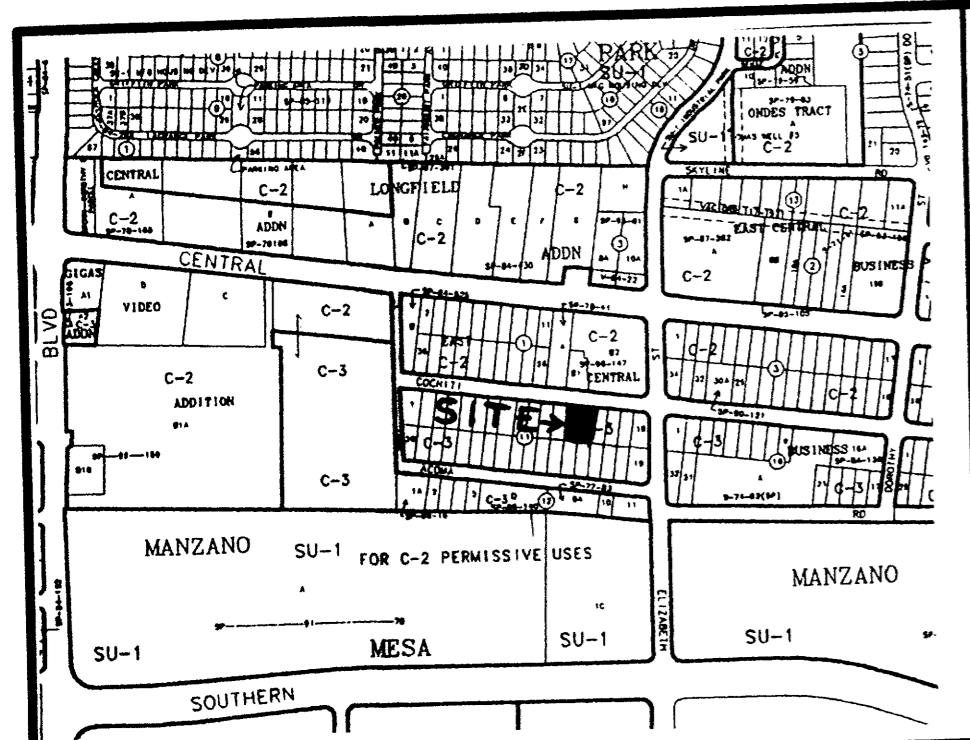


AGISV

PLAT OF
LOT 13-A, BLOCK 11
EAST CENTRAL BUSINESS ADDITION
WITHIN
SECTION 28, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2003

LEGAL DESCRIPTION:

LOTS NUMBERED THIRTEEN (13) AND FOURTEEN (14) IN BLOCK NUMBERED ELEVEN (11) OF THE EAST CENTRAL BUSINESS ADDITION TO THE CITY OF ALBUQUERQUE, A SUBDIVISION OF A TRACT OF LAND IN SCHOOL DISTRICT 13, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE MAP OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JULY 15, 1946 IN PLAT BOOK D, FOLIO 12.



N.T.S.

COCHITI ROAD S.E.
60' R/W

ACS STATION "6-L21"
X=417,975.01
Y=1,481,220.09
GRD TO GRID=0.99964527
Δα = -00° 09' 27"
CENTRAL ZONE, NAD 1927

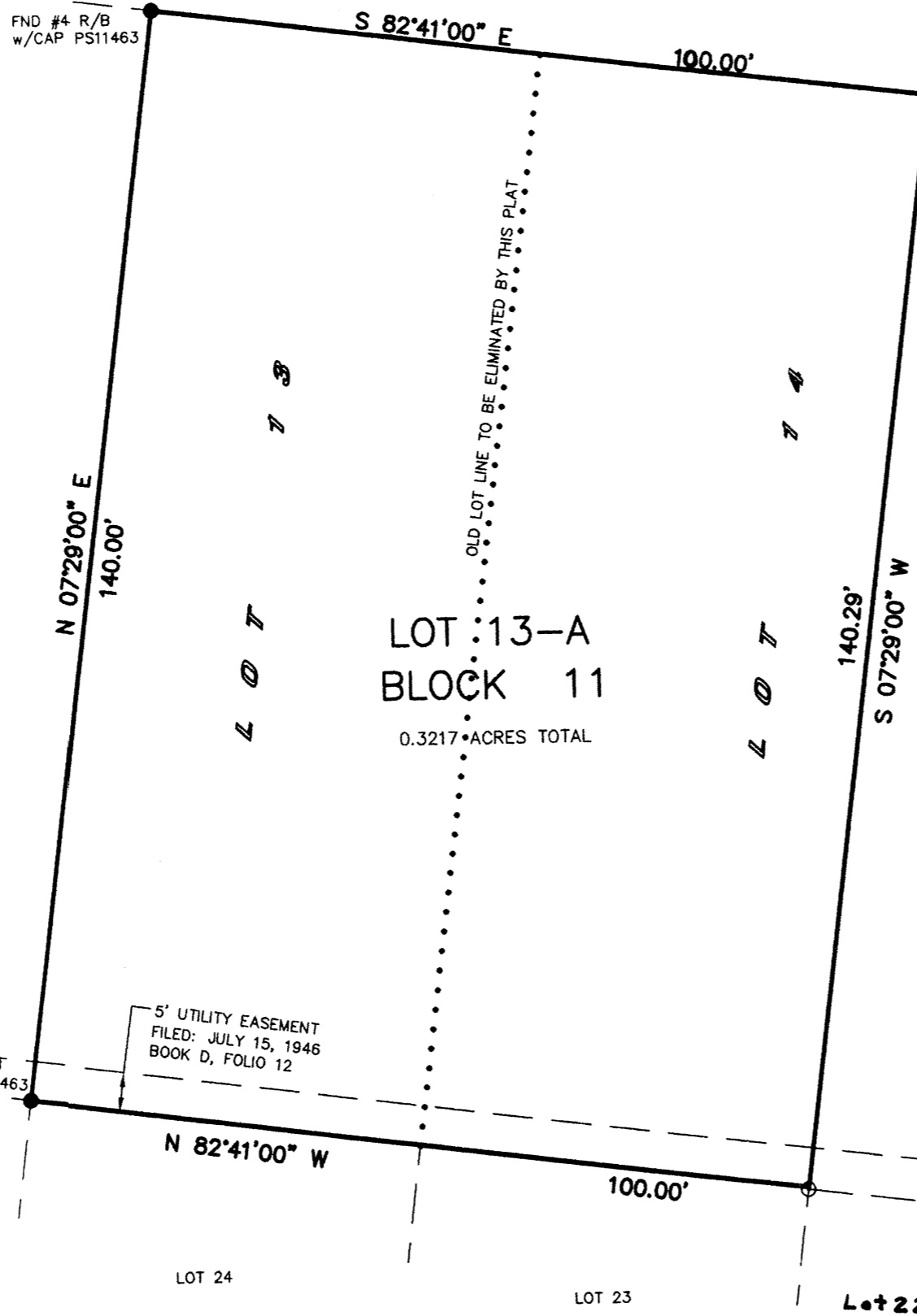
PROJECT NUMBER: 1003005
APPLICATION NUMBER: 03DRB-01646

UTILITY APPROVALS:

PNM ELECTRIC SERVICES	N/A	DATE
PNM GAS SERVICES	N/A	DATE
QWEST TELECOMMUNICATIONS	N/A	DATE
COMCAST	N/A	DATE
NEW MEXICO UTILITIES	N/A	DATE

CITY APPROVALS:

CITY SURVEYOR	<i>[Signature]</i>	9-26-03	DATE
*REAL PROPERTY DIVISION (CONDITIONAL)	N/A		DATE
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	N/A		DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	<i>[Signature]</i>	10-02-02	DATE
UTILITIES DEVELOPMENT	<i>[Signature]</i>	9-30-03	DATE
PARKS AND RECREATION DEPARTMENT	<i>[Signature]</i>	9/25/03	DATE
AMAFCA	<i>[Signature]</i>	10-02-03	DATE
CITY ENGINEER	<i>[Signature]</i>	10/6/03	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	<i>[Signature]</i>	11/07/03	DATE



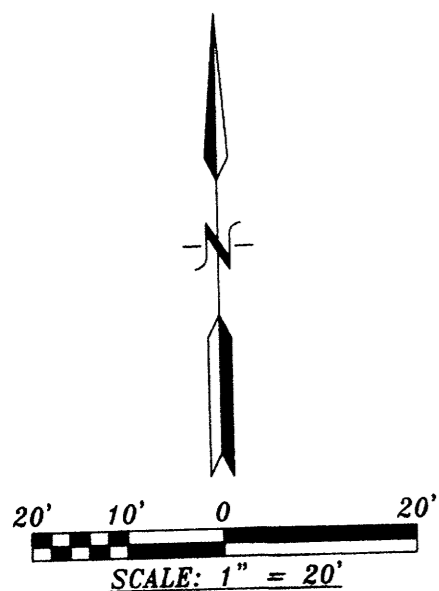
FND #4 R/B
w/CAP PS11463

5' UTILITY EASEMENT
FILED: JULY 15, 1946
BOOK D, FOLIO 12

LOT 15
BLOCK 11
EAST CENTRAL BUSINESS ADDITION
FILED: JULY 15, 1946
BOOK D, FOLIO 12

BLOCK 11
EAST CENTRAL BUSINESS ADDITION
FILED: JULY 15, 1946
BOOK D, FOLIO 12

VICINITY MAP No. L21



LOT 12
BLOCK 11
EAST CENTRAL BUSINESS ADDITION
FILED: JULY 15, 1946
BOOK D, FOLIO 12

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 13 AND 14 INTO ONE (1) LOT 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: 0.3217 ACRES.
- TALOS LOG NO. 2003214193
- 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: AUGUST, 2003
- CURRENT ZONING: C-3

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.

ABT PROPERTIES, LLC by
[Signature], Managing Partner Sept. 19, 2003 DATE

[Signature], Managing Partner
ABT Properties, LLC
ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 19th DAY OF September, 2003

BY: *[Signature]*, Managing Partner of ABT Properties, LLC
OWNERS NAME

MY COMMISSION EXPIRES: 11-09-05 BY: *[Signature]*
NOTARY PUBLIC



Mary Herrera Bern. Co. PLAT R 7.00

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5988298
Page: 1 of 1
11/12/2003 11:22A
Bk-2803C Pg-343

SURVEYORS CERTIFICATE:

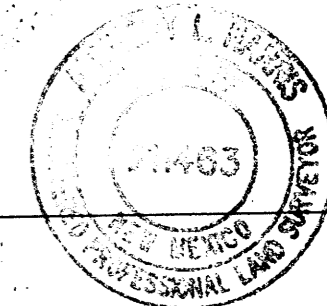
STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

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 19th DAY OF Sept., 2003.

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

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

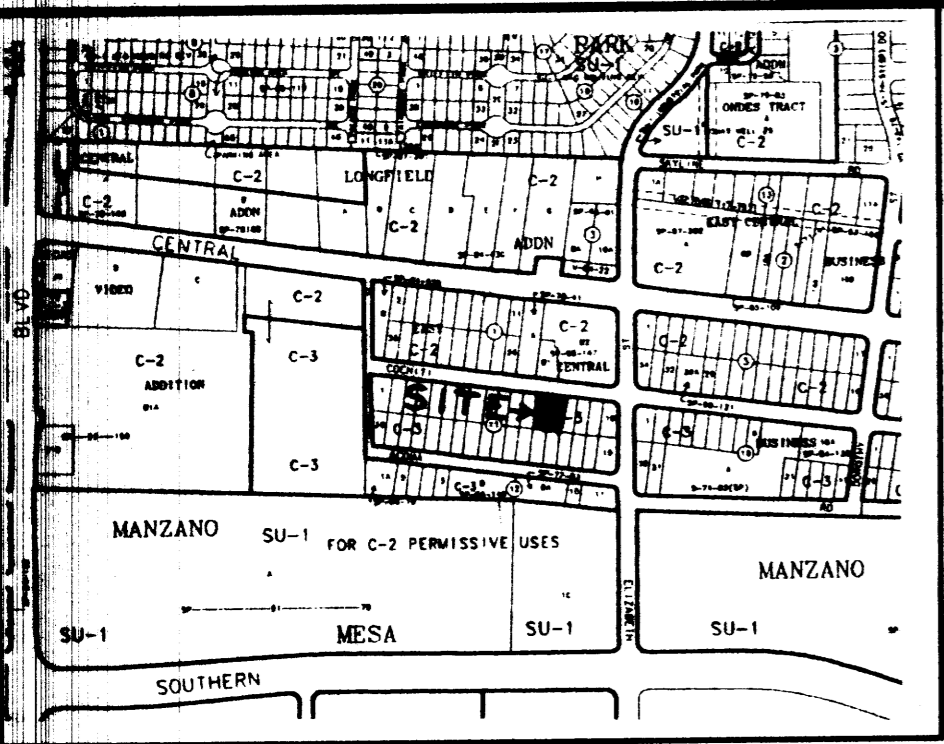


RE03-0995.DWG(MAY-03)

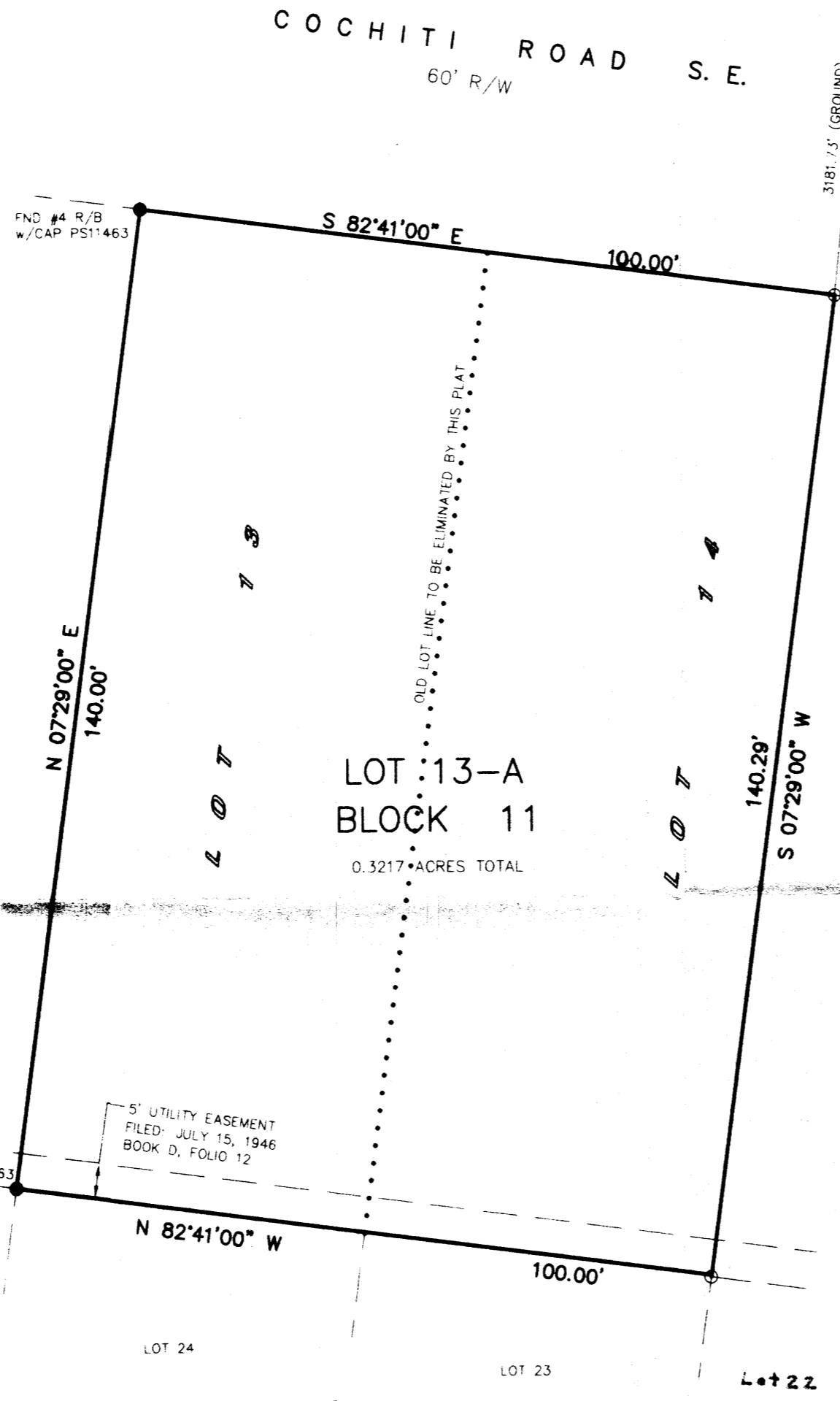
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LOT 13-A, BLOCK 11
EAST CENTRAL BUSINESS ADDITION
WITHIN
SECTION 28, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
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AUGUST, 2003**



ACS STATION "6-L21"
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Δα = -00° 09' 27"
CENTRAL ZONE, NAD 1927



**LOT 13-A
BLOCK 11**
0.3217 ACRES TOTAL

LOT 12
BLOCK 11
EAST CENTRAL BUSINESS ADDITION
FILED: JULY 15, 1946
BOOK D, FOLIO 12

LOT 15
BLOCK 11
EAST CENTRAL BUSINESS ADDITION
FILED: JULY 15, 1946
BOOK D, FOLIO 12

BLOCK 11
EAST CENTRAL BUSINESS ADDITION
FILED: JULY 15, 1946
BOOK D, FOLIO 12

PROJECT NUMBER: _____	DATE
APPLICATION NUMBER: _____	DATE
UTILITY APPROVALS:	
PNM ELECTRIC SERVICES _____	DATE
PNM GAS SERVICES _____	DATE
QWEST TELECOMMUNICATIONS _____	DATE
COMCAST _____	DATE
NEW MEXICO UTILITIES _____	DATE
CITY APPROVALS:	
<i>[Signature]</i> CITY SURVEYOR	9-26-03 DATE
*REAL PROPERTY DIVISION (CONDITIONAL) _____	DATE
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____	DATE
UTILITIES DEVELOPMENT _____	DATE
PARKS AND RECREATION DEPARTMENT _____	DATE
AMAFCA _____	DATE
CITY ENGINEER _____	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT _____	DATE

VICINITY MAP No. L21



20' 10' 0 20'
SCALE: 1" = 20'

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[Signature]
Greg Thompson, Managing Partner
ABT Properties, L.L.C.
ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
THIS 19th DAY OF September, 2003

BY: *[Signature]*
OWNERS NAME

MY COMMISSION EXPIRES: 11-09-05 BY: *[Signature]*
NOTARY PUBLIC

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ALBUQUERQUE, NEW MEXICO 87110
PHONE: (505) 889-8056
FAX: (505) 889-8845

REC-0995.DWG(MAY-03)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# _____
PROPERTY OWNER OF RECORD: _____
BERNALILLO CO. TREASURER'S OFFICE: _____