

Vicinity Map

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 12-H16 AND 2-G16, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF COLE'S INDUSTRIAL SUBDIVISION, UNIT 1, FILED IN BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 29, 1974 IN VOLUME B9, FOLIO 60.
6. GROSS AREA: 0.5131 ACRES
7. NUMBER OF EXISTING TRACTS: 1
8. NUMBER OF TRACTS CREATED: 2
9. TRACTS B-1-A AND B-1-B ARE SUBJECT TO PRIVATE CROSS ACCESS, CROSS DRAINAGE, PARKING AND ACCESS EASEMENTS FOR THE BENEFIT AND USE BY AND FOR SAID TRACTS AND ARE TO BE MAINTAINED BY SAID OWNERS.
10. PROPERTY IS ZONED M-1.
11. THE 15' PRIVATE INGRESS AND EGRESS EASEMENT IS FOR THE BENEFIT AND USE, BY AND FOR THE OWNERS OF TRACTS B-1-A AND B-1-B AND IS TO BE MAINTAINED BY SAID OWNERS.

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

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

LEGAL DESCRIPTION

Tract "B-1" of the replat of a portion of Tract B of COLE'S INDUSTRIAL SUBDIVISION, UNIT NO. 1, as the same is shown and designated on the replat of said plat, filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 28, 1974 in Map Book B9, folio 60.

FREE CONSENT

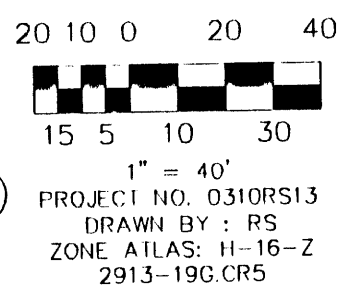
THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT.

OWNER(S) SIGNATURE: Ronald E. Ball & Eileen Ball DATE: 10/24/03
 OWNER(S) PRINT NAME: Ronald E. Ball Eileen Ball
 ADDRESS: 4405 Hidden Valley Circle, Bernalillo, NM 87111 TRACT:
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 My Commission Expires: 10/01/05
 Sarah Amato
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 My Commission Expires: 10/01/05
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF OCTOBER, 2003.
 BY: RONALD E. BALL & EILEEN BALL Sarah Amato
 MY COMMISSION EXPIRES: 10/01/05 NOTARY PUBLIC

PLAT OF
 TRACTS B-1-A & B-1-B
 COLE'S INDUSTRIAL SUBDIVISION, UNIT 1
 SITUATE WITHIN SECTION 10,
 T. 10 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER, 2003

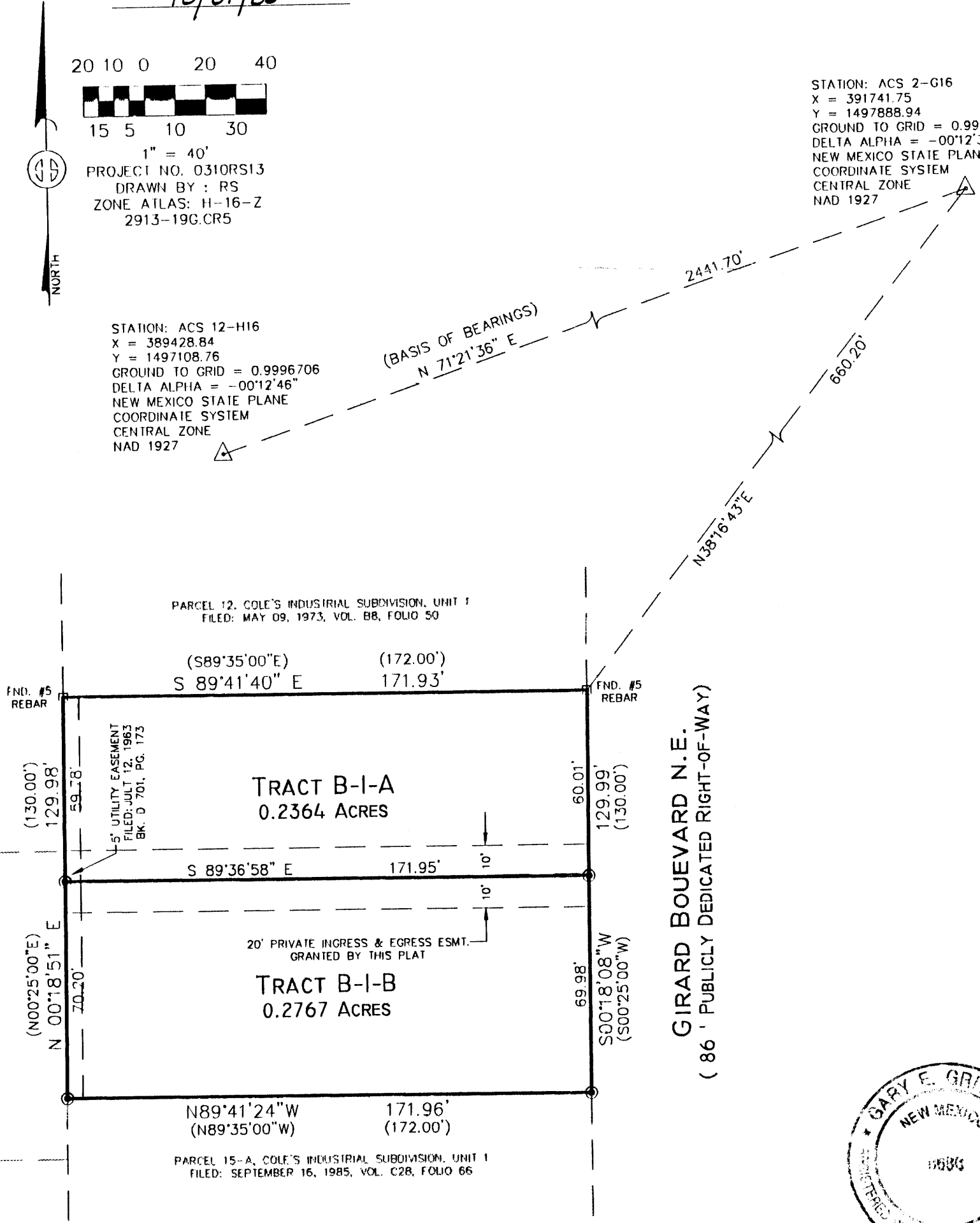
DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING TRACT INTO TWO (2) NEW TRACTS OF LAND.



STATION: ACS 12-H16
 X = 389428.84
 Y = 1497108.76
 GROUND TO GRID = 0.9996706
 DELTA ALPHA = -00'12.46"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

STATION: ACS 2-G16
 X = 391741.75
 Y = 1497888.94
 GROUND TO GRID = 0.9996690
 DELTA ALPHA = -00'12.30"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927



APPLICATION NO. & PROJECT NO.:

CITY APPROVALS:

<u>[Signature]</u>	<u>10-29-03</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.

[Signature] Oct 28, 2003
 Gary E. Gritsko Date
 New Mexico Professional Surveyor, 8686



SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
 87102

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T10N R3E SEC. 10