

Location Map
Zone Atlas Map No. L-9-Z

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 1.6723 ACRES±
ZONE ATLAS INDEX NO: L-9-Z
NO. OF TRACTS CREATED: 2
NO. OF LOTS CREATED: 0
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: MARCH 2007

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING ONE TRACT INTO TWO NEW TRACTS, TO GRANT AN EASEMENT AND TO VACATE AN EXISTING CITY OF ALBUQUERQUE RETAINED EASEMENT UNDER 07DRB-00503 VPE.

Notes:

- MISC. DATA: ZONING SU-1 FOR C-2 & R-1 USES
- 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 PROJECTED SECTION 28, TOWNSHIP 10 NORTH, RANGE 2 EAST, TOWN OF ATRISCO GRANT, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 2007160109.

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

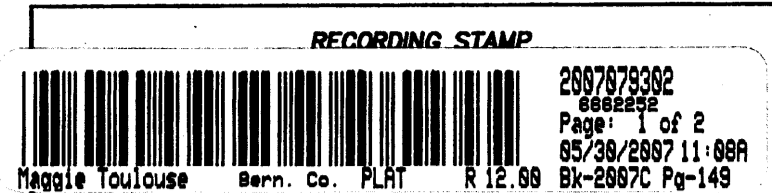
PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- 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/SWITCGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCGEAR 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

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 28, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACT B-1-A, TOWER WEST, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 09, 2003, IN BOOK 2003C, PAGE 275, CONTAINING 1.6723 ACRES, MORE OR LESS, NOW COMPRISING OF TRACT B-1-A-1 AND TRACT B-1-A-2, TOWER WEST.

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.

AS

4-30-07

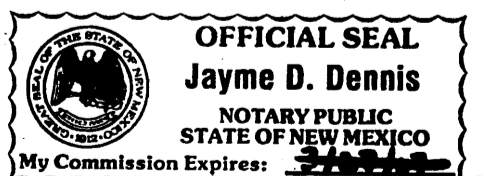
SCOTT WHITTINGTON
PRESIDENT OF AVALON INVESTMENTS
AVALON TOWER LLC
A NEW MEXICO COPORATION

Acknowledgment

STATE OF NEW MEXICO) SS
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF April, 2007 BY SCOTT WHITTINGTON, PRESIDENT OF AVALON INVESTMENTS, AVALON TOWER LLC, A NEW MEXICO COPORATION.

BY Jaime D. Dennis MY COMMISSION EXPIRES: 3/23/10
NOTARY PUBLIC.



Plat of
Tract B-1-A-1 and Tract B-1-A-2
Tower West
Albuquerque, Bernalillo County, New Mexico
April 2007

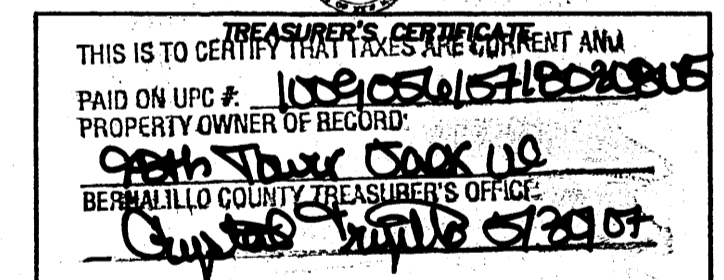
Project No. 1002642
Application No. 07DRB-00556

Utility Approvals

Lead S. M... PNM ELECTRIC SERVICES	5-9-07 DATE
Lead S. M... PNM GAS SERVICES	5-9-07 DATE
Doretha Ral... QWEST TELECOMMUNICATIONS	5/3/07 DATE
Bonnie B... COMCAST	5-4-07 DATE

City Approvals

[Signature] CITY SURVEYOR	5-1-07 DATE
[Signature] TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	5-18-07 DATE
[Signature] WATER UTILTY DEPARTMENT	5-9-07 DATE
Christina S... PARKS AND RECREATION DEPARTMENT	5/9/07 DATE
Bradley D. B... AMAFCA	5/1/07 DATE
Bradley D. B... CITY ENGINEER	5/9/07 DATE
[Signature] DRB CHAIRPERSON, PLANNING DEPARTMENT	5/24/07 DATE
N/A [Signature] REAL PROPERTY DIVISION	5/24/07 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 ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

[Signature]
LARRY W. MEDRANO
N.M.P.S. No. 11993
DATE: 4/30/07



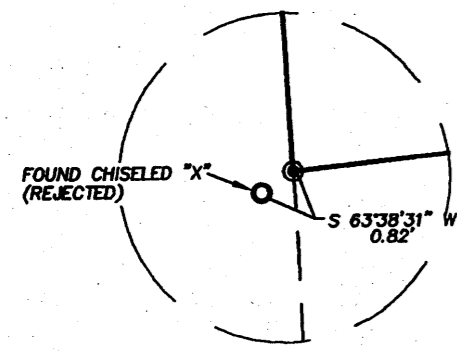
PRECISION SURVEYS, INC.

8500-A Jefferson Street, NE
Albuquerque, NM 87113

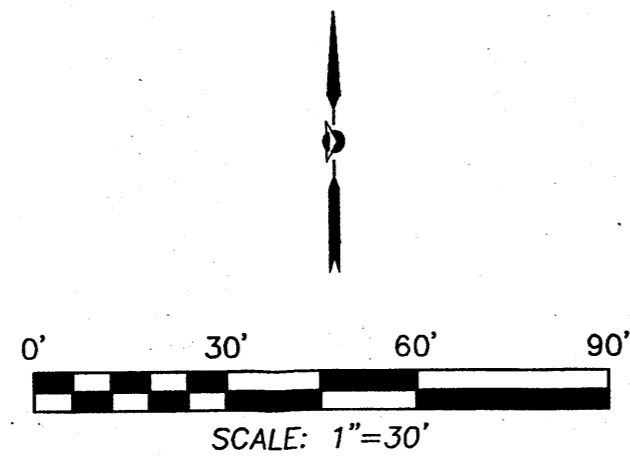
866.422.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

Plat of
Tract B-1-A-1 and Tract B-1-A-2
Tower West
 Albuquerque, Bernalillo County, New Mexico
 April 2007

RECORDING STAMP
 2897873382
 Page 2 of 2
 85/39/2897 11:68R
 Bernalillo Co. PLR1 R 12.89 BK-2897C Pg-149



DETAIL A

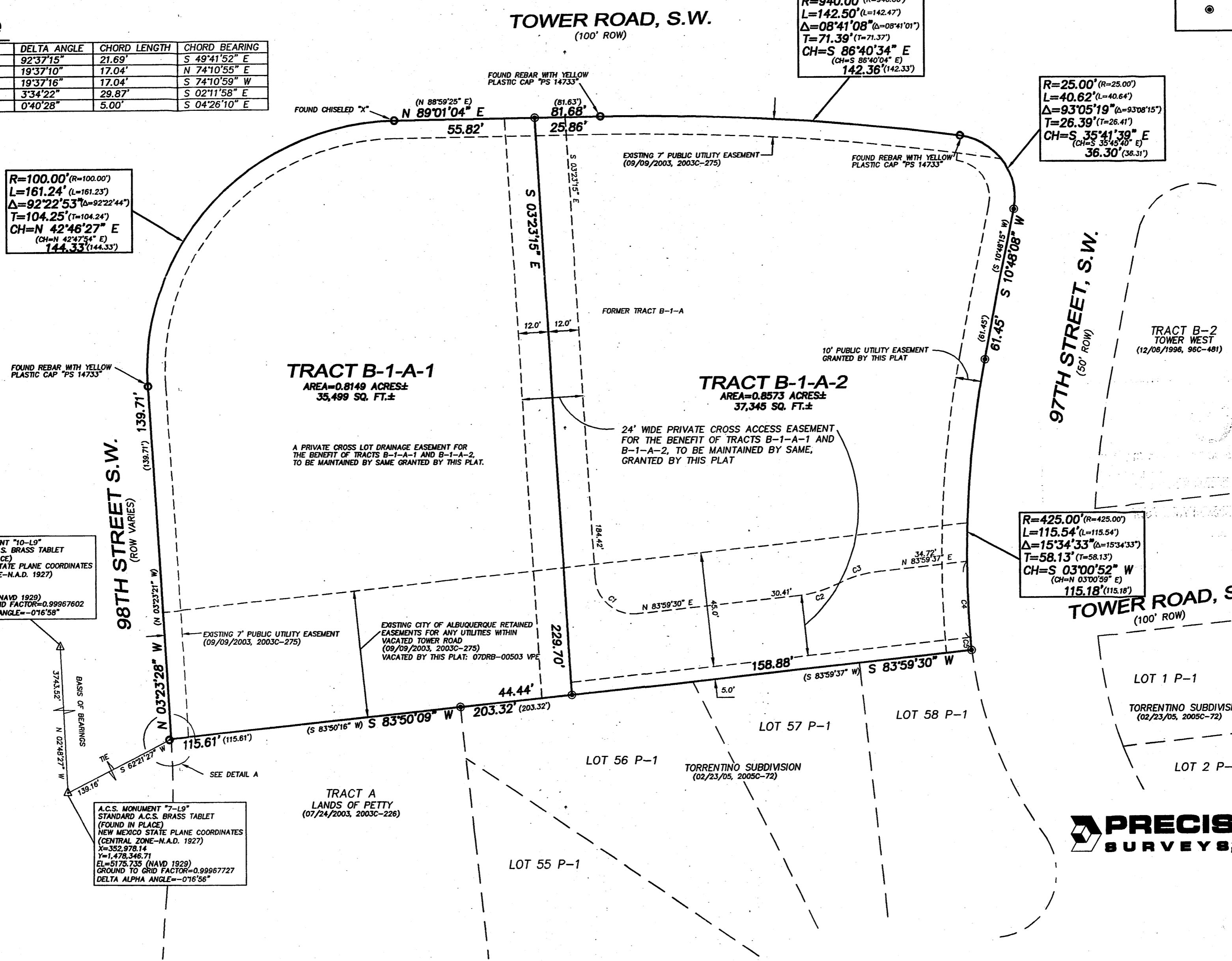


Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	15.00'	24.25'	92°37'15"	21.69'	S 49°41'52" E
C2	50.00'	17.12'	19°37'10"	17.04'	N 74°10'55" E
C3	50.00'	17.12'	19°37'16"	17.04'	S 74°10'59" W
C4	479.10'	29.88'	3°34'22"	29.87'	S 02°11'58" E
C5	425.00'	5.00'	0°40'28"	5.00'	S 04°26'10" 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
⊙	DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY



A.C.S. MONUMENT "10-19"
 STANDARD A.C.S. BRASS TABLE
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1927)
 X=352,794.84
 Y=1,482,084.51
 EL=-5204.437 (NAVD 1929)
 GROUND TO GRID FACTOR=0.99967602
 DELTA ALPHA ANGLE=-0°16'58"

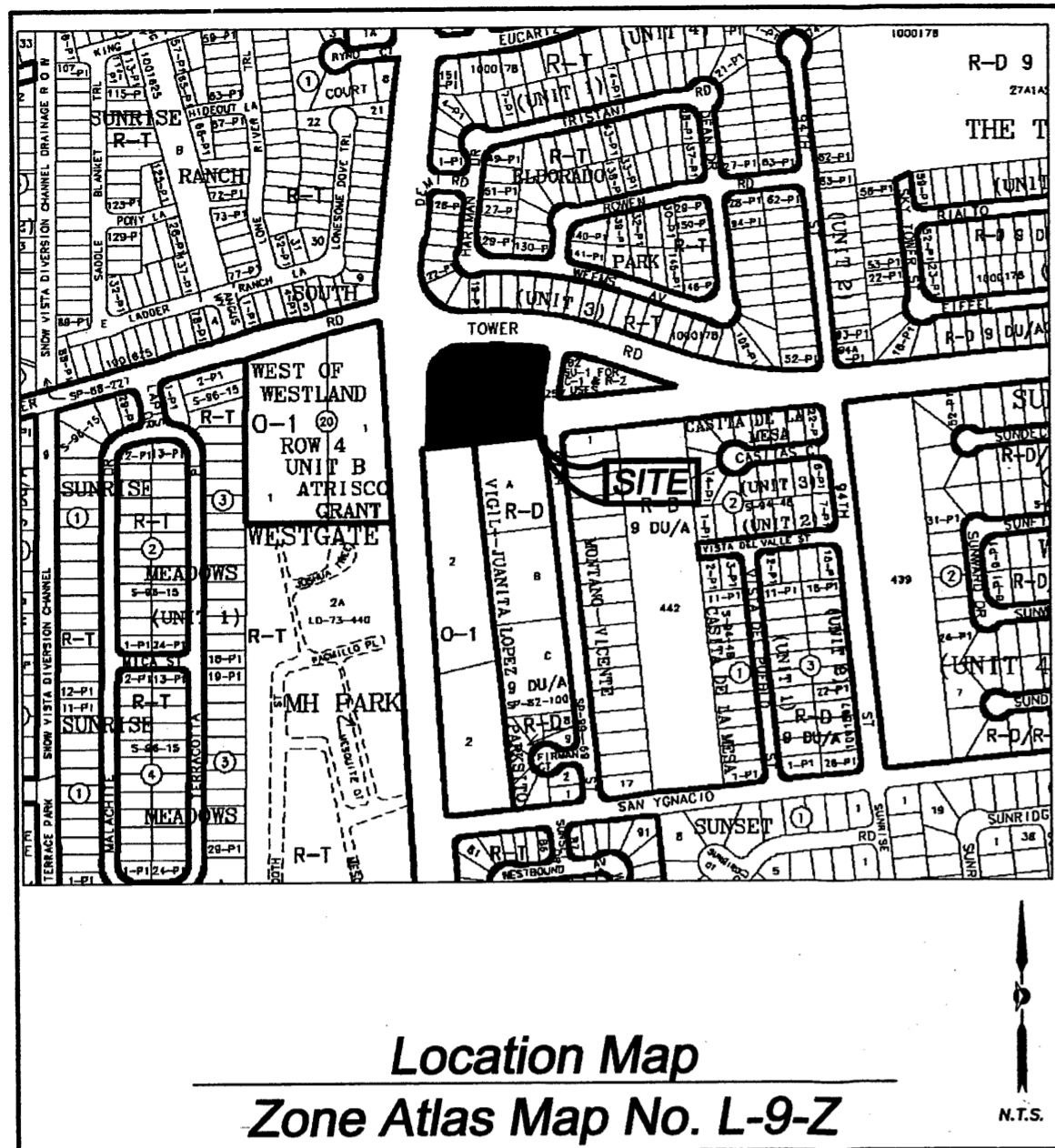
A.C.S. MONUMENT "7-19"
 STANDARD A.C.S. BRASS TABLE
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1927)
 X=352,978.14
 Y=1,478,346.71
 EL=-5175.735 (NAVD 1929)
 GROUND TO GRID FACTOR=0.99967727
 DELTA ALPHA ANGLE=-0°16'58"

PRECISION SURVEYS, INC.

8500-A Jefferson Street, NE
 Albuquerque, NM 87113

866.422.8011 TOLL FREE
 505.856.5700 PHONE
 505.856.7900 FAX

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Location Map
Zone Atlas Map No. L-9-Z

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 1.6723 ACRES±
 ZONE ATLAS INDEX NO.: L-9-Z
 NO. OF TRACTS CREATED: 2
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: MARCH 2007

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- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 2007160109.

Easements

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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.

RECORDING STAMP

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 28, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF TRACT B-1-A, TOWER WEST, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 09, 2003, IN BOOK 2003C, PAGE 275, CONTAINING 1.6723 ACRES, MORE OR LESS, NOW COMPRISING OF TRACT B-1-A-1 AND TRACT B-1-A-2, TOWER WEST.

Plat of
 Tract B-1-A-1 and Tract B-1-A-2
Tower West
 Albuquerque, Bernalillo County, New Mexico
 April 2007

Project No. 1002642

Application No. 07DRB-

Utility Approvals

PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST	DATE

PRELIMINARY PLAT
 APPROVED BY DRB
 ON _____ DATE _____

City Approvals

<i>[Signature]</i>	5-1-07
CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
WATER UTILITY DEPARTMENT	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
REAL PROPERTY DIVISION	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 ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

[Signature] 4/30/07
 LARRY W. MEDRANO
 N.M.P.S. No. 11993
 DATE



PRECISION SURVEYS, INC.

8500-A Jefferson Street, NE
 Albuquerque, NM 87113

866.422.8011 TOLL FREE
 505.856.5700 PHONE
 505.856.7900 FAX

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.

[Signature] 4-30-07
 SCOTT WHITTINGTON
 PRESIDENT OF AVALON INVESTMENTS
 AVALON TOWER LLC
 A NEW MEXICO COPORATION
 DATE

Acknowledgment

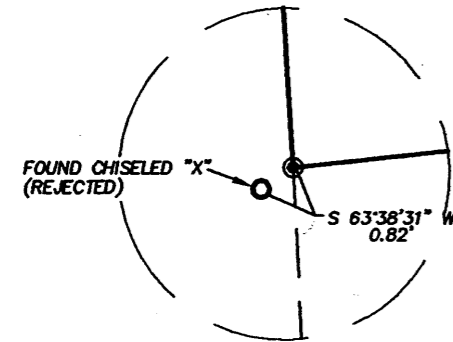
STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)

OFFICIAL SEAL
 Jayme D. Dennis
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 My Commission Expires: 3/29/10

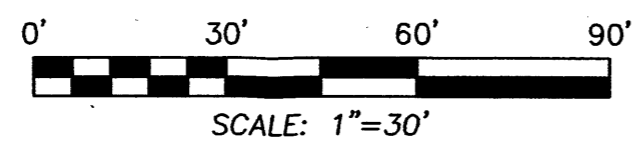
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF April, 2007 BY SCOTT WHITTINGTON, PRESIDENT OF AVALON INVESTMENTS, AVALON TOWER LLC, A NEW MEXICO COPORATION.

BY *[Signature]* MY COMMISSION EXPIRES: 3/29/10
 NOTARY PUBLIC

Plat of
Tract B-1-A-1 and Tract B-1-A-2
Tower West
 Albuquerque, Bernalillo County, New Mexico
 April 2007



DETAIL A



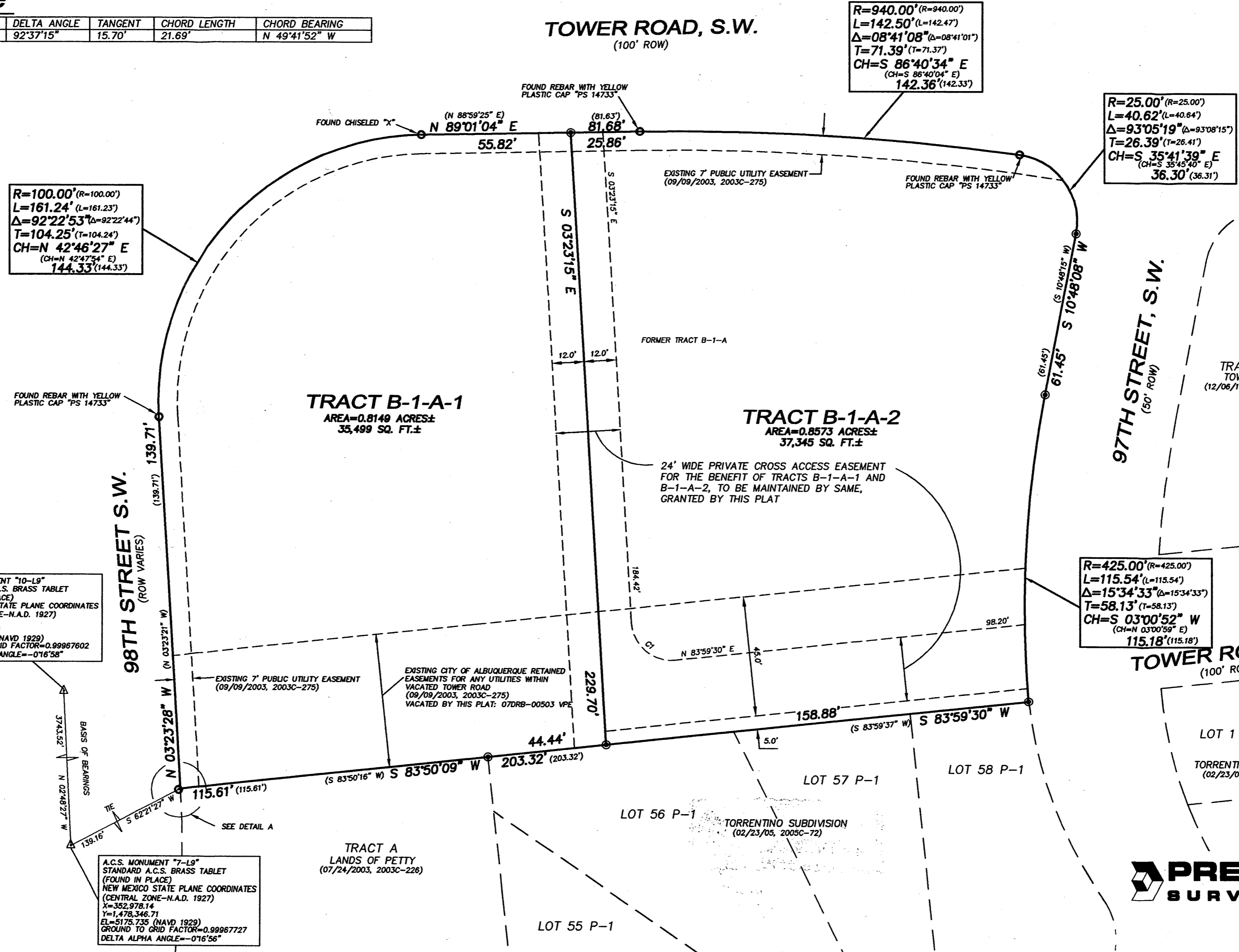
RECORDING STAMP

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
●	DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	15.00'	24.25'	92°37'15\"	15.70'	21.69'	N 49°41'52\" W



A.C.S. MONUMENT "10-19"
 STANDARD A.C.S. BRASS TABLET
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1927)
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 EL=5204.437 (NAVD 1929)
 GROUND TO GRID FACTOR=0.99967602
 DELTA ALPHA ANGLE=-0°16'58"

A.C.S. MONUMENT "7-19"
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 GROUND TO GRID FACTOR=0.99967727
 DELTA ALPHA ANGLE=-0°16'56"

PRECISION SURVEYS, INC.

8500-A Jefferson Street, NE
 Albuquerque, NM 87113

866.422.8011 TOLL FREE
 505.856.5700 PHONE
 505.856.7900 FAX

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ALTS ✓

PLAT OF
TRACT B-1-A
TOWER WEST

(BEING A REPLAT OF TRACT B-1 TOWER WEST)
SITUATE WITHIN THE TOWN OF ATRISCO GRANT
WITHIN PROJECTED SECTION 28, T.10N., R2E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
MAY 2003

DOCUMENTS USED:

1. PLAT OF TRACTS A-1, B-1, & B-2, PARCELS 4-3A, 4-3B, 4-4, & 7-2, TOWER WEST FILED: 12/06/96, IN VOLUME 96C, FOLIO 481, BERNALILLO COUNTY.
2. ELDORADO PARK UNIT 3 FILED: 9/21/2001, IN VOLUME 2001C, FOLIO 265, BERNALILLO COUNTY.
3. TOWN OF ATRISCO GRANT UNIT 3 FILED: 12/05/44, IN VOLUME D, FOLIO 118, BERNALILLO COUNTY.
4. WARRANTY DEED VALENCIA & BERNALILLO PARTNERS, LTD. GRANTS TO TOWER 98, LLC FILED: 6/13/2003, IN BOOK A58, PAGE 1374, BERNALILLO COUNTY.
5. QUITCLAIM DEED CITY OF ALBUQUERQUE GRANTS TO VALENCIA AND BERNALILLO PARTNERS LTD. FILED: 8/16/96, AS DOCUMENT # 96091224.



FREE CONSENT:

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S), AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

TRACT B-1-A, TOWER WEST

BY: [Signature]
TOWER 98 LLC
A NEW MEXICO LIMITED LIABILITY COMPANY
ROGER SEFZIK, MANAGER

ACKNOWLEDGMENT

STATE OF New Mexico)
COUNTY OF Bernalillo) SS.



BARBARA E. RUBIO
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires February 2, 2005

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 7 DAY OF August, 2003, FOR AND ON THE BEHALF OF TOWER 98 LLC A NEW MEXICO LIMITED LIABILITY COMPANY
BY: Roger Seftzik, Manager
NOTARY PUBLIC: Barbara E. Rubio
MY COMMISSION EXPIRES: February 2, 2005

UTILITY COMPANY APPROVALS:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE NOT EXCLUSIVE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF THE UTILITIES DESIGNATED ON THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, AND FOR THE USE OF ANY OTHER PUBLIC UTILITIES WHOSE USE OF SAID EASEMENT IS DEEMED TO BE IN THE PUBLIC INTEREST. P.N.M. GAS & ELECTRIC SERVICES DISCLAIMER:

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

- [Signature] 8-26-03
P.N.M. ELECTRIC SERVICES DATE
- [Signature] 8-26-03
P.N.M. GAS SERVICES DATE
- [Signature] 8-26-03
QWEST COMMUNICATIONS DATE
- [Signature] 8-26-03
COMCAST DIGITAL CABLE DATE

INDEXING INFORMATION FOR COUNTY CLERK
OWNER: TOWER 98, LLC
PROJECTED SECTION 28, T10N, R2E
SUBDIVISION: TOWER WEST

APPROVALS:

APPLICATION NO. 03DRB-01343

1002642
PROJECT NO.

- [Signature]
CITY SURVEYOR, ALBUQUERQUE, NM
DATE: 8-8-03
- [Signature]
TRAFFIC ENGINEERING, ALBUQUERQUE, NM
DATE: 8-26-03
- [Signature]
PARKS AND RECREATION, ALBUQUERQUE, NM
DATE: 8/26/03
- [Signature]
UTILITY DEVELOPMENT DIVISION, ALBUQUERQUE, NM
DATE: 8/26/03
- [Signature]
REAL PROPERTY DIVISION, ALBUQUERQUE, NM
DATE: 9-5-03
- [Signature]
A.M.A.F.C.A.
DATE: 8-26-03
- [Signature]
CITY ENGINEER, ALBUQUERQUE, NM
DATE: 8/26/03
- [Signature]
BERNALILLO COUNTY PUBLIC WORKS DEPARTMENT
DATE: _____

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE XI OF CHAPTER 7 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO.

[Signature]
CITY PLANNER, ALBUQUERQUE PLANNING

9/9/03
DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

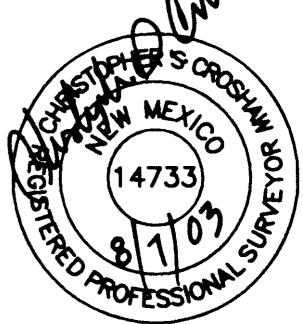
UNIFORM PROPERTY CODE #: 1-009-056-119-195-3-05-02
PROPERTY OWNER OF RECORD: TOWER 98 LLC, a New Mexico Limited Liability Company
BERNALILLO COUNTY TREASURER'S OFFICE: [Signature] 9/9/03

SURVEYOR'S CERTIFICATION:

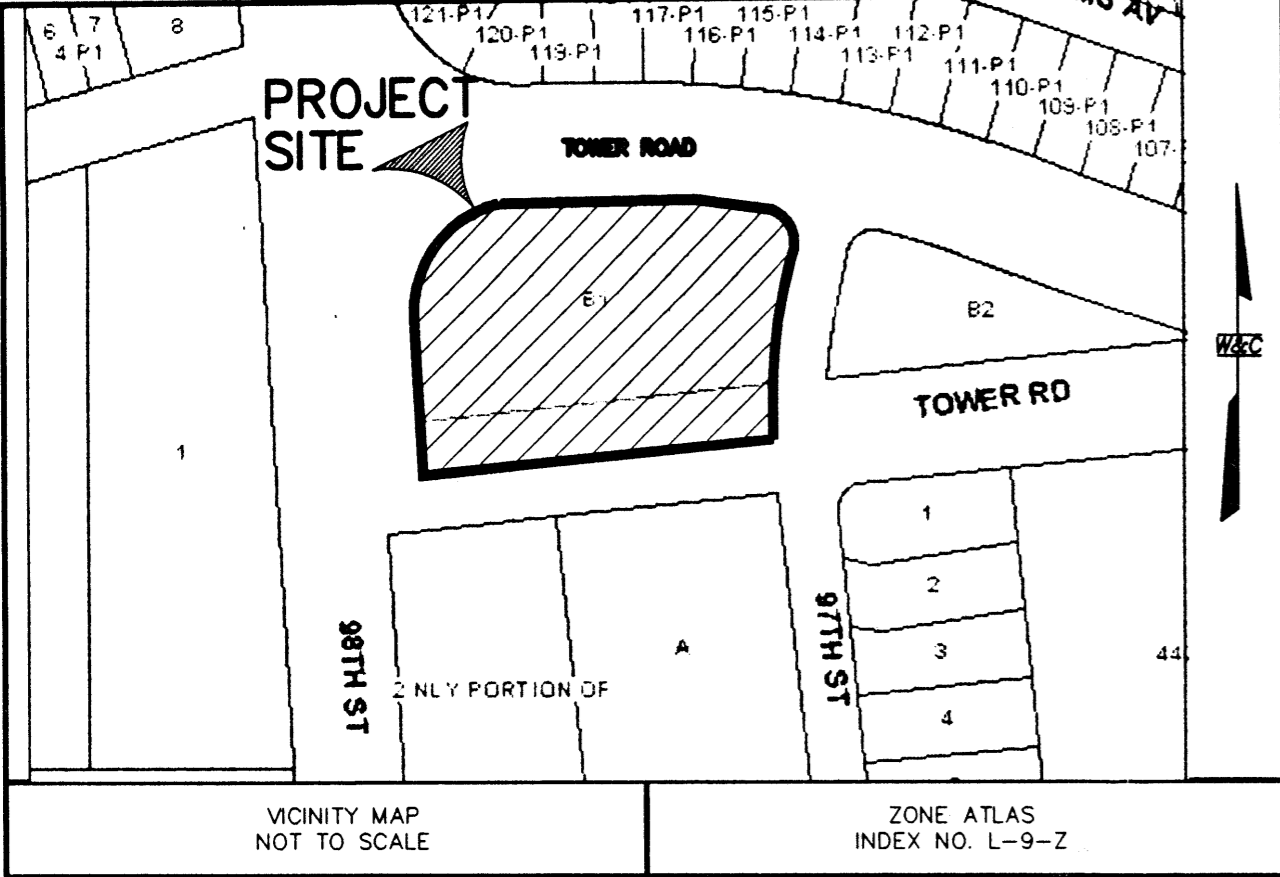
I, CHRISTOPHER S. CROSHAW, A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST; IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE OCTOBER 1, 2000.

WILSON
& COMPANY
4900 LANG AVENUE NE
ALBUQUERQUE, NEW MEXICO
87109
(505) 348-4000

[Signature]
CHRISTOPHER S. CROSHAW, NMPLS NO. 14733
DATE: 07 AUGUST 2003



SHEET 1 OF 2
WCEA PROJECT NO. X3-614-083



SUBDIVISION DATA:
D.R.B. CASE NO. PROJECT 1002642
ZONE ATLAS INDEX NO. L-9-Z
TOTAL NO. OF LOTS EXISTING: 1
TOTAL NO. OF LOTS CREATED: 1
GROSS SUBDIVISION ACREAGE: 1.6721 ACRES
TOTAL MILES OF STREETS CREATED: NONE
TALOS LOG NO. 2003251603
DATE OF SURVEY: MAY 2003

NOTES:

1. ALBUQUERQUE CONTROL STATIONS USED:
ALBUQUERQUE CONTROL STATION "10-L9" DATA:
3 1/4" ALUMINUM CAP (FOUND IN PLACE)
NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
X=352,794.84 Y=1,482,084.51
GROUND TO GRID FACTOR = 0.99967602
NAD 1927
DELTA ALPHA = (-)00'16"58"
2. FIELD SURVEY PERFORMED IN MAY 2003.
3. BASIS OF BEARING - NEW MEXICO STATE PLANE, CENTRAL ZONE (NAD 27), GRID NORTH USING FOUND MONUMENTS REFERENCED ABOVE IN NOTE NO. 1.
4. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
5. CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "CSCROSHAW PS14733", AND DEPICTED AS, —○—, UNLESS OTHERWISE INDICATED.
6. ERROR OF CLOSURE IS AT LEAST 1 FOOT FOR EVERY 15,000 FEET ALONG THE ENTIRE PERIMETER OF SUBJECT PROPERTY.
7. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED ITEM NO. 1.
8. BEARINGS AND DISTANCES SHOWN IN BRACKETS [] ARE PER RECORDED DEED REFERENCED IN DOCUMENTS USED ITEM NO. 5.
9. THE CITY OF ALBUQUERQUE RETAINS EASEMENTS FOR ANY EXISTING UTILITIES WITHIN THE VACATED TOWER ROAD.

DISCLOSURE STATEMENT:

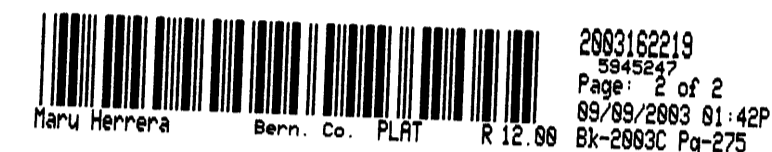
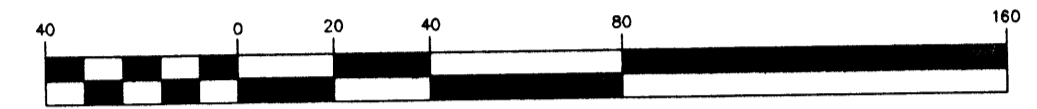
1. THE PURPOSE OF THIS PLAT IS TO INCORPORATE THE VACATED NORTH HALF OF TOWER ROAD WITH EXISTING TRACT B-1.

LAYOUT NAME: SHEET 2 OF 2
DRAWING NAME: SX3614083BASE.dwg
NETAPP\Public\PROJECTS\X3614083\g\

PLOT BY: PAJ

PLAT OF
**TRACT B-1-A
 TOWER WEST**
 (BEING A REPLAT OF TRACT B-1 TOWER WEST)
 SITUATE WITHIN THE TOWN OF ATRISCO GRANT
 WITHIN PROJECTED SECTION 28, T.10N., R2E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MAY 2003

GRAPHIC SCALE



TOWER ROAD S.W.

(100' R.O.W)

FORMERLY TRACT B-1
 96C-481
 DEC. 6, 1996
TRACT B-1-A
 1.6721 ACRES
 (72,835.23 SQFT)

LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND SITUATE WITHIN PROJECTED SECTION 28, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING COMPRISED OF A PORTION OF THE VACATED TOWER ROAD AS DESCRIBED IN THE QUIT CLAIM DEED FROM THE CITY OF ALBUQUERQUE TO VALENCIA & BERNALILLO PARTNERS LTD. FILED ON AUGUST 8, 1996, AS DOCUMENT NO. 96091224, IN THE OFFICE OF THE BERNALILLO COUNTY RECORDER TOGETHER WITH ALL OF TRACT B-1 OF TOWER WEST, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF TRACTS A-1, B-1, & B-2, PARCELS 4-3A, 4-3B, 4-4, & 7-2 TOWER WEST, FILED ON DECEMBER 6, 1996, IN VOLUME 96C, FOLIO 481, IN THE OFFICE OF THE BERNALILLO COUNTY RECORDER AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF 98TH STREET SW AND ALSO BEING THE TRUE POINT OF BEGINNING FROM WHENCE ALBUQUERQUE CONTROL STATION 7-L9 BEING A FOUND BRASS CAP BEARS S62°21'59"W A DISTANCE OF 139.17 FEET; THENCE,
 N03°23'21"W A DISTANCE OF 139.71 FEET TO A POINT OF CURVATURE; THENCE,
 ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 92°22'46", A CHORD LENGTH OF 144.33 FEET, AND A CHORD BEARING OF N42°48'02"E AN ARC DISTANCE OF 161.23 FEET TO A POINT OF TANGENCY; THENCE
 N88°59'25"E A DISTANCE OF 81.63 FEET TO A POINT OF CURVATURE; THENCE,
 ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 8°41'03", A CHORD LENGTH OF 142.33, AND A CHORD BEARING OF S86°40'04"E AN ARC DISTANCE OF 142.47 FEET TO A POINT OF COMPOUND CURVATURE; THENCE,
 ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 93°07'45", A CHORD LENGTH OF 36.31 FEET AND A CHORD BEARING OF S35°45'40"E AN ARC DISTANCE OF 40.64 FEET TO A POINT OF TANGENCY; THENCE,
 S10°48'15"E A DISTANCE OF 61.45 FEET TO A POINT OF CURVATURE; THENCE,
 ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 15°34'51", A CHORD LENGTH OF 115.18 FEET AND A CHORD BEARING OF S03°00'59"W AN ARC DISTANCE OF 115.53 FEET TO A POINT; THENCE,
 S83°59'37"W A DISTANCE OF 203.32 FEET TO A POINT; THENCE,
 S83°50'16"W A DISTANCE OF 115.61 FEET TO THE TRUE POINT OF BEGINNING; SAID TRACT OF LAND CONTAINS 1.6721 ACRES MORE OR LESS (72,835.23 SQ FT);

98TH STREET S.W.
 (VARIABLE R.O.W.)

TOWER ROAD S.W.
 (100' R.O.W.)

97TH STREET S.W.
 (50' R.O.W.)

7' PUBLIC UTILITY EASEMENT GRANTED PER THIS PLAT

POINT OF BEGINNING LEGAL DESCRIPTION

TRACT A
 LANDS OF PETTY
 BK 2003C PG 226
 07/24/2003

THE CITY OF ALBUQUERQUE
 RETAINS EASEMENTS FOR ANY
 UTILITIES WITHIN THE VACATED
 TOWER ROAD

VACATED TOWER ROAD
 (VACATION #03DRB-00730)

QUITCLAIM DEED
 DOC.# 96091224
 8/16/1996

Fnd 5/8" Rebar (REJECTED)

Fnd Nail/Shiner (ILLEGIBLE REJECTED)

Fnd 5/8" Rebar (REJECTED)

Fnd 1" Pipe (USED)

OLD TRACT LINE ELIMINATED BY THIS PLAT

7' PNM & QWEST EASEMENT
 FILED: 05/08/2002
 BOOK: A35, PAGE: 9782
 DOCUMENT NO. 2002059956

(N89°00'00"E 81.63')
 (N88°59'25"E 81.63')

(61.45')
 S10°48'15"W
 (S10°48'53"W)

(N03°22'46"W)
 N03°23'21"W 139.71'

S83°50'16"W 115.61'

S83°59'37"W
 [S84°00'12"W] 203.32'
 [204.04']

S62°21'59"W
 139.17'

LEGEND

- SET 5/8" REBAR W/CAP STAMPED "CSCROSHAW PS 14733"
- FOUND PROPERTY MONUMENT AS NOTED
- TOWER ROAD VACATION APPLICATION NO. 03DRB-00730

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	161.23' (161.23')	100.00' (100.00')	92°22'46" (92°22'46")	144.33' (144.33')	N42°48'02"E (N42°48'37"E)
C2	142.47' (142.47')	940.00' (940.00')	8°41'03" (8°41'02")	142.33' (142.33')	S86°40'04"E (S86°38'27"E)
C3	40.64' (40.64')	25.00' (25.00')	93°07'45" (93°07'45")	36.31' (36.31')	S35°45'40"E (S35°45'01"E)
C4	115.53'	425.00'	15°34'31"	115.18'	S03°00'59"W

**WILSON
 & COMPANY**

4900 LANG AVENUE NE
 ALBUQUERQUE, NEW MEXICO
 87109

(505) 348-4000

SHEET 2 OF 2

WCEA PROJECT NO. X3-614-083

W&C

"ACS 10-L9"
 SEE NOTE 1
 ON SHEET 1

N02°48'27"W
 BASIS OF BEARINGS

"ACS 7-L9"
 SEE NOTE 1
 ON SHEET 1

121-P1

120-P1

119-P1

118-P1

117-P1

116-P1

115-P1

114-P1

113-P1

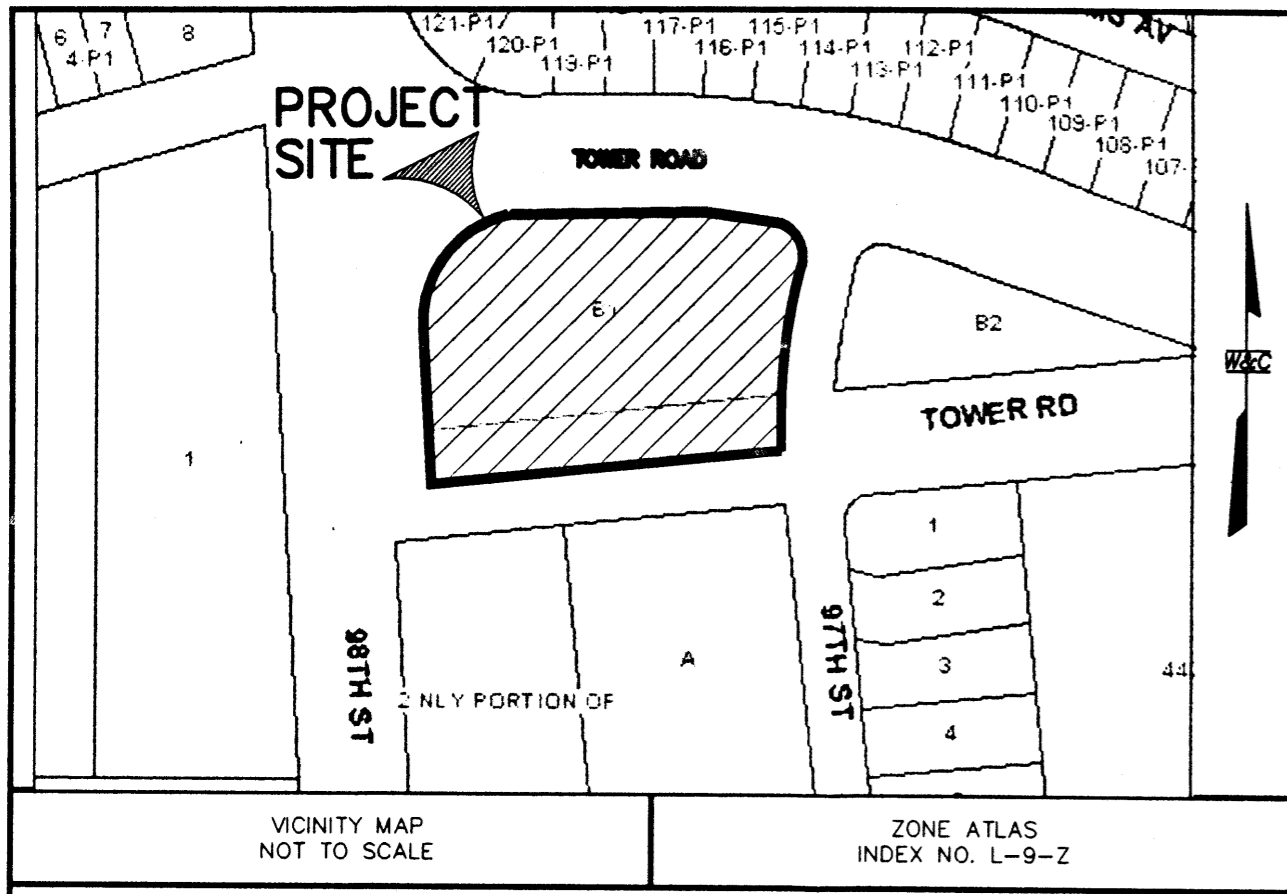
112-P1

111-P1

EL DORADO PARK UNIT3
 FILED: 9/21/2001
 VOL. 2001C FOLIO 265

TRACT B-2
 TOWER WEST
 FILED: 12/06/96
 VOL. 96C FOLIO 481

ALTS ✓



SUBDIVISION DATA:

D.R.B. CASE NO. PROJECT 1002642

ZONE ATLAS INDEX NO. L-9-Z

TOTAL NO. OF LOTS EXISTING: 1

TOTAL NO. OF LOTS CREATED: 1

GROSS SUBDIVISION ACREAGE: 1.6721 ACRES

TOTAL MILES OF STREETS CREATED: NONE

TALOS LOG NO. 2003251603

DATE OF SURVEY: MAY 2003

NOTES:

1. ALBUQUERQUE CONTROL STATIONS USED:


ALBUQUERQUE CONTROL STATION "10-L9" DATA:
 3 1/4" ALUMINUM CAP (FOUND IN PLACE)
 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
 X=352,794.84 Y=1,482,084.51
 GROUND TO GRID FACTOR = 0.99967602
 NAD 1927
 DELTA ALPHA = (-)00'16"58"

ALBUQUERQUE CONTROL STATION "7-L9" DATA:
 STANDARD CITY OF ALBUQUERQUE BRASS CAP (FOUND IN PLACE)
 NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE)
 X=352,978.14 Y=1,478,346.71
 GROUND TO GRID FACTOR = 0.99967727
 NAD 1927
 DELTA ALPHA = (-)00'16"56"

2. FIELD SURVEY PERFORMED IN MAY 2003.

3. BASIS OF BEARING - NEW MEXICO STATE PLANE, CENTRAL ZONE (NAD 27), GRID NORTH USING FOUND MONUMENTS REFERENCED ABOVE IN NOTE NO. 1.

4. ALL DISTANCES SHOWN ARE GROUND DISTANCES.

5. CORNERS IDENTIFIED AS "SET", ARE 5/8" REBAR WITH CAP STAMPED "CSCROSHAW PS14733", AND DEPICTED AS , UNLESS OTHERWISE INDICATED.

6. ERROR OF CLOSURE IS AT LEAST 1 FOOT FOR EVERY 15,000 FEET ALONG THE ENTIRE PERIMETER OF SUBJECT PROPERTY.

7. BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () ARE PER RECORDED PLAT REFERENCED IN DOCUMENTS USED ITEM NO. 1.

8. BEARINGS AND DISTANCES SHOWN IN BRACKETS [] ARE PER RECORDED DEED REFERENCED IN DOCUMENTS USED ITEM NO. 5.

9. THE CITY OF ALBUQUERQUE RETAINS EASEMENTS FOR ANY EXISTING UTILITIES WITHIN THE VACATED TOWER ROAD.

DISCLOSURE STATEMENT:

1. THE PURPOSE OF THIS PLAT IS TO INCORPORATE THE VACATED NORTH HALF OF TOWER ROAD WITH EXISTING TRACT B-1.

DOCUMENTS USED:

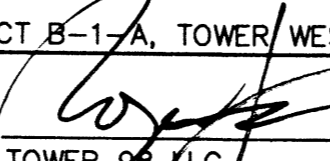
1. PLAT OF TRACTS A-1, B-1, & B-2, PARCELS 4-3A, 4-3B, 4-4, & 7-2, TOWER WEST FILED: 12/06/96, IN VOLUME 96C, FOLIO 481, BERNALILLO COUNTY.
2. ELDORADO PARK UNIT 3 FILED: 9/21/2001, IN VOLUME 2001C, FOLIO 265, BERNALILLO COUNTY.
3. TOWN OF ATRISCO GRANT UNIT 3 FILED: 12/05/44, IN VOLUME D, FOLIO 118, BERNALILLO COUNTY.
4. WARRANTY DEED VALENCIA & BERNALILLO PARTNERS, LTD. GRANTS TO TOWER 98, LLC FILED: 6/13/2003, IN BOOK A58, PAGE 1374, BERNALILLO COUNTY.
5. QUITCLAIM DEED CITY OF ALBUQUERQUE GRANTS TO VALENCIA AND BERNALILLO PARTNERS LTD. FILED: 8/16/96, AS DOCUMENT # 96091224.



FREE CONSENT:

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S), AND DO HEREBY REPRESENT THAT THEY ARE SO AUTHORIZED TO ACT.

TRACT B-1-A, TOWER WEST

BY: 
 TOWER 98 LLC
 A NEW MEXICO LIMITED LIABILITY COMPANY
 ROGER SEFTZIK, MANAGER

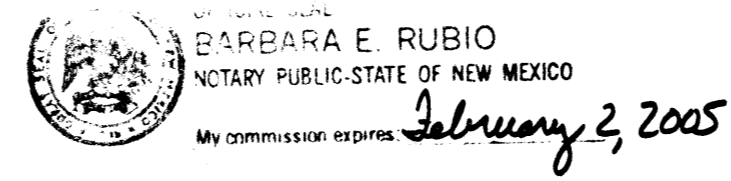
ACKNOWLEDGMENT

STATE OF New Mexico)
 COUNTY OF Bernalillo) SS.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 7 DAY OF August, 2003, FOR AND ON THE BEHALF OF TOWER 98 LLC A NEW MEXICO LIMITED LIABILITY COMPANY

BY: Roger Seftzik, Manager

NOTARY PUBLIC: Barbara E. Rubio
 MY COMMISSION EXPIRES: February 2, 2005



UTILITY COMPANY APPROVALS:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE NOT EXCLUSIVE AND ARE GRANTED FOR THE COMMON AND JOINT USE OF THE UTILITIES DESIGNATED ON THIS PLAT, THEIR SUCCESSORS AND ASSIGNS, AND FOR THE USE OF ANY OTHER PUBLIC UTILITIES WHOSE USE OF SAID EASEMENT IS DEEMED TO BE IN THE PUBLIC INTEREST. P.N.M. GAS & ELECTRIC SERVICES DISCLAIMER:

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

Lead 98. Mont 8-26-03
 P.N.M. ELECTRIC SERVICES DATE

Lead 98. Mont 8-26-03
 P.N.M. GAS SERVICES DATE

Mary Ann Fejola 8-26-03
 QWEST COMMUNICATIONS DATE

Rita Eulich 8-26-03
 COMCAST DIGITAL CABLE DATE

INDEXING INFORMATION FOR COUNTY CLERK

OWNER: TOWER 98, LLC
 PROJECTED SECTION 28, T10N, R2E
 SUBDIVISION: TOWER WEST

PLAT OF
 TRACT B-1-A
 TOWER WEST
 (BEING A REPLAT OF TRACT B-1 TOWER WEST)
 SITUATE WITHIN THE TOWN OF ATRISCO GRANT
 WITHIN PROJECTED SECTION 28, T.10N., R2E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MAY 2003

APPROVALS:

APPLICATION NO. 03DRB-01343 PROJECT NO. 1002642

[Signature] 8-8-03
 CITY SURVEYOR, ALBUQUERQUE, NM DATE

[Signature] 8-26-03
 TRAFFIC ENGINEERING, ALBUQUERQUE, NM DATE

[Signature] 8/26/03
 PARKS AND RECREATION, ALBUQUERQUE, NM DATE

[Signature] 8/26/03
 UTILITY DEVELOPMENT DIVISION, ALBUQUERQUE, NM DATE

[Signature] 9-5-03
 REAL PROPERTY DIVISION, ALBUQUERQUE, NM DATE

[Signature] 8-26-03
 A.M.A.F.C.A. DATE

[Signature] 8/26/03
 CITY ENGINEER, ALBUQUERQUE, NM DATE

N/A
 BERNALILLO COUNTY PUBLIC WORKS DEPARTMENT DATE

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, ARTICLE XI OF CHAPTER 7 OF THE REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO.

[Signature] 9/9/03
 CITY PLANNER, ALBUQUERQUE PLANNING DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UNIFORM PROPERTY CODE # : 1-009-056-119-195-3-05-02

PROPERTY OWNER OF RECORD: TOWER 98 LLC, a New Mexico Limited Liability Company

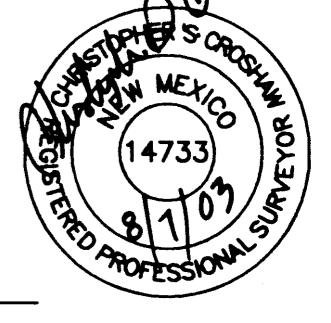
BERNALILLO COUNTY TREASURER'S OFFICE: [Signature] 9/9/03

SURVEYOR'S CERTIFICATION:

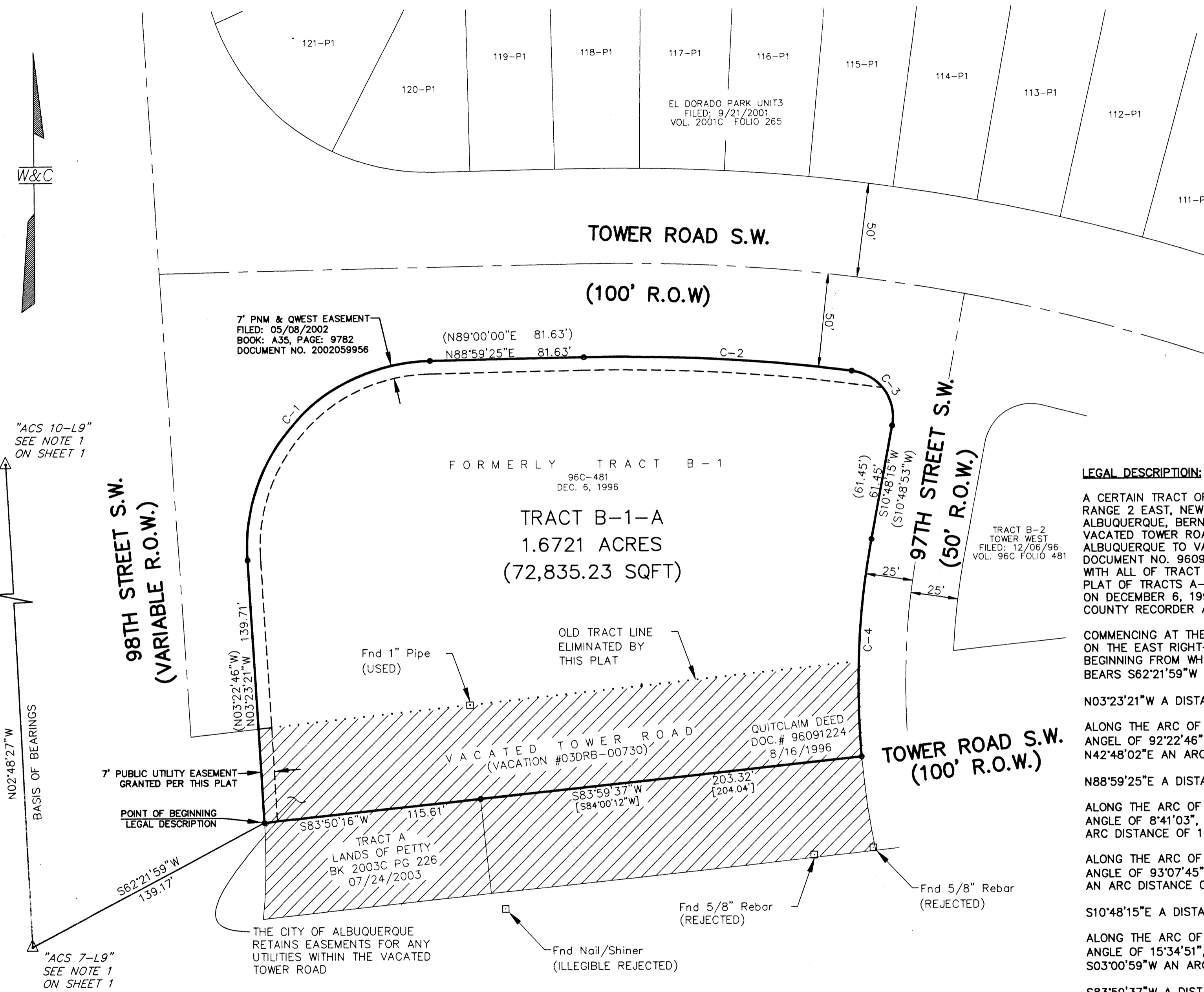
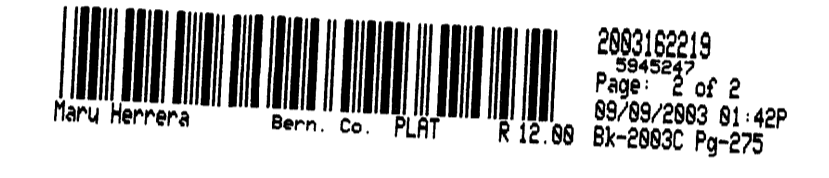
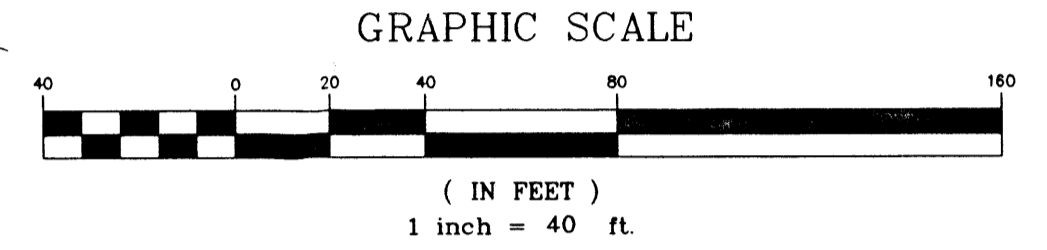
I, CHRISTOPHER S. CROSHAW, A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE; SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER(S), UTILITY COMPANIES, OR OTHER PARTIES EXPRESSING AN INTEREST; IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS EFFECTIVE OCTOBER 1, 2000.

WILSON & COMPANY
 4900 LANG AVENUE NE
 ALBUQUERQUE, NEW MEXICO 87109
 (505) 348-4000

[Signature]
 CHRISTOPHER S. CROSHAW, NMPLS NO. 14733
07 August 2003
 DATE



PLAT OF
TRACT B-1-A
TOWER WEST
 (BEING A REPLAT OF TRACT B-1 TOWER WEST)
 SITUATE WITHIN THE TOWN OF ATRISCO GRANT
 WITHIN PROJECTED SECTION 28, T.10N., R2E., N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 MAY 2003



LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND SITUATE WITHIN PROJECTED SECTION 28, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING COMPRISED OF A PORTION OF THE VACATED TOWER ROAD AS DESCRIBED IN THE QUIT CLAIM DEED FROM THE CITY OF ALBUQUERQUE TO VALENCIA & BERNALILLO PARTNERS LTD. FILED ON AUGUST 8, 1996, AS DOCUMENT NO. 96091224, IN THE OFFICE OF THE BERNALILLO COUNTY RECORDER TOGETHER WITH ALL OF TRACT B-1 OF TOWER WEST, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF TRACTS A-1, B-1, & B-2, PARCELS 4-3A, 4-3B, 4-4, & 7-2 TOWER WEST, FILED ON DECEMBER 6, 1996, IN VOLUME 96C, FOLIO 481, IN THE OFFICE OF THE BERNALILLO COUNTY RECORDER AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF 98TH STREET SW AND ALSO BEING THE TRUE POINT OF BEGINNING FROM WHENCE ALBUQUERQUE CONTROL STATION 7-L9 BEING A FOUND BRASS CAP BEARS S62°21'59"W A DISTANCE OF 139.17 FEET; THENCE,
 N03°23'21"W A DISTANCE OF 139.71 FEET TO A POINT OF CURVATURE; THENCE,
 ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 92°22'46", A CHORD LENGTH OF 144.33 FEET, AND A CHORD BEARING OF N42°48'02"E AN ARC DISTANCE OF 161.23 FEET TO A POINT OF TANGENCY; THENCE
 N88°59'25"E A DISTANCE OF 81.63 FEET TO A POINT OF CURVATURE; THENCE,
 ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 8°41'03", A CHORD LENGTH OF 142.33, AND A CHORD BEARING OF S86°40'04"E AN ARC DISTANCE OF 142.47 FEET TO A POINT OF COMPOUND CURVATURE; THENCE,
 ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 93°07'45", A CHORD LENGTH OF 36.31 FEET AND A CHORD BEARING OF S35°45'40"E AN ARC DISTANCE OF 40.64 FEET TO A POINT OF TANGENCY; THENCE,
 S10°48'15"E A DISTANCE OF 61.45 FEET TO A POINT OF CURVATURE; THENCE,
 ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 15°34'51", A CHORD LENGTH OF 115.18 FEET AND A CHORD BEARING OF S03°00'59"W AN ARC DISTANCE OF 115.53 FEET TO A POINT; THENCE,
 S83°59'37"W A DISTANCE OF 203.32 FEET TO A POINT; THENCE,
 S83°50'16"W A DISTANCE OF 115.61 FEET TO THE TRUE POINT OF BEGINNING; SAID TRACT OF LAND CONTAINS 1.6721 ACRES MORE OR LESS (72,835.23 SQ FT);

LEGEND

- SET 5/8" REBAR W/CAP STAMPED "CSCROSHAW PS 14733"
- FOUND PROPERTY MONUMENT AS NOTED
- ▨ TOWER ROAD VACATION APPLICATION NO. 03DRB-00730

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	161.23' (161.23')	100.00' (100.00')	92°22'46" (92°22'46")	144.33' (144.33')	N42°48'02"E (N42°48'37"E)
C2	142.47' (142.47')	940.00' (940.00')	8°41'03" (8°41'02")	142.33' (142.33')	S86°40'04"E (S86°38'27"E)
C3	40.64' (40.64')	25.00' (25.00')	93°07'45" (93°07'45")	36.31' (36.31')	S35°45'40"E (S35°45'01"E)
C4	115.53'	425.00'	15°34'31"	115.18'	S03°00'59"W

WILSON
 & COMPANY
 4900 LANG AVENUE NE
 ALBUQUERQUE, NEW MEXICO

"ACS 10-L9"
 SEE NOTE 1
 ON SHEET 1

N02°48'27"W
 BASIS OF BEARINGS

"ACS 7-L9"
 SEE NOTE 1
 ON SHEET 1

98TH STREET S.W.
 (VARIABLE R.O.W.)

TOWER ROAD S.W.
 (100' R.O.W.)

97TH STREET S.W.
 (50' R.O.W.)

FORMERLY TRACT B-1
 96C-481
 DEC. 6, 1996

TRACT B-1-A
 1.6721 ACRES
 (72,835.23 SQFT)

TRACT B-2
 TOWER WEST
 FILED: 12/06/96
 VOL. 96C FOLIO 481

QUITCLAIM DEED
 DOC.# 96091224
 8/16/1996

7' PNM & QWEST EASEMENT
 FILED: 05/08/2002
 BOOK: A35, PAGE: 9782
 DOCUMENT NO. 2002059956

TRACT A
 LANDS OF PETTY
 BK 2003C PG 226
 07/24/2003

THE CITY OF ALBUQUERQUE
 RETAINS EASEMENTS FOR ANY
 UTILITIES WITHIN THE VACATED
 TOWER ROAD

Fnd Nail/Shiner
 (ILLEGIBLE REJECTED)

Fnd 5/8" Rebar
 (REJECTED)

Fnd 5/8" Rebar
 (REJECTED)

Fnd 1" Pipe
 (USED)

OLD TRACT LINE
 ELIMINATED BY
 THIS PLAT

VACATED TOWER ROAD
 (VACATION #03DRB-00730)

7' PUBLIC UTILITY EASEMENT
 GRANTED PER THIS PLAT

POINT OF BEGINNING
 LEGAL DESCRIPTION

TOWER ROAD S.W.

(100' R.O.W.)

.05

.05

(61.45')

S10°48'15"W
 (S10°48'53"W)

25'

25'

(N03°23'21"W)
 139.71'

S83°50'16"W

115.61'

S83°59'37"W
 [S84°00'12"W]

203.32'
 [204.04']

(N89°00'00"E 81.63')
 N88°59'25"E 81.63'

C-2

C-3

C-4

121-P1

120-P1

119-P1

118-P1

117-P1

116-P1

115-P1

114-P1

113-P1

112-P1

111-P1

EL DORADO PARK UNIT 3
 FILED: 9/21/2001
 VOL. 2001C FOLIO 265

W&C

**PLAT OF
TRACT A
LANDS OF PETTY
TOWN OF ATRISCO GRANT
PROJECTED SECTION 28,
TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FEBRUARY, 2003**

PROJECT NUMBER: 1002512
APPLICATION NUMBER: 03EPC-00320

UTILITY APPROVALS:

Leon D. Mat 6-12-03
PNM ELECTRIC SERVICES DATE

Leon D. Mat 6-12-03
PNM GAS SERVICES DATE

David R. Muller 6-13-03
QWEST TELECOMMUNICATIONS DATE

Rita E. Eickler 6-23-03
COMCAST DATE

N/A
NEW MEXICO UTILITIES DATE

CITY APPROVALS:

John B. Ford 6-3-03
CITY SURVEYOR DATE

John B. Ford 06/23/03
*REAL PROPERTY DIVISION (CONDITIONAL) DATE

N/A
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE

Richard D. Dent 6-11-03
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

Richard D. Dent 6/11/03
UTILITIES DEVELOPMENT DATE

Christina Sandoval 6/11/03
PARKS AND RECREATION DEPARTMENT DATE

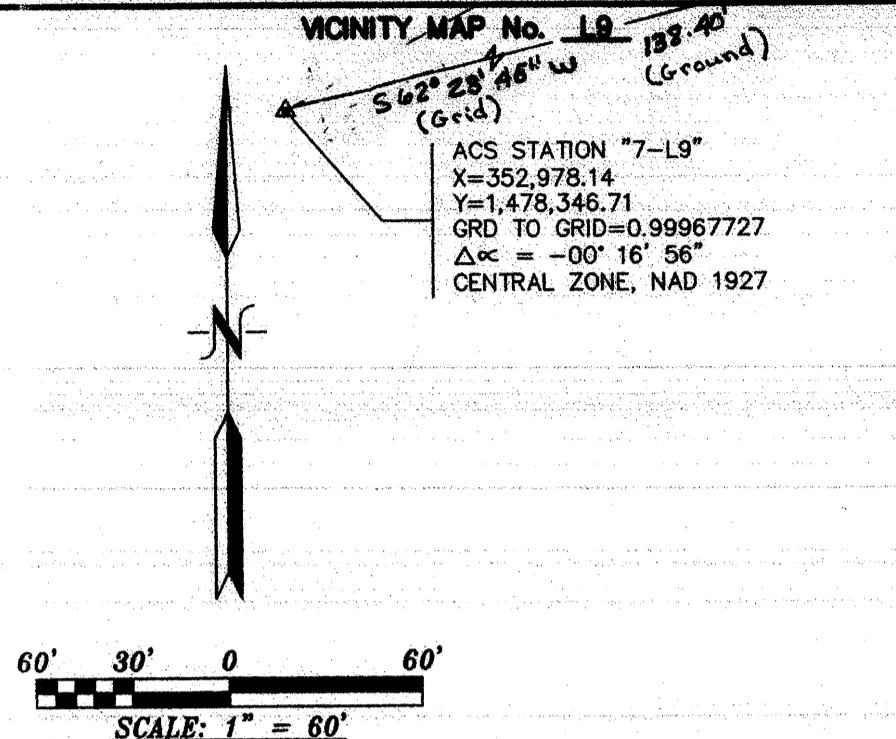
Richard D. Dent 6-11-03
AMAT-CA DATE

Brad J. Bish 7/24/03
CITY ENGINEER DATE

Sharon Matson 7/24/03
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

APPROVAL AND CONDITIONAL ACCEPTANCE AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE, CHAPTER 14 ARTICLE 14, REVISED ORDINANCES OF ALBUQUERQUE, NEW MEXICO, 1994

Sharon Matson 7/24/03
CITY PLANNER, ALBUQUERQUE PLANNING DIVISION DATE



DISCLOSURE STATEMENT:
THE PURPOSE OF THIS PLAT IS TO COMBINE THE REMAINING PORTION OF TRACT 40 WITH THE SOUTH ONE-HALF OF VACATED TOWER ROAD AND GRANT ANY EASEMENTS AS SHOWN.

- GENERAL NOTES:**
- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
 - THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
 - TOTAL AREA OF PROPERTY: 3.8404 ACRES.
 - TALOS LOG NO. 2003147314
 - BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
 - DISTANCES ARE GROUND, BEARINGS ARE GRID.
 - BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
 - DATE OF FIELD WORK: APRIL, 2003
 - CURRENT ZONING: SU-1 FOR 0-1 AND SELF STORAGE.

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	30.00	92°06'43"	48.23	N 49°46'08" W	43.20
C2	138.00	19°50'32"	48.03	N 06°30'34" E	47.79
C3	138.00	20°01'36"	48.24	N 13°21'05" W	47.99
C4	588.00	06°19'33"	95.71	N 01°17'01" E	95.80
C5	312.00	09°33'29"	52.05	N 01°17'07" E	51.99

FREE CONSENT

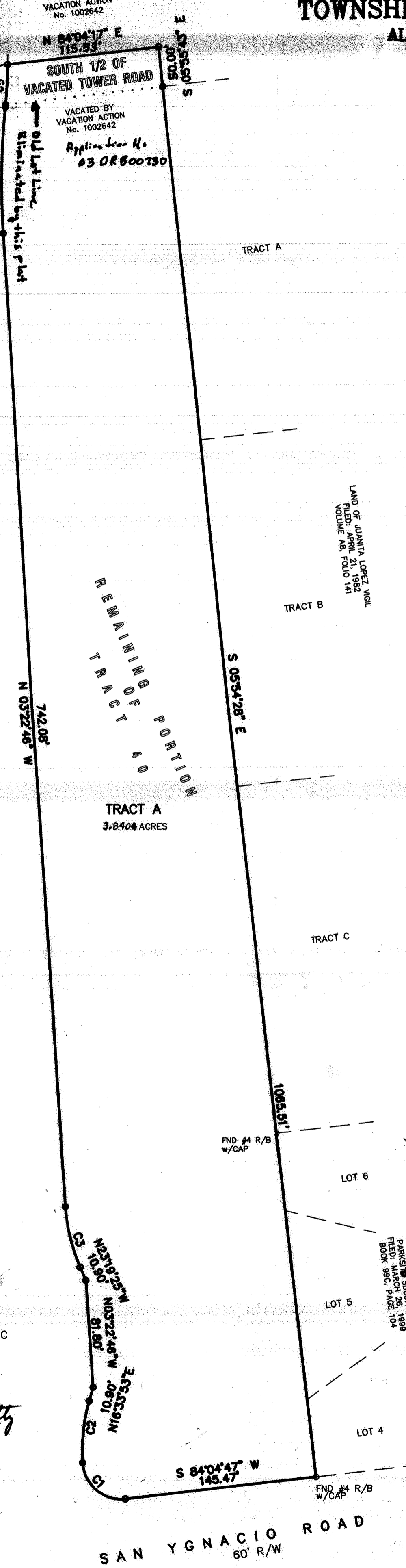
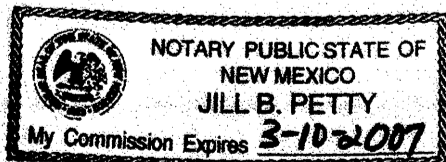
THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE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

Tony 98 LLC by *Roger Sefyd* 6-2-03
DATE
MANAGING MEMBER

ACKNOWLEDGMENT

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 2nd DAY OF June 20 03

BY: *Josue 98, LLC by Roger Sefyd*
OWNERS NAME
MY COMMISSION EXPIRES: 3-10-2007 BY: *Jill B. Petty*
NOTARY PUBLIC



LEGAL DESCRIPTION:

A CERTAIN TRACT OF LAND BEING THE REMAINING PORTION OF TRACT NUMBERED FORTY (40) TOGETHER WITH THE SOUTH ONE-HALF OF VACATED TOWER ROAD VACATED BY VACATION ACTION No. 1002642 ALL BEING SHOWN ON THE MAP SHOWING A PORTION OF TRACTS ALLOTTED FROM THE TOWN OF ATRISCO GRANT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 5, 1944 IN VOLUME D, FOLIO 117 AND 118 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE EASTERLY LINE OF 98th STREET, WHENCE THE CITY OF ALBUQUERQUE CONTROL STATION "7-19" HAVING NEW MEXICO STATE PLANE COORDINATES OF X=352,978.14 AND Y=1,478,346.71 BEARS
S. 03 deg. 20' 09" W. A DISTANCE OF 1065.51 FEET RUNNING:
THENCE N. 84 deg. 04' 17" E. A DISTANCE OF 118.55 FEET TO THE NORTHEAST CORNER;
THENCE S. 05 deg. 55' 43" E. A DISTANCE OF 50.00 FEET TO A POINT;
THENCE S. 05 deg. 54' 28" E. A DISTANCE OF 1065.51 FEET TO THE SOUTHEAST CORNER, BEING A POINT ON THE NORTHERLY LINE OF SAN YGNACIO ROAD;
THENCE S. 84 deg. 04' 47" W. ALONG THE NORTHERLY LINE OF SAN YGNACIO ROAD, A DISTANCE OF 145.47 FEET TO A POINT OF CURVE;
THENCE 48.23 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00' AND A CHORD BEARING AND DISTANCE OF N. 49 deg. 46' 08" W, 43.20 FEET TO A POINT ON THE EASTERLY LINE OF 98th STREET;
THENCE ALONG THE EASTERLY LINE OF 98th STREET FOR THE NEXT 8 CALLS:
48.03 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 138.00 FEET AND A CHORD BEARING AND DISTANCE OF N. 06 deg. 35' 34" E, 47.79 FEET TO A POINT;
THENCE N. 16 deg. 33' 53" E, A DISTANCE OF 10.90 FEET TO A POINT;
THENCE N. 03 deg. 22' 46" W, A DISTANCE OF 81.80 FEET TO A POINT;
THENCE N. 23 deg. 19' 25" W, A DISTANCE OF 10.90 FEET TO A POINT OF CURVE;
THENCE 48.24 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 138.00 FEET AND A CHORD BEARING AND DISTANCE OF N. 13 deg. 21' 05" W, 47.99 FEET TO A POINT;
THENCE N. 03 deg. 22' 46" W, A DISTANCE OF 742.08 FEET TO A POINT OF CURVE;
THENCE 95.71 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 588.00 FEET AND A CHORD BEARING AND DISTANCE OF N. 01 deg. 17' 01" E, 95.80 FEET TO A POINT OF REVERSE CURVE;
THENCE 31.99 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 312.00 FEET AND A CHORD BEARING AND DISTANCE OF N. 03 deg. 17' 07" E, 51.99 FEET TO THE NORTHWEST CORNER AND PLACE OF BEGINNING CONTAINING 3.8404 ACRES MORE OR LESS.

SURVEYORS CERTIFICATE:

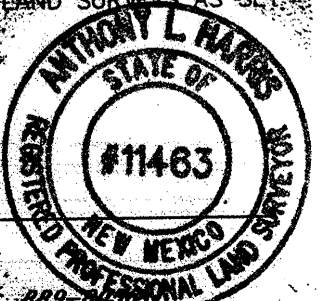
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S.S.

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 2nd DAY OF June, 2003.

Anthony L. Harris
ANTHONY L. HARRIS, P.L.S. #11463

HARRIS SURVEYING, INC. PHONE: (505) 889-0000
2412-D MONROE STREET N.E. FAX: (505) 889-8845
ALBUQUERQUE, NEW MEXICO 87110



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 100905611610230806
PROPERTY OWNER OF RECORD: *Josue 98 LLC*
BERNALILLO CO. TREASURER'S OFFICE: *Conchita Lugo 7/24/03*

803-046(D)(MAY-03)