

Vicinity Map

SUBDIVISION DATA / NOTES

- 1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
- 2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS I-40-10 AND KOAT-TVTT, AS SHOWN HEREON.
- 3. DISTANCES ARE GROUND DISTANCES.
- 4. PLAT SHOWS ALL EASEMENTS OF RECORD.
- 5. GROSS AREA: 2.4348 ACRES
- 6. NUMBER OF EXISTING TRACTS: 2
- 7. NUMBER OF TRACTS CREATED: 1
- 8. PROPERTY IS SUBJECT TO A RECIPROCAL EASEMENT WITH TRACTS B-1A AND B-1D FOR ACCESS, UTILITIES AND THE DRAINAGE OF SURFACE WATERS PER THAT RECIPROCAL EASEMENT AGREEMENT FILED 2-6-1998 IN BK. 9805, PG. 1844.
- 9. PROPERTY IS ZONED C-3.

PLAT OF
TRACT B-1-E-1
NETHERWOOD PARK ADDITION
SECTION 11, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
JULY 2003
SHEET 1 OF 2

LEGAL DESCRIPTION

Tracts numbered B-1-C and B-1-E, of NETHERWOOD PARK ADDITION, Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on February 5, 1998, in Plat Book 98C, folio 40.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT.

OWNER(S) SIGNATURE:	2171/2 Acs./Mgr. DATE: 7-7-03
OWNER(S) PRINT NAME: Areat le	A Pres /Mgr. MA 27/19 RACT:
ACKNOWLEDGMENT STATE OF NEW MEXICO)	OFFICIAL SEAL
).SS	Sarah Amato
COUNTY OF BERNALILLO)	My Commission Expires:
THIS INSTRUMENT WAS ACKNOWLEDGED	
BY: SRENT DE PONTE,	PRESIDENT / MANAGEL
MY COMMISSION EXPIRES:	anal mato

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO ELIMINATE THE LOT LINE BETWEEN TWO (2) EXISTING TRACTS CREATING ONE (1) NEW TRACT OF LAND.

APPLICATION NO. & PROJECT NO.: CITY APPROVALS:	
Ab Jan	7-8-03
CITÝ SURVEYOR	DATE
TRAFFIC ENGINEERING	DATE
PARKS & RECREATION DEPARTMENT	DATE
UTILITY DEVELOPMENT DIVISION	DATE
A.M.A.F.C.A.	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

SURVEYOR'S CERTIFICATION

I, Gary E. Gritsko, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

Gary E. Gritskol
New Mexico Professional Surveyor, 8686

July 2, 2003

Date

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON UPC#:
PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURER'S OFFICE:

BESSIONAL PROPERTY OF THE PROP

SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102 PHONE: (505) 998-0303 FAX: (505) 998-0306

T10N R3E SEC. 11

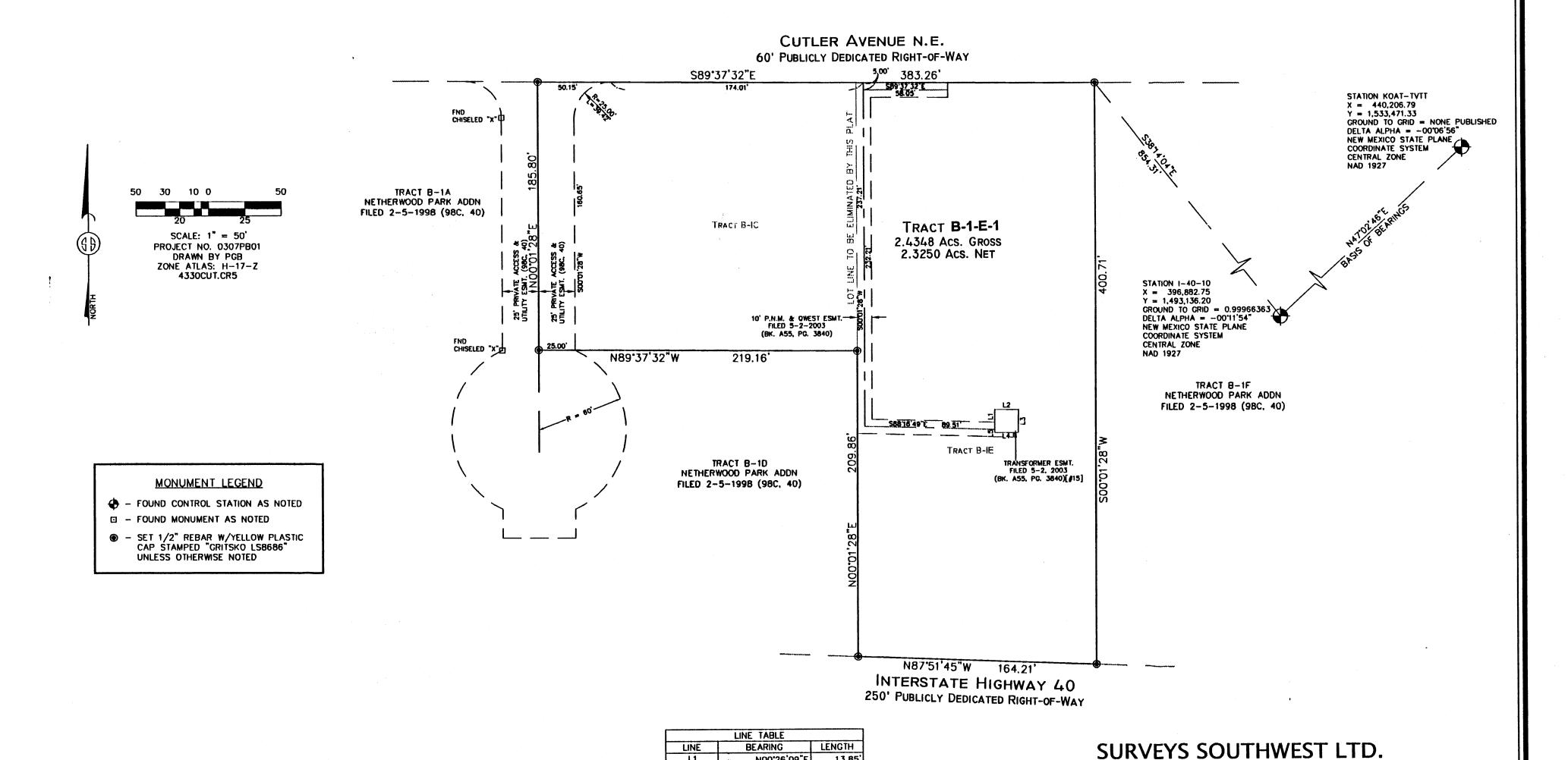
PLAT OF
TRACT B-1-E-1
NETHERWOOD PARK ADDITION
SECTION 11, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
JULY 2003
SHEET 2 OF 2

PHONE: (505) 998-0303 FAX: (505) 998-0306

T10N R3E SEC. 11

333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO

87102



N00'26'09"E

S89'33'51"E

S00*26'09"W

N89°33'51"W

N00'26'09"E

16.21

15.84

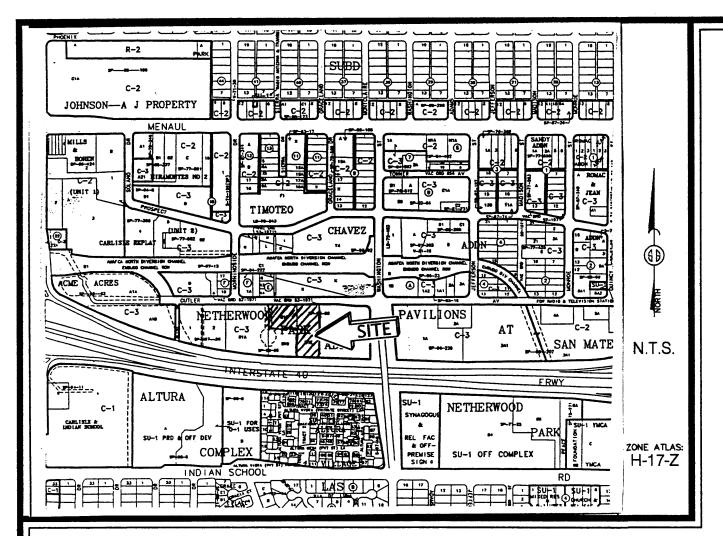
16.21

L2

L3

L4

L5



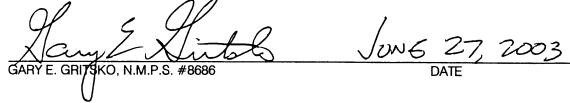
Vicinity Map

Tracts B-1-C and B-1-E, of NETHERWOOD PARK ADDITION, Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on February 5, 1998, in Plat Book 98C, folio 40, with an address of 4330 Cutler Drive NE, Albuquerque, NM 87110, together with all improvements thereon and subject to the Tenant Lease described in Exhibit B, together with a lease between DePonte Investments, Inc. and DR Partners, dba Donrey Outdoor Advertising Co., for a sign, a memorandum of which was filed on July 22, 1997 in Book BCR 97-19, page 6686, as Document No. 97074134, records Bernalillo county, New Mexico.

- 1. BASIS OF BEARINGS PER THE PLAT OF NETHERWOOD PARK ADDITION, FILED 2-5-1998 IN BK. 90C, PG. 40.
- 2. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE X, DESIGNATING AREAS DETERMINTED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP, BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS, PANEL NO. 35001C0351 D, EFFECTIVE DATE: SEPTEMBER 20, 1996.
- 3. PROPERTY IS SUBJECT TO A RECIPROCAL EASEMENT WITH ADJOINING TRACTS B-1A AND B-1D FOR ACCESS, UT;LITIES AND SURFACE DRAINAGE ACCORDING TO THAT RECIPROCAL EASEMENT AGREEMENT FILED 2-6-1998 IN BK. BCR 98-5, PG. 1844. [#17]
- 4. PROPERTY IS FURTHER IDENTIFIED BY THE FOLLOWING UPC NUMBERS:
- B-1C = 1-017-059-187-122-30906 B-1E = 1-017-059-207-111-30904
- 5. DOCUMENTS USED FOR THIS SURVEY INCLUDE:
- A. SAID PLAT OF NETHERWOOD PARK ADDITION (98C, 40)
- B. FIRST AMERICAN TITLE COMPANY COMMITMENT NO. NM03-194138-AL-1, KAC, EFFECTIVE DATE MAY 19, 2003

To: SAS Southwest LLC, General Electric Capital Business Asset Funding Corporation, and First American Title Insurance Company.

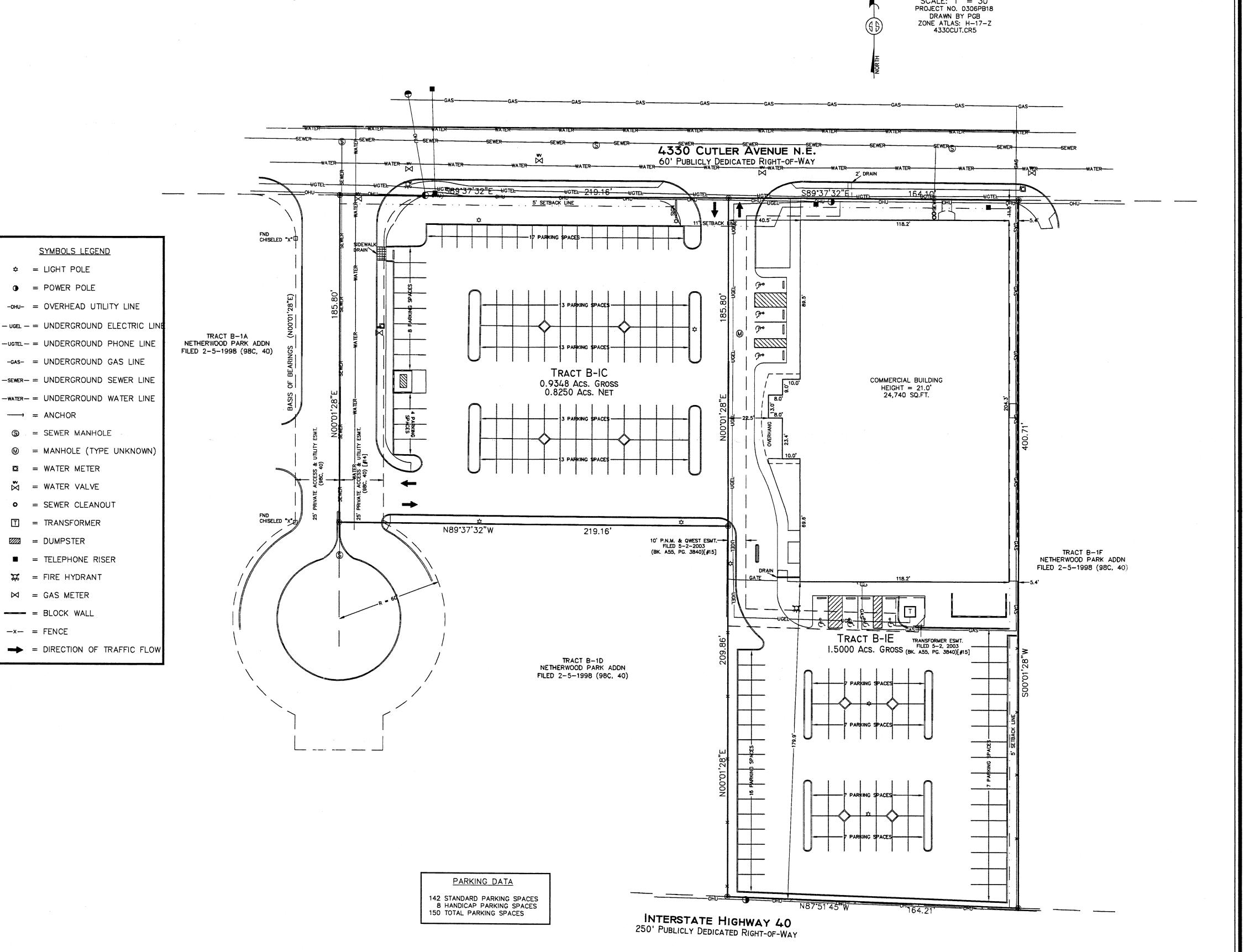
This is to certify to that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA / ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1, 2, 3, 4, 6, 7(a), 7(b), 7(c), 8, 9, 10 and 11 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification) undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.





A.L.T.A./A.C.S.M. LAND TITLE SURVEY

TRACT B-1c & TRACT B-1E **NETHERWOOD PARK ADDITION** SECTION 11, T. 10 N., R. 3 E., N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO **JUNE 2003**



UTILITY INFORMATION SHOWN HEREON PER FIELD INSPECTION AND CITY OF ALBUQUERQUE UTILITY RECORDS. ACTUAL LOCATION SHOULD BE VERIFIED BEFORE BEGINNING CONSTRUCTION AND ANY DISCREPANCIES REPORTED TO THE SURVEYOR.

MONUMENT LEGEND - FOUND MONUMENT AS NOTED ● - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686"

UNLESS OTHERWISE NOTED

SURVEYS SOUTHWEST, LTD. 333 LOMAS BLVD., N.E.

PHONE: (505) 998-0303 FAX: (505) 998-0306 ALBUQUERQUE, NÉW MEXICO T10N R3E SEC. 11