

ALTA/ACSM LAND PARCEL LANDS OF EARL AND LAND OF EARL C. ALBUQUERQUE, NEW JULY, 2003

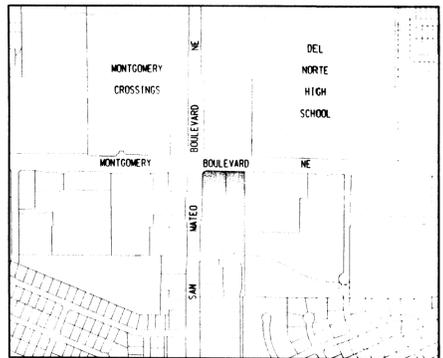
DESCRIPTION

A certain tract of land situate within Section 1, Township 10 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, said tract being PARCEL A-1A, on the same is shown and designated on the plat of LANDS OF EARL C. MONTGOMERY, recorded in the office of the County Clerk of Bernalillo County, New Mexico on October 18, 1990 in Volume 80C, folio 253, together with Tract 1 on the same is shown and designated on the PLAT OF LAND OF EARL C. MONTGOMERY, recorded in the office of the County Clerk of Bernalillo County, New Mexico on September 19, 1972 in Volume 87, folio 26, and now being more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD 27) and ground distances as follows:

BEGINNING at a 4" in concrete on the southerly right-of-way line of Montgomery Boulevard N.E., being the most westerly point of the southeast transition curve of the intersection of said Montgomery Blvd. N.E. and San Mateo Boulevard N.E., whence the City of Albuquerque survey monument "4-F18", having New Mexico State Plane Grid coordinates for the Central Zone: X=399,624.65, Y=1,504,295.63, bears N02°20'17" W a distance of 1285.42 feet thence along the said southerly right-of-way line S88°49'23" E a distance of 294.90 feet to a 5/8" rebar with a 1-1/4" red plastic survey cap stamped "LS 5918" at the northeast corner of said Tract 1; thence along the easterly boundary line of said Tract 1 S00°12'38" W a distance of 193.42 to a PE nail with a survey washer stamped "LS 6446" at the southeast corner of said Tract 1; thence along the southerly boundary line of said Tract 1 S89°03'03" W a distance of 147.68 to a 4" in concrete being the southeast corner of said Tract 1 and the southeast corner of said Parcel A-1A; thence along the southerly boundary line of said Parcel A-1A a distance of 183.21 feet to a 4" in concrete being the southeast corner of said Parcel A-1A; thence along the easterly right-of-way line of said San Mateo Blvd. N.E., N00°21'14" E a distance of 164.47 feet to a 4" in concrete at a point of curvature; thence along said transition curve S55.48 feet along the arc of a curve to the right having a radius of 35.00 feet and a chord bearing N45°45'53" E a distance of 49.85 feet to the point and place of beginning. This tract contains 1.5107 acres, more or less.

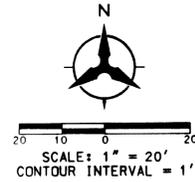
CONTIGUOUS PARCELS NOTE

The two parcels of this ALTA/ACSM Land Title Survey designated as Parcel A-1A and Tract 1, respectively, are contiguous to one another, and abut upon one another without gaps or breaks along the entire common boundary line of the two parcels; and when the two parcels are taken together as legally described in this ALTA/ACSM Land Title Survey, they form one contiguous parcel.



LOCATION MAP
ZONE ATLAS INDEX MAP No. G-18-Z
NOT TO SCALE

SIZE OF THE UNDERGROUND WATER LINES,
STORM SEWER LINES AND SANITARY SEWER
LINES ARE TAKEN FROM THE CITY OF
ALBUQUERQUE AS-BUILT UTILITY BOOKS



PROJECT BENCHMARK

ACS ALUMINUM CAP STAMPED "ACS, 9-F18, 1986"
GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=399,624.65 Y=1,504,295.63
GROUND GRID FACTOR = 0.9996624
DELTA ALPHA = -00°11'36"
SLD 1929 ELEVATION = 5209.56

SURVEYOR'S CERTIFICATE

I, Thomas G. Klingenberg, a registered professional surveyor in the State of New Mexico hereby certify that:

"Montgomery & San Mateo St. L.P." and Rio Grande Title, Inc., that on July 28, 2003:

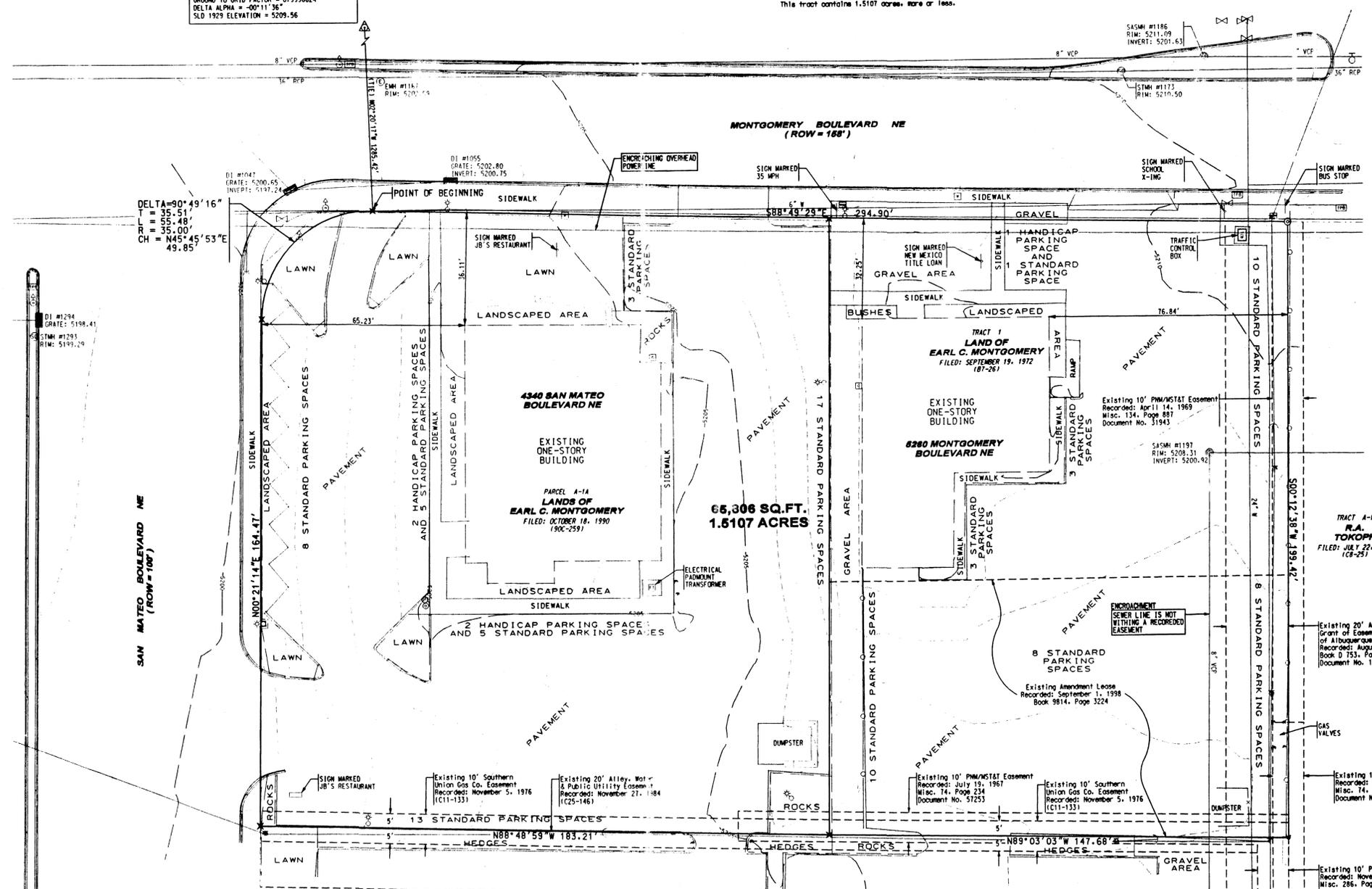
- an accurate "as built" on the ground instrument survey of the premises known as 4340 San Mateo Boulevard NE and 5260 Montgomery Boulevard NE was conducted under my direct supervision according to local professional practices. The survey reflects the boundary lines of the property which creates a mathematically closed figure with a minimum linear closure of 1:15000.
- Except as shown on the survey, there are no visible discrepancies, conflicts, shortages in area or boundary line conflicts of the property, including any between any recorded survey map or plot and as described in the legal description of record.
- The survey and the information, courses and distances shown thereon are correct and accurately represent the boundaries and area of the property.
- The scale, the "NORTH" direction, the point of beginning, the width of the street(s) abutting the property and the distance to the nearest intersecting street and the point of reference from which the property is measured is shown thereon. All monuments shown on the survey actually exist and the location, size and type of materials thereon are correctly shown.
- All recorded easements, rights of way, and other exceptions, have been correctly plotted on the survey, including the location, width and recording date thereof. There are no easements, rights of way, servitudes, party walls, uses of old highways, abandoned roads, lanes, sidewalks or drives affecting the property appearing from a careful physical inspection of the same, other than those shown and depicted on the survey.
- The tract number shown on any plat, parcel map or field map to which reference is made in the legal description of the property, together with the filing date of such plat or map is correct and accurate.
- The survey accurately shows the location and type of all existing buildings, structures, and other improvements situated on the property and the distances from each building to the nearest facing street or property line, and to adjacent buildings on the property. All buildings, structures, and other improvements are within the boundary lines of the property, except as shown on the survey, there are no encroachments thereon.
- Except as shown on the survey, there are no party walls, encroachments or overhangs of any improvements on the property upon any easement, rights-of-way or adjacent land encroachments of improvements located on adjacent land upon the property.
- The survey accurately shows the location, dimensions and types of all parking areas.
- The survey correctly and accurately shows all signs, fences and railroads on the property, driveways or easements along any abutting streets and any other significant items on the property.
- The property has access to the following streets: San Mateo Blvd. NE and Montgomery Blvd. NE, which are dedicated public right-of-way maintained by the City of Albuquerque. Part of the property does serve adjoining property for drainage, ingress, egress or similar purposes.
- There are no visible easements or burying grounds on the property.
- All utility easements required for operation of the property either enter the property through existing public streets, or the survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land.
- The survey shows the location of all visible telephones, telegraph, electric or other power lines, wires and poles on the property. The survey accurately shows the location of all utility transformers located on the property.
- The survey shows the location of all storm drainage systems for collection and disposal of all roof and surface drainage and all springs, streams, rivers, ponds or lakes located on, bordering on, or running through the property.
- Any discharge from the property or improvements thereon into springs, streams, rivers, ponds or lakes or other conveyance system is shown on this survey.
- The tract(s) described on the survey do not lie within flood hazard areas in accordance with any maps entitled "Flood Insurance Rate Map," "Flood Hazard Boundary Map," "Flood Hazard Boundary Map-A," "Flood Boundary and Flood Map," published by the Federal Emergency Management Agency or "Flood Hazard Boundary Map" published by the U.S. Department of Housing and Urban Development, based upon review of the National Flood Insurance Program Flood Insurance Rate Map, Map No. 35001C01339-D, dated September 20, 1996, which maps cover the area in which the property is situated.
- There are no observable indications of recent building construction, alterations, repairs, or street or sidewalk repairs on the property.

This survey is made in accordance with the 1995 ALTA and ACSM "Minimum Standard Detail Requirements for Land Title Surveys" including Items 1, 2, 4, 5, 11(g), and 13, as amended in Table A-1, "Optional Survey Requirements" jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of certification, undersigned further certifies that proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the Minimum Standards, and that the survey measurements which control land boundaries for ALTA/ACSM Land Title Surveys.

BY: *Thomas G. Klingenberg*
Registered New Mexico Surveyor No. 5978



BOHANNAN HUSTON, INC.
Court yard I
7500 Jefferson Street NE
Albuquerque, NM 87109
Telephone Number: (505) 823-1000



LEGEND	
—	ALTA BOUNDARY LINE
- - -	EXISTING EASEMENT LINE
- · - · -	ADJOINING PROPERTY LINE
- · - · -	EXISTING (OLD) LOT LINE
- · - · -	EXISTING BUILDING LINE
- · - · -	EXISTING CHAINLINK FENCE
- · - · -	EXISTING DOG EAR FENCE
- · - · -	EXISTING BLOCK WALL
- · - · -	EXISTING OVERHEAD ELECTRIC LINE
△	CITY OF ALBUQUERQUE CONTROL MONUMENT
×	FOUND CHISELED "X" IN CONCRETE
⊙	FOUND PINNAIL W/ 3/4" DIA. BRASS WASHER STAMPED "LS 6446"
⊙	SET 5/8" REBAR W/ 1-1/4" DIA. RED PLASTIC SURVEY CAP STAMPED "LS 5918"
⊙	EXISTING WATER VALVE
⊙	EXISTING WATER METER
⊙	EXISTING FIRE HYDRANT
⊙	EXISTING STORM DRAIN MANHOLE
⊙	EXISTING DRAIN INLET
⊙	EXISTING SANITARY SEWER MANHOLE
⊙	EXISTING CLEANOUT
⊙	EXISTING GAS VALVE
⊙	EXISTING GAS METER
⊙	EXISTING TELEPHONE PEDESTAL
⊙	EXISTING ELECTRIC POWER POLE
⊙	EXISTING ELECTRIC METAL POWER POLE
⊙	EXISTING ELECTRIC MANHOLE
⊙	EXISTING GUY WIRE AND ANCHOR
⊙	EXISTING METAL LIGHT POLE
⊙	EXISTING TRAFFIC SIGNAL PULLBOX
⊙	EXISTING TRAFFIC SIGNAL POLE
⊙	EXISTING BALLARD

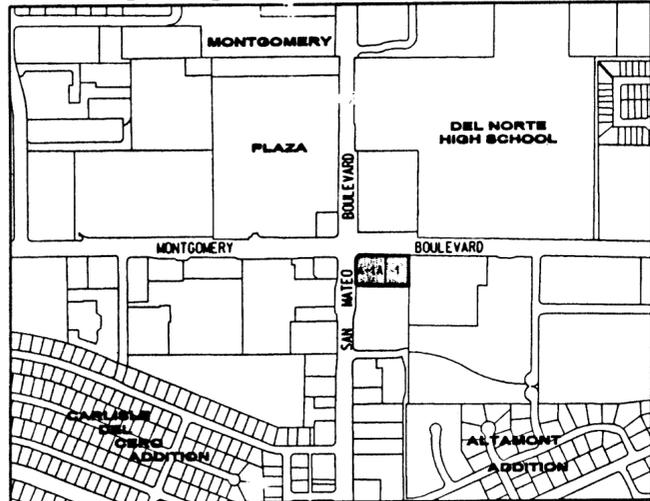
NOTES

- This tract lies within Zone X, defined as "areas determined to be outside 500-year floodplain" based on Flood Insurance Rate Map 35001C01339-D, Bernalillo County, New Mexico Effective Date: September 20, 1996.
- The Parcel A-1A portion of this ALTA/ACSM Land Title Survey was prepared with information contained in the Commitment for Title Insurance, prepared by Fidelity National Title, Commitment No. 03-1027933-01, effective date: February 3, 2003 at 08:00A.M.
- The Tract 1 portion of this ALTA/ACSM Land Title Survey was prepared with information contained in the Commitment, prepared by Rio Grande Title Company, Inc., File No. 02300751-CM 018, effective date: February 4, 2003 at 07:00A.M.
- Parcel A-1A and Tract 1 are subject to the reservations, conditions, and restrictions contained in the patent from the United States of America recorded in Book 77, page 278, records of Bernalillo County, New Mexico.
- Parcel A-1A is subject to the covenants, conditions and restrictions as set forth in the document recorded in Book 061A, page 808, records of Bernalillo County, New Mexico.

TRACT 1B-1
REDIVISION OF TRACT 1B
TREMONT
FILED: FEBRUARY 10, 1989
(128-118)

Bohannon & Huston
Court yard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
ENGINEERING & SPATIAL DATA > ADVANCED TECHNOLOGIES

SP-2003350120



LOCATION MAP

ZONE ATLAS INDEX MAP No. G-18-Z NOT TO SCALE

SUBDIVISION DATA

- 1. DRB No.
2. GROSS SUBDIVISION ACREAGE: 1.5107 ACRES
3. TOTAL NUMBER OF TRACTS CREATED: TWO
4. TOTAL MILEAGE OF PUBLIC STREET RIGHT-OF-WAY CREATED: NONE
5. DATE OF SURVEY: JULY 2003
6. SITE IS LOCATED WITHIN SECTION 1, T10N, R3E, N1PM.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO COMBINE TWO TRACTS OF LAND AND CREATE 2 TRACTS AND GRANT A PRIVATE CROSS-DRAINAGE EASEMENT.

NOTES

- 1. BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE, NAD 27).
2. DISTANCES ARE GROUND DISTANCES.
3. A PRIVATE CROSS-DRAINAGE EASEMENT IS GRANTED ON TRACT 1-A FOR THE BENEFIT OF TRACT 1-B AND IT WILL BE MAINTAINED BY TRACT 1-A.

PUBLIC UTILITY EASEMENTS

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

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

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM, AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL, (ABOVE GROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE 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 ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON THIS PLAT.

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

DESCRIPTION

A CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 1, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO. SAID TRACT BEING PARCEL A-1A, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF LANDS OF EARL C. MONTGOMERY, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 18, 1990 IN VOLUME 90C, FOLIO 259, TOGETHER WITH TRACT 1 AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF LAND OF EARL C. MONTGOMERY, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 19, 1972 IN VOLUME B7, FOLIO 26, AND NOW BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE, NAD 27) AND GROUND DISTANCES AS FOLLOWS.

BEGINNING AT A "X" IN CONCRETE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MONTGOMERY BOULEVARD N.E., BEING THE MOST EASTERLY POINT OF THE SOUTHEAST TRANSITION CURVE AT THE INTERSECTION OF SAID MONTGOMERY BLVD. N.E. AND SAN MATEO BOULEVARD N.E. WHENCE THE CITY OF ALBUQUERQUE SURVEY MONUMENT "Q-F18", HAVING NEW MEXICO STATE PLANE GRID COORDINATES FOR THE CENTRAL ZONE: X=399,624.65, Y=1,504,295.63, BEARS N02°20'17"V A DISTANCE OF 1285.42 FEET; THENCE ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, S88°49'29"E A DISTANCE OF 294.90 FEET TO A 5/8" REBAR WITH A 1-1/4" RED PLASTIC SURVEY CAP STAMPED "LS 5978" AT THE NORTHEAST CORNER OF SAID TRACT 1; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT 1, S00°12'38"W A DISTANCE OF 199.42 TO A PK NAIL WITH A SURVEY WASHER STAMPED "LS 0446" AT THE SOUTHEAST CORNER OF SAID TRACT 1; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID TRACT 1, N89°03'03"W A DISTANCE OF 147.68 TO A "X" IN CONCRETE BEING THE SOUTHWEST CORNER OF SAID TRACT 1 AND THE SOUTHEAST CORNER OF SAID PARCEL A-1A, THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL A-1A, N88°48'59"W A DISTANCE OF 183.21 FEET TO A "X" IN CONCRETE BEING THE SOUTHWEST CORNER OF SAID PARCEL A-1A; THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SAN MATEO BLVD. N.E., N00°21'11"E A DISTANCE OF 164.47 FEET TO A "X" IN CONCRETE AT A POINT OF CURVATURE; THENCE ALONG SAID TRANSITION CURVE, S5.48 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 35.00 FEET AND A CHORD BEARING N45°45'53"E A DISTANCE OF 49.85 FEET TO THE POINT AND PLACE OF BEGINNING.

THIS TRACT CONTAINS 1.5107 ACRES, MORE OR LESS.

FREE CONSENT AND DEDICATION

THE FOREGOING PLAT OF THAT CERTAIN TRACT OF LAND SITUATE WITHIN SECTION 1, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, BEING PARCEL A-1A, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF LANDS OF EARL C. MONTGOMERY, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 18, 1990 IN VOLUME 90C, FOLIO 259, TOGETHER WITH TRACT 1 AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF LAND OF EARL C. MONTGOMERY, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 19, 1972 IN VOLUME B7, FOLIO 26, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT ALL ACCESS, UTILITY, AND DRAINAGE EASEMENTS SHOWN HEREON INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT, AND MAINTAIN FACILITIES THEREIN; AND ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR BURIED DISTRIBUTION LINES, CONDUITS, PIPES FOR UNDERGROUND AND/OR OVERHEAD UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. THE CITY HAS THE RIGHT TO ENTER UPON THE GRANTEE'S PROPERTY AT ANY TIME AND PERFORM WHATEVER INSPECTION, INSTALLATION, MAINTENANCE, REPAIR, MODIFICATION OR REMOVAL ("WORK") IT DEEMS APPROPRIATE WITHOUT LIABILITY TO THE CITY. IF WORK AFFECTS ANY IMPROVEMENTS OR ENCROACHMENTS MADE BY THE GRANTEE, THE CITY WILL NOT BE FINANCIALLY OR OTHERWISE RESPONSIBLE FOR REBUILDING OR REPAIRING OF IMPROVEMENTS OR ENCROACHMENTS. IF IN THE OPINION OF THE CITY, THE WORK TO BE PERFORMED BY THE CITY COULD ENDANGER THE STRUCTURAL INTEGRITY OR OTHERWISE DAMAGE THE IMPROVEMENTS OR ENCROACHMENTS, THE GRANTEE SHALL, AT ITS OWN EXPENSE TAKE WHATEVER PROTECTIVE MEASURES ARE REQUIRED TO SAFEGUARD THE IMPROVEMENTS OR ENCROACHMENTS. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS WITH ITS FREE ACT AND DEED.

MONTGOMERY & SAN MATEO, SW, LIMITED PARTNERSHIP

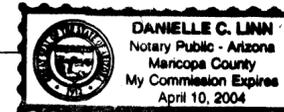
By: Southwest Montgomery, Inc. ITS: GENERAL PARTNER

Signature of Chad Hagle, President

STATE OF Arizona, COUNTY OF Maricopa

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 20 DAY OF August 2003, BY CHAD HAGLE.

My Commission Expires: 8-10-2004 Danielle Lynn, Notary Public



PLAT OF TRACTS 1-A & 1-B LANDS OF EARL C. MONTGOMERY (A REPLAT OF PARCEL A-1A & TRACT 1 LANDS OF EARL C. MONTGOMERY) ALBUQUERQUE, NEW MEXICO AUGUST, 2003

PROJECT NUMBER

APPLICATION NUMBER

PLAT APPROVAL

UTILITY APPROVALS:

QWEST TELECOMMUNICATIONS DATE

COMCAST CABLE DATE

PNM ELECTRIC SERVICES DATE

PNM GAS SERVICES DATE

CITY APPROVALS: Signature of City Surveyor, 8-25-03

CITY SURVEYOR DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

UTILITIES DEVELOPMENT DATE

PARKS & RECREATION DEPARTMENT DATE

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

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

REAL PROPERTY DIVISION DATE

TAX CERTIFICATION

PROPERTY OWNER OF RECORD

BERNALILLO COUNTY TREASURER'S OFFICE DATE

PNM STAMP

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 to which it may be entitled.

SURVEYOR'S CERTIFICATION

I, THOMAS G. KLINGENHAGEN, A REGISTERED PROFESSIONAL NEW MEXICO SURVEYOR, CERTIFY THAT I AM RESPONSIBLE FOR THIS SURVEY AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS OF RECORD, AND CONFORMS TO THE MINIMUM REQUIREMENTS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS IN OCTOBER, 2001 AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS CONTAINED IN THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BOHANNAN-HUSTON, INC. COURTYARD I 7500 JEFFERSON STREET, N.E. ALBUQUERQUE, NEW MEXICO 87109 (505)823-1000

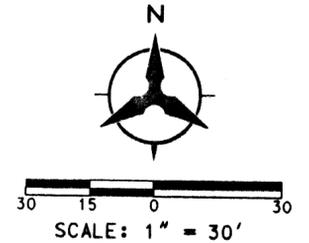
Signature of Thomas G. Klingenhagen, Registered Professional Surveyor 5978, DATE: 8-19-03



Bohannon & Huston

Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

**PLAT OF
TRACTS 1-A & 1-B
LANDS OF
EARL C. MONTGOMERY**
(A REPLAT OF PARCEL A-1A & TRACT 1
LANDS OF EARL C. MONTGOMERY)
ALBUQUERQUE, NEW MEXICO
AUGUST, 2003



ACS ALUMINUM CAP STAMPED "ACS, 9-F18, 1986"
GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=399,624.65 Y=1,504,295.63
GROUND TO GRID FACTOR = 0.9996624
DELTA ALPHA = -00°11'36"
SLD 1929 ELEVATION = 5209.56

SAN MATEO BOULEVARD NE
(100' R/W)

MONTGOMERY BOULEVARD NE
(168' R/W)

NMHC BRASS TABLET STAMPED "NM 367-4, 1969"
GEOGRAPHIC POSITION (NAD 1927)
N.M. STATE PLANE COORDINATES (CENTRAL ZONE)
X=399,571.06 Y=1,502,048.12
GROUND TO GRID FACTOR = 0.99966272
DELTA ALPHA = -00°11'36"
SLD 1929 ELEVATION = 5202.464

TRACT 1B-1
**REDIVISION OF TRACT 1B
TREMONT**
FILED: FEBRUARY 10, 1989
(C38-118)

CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	90°49'16"	35.51'	55.48'	35.00'	49.85'	N45°45'53"E

PRIVATE WATERLINE EASEMENT AGREEMENT
FILED: _____
(BK. _____, PG. _____)
THIS PRIVATE WATERLINE EASEMENT IS FOR THE BENEFIT OF TRACT 1-A.

PRIVATE SANITARY SEWER LINE EASEMENT AGREEMENT
FILED: _____
(BK. _____, PG. _____)
THIS PRIVATE SANITARY SEWER LINE EASEMENT IS FOR THE BENEFIT OF TRACT 1-B

TRACT 4-1
TOKOPH
FILED: JULY 22, 1971
(C8-25)

EXISTING 20' AMENDED & SUPPLEMENTAL GRANT OF EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE
FILED: AUGUST 10, 1964
(BK. D753, PG. 190)
DOCUMENT NO. 11507

EXISTING 5' PNM & MST&T EASEMENT
FILED: JULY 19, 1967
(MISC. BK. 74, PG. 134)
DOCUMENT NO. 57253

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	CENTERLINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	EXISTING (OLD) LOT LINE ELIMINATED BY THIS PLAT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	FOUND PK NAIL WITH 3/4" DIA BRASS WASHER STAMPED "LS 6446"
	FOUND CHISELED "X" IN CONCRETE
	5/8" REBAR WITH 1 1/4" DIA. RED PLASTIC SURVEY CAP STAMPED "LS 5978"

Bohannon & Huston
 Courtyard | 7500 Jefferson St NE Albuquerque, NM 87109-4335
 ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES