

PLAT
FOR
LOT 1-A-1
AND LOT 1-A-2
WALGREEN ADDITION

BEING A REPLAT OF
LOT ONE-A
WALGREEN ADDITION
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

SEPTEMBER 2010



LEGAL DESCRIPTION

A tract of land situate within Town of Albuquerque Grant, projected Section 8, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being all of LOT ONE-A herein after referred to as LOT 1-A, WALGREEN ADDITION as the same is shown and designated on said plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico on August 21, 1995 in Book 95C, Page 316 and containing containing (466,207.83 s.f.) 10.7427 acres more or less.

DISCLOSURE STATEMENT

The intent of this plat is to subdivide the subject tract into 2 commercial lots, to grant those easements necessary to serve the commercial development.

APPROVALS

DRB PROJECT NO.
APPLICATION NO.
Utility Approvals

PNM (ELECTRIC)	DATE
NM GAS COMPANY (GAS)	DATE
QWEST	DATE
COMCAST	DATE
City Approvals <i>[Signature]</i> CITY SURVEYOR	9-30-10 DATE
REAL PROPERTY DIVISION	DATE
ENVIRONMENTAL HEALTH DEPARTMENT	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

SUBDIVISION DATA / NOTES

- Total Number of Existing Lots: 1
- Total Number of Lots created: 2
- Gross Subdivision Acreage: 10.7427 Ac.
- Total Mileage of Full Width Streets Created: 0
- Bearings are New Mexico State Plane Grid Bearings (Central Zone) NAD 83.
- Distances are ground distances.
- Bearings and distances in parenthesis are record.
- Basis of boundary are the following plats of record entitled:
 - "WALGREEN ADDITION", (06-11-1992, 92C-115)
 - "WALGREEN ADDITION", (12-30-1971, D4-179)
 - "FRANCISCAN ADDITION", (01-16-1974, C9-142)
 - "FRANCISCAN ADDITION", (12-17-1934, D-13)
 - "KOURY-DOCTOR PARCEL", (07-22-1987, C34-48)
 - "LANDS OF COMFORT AIR SYSTEMS INC.", (02-19-1985, C26-86)
 - "BECKER TRACT", (06-08-1955, C3-14)
 records of Bernalillo County, New Mexico.
- Field Survey performed on May, 2010
- Title Report: Fidelity National Title Insurance Company Policy No. 27-041-06-226723 dated September 30, 2008.
- Address of Property: 300 Menaul Boulevard NW, Albuquerque, NM 87107.
- This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed within the above mentioned Title Report.
- Standard Utility Note II:
 - Albuquerque Bernalillo County Water Utility Authority Water and Sanitary Sewer Service to must be verified and coordinated with the UTILITY DEVELOPMENT DIVISION P.W.D., CITY OF ALBUQUERQUE
- Centerline (in lieu of R/W) monumentation to be installed at all centerline PC's, PT's, angle points and street intersections prior to acceptance of subdivision street improvements and will consist of a standard four-inch (4") aluminum alloy cap stamped "City of Albuquerque", "Centerline Monumentation", "Survey Marker", "Do Not Disturb", "PLS #7719" if applicable.
- No property within the area of requested final action shall at any time be subject to a deed restriction, covenant, or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels with the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat or site development plan for subdivision.
- City of Albuquerque, New Mexico Zone: C-2

FREE CONSENT AND DEDICATION

The subdivision shown hereon 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 public streets and rights-of-way shown hereon to the City of Albuquerque in fee simple with warranty covenants and 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 the common and joint use of gas, electrical power and communication services for overhead and/or buried distribution lines, conduits, and 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. Said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and said owners warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided, and do hereby certify that this subdivision is their free act and deed.

OWNER

FOURTH STREET & MENAUL INC.

[Signature]
ROBERT POWERS
PRESIDENT

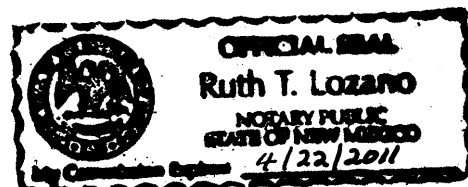
ACKNOWLEDGMENT

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } SS

This instrument was acknowledged before me on September 27 2010, by Robert Powers, President of FOURTH STREET & MENAUL INC., a New Mexico Corporation, on behalf of said coporation.

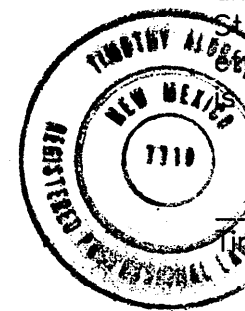
My Commission Expires: 4/22/2011

[Signature]
Notary Public



SURVEYOR'S CERTIFICATION

"I, Timothy Aldrich, 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 (Effective November 1, 1989 and revisions effective December 25, 1991, February 2, 1994 and October 2000), and I believe the same to be true and correct to the best of my knowledge and belief".



[Signature]
Timothy Aldrich, P.S. No. 7719
Date 09-28-10



P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990

ALTA/ACSM LAND TITLE SURVEY

OF
LOT ONE-A
WALGREEN ADDITION
 SECT. 8, T10N, R3E, NMPM
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 FEBRUARY 2003

DOCUMENTS USED IN THIS SURVEY
 Plat of Walgreen Addition filed 6/11/92, Vol. 92C, folio 115
 BM USED 6-H14 ELEVATION= 4962.177

LEGAL DESCRIPTION:

Lot One-A (1-A) of the Plat of Lots One-A and One-B of WALGREEN ADDITION, Albuquerque, Bernalillo County, New Mexico, within Section 8, Township 10 North, Range 3 East, N.M.P.M., as the same is shown on the replat of lot 1, Walgreen Addition, filed December 30, 1971, in Volume D4, Folio 179, as Document No. 63287, and 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 June 11, 1992, in Volume 92C, Folio 115 as Document No. 92-55952.

ALTA/ACSM SURVEY:

To: Market Center East Albuquerque, LLC, a New Mexico LLC and First American Title Co

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Surveys," jointly established and adopted by ALTA, ACSM AND NSPS in 1999, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 10 and 11 of Table A thereof Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, the undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure" Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

FLOOD CERTIFICATION:

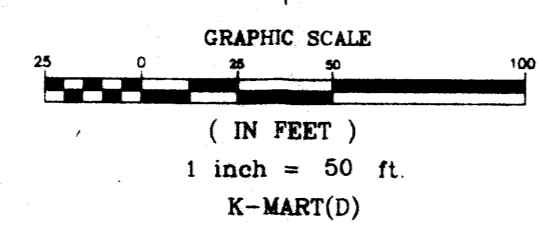
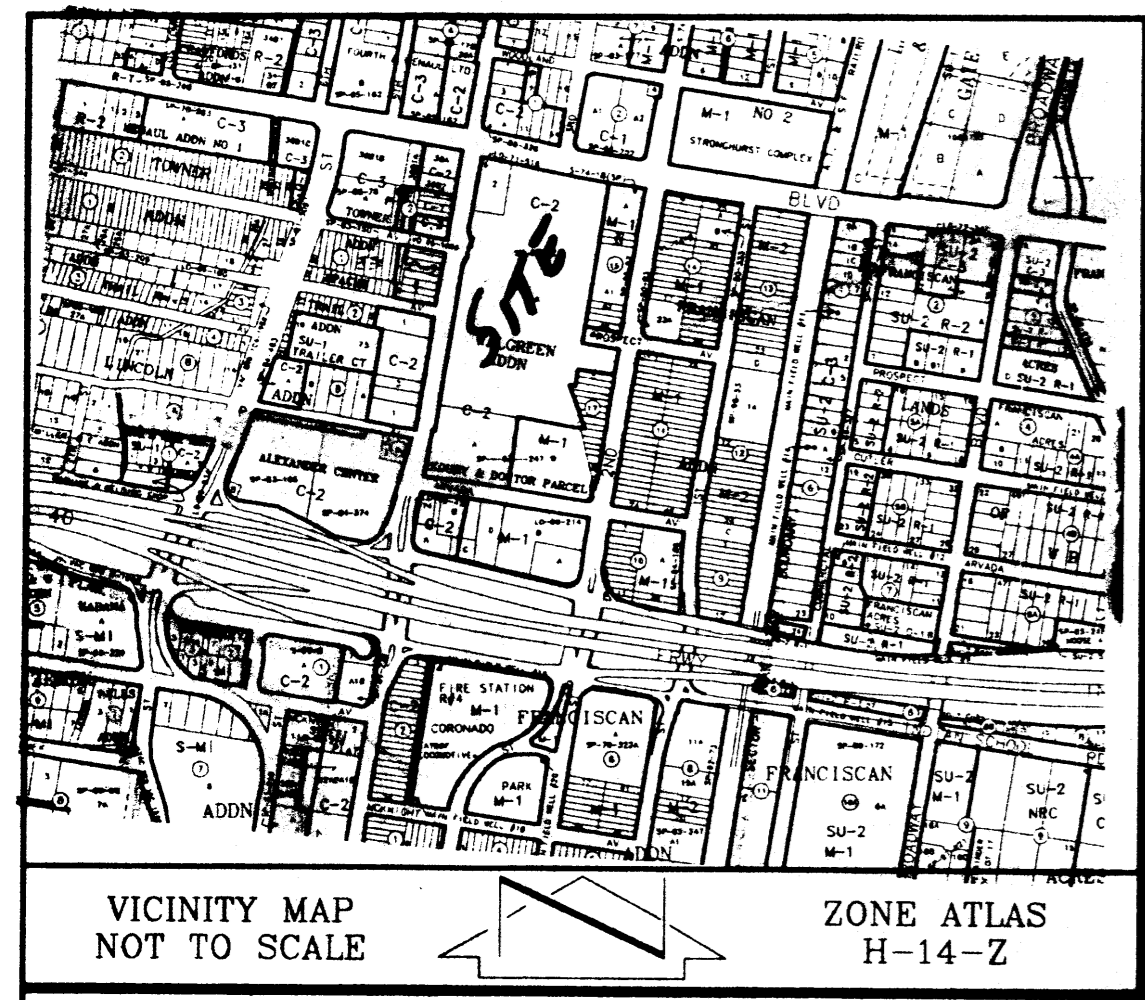
It is hereby certified that the above described property is not located within a 100 year flood hazard boundary in accordance with current HUD Federal Administration flood hazard boundary maps dated September 20, 1996, Zone "X", Community Panel No. 35002 00_332.

SURVEYOR'S CERTIFICATION:

I, Douglas H. Smith, New Mexico Professional Surveyor No. 7002, hereby certify that this plat was prepared from field notes of an actual ground survey performed by me or under my direct supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Land Surveyors; that the bearings and distances are based on the plat of record unless otherwise indicated hereon; that it shows all easements shown on the plat of record with extent of such encroachments onto or from adjoining property or abutting streets with extent of such encroachment; that it shows the location of permanent improvements pertinent to the survey with reference to the boundaries and that the same is true and correct to the best of my belief and knowledge.

FEBRUARY 27, 2003
 Date of Survey

Douglas H. Smith N.M.P.S. No. 7002



LEGEND
 ▲ SET PK NAIL

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5779.58	359.13	359.07	N 78°48'08" W	03°33'37"
C2	56.62	8.84	8.84	S 10°36'16" E	08°57'21"
C3	56.63	7.15	23.33	S 21°09'35" W	23°46'38"
C4	56.63	7.15	23.33	S 21°09'35" W	23°46'38"
C5	84.75	15.17	34.92	N 21°09'35" E	23°46'38"

LINE	BEARING	DISTANCE
L1	S 77°01'19" E	21.21
L2	N 08°29'31" E	60.19
L3	S 80°43'44" E	9.02
L4	N 09°16'16" E	36.00
L5	S 80°43'44" E	7.00
L6	N 09°16'16" E	32.00

ZONING:
 The property shown hereon is currently Zoned C-2

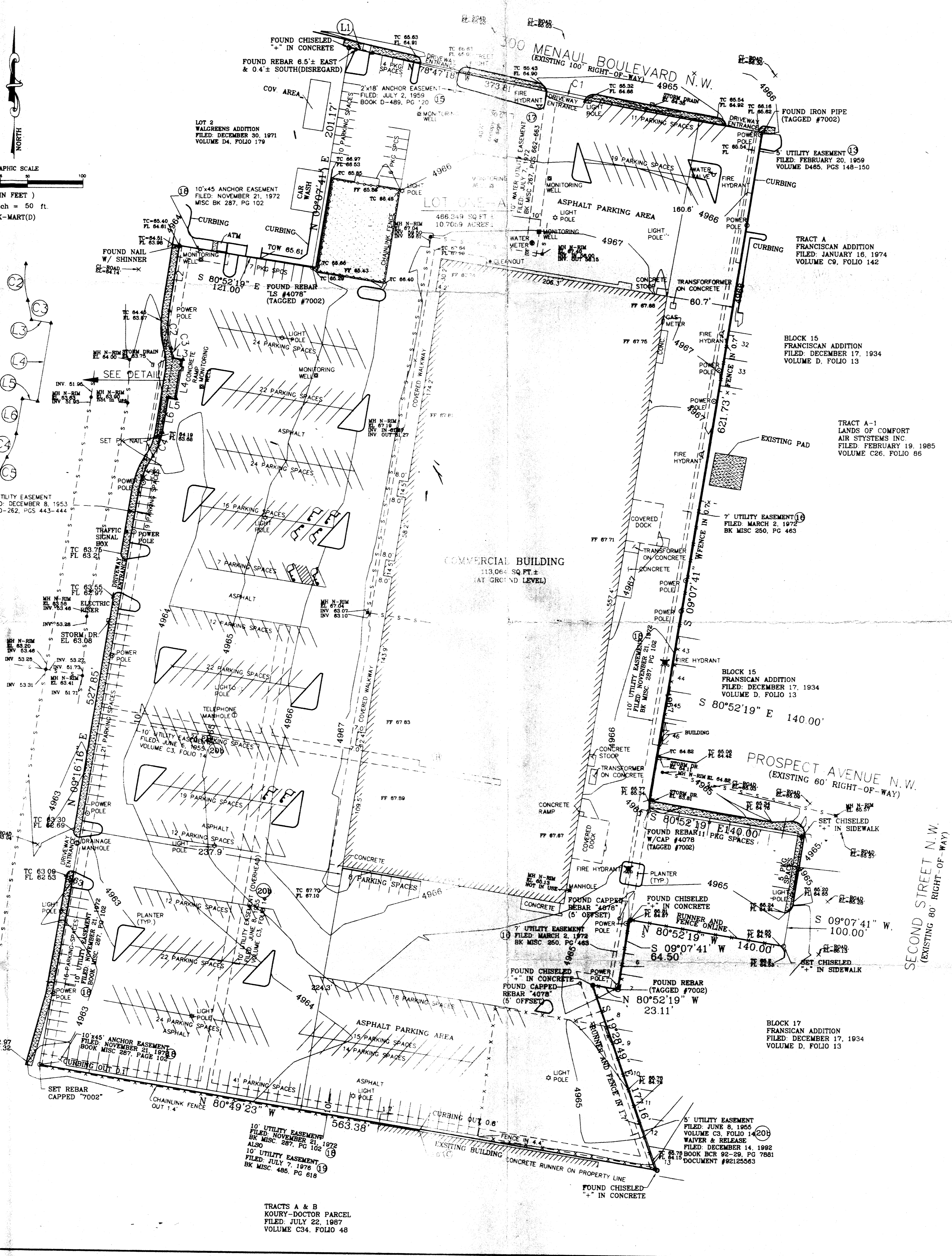
NOTES CORRESPONDING TO SCHEDULE B

- 12 Grant of Easement granted to The City of Albuquerque, a municipal corporation by instrument recorded December 8, 1953 in Book D 286, page 443, records Bernalillo County, New Mexico.
- 13 Easement granted to Public Service Company of New Mexico, a New Mexico corporation and the Mountain States Telephone and Telegraph Company, a Colorado corporation, recorded February 20, 1959 in Book D 485, page 148, records Bernalillo County, New Mexico.
- 14 Easement granted to Public Service Company of New Mexico, a New Mexico corporation and the Mountain States Telephone and Telegraph Company, a Colorado corporation, recorded February 20, 1959 in Book D 485, page 150, records Bernalillo County, New Mexico.
- 15 Easement granted to Public Service Company of New Mexico, a New Mexico corporation and the Mountain States Telephone and Telegraph Company, a Colorado corporation, recorded July 2, 1959 in Book D 489, page 120, records Bernalillo County, New Mexico.
- 16 Right of Way Easement granted to Public Service Company of New Mexico, a New Mexico corporation and the Mountain States Telephone and Telegraph Company, a Colorado corporation, recorded March 2, 1972 in Book Misc. 250, page 463, records Bernalillo County, New Mexico.
- 17 Grant of Easement for Water Utilities granted to The City of Albuquerque, New Mexico, a municipal corporation, by instrument recorded July 7, 1972 in Book Misc. 287, page 682, records Bernalillo County, New Mexico.
- 18 Easement granted to Public Service Company of New Mexico, a New Mexico corporation and the Mountain States Telephone and Telegraph Company, a Colorado corporation, recorded November 21, 1972 in Book Misc. 287, page 102, records Bernalillo County, New Mexico.
- 19 Easement granted to Public Service Company of New Mexico, a New Mexico corporation and the Mountain States Telephone and Telegraph Company, a Colorado corporation, recorded July 7, 1978 in Book Misc. 485, page 618, records Bernalillo County, New Mexico.
- Easement as shown and/or provided for on the plats recorded December 17, 1934 in Volume D, folio 13
- June 8, 1955 in Volume C3, folio 14, amended by Waiver and Release of Easement recorded December 14, 1992 in Book BCR 92-29, page 7881, as Document No. 92125563
- June 11, 1992 in Volume 92C, folio 116, all records Bernalillo County, New Mexico.

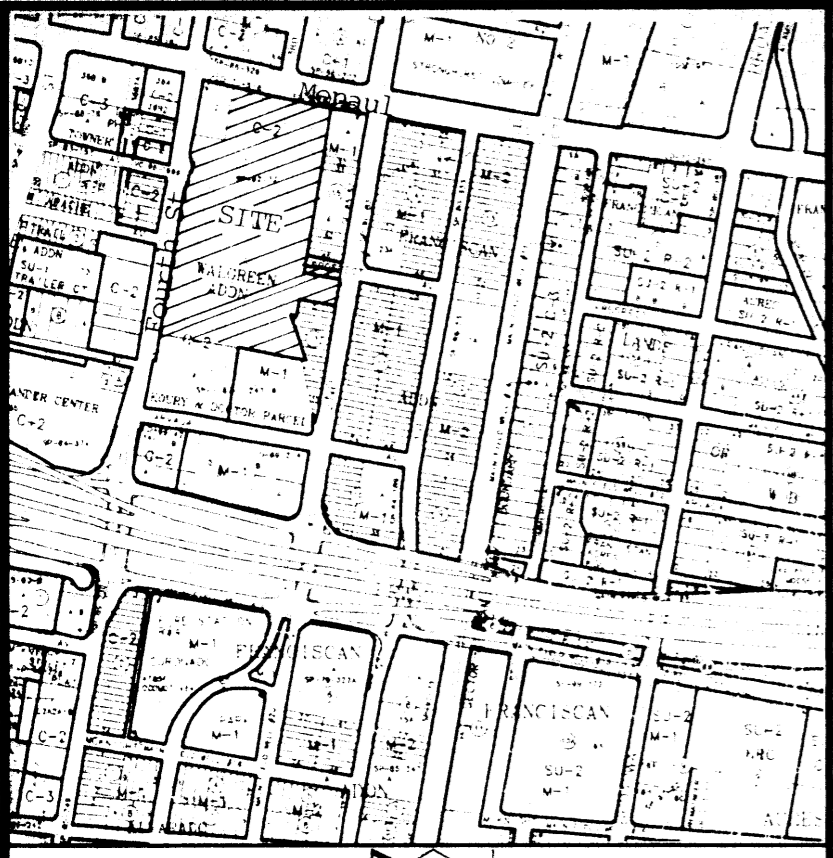
STATEMENT OF ENCROACHMENTS

- 18 EXISTING BUILDING ENCROACHES UPON A 10' UTILITY EASEMENT

2400 FOURTH STREET N.W.
 (RIGHT-OF-WAY VARIES)



TRACTS A & B
 KOURY-DOCTOR PARCEL
 FILED: JULY 22, 1987
 VOLUME C34, FOLIO 48



LEGAL DESCRIPTION:

Lot numbered One-A (1-A) of the Plat of Lots 1-A and 1-B of WALGREEN ADDITION, Albuquerque, New Mexico, within Section 8, Township 10 North, Range 3 East, N.M.P.M., 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 June 11, 1968, in Volume 92C, folio 115 TOGETHER WITH the Southerly 30' of Prospect Avenue

PLAT
 OF
LOT 1-A-1
WALGREEN ADDITION
 BEING A REPLAT OF LOT 1-A
 TOGETHER WITH A PORTION OF SECOND STREET
 WITHIN SECT 8, T10N, R3E, NMPM
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2003

APPROVALS:

PROJECT NO. _____

APPLICATION NO. _____

TRAFFIC ENGINEER _____ DATE _____

PARKS AND RECREATION _____ DATE _____
[Signature] 1-22-04
 CITY SURVEYOR _____ DATE _____

UTILITY DEVELOPMENT _____ DATE _____

PROPERTY MANAGEMENT _____ DATE _____

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

CITY ENGINEER _____ DATE _____

CITY PLANNER _____ DATE _____

PNM ELECTRIC SERVICES _____ DATE _____

PNM GAS SERVICES _____ DATE _____

QWEST CORPORATION _____ DATE _____

COMCAST _____ DATE _____

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

BERNALILLO COUNTY TREASURER'S OFFICE:

VICINITY MAP NOT TO SCALE

ZONE ATLAS H-14-Z

DISCLOSURE STATEMENT:

The purpose of this plat is to vacate the Southerly 30' of existing Prospect Avenue NW and incorporate within existing Lot 1-A, Walgreen Addition, to dedicate additional right of way to the City of Albuquerque and to grant Gasline Easements as shown hereon.
 Vacation by DRB Application No. 03-DRB 01445

NOTES/SUBDIVISION DATA:

- 1) Total Number of existing Tracts/Lots: 1
- 2) Total Number of Tracts/Lots created: 1
- 3) Gross Acreage: 10.7943 Ac.
- 4) Miles of full width streets created: 0
 half width streets created: 0
- 5) Zone Atlas No H-10-Z
- 6) Talos Log No: 2003473109
- 7) Date of Survey: December, 2003
- 8) Zoned: C-2
- 9) Bearings are New Mexico State Plane Grid Bearings, Central Zone, NAD 1927.
- 10) Distances are ground.
- 11) Plat shows all easement of record.
- 12) All corners found tagged "7002", all corners set capped "7002".
- 13) Prior to Development, City of Albuquerque Water and Sanitary Sewer service to this property must be verified and coordinated with the Public Works Department.
- 14) Documents used in this survey:
 Plat of Walgreen Addition filed 6/11/92, Vol. 92C, folio 115
 Plat of Franciscan Addition filed 12/17/34, Vol. D, folio 13

CONSENT:

Replatted as shown hereon and now comprising Lot 1-A-1, WALGREEN ADDITION, Section 8, Township 10 North, Range 3 East, New Mexico Principal Meridian, Albuquerque, Bernalillo County, New Mexico, is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof, dedicate additional right-of-way to the City of Albuquerque in fee simple with warranty covenants and grant Gasline Easements

ROBERT POWERS _____ Date _____
 (4th. Street & Menaul, Inc.)
[Signature] 1/09/04
 EUGENE SHAPIRO _____ Date _____
 (4th Street & Menaul, Inc.)

NOTARY:

STATE OF _____)
) SS
 COUNTY OF _____)
 On this ___ day of _____, 2004, this instrument was
 acknowledged before me by Robert Powers
 (4th. Street & Menaul, Inc.)

 Notary Public My commission expires: _____

NOTARY:

STATE OF _____)
) SS
 COUNTY OF _____)
 On this ___ day of _____, 2004, this instrument was
 acknowledged before me by Eugene Shapiro
 (4th. Street & Menaul, Inc.)

 Notary Public My commission expires: _____

Grant of Easement granted to The City of Albuquerque, a municipal corporation, by instrument recorded December 8, 1953 in Book D 262, page 443, record of Bernalillo County, New Mexico.

Easement granted to Public Service Company of New Mexico, a New Mexico corporation and the Mountain States Telephone and Telegraph Company, a Colorado corporation, recorded February 20, 1959 in Book D 465, page 148, records Bernalillo County, New Mexico.

Easement granted to Public Service Company of New Mexico, a New Mexico corporation and the Mountain States Telephone

and Telegraph Company, a Colorado corporation, recorded February 20, 1959 in Book D 465, page 150, record Bernalillo County, New Mexico.

Easement granted to Public Service Company of New Mexico, a New Mexico corporation and the Mountain States Telephone and Telegraph Company, a Colorado corporation, recorded July 2, 1959 in Book D 489, page 120, records Bernalillo County, New Mexico.

Right of Way Easement granted to Public Service Company of New Mexico, a New Mexico corporation and the Mountain States Telephone and Telegraph Company, a Colorado corporation, recorded March 2, 1972 in Book Misc. 250, page 463 records Bernalillo County, New Mexico.

Grant of Easement for Water Utilities granted to The City of Albuquerque, New Mexico, a municipal corporation, by instrument recorded July 7, 1972 in Book Misc. 287, page 662, records Bernalillo County, New Mexico.

Easement granted to Public Service Company of New Mexico, a New Mexico corporation and the Mountain States Telephone and Telegraph Company, a Colorado corporation, recorded November 21, 1972 in Book Misc. 287, page 102, records Bernalillo County, New Mexico.

Easement granted to Public Service Company of New Mexico, a New Mexico corporation and the Mountain States Telephone and Telegraph Company, a Colorado corporation, recorded July 7, 1976 in Book Misc 485, page 618, records Bernalillo County, New Mexico.



I, Douglas H. Smith, 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 with the Minimum Requirements of the Board of Registration for Professional Engineers and Professional Surveyors in October 1, 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.

Douglas H. Smith, N.M.P.S. No. 7002

INDEXING INFORMATION FOR COUNTY CLERK

Owner(s): Robert Powers & Eugene Shapiro
 (4th. Street & Menaul, Inc.)
 Section 8, Township 10 North, Range 3 East, NMPM
 Walgreen Addition

PLAT

LOT 1-A-1
WALGREEN ADDITION

BEING A REPLAT OF LOT 1-A
TOGETHER WITH A PORTION OF SECOND STREET
WITHIN SECT. 8, T10N, R3E, NMPM
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2003

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5779.58'	359.13'	359.07'	N 78°44'35" W	03°33'37"
C2	83.24'	34.20'	33.96'	N 03°13'12" E	23°32'32"
C3	56.82'	8.85'	8.84'	S 10°32'42" E	08°57'21"
C4	56.83'	23.50'	23.33'	S 21°13'08" E	23°46'38"
C5	84.75'	35.17'	34.92'	N 21°13'08" E	23°46'38"

LINE	BEARING	DISTANCE
L1	S 76°57'46" E	21.21'
L2	N 08°33'04" E	60.19'
L3	S 80°40'11" E	9.02'
L4	N 09°19'49" E	36.00'
L5	S 80°40'11" E	7.00'
L6	N 09°19'49" E	32.00'



LOT 1-A-1
470549 SQ. FT.
10.7943 ACRES

FOURTH STREET
(RIGHT-OF-WAY VARIES)

MENAU BOULEVARD
(EXISTING 100' RIGHT-OF-WAY)

ACS STATION NM47-13
X=382262.47
Y=1495630.34
GROUND TO GRID=
0.99987825
DELTA ALPHA= -00°13'35"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

LOT 32 BLOCK 15
FRANCISCAN ADDITION
FILED: DECEMBER 17, 1934
VOLUME D, FOLIO 13

TRACT A-1
LANDS OF COMFORT
AIR SYSTEMS INC.
FILED: FEBRUARY 19, 1985
VOLUME C28, FOLIO 86

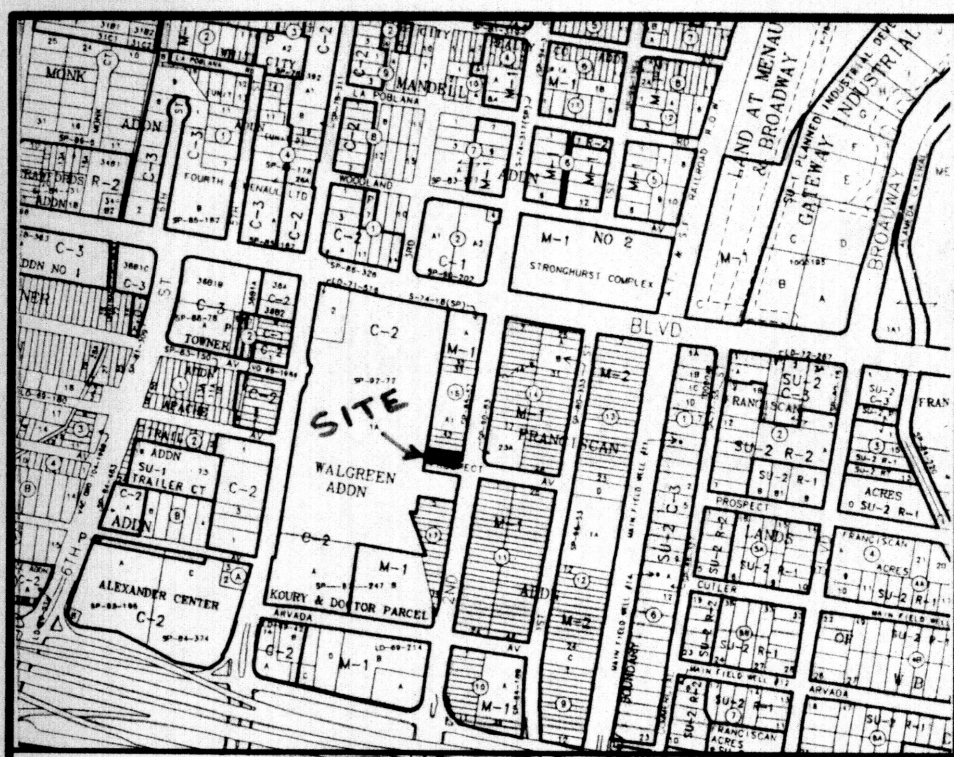
7' UTILITY EASEMENT
FILED MARCH 2, 1972
BK MISC 250, PG 463

10' UTILITY EASEMENT
FILED NOVEMBER 21, 1972
BK MISC 287, PG 102

REMAINING NLY. 30' PORTION
OF PROSPECT AVENUE NW
of this Plat vacated with the filing
(410 sq.ft.) (hatched area)
Vacation by DRB Application No. C3-DRB 01445

old lot line eliminated
by this plat
3' Additional right-of-way to be
dedicated to the City of Albuquerque
in fee simple with warranty covenants
containing 0.00090 acres (390 sq.ft.±)
(hatched area)





VICINITY MAP No. H-14

LEGAL DESCRIPTION

LOT NUMBERED FORTY-SIX (46) IN BLOCK NUMBERED FIFTEEN (15) OF THE FRANCISCAN ADDITION, ALBUQUERQUE, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF THE BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 17, 1934 IN VOLUME D, FOLIO 13. TOGETHER WITH THE NORTH ONE-HALF OF VACATED PROSPECT AVENUE, VACATED BY VACATION ACTION No. 03-DRB-01445 ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE WESTERLY LINE OF SECOND STREET, WHENCE CITY OF ALBUQUERQUE CONTROL STATION "NM47-13" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, NAD 1927) x=382,262.47 AND y=1,495,630.34 BEARS N. 12 deg. 54' 16" E., A DISTANCE OF 521.04 FEET RUNNING THENCE S. 09 deg. 11' 14" W., ALONG THE WESTERLY LINE OF SECOND STREET, A DISTANCE OF 55.00 FEET TO THE SOUTHEAST CORNER; THENCE N. 80 deg. 48' 46" W., A DISTANCE OF 140.00 FEET TO THE SOUTHWEST CORNER; THENCE N. 09 deg. 11' 14" E., A DISTANCE OF 55.00 FEET TO THE NORTHWEST CORNER; THENCE S. 80 deg. 48' 46" E., A DISTANCE OF 140.00 FEET TO THE NORTHEAST CORNER AND PLACE OF BEGINNING CONTAINING 0.1730 ACRES MORE OR LESS.

PLAT OF
LOT 46-A
BLOCK 15
THE FRANCISCAN ADDITION

WITHIN
SECTION 8, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2004

PROJECT NUMBER: 100 29 34

APPLICATION NUMBER: _____

UTILITY APPROVALS:

PNM ELECTRIC SERVICES	DATE
PNM GAS SERVICES	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST	DATE
NEW MEXICO UTILITIES	DATE

CITY APPROVALS:

[Signature]
CITY SURVEYOR 2-12-04 DATE

*REAL PROPERTY DIVISION (CONDITIONAL) DATE

**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE

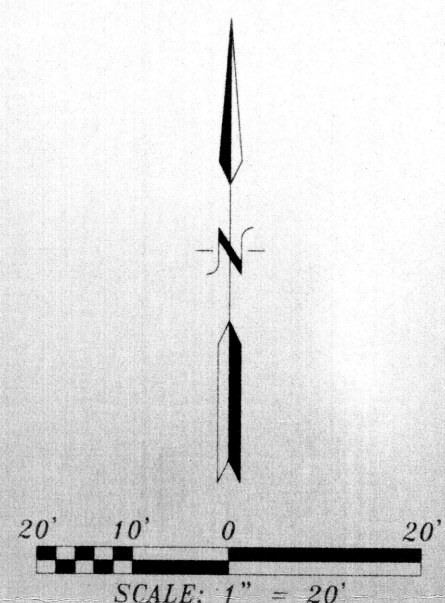
UTILITIES DEVELOPMENT DATE

PARKS AND RECREATION DEPARTMENT DATE

AMAFA DATE

CITY ENGINEER DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE



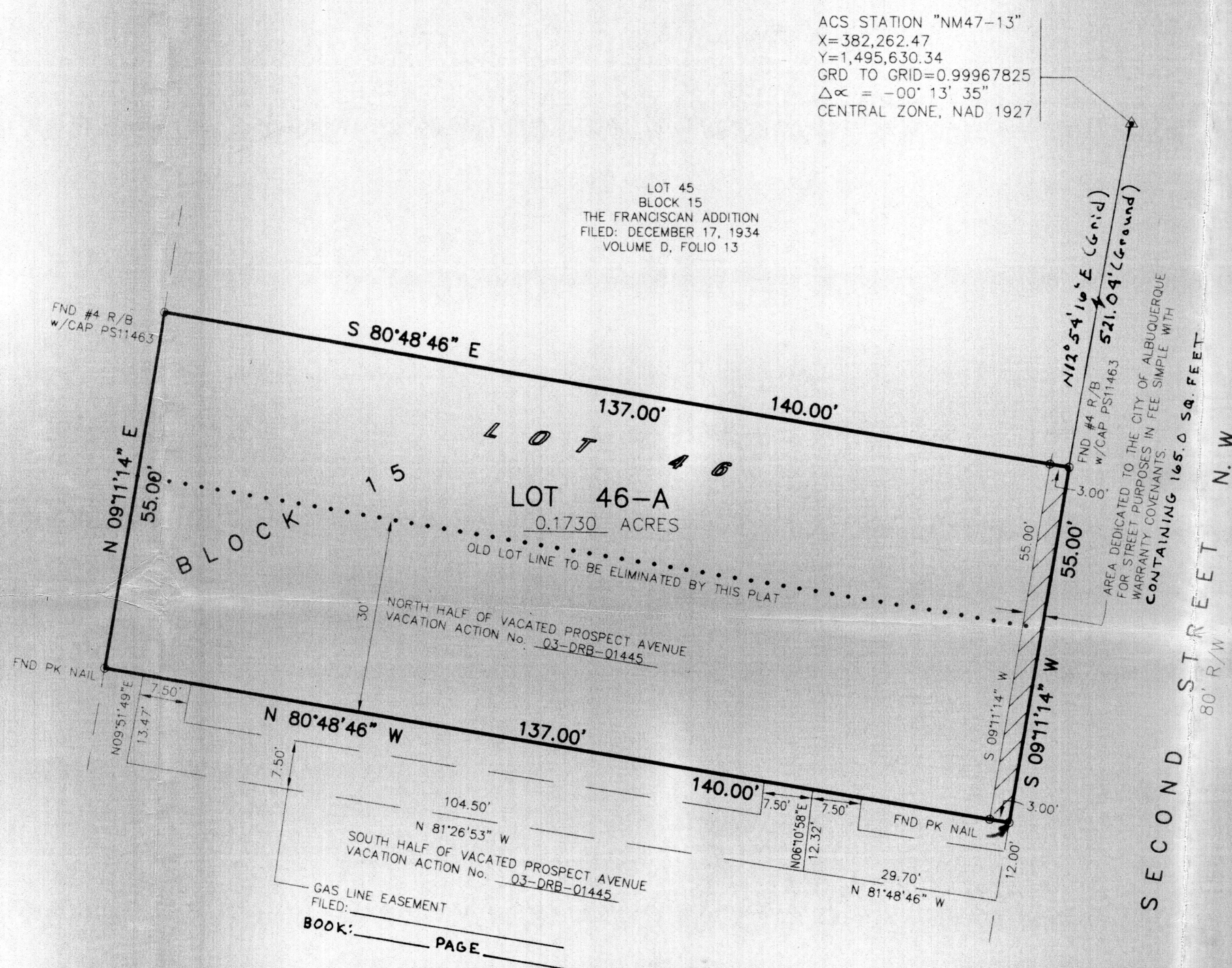
LOT 1-A
WALGREEN ADDITION
FILED: JUNE 11, 1992
VOLUME 92C, FOLIO 115

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO ADD THE NORTH HALF OF VACATED PROSPECT AVENUE TO LOT 46, AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 0.1768 ACRES.
- 4: TALOS LOG NO. 2003274368
- 5: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
- 6: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 7: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 8: DATE OF FIELD WORK: DECEMBER, 2003
- 9: CURRENT ZONING: _____



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.

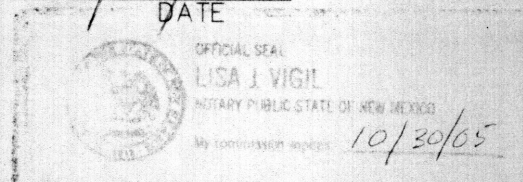
Roger John Marney 02/04/04
DATE

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
THIS 4th DAY OF FEBRUARY, 2004

BY: ROGER JOHN MARNEY
OWNERS NAME

MY COMMISSION EXPIRES: 10/30/05 BY: *[Signature]*
NOTARY PUBLIC



SURVEYORS CERTIFICATE:

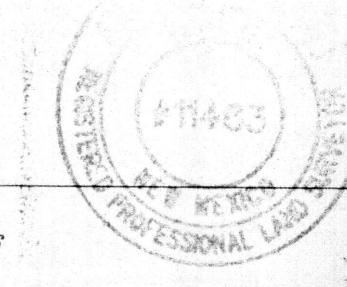
STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

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 5th DAY OF February, 2004.

[Signature]
ANTHONY L. HARRIS, P.S. # 11463

HARRIS SURVEYING, INC.
2412-D MONROE STREET N.E. ALBUQUERQUE, NEW MEXICO 87110
PHONE: (505) 889-8056 FAX: (505) 889-8645



RE-DOUG.DWG(DEC-03)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC# _____

PROPERTY OWNER OF RECORD: _____

BERNALILLO CO. TREASURER'S OFFICE: _____