST CABLE DATE _____

TREASURER'S CERTIFICATE

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED HEREON AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

[Signature] 4/24/03
LARRY W. MEDRANO DATE
N.M.P.S. No. 11993



PRECISION SURVEYS, INC.

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

Project No. 1002492

Sheet 1 of 3

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 0.4518 ACRES±
ZONE ATLAS INDEX NO: K-15-Z
NO. OF TRACTS CREATED: 8
NO. OF LOTS CREATED: 0
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: FEBRUARY 13, 2003

Notes:

- 1. MISC. DATA: ZONING SU-2 MD-1
- 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 SECTION 21, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- 5. THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO TRACTS INTO EIGHT NEW TRACTS, VACATE THE PUBLIC UTILITY EASEMENT, VACATE RIGHT OF WAY, DEDICATE RIGHT OF WAY AND GRANT EASEMENTS.
- 6. PLAT SHOWS ALL EASEMENTS OF RECORD.
- 7. SP NO. 2003092350

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
3. QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

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

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

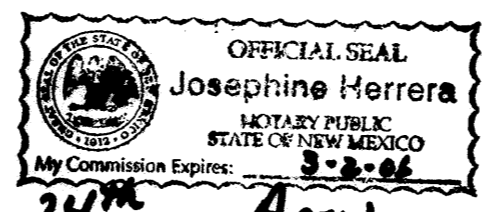
Free Consent and Dedication

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 OWNER AND/OR PROPRIETOR DOES HEREBY GRANT EASEMENT FOR UTILITIES AS SHOWN HEREON WITH SAME STIPULATIONS AS LISTED ABOVE FOR EXISTING UTILITIES. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED. SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

[Signature]
GRAND AVENUE PARTNERS
A NEW MEXICO LIMITED PARTNERSHIP
BY JOHN A. MENICUCCI, MANAGING AGENT

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF April 2003 BY GRAND AVENUE PARTNERS, A NEW MEXICO LIMITED PARTNERSHIP, JOHN A. MENICUCCI, MANAGING AGENT

[Signature] MY COMMISSION EXPIRES: 3-2-06
NOTARY PUBLIC

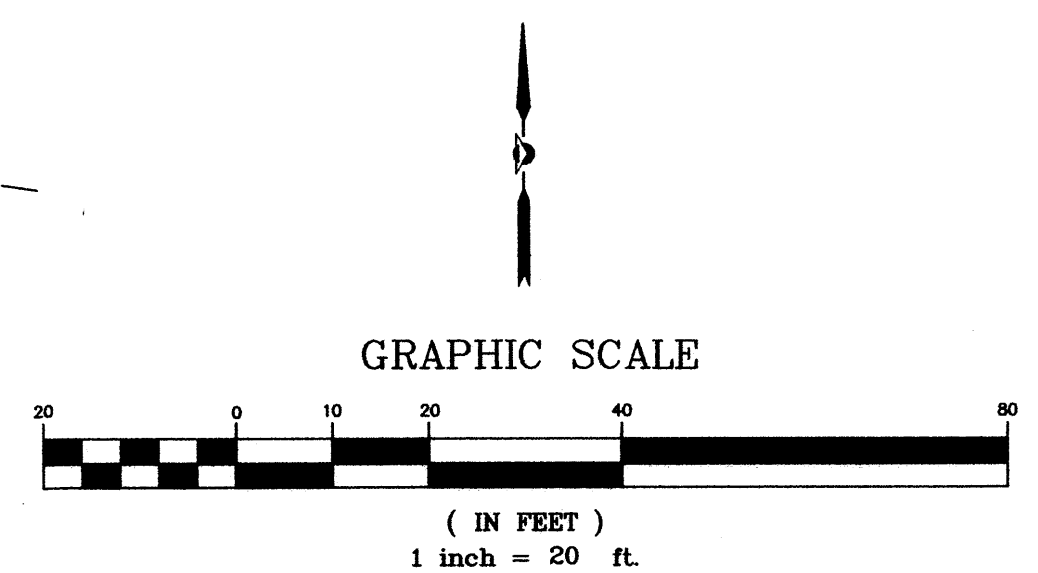
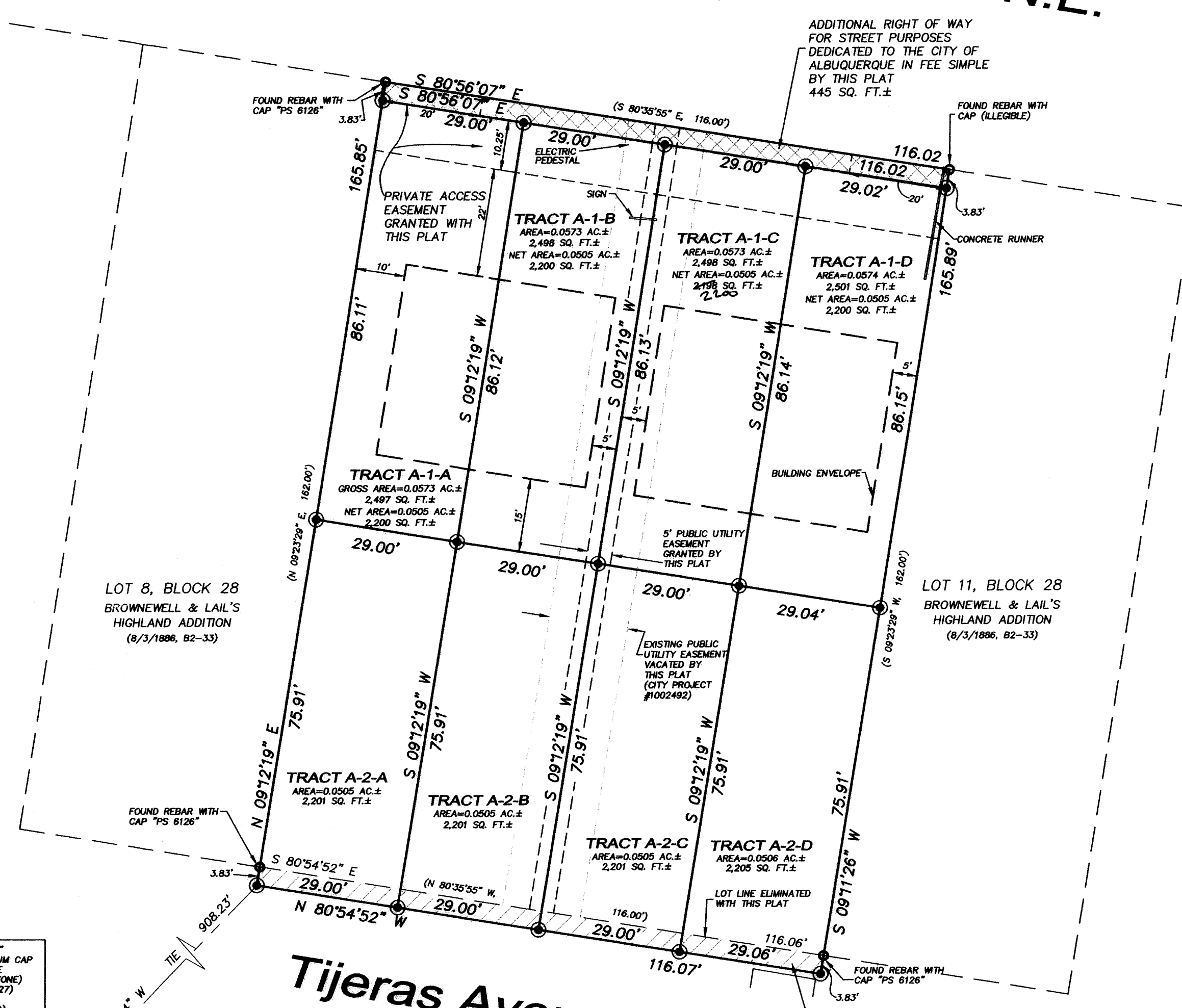
Plat of
 Tracts A-1-A, A-1-B, A-1-C, A-1-D &
 Tracts A-2-A, A-2-B, A-2-C, A-2-D, Block 28
**Brownwell & Lail's
 Highland Addition**

Albuquerque, Bernalillo County, New Mexico
 April 2003

Mulberry Street N.E.

Martin Luther King Jr. Avenue N.E.
 (60' R.O.W.)

RECORDING STAMP



Legend

- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESES
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- ⊙ SET REBAR W/CAP "PS 11993"

A.C.S. MONUMENT "2-K15"
 STANDARD A.C.S. ALUMINUM CAP
 NEW MEXICO STATE PLANE
 COORDINATES (CENTRAL ZONE)
 X=387,500.39 (NAD 1927)
 Y=1,485,051.88
 ELEV.=5133.97 (NGVD 29)
 GROUND TO GRID SCALE
 FACTOR=0.99966883
 DELTA ALPHA=-07'258"

A.C.S. MONUMENT "4-K15"
 STANDARD A.C.S. ALUMINUM CAP
 NEW MEXICO STATE PLANE
 COORDINATES (CENTRAL ZONE)
 X=384,645.71 (NAD 1927)
 Y=1,485,514.00
 ELEV.=5045.075 (NGVD 29)
 GROUND TO GRID SCALE
 FACTOR=0.99967393
 DELTA ALPHA=-07'318"

TIE
 S 43°33'14" W
 N 80°48'17" W
 BASIS OF BEARINGS
 2,892.95'

Tijeras Avenue, N.E.
 (60' R.O.W.)

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

Project No. 1002492

Sheet 2 of 3

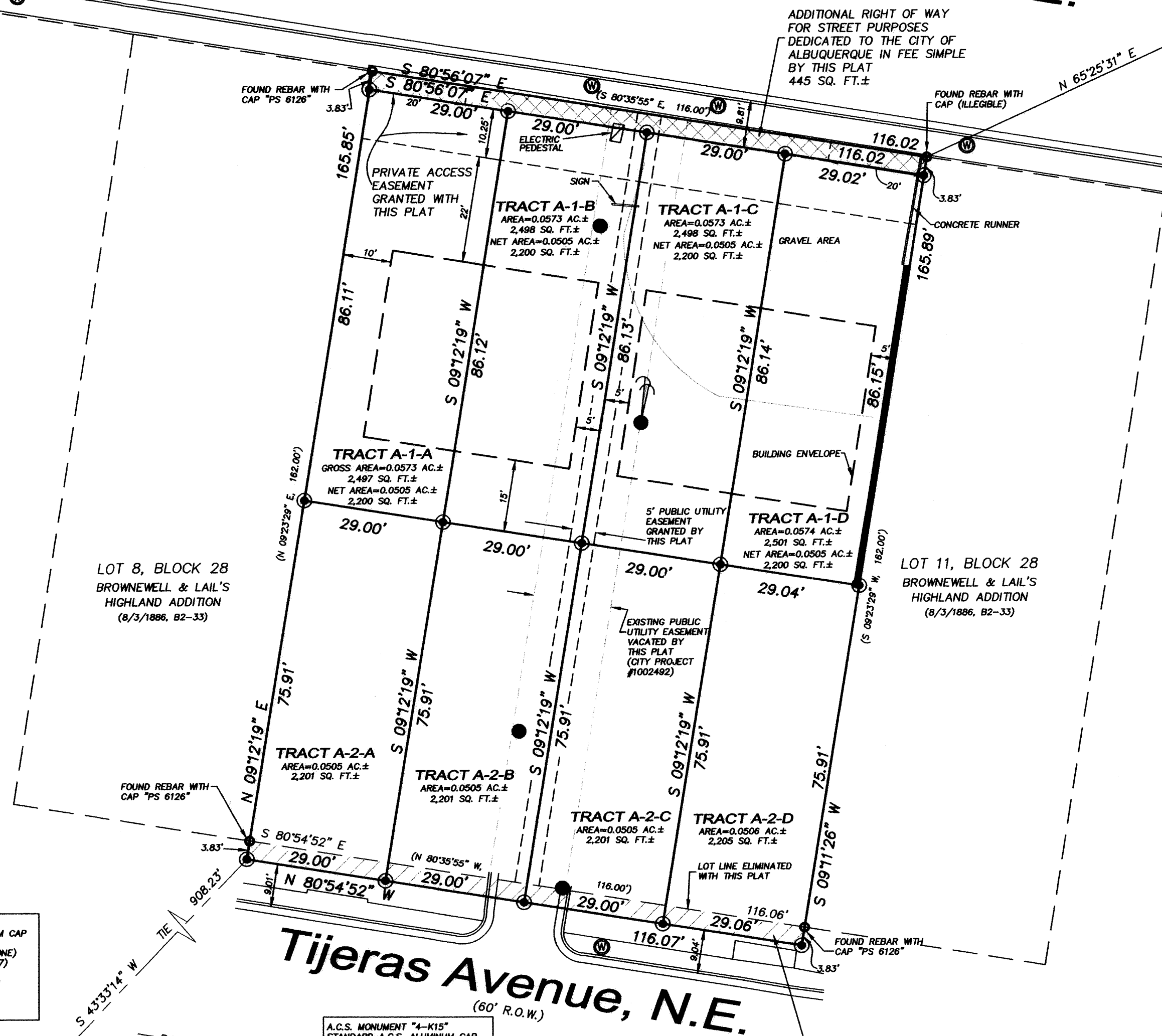
Plat of
 Tracts A-1-A, A-1-B, A-1-C, A-1-D &
 Tracts A-2-A, A-2-B, A-2-C, A-2-D, Block 28
**Brownwell & Lail's
 Highland Addition**

Albuquerque, Bernalillo County, New Mexico
 April 2003

RECORDING STAMP

Martin Luther King Jr. Avenue N.E.
 (60' R.O.W.)

Mulberry Street N.E.



LOT 8, BLOCK 28
 BROWNWELL & LAIL'S
 HIGHLAND ADDITION
 (8/3/1886, B2-33)

LOT 11, BLOCK 28
 BROWNWELL & LAIL'S
 HIGHLAND ADDITION
 (8/3/1886, B2-33)

Tijeras Avenue, N.E.
 (60' R.O.W.)

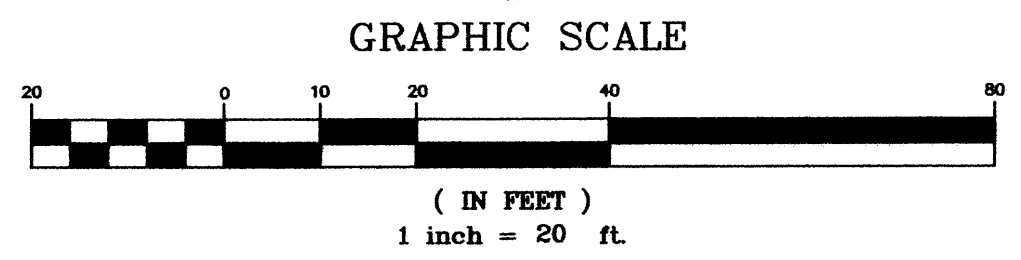
A.C.S. MONUMENT "2-K15"
 STANDARD A.C.S. ALUMINUM CAP
 NEW MEXICO STATE PLANE
 COORDINATES (CENTRAL ZONE)
 X=387,500.39 (NAD 1927)
 Y=1,485,091.88
 ELEV.=9133.97 (NGVD 29)
 GROUND TO GRID SCALE
 FACTOR=0.99966893
 DELTA ALPHA=-072'58"

A.C.S. MONUMENT "4-K15"
 STANDARD A.C.S. ALUMINUM CAP
 NEW MEXICO STATE PLANE
 COORDINATES (CENTRAL ZONE)
 X=384,645.71 (NAD 1927)
 Y=1,485,514.00
 ELEV.=5045.075 (NGVD 29)
 GROUND TO GRID SCALE
 FACTOR=0.99967393
 DELTA ALPHA=-073'18"

Legend

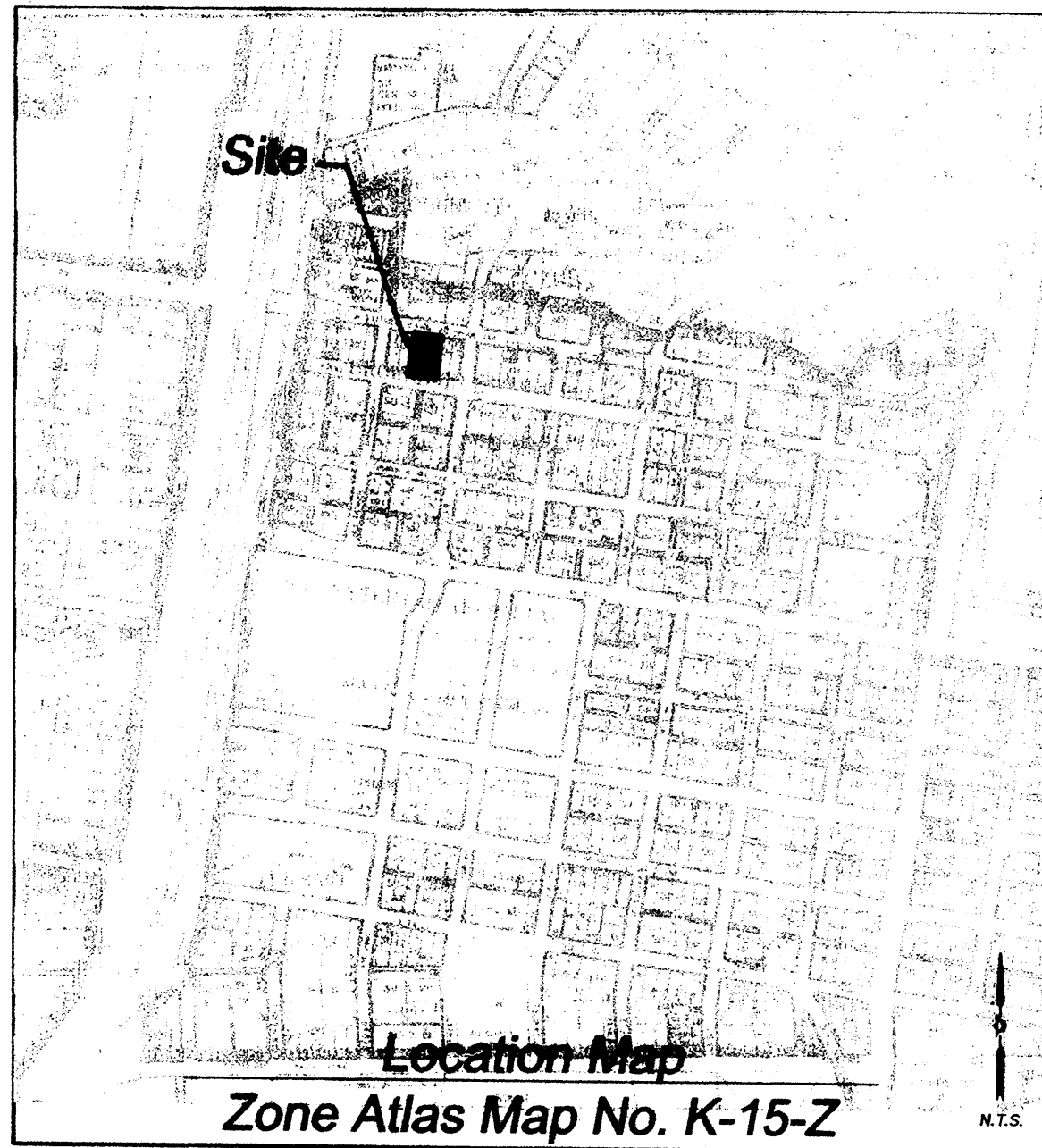
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
N 90°00'00" E	MEASURED BEARING AND DISTANCES AS DESIGNATED
○	FOUND AND USED MONUMENT
⊙	SET REBAR W/CAP "PS 11993"
—	GUY WIRE
●	POWER POLE
⊕	WATER METER
△	ACS MONUMENT
—	BLOCK WALL

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



Project No. 1002492

Sheet 3 of 3



Subdivision Data:

GROSS SUBDIVISION ACREAGE: 0.4518 ACRES±
 ZONE ATLAS INDEX NO: K-15-Z
 NO. OF TRACTS CREATED: 8
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: FEBRUARY 13, 2003

Notes:

- MISC. DATA: ZONING SU-2 MD-1
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN SECTION 21, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO TRACTS INTO EIGHT NEW TRACTS, VACATE THE PUBLIC UTILITY EASEMENT, VACATE RIGHT OF WAY, DEDICATE RIGHT OF WAY AND GRANT EASEMENTS.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 2003092350

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

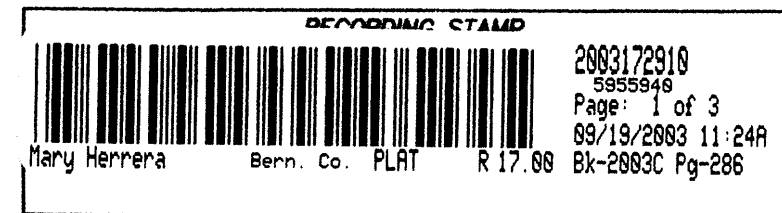
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

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

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.



Legal Description

TRACTS "A-1" AND "A-2" IN BLOCK NUMBERED TWENTY-EIGHT (28) OF BROWNEWELL & LAIL'S HIGHLAND ADDITION, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 23, 1999, IN PLAT BOOK 99C, FOLIO 238, TOGETHER WITH THAT VACATED PORTION OF TIJERAS AVENUE, N.E., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF DESCRIBED TRACTS, MARKED BY A SET REBAR WITH CAP "PS 11993", FROM WHENCE A.C.S. MONUMENT "2-K15", BEARS S 43°33'14" W, A DISTANCE OF 908.23 FEET, SAID POINT MARKED BY A FOUND STANDARD A.C.S. ALUMINUM CAP;

THENCE, N 09°12'19" E, A DISTANCE OF 165.85 FEET TO A POINT MARKED BY A FOUND REBAR WITH CAP "PS 6126";

THENCE, S 80°56'07" E, A DISTANCE OF 116.02 FEET TO A POINT MARKED BY A FOUND REBAR WITH CAP (ILLEGIBLE);

THENCE, S 09°11'26" W, A DISTANCE OF 165.89 FEET TO A POINT MARKED BY A SET REBAR WITH CAP "PS 11993";

THENCE, N 80°54'52" W, A DISTANCE OF 116.07 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 0.4518 ACRES (19,680 SQUARE FEET), MORE OR LESS, NOW COMPRISING TRACTS A-1-A, A-1-B, A-1-C, A-1-D, A-2-A, A-2-B, A-2-C, AND A-2-D, BLOCK 28, BROWNEWELL & LAIL'S HIGHLAND ADDITION.

Free Consent and Dedication

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 OWNER AND/OR PROPRIETOR DOES HEREBY GRANT EASEMENT FOR UTILITIES AS SHOWN HEREON WITH SAME STIPULATIONS AS LISTED ABOVE FOR EXISTING UTILITIES. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED. SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

Fred Rivera, Jr.
 FRED RIVERA, JR.
 PRESIDENT
 RIVERA INVESTMENTS, INC.
 A NEW MEXICO CORPORATION

Acknowledgment

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF August, 2003 BY FRED RIVERA, JR., PRESIDENT, RIVERA INVESTMENTS, INC., A NEW MEXICO CORPORATION.

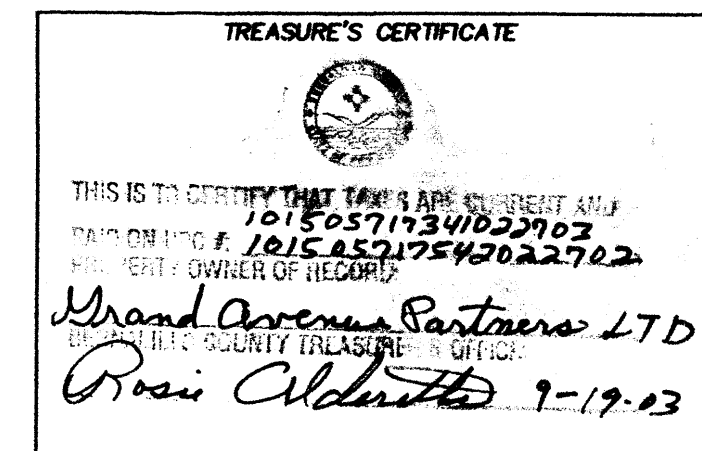
BY Crystal A. Rooks MY COMMISSION EXPIRES: 6/30/07
 NOTARY PUBLIC

Plat of
 Tracts A-1-A, A-1-B, A-1-C, A-1-D &
 Tracts A-2-A, A-2-B, A-2-C, A-2-D, Block 28
**Brownewell & Lail's
 Highland Addition**

Albuquerque, Bernalillo County, New Mexico
 April 2003

Approvals Application No. **03ORB-00738**

<i>Sharan Matson</i>	9/18/03
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	DATE
<i>Bradley J. Bigsten</i>	9/15/03
CITY ENGINEER	DATE
<i>Richard D. ...</i>	8-29-03
A.M.A.C.A.	DATE
<i>Neil D. ...</i>	8-29-03
TRAFFIC ENGINEER	DATE
<i>W.B. ...</i>	4/30/03
CITY SURVEYOR	DATE
<i>Sarah ...</i>	08/17/03
PROPERTY MANAGEMENT	DATE
<i>Roger ...</i>	9/4/03
WATER RESOURCES DEPARTMENT	DATE
<i>Christina ...</i>	9/15/03
PARKS AND RECREATION DEPARTMENT	DATE
<i>Sean D. ...</i>	8-26-03
PNM ELECTRIC SERVICES	DATE
<i>Sean D. ...</i>	8-26-03
PNM GAS SERVICES	DATE
<i>Don D.R. ...</i>	8-28-03
QWEST CORPORATION	DATE
<i>Rita ...</i>	8-26-03
COMCAST CABLE	DATE



Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED HEREON AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano 4/24/03
 LARRY W. MEDRANO
 N.M.P.S. No. 11993
 DATE



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

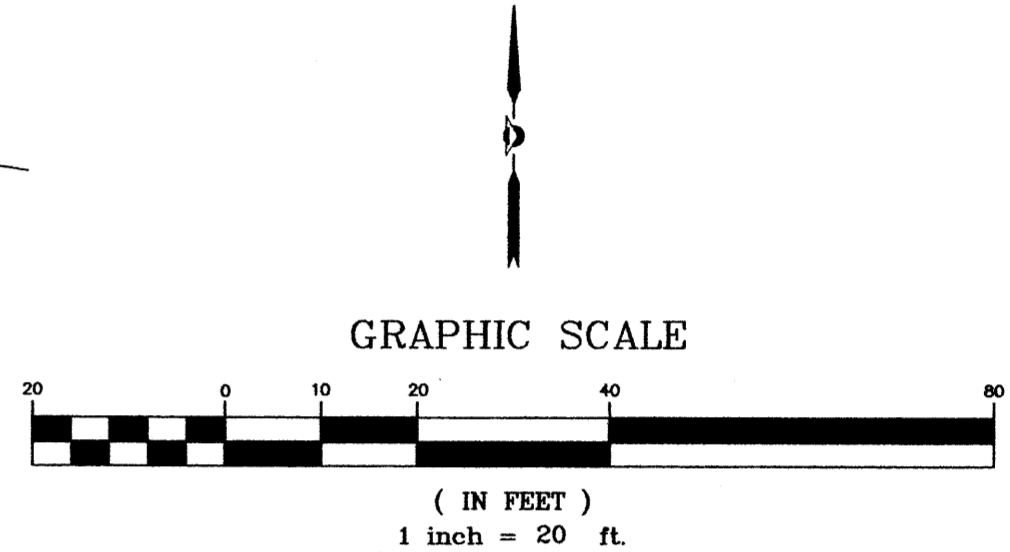
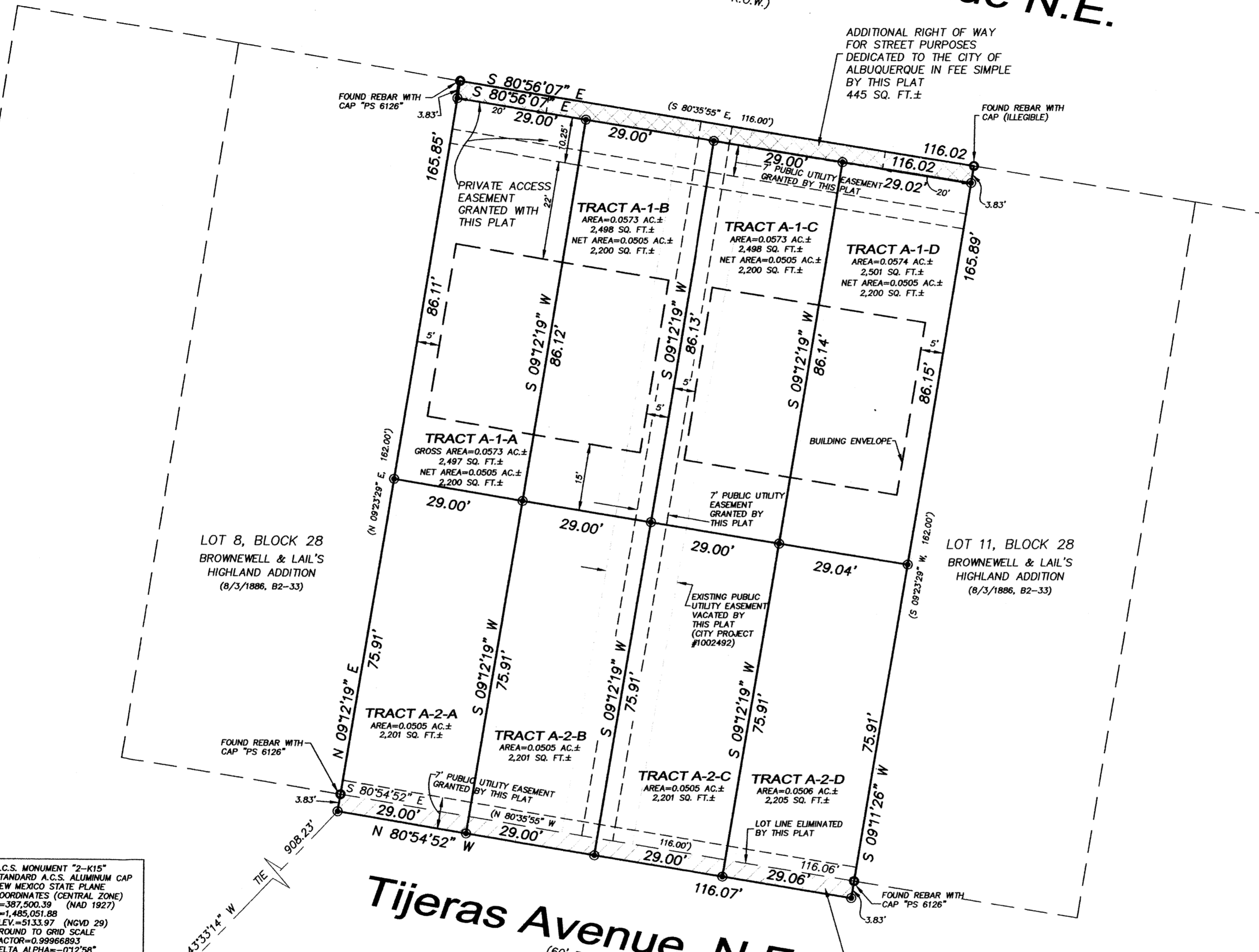
Project No. 1002492

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 Page: 2 of 3
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 Mary Herrera Bern. Co. PLAT R 17.00

Plat of
 Tracts A-1-A, A-1-B, A-1-C, A-1-D &
 Tracts A-2-A, A-2-B, A-2-C, A-2-D, Block 28
**Brownwell & Lail's
 Highland Addition**
 Albuquerque, Bernalillo County, New Mexico
 April 2003

Mulberry Street N.E.

Martin Luther King Jr. Avenue N.E.
 (60' R.O.W.)



Legend

- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- ⊙ SET REBAR W/CAP "PS 11993"

A.C.S. MONUMENT "2-K15"
 STANDARD A.C.S. ALUMINUM CAP
 NEW MEXICO STATE PLANE
 COORDINATES (CENTRAL ZONE)
 X=387,500.39 (NAD 1927)
 Y=1,485,051.88
 ELEV.=5133.97 (NGVD 29)
 GROUND TO GRID SCALE
 FACTOR=0.9996893
 DELTA ALPHA=-07'258"

A.C.S. MONUMENT "4-K15"
 STANDARD A.C.S. ALUMINUM CAP
 NEW MEXICO STATE PLANE
 COORDINATES (CENTRAL ZONE)
 X=384,645.71 (NAD 1927)
 Y=1,485,514.00
 ELEV.=5045.075 (NGVD 29)
 GROUND TO GRID SCALE
 FACTOR=0.99967393
 DELTA ALPHA=-07'318"

BASIS OF BEARINGS
 N 80°48'17" W
 2,892.95'

PRECISION SURVEYS, INC.

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

Project No. 1002492

Sheet 2 of 3

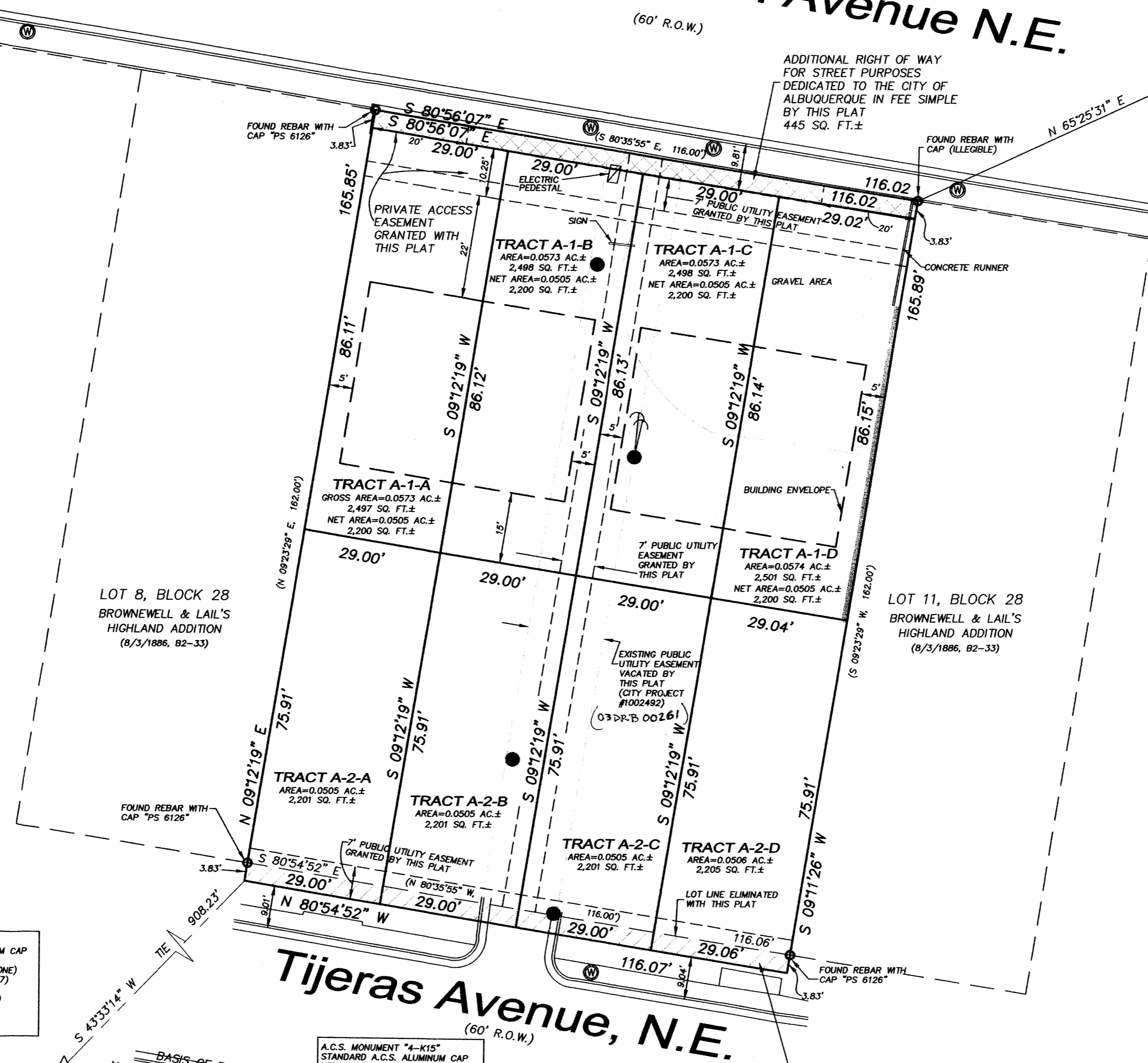
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 Page: 3 of 3
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 Bk-2883C Pg-286
 Mary Herrera Bern. Co. PLAT R 17.88

Plat of
 Tracts A-1-A, A-1-B, A-1-C, A-1-D &
 Tracts A-2-A, A-2-B, A-2-C, A-2-D, Block 28
**Brownwell & Lail's
 Highland Addition**

Albuquerque, Bernalillo County, New Mexico
 April 2003

Mulberry Street N.E.

Martin Luther King Jr. Avenue N.E.
 (60' R.O.W.)



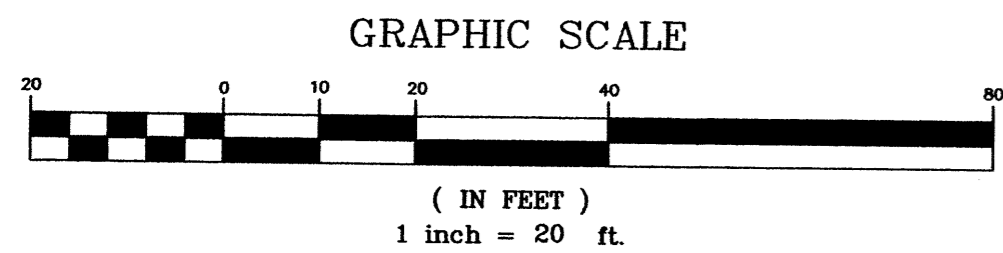
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A.C.S. MONUMENT "2-K15"
 STANDARD A.C.S. ALUMINUM CAP
 NEW MEXICO STATE PLANE
 COORDINATES (CENTRAL ZONE)
 X=387,500.39 (NAD 1927)
 Y=1,485,051.89
 ELEV.=5133.97 (NGVD 29)
 GROUND TO GRID SCALE
 FACTOR=0.99966893
 DELTA ALPHA=-012'58"

A.C.S. MONUMENT "4-K15"
 STANDARD A.C.S. ALUMINUM CAP
 NEW MEXICO STATE PLANE
 COORDINATES (CENTRAL ZONE)
 X=384,645.71 (NAD 1927)
 Y=1,485,514.00
 ELEV.=5045.075 (NGVD 29)
 GROUND TO GRID SCALE
 FACTOR=0.99967393
 DELTA ALPHA=-013'18"

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
⊙	SET REBAR W/CAP "PS 11993"
→	GUY WIRE
●	POWER POLE
⊙	WATER METER
△	ACS MONUMENT
▭	BLOCK WALL



PRECISION SURVEYS, INC.

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

Project No. 1002492

Sheet 3 of 3



RECORDING STAMP

Plat of
 Tracts A-1-A, A-1-B, A-1-C, A-1-D &
 Tracts A-2-A, A-2-B, A-2-C, A-2-D, Block 28
**Brownwell & Lail's
 Highland Addition**

Albuquerque, Bernalillo County, New Mexico
 April 2003

Approvals	Application No.
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
WATER RESOURCES DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST CORPORATION	DATE
COMCAST CABLE	DATE

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 0.4518 ACRES±
 ZONE ATLAS INDEX NO: K-15-Z
 NO. OF TRACTS CREATED: 8
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: FEBRUARY 13, 2003

Notes:

- MISC. DATA: ZONING SU-2 MD-1
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
- ALL DISTANCES ARE GROUND DISTANCES--US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN SECTION 21, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING TWO TRACTS INTO EIGHT NEW TRACTS, VACATE THE PUBLIC UTILITY EASEMENT, VACATE RIGHT OF WAY, DEDICATE RIGHT OF WAY AND GRANT EASEMENTS.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 2003092350

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

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

- PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
- COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE. CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

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

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

Legal Description

TRACTS "A-1" AND "A-2" IN BLOCK NUMBERED TWENTY-EIGHT (28) OF BROWNEWELL & LAIL'S HIGHLAND ADDITION, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 23, 1999, IN PLAT BOOK 99C, FOLIO 238, TOGETHER WITH THAT VACATED PORTION OF TIJERAS AVENUE, N.E., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF DESCRIBED TRACTS, MARKED BY A SET REBAR WITH CAP "PS 11993", FROM WHENCE A.C.S. MONUMENT "2-K15", BEARS S 43°33'14" W, A DISTANCE OF 908.23 FEET, SAID POINT MARKED BY A FOUND STANDARD A.C.S. ALUMINUM CAP;

THENCE, N 09°12'19" E, A DISTANCE OF 169.68 FEET TO A POINT MARKED BY A FOUND REBAR WITH CAP "PS 6126";

THENCE, S 80°56'07" E, A DISTANCE OF 116.02 FEET TO A POINT MARKED BY A FOUND REBAR WITH CAP (ILLEGIBLE);

THENCE, S 09°11'26" W, A DISTANCE OF 169.72 FEET TO A POINT MARKED BY A SET REBAR WITH CAP "PS 11993";

THENCE, N 80°54'52" W, A DISTANCE OF 116.07 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 0.4518 ACRES (19,680 SQUARE FEET), MORE OR LESS, NOW COMPRISING TRACTS A-1-A, A-1-B, A-1-C, A-1-D, A-2-A, A-2-B, A-2-C, AND A-2-D, BLOCK 28, BROWNEWELL & LAIL'S HIGHLAND ADDITION.

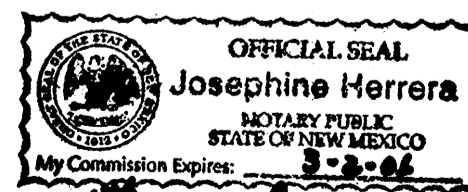
Free Consent and Dedication

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 OWNER AND/OR PROPRIETOR DOES HEREBY GRANT EASEMENT FOR UTILITIES AS SHOWN HEREON WITH SAME STIPULATIONS AS LISTED ABOVE FOR EXISTING UTILITIES. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED. SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

John A. Menicucci, Managing Agent
 GRAND AVENUE PARTNERS
 A NEW MEXICO LIMITED PARTNERSHIP
 BY JOHN A. MENICUCCI, MANAGING AGENT

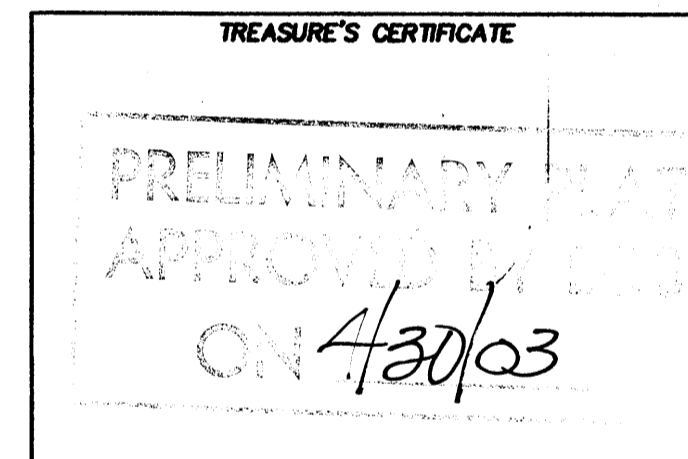
Acknowledgment

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF April, 2003 BY GRAND AVENUE PARTNERS, A NEW MEXICO LIMITED PARTNERSHIP, JOHN A. MENICUCCI, MANAGING AGENT

Josephine Herrera
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 3-2-06



Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED HEREON AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano 4/24/03
 LARRY W. MEDRANO
 N.M.P.S. No. 11993
 DATE



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

Project No. 1002492

Mulberry Street N.E.

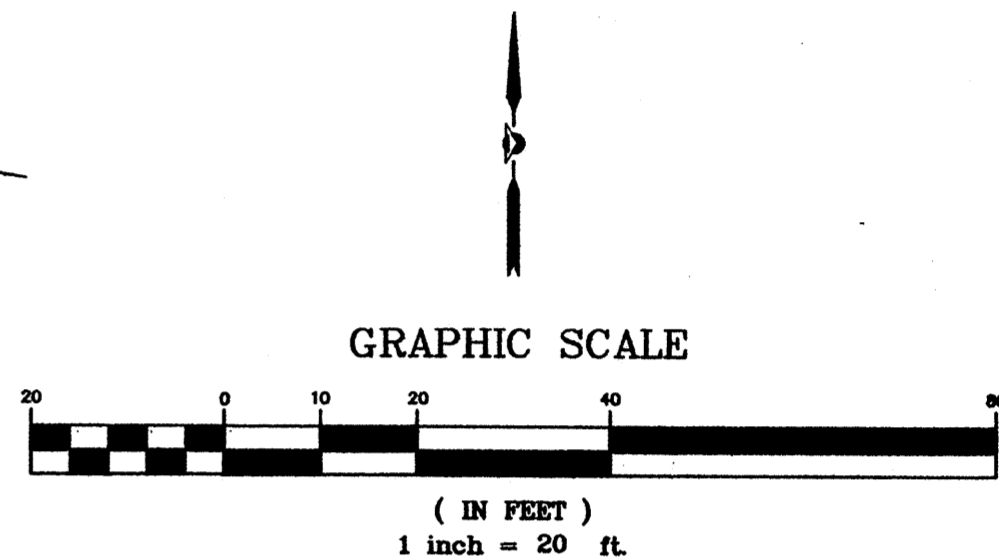
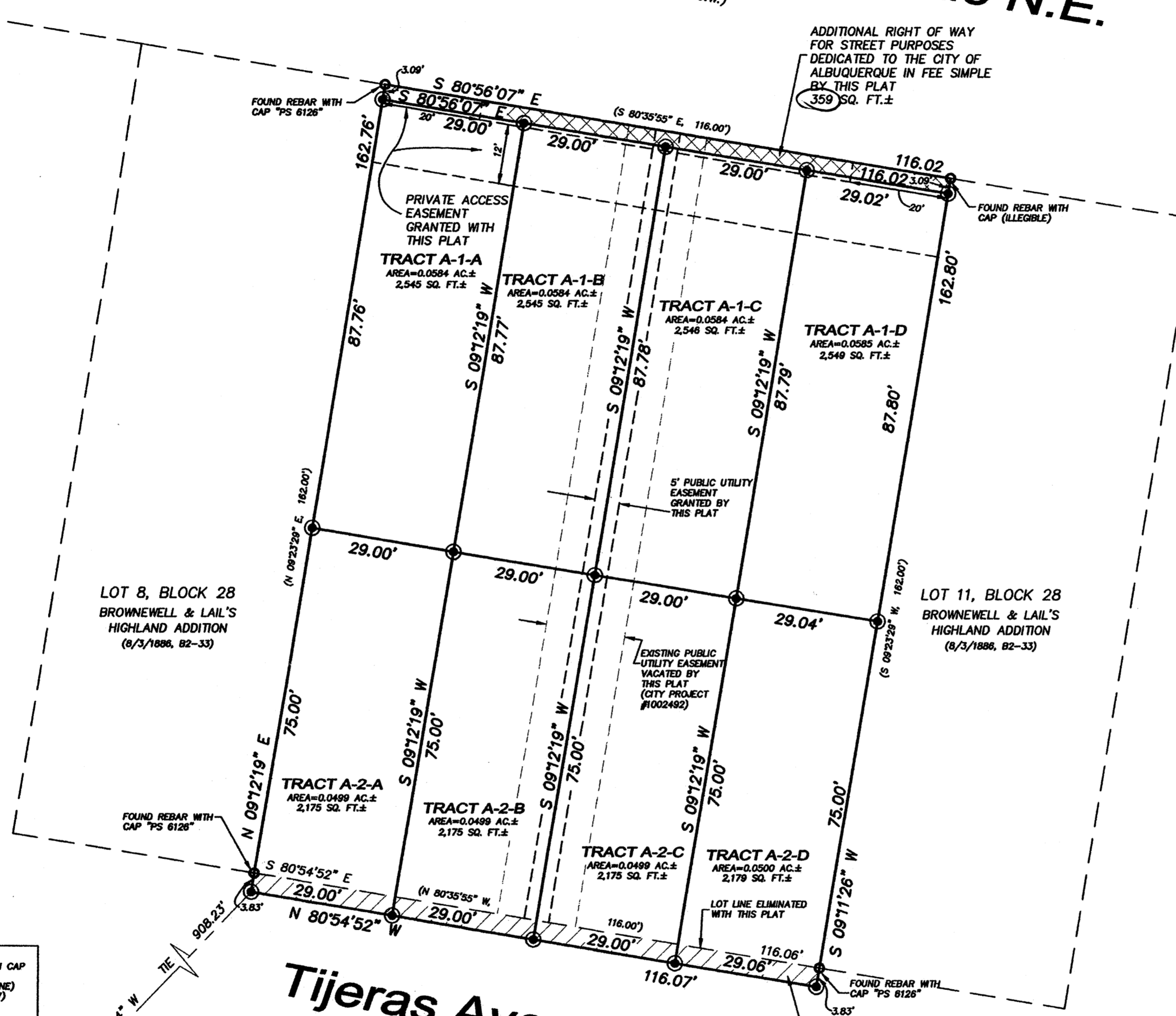
Martin Luther King Jr. Avenue N.E.
(60' R.O.W.)

Plat of
Tracts A-1-A, A-1-B, A-1-C, A-1-D &
Tracts A-2-A, A-2-B, A-2-C, A-2-D, Block 28
**Brownwell & Lail's
Highland Addition**

Albuquerque, Bernalillo County, New Mexico
April 2003

RECORDING STAMP

ADDITIONAL RIGHT OF WAY
FOR STREET PURPOSES
DEDICATED TO THE CITY OF
ALBUQUERQUE IN FEE SIMPLE
BY THIS PLAT
359 SQ. FT.±



Legend

- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESES
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- ⊙ SET REBAR W/CAP "PS 11993"

A.C.S. MONUMENT "2-K15"
STANDARD A.C.S. ALUMINUM CAP
NEW MEXICO STATE PLANE
COORDINATES (CENTRAL ZONE)
X=387,500.39 (NAD 1927)
Y=1,485,051.88
ELEV.=5133.97 (NGVD 29)
GROUND TO GRID SCALE
FACTOR=0.99966893
DELTA ALPHA=-0°12'58"

BASIS OF BEARINGS
N 80°48'17" W
2,892.95'

A.C.S. MONUMENT "4-K15"
STANDARD A.C.S. ALUMINUM CAP
NEW MEXICO STATE PLANE
COORDINATES (CENTRAL ZONE)
X=384,845.71 (NAD 1927)
Y=1,485,514.00
ELEV.=5045.075 (NGVD 29)
GROUND TO GRID SCALE
FACTOR=0.99967383
DELTA ALPHA=-0°13'18"

Tijeras Avenue, N.E.
(60' R.O.W.)

PRECISION SURVEYS, INC.

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

Project No. 1002492

Sheet 2 of 3

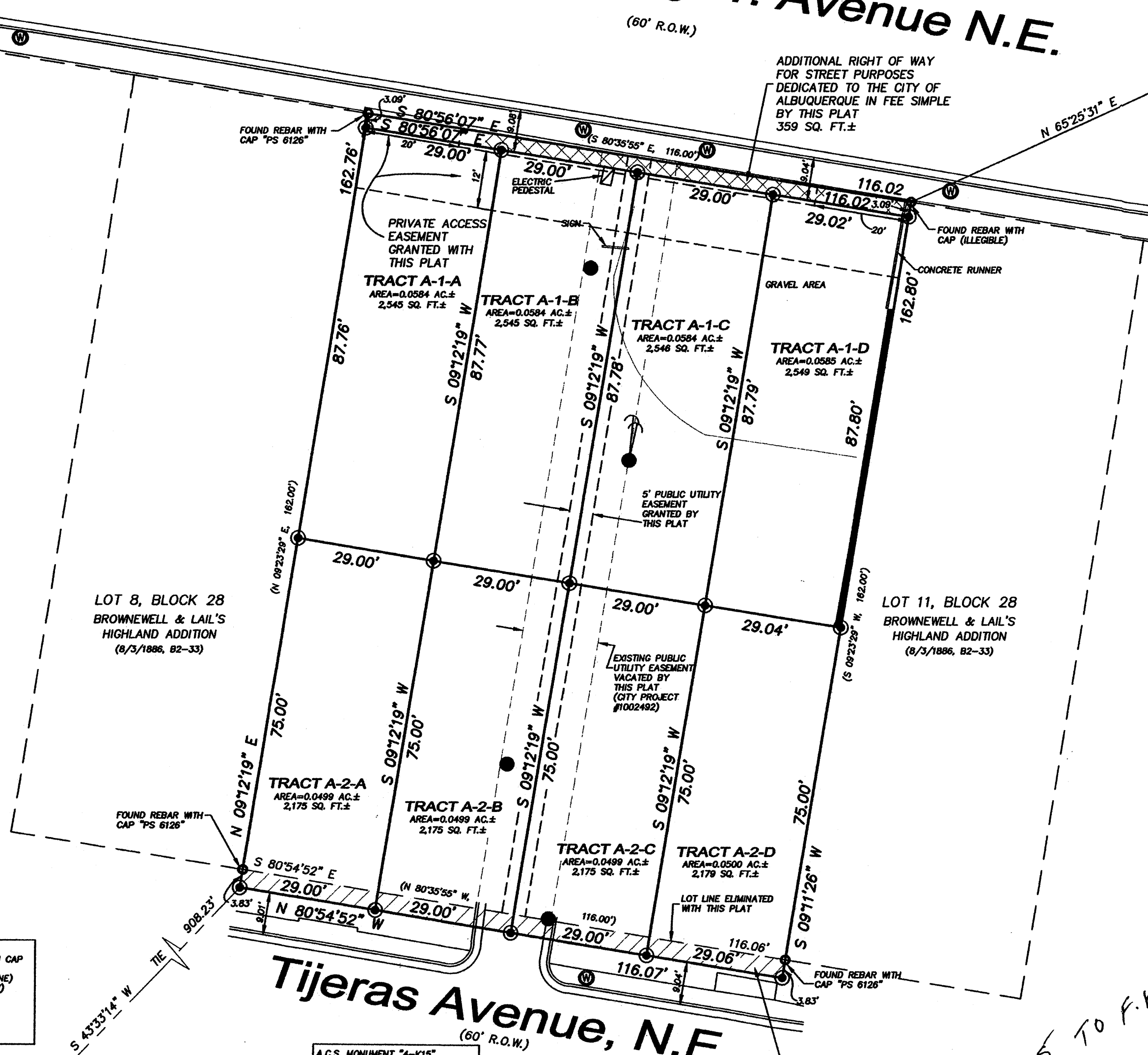
Plat of
 Tracts A-1-A, A-1-B, A-1-C, A-1-D &
 Tracts A-2-A, A-2-B, A-2-C, A-2-D, Block 28
**Brownwell & Lail's
 Highland Addition**

Albuquerque, Bernalillo County, New Mexico
 April 2003

RECORDING STAMP

Martin Luther King Jr. Avenue N.E.
 (60' R.O.W.)

Mulberry Street N.E.



A.C.S. MONUMENT "2-K15"
 STANDARD A.C.S. ALUMINUM CAP
 NEW MEXICO STATE PLANE
 COORDINATES (CENTRAL ZONE)
 X=387,500.38 (NAD 1927)
 Y=1,485,051.88
 ELEV.=5133.97 (NGVD 29)
 GROUND TO GRID SCALE
 FACTOR=0.99966883
 DELTA ALPHA=-072'56"

A.C.S. MONUMENT "4-K15"
 STANDARD A.C.S. ALUMINUM CAP
 NEW MEXICO STATE PLANE
 COORDINATES (CENTRAL ZONE)
 X=384,645.71 (NAD 1927)
 Y=1,485,514.00
 ELEV.=5045.075 (NGVD 29)
 GROUND TO GRID SCALE
 FACTOR=0.99967383
 DELTA ALPHA=-073'18"

Legend

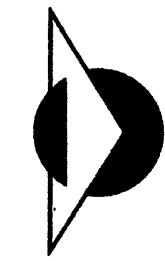
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- SET REBAR W/CAP "PS 11993"
- GUY WIRE
- POWER POLE
- ⊙ WATER METER
- △ ACS MONUMENT
- ▬ BLOCK WALL

475 TO F.H. NWL
 Tijeras
 SPACE

GRAPHIC SCALE



(IN FEET)
 1 inch = 20 ft.



PRECISION SURVEYS, INC.

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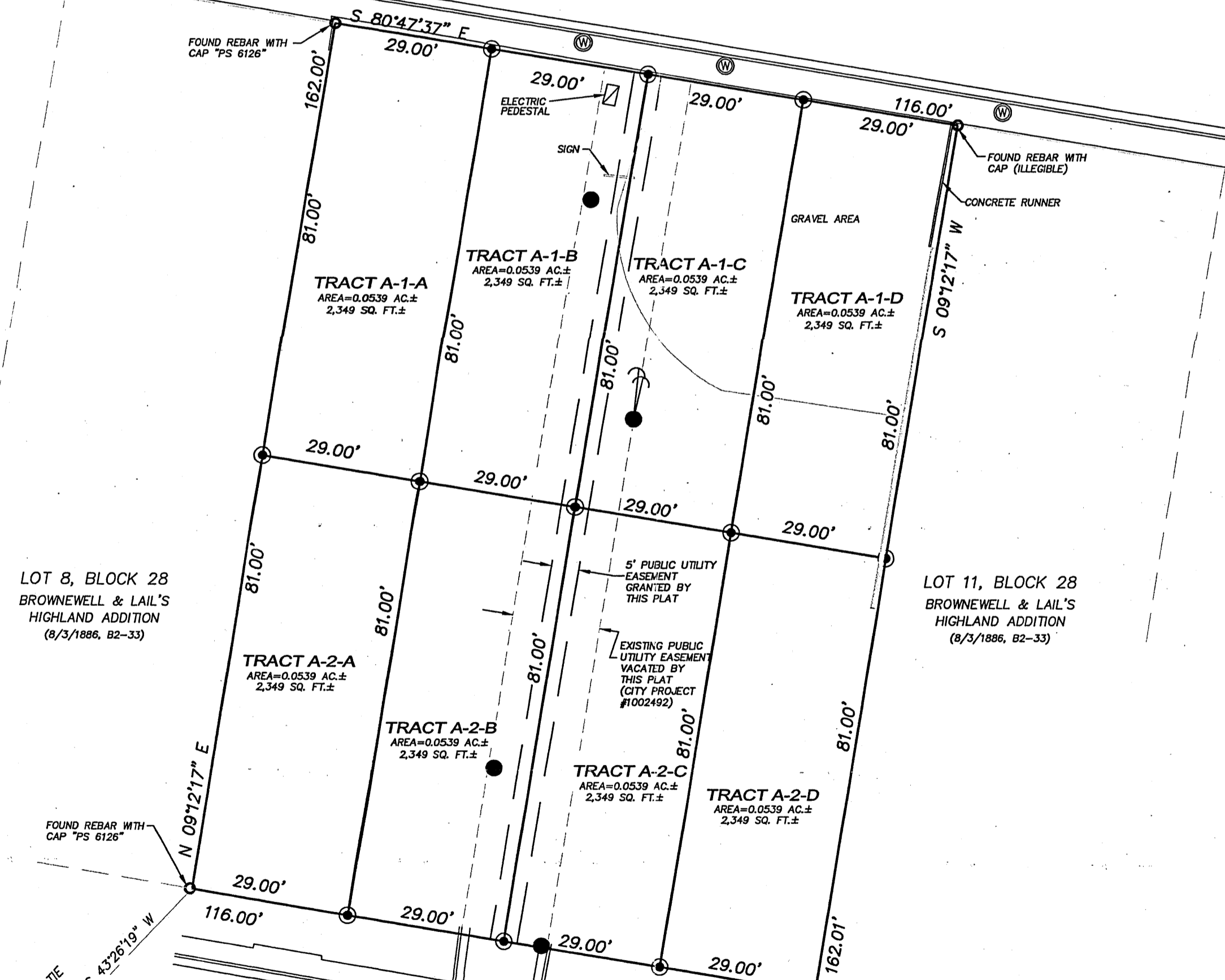
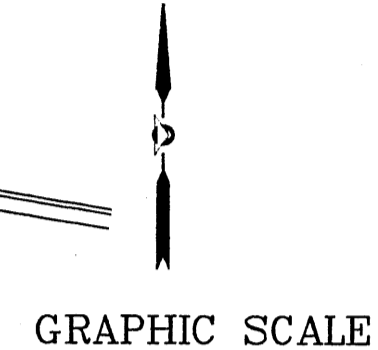
Sheet 3 of 3

Plat of
 Tracts A-1-A, A-1-B, A-1-C, A-1-D &
 Tracts A-2-A, A-2-B, A-2-C, A-2-D, Block 28
**Brownwell & Lail's
 Highland Addition**
 Albuquerque, Bernalillo County, New Mexico
 February 2003

RECORDING STAMP

Mulberry Street N.E.

Martin Luther King Jr. Avenue N.E.
 (60' R.O.W.)



LOT 8, BLOCK 28
 BROWNEWELL & LAIL'S
 HIGHLAND ADDITION
 (8/3/1886, B2-33)

LOT 11, BLOCK 28
 BROWNEWELL & LAIL'S
 HIGHLAND ADDITION
 (8/3/1886, B2-33)

Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
N 90°00'00" E	MEASURED BEARING AND DISTANCES
○	FOUND AND USED MONUMENT AS DESIGNATED
⊙	SET REBAR W/CAP "PS 11993"
→	GUY WIRE
●	POWER POLE
⊙	WATER METER
△	ACS MONUMENT
—	BLOCK WALL

A.C.S. MONUMENT "2-K15"
 STANDARD A.C.S. ALUMINUM CAP
 NEW MEXICO STATE PLANE
 COORDINATES (CENTRAL ZONE)
 X=387,500.39 (NAD 1927)
 Y=1,485,051.89
 ELEV.=5133.97' (NGVD 29)
 GROUND TO GRID SCALE
 FACTOR=0.99966893
 DELTA ALPHA=-0°12'58"

911.64' TIE
 S 43°26'19" W
 BASIS OF BEARINGS
 N 80°48'17" W
 2,892.95'

Tijeras Avenue, N.E.
 (60' R.O.W.)

A.C.S. MONUMENT "4-K15"
 STANDARD A.C.S. ALUMINUM CAP
 NEW MEXICO STATE PLANE
 COORDINATES (CENTRAL ZONE)
 X=384,643.71 (NAD 1927)
 Y=1,485,514.00
 ELEV.=5045.075' (NGVD 29)
 GROUND TO GRID SCALE
 FACTOR=0.99967303
 DELTA ALPHA=-0°13'18"

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Project No. 1002492