

LEGAL DESCRIPTION:

Lot numbered Nine (9) and Eleven (11) plat of Shuffelbarger's Redivision of Block 20 BROWNEWELL & LAIL'S HIGHLAND ADDITION to the City of Albuquerque, New Mexico as the same is shown and designated on said plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 14, 1925 in Book B2, Folio 28.

"City of Albuquerque Water and Sanitary Sewer Service to lots 9A, 9B, 11A and 11B must be verified and coordinated with the Public Works Department, City of Albuquerque".

DISCLOSURE STATEMENT:

THE PURPOSE OF THIS PLAT IS TO CREATE FOUR (4) NEW LOTS FROM TWO (2) EXISTING LOTS.

State of New Mexico)
County of Bernalillo)
This instrument was filed for record on

25 FEB 1997 97C
at the County Clerk's Office 52
John J. Mahoney, Clerk & Recorder
Deputy Clerk

97015830

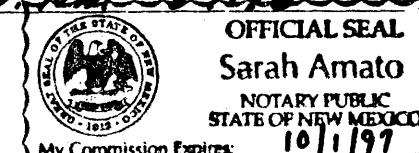
PLAT OF
LOTS 9A, 9B, 11A, & 11B
BLOCK 20, BROWNEWELL & LAIL'S
HIGHLAND ADDITION
SITUATE WITHIN SECTION 21
T. 10 N., R. 3 E., N.M.P.M.
ALBUQUERQUE, NEW MEXICO
MARCH 1996

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATING 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 AND GRANT EASEMENTS FOR THE PURPOSES SHOWN HEREON.

OWNER(S) SIGNATURE: *John J. Mahoney* DATE: 4-17-96
OWNER(S) PRINT NAME: JOHN J. MAHONEY
ADDRESS: 20822 40570 ALBUQUERQUE, NM 87126

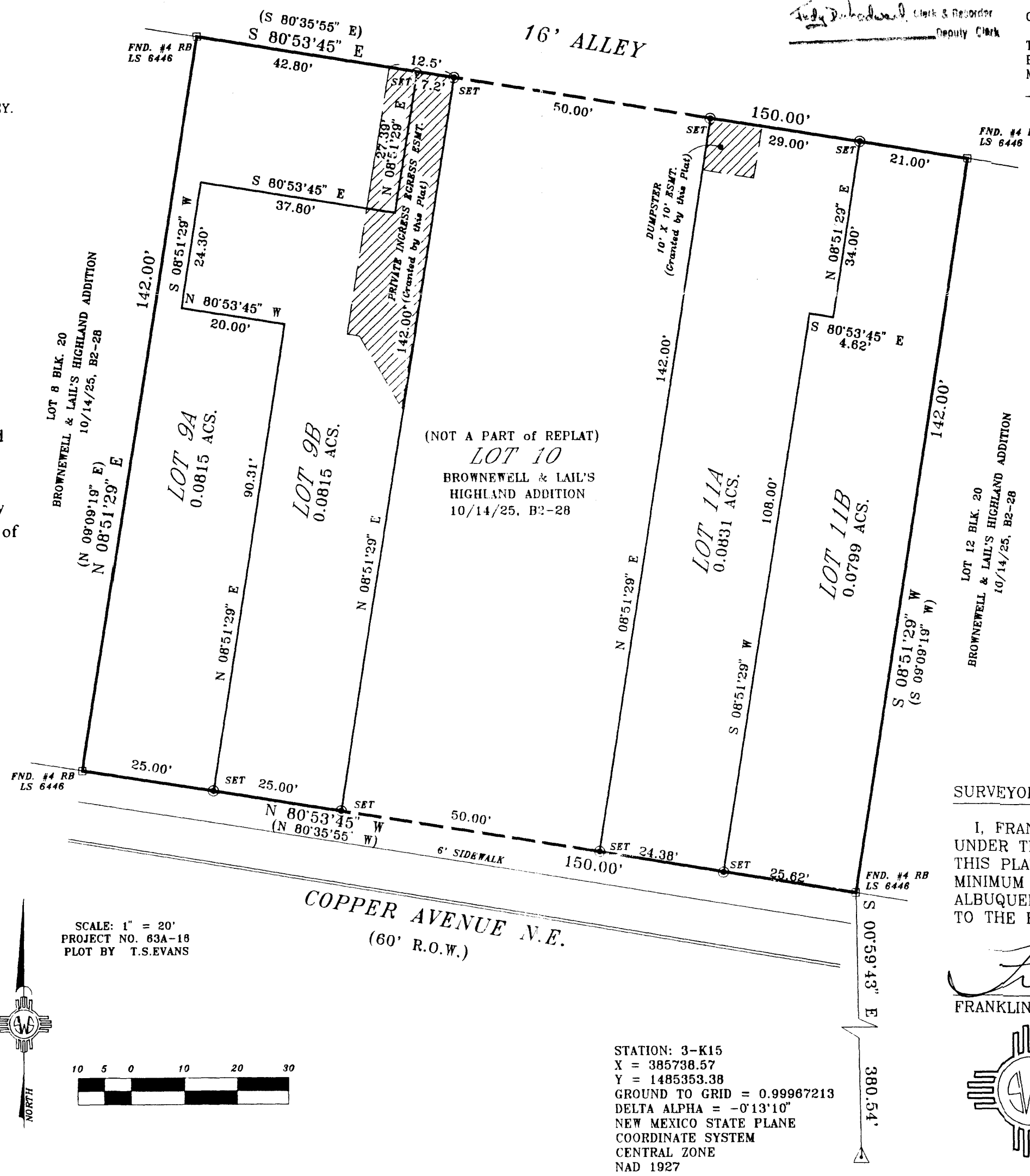
ACKNOWLEDGMENT
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)SS



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF APRIL 1996.
BY: *Sarah Amato*
MY COMMISSION EXPIRES: 10/1/97
NOTARY PUBLIC

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. ALL CORNERS IDENTIFIED AS "SET" WERE SET WITH A NO. 4 REBAR & CAP STAMPED "LS6446", UNLESS OTHERWISE NOTED.
3. BEARINGS ARE STATE PLANE GRID BEARINGS, CENTRAL ZONE.
4. DISTANCES ARE GROUND DISTANCES.
5. PLAT SHOWS ALL EASEMENTS OF RECORD.
6. GROSS ACREAGE: 0.3260 ACRES
7. NUMBER OF EXISTING TRACTS: 2
8. NUMBER OF TRACTS/LOTS CREATED: 4
9. BEARINGS IN PARENTHESIS () ARE PER SURVEY BY FRANKLIN E. WILSON LS 6446 DATED OCTOBER 5, 1984.
10. - The private ingress and egress, "common drive", is for the benefit and use by and for the owners of Lots 9A and 9B and 10 and is to be maintained by said Lot owners of Lots 9A and 9B.
11. - The Ten foot (10') by Ten foot (10') dumpster is for the benefit and use by and for the owner of Lots 10 and 11A and is to be maintained by the owner of Lot 11A.



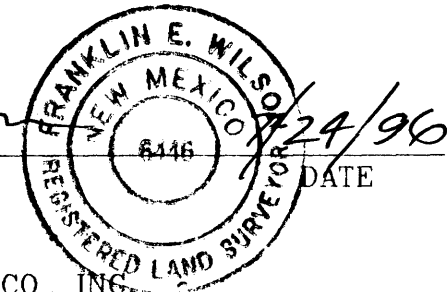
97.97.31

APPROVALS:	DRB NO.:
<i>Wendy Choe</i> CITY SURVEYOR	96-163 060146 DATE
<i>Michael Don</i> TRAFFIC ENGINEERING	10-01-91 DATE
<i>Ed Stang</i> PARKS DESIGN & GENERAL DEVELOPMENT, C.I.P.	10-1-96 DATE
<i>Robert W. Kane</i> UTILITY DEVELOPMENT DIVISION	10-1-96 DATE
N/A REAL PROPERTY DIVISION	DATE
<i>Frank J. Pagan</i> A.M.A.F.C.A.	2-6-97 DATE
<i>Frank J. Pagan</i> CITY ENGINEER	2-6-97 DATE
<i>Kevin J. White</i> CITY PLANNER, ALBUQUERQUE PLANNING DIVISION	2-6-97 DATE

SURVEYOR'S CERTIFICATION

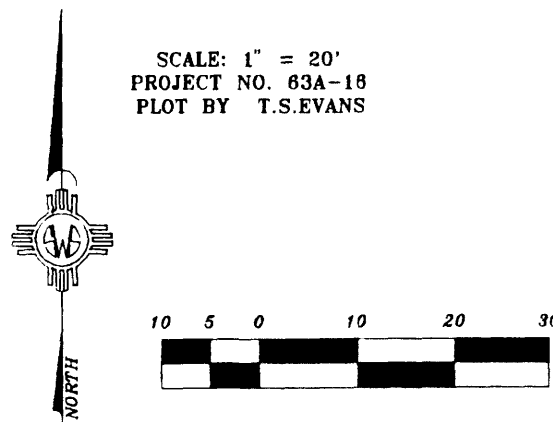
I, FRANKLIN E. WILSON, A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION, MEETS THE MINIMUM REQUIREMENTS OF MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Franklin E. Wilson
FRANKLIN E. WILSON, N.M.L.S. NO. 6446

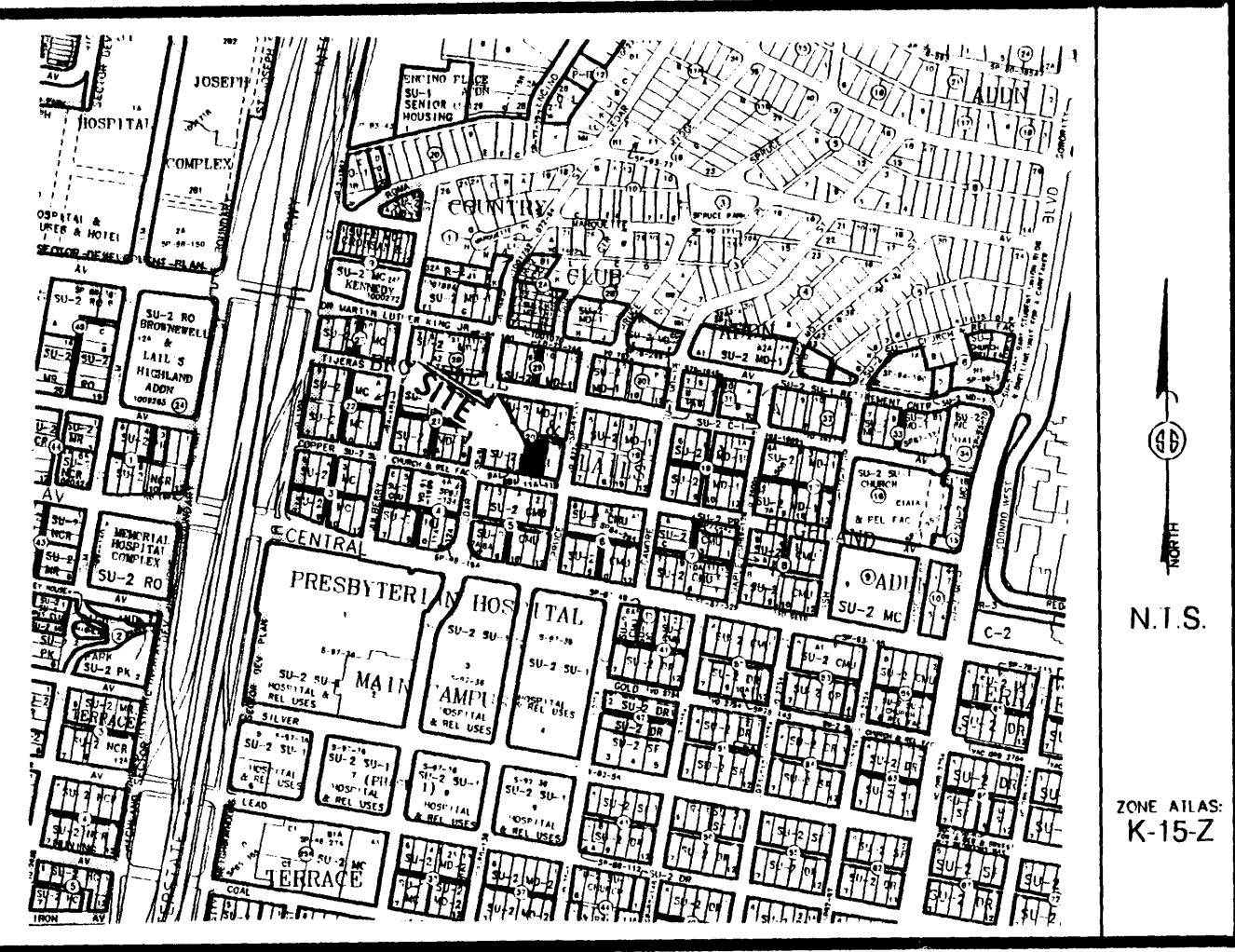


SOUTHWEST SURVEYING CO., INC.
333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102
PHONE: (505) 247-4444
FAX: (505) 242-8069
T10N R3E SEC. 21

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
UPC# 1-015-057-207-376-22405, 1-015-057-200-378-22403
PROPERTY OWNER OF RECORD:
Copper Avenue LLC
BERNALILLO COUNTY TREASURER'S OFFICE:
Bonita Santillan 2-13-97



STATION: 3-K15
X = 385738.57
Y = 1485353.38
GROUND TO GRID = 0.99967213
DELTA ALPHA = -0'13'10"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927



Vicinity Map

LEGAL DESCRIPTION
 Lots numbered Eleven A (11A) and Eleven B (11B), Block numbered Twenty (20) plat of Lots 9A, 9B, 11A and 11B, Block 20, Brownwell and Lail's Highland Addition, as the same is shown and designated on said plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on February 13, 1997 in Volume 97C, folio 52 TOGETHER WITH Lot numbered Ten (10), Block numbered Twenty (20) plat of Brownwell and Lail's Highland Addition, as the same is shown and designated on said plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on October 14, 1925 in Volume B2, folio 28.

**PLAT OF
 LOTS 10A & 11A-1, BLOCK 20
 BROWNEWELL & LAIL'S HIGHLAND ADDITION
 SITUATE WITHIN SECTION 21,
 T. 10 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2003**

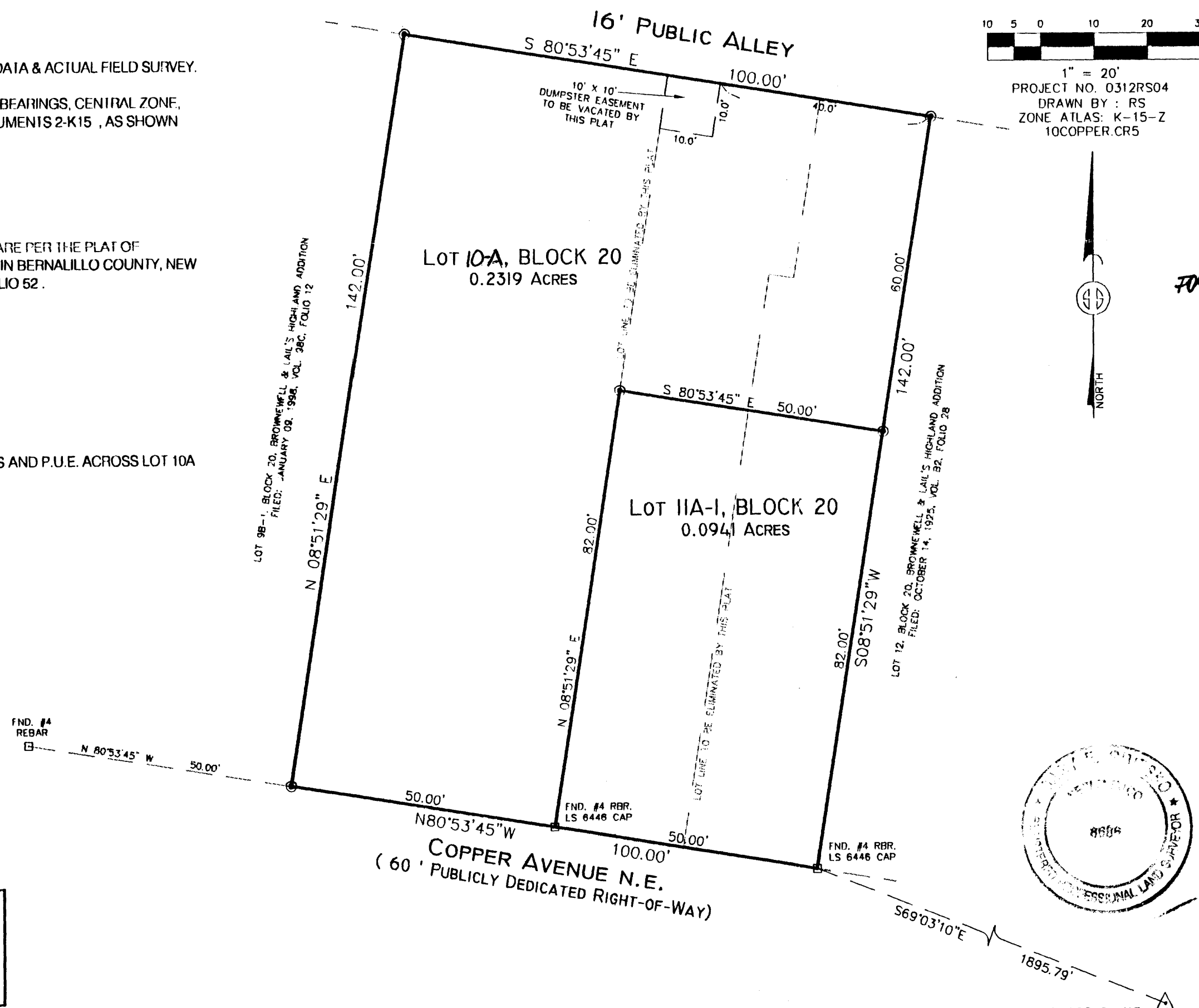
FREE CONSENT
 THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED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

DISCLOSURE STATEMENT
 THE PURPOSE OF THIS PLAT IS TO DIVIDE THREE (3) EXISTING TRACTS INTO TWO (2) NEW TRACTS OF LAND AND VACATE EXISTING DUMPSIER EASEMENT.

OWNER(S) SIGNATURE: John J. Mahoney DATE: 12/5/2003
 OWNER(S) PRINT NAME: John J. Mahoney Copper Ave LLC Managing Member
 ADDRESS: 4101 Indian School Rd NE Albuquerque NM 87110 TRACT: _____
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)
 I, Sanal Armat
 Notary Public, State of New Mexico, My Commission Expires 10/01/05
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5TH DAY OF DECEMBER, 2003.
 BY: John J. Mahoney, Copper Ave LLC Managing Member
 MY COMMISSION EXPIRES: 10/01/05 Sanal Armat
 NOTARY PUBLIC

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 2-K15, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENT PARENTHESES () ARE PER THE PLAT OF BROWNEWELL & LAIL'S HIGHLAND ADDITION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 13, 1997 IN VOLUME 97C, FOLIO 52.
6. GROSS AREA: 0.3260 ACRES
7. NUMBER OF EXISTING LOTS: 3
8. NUMBER OF LOTS CREATED: 2
9. PROPERTY IS ZONED SU-2.
10. PROPERTY IS SUBJECT TO A CROSS-LOT ACCESS AND P.U.E. ACROSS LOT 10A FOR THE BENEFIT AND USE OF LOT 11A-1.



MONUMENT LEGEND

△	- FOUND CONTROL STATION AS NOTED
□	- FOUND MONUMENT AS NOTED
●	- SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED

APPLICATION NO. & PROJECT NO.: _____
 CITY APPROVALS:

<u>Jan Tidi</u>	<u>12-8-2003</u>
CITY 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. Gritsko Dec 5, 2003
 Gary E. Gritsko Date
 New Mexico Professional Surveyor, 8686

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO COUNTY TREASURERS OFFICE:

STATION: ACS 2-K15
 X = 387500.39
 Y = 1485051.88
 GROUND TO GRID = 0.99966893
 DELTA ALPHA = -00°12'58"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

SURVEYS SOUTHWEST LTD.
 333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0306
T10N R3E SEC. 21