



VICINITY MAP
Not To Scale

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

1023058 040346 21002
 Skyview Center LP
 Bernalillo County Treasurer 2/18/2010

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- Public Service Company of New Mexico (PNM) for installation, maintenance, and service of underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- New Mexico Gas Company (NMGC) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- 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, renew, 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 (aboveground 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 Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive nor release any easement or easement rights to which it may be entitled.

PURPOSE OF PLAT:

The Purpose of this plat is to:

- Create 3 new Parcels from existing Area No. 2, Sproul-Security Subdivision No. 2.
- Grant the new easements as shown hereon.

SURVEYOR'S CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey 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 the State of New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
 Russ P. Hugg
 NMPS No. 9750
 December 21, 2009



PLAT OF
 PARCELS 1, 2 AND 3
SPROUL-SECURITY SUBDIVISION NO. 2
 (BEING A REPLAT OF AREA NO. 2, SPROUL-SECURITY SUBDIVISION NO. 2)

SITUATE WITHIN
 SECTION 14, TOWNSHIP 10 NORTH, RANGE 4 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2009

PROJECT NUMBER: 1003062
 Application Number: 10PRB 70024

PLAT APPROVAL

Utility Approvals:

<i>Fernando Vigil</i> Public Service Company of New Mexico (PNM)	1-20-2010 Date
<i>Jim Allen</i> New Mexico Gas Company (NMGC)	1/19/2010 Date
<i>Kevin S. ...</i> QWest Corporation	1/19/2010 Date
<i>Robert ...</i> Comcast	1-20-2010 Date

City Approvals:

<i>J. B. Hart</i> City Surveyor Department of Municipal Development	1-19-10 Date
NA Real Property Division	Date
NA Environmental Health Department	Date
<i>[Signature]</i> Traffic Engineering, Transportation Division	02/10/10 Date
<i>[Signature]</i> M.S.C.W.U.A.	1-27-10 Date
<i>Christina ...</i> Parks and Recreation Department	1/27/10 Date
<i>Bradley d. Bingham</i> AMAFCA	1/27/10 Date
<i>Bradley d. Bingham</i> City Engineer	1/27/10 Date
<i>Josh ...</i> DRP Chairperson, Planning Department	02-18-10 Date

GENERAL NOTES

- Bearings are grid based on New Mexico State Plane Coordinate System (Central Zone - NAD 83) originated at the Albuquerque Control Station Monument "2-H23"
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parentheses ().
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated.
- U.C.L.S. Log Number 2009330237
- City of Albuquerque Zone Atlas Page J-23-Z.

SUBDIVISION DATA

Total number of existing Lots: 1
 Total number of new Parcels created: 3
 Gross Subdivision acreage: 5.3028 acres.

SHEET INDEX

- SHEET 1 - General Notes, Approvals, Surveyor Certification
- SHEET 2 - Legal Description, Acknowledgement
- SHEET 3 - Overall Boundary, New Lots
- SHEET 4 - Existing and New Easements, Line and Curve Tables
- SHEET 5 - Additional New Easement

DOCH 2010014155
 02/19/2010 01:20 PM Page: 1 of 5
 ty:PLAT R 327.00 S: 20100 P: 0021 N Toulous Olivere, Bernalillo Cour

SURVOTEK, INC.

Consulting Surveyors
 6384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3366 Fax: 505-897-3377

PLAT OF
PARCELS 1, 2 AND 3
SPROUL-SECURITY SUBDIVISION NO. 2
(BEING A REPLAT OF AREA NO. 2, SPROUL-SECURITY SUBDIVISION NO. 2)

SITUATE WITHIN
SECTION 14, TOWNSHIP 10 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2009

LEGAL DESCRIPTION

That certain parcel of land situate within Section 14, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising all of Area No. 2, Sproul-Security Subdivision No. 2, as the same is shown and designated on the plat entitled "SPROUL-SECURITY SUBDIVISION NO. 2, STREET DEDICATION AND ZONING PLAT, ALBUQUERQUE, NEW MEXICO, AUGUST, 1971", filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 29, 1972, in Volume CB, Folio 117 as Document No. 78033, more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750, using New Mexico State Plane Coordinate System, Central Zone (NAD 83) grid bearings and ground distances as follows:

Beginning at the northwesterly corner of the parcel herein described (a 5/8" rebar with cap stamped "LS 9750" set in place), said point also being the northwesterly corner of said Area No. 2, Sproul-Security Subdivision No. 2, and also being the southwesterly corner of Lot 29, Pablo Park Subdivision, as the same is shown and designated on the plat entitled "PABLO PARK SUBDIVISION, TRACT 'A' OF PABLO HEIGHTS, ALBUQUERQUE, NEW MEXICO, MAY, 1975", filed in the office of the County Clerk of Bernalillo County, New Mexico, on November 26, 1975, in Volume D6, Folio 196, and also being a point on the easterly right of way line of Tramway Boulevard N.E., whence Albuquerque Control Station Monument "2-H23" bears N 03°19'39" W, 2,376.31 feet distant; Thence,

S 89°30'12" E, 442.53 feet along the northerly boundary of said Area No. 2, Sproul-Security Subdivision No. 2, the southerly boundary of said Pablo Park Subdivision, and the southerly boundary of Pablo Heights Subdivision, as the same is shown and designated on the plat entitled "CORRECTED PLAT PABLO HEIGHTS SUBDIVISION, ALBUQUERQUE, NEW MEXICO, DECEMBER, 1973", filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 10, 1973, in Volume D6, Folio 3, to the northeasterly corner of the parcel herein described (a Concrete Nail found in place), said point also being a point on the westerly right of way line of Cumbres Street N.E.; Thence,

S 01°11'28" W, 523.35 feet along said westerly right of way line of Cumbres Street N.E. to the southeasterly corner of the parcel herein described (a Concrete Nail with Brass Disk stamped "LS 9750" set in place), said point also being the intersection with the northerly right of way line on Indian School Road N.E.; Thence,

N 87°45'20" W, 451.96 feet along said northerly right of way line of Indian School Road N.E., to the southwesterly corner of the parcel herein described (a Concrete Nail with Brass Disk stamped "LS 9750" set in place), said point also being a point on said easterly right of way line of Tramway Boulevard N.E.; Thence,

N 02°14'47" E, 509.77 feet along said easterly right of way line of Tramway Boulevard N.E. to the Point of Beginning.

Said parcel contains 5.3028 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATTED and now comprising "PLAT OF PARCELS 1, 2 AND 3, SPROUL-SECURITY SUBDIVISION NO. 2 (BEING A REPLAT OF AREA NO. 2, SPROUL-SECURITY SUBDIVISION NO. 2) SITUATE WITHIN SECTION 14, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF 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). Said owner(s) and proprietor(s) do hereby granted the easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

OWNER(S)

SKYVIEW CENTER, L.P., a Texas limited partnership

By: CHESCOTT, Inc., a Texas General Partner

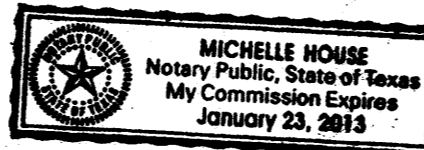
By: Thomas Stephen, President

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 15th day of January, 2010, by Thomas Stephen, President.

Michelle House My commission expires 1/13/2013
Notary Public



DOCH 2010014155

02/19/2010 01:20 PM Page: 2 of 5
t:\PLAT 2-327-00 9-2010C P-0021 M. Toulouse Olivera, Bernalillo Cour

SHEET 2 OF 5

SURVOTEK, INC.

Consulting Surveyors Phone: 505-897-3366
2204 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

090452 SHT1-3 102709.dwg

Albuquerque Control Station Monument 2-H23
 New Mexico State Plane Coordinates
 NAD 83
 N = 452,799.178
 E = 1,566,421.704
 Elevation = 5,853.817 (NAVD 1988)
 Grid to Old Factor = 0.999630113

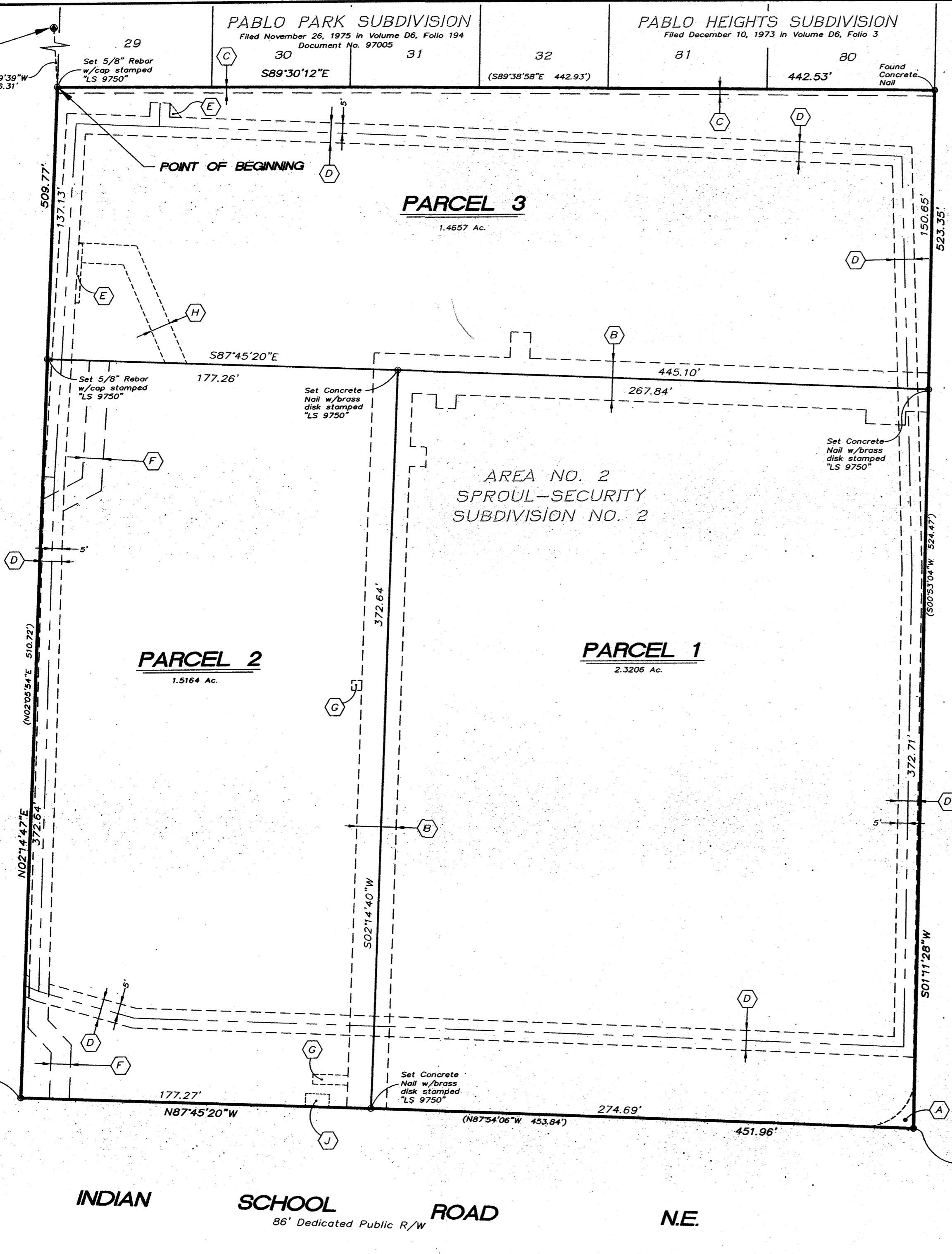
PABLO PARK SUBDIVISION
 Filed November 26, 1975 in Volume D6, Folio 194
 Document No. 97005

PABLO HEIGHTS SUBDIVISION
 Filed December 10, 1973 in Volume D6, Folio 3

**PLAT OF
 PARCELS 1, 2 AND 3
 SPROUL-SECURITY SUBDIVISION NO. 2**
 (BEING A REPLAT OF AREA NO. 2, SPROUL-SECURITY SUBDIVISION NO. 2)

**SITUATE WITHIN
 SECTION 14, TOWNSHIP 10 NORTH, RANGE 4 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2009.**

EXISTING BOUNDARY AND NEW TRACTS



NEON AVENUE NE.

A Cross-Lot Drainage Easement is granted for the mutual benefit of the owners of Parcels 1, 2 and 3, Sproul-Security Subdivision No. 2, by this plat. The maintenance of said easement shall be the responsibility of the owners of the lots in which the drainage facilities are located.

A Cross-Lot Access and Parking Easement is granted for the mutual benefit of the owners of Parcels 1, 2 and 3, Sproul-Security Subdivision No. 2, by this plat. **TO BE MAINTAINED BY OWNERS OF EACH PARCEL.**

EXISTING EASEMENTS

- (A) Easement for Roadway Purposes granted to the City of Albuquerque by document filed September 14, 1984, in Book Misc 155-A, Page 473.
- (B) Water Line Easement granted to the City of Albuquerque by document filed August 16, 1986, in Book Misc 384-A, Page 683.
- (C) 3' Right Of Way Easement granted to Mountain States Telephone and Telegraph Company by document filed April 5, 1987, in Book Misc. 471-A, Page 323, as Document No. 08734450.
- (D) 10' Underground Easement granted to Public Service Company of New Mexico and The Mountain States Telephone and Telegraph Company by document filed May 4, 1987, in Book Misc. 482-A, Page 450, as Document No. 08745830.

NEW EASEMENTS

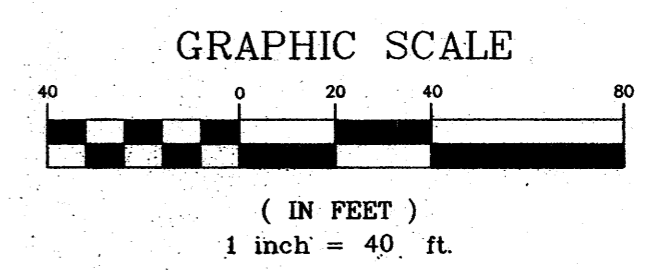
- (E) Additional Public Utility Easement granted by this plat
- (F) 10' GAS ONLY Gas Line Easement granted to New Mexico Gas Company by this plat.
- (G) New Waterline Easement granted to the Albuquerque Bernalillo County Water Utility Authority by this plat.
- (H) Private Utility Easement granted for the use and benefit of Parcel 2 by this plat.
- (J) Public Pedestrian Access Easement granted to the City of Albuquerque by this plat.

SEE SHEETS 4 AND 5 FOR EASEMENT DETAILS

CITY LIGHTS SUBDIVISION
 Filed December 4, 1987 in Book Misc. C35, Folio 59
 Document No. 87123159

STREET
 50' Dedicated Public R/W

ARGON AVENUE NE.



DOC# 2010014155
 02/18/2010 01:20 PM Page: 3 of 5
 PLAT R: \$27.00 B: 2010C P: 0021 M: Toulous Olivere, Bernalillo Cour

SHEET 3 OF 5

SURV TEK, INC.

Consulting Surveyors
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3366 Fax: 505-897-3377

SKYVIEW SOUTH SUBDIVISION
 Filed February 2, 2000 in Plat Book 2000C, Page 39
 Document No. 2000011478

INDIAN VIEW PLACE NE.

SKYVIEW SOUTH SUBDIVISION
 Filed September 11, 1990 in Volume 90C, Folio 219
 Document No. 9071227

090452 SHT1-3 102709.dwg

Albuquerque Control Station Monument "2-H23"
 New Mexico State Plane Coordinates
 N = 1,432,799.178
 E = 1,566,421.704
 Elevation = 5,653.617 (NAVD 1988)
 Ground to Grid Factor = 0.999630113

PLAT OF
PARCELS 1, 2 AND 3
SPROUL-SECURITY SUBDIVISION NO. 2
 (BEING A REPLAT OF AREA NO. 2, SPROUL-SECURITY SUBDIVISION NO. 2)

SITUATE WITHIN
 SECTION 14, TOWNSHIP 10 NORTH, RANGE 4 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2009

EXISTING AND NEW EASEMENTS

NEON AVENUE NE

DOCH 2010014155
 02/19/2010 01:20 PM Page: 4 of 5
 PLAT R: 827.00 B: 2010014155 Toulous Olivere, Bernalillo Cour

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	39.73'	25.00'	25.46'	35.68'	N46°43'04"E	91°03'12"

LINE TABLE		
LINE	LENGTH	BEARING
L1	7.78	N66°21'13"W
L2	5.74	N87°30'13"W
L3	12.00	N02°32'47"E
L4	50.00	N73°54'08"W
L5	13.00	N02°14'40"E
L6	10.00	S87°45'20"E
L7	13.00	S02°14'40"W
L8	11.32	N87°45'20"W
L9	7.00	S02°14'40"W
L10	20.00	N87°45'20"W
L11	7.00	N02°14'40"E
L12	7.00	S02°14'40"W
L13	10.00	N87°45'20"W
L14	7.00	N02°14'40"E
L15	12.00	N87°45'20"W
L16	27.00	S02°14'40"W
L17	8.00	S87°45'20"E
L18	10.00	S02°14'40"W
L19	8.00	N87°45'20"W

EXISTING EASEMENTS

- (A) Easement for Roadway Purposes granted to the City of Albuquerque by document filed September 14, 1984, in Book Misc 155-A, Page 473.
- (B) Water Line Easement granted to the City of Albuquerque by document filed August 16, 1986, in Book Misc 384-A, Page 683.
- (C) 3' Right Of Way Easement granted to Mountain States Telephone and Telegraph Company by document filed April 5, 1987, in Book Misc. 471-A, Page 323, as Document No. 08734450.
- (D) 10' Underground Easement granted to Public Service Company of New Mexico and The Mountain States Telephone and Telegraph Company by document filed May 4, 1987, in Book Misc. 482-A, Page 450, as Document No. 08745830.

NEW EASEMENTS

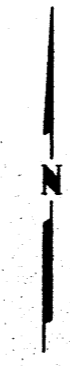
- (E) New Additional Public Utility Easement granted by this plat
- (F) New 10' GAS ONLY Gas Line Easement granted to New Mexico Gas Company by this plat.
- (G) New Waterline Easement granted to the Albuquerque Bernalillo County Water Utility Authority by this plat.
- (H) Private Utility Easement granted for the use and benefit of Parcel 2 by this plat.
- (J) Public Pedestrian Access Easement granted to the City of Albuquerque by this plat.

CITY LIGHTS SUBDIVISION
 Filed December 4, 1987 in Volume 035, Folio 59
 Document No. 87123150

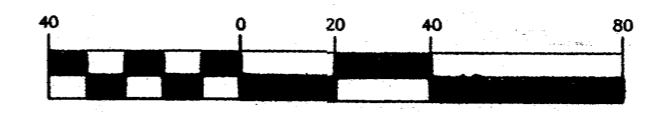
NE. STREET
 50' Dedicated Public R/W

ARGON AVENUE NE

CUMBRES



GRAPHIC SCALE

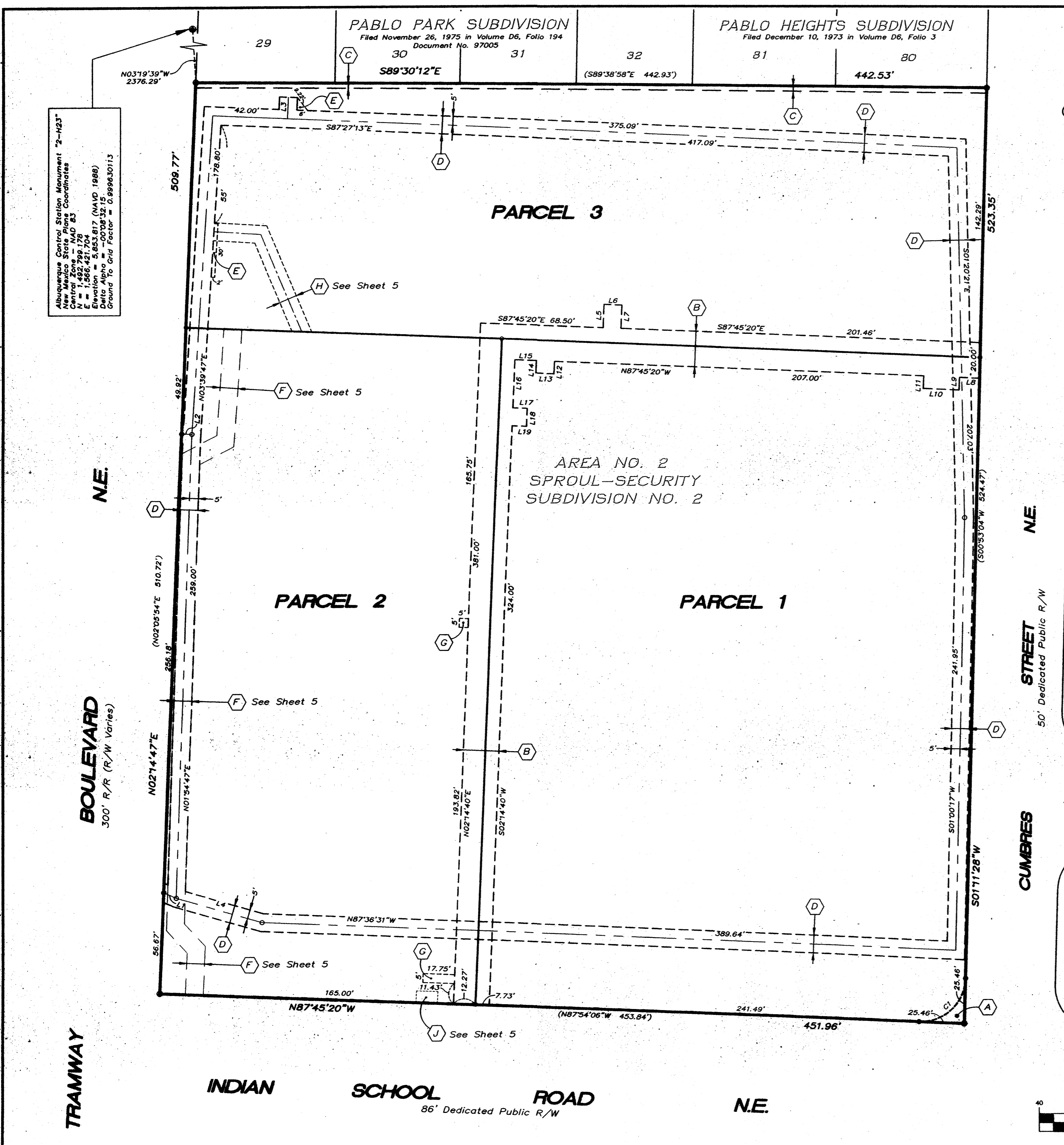


(IN FEET)
 1 inch = 40 ft.

SHEET 4 OF 5

SURVOTEK, INC.

Consulting Surveyors
 8384 Valley View Drive, N.E. Albuquerque, New Mexico 87114
 Phone: 505-897-3368 Fax: 505-897-3377



SKYVIEW SOUTH SUBDIVISION
 Filed February 2, 2000 in Plat Book 2000C, Page 39
 Document No. 2000011478

INDIAN VIEW PLACE NE

SKYVIEW SOUTH SUBDIVISION
 Filed September 11, 1990 in Volume 90C, Folio 219
 Document No. 9071227

090452 SHT4 102709.dwg

Albuquerque Control Station Monument "2-H23"
 Central Stationing Coordinates
 N = 1,492,799.175
 E = 1,566,421.704
 Spheroid = 6378137 (NAD 1983)
 Delta Alpha = -0.00003215
 Ground To Grid Factor = 0.999630113

PABLO PARK SUBDIVISION
 Filed November 26, 1975 in Volume D6, Folio 194
 Document No. 97005

PABLO HEIGHTS SUBDIVISION
 Filed December 10, 1973 in Volume D6, Folio 3

**PLAT OF
 PARCELS 1, 2 AND 3
 SPROUL-SECURITY SUBDIVISION NO. 2**
 (BEING A REPLAT OF AREA NO. 2, SPROUL-SECURITY SUBDIVISION NO. 2)

SITUATE WITHIN
**SECTION 14, TOWNSHIP 10 NORTH, RANGE 4 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO**
 OCTOBER, 2009

ADDITIONAL NEW EASEMENTS

NEON AVENUE NE

CITY LIGHTS SUBDIVISION
 Filed December 4, 1987 in Volume C35, Folio 59
 Document No. 87123160

DOCH 2010014155

02/18/2010 01:20 PM Page: 5 of 5
 tyPLAT R: \$27.00 B: 2010C P: 0021 M. Toulous Oliveira, Bernalillo Cour

LINE	LENGTH	BEARING
L41	14.50	S87°45'20"E
L42	23.33	N02°14'47"E
L43	17.13	N42°56'02"W
L44	266.42	N01°54'47"E
L45	21.77	N62°29'05"E
L46	60.04	N03°48'19"E
L47	21.33	N87°45'20"W
L48	10.00	S87°45'20"E
L49	65.93	S03°48'19"W
L50	21.55	S62°29'05"W
L51	256.45	S01°54'45"W
L52	17.16	S42°56'02"E
L53	27.49	S02°14'47"W
L54	10.00	N87°45'20"W

EXISTING EASEMENTS

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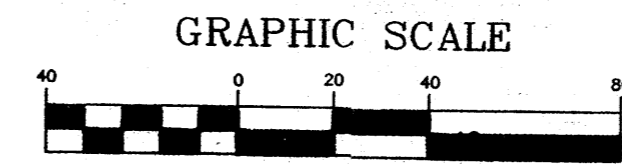
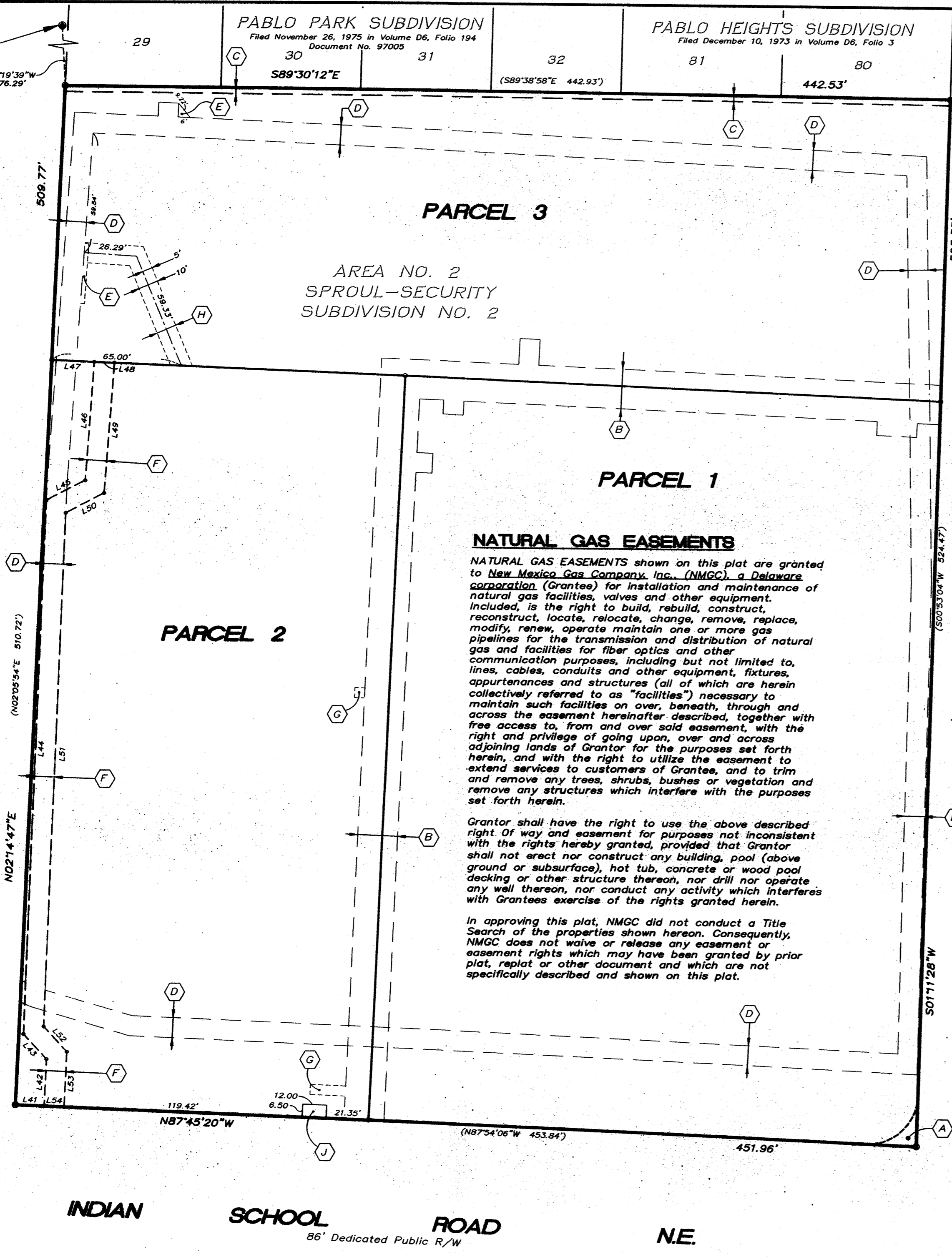
- (E) New Additional Public Utility Easement granted by this plat
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- (H) Private Utility Easement granted for the use and benefit of Parcel 2 by this plat.
- (J) Public Pedestrian Access Easement granted to the City of Albuquerque by this plat.

NATURAL GAS EASEMENTS

NATURAL GAS EASEMENTS shown on this plat are granted to New Mexico Gas Company, Inc. (NMGC), a Delaware corporation (Grantee) for installation and maintenance of natural gas facilities, valves and other equipment. Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate maintain one or more gas pipelines for the transmission and distribution of natural gas and facilities for fiber optics and other communication purposes, including but not limited to, lines, cables, conduits and other equipment, fixtures, appurtenances and structures (all of which are herein collectively referred to as "facilities") necessary to maintain such facilities on over, beneath, through and across the easement hereinafter described, together with free access to, from and over said easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein, and with the right to utilize the easement to extend services to customers of Grantee, and to trim and remove any trees, shrubs, bushes or vegetation and remove any structures which interfere with the purposes set forth herein.

Grantor shall have the right to use the above described right of way and easement for purposes not inconsistent with the rights hereby granted, provided that Grantor shall not erect nor construct any building, pool (above ground or subsurface), hot tub, concrete or wood pool decking or other structure thereon, nor drill nor operate any well thereon, nor conduct any activity which interferes with Grantees exercise of the rights granted herein.

In approving this plat, NMGC did not conduct a Title Search of the properties shown hereon. Consequently, NMGC does not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not specifically described and shown on this plat.



SKYVIEW SOUTH SUBDIVISION
 Filed February 2, 2000 in Plat Book 2000C, Page 39
 Document No. 2000011478

INDIAN VIEW PLACE NE

SKYVIEW SOUTH SUBDIVISION
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 Document No. 9071227

090452 SHT5 102709.dwg

SURVOTEK, INC.

Consulting Surveyors
 9384 Valley View Drive, N.E. Albuquerque, New Mexico 87114
 Phone: 505-897-3366 Fax: 505-897-3377



VICINITY MAP
Not To Scale

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This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer

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PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- Public Service Company of New Mexico (PNM) for installation, maintenance, and service of underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- New Mexico Gas Company (NMGC) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals and closures.
- 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, renew, 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 (aboveground 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 Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive nor release any easement or easement rights to which it may be entitled.

PURPOSE OF PLAT:

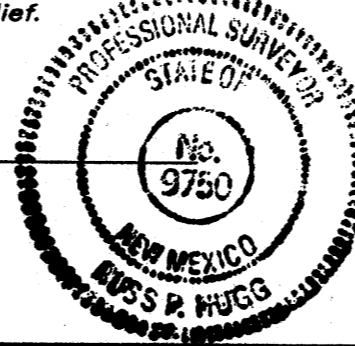
The Purpose of this plat is to:

- Create 3 new Parcels from existing Area No. 2, Sproul-Security Subdivision No. 2.
- Grant the new easements as shown hereon.

SURVEYOR'S CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey 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 the State of New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
 Russ P. Hugg
 NMPS No. 9750
 December 21, 2009



FLAT OF
 PARCELS 1, 2 AND 3
 SPROUL-SECURITY SUBDIVISION NO. 2
 (BEING A REPLAT OF AREA NO. 2, SPROUL-SECURITY SUBDIVISION NO. 2)

SITUATE WITHIN
 SECTION 14, TOWNSHIP 10 NORTH, RANGE 4 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2009

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals

Public Service Company of New Mexico (PNM) _____ Date _____

New Mexico Gas Company (NMGC) _____ Date _____

QWest Corporation _____ Date _____

Comcast _____ Date _____

City Approvals

[Signature] _____ 1-19-10
 City Surveyor
 Department of Municipal Development _____ Date _____

Real Property Division _____ Date _____

Environmental Health Department _____ Date _____

Traffic Engineering, Transportation Division _____ Date _____

A.B.C.W.U.A. _____ Date _____

Parks and Recreation Department _____ Date _____

AMAFCA _____ Date _____

City Engineer _____ Date _____

DRB Chairperson, Planning Department _____ Date _____

PLAT OF
PARCELS 1, 2 AND 3
SPROUL-SECURITY SUBDIVISION NO. 2
 (BEING A REPLAT OF AREA NO. 2, SPROUL-SECURITY SUBDIVISION NO. 2)

SITUATE WITHIN
SECTION 14, TOWNSHIP 10 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2009.

LEGAL DESCRIPTION

That certain parcel of land situate within Section 14, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising all of Area No. 2, Sproul-Security Subdivision No. 2, as the same is shown and designated on the plat entitled "SPROUL-SECURITY SUBDIVISION NO. 2, STREET DEDICATION AND ZONING PLAT, ALBUQUERQUE, NEW MEXICO, AUGUST, 1971", filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 29, 1972, in Volume C8, Folio 117 as Document No. 78033, more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750, using New Mexico State Plane Coordinate System, Central Zone (NAD 83) grid bearings and ground distances as follows:

Beginning at the northwesterly corner of the parcel herein described (a 5/8" rebar with cap stamped "LS 9750" set in place), said point also being the northwesterly corner of said Area No. 2, Sproul-Security Subdivision No. 2, and also being the southwesterly corner of Lot 29, Pablo Park Subdivision, as the same is shown and designated on the plat entitled "PABLO PARK SUBDIVISION, TRACT "A" OF PABLO HEIGHTS, ALBUQUERQUE, NEW MEXICO, MAY, 1975", filed in the office of the County Clerk of Bernalillo County, New Mexico, on November 26, 1975, in Volume D6, Folio 196, and also being a point on the easterly right of way line of Tramway Boulevard N.E., whence Albuquerque Control Station Monument "2-H23" bears N 03°19'39" W, 2,376.31 feet distant; Thence,

S 89°30'12" E, 442.53 feet along the northerly boundary of said Area No. 2, Sproul-Security Subdivision No. 2, the southerly boundary of said Pablo Park Subdivision, and the southerly boundary of Pablo Heights Subdivision, as the same is shown and designated on the plat entitled "CORRECTED PLAT PABLO HEIGHTS SUBDIVISION, ALBUQUERQUE, NEW MEXICO, DECEMBER, 1973", filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 10, 1973, in Volume D6, Folio 3, to the northeasterly corner of the parcel herein described (a Concrete Nail found in place), said point also being a point on the westerly right of way line of Cumbres Street N.E.; Thence,

S 01°11'28" W, 523.35 feet along said westerly right of way line of Cumbres Street N.E. to the southeasterly corner of the parcel herein described (a Concrete Nail with Brass Disk stamped "LS 9750" set in place), said point also being the intersection with the northerly right of way line on Indian School Road N.E.; Thence,

N 87°45'20" W, 451.96 feet along said northerly right of way line of Indian School Road N.E., to the southwesterly corner of the parcel herein described (a Concrete Nail with Brass Disk stamped "LS 9750" set in place, said point also being a point on said easterly right of way line of Tramway Boulevard N.E.; Thence,

N 02°14'47" E, 509.77 feet along said easterly right of way line of Tramway Boulevard N.E. to the Point of Beginning.

Said parcel contains 5.3028 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATTED and now comprising "PLAT OF PARCELS 1, 2 AND 3, SPROUL-SECURITY SUBDIVISION NO. 2 (BEING A REPLAT OF AREA NO. 2, SPROUL-SECURITY SUBDIVISION NO. 2) SITUATE WITHIN SECTION 14, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF 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 proprietors(s). Said owner(s) and proprietors do hereby granted the easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

OWNER(S)

SKYVIEW CENTER, L.P., a Texas limited partnership

By: CHESCOTT, Inc., a Texas General Partner

[Handwritten Signature]

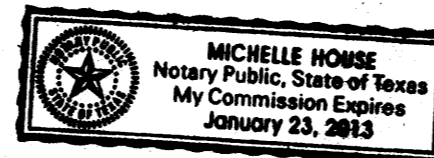
By: _____
 Thomas Stephen, President

ACKNOWLEDGMENT

STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 15th day of January, 2010, by Thomas Stephen, President.

Michelle House My commission expires 1/13/2013
 Notary Public



**PLAT OF
PARCELS 1, 2 AND 3
SPROUL-SECURITY SUBDIVISION NO. 2**
(BEING A REPLAT OF AREA NO. 2, SPROUL-SECURITY SUBDIVISION NO. 2)

SITUATE WITHIN
**SECTION 14, TOWNSHIP 10 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**
DECEMBER, 2009

EXISTING BOUNDARY AND NEW TRACTS

NEON AVENUE NE

Parcels 1, 2 and 3, Sproul-Security Subdivision No. 2, are subject to that certain "DECLARATION OF CROSS ACCESS AND DRAINAGE EASEMENTS", filed in the office of the County Clerk of Bernalillo County, New Mexico, on the ____ day of _____, 20____, as Document No. _____

EXISTING EASEMENTS

- (A) Easement for Roadway Purposes granted to the City of Albuquerque by document filed September 14, 1984, in Book Misc 155-A, Page 473.
- (B) Water Line Easement granted to the City of Albuquerque by document filed August 16, 1986, in Book Misc 384-A, Page 683.
- (C) 3' Right Of Way Easement granted to Mountain States Telephone and Telegraph Company by document filed April 5, 1987, in Book Misc. 471-A, Page 323, as Document No. 08734450.
- (D) 10' Underground Easement granted to Public Service Company of New Mexico and The Mountain States Telephone and Telegraph Company by document filed May 4, 1987, in Book Misc. 482-A, Page 450, as Document No. 08745830.

NEW EASEMENTS

- (E) Additional Public Utility Easement granted by this plat
- (F) 10' GAS ONLY Gas Line Easement granted to New Mexico Gas Company by this plat.
- (G) New Waterline Easement granted to the Albuquerque Bernalillo County Water Utility Authority by this plat.
- (H) Private Utility Easement granted for the use and benefit of Parcel 2 by this plat.

SEE SHEETS 4 AND 5 FOR EASEMENT DETAILS

CITY LIGHTS SUBDIVISION
Filed December 4, 1987 in Volume C35, Folio 59
Document No. 87123050

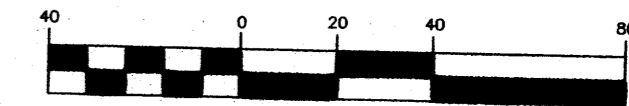
NE
STREET
50' Dedicated Public R/W

ARGON AVENUE NE

CUMBRES



GRAPHIC SCALE



(IN FEET)
1 inch = 40. ft.

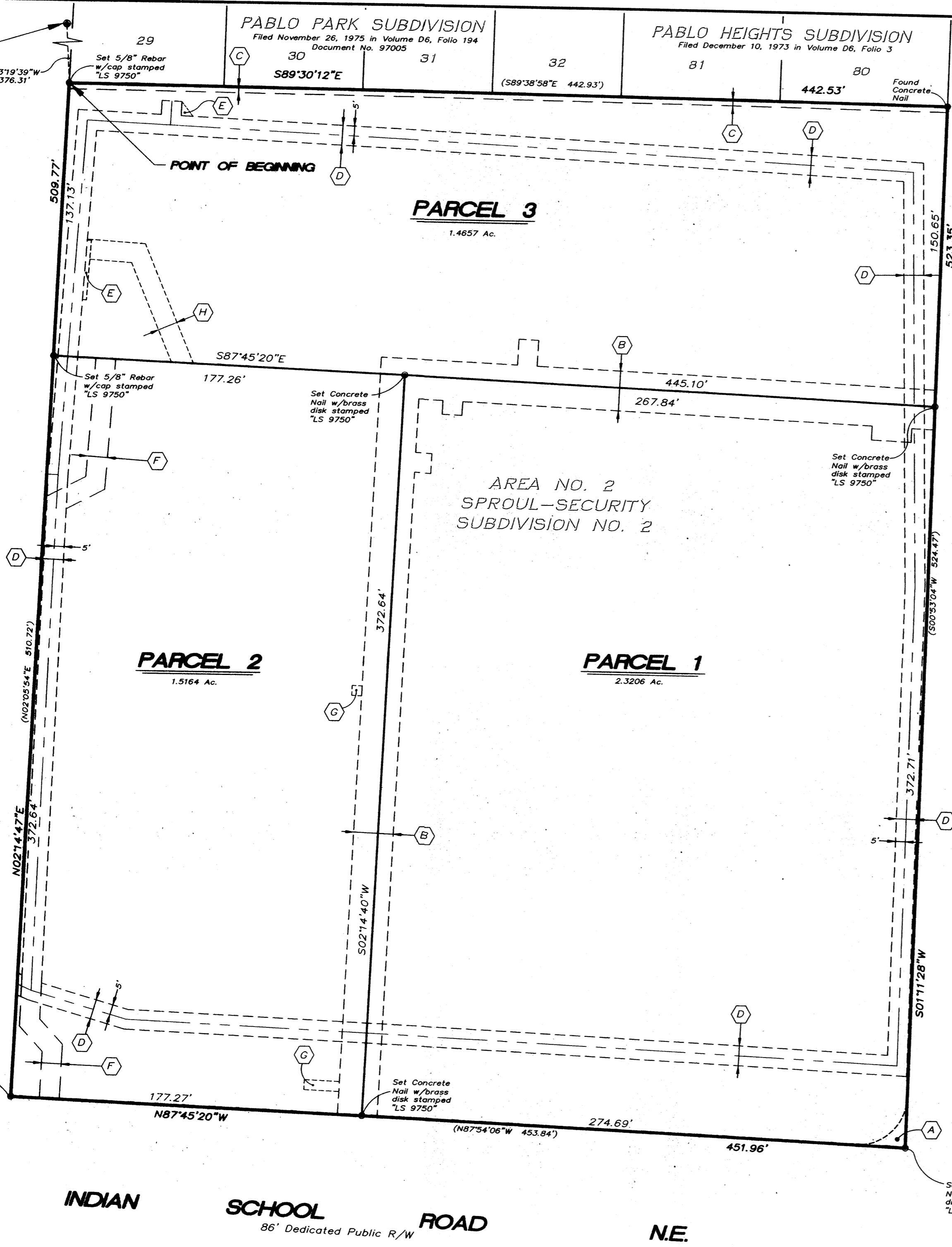
SHEET 3 OF 5

Albuquerque Control Station Monument "2-H23"
Central Zone
N = 1,482,798.178
E = 1,566,421.704
Elevation = 5009.817 (NAVD 1989)
Delta Alpha = -0009.3215
Ground To Grid Factor = 0.999630113

N.E.

BOULEVARD
300' R/W (R/W Varies)

TRAMWAY



SKYVIEW SOUTH SUBDIVISION
Filed February 2, 2000 in Plat Book 2000C, Page 39
Document No. 2000011478

INDIAN VIEW PLACE NE

SKYVIEW SOUTH SUBDIVISION
Filed September 11, 1990 in Volume 90C, Folio 219
Document No. 9071227

090452 SHT1-3 102709.dwg

SURVOTEK, INC.

Consulting Surveyors
2584 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

PABLO PARK SUBDIVISION
 Filed November 26, 1975 in Volume D6, Folio 194
 Document No. 97005

PABLO HEIGHTS SUBDIVISION
 Filed December 10, 1973 in Volume D6, Folio 3

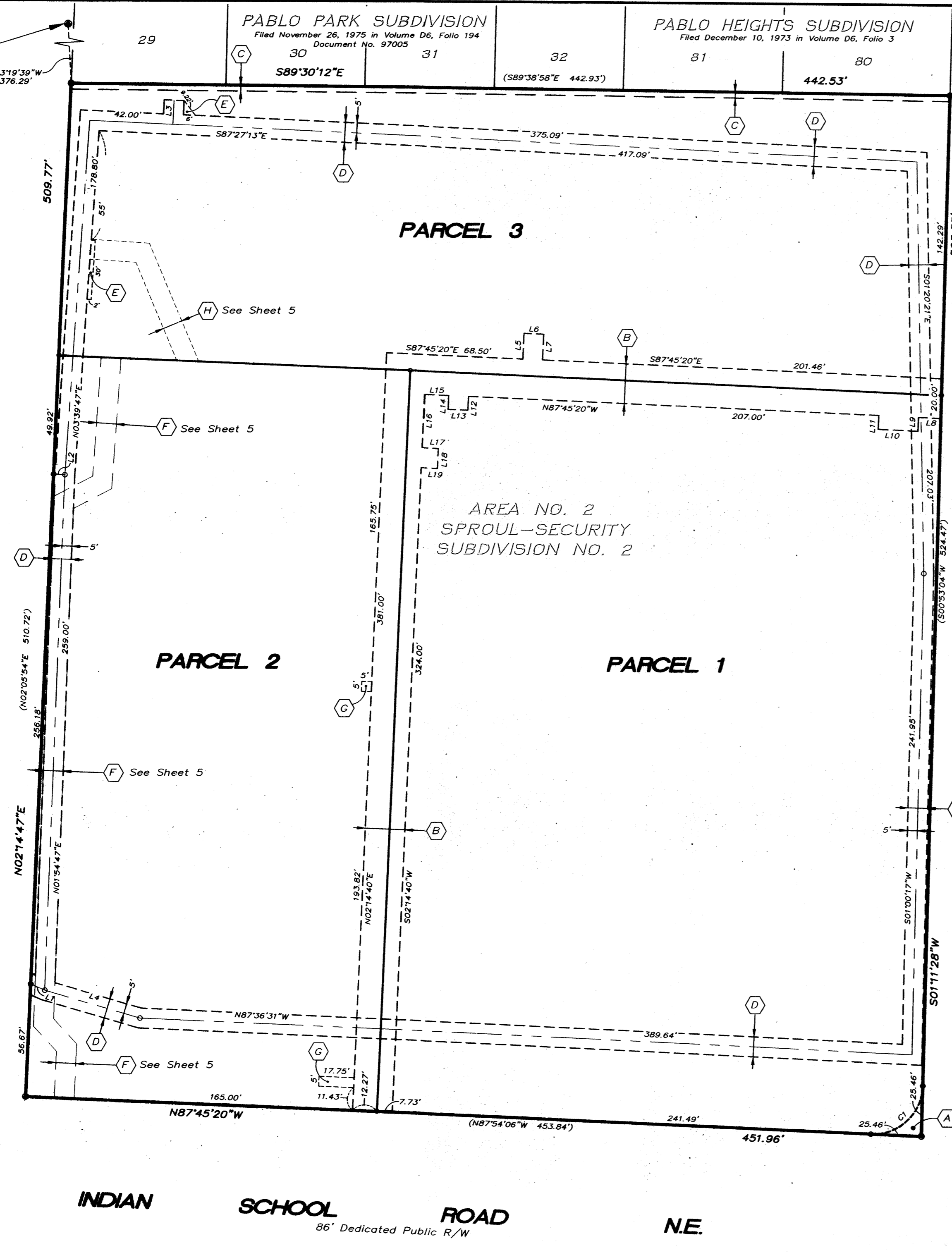
**PLAT OF
 PARCELS 1, 2 AND 3
 SPROUL-SECURITY SUBDIVISION NO. 2**

(BEING A REPLAT OF AREA NO. 2, SPROUL-SECURITY SUBDIVISION NO. 2)

**SITUATE WITHIN
 SECTION 14, TOWNSHIP 10 NORTH, RANGE 4 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 DECEMBER, 2009**

EXISTING AND NEW EASEMENTS

Albuquerque Control Station Monument "2-1423"
 New Mexico State Plane Coordinates
 N = 452,799.728
 E = 1,566,421.704
 Elevation = 5,653.817 (NAVD 1988)
 Delta Alpha = -0000.52 (S)
 Gravity To Grid Factor = 0.999630113



CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	39.73'	25.00'	25.46'	35.68'	N46°43'04"E	91°03'12"

LINE TABLE

LINE	LENGTH	BEARING
L1	7.78	N66°21'13"W
L2	5.74	N87°30'13"W
L3	12.00	N02°32'47"E
L4	50.00	N73°54'08"W
L5	13.00	N02°14'40"E
L6	10.00	S87°45'20"E
L7	13.00	S02°14'40"W
L8	11.32	N87°45'20"W
L9	7.00	S02°14'40"W
L10	20.00	N87°45'20"W
L11	7.00	N02°14'40"E
L12	7.00	S02°14'40"W
L13	10.00	N87°45'20"W
L14	7.00	N02°14'40"E
L15	12.00	N87°45'20"W
L16	27.00	S02°14'40"W
L17	8.00	S87°45'20"E
L18	10.00	S02°14'40"W
L19	8.00	N87°45'20"W

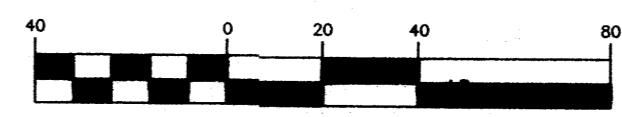
EXISTING EASEMENTS

- (A) Easement for Roadway Purposes granted to the City of Albuquerque by document filed September 14, 1984, in Book Misc 155-A, Page 473.
- (B) Water Line Easement granted to the City of Albuquerque by document filed August 16, 1986, in Book Misc 384-A, Page 683.
- (C) 3' Right Of Way Easement granted to Mountain States Telephone and Telegraph Company by document filed April 5, 1987, in Book Misc. 471-A, Page 323, as Document No. 08734450.
- (D) 10' Underground Easement granted to Public Service Company of New Mexico and The Mountain States Telephone and Telegraph Company by document filed May 4, 1987, in Book Misc. 482-A, Page 450, as Document No. 08745830.

NEW EASEMENTS

- (E) New Additional Public Utility Easement granted by this plat
- (F) New 10' GAS ONLY Gas Line Easement granted to New Mexico Gas Company by this plat.
- (G) New Waterline Easement granted to the Albuquerque Bernalillo County Water Utility Authority by this plat.
- (H) Private Utility Easement granted for the use and benefit of Parcel 2 by this plat.

GRAPHIC SCALE



(IN FEET)
 1 inch = 40 ft.

SURV●TEK, INC.

Consulting Surveyors
 9394 Valley View Drive, N.E. Albuquerque, New Mexico 87114 Phone: 505-897-3366 Fax: 505-897-3377

090452 SHT4 102709.dwg

SKYVIEW SOUTH SUBDIVISION
 Filed February 2, 2000 in Plat Book 2000C, Page 39
 Document No. 2000011478

INDIAN VIEW PLACE NE

SKYVIEW SOUTH SUBDIVISION
 Filed September 11, 1990 in Volume 90C, Folio 219
 Document No. 9071227

N.E.

BOULEVARD
 300' R/R (R/W Varies)

TRAMWAY

INDIAN SCHOOL ROAD
 86' Dedicated Public R/W

N.E.

N.E.

STREET
 50' Dedicated Public R/W

CUMBRES

ARGON AVENUE NE

CITY LIGHTS SUBDIVISION
 Filed December 10, 1987 in Volume D6, Folio 59
 Document No. 87123150

PABLO PARK SUBDIVISION
 Filed November 26, 1975 in Volume D6, Folio 194
 Document No. 97005

PABLO HEIGHTS SUBDIVISION
 Filed December 10, 1973 in Volume D6, Folio 3

**PLAT OF
 PARCELS 1, 2 AND 3
 SPROUL-SECURITY SUBDIVISION NO. 2**

(BEING A REPLAT OF AREA NO. 2, SPROUL-SECURITY SUBDIVISION NO. 2)

SITUATE WITHIN

**SECTION 14, TOWNSHIP 10 NORTH, RANGE 4 EAST
 NEW MEXICO PRINCIPAL MERIDIAN
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO**
 OCTOBER, 2009

ADDITIONAL NEW EASEMENTS

NEON AVENUE NE

CITY LIGHTS SUBDIVISION
 Filed December 1, 1987 in Volume C35, Folio 59
 Document No. 87123150

LINE TABLE		
LINE	LENGTH	BEARING
L41	14.50	S87°45'20"E
L42	23.33	N02°14'47"E
L43	17.13	N42°56'02"W
L44	266.42	N01°54'47"E
L45	21.77	N62°29'05"E
L46	60.04	N03°48'19"E
L47	21.33	N87°45'20"W
L48	10.00	S87°45'20"E
L49	65.93	S03°48'19"W
L50	21.55	S62°29'05"W
L51	256.45	S01°54'45"W
L52	17.16	S42°56'02"E
L53	27.49	S02°14'47"W
L54	10.00	N87°45'20"W

EXISTING EASEMENTS

- (A) Easement for Roadway Purposes granted to the City of Albuquerque by document filed September 14, 1984, in Book Misc 155-A, Page 473.
- (B) Water Line Easement granted to the City of Albuquerque by document filed August 16, 1986, in Book Misc 384-A, Page 683.
- (C) 3' Right Of Way Easement granted to Mountain States Telephone and Telegraph Company by document filed April 5, 1987, in Book Misc. 471-A, Page 323, as Document No. 08734450.
- (D) 10' Underground Easement granted to Public Service Company of New Mexico and The Mountain States Telephone and Telegraph Company by document filed May 4, 1987, in Book Misc. 482-A, Page 450, as Document No. 08745830.

NEW EASEMENTS

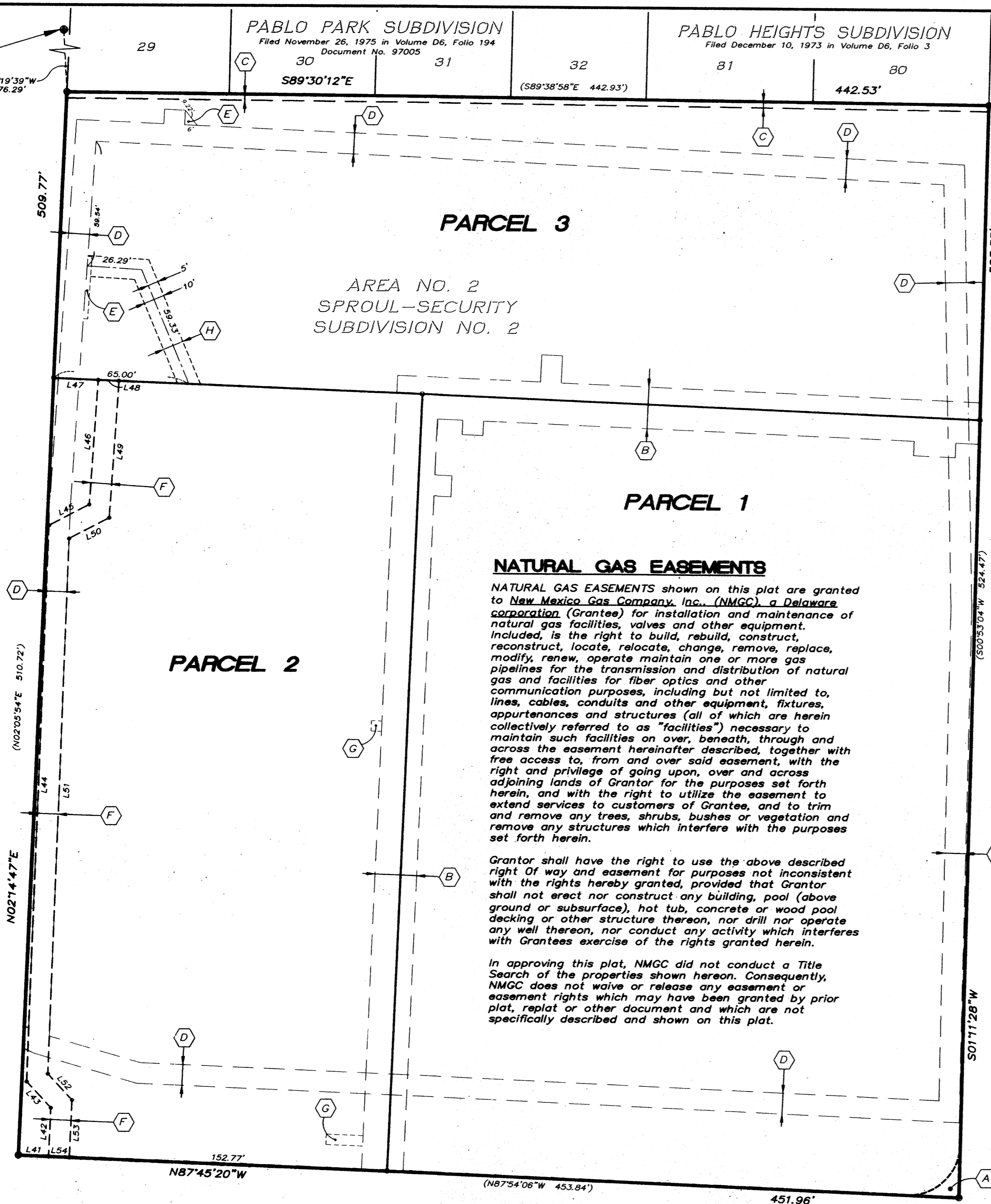
- (E) New Additional Public Utility Easement granted by this plat
- (F) New 10' GAS ONLY Gas Line Easement granted to New Mexico Gas Company by this plat.
- (G) New Waterline Easement granted to the Albuquerque Bernalillo County Water Utility Authority by this plat.
- (H) Private Utility Easement granted for the use and benefit of Parcel 2 by this plat.

NATURAL GAS EASEMENTS

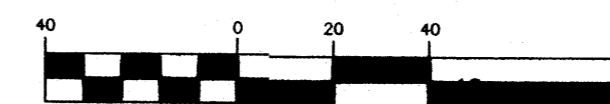
NATURAL GAS EASEMENTS shown on this plat are granted to **New Mexico Gas Company, Inc. (NMGC)**, a Delaware corporation (Grantee) for installation and maintenance of natural gas facilities, valves and other equipment. Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate maintain one or more gas pipelines for the transmission and distribution of natural gas and facilities for fiber optics and other communication purposes, including but not limited to, lines, cables, conduits and other equipment, fixtures, appurtenances and structures (all of which are herein collectively referred to as "facilities") necessary to maintain such facilities on over, beneath, through and across the easement hereinafter described together with free access to, from and over said easement, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein, and with the right to utilize the easement to extend services to customers of Grantee, and to trim and remove any trees, shrubs, bushes or vegetation and remove any structures which interfere with the purposes set forth herein.

Grantor shall have the right to use the above described right Of way and easement for purposes not inconsistent with the rights hereby granted, provided that Grantor shall not erect nor construct any building, pool (above ground or subsurface), hot tub, concrete or wood pool decking or other structure thereon, nor drill nor operate any well thereon, nor conduct any activity which interferes with Grantees exercise of the rights granted herein.

In approving this plat, NMGC did not conduct a Title Search of the properties shown hereon. Consequently, NMGC does not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not specifically described and shown on this plat.



GRAPHIC SCALE



(IN FEET)
 1 inch = 40 ft.

SHEET 5 OF 5

SURV TEK, INC.

Consulting Surveyors
 9384 Valley View Drive, N.E. Albuquerque, New Mexico 87114 Phone: 505-897-3366
 Fax: 505-897-3377

090452 SHT5 102709.dwg

SKYVIEW SOUTH SUBDIVISION
 Filed February 2, 2000 in Plat Book 2000C, Page 39
 Document No. 2000011478

INDIAN VIEW PLACE NE

SKYVIEW SOUTH SUBDIVISION
 Filed September 11, 1990 in Volume 90C, Folio 219
 Document No. 9071227

Albuquerque Control Station Monument "2-H23"
 New Mexico State Plane Coordinates
 Northing = 432799.176
 Easting = 1566421.704
 Elevation = 5853.817 (NAVD 1988)
 Orth. Azim. = -000832.15
 Grid To. Grid Factor = 0.9999630113

NE.
 BOULEVARD
 300' R/R (R/W Varies)

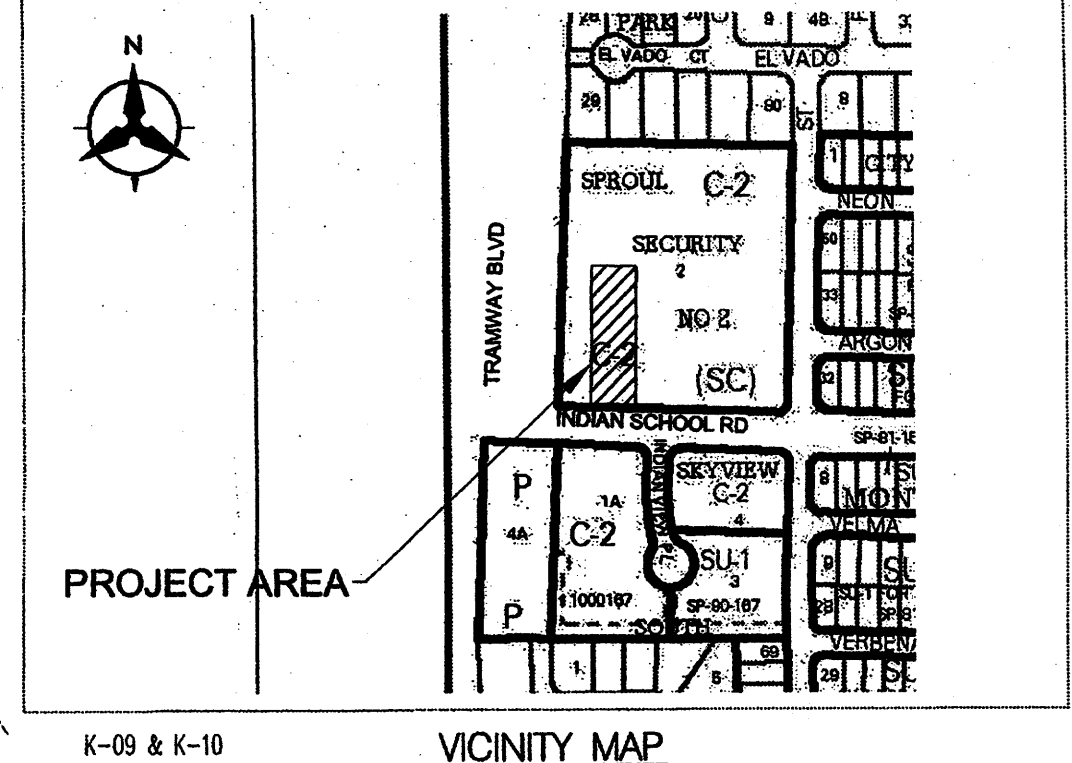
TRAMWAY

INDIAN SCHOOL ROAD
 86' Dedicated Public R/W

NE.

NE.
 STREET
 50' Dedicated Public R/W
 CUMBRES

ARGON AVENUE NE



SHEET INDEX

C-001	SITE PLAN FOR BUILDING PERMIT
C-002	SITE PLAN DETAILS
C-003	TRAFFIC CIRCULATION LAYOUT
LS-001	LANDSCAPE PLAN
C-100	EXISTING CONDITIONS PLAN
C-101	CONCEPTUAL GRADING & DRAINAGE PLAN
C-201	CONCEPTUAL UTILITY PLAN
A-201	BUILDING ELEVATIONS

PROPOSED SITE DATA

TRACT A:	1.52 ACRES ±
CVS PHARMACY:	14,000 SF ±
TRACT B:	1.47 ACRES
EXISTING OFFICE:	
TRACT C:	2.37 ACRES
EXISTING RETAIL AND RESTAURANT:	
TRACT A:	1.52 ACRES ±
CVS PHARMACY:	14,000 SF ±
TRACT B:	1.47 ACRES
EXISTING OFFICE:	
TRACT C:	2.37 ACRES
EXISTING RETAIL AND RESTAURANT:	
TRACT A:	1.52 ACRES ±
CVS PHARMACY:	14,000 SF ±
TRACT B:	1.47 ACRES
EXISTING OFFICE:	
TRACT C:	2.37 ACRES
EXISTING RETAIL AND RESTAURANT:	

EXISTING SITE DATA

LEGAL DESCRIPTION: SPROUL SECURITY SUBDIVISION NO. 2

SITE AREA: 5.33 ACRES
 ZONING: C-2
 BUILDING SQUARE FOOTAGE:
 RESTAURANT = 10,000 SQ. FT.
 RETAIL = 45,500 SQ. FT.
 (22,500 SQ. FT. TO BE DEMOLISHED AND REPLACED WITH 14,000 SQ. FT. CVS PHARMACY)

PARKING CALCS

REQUIRED PARKING:

- TRACT A
 PROPOSED CVS PHARMACY
 14,000 SQ FT/200 = 70
 10% TRANSIT REDUCTION = -7
 REQUIRED PARKING = 63
 PROVIDED PARKING = 62
- TRACT B
 EXISTING 9,000 SQ FT/2 STORY OFFICE BUILDING
 4,500 SQ FT/200 = 23
 4,500 SQ FT/300 = 15
 10% TRANSIT REDUCTION = -3
 REQUIRED PARKING = 35
 PROVIDED PARKING = 76
- TRACT C
 EXISTING 14,000 SQ FT RETAIL AND 300 SEAT RESTAURANT
 RESTAURANT = 300 SEATS/4 = 75
 RETAIL = 14,000 SQ FT/200 = 70
 10% TRANSIT REDUCTION = -14
 REQUIRED PARKING = 131
 PROVIDED PARKING = 150
- OTHER CVS PHARMACY DATA
 -HANDICAP PARKING PROVIDED = 4
 -HANDICAP PARKING REQUIRED = 4
 -MOTORCYCLE PARKING PROVIDED = 3
 -MOTORCYCLE PARKING REQUIRED = 3
 -BICYCLE PARKING PROVIDED = 4
 -BICYCLE PARKING REQUIRED = 4

- KEYED NOTES**
- 6" CONCRETE CURB.
 - CONCRETE SIDEWALK - WIDTH AS NOTED.
 - CONCRETE WALK FLUSH WITH ASPHALT THIS AREA
 - BIKE RACK PER 1/C-002.
 - LIGHT POLE (MATCH EXISTING).
 - STOP SIGN
 - COLORLED, TEXTURED, CONCRETE CROSSWALK.
 - LOADING PAD.
 - END ISLAND PLANTER
 - TRASH COMPACTOR.
 - REFUSE ENCLOSURE PER 2/C-002 & 5/C-002.
 - MOTORCYCLE PARKING WITH SIGN PER 3/C-002.
 - HANDICAP PARKING SPACE PER 4/C-002.
 - 6' HIGH SCREEN WALL PER 5/C-002
 - 8' HIGH SCREEN WALL PER 5/C-002.
 - ENCLOSURE GATE PER 6/C-002
 - DRIVEUP WINDOW.
 - NEW PAINTED DIRECTIONAL ARROW.
 - WHEEL CHAIR RAMP.
 - PEDESTRIAN CROSSING SIGN PER 7/C-002.
 - PAINTED 1" WIDE YELLOW STRIPE
 - TRANSFORMER PAD FINAL LOCATION TO BE DETERMINED.
 - LANDSCAPE ISLAND.
 - 3' SCREEN WALL.
 - PAINTED 1" WIDE WHITE STRIPES 3' ON CENTER
 - PAINTED STRIPED MEDIAN

SKYVIEW CENTER
 AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT
 INDIAN SCHOOL AND TRAMWAY BLVD
 Albuquerque, New Mexico 87121



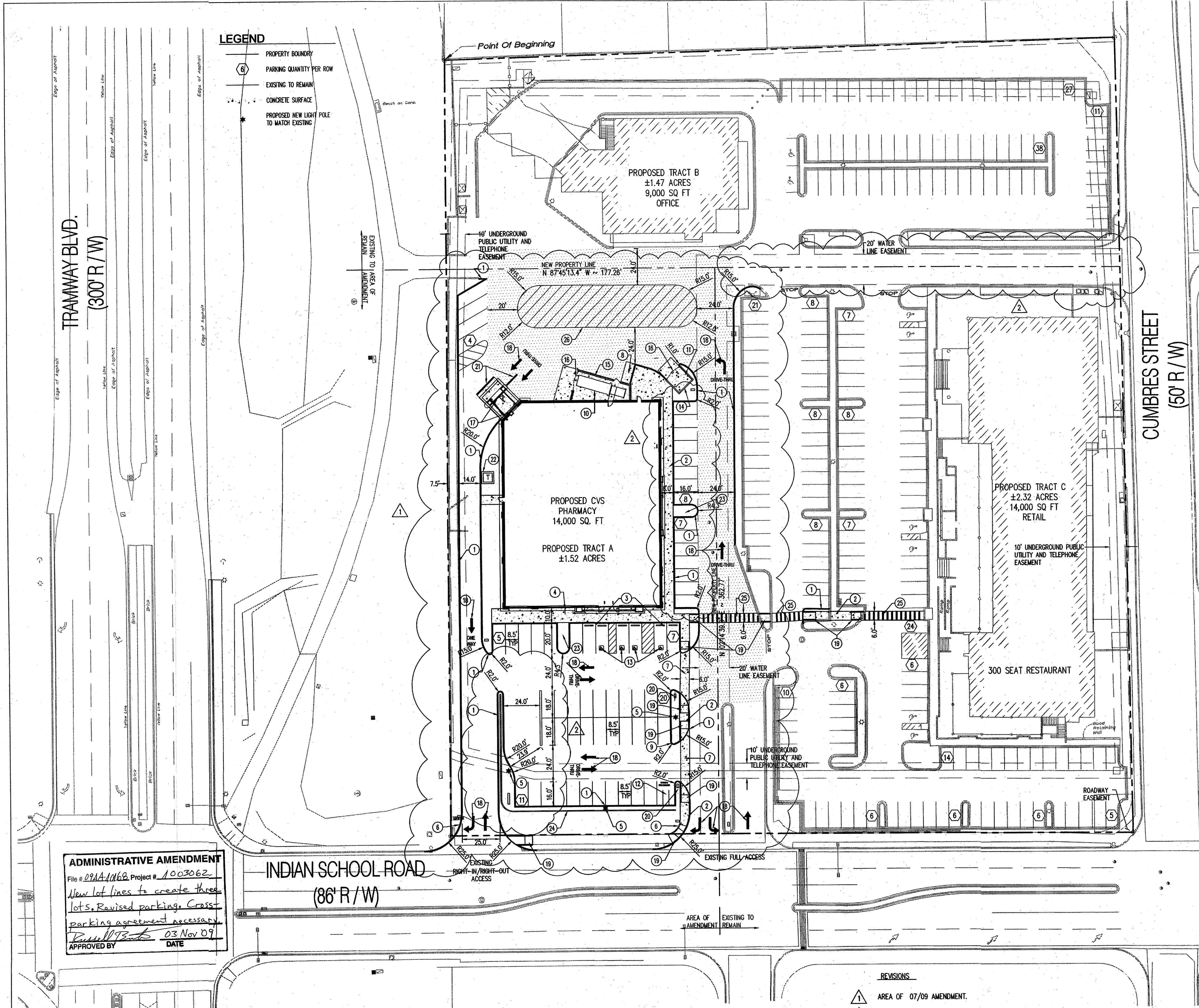
Job Number	090374
Drawn By	BJG
Checked	SJS
Issue Date	OCTOBER 2009

AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT
 Scale

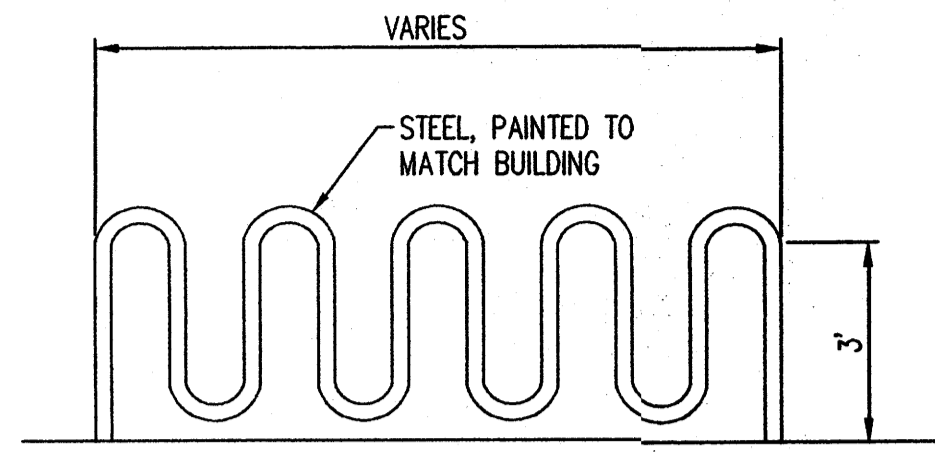
C-001

LEGEND

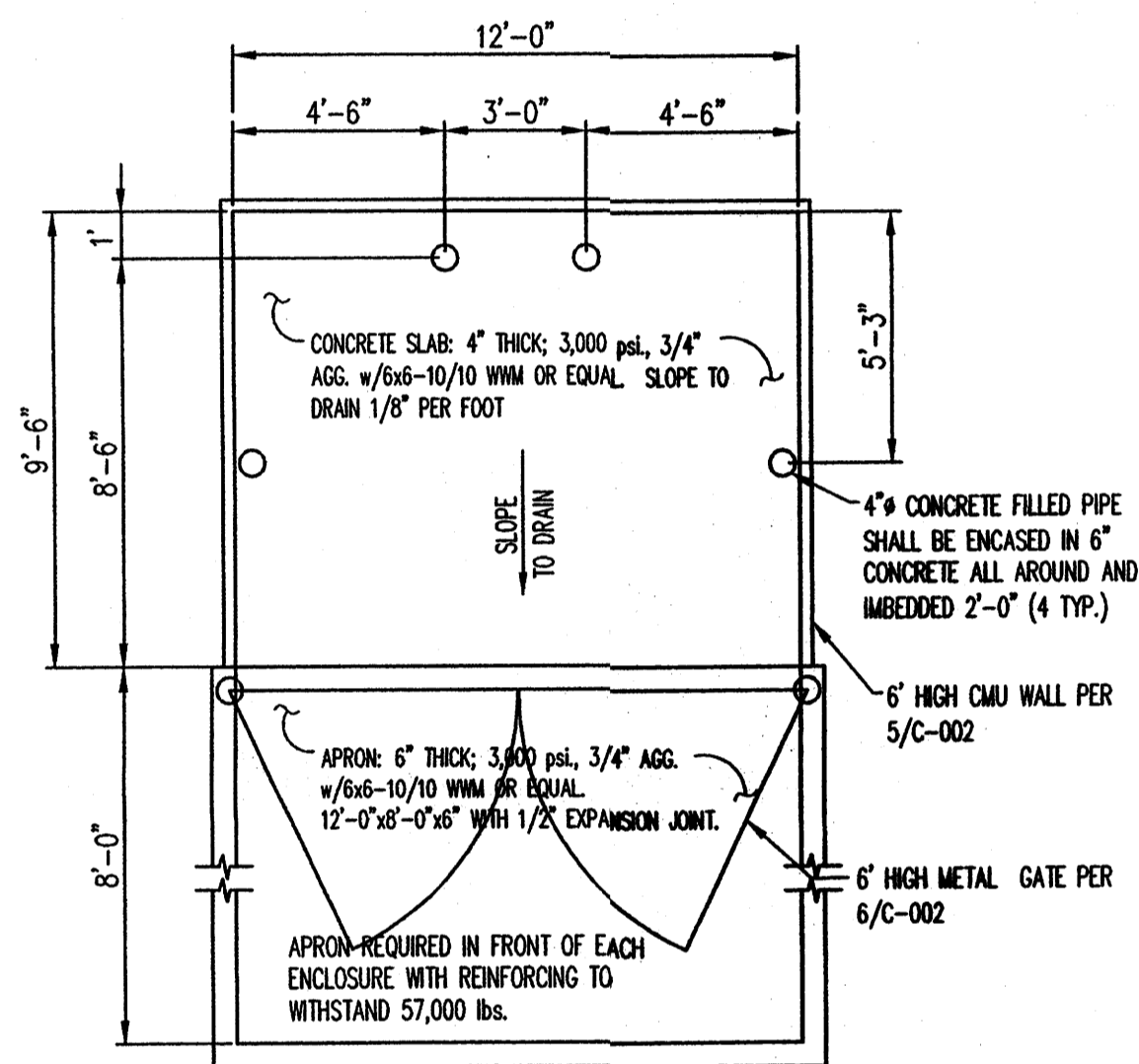
(---)	PROPERTY BOUNDARY
(P)	PARKING QUANTITY PER ROW
(---)	EXISTING TO REMAIN
(---)	CONCRETE SURFACE
(---)	PROPOSED NEW LIGHT POLE TO MATCH EXISTING



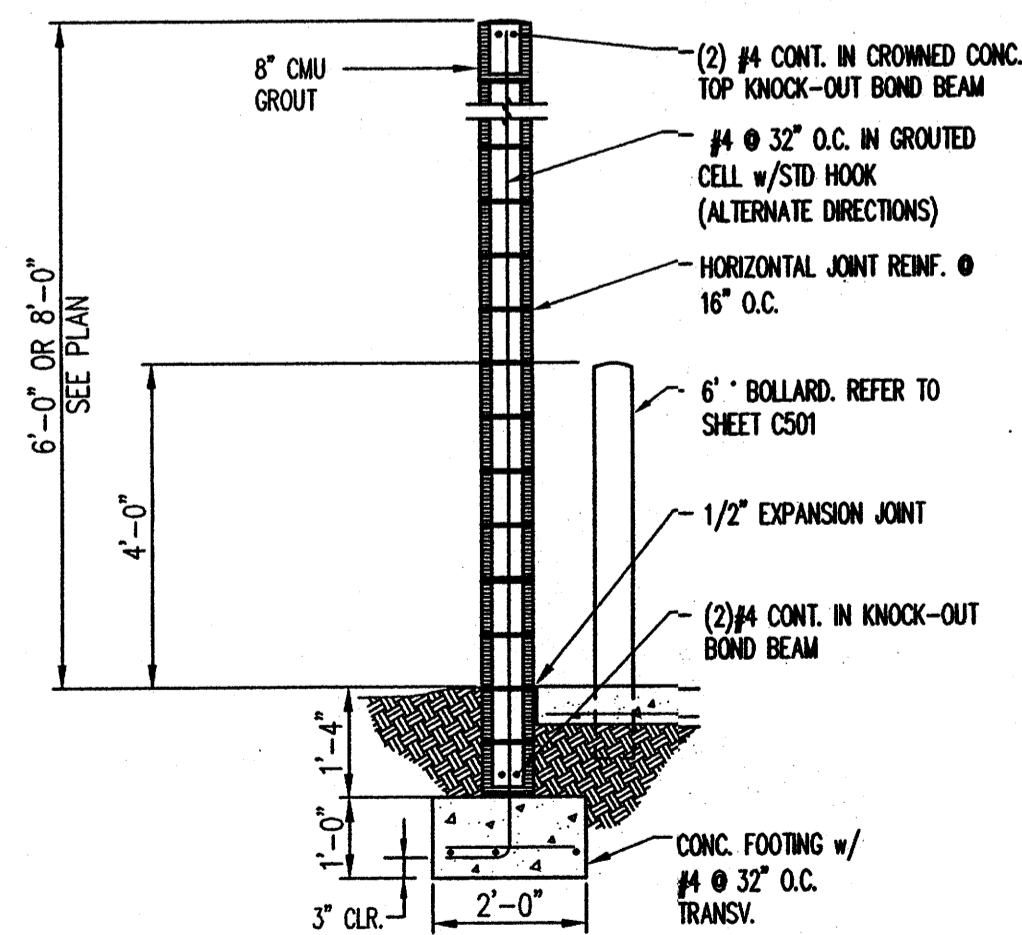
ADMINISTRATIVE AMENDMENT
 File # 09AA10168 Project # 1003062
 New lot lines to create three lots. Revised parking. Cross parking agreement necessary.
 Approved by [Signature] DATE 03 Nov 09



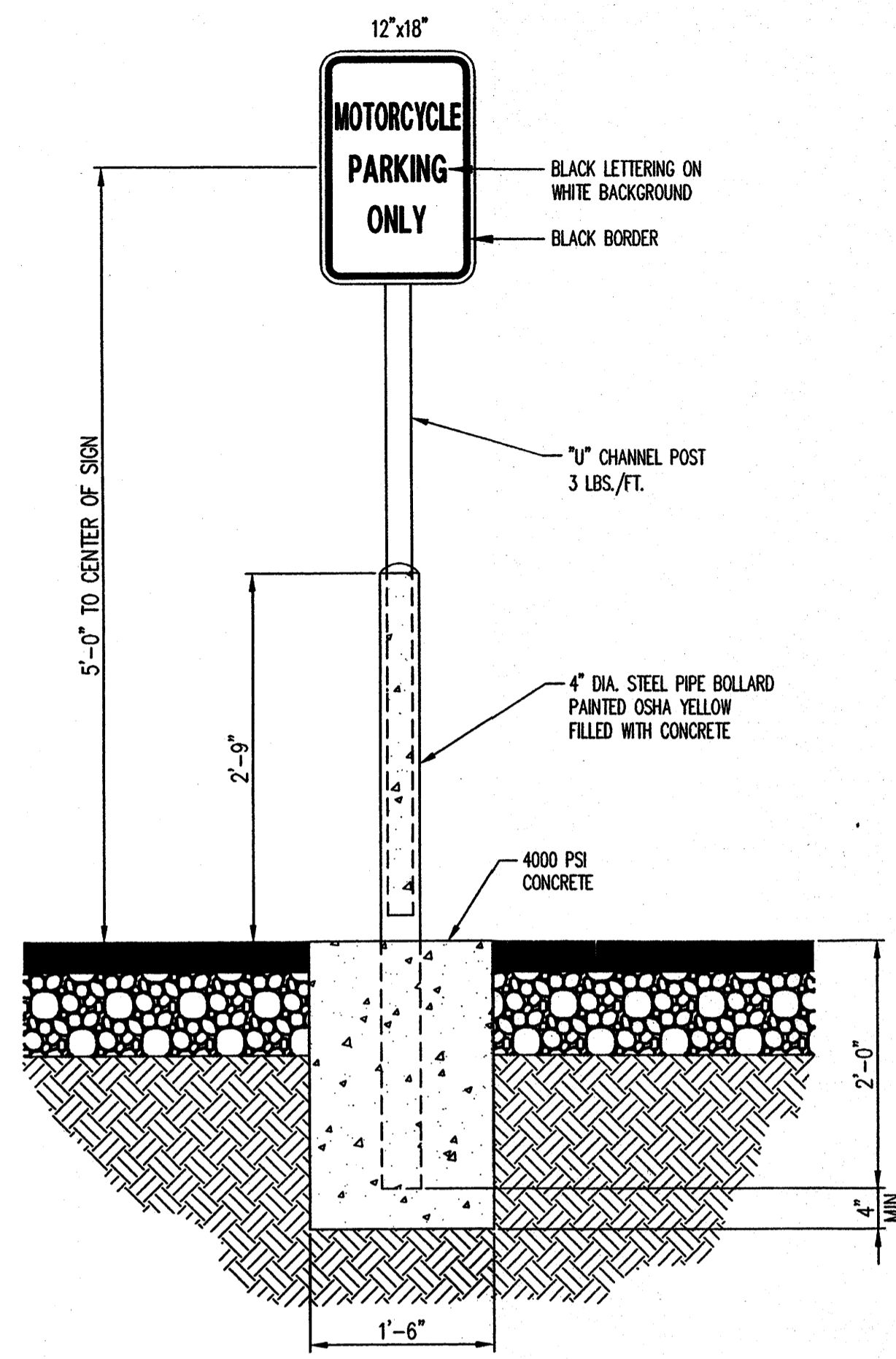
1 BIKE RACK
NTS



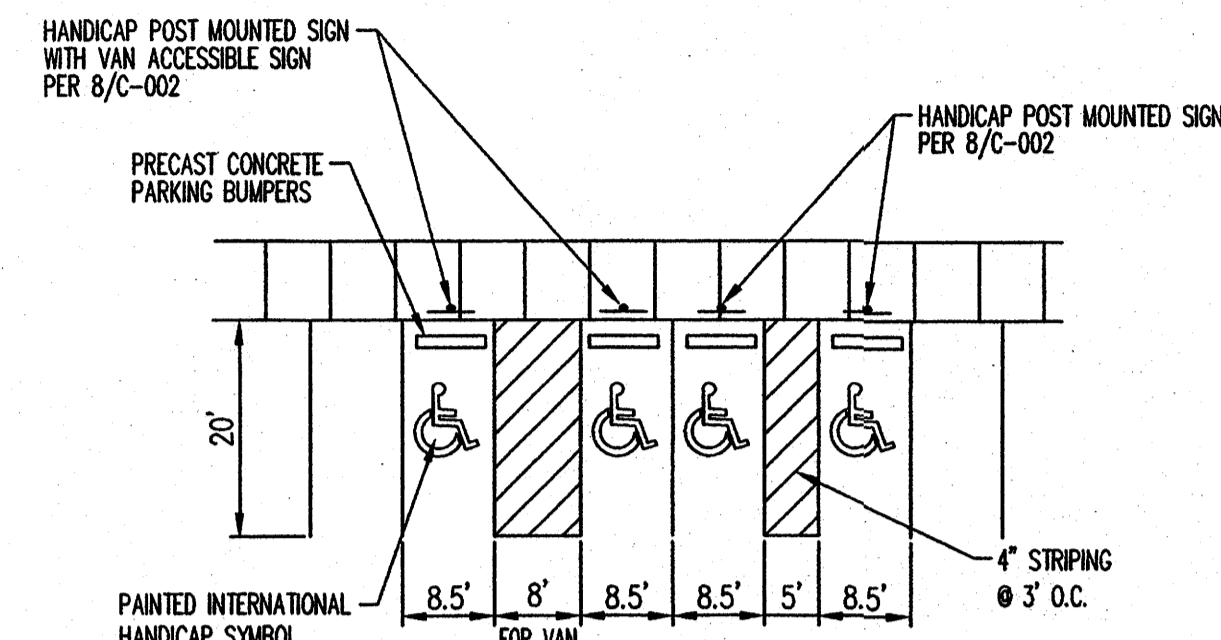
2 REFUSE ENCLOSURE
NTS



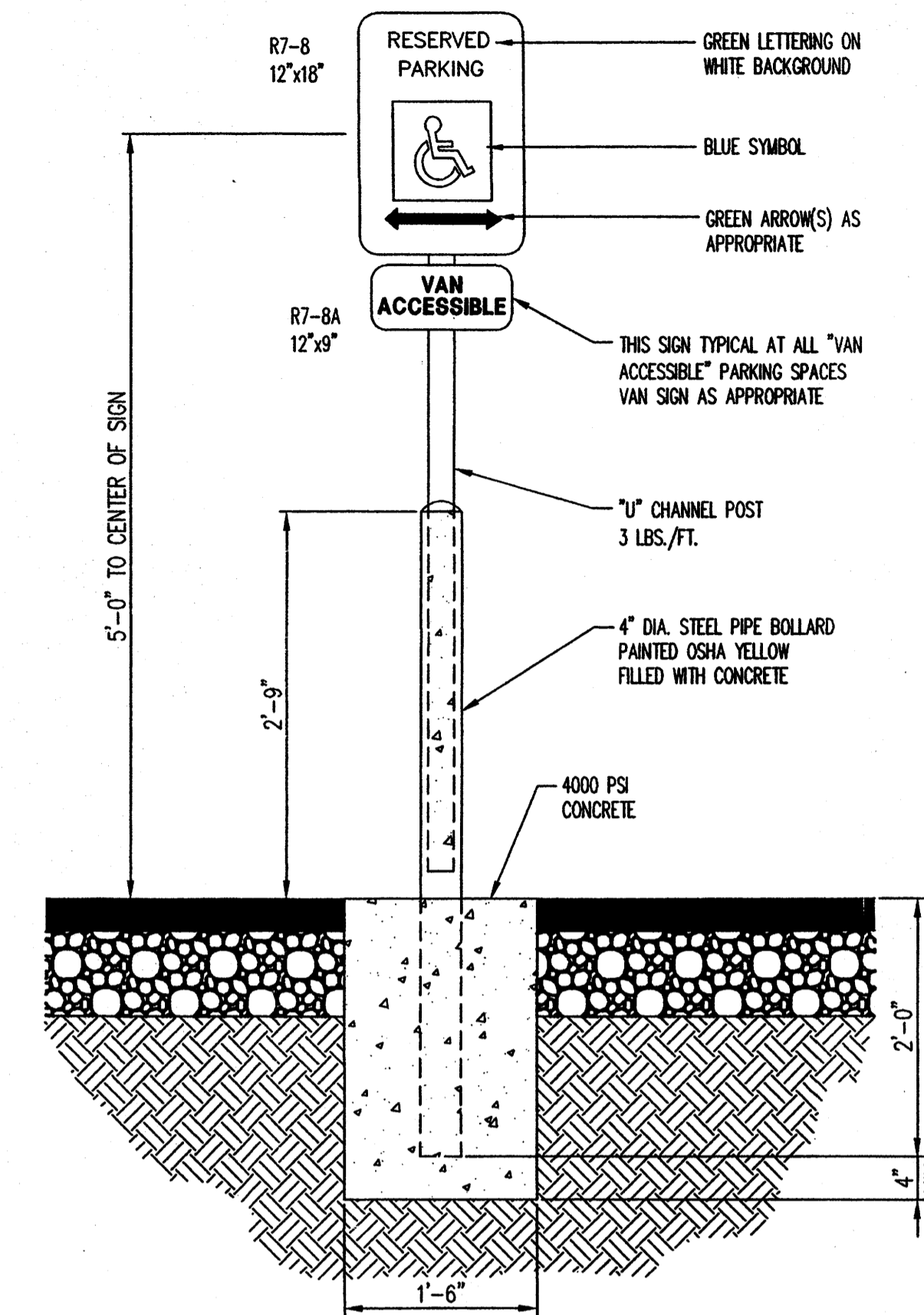
5 CMU WALL
N.T.S.



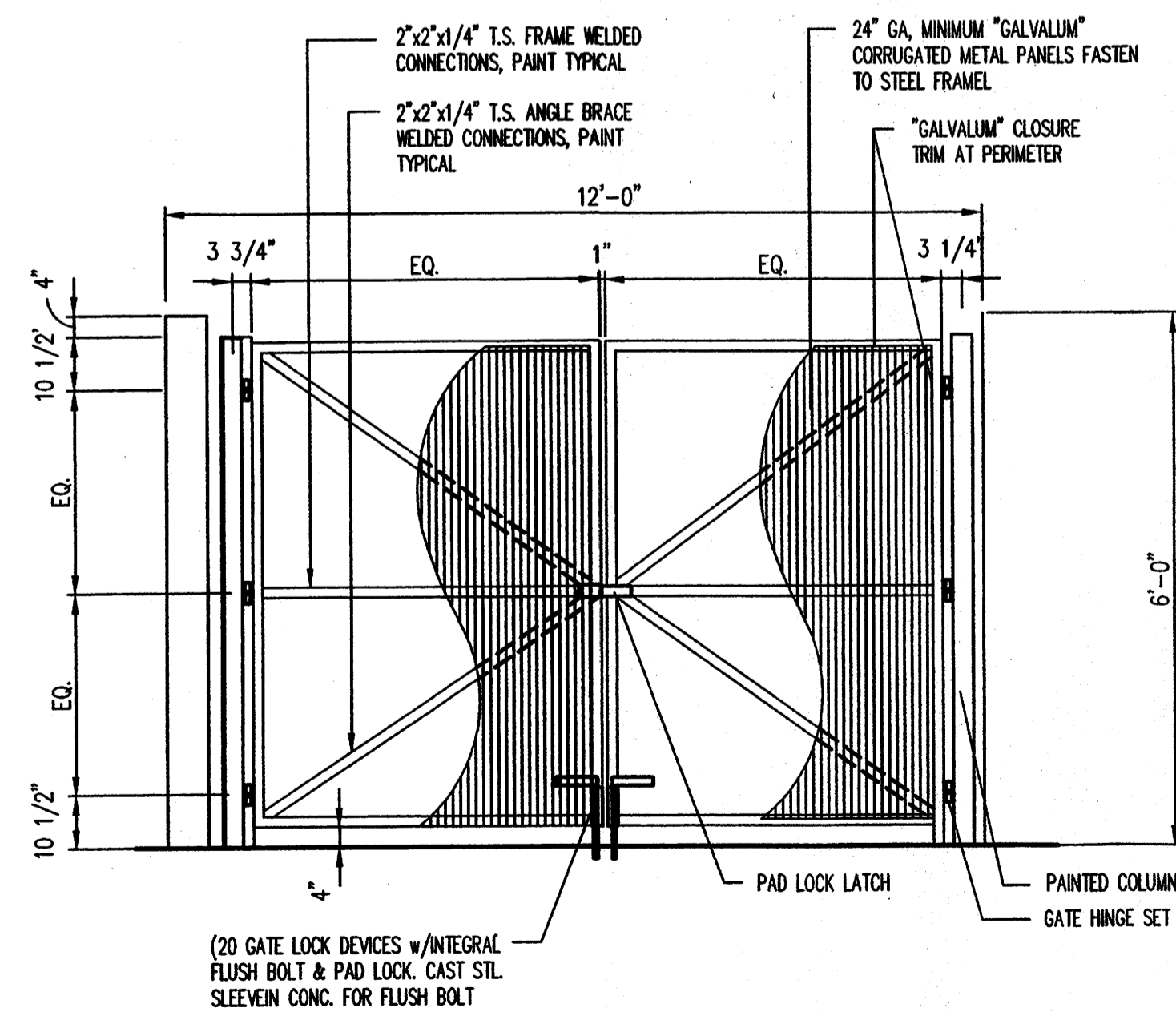
3 MOTORCYCLE PARKING SIGN
NTS



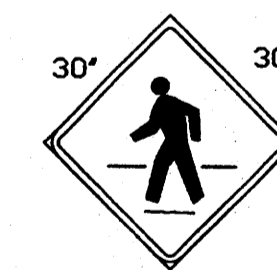
4 TYPICAL HANDICAP PARKING DETAIL
NTS



8 HANDICAP PARKING SIGN MOUNTING DETAIL
NTS



6 GATE DETAIL
N.T.S.



7 PEDESTRIAN CROSSING SIGN
NTS

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 CONSULTING ENGINEERS
 1700 GILMAN BLVD. ALBUQUERQUE, NM 87102-0202
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SKYVIEW CENTER
 AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT
 INDIAN SCHOOL AND TRAMWAY BLVD
 Albuquerque, New Mexico 87121

CVS
 pharmacy

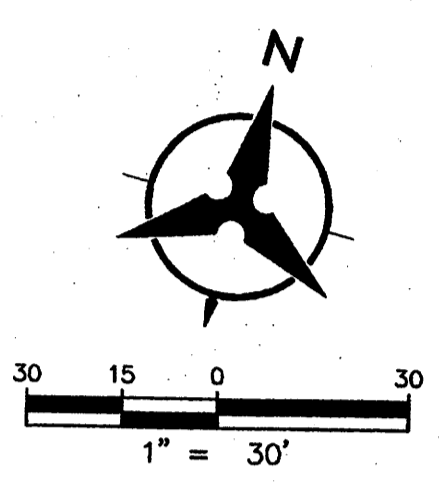
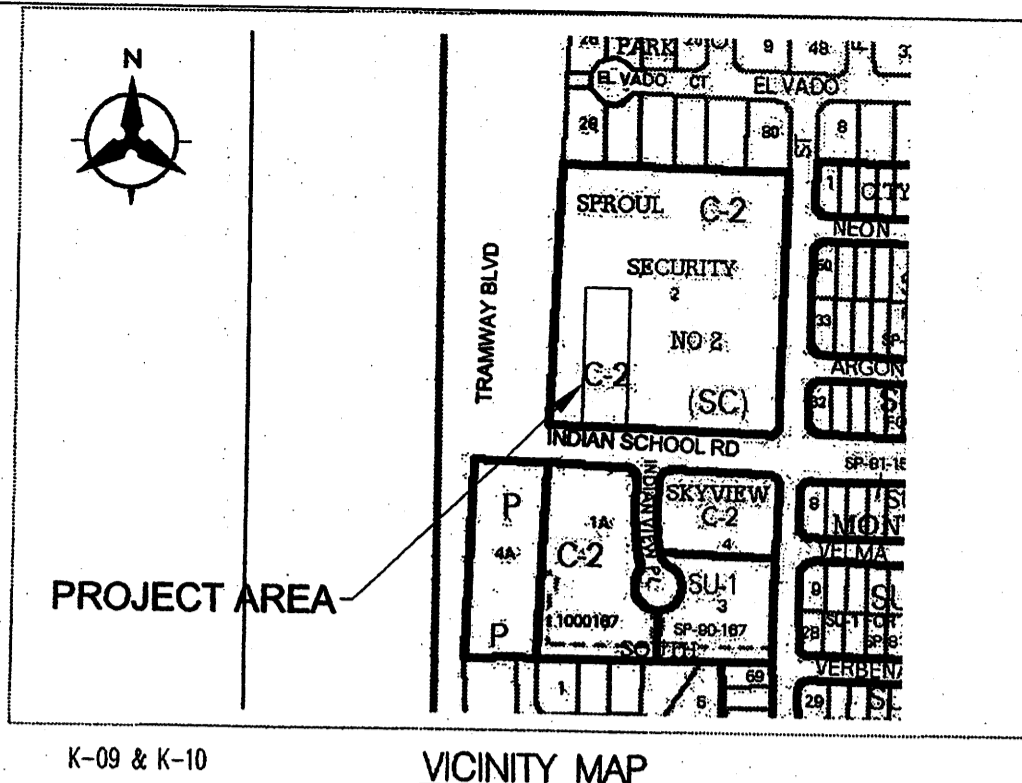
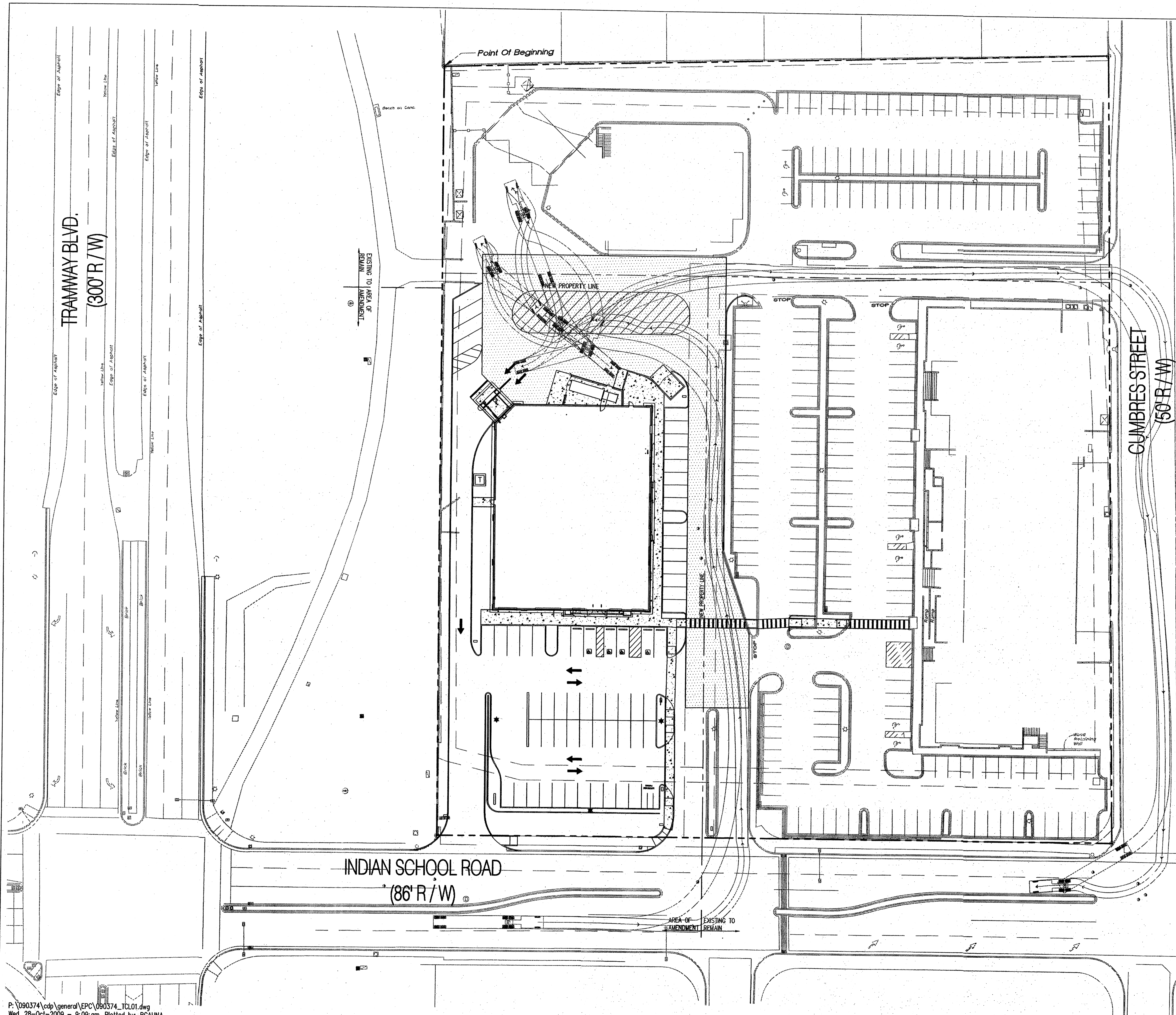
Job Number 090374
 Drawn By BJK
 Checked SJS
 Issue Date OCTOBER 2009

SITE PLAN
 DETAILS

Scale _____

C-002

00 00



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CVS/
 pharmacy

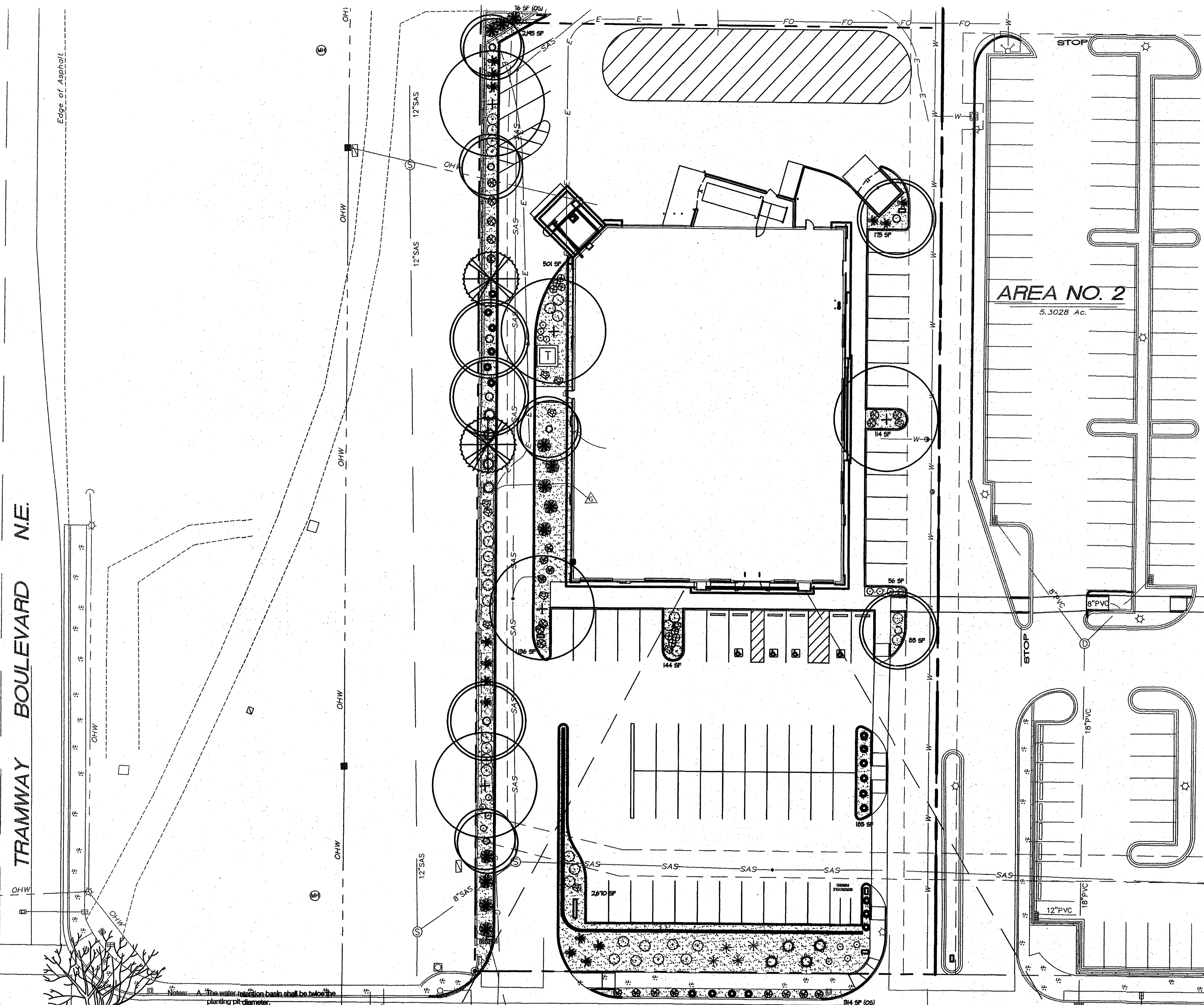
Job Number 090374
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TRAFFIC CIRCULATION LAYOUT

Scale _____

C-003

TRAMWAY BOULEVARD N.E.



AREA NO. 2
5.3028 Ac.

INDIAN SCHOOL ROAD N.E. (86' R/W)

PLANT LEGEND

Qty.	Symbol	Scientific Name Common Name	Size	Installed Size Mature Size	Water Use
TREES					
5	○	CELTIS OCCIDENTALIS COMMON HACKBERRY	2" B4B	14' HT. X 6' SPR. 40' HT. X 40' SPR.	MEDIUM
4	○	KOELREUTERIA PANICULATA GOLDENRAIN TREE	2" B4B	14' HT. X 6' SPR. 25' HT. X 25' SPR.	MEDIUM
5	○	ROBINIA AMBIGUA 'PURPLE ROBE' PURPLE ROBE LOCUST	2" B4B	16' HT. X 6' SPR. 50' HT. X 30' SPR.	MEDIUM
2	⊗	VITEX AGNUS-CASTUS CHASTE TREE	15 GAL.	6-8' HT. X 4' SPR. 20' HT. X 20' SPR.	MEDIUM
SHRUBS/PERENNIALS/GROUNDCOVERS					
12	⊙	ARTEMISIA TRIDENTATA BIG SAGE	5-GAL.	4' O.C. 4' HT. X 4' SPR.	LOW +
21	⊙	COREOPSIS VERTICILLATA THREADLEAF COREOPSIS	1-GAL.	4' O.C. 2' HT. X 2' SPR.	MED
16	⊙	ERICAMERIA LARICIFOLIA 'AGUIRRE' TURPENTINE BUSH	1-GAL.	2' O.C. 2' HT. X 2' SPR.	LOW
11	⊗	LEUCOPHYLLUM LAEVISSIMUM CHIHUAHUA SAGE	1-GAL.	3' O.C. 2' HT. X 3' SPR.	LOW
14	⊗	MULHBERGIA LINDHEIMERII LINDHEIMER MUHLY	1-GAL.	4' O.C. 4' HT. X 4' SPR.	LOW
12	⊗	MULHBERGIA RIGIDA PURPLE MUHLY	1-GAL.	3' O.C. 3' HT. X 3' SPR.	MED
12	⊗	NOLINA MICROCARPA BEARGRASS	5-GAL.	5' O.C. 4' HT. X 3' SPR.	LOW
8	⊗	FENSTEMON PSEUDOSPECTABILIS DESERT BEARDTONGUE	1-GAL.	3' O.C. 2' HT. X 3' SPR.	LOW
8	⊗	PINUS MISO PUMILIO DWARF MUGO PINE	5-GAL.	5' O.C. 4' HT. X 5' SPR.	MED
14	⊗	ROSMARINUS OFFICINALIS UPRIGHT ROSEMARY	5-GAL.	4' O.C. 4' HT. X 4' SPR.	LOW +
4	⊗	YUCCA RIGIDA BLUE YUCCA	5-GAL.	4' O.C. 4' HT. X 4' SPR.	LOW
1,154 SF	⊗	CRUSHER FINES (6" DEPTH) - BROWN SHADE OVER DEWITT PRO-5 WEED CONTROL FABRIC.			
11	⊗	MOSS ROCK Boulders (VARIOUS SIZES - 2' X 2' MINIMUM)			

GENERAL NOTES

IRRIGATION SYSTEM
IRRIGATION SYSTEM STANDARDS OUTLINED IN THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE SHALL BE STRICTLY ADHERED TO. A FULLY AUTOMATED DRIP IRRIGATION SYSTEM WILL BE USED TO IRRIGATE TREE, SHRUB, AND GROUNDCOVER PLANTING AREAS. IRRIGATION SYSTEM DESIGN SHALL CONSIDER THE ABILITY TO EASILY PROVIDE ADDITIONAL EMITTERS FOR THE EXPANDING ROOT ZONE. TREES SHALL RECEIVE (6) 1.0 GPH EMITTERS AND SHRUBS SHALL RECEIVE (2) 1.0 GPH EMITTERS. PLANT BEDS SHALL ACHIEVE 75% LIVE GROUND COVER AT MATURITY.

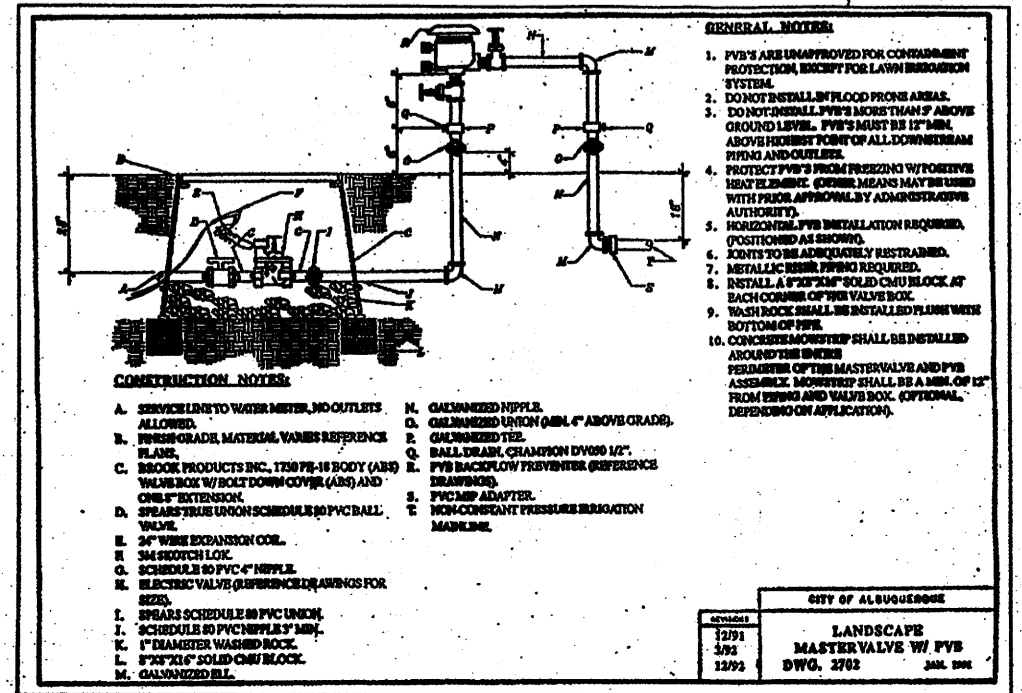
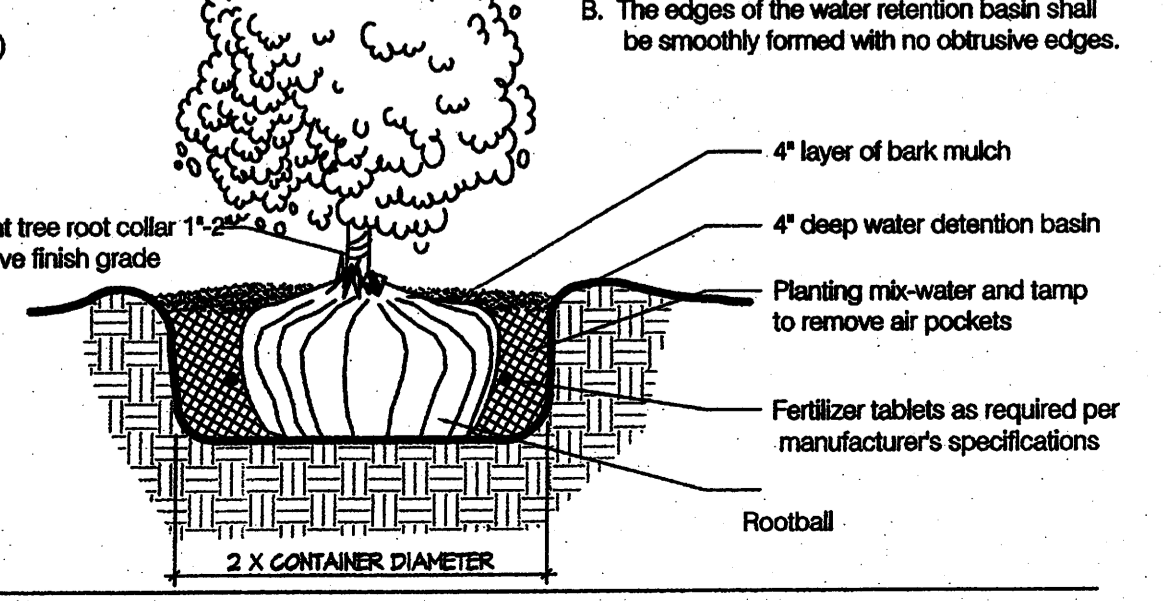
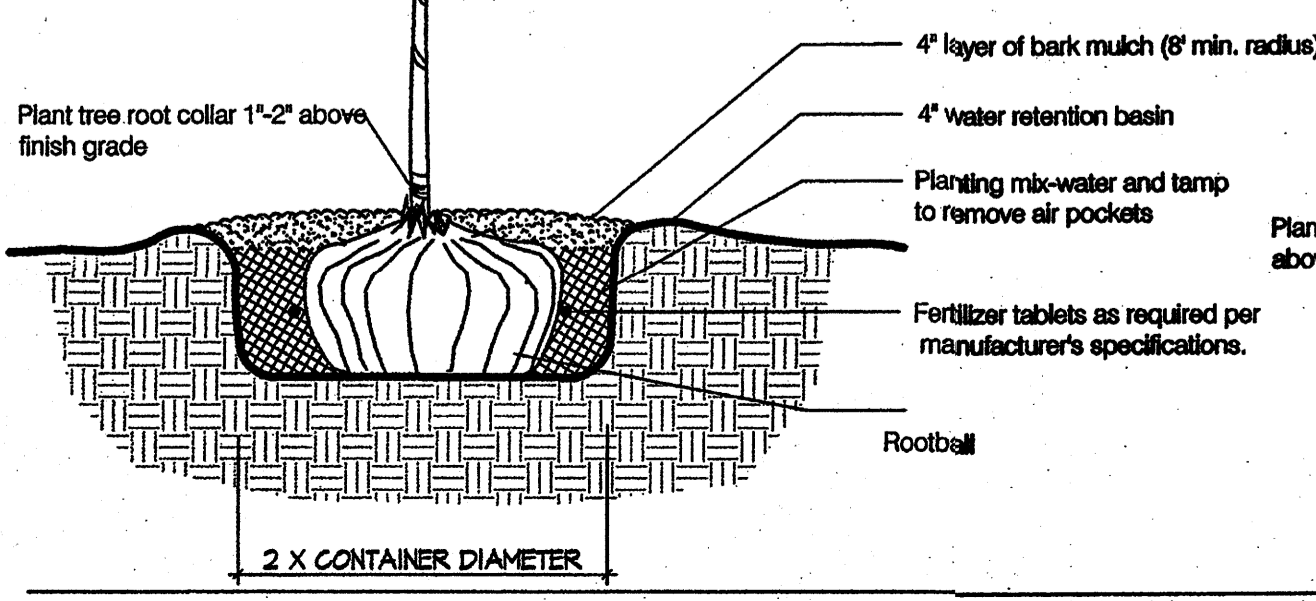
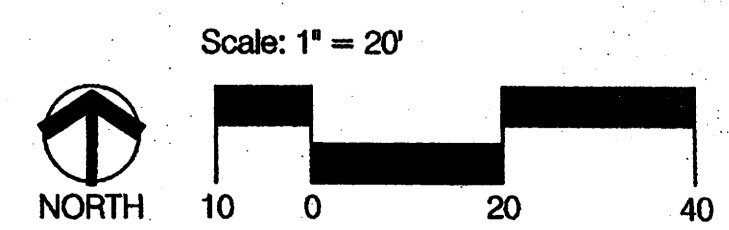
MAINTENANCE RESPONSIBILITY
MAINTENANCE OF THE LANDSCAPING AND IRRIGATION SYSTEM, INCLUDING THOSE AREAS WITHIN THE PUBLIC R.O.W., SHALL BE THE RESPONSIBILITY OF THE OWNER.

STATEMENT OF WATER WASTE
PER THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE, THE LANDSCAPE PLAN FOR THE CVS/PHARMACY IS LIMITED TO USING HIGH WATER USE TURF OVER A MAXIMUM OF 20 PERCENT OF THE REQUIRED LANDSCAPE AREA. THERE IS NO HIGH WATER USE TURF BEING DESIGNED ON THE CVS LANDSCAPE PLAN. ALL LANDSCAPING SHALL BE IN COMPLIANCE WITH THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE.

LANDSCAPE COVERAGE
ALL LANDSCAPE AREAS, INCLUDING BUFFER STRIPS ADJACENT TO MAJOR STREETS, SHALL CONTAIN LIVE VEGETATIVE MATERIAL COVERING AT LEAST 75% OF THE AREA.

LANDSCAPE CALCULATIONS

TOTAL SITE AREA: (1.48 AC)	64,305 SF
BUILDING AREA:	14,020 SF
TOTAL AREA:	50,305 SF
REQUIRED LANDSCAPE AREA (15%):	7,541 SF
PROVIDED LANDSCAPE AREA (ON-SITE):	1,154 SF (14%)
PROVIDED LANDSCAPE AREA (OFF-SITE):	± 240 SF
TOTAL LANDSCAPE AREA:	7,541 SF (15%)

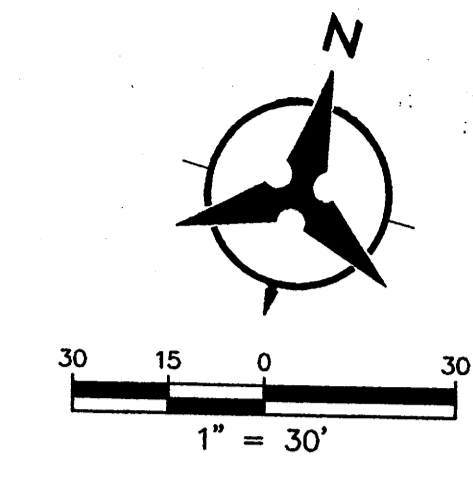
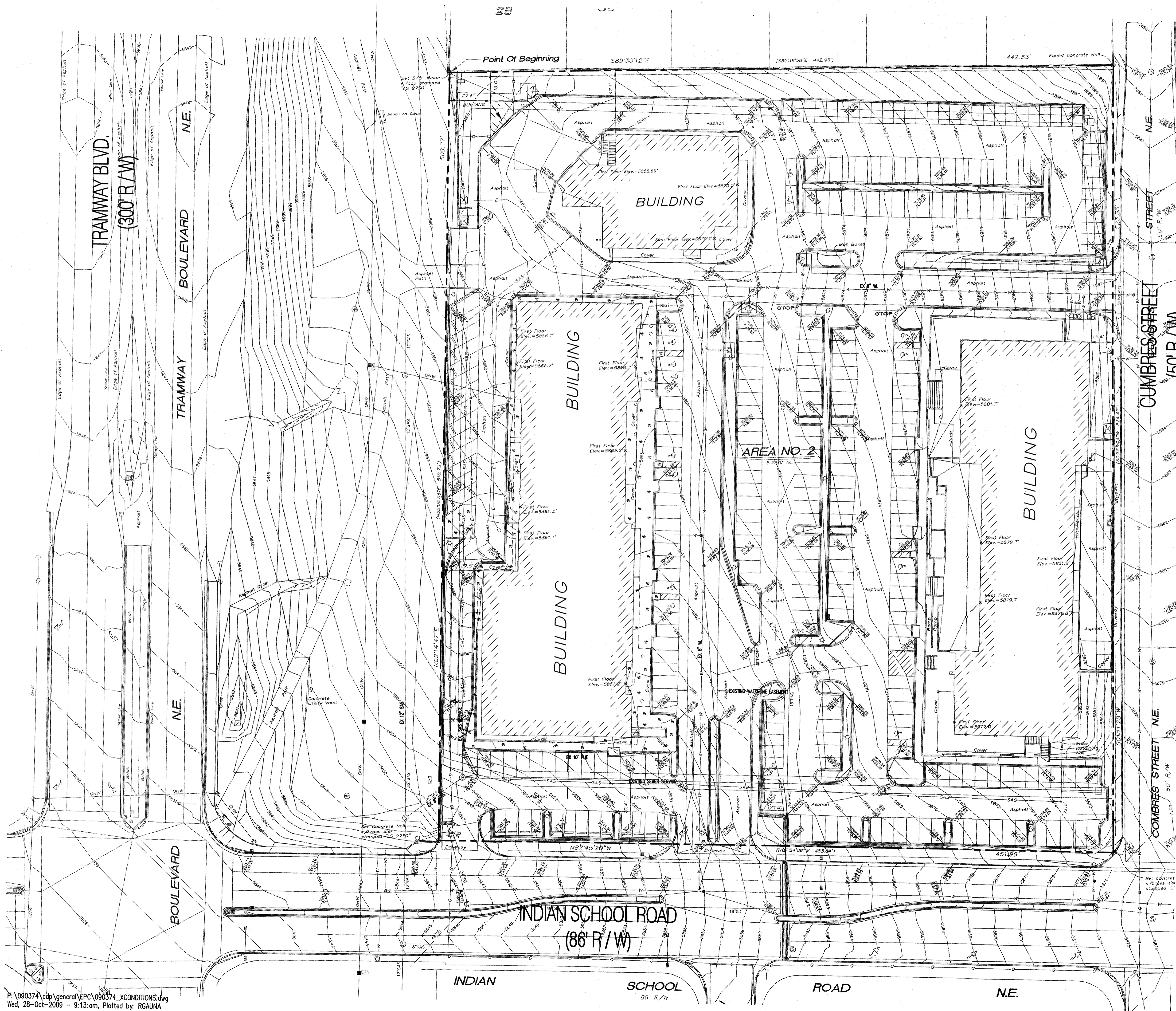


SKYVIEW CENTER
LANDSCAPE PLAN
INDIAN SCHOOL AND TRAMWAY BLVD
Albuquerque, New Mexico 87121



Job Number _____
Drawn By _____
Checked _____
Issue Date Oct. 28, 2009

CONSENSUS PLANNING, INC.
Planning / Landscape Architecture
302 Eighth Street NW
Albuquerque, NM 87102
(505) 764-9801 Fax 842-5495
e-mail: cp@consensusplanning.com



LEGEND

- | | | | |
|-------|------------------------|-------|--------------------|
| ⊕ | Storm Drain Manhole | -G- | Gas Line |
| ⊙ | Sanitary Sewer Manhole | -W- | Water Line |
| ⊖ | Manhole | ⊠ | Water Meter |
| -SAS- | Sanitary Sewer Line | ▬ | Wall |
| -SD- | Storm Drain Line | ⊞ | Utility Pedestal |
| ■ | Storm Drain Inlet | -TEL- | Telephone Line |
| ⊞ | Power Pole | - | Guy Wire |
| -OHW- | Overhead Wires | -FO- | Fiber Optic Line |
| ⊞ | Wood Fence | ⊞ | Utility Box |
| ⊞ | Light Pole | ⊞ | Signal Light Tower |
| ⊞ | Bollard | ⊞ | Signal Light Post |
| ⊞ | Concrete Symbol | | |
| ⊞ | Gas Meter | | |

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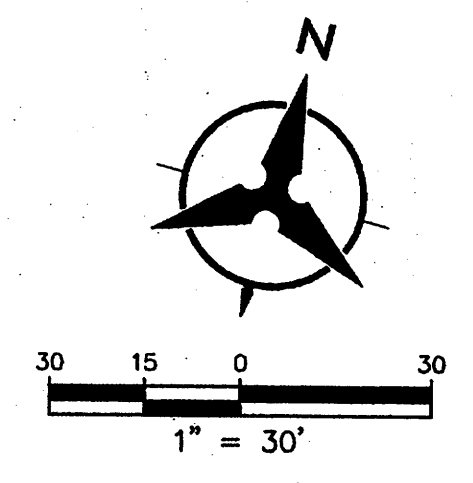
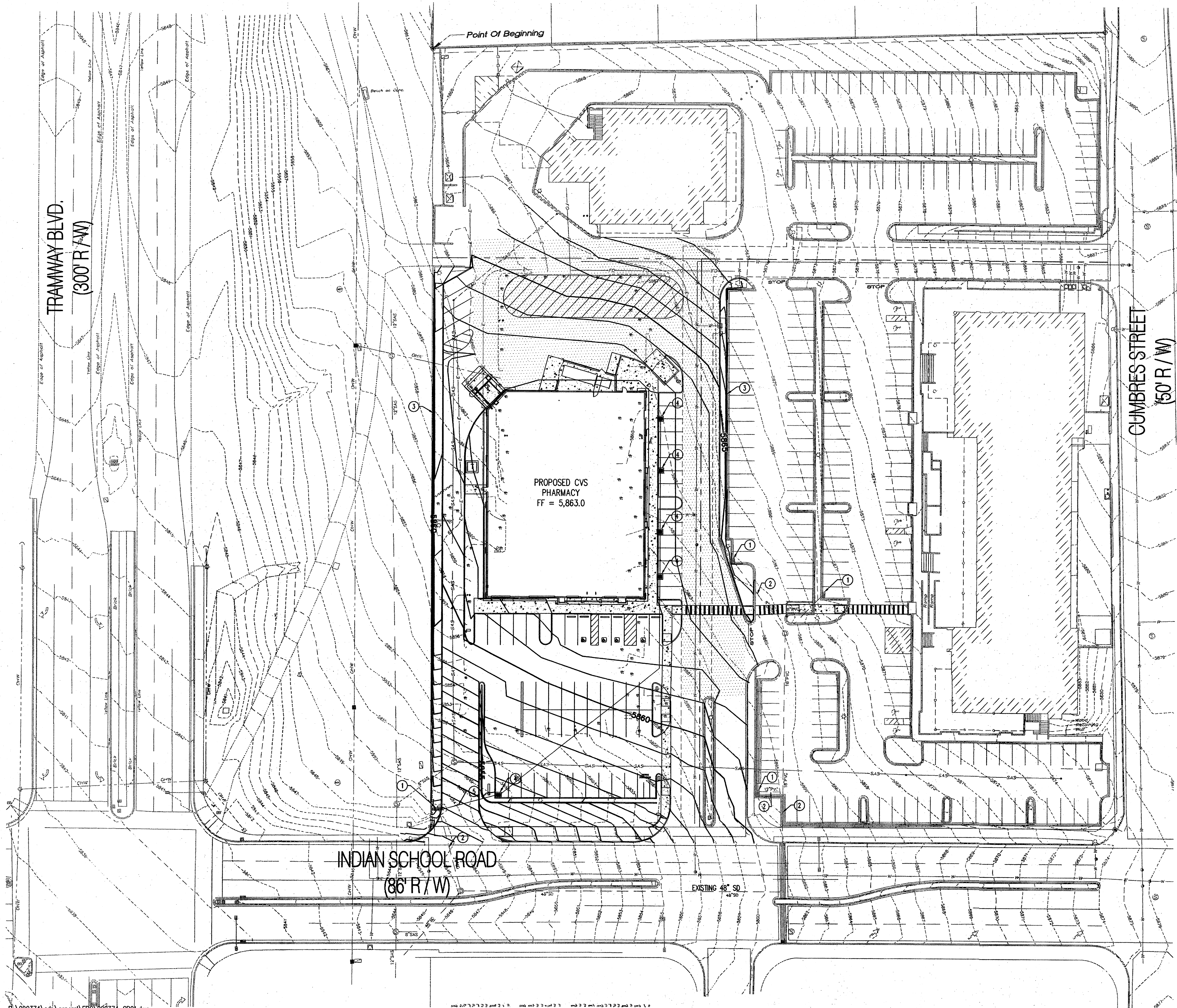
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 AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION AND BUILDING PERMIT
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 Albuquerque, New Mexico 87121

CVS/
 pharmacy

Job Number	090374
Drawn By	BJG
Checked	SJS
Issue Date	OCTOBER 2009

EXISTING CONDITIONS
 PLAN
 Scale _____

C-100



KEYED NOTES

1. EXISTING STORM DRAIN INLET.
2. EXISTING STORM DRAIN.
3. RETAINING WALL.
4. PROPOSED STORM DRAIN INLET.
5. PROPOSED STORM DRAIN.

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 Albuquerque, New Mexico 87121

CVS/
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GRADING AND DRAINAGE NARRATIVE

I. INTRODUCTION
 The purpose of this submittal is to present a conceptual grading and drainage plan for a proposed CVS Pharmacy development in NE Albuquerque. The site is located at the northeast corner of Indian School Road and Tramway Boulevard. The project proposes redevelopment of approximately 1.5 acres in the Sky View Shopping Center. The CVS development will demolish approximately 24,000 square feet of retail space and replace it with a single retail building of 14,100 square feet, with pedestrian access, parking, and landscaping. This submittal is in support of the Amended Site Plan for Building Permit application.

II. SITE LOCATION
 The site is located within zone atlas map K-10-Z. The project is located in the existing Sky View Center, which is bounded along the north by residential development, along the east by Cumbres Street, along the south by Indian School Road and along the west by the Tramway Boulevard.

III. EXISTING CONDITIONS
 The Sky View Center site encompasses approximately 5.3 acres. Slopes for the site range between 6 and 10% from east to west. The site is fully developed with buildings, parking areas, and landscaping. The site drains via surface flow in a northeasterly to southwesterly direction. There are four private storm drain inlets which collect flows on site. The private storm drain connects to a City storm drain in Indian School Road. Runoff also flows from the site into Indian School Road through the existing Indian School Road entrances to the Center.

IV. OFFSITE DRAINAGE
 There is no offsite drainage reaching Sky View Center. The center is higher than the Indian School Road and Tramway Boulevard rights-of-way. A water block prevents flows in Cumbres Street from entering the site. The residential lots to the north drain away from the Center.

V. PROPOSED CONDITIONS
 The proposed grading for the CVS redevelopment will match existing site grades and slopes. Proposed drainage patterns will be the same as the existing drainage patterns. Total runoff from the site will remain the same as the development coverage will be the same in the existing and proposed conditions. Existing flows from the Center will continue to drain across the CVS site. Cross drainage easements will be granted to allow the existing drainage patterns to continue.

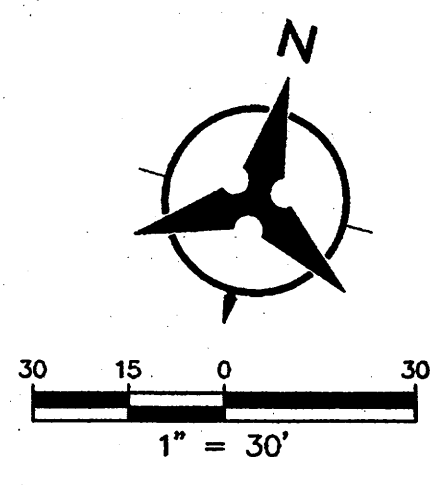
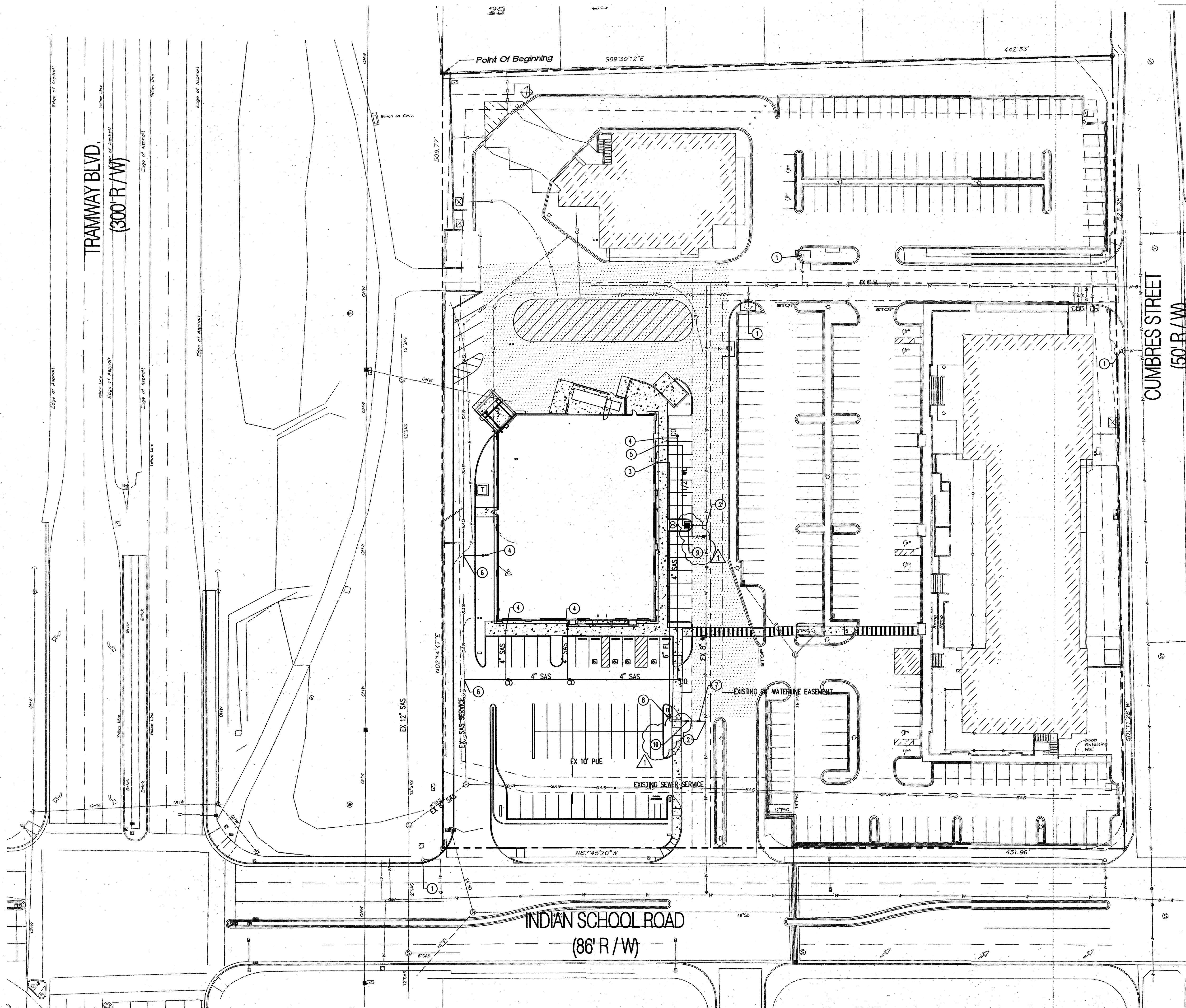
V. CONCLUSION
 The grading and drainage plan for the CVS site is consistent with the existing site drainage for the Sky View Shopping Center. The plan is capable of safely passing the 100 year storm and meets city requirements. All analysis was completed in accordance with section 22.2 of the Development Process Manual.

Job Number	090374
Drawn By	BJG
Checked	SJS
Issue Date	OCTOBER 2009

CONCEPTUAL
 GRADING PLAN

Scale _____

C-101



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KEYED NOTES

1. EXISTING FIRE HYDRANT
2. CONNECT WATER/FIRE SERVICE TO EXISTING WATERLINE BY SEPARATE PERMIT.
3. CONNECT FIRE LINE TO WITHIN 5' OF BUILDING.
4. CONNECT SAS LINE TO WITHIN 5' OF BUILDING.
5. CONNECT WATER LINE TO WITHIN 5' OF BUILDING BY SEPARATE PERMIT.
6. CONNECT SEWER LINE TO EXISTING LINE
7. PROPOSED PUBLIC 6" GATE VALVE.
8. PROPOSED POST INDICATOR VALVE.
9. PROPOSED WATER METER, WITH 5'-0" PUBLIC WATER LINE EASEMENT GRANTED TO THE ABCNWA WITH THE PROJECT FINAL FLAT.
10. PROPOSED PRIVATE 6" GATE VALVE.

LEGEND

---	PROPERTY LINE
- - - -	EXISTING EASEMENT
SAS	EXISTING SANITARY SEWER
W	EXISTING WATER LINE
□	EXISTING WATER METER
○	EXISTING CAP
⊕	EXISTING VALVE
⊕	EXISTING FIRE HYDRANT
○	EXISTING SANITARY SEWER MANHOLE
□	EXISTING INLET
- - - -	EXISTING EASEMENT
SAS	PROPOSED SANITARY SEWER LINE
●	PROPOSED SANITARY SEWER MANHOLE
○	PROPOSED CLEANOUT
W	PROPOSED WATER LINE
⊕	PROPOSED VALVE
FL	PROPOSED FIRE LINE
○	PROPOSED CAP
■	PROPOSED WATER METER

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ADD EASEMENT FOR WATER METER
 NOTE: NEED FOR SEPARATE PERMIT
 FOR CONNECTION TO PUBLIC
 WATERLINE

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 Checked SJS
 Issue Date OCTOBER 2009

CONCEPTUAL
 UTILITY PLAN

Scale

C-201

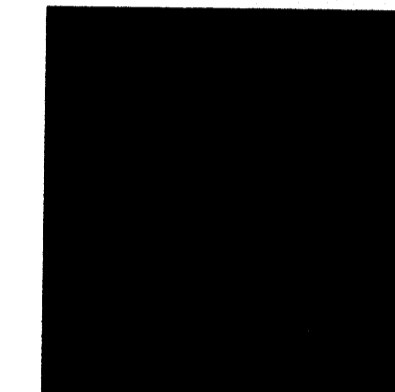
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CVS/pharmacy

NEC Indian School & Tramway
Albuquerque, NM

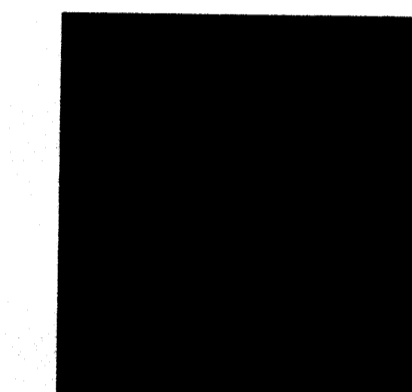
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A EIFS
NA01-0048
Pale Yellow

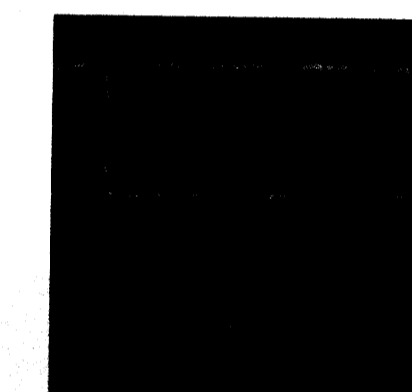


EIFS accent
To match adjacent center accent

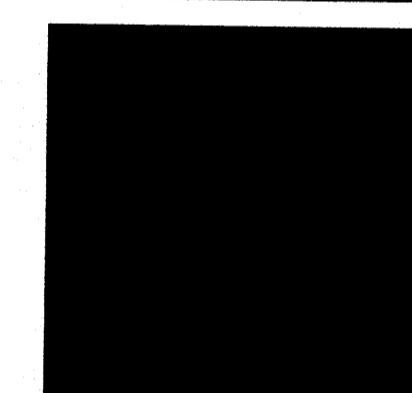
B EIFS
NA00-0042
Terra Cotta



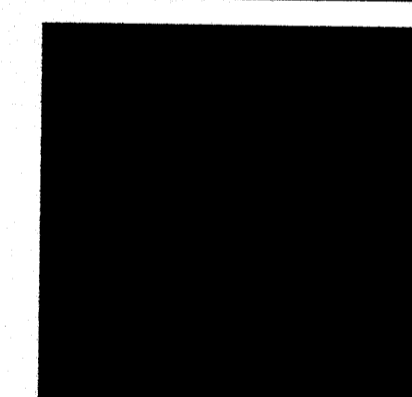
Brick
To match adjacent center



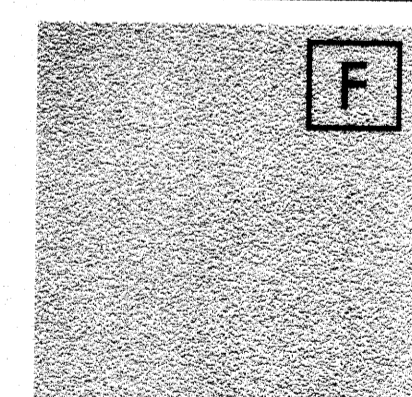
Storefront System
Carnival red (Valspar SL4A139)



Paint
To match Brick



F EIFS
To match adjacent center



1500 N. PRIEST AVE
SUITE 150E
TEMPE, AZ
(602) 385-4100



101 N. 1ST AVENUE, SUITE 3100
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