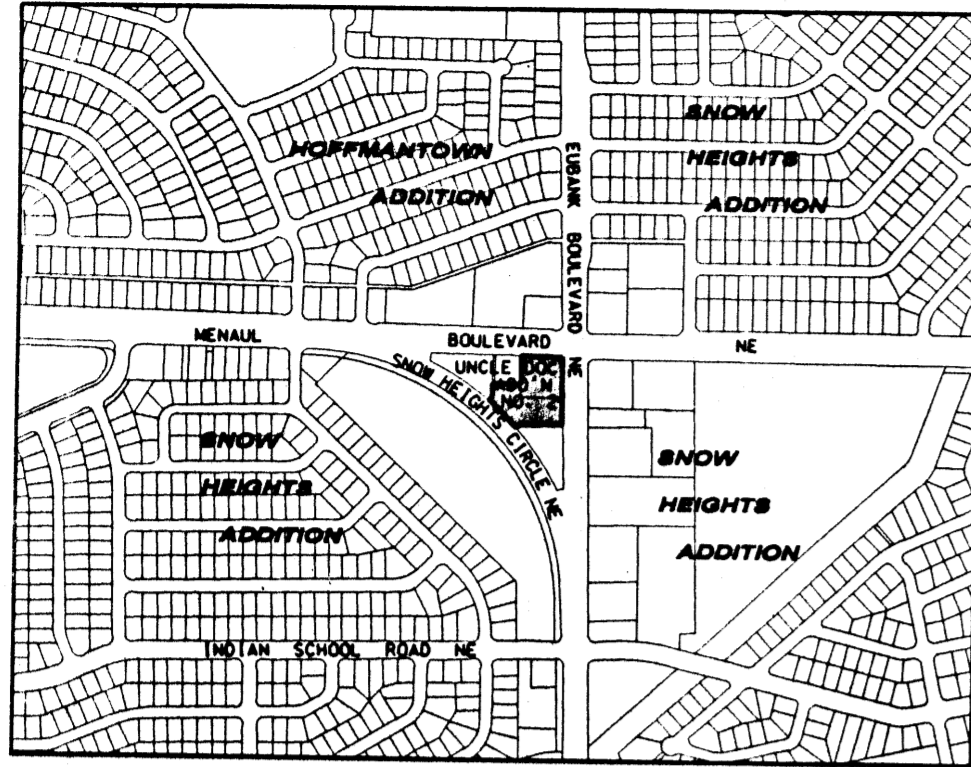


SP-2003352709



**LOCATION MAP**

ZONE ATLAS INDEX MAP No. H-20-Z  
NOT TO SCALE

**SUBDIVISION DATA**

1. DRB No.
2. ZONE ATLAS INDEX No. H-20-Z
3. GROSS SUBDIVISION ACREAGE: 1.5547 ACRES.
4. TOTAL NUMBER OF PARCELS CREATED: ONE (1) PARCEL.
5. TOTAL MILEAGE OF PARTIAL WIDTH PUBLIC R-O-W CREATED: 0.0331 MILE
6. DATE OF SURVEY: AUGUST, 2003.
7. PLAT IS LOCATED WITHIN SECTION 8, T10N, R4E, N11PM.

**DISCLOSURE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE ALL OF PARCELS NUMBERED THREE (3) AND FOUR (4) OF THE FIRST REPLAT OF PORTION OF AMENDED AND CORRECTED PLAT OF UNCLE DOC ADDITION NO. 2, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 3, 1970 IN VOLUME D4, FOLIO 70 AS DOCUMENT NO. 67813, TOGETHER WITH PARCEL 2-C OF THE LAND DIVISION PLAT SHOWING PARCELS "2-A", "2-B", & "2-C", COMPRISING PARCEL "2" OF THE UNCLE DOC ADDITION NO. 2, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 5, 1972 IN VOLUME C8, FOLIO 171 INTO ONE (1) PARCEL, TO DEDICATE ADDITIONAL PUBLIC STREET RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE AND TO VACATE EASEMENTS.

**NOTES**

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE NAD 1927 DATUM).
2. DISTANCES ARE GROUND DISTANCES.
3. ALL EASEMENTS OF RECORD ARE SHOWN.
4. RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS ( )

**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, REPAIR, 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 ERECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL 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/SWITCHEARS, AS INSTALLED SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMERS/SWITCHEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

**DESCRIPTION**

A CERTAIN TRACT OF LAND SITUATE WITHIN THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, ALBUQUERQUE, NEW MEXICO, BEING AND COMPRISING ALL OF PARCELS NUMBERED THREE (3) AND FOUR (4) OF THE FIRST REPLAT OF PORTION OF AMENDED AND CORRECTED PLAT OF UNCLE DOC ADDITION NO. 2, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 3, 1970 IN VOLUME D4, FOLIO 70 AS DOCUMENT NO. 67813, TOGETHER WITH PARCEL 2-C OF THE LAND DIVISION PLAT SHOWING PARCELS "2-A", "2-B", & "2-C", COMPRISING PARCEL "2" OF THE UNCLE DOC ADDITION NO. 2, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 5, 1972 IN VOLUME C8, FOLIO 171 AND BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE NAD 1927) AND GROUND DISTANCES AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL 2-C, A FOUND PK NAIL IN THE ASPHALT, WHENCE THE ALBUQUERQUE CITY SURVEY (ACS) MONUMENT "11-120", A 3-1/4 INCH ALUMINUM CAP SET FLUSH IN THE TOP OF CURB, HAVING NEW MEXICO STATE PLANE GRID COORDINATES (CENTRAL ZONE NAD 1927) OF X=415,450.23 AND Y=1,495,048.31 BEARS N53°14'31"E, A DISTANCE OF 361.97 FEET AND FROM SAID POINT OF BEGINNING RUNNING THENCE ALONG THE NORTHERLY BOUNDARY LINE OF SAID PARCEL 2-C, S88°45'39"E, A DISTANCE OF 118.51 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 2-C, ALSO BEING A POINT ON THE WESTERLY BOUNDARY LINE OF SAID PARCEL NUMBERED THREE (3), THENCE RUNNING ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL NUMBERED THREE (3), N00°58'23"W, A DISTANCE OF 120.14 FEET TO THE NORTHWEST CORNER OF SAID PARCEL NUMBERED THREE (3), A FOUND 1-1/4 INCH IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MENAUL BOULEVARD NE, THENCE RUNNING ALONG THE NORTHERLY BOUNDARY LINE OF SAID PARCEL NUMBERED THREE (3) AND ALSO ALONG SAID RIGHT-OF-WAY LINE, S88°42'34"E, A DISTANCE OF 174.93 FEET TO THE NORTHEAST CORNER OF SAID PARCEL NUMBERED THREE (3), A FOUND 3/8 INCH REBAR AND A POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF EUBANK BOULEVARD NE AND THE SOUTHERLY RIGHT-OF-WAY LINE OF MENAUL BOULEVARD NE, THENCE RUNNING ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL NUMBERED FOUR (4), S01°00'04"E, A DISTANCE OF 286.09 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL NUMBERED FOUR (4), A FOUND PK NAIL IN THE ASPHALT, THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL NUMBERED FOUR (4), S88°59'52"W, A DISTANCE OF 179.44 FEET TO A SET PK NAIL WITH A 1 INCH BRASS WASHER STAMPED "PS 6544", THENCE, S49°03'29"W, A DISTANCE OF 20.00 FEET TO THE MOST SOUTHERLY CORNER OF SAID PARCEL NUMBERED FOUR (4), A FOUND PK NAIL IN THE ASPHALT BEING A POINT OF CURVATURE (NON-TANGENT) ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SNOW HEIGHTS CIRCLE NE, THENCE RUNNING ALONG THE SOUTHWESTERLY BOUNDARY LINE OF SAID PARCELS FOUR (4) AND 2-C AND ALSO ALONG SAID RIGHT-OF-WAY LINE, 164.55 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1177.82 FEET AND A CHORD WHICH BEARS N44°58'40"W, A DISTANCE OF 164.42 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 2-C, A SET PK NAIL WITH A 1 INCH BRASS WASHER STAMPED "WEAVER PS 6544", THENCE LEAVING SAID RIGHT-OF-WAY LINE AND RUNNING THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL 2-C, N41°03'12"E, A DISTANCE OF 20.00 FEET TO A SET PK NAIL WITH A 1 INCH BRASS WASHER STAMPED "PS 6544", THENCE, N01°12'31"E, A DISTANCE OF 57.23 FEET TO THE POINT AND PLACE OF BEGINNING.

PARCELS CONTAIN 67,722.85 SQUARE FEET OR 1.5547 ACRES, MORE OR LESS.

**FREE CONSENT AND DEDICATION**

THE FOREGOING PLAT OF THAT CERTAIN TRACT OF LAND SITUATE WITHIN THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING ALL OF PARCELS NUMBERED THREE (3) AND FOUR (4), OF THE FIRST REPLAT OF PORTION OF AMENDED AND CORRECTED PLAT OF UNCLE DOC ADDITION NO. 2, ALBUQUERQUE, NEW MEXICO AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 3, 1970 IN VOLUME D4, FOLIO 70 AS DOCUMENT NO. 67813 TOGETHER WITH PARCEL 2-C OF THE LAND DIVISION PLAT SHOWING PARCELS "2-A", "2-B", & "2-C", COMPRISING PARCEL "2" OF THE UNCLE DOC ADDITION NO. 2, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 5, 1972 IN VOLUME C8, FOLIO 171 AND NOW COMPRISING PARCEL 4-A OF THE UNCLE DOC ADDITION NO. 2, ALBUQUERQUE, NEW MEXICO 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 DEDICATE ALL STREETS AND PUBLIC RIGHTS-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS, 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 AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, PIPES FOR UNDERGROUND AND/OR OVERHEAD UTILITIES WHERE SHOWN OR INDICATED, AND IN THE EVENT GRANTOR, ITS SUCCESSORS AND ASSIGNS, CONSTRUCTS AND IMPROVEMENTS OTHER THAN CURB AND GUTTER (ENCROACHMENTS) WITHIN ANY EASEMENT AREA GRANTED TO OR FOR THE BENEFIT OF THE CITY, THE CITY SHALL HAVE THE RIGHT TO ACCESS AND TO ENTER UPON ANY SUCH EASEMENT AREA AT ANY TIME AND PERFORM SUCH INSPECTIONS, INSTALLATIONS, MAINTENANCE AND REPAIR, INCLUDING REMOVAL OF THE ENCROACHMENTS (WORK) WITHOUT LIABILITY TO THE CITY. THE CITY SHALL NOT BE FINANCIALLY RESPONSIBLE FOR REBUILDING OR REPAIR OF THE ENCROACHMENTS, NOR SHALL THE CITY BE FINANCIALLY RESPONSIBLE IF THE WORK AFFECTS ANY OF THE ENCROACHMENTS. THE CITY SHALL ALSO HAVE THE RIGHT IF REASONABLY NECESSARY, TO ENTER GRANTOR'S PROPERTY TO ACCESS THE EASEMENT AREAS FOR THE PURPOSE OF PERFORMING THE WORK. GRANTOR DOES HEREBY CONSENT TO ALL OF THE FOREGOING AND DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS MADE WITH ITS FREE ACT AND DEED.

MENAU & EUBANK, SW, LIMITED PARTNERSHIP  
By: Southwest Menaul, Inc.  
ITS: GENERAL PARTNER

BY: Chad Hagle President  
ITS: PRESIDENT

STATE OF )  
COUNTY OF ) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 3 DAY OF September, 2003 BY CHAD HAGLE, PRESIDENT OF SOUTHWEST MENAU, INC., GENERAL PARTNER OF MENAU & EUBANK, SW, LIMITED PARTNERSHIP

MY COMMISSION EXPIRES: 6-24-07 Stephen D. Shannon  
NOTARY PUBLIC



OFFICIAL SEAL  
STEPHANIE L. STRATTON  
NOTARY PUBLIC, STATE OF NEW MEXICO

My commission expires: 6-24-07

**PLAT OF  
PARCEL 4-A  
UNCLE DOC ADDITION NO. 2**  
(A REPLAT OF PARCELS 2-C, 3, & 4  
UNCLE DOC ADDITION NO. 2)  
ALBUQUERQUE, NEW MEXICO  
AUGUST, 2003

PROJECT NUMBER \_\_\_\_\_

APPLICATION NUMBER \_\_\_\_\_

**PLAT APPROVAL**

UTILITY APPROVALS:

QWEST \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST CABLE \_\_\_\_\_ DATE \_\_\_\_\_

PNM ELECTRIC SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

PNM GAS SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

CITY APPROVALS \_\_\_\_\_ DATE \_\_\_\_\_

CITY SURVEYOR Stephanie L. Stratton 9-4-03  
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, A. DWAIN WEAVER, 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, 2000 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.



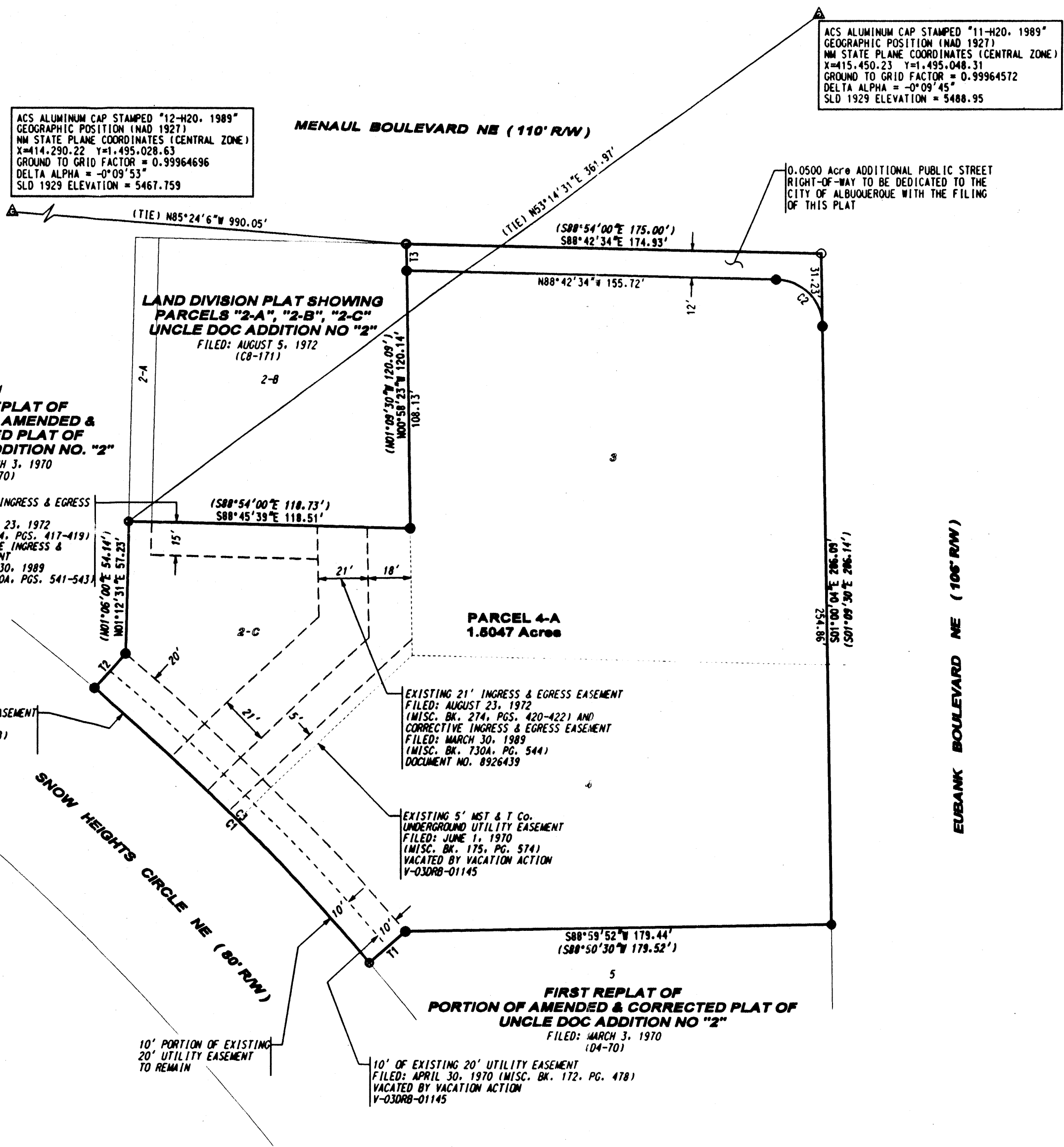
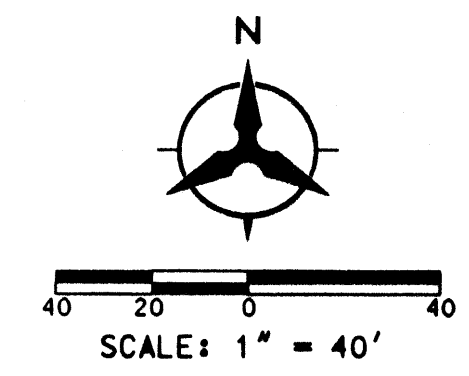
A. Dwain Weaver  
A. DWAIN WEAVER  
NEW MEXICO PROFESSIONAL SURVEYOR 6544  
DATE: AUGUST 26, 2003

**Bohannon & Huston**

Courtyard | 7500 Jefferson St. NE Albuquerque, NM 87109-4336  
ENGINEERING & SPATIAL DATA & ADVANCED TECHNOLOGIES

LEGEND	
	SUBDIVISION BOUNDARY LINE
	NEW LOT LINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	ADJOINING PROPERTY LINE
	EXISTING (ORIGINAL) LOT LINE TO BE ELIMINATED BY THIS PLAT
	CITY OF ALBUQUERQUE CONTROL MONUMENT
	PK NAIL WITH 1" BRASS WASHER STAMPED "PS 6544"
	3/8" REBAR
	PK NAIL IN ASPHALT
	1 1/4" IRON PIN WITH 1" WASHER STAMPED "LS 7248"

**PLAT OF  
PARCEL 4-A  
UNCLE DOC ADDITION NO. 2**  
(A REPLAT OF PARCELS 2-C, 3, & 4  
UNCLE DOC ADDITION NO. 2)  
ALBUQUERQUE, NEW MEXICO  
AUGUST, 2003



ACS ALUMINUM CAP STAMPED "12-H20, 1989"  
GEOGRAPHIC POSITION (NAD 1927)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X=414,290.22 Y=1,495,028.63  
GROUND TO GRID FACTOR = 0.99964696  
DELTA ALPHA = -0°09'53"  
SLD 1929 ELEVATION = 5467.759

ACS ALUMINUM CAP STAMPED "11-H20, 1989"  
GEOGRAPHIC POSITION (NAD 1927)  
NM STATE PLANE COORDINATES (CENTRAL ZONE)  
X=415,450.23 Y=1,495,048.31  
GROUND TO GRID FACTOR = 0.99964572  
DELTA ALPHA = -0°09'45"  
SLD 1929 ELEVATION = 5488.95

**LAND DIVISION PLAT SHOWING  
PARCELS "2-A", "2-B", "2-C"  
UNCLE DOC ADDITION NO. "2"**  
FILED: AUGUST 5, 1972  
(CB-171)

**FIRST REPLAT OF  
PORTION OF AMENDED &  
CORRECTED PLAT OF  
UNCLE DOC ADDITION NO. "2"**  
FILED: MARCH 3, 1970  
(D4-70)

EXISTING 15' INGRESS & EGRESS  
EASEMENT  
FILED: AUGUST 23, 1972  
(MISC. BK. 274, PGS. 417-419)  
AND CORRECTIVE INGRESS &  
EGRESS EASEMENT  
FILED: MARCH 30, 1989  
(MISC. BK. 730A, PGS. 541-543)

EXISTING 20' UTILITY EASEMENT  
FILED: APRIL 30, 1970  
(MISC. BK. 172, PG. 478)  
DOCUMENT NO. 75259

EXISTING 21' INGRESS & EGRESS EASEMENT  
FILED: AUGUST 23, 1972  
(MISC. BK. 274, PGS. 420-422) AND  
CORRECTIVE INGRESS & EGRESS EASEMENT  
FILED: MARCH 30, 1989  
(MISC. BK. 730A, PG. 544)  
DOCUMENT NO. 8926439

EXISTING 5' MST & T CO.  
UNDERGROUND UTILITY EASEMENT  
FILED: JUNE 1, 1970  
(MISC. BK. 175, PG. 574)  
VACATED BY VACATION ACTION  
V-030RB-01145

**FIRST REPLAT OF  
PORTION OF AMENDED & CORRECTED PLAT OF  
UNCLE DOC ADDITION NO. "2"**  
FILED: MARCH 3, 1970  
(D4-70)

10' OF EXISTING 20' UTILITY EASEMENT  
FILED: APRIL 30, 1970 (MISC. BK. 172, PG. 478)  
VACATED BY VACATION ACTION  
V-030RB-01145

CURVE DATA						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	08°00'17"	82.41'	164.55'	1177.82'	164.42'	N44°56'40"W
		(164.81')	(1177.82')			
C2	87°42'30"	19.22'	30.62'	20.00'	27.71'	N44°51'19"W

TANGENT DATA		
ID	BEARING	DISTANCE
T1	S49°03'29"W	20.00'
	(S48°53'52"W)	(20.00')
T2	N41°03'12"E	20.00'
	(N40°52'37"E)	(20.00')
T3	N00°58'23"W	12.01'

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

# ALTA/ACSM LAND TITLE SURVEY

## PARCELS 2-C, 3, & 4 UNCLE DOC ADDITION NO "2"

ALBUQUERQUE, NEW MEXICO  
MARCH, 2003

### PARCELS 2-C & 4 DESCRIPTION

A certain tract of land situated within the northeast one-quarter (NE1/4) of the southeast one-quarter (SE1/4) of Section 8, Township 10 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Parcel numbered Four (4) of the FIRST REPLAT OF PORTION OF AMENDED AND CORRECTED PLAT OF UNCLE DOC ADDITION NO. 2, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico, on March 3, 1970 in Volume 84, Folio 10 and also designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico, on August 5, 1972 in Volume 88, Folio 171, and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1927) and ground distances as follows:

BEGINNING at the northeast corner of said Parcel 2-C, a found 3/8 inch rebar and a point of intersection of the westerly right-of-way line of Eubank Boulevard NE and the southerly right-of-way line of Menaul Boulevard NE, whence the Albuquerque City Survey (ACS) monument "11-420", a 3-1/4 inch aluminum cap set flush in the top of curb, having New Mexico State Plane Grid Coordinates (Central Zone NAD 1927) of N415,450.23 and Y=495,048.31 bears N63°14'31"E, a distance of 361.97 feet to a found 1/2 inch iron rod in the center of the line of Parcel numbered Three (3), a distance of 118.51 feet to the southeast corner of said Parcel 2-C, a found 5/8 inch rebar, thence running along the easterly boundary line of said Parcel 2-C, a distance of 54.92 feet to the northeast corner of said Parcel numbered Four (4), a found 5/8 inch rebar, thence running along the northerly boundary line of said Parcel numbered Four (4), a found 5/8 inch rebar on the westerly right-of-way line of Eubank Boulevard NE, thence running along the easterly boundary line of said Parcel numbered Four (4) and also along said Parcel 2-C, a distance of 117.14 feet to the southeast corner of said Parcel numbered Four (4), a found 1/2 inch iron rod in the center of the line of Parcel numbered Three (3), a distance of 174.93 feet to the southeast corner of said Parcel numbered Three (3), a found 5/8 inch rebar, thence running along the southerly boundary line of said Parcel numbered Four (4) and 2-C, also along said Parcel 2-C, a distance of 174.93 feet to the point and place of beginning.

Parcel contains 31,126.31 square feet or 0.8523 acres, more or less.

### PARCELS 3 DESCRIPTION

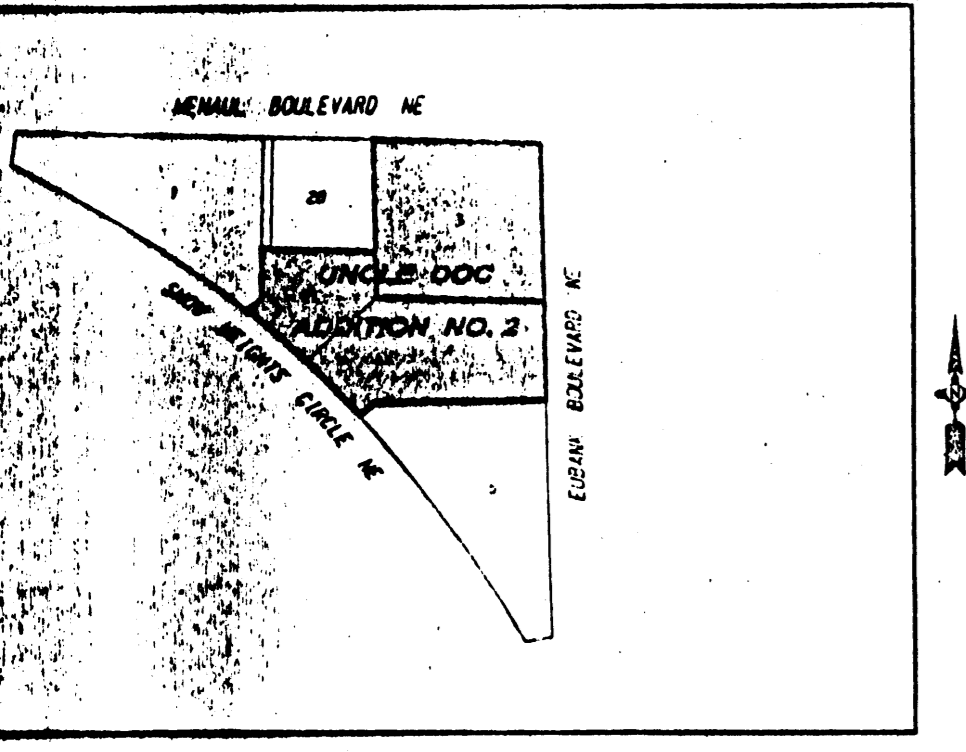
A certain tract of land situated within the northeast one-quarter (NE1/4) of the southeast one-quarter (SE1/4) of Section 8, Township 10 North, Range 4 East, New Mexico Principal Meridian, Bernalillo County, Albuquerque, New Mexico, being and comprising all of Parcel numbered Three (3) of the FIRST REPLAT OF PORTION OF AMENDED AND CORRECTED PLAT OF UNCLE DOC ADDITION NO. 2, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico, on March 3, 1970 in Volume 84, Folio 10 and also designated on the plat thereof, recorded in the office of the County Clerk of Bernalillo County, New Mexico, on August 5, 1972 in Volume 88, Folio 171, and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone NAD 1927) and ground distances as follows:

BEGINNING at the northeast corner of said Parcel numbered Three (3), a found 3/8 inch rebar and a point of intersection of the westerly right-of-way line of Eubank Boulevard NE and the southerly right-of-way line of Menaul Boulevard NE, whence the Albuquerque City Survey (ACS) monument "11-420", a 3-1/4 inch aluminum cap set flush in the top of curb, having New Mexico State Plane Grid Coordinates (Central Zone NAD 1927) of N415,450.23 and Y=495,048.31 bears N63°14'31"E, a distance of 163.01 feet to a found 1/2 inch iron rod in the center of the line of Parcel numbered Three (3), a found 5/8 inch rebar, thence running along the easterly boundary line of said Parcel numbered Three (3), a found 5/8 inch rebar, thence leaving said right-of-way line and running thence along the southerly boundary line of said Parcel numbered Three (3), a found 5/8 inch rebar, thence leaving said right-of-way line and running thence along the southerly boundary line of said Parcel numbered Three (3), a found 5/8 inch rebar, thence running along the westerly boundary line of said Parcel numbered Three (3), a distance of 175.06 feet to the northeast corner of said Parcel numbered Three (3), a found 1-1/4 inch iron rod on the southerly right-of-way line of Menaul Boulevard NE, thence along the northerly boundary line of said Parcel numbered Three (3) and also along said Parcel 2-C, a distance of 174.93 feet to the point and place of beginning.

Parcel contains 30,596.54 square feet or 0.7024 acres, more or less.

LEGEND			
—	BOUNDARY LINE	⊕	STORM DRAIN MANHOLE
- - -	LOT/TRACT LINE	⊙	CLEANOUT
—	CENTERLINE	⊕	METAL LIGHT POLE
- - -	EASEMENT LINE	⊕	ELECTRIC MANHOLE
—	ADJOINING PROPERTY LINE	⊕	TRAFFIC SIGNAL
—	RETAINING WALL	⊕	METAL PAPER POLE
—	HEADER CURB	⊕	TELEPHONE PULLBOX
—	CURB & GUTTER	⊕	SPRINKLER CONTROL BOX
—	SANITARY SEWER LINE	⊕	BOLLARD
—	GAS LINE	⊕	FIRE HYDRANT
—	WATERLINE	⊕	VALVE
—	STORM DRAIN LINE	⊕	CITY OF ALBUQUERQUE CONTROL MONUMENT
—	INDEX CONTOUR	⊕	FOUND 1/2" REBAR
—	INTERMEDIATE CONTOUR	⊕	FOUND PK NAIL IN ASPHALT
—	SIGNS	⊕	FOUND 1-1/4" IRON PIN WITH 1" WASHER STAMPED "LS 7240"
—	WATER METER	⊕	FOUND 3/8" REBAR WITH 1/4" BRASS WASHER STAMPED "PS 11463" & "4" WASHER STAMPED "LS 7240"
—	TELEPHONE PEDESTAL	⊕	SET PK NAIL WITH 1" BRASS WASHER STAMPED "PS 6544"
—	POWER/TELEPHONE POLE		
—	SANITARY SEWER MANHOLE		

- NOTES**
- Parcels numbered Three (3), Four (4) and 2-C are within the northeast one-quarter (NE1/4) of the southeast (SE1/4) of Section 8, Township 10 North, Range 4 East, New Mexico Principal Meridian.
  - Parcels numbered Three (3), Four (4) and 2-C are located on Zone Atlas Index Map No. H-20-2.
  - Bearings are New Mexico State Plane Grid Bearings (Central Zone NAD 1927 Datum).
  - Record Bearings and distances are shown in parentheses ( ).
  - This ALTA/ACSM Land Title Survey was prepared with information included in Title Commitment issued by Fidelity National Title Insurance Company, Commitment No. 03-1029465-B-CP, Effective Date March 5, 2003 (for Parcel Four (4) and 2-C) Commitment No. 03-1029465-B-CP, Effective Date March 5, 2003 (for Parcel Three (3)).
  - Parcels Three (3), Four (4) and 2-C are subject to unrecorded mining claims, reservations or exceptions in patents or in act authorizing the issuance thereof, water rights, claims or title to water.
  - Parcels Three (3), Four (4) and 2-C are subject to Reservations, exceptions and provisions contained in the patent from the United States of America, and in the acts authorizing the issuance thereof, recorded in Book 97, Page 253, of the County Records of Bernalillo County, New Mexico.
  - Parcel 2-C is subject to easements as shown, noted and provided for on the plat, recorded August 5, 1972 in Volume 88, Folio 171, records of Bernalillo County, New Mexico.
  - Parcel 2-C is subject to a five (5) foot wide underground utility easement granted to Mountain States Telephone and Telegraph Company, recorded June 1, 1970 in Volume Misc. 175, Folio 574, records of Bernalillo County, New Mexico.
  - Parcel 2-C is subject to a fifteen (15) foot wide and a twenty-one (21) foot wide easement for Egress Easement No. 2, recorded August 23, 1972 in Volume Misc. 274, Folio 417-119 and Corrective Egress and Easement, recorded March 30, 1969 in Book Misc. 1204, Pages 641-644, records of Bernalillo County, New Mexico.
  - Parcel 2-C is subject to a twenty-one (21) foot wide Egress and Easement No. 4, recorded August 23, 1972 in Volume Misc. 274, Folio 420-422 and Corrective Egress and Easement, recorded March 30, 1969 in Book Misc. 1204, Pages 644-647, records of Bernalillo County, New Mexico.
  - Parcels Four (4) and 2-C are subject to Reservations of Easements for Public, Private, or Municipally owned, by the City of Albuquerque, New Mexico, a Municipal Corporation, as set forth in location Ordinance, recorded April 30, 1970 in Volume Misc. 172, Folio 478 as Document No. 75253, records of Bernalillo County, New Mexico, affecting the southerly Twenty (20) feet.
  - Survey Monument "11-420", a 3-1/4 inch aluminum cap set in the top of curb of the northeast corner of the intersection of Menaul Boulevard NE and Lubron Boulevard NE, Elevation 1520 1929+648.95



LOCATION MAP  
ZONE ATLAS INDEX MAP No. H-20-2  
NOT TO SCALE

### SURVEYOR'S CERTIFICATE

I, the undersigned, a registered Professional Surveyor, do hereby certify that Menaul Boulevard NE, a New Mexico Limited Liability Company; Mountain Development For LLC a New Mexico Limited Liability Company; Tricar Southwest Corporation and Fidelity National Title Insurance Company, that on this 17th day of March, 2003:

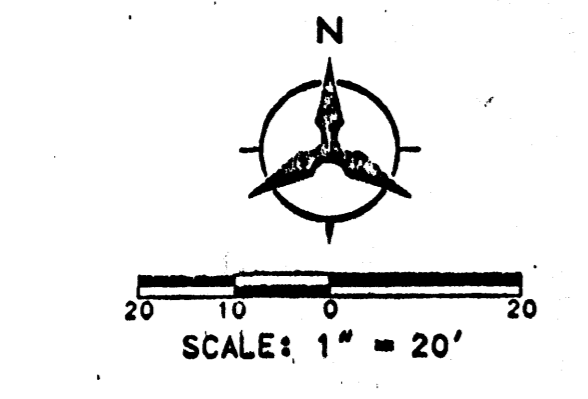
- The survey was made "as built" on the ground instrument survey entitled "SURVEY" (the "Survey") of the parcel known by street address, 6544 Eubank Boulevard NE, 6648 Menaul Boulevard NE, 9605 Snowheights Circle NE, and 9625 Snow Heights Circle NE, the "Property", was conducted under my direction according to the latest professional practices. The Survey reflects the boundary lines of the Property which create a mathematically closed figure with a minimal 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 the recorded survey map or plat or as described in the legal description of records, and the Survey and the information, courses and distances shown thereon are correct and accurately represent the boundaries and area of the Property.
- As to 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 are shown thereon. All bearings 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 noted on the Survey, including the location, width and recording date thereof. There are no easements, rights of way, or other exceptions affecting the Property shown on the Survey, except as shown on the Survey.
- The lot and block number shown on any plat, parcel map or field map that 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, dimensions and types of all existing buildings, structures, and other improvements situated on the Property and the distances from each building to the nearest exterior property line, and to all other 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 improvements thereon.
- Except as shown on the Survey, there are no party walls, encroachments or overhangs of any improvements on the Property, upon any adjacent, fronting or adjoining land, encroachments or 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, all driveways or cutovers along any abutting streets and any other significant items on the Property.
- The Property has access to the following streets: Eubank Boulevard NE, being approximately six (6) feet in width, Menaul Boulevard NE, being one hundred ten (110) feet in width, and Snow Heights Circle NE, being eighty (80) feet in width, which is a dedicated public right-of-way maintained by the City of Albuquerque. Except as specifically shown on the Survey, no part of the Property serves any adjoining property, street or alley for drainage, ingress, egress or similar purposes.
- There are no visible encumbrances or burying grounds on the Property.
- All utility services required for operation of the Property after the Property is placed in public use, 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 telephone, 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 and direction of all storm drainage systems for residential or commercial use, including all roof and surface drainage, all gutters, streets, drains, pans or lakes located on, bordering 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.
- An easterly portion of Parcels Three (3) and Four (4) do lie within Zone AD, Flood Epoch of 1 to 3 feet (usually sheet flow on sloping terrain) average depth determined. For areas of potential for flooding, velocities also determined. Flood hazard areas in accordance with any maps entitled "Flood Insurance Rate Map," "Flood Hazard Floodway Boundary Map," "Flood Hazard Boundary Map," or "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 Maps, Panel 356 of 825, 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 (1) in accordance with the 1999 ALTA and ACSM "Minimum Standard Detail Requirements for Land Title Surveys" (including the Items 1, 2, 3, 4, 5, 11(a), and 13) included in Table A, "Optional Survey Responsibilities and Specifications" attached as Exhibit (hereinafter jointly established and adopted by the American Land Title Association and the National Council on Surveying and Mapping) in full pursuant to the accurate Standard (as stated in the Act and Code and in effect on the date of this certification) of a "Urban" Survey and (2) in accordance with, and meets or exceeds, the current minimum standard requirements of the State of New Mexico.

**A. D. WEINER**  
Registered New Mexico Professional Surveyor  
Registration No. 6544

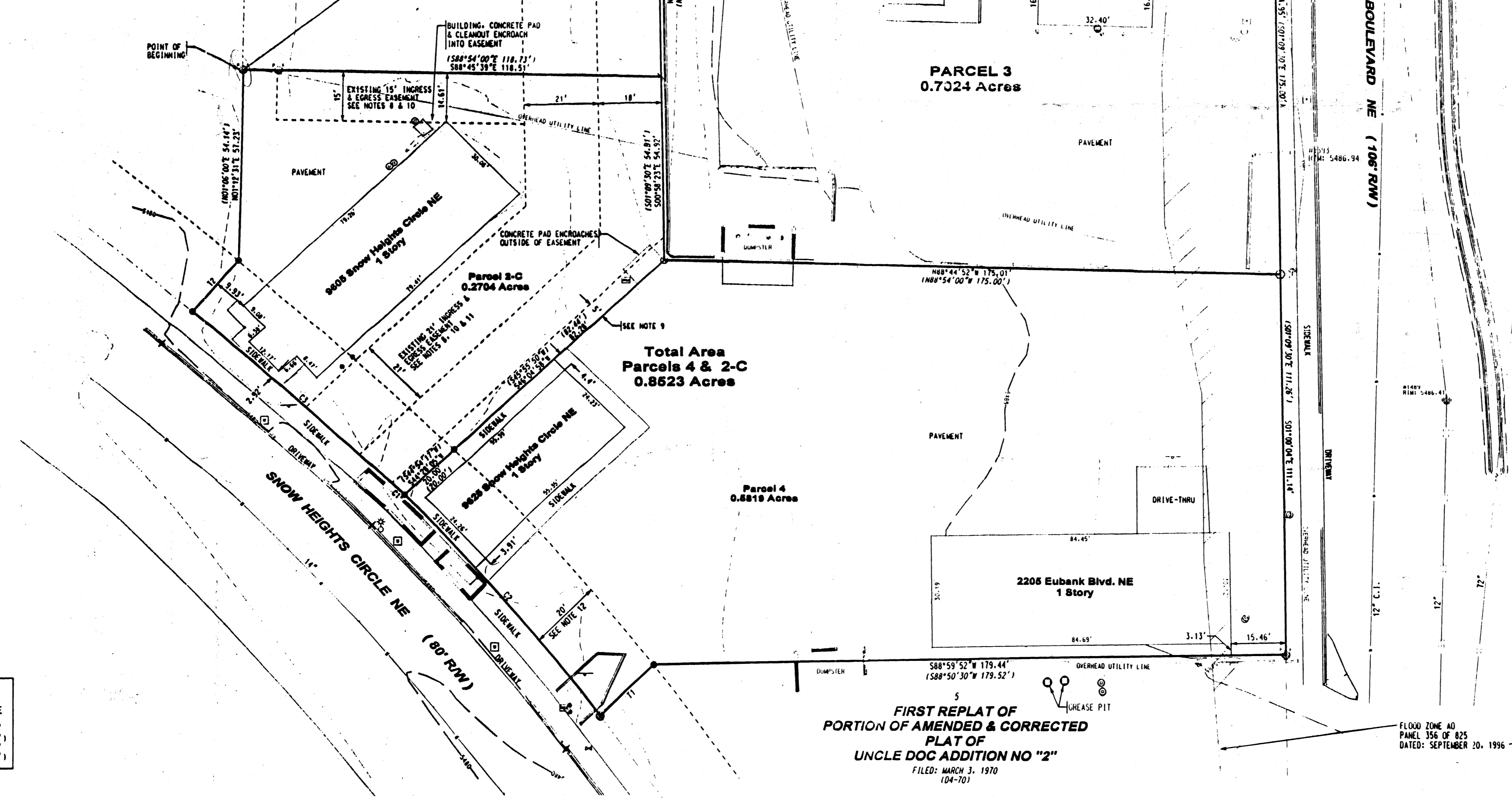
**BOHANNAN HUSTON, INC.**  
Court yard 1  
7600 Jefferson Street NE  
Albuquerque, NM 87109  
Telephone Number: (505) 823-1000

CURVE DATA				TANGENT DATA			
ID	DELTA	TANGENT	ARC RADIUS	CHORD	CHORD BRG	ID	BEARING
							DISTANCE
C1	00°00'11"	82.41	164.55'	1177.82'	164.42'	T1	S49°03'29"W 20.00'
							(S48°53'12"W 120.00')
C2	03°58'37"	40.89	81.75'	1177.82'	81.74'	T2	N41°03'12"E 20.00'
							(N40°52'37"E) (20.00')
C3	00°01'40"	41.42	82.80'	1177.82'	82.78'		
							(S48°59'52"W 179.44')
							(S88°50'30"W 179.52')



### LAND DIVISION PLAT SHOWING PARCELS "2-A", "2-B", "2-C" UNCLE DOC ADDITION NO "2" FILED AUGUST 5, 1972 (104-111)

### FIRST REPLAT OF PORTION OF AMENDED & CORRECTED PLAT OF UNCLE DOC ADDITION NO "2" FILED MARCH 3, 1970 (104-70)



### FIRST REPLAT OF PORTION OF AMENDED & CORRECTED PLAT OF UNCLE DOC ADDITION NO "2" FILED MARCH 3, 1970 (104-70)

FLOOD ZONE AD  
PANEL 356 OF 825  
DATED: SEPTEMBER 20, 1996

**Bohannon & Huston**  
Court yard 1 7600 Jefferson St. NE Albuquerque, NM 87109-4898  
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