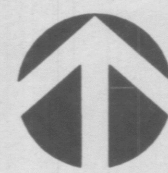


VICINITY MAP N.T.S. J-19



NORTH

PLAT OF TRACT A - UNIVISION RADIO

FORMERLY LOTS 14 & 15
OF ASHCRAFT CENTER
MESA DEL NORTE HEIGHTS
ALBUQUERQUE, NM
SEPTEMBER 2003
T 10N., R.4E, SEC 18

Treasurers Certification

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1019-058-345-073-408-03, 1019-058-355-074-408-04 PROPERTY OWNER(S) OF RECORD: _____

COUNTY TREASURER _____ DATE _____

Approvals

SRP _____

PROJECT NUMBER: _____

DRB APPLICATION NUMBER: _____

CITY PLANNER/ALBUQUERQUE PLANNING DIVISION _____ DATE _____

PARKS AND GENERAL SERVICES DEPARTMENT _____ DATE _____

TRAFFIC ENGINEER, TRANSPORTATION DEPARTMENT _____ DATE _____

CITY ENGINEER, ENGINEERING DIVISION _____ DATE _____

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY _____ DATE _____

UTILITY DEVELOPMENT
[Signature] _____ DATE 10-7-03
CITY SURVEYOR, ENGINEERING DIVISION

N/A
PROPERTY MANAGEMENT _____ DATE _____

[Signature] _____ DATE 10-10-03
PNM GAS SERVICES

[Signature] _____ DATE 10-17-03
QWEST COMMUNICATIONS

[Signature] _____ DATE 10-10-03
PNM ELECTRIC SERVICES

[Signature] _____ DATE 10-08-03
COMCAST

Surveyor's Certification

I, DAVID R. VIGIL, A NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 8911, HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL GROUND SURVEY PERFORMED BY ME OR UNDER MY 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 PROFESSIONAL SURVEYORS; THAT IT COMPLIES WITH THE SURVEY REQUIREMENTS CONTAINED IN THE ALBUQUERQUE SUBDIVISION ORDINANCE; THAT IT SHOWS ALL EASEMENTS OF RECORD MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING INTEREST; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature] _____ DATE 09/28/03
DAVID R. VIGIL, N.M.P.S. 8911

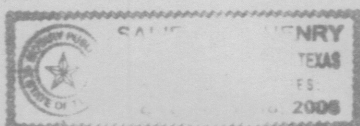


Disclosure Statement

THE PURPOSE OF THIS PLAT IS TO ELIMINATE THE PROPERTY LINE SEPARATING LOTS 14 AND 15 AND CONSOLIDATE INTO TRACT A.

Free Consent and Dedication

THE CONSOLIDATION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF AND THAT SAID OWNERS DO HEREBY GRANT THE EASEMENTS HEREON REPRESENTED AND ALSO CERTIFY THAT THE EXISTING EASEMENTS REMAIN UNCHANGED.



[Signature]
GEOFFREY KEMP
UNIVISION RADIO

Texas
(STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO
Dallas

ON THIS 29th DAY OF September, 2003, THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Geoffrey Kemp

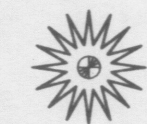
[Signature] _____ DATE 9-29-03
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-18-05



General Notes

- A. THE BEARING BASE FOR THIS PLAT ARE IS MONUMENT 1-40-6. ALL DISTANCES ARE GROUND DISTANCES UNLESS NOTED OTHERWISE. BEARINGS ARE GRID BASED UPON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 1927).
- B. BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE RECORD PER FILED ON AUGUST 2, 1976, IN VOLUME D7, FOLIO 58 IN THE OFFICE OF THE COUNTY OF BERNALILLO COUNTY, NEW MEXICO.
- C. GROSS ACREAGE: 31,236.786 SQ. FT., .7171 AC
- D. NUMBER OF EXISTING LOTS: 2
- E. NUMBER OF LOTS CREATED: 1
- F. PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE FOR THE COMMON AND JOINT USE OF UTILITIES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 1. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 2. PNM GAS SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTAL ENCLOSURES.
 3. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.
 4. QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTAL ENCLOSURES.
- G. INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE 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 PURPOSE SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND OR SUBSURFACE) HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED 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 ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THE PLAT.
- H. TALOS LOG NUMBER: 2003380609
- I. CITY OF ALBUQUERQUE WATER AND SEWER SERVICES ARE AVAILABLE TO THIS SITE.
- J. ZONE CLASSIFICATION: CITY O-1
- K. 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.
- L. TRACT WILL BE OWNED AND MAINTAINED BY THE UNIVISION RADIO.

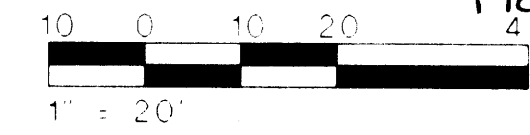


NORTH STAR SURVEYING
1240 Sunset Rd. S.W., Albuquerque, N.M. 87105
(505) 877-5469

PLAT OF
TRACT A - UNIVISION RADIO

FORMERLY LOTS 14 & 15
OF ASHCRAFT CENTER
MESA DEL NORTE HEIGHTS
ALBUQUERQUE, NM
SEPTEMBER 2003
T10N. R4E, SEC 18

140-0
X: 407,609.42
Y: 1489,329.46
S-G FACTOR = 0.99965487
 $\Delta\text{sc} = -0^{\circ}10'39"$
NAD27
ELEV (INGVD) 1929: 5330.03



PENNSYLVANIA GIR
60' ROW

SET 5/8" REBAR
WITH CAP STAMPED
"LS 8911"

EXISTING
7' PUE
FILED AUG 2, 1976
VOL D7, FOLIO 50

LOT 14
ASHCRAFT CENTER
MESA DEL NORTE HEIGHTS
NO 10
FILED AUG 2, 1976
VOL D7, FOLIO 50

1513.42
N30°23'35"W

FD 5/8" BAR
WITH CAP
(NOT LEGIBLE)

S 89°52'00" W 195.00' S 89°52'00" W 195.00' S 89°52'00" W 195.00'

LOT 13
ASHCRAFT CENTER
MESA DEL NORTE HEIGHTS
NO 10
FILED AUG 2, 1976
VOL D7, FOLIO 50

LOT 14

LOT 15

PROPERTY LINE
TO BE REMOVED
BY THIS PLAT

Lor D2
EAST END ADDITION
FILED JUNE 18, 1938
BOOK C1 PAGE 55

TRACT A

31,236.786 SQ FT
(0.7171 AC)

EXISTING
7' PUE
FILED AUG 2, 1976
VOL D7, FOLIO 50

N 00°41'33" W 201.471'

N 00°41'33" W

EXISTING
7' PUE
FILED AUG 2, 1976
VOL D7, FOLIO 50

FD 5/8" BAR
WITH CAP

SET 5/8" REBAR
WITH CAP STAMPED
"LS 8911"

LOT 12
ASHCRAFT CENTER
MESA DEL NORTE HEIGHTS
NO 10
FILED AUG 2, 1976
VOL D7, FOLIO 50

EXISTING
DRIVEPAD

EXISTING
DRIVEPAD

MARBLE AVE
60' ROW

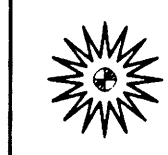
EXISTING
DRIVEPAD

△ :46°17'50"
R :341.22'
L :275.72'
C :S66°08'25"W
268.28'

TENNESSEE ST
60' ROW

Legend

- PROPERTY BOUNDARY
- EASEMENT
- POWER POLE WITH GUY WIRE
- FOUND 5/8" REBAR
- SET 5/8" REBAR WITH CAP STAMPED "LS 8911"



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