

Vicinity Map

PLAT OF
 LOTS 9-A & 9-B, UNIT 3
 BROADWAY INDUSTRIAL CENTER SUBDIVISION
 SECTIONS 28 & 33, T. 10 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2003
 SHEET 2 OF 2

LEGAL DESCRIPTION

LOT NUMBERED NINE (9) OF BROADWAY INDUSTRIAL CENTER SUBDIVISION, UNIT 3, WITH THE PROJECTED SECTIONS 28, 29, 32 & 33, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 30, 1999 IN PLAT BOOK 99C, PAGE 252.

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 AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING LOT INTO TWO (2) NEW LOTS AND TO PROVIDE ACCESS TO SAID LOTS.

APPLICATION NO. & PROJECT NO.:

CITY APPROVALS:

<i>Jan Tral</i>	12-4-2003
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

SUBDIVISION DATA / NOTES

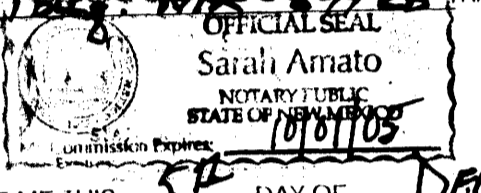
1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON THE PLAT OF BERNALILLO INDUSTRIAL CENTER, UNIT 3, FILED ON AUGUST 30, 1999 IN PLAT BOOK 99C, PG. 252.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. GROSS AREA: 3.1720 ACRES
6. NUMBER OF EXISTING TRACTS/LOTS: 1
7. NUMBER OF TRACTS/LOTS CREATED: 2
8. CURRENT SITE ZONING: SU-21 HM
9. THE 35' PRIVATE ACCESS EASEMENT IS HEREBY GRANTED FOR THE BENEFIT OF THE OWNERS OF LOTS 9-A AND 9-B SHOWN HEREON. THE ROAD WITHIN THIS EASEMENT SHALL BE MAINTAINED BY SAID OWNERS.

MONUMENT LEGEND

- ▲ - FOUND CONTROL STATION AS NOTED
- ⊕ - TEMPORARY BENCH MARK
- - FOUND MONUMENT AS NOTED
- - COMPUTED CORNER (NOT SET)
- ⊙ - 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:

OWNER(S) SIGNATURE: *Ted Waterman* / BDC, LLC DATE: 12/5/03
 OWNER(S) PRINT NAME: Ted Waterman
 ADDRESS: PO Box 27560, Albuquerque, NM 87126 TRACT:
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF December, 2003.
 BY: TED WATERMAN
 MY COMMISSION EXPIRES: 10/01/05
Sarah Amato
 NOTARY PUBLIC



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 Nov. 5, 2003
 Gary E. Gritsko Date
 New Mexico Professional Surveyor, 8686



SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306
 87102

T10N R3E SEC. 28 & 33

PLAT OF
LOTS 9-A & 9-B, UNIT 3
BROADWAY INDUSTRIAL CENTER SUBDIVISION
SECTIONS 28 & 33, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2003
SHEET 2 OF 2

STATION: NMSHC "1-25-30"
 X = 147272.26
 Y = 383916.04
 GROUND TO GRID = .99867444
 DELTA ALPHA = -0.1322
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 MAD 1927

LINE TABLE

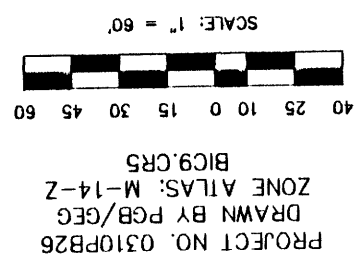
LINE	BEARING	LENGTH
L1	N43°35'52"E	15.26'
L2	N00°12'29"W	46.48'

CURVE TABLE

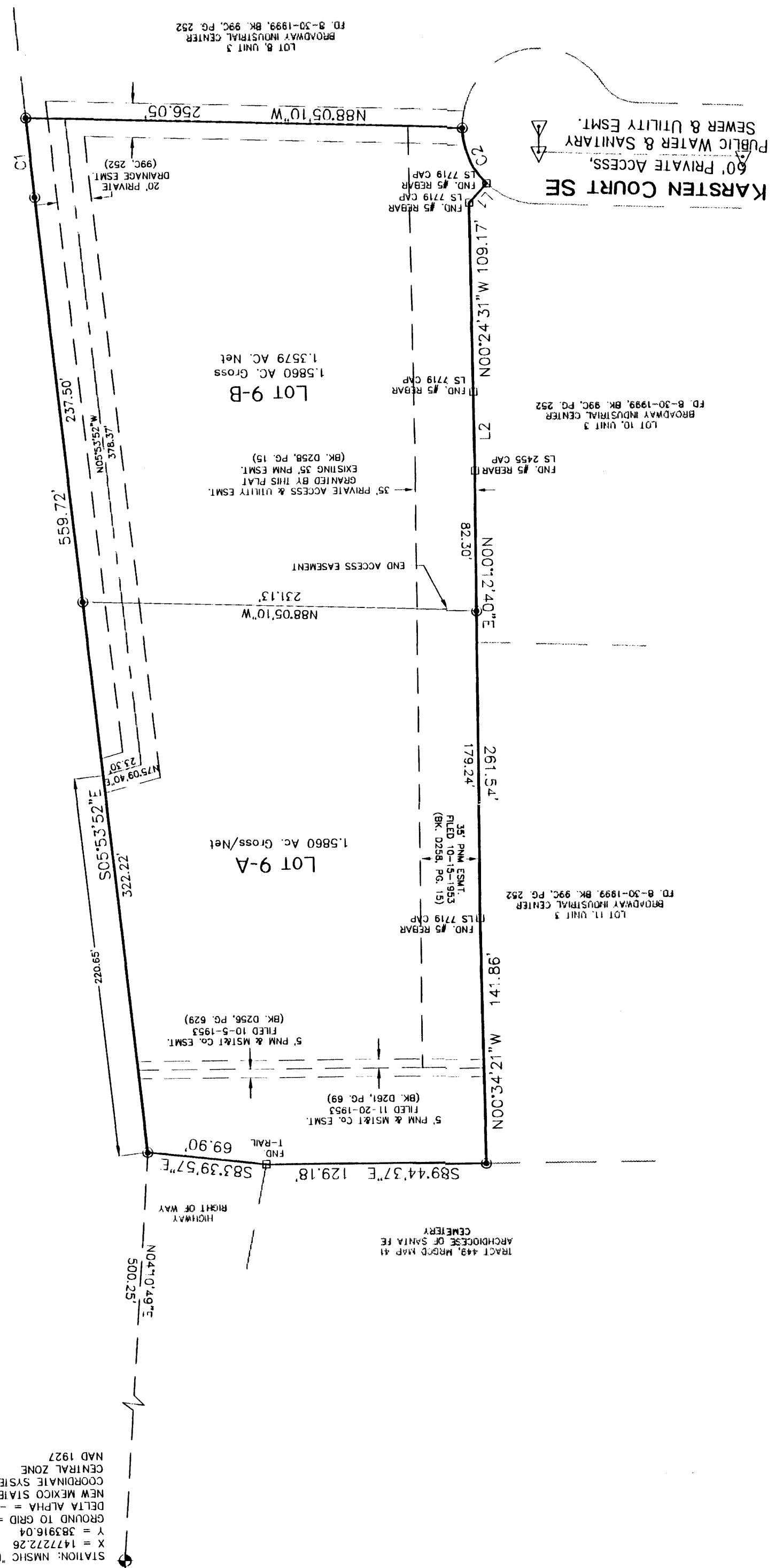
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	7489.44'	46.06'	0.21°09'	N05°43'18"W	46.06'
C2	45.00'	36.10'	45.57°32"	N23°25'22"W	55.14'

- MONUMENT LEGEND**
- △ - FOUND CENTERLINE MONUMENT
 - ⊕ - FOUND CONTROL STATION AS NOTED
 - ⊞ - FOUND MONUMENT AS NOTED
 - ⊙ - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO L58686"
 - - UNLESS OTHERWISE NOTED

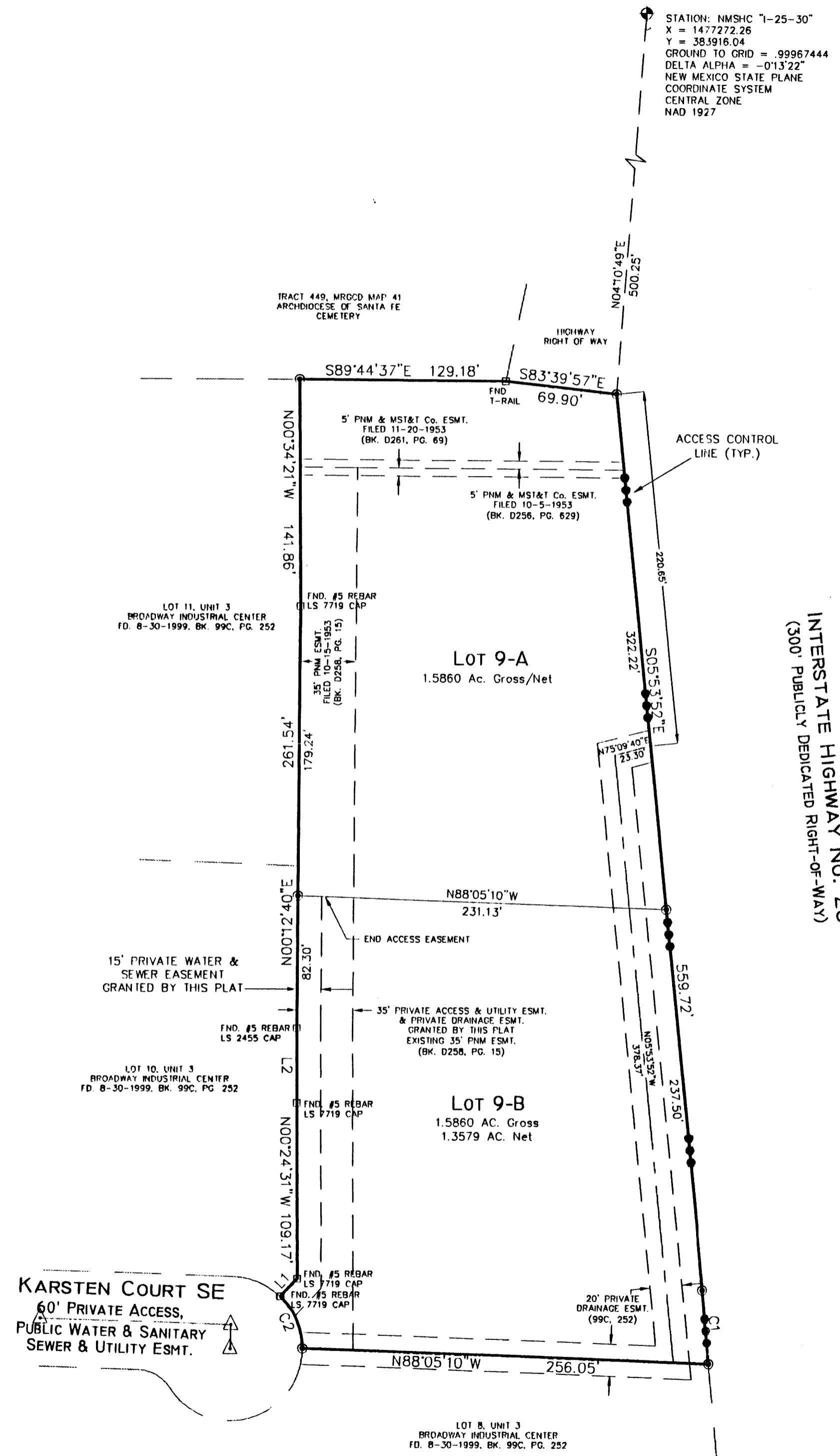
SURVEYS SOUTHWEST LTD.
 333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
 PHONE: (505) 998-0303
 FAX: (505) 998-0306
 87102



INTERSTATE HIGHWAY No. 25
 (300' PUBLICLY DEDICATED RIGHT-OF-WAY)



**PLAT OF
LOTS 9-A & 9-B, UNIT 3
BROADWAY INDUSTRIAL CENTER SUBDIVISION
SECTIONS 28 & 33, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2003
SHEET 2 OF 2**



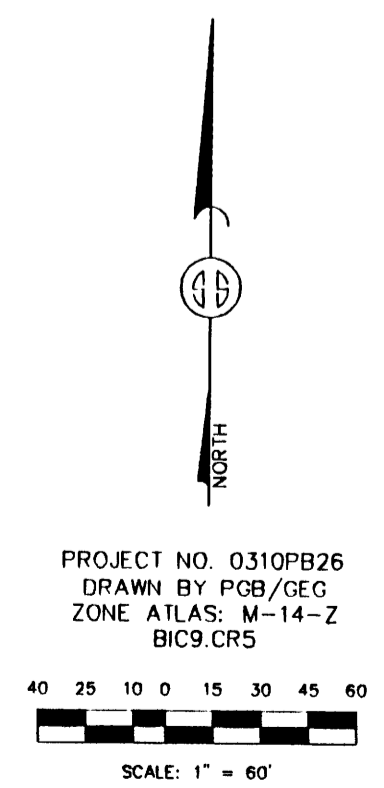
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Mary Herrera Bern. Co. PLRT R 12.00

LINE TABLE		
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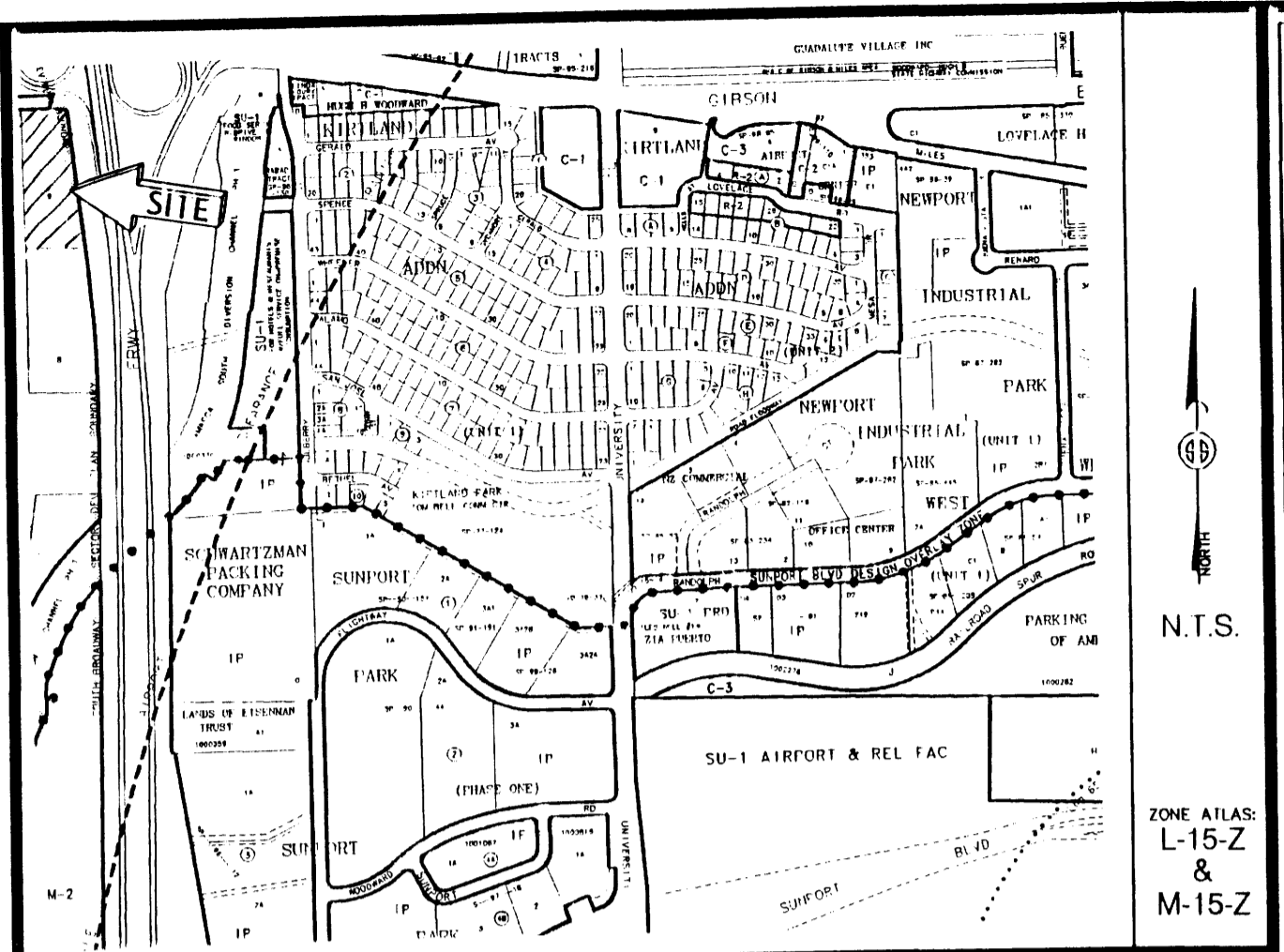
MONUMENT LEGEND	
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⊕	- FOUND CONTROL STATION AS NOTED
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SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306
87102

T10N R3E SEC. 28 & 33



Vicinity Map

**PLAT OF
LOTS 9-A & 9-B, UNIT 3
BROADWAY INDUSTRIAL CENTER SUBDIVISION
SECTIONS 28 & 33, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2003
SHEET 2 OF 2**

LEGAL DESCRIPTION

LOT NUMBERED NINE (9) OF BROADWAY INDUSTRIAL CENTER SUBDIVISION, UNIT 3, WITH IN PROJECTED SECTIONS 28, 29, 32 & 33, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 30, 1999 IN PLAT BOOK 99C, PAGE 252.

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING LOT INTO TWO (2) NEW LOTS AND TO PROVIDE ACCESS TO SAID LOTS.

APPLICATION NO. & PROJECT NO.: 030RB-02073/1003132

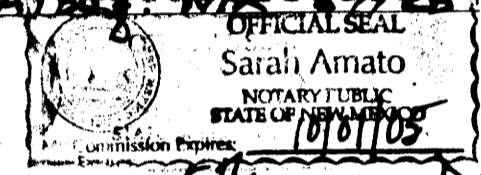
CITY APPROVALS:

<u>Jan Tial</u>	<u>12-8-2003</u>
CITY SURVEYOR	DATE
<u>Bill Sy</u>	<u>12-17-03</u>
TRAFFIC ENGINEERING	DATE
<u>Christine Sandoval</u>	<u>12/17/03</u>
PARKS & RECREATION DEPARTMENT	DATE
<u>Dennis Dreyfus</u>	<u>12/24/03</u>
UTILITY DEVELOPMENT DIVISION	DATE
<u>Rubian L. Dault</u>	<u>12-24-03</u>
A.M.A.F.C.A.	DATE
<u>Brad L. Bibe</u>	<u>12/21/03</u>
CITY ENGINEER	DATE
<u>Ashran Watson</u>	<u>12/17/03</u>
URB CHAIRPERSON, PLANNING DEPARTMENT	DATE

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 AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN.

OWNER(S) SIGNATURE: Ted Waterman / BDC, LLC DATE: 12/5/03
 OWNER(S) PRINT NAME: Ted Waterman
 ADDRESS: PO Box 27560, Albany, NM 87106 TRACT:
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31 DAY OF December, 2003.
 BY: TED WATERMAN
 MY COMMISSION EXPIRES: 10/01/05
Sarah Amato
 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 THE PLAT OF BERNALILLO INDUSTRIAL CENTER, UNIT 3, FILED ON AUGUST 30, 1999 IN PLAT BOOK 99C, PG. 252.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. GROSS AREA: 3.1720 ACRES
6. NUMBER OF EXISTING TRACTS/LOTS: 1
7. NUMBER OF TRACTS/LOTS CREATED: 2
8. CURRENT SITE ZONING: SU-211M
9. THE 35' PRIVATE ACCESS EASEMENT IS HEREBY GRANTED FOR THE BENEFIT OF THE OWNERS OF LOTS 9-A AND 9-B SHOWN HEREON. THE ROAD WITHIN THIS EASEMENT SHALL BE MAINTAINED BY SAID OWNERS, THE PRIVATE DRAINAGE IS TO BENEFIT SAID LOTS AND BE MAINTAINED BY SAME.
10. LOTS 9-A AND 9-B MUST SHARE A SINGLE 6" PRIVATE SANITARY SEWER LINE AND IS TO BE MAINTAINED BY THE OWNERS OF LOTS 9-A AND 9-B.
11. THE 15' PRIVATE WATER AND SANITARY SEWER SERVICE EASEMENT IS FOR THE BENEFIT OF LOT 9-A AND IS TO BE MAINTAINED BY THE OWNER OF LOT 9-A.

MONUMENT LEGEND

- ▲ - FOUND CONTROL STATION AS NOTED
- ⊕ - TEMPORARY BENCH MARK
- - FOUND MONUMENT AS NOTED
- - COMPUTED CORNER (NOT SET)
- ⊙ - 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#: 101405501248610748
 PROPERTY OWNER OF RECORD:
Broadway Dev. Co. LLC
 BERNALILLO COUNTY TREASURERS OFFICE:
Rosa Aldrete 12-29-03



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.

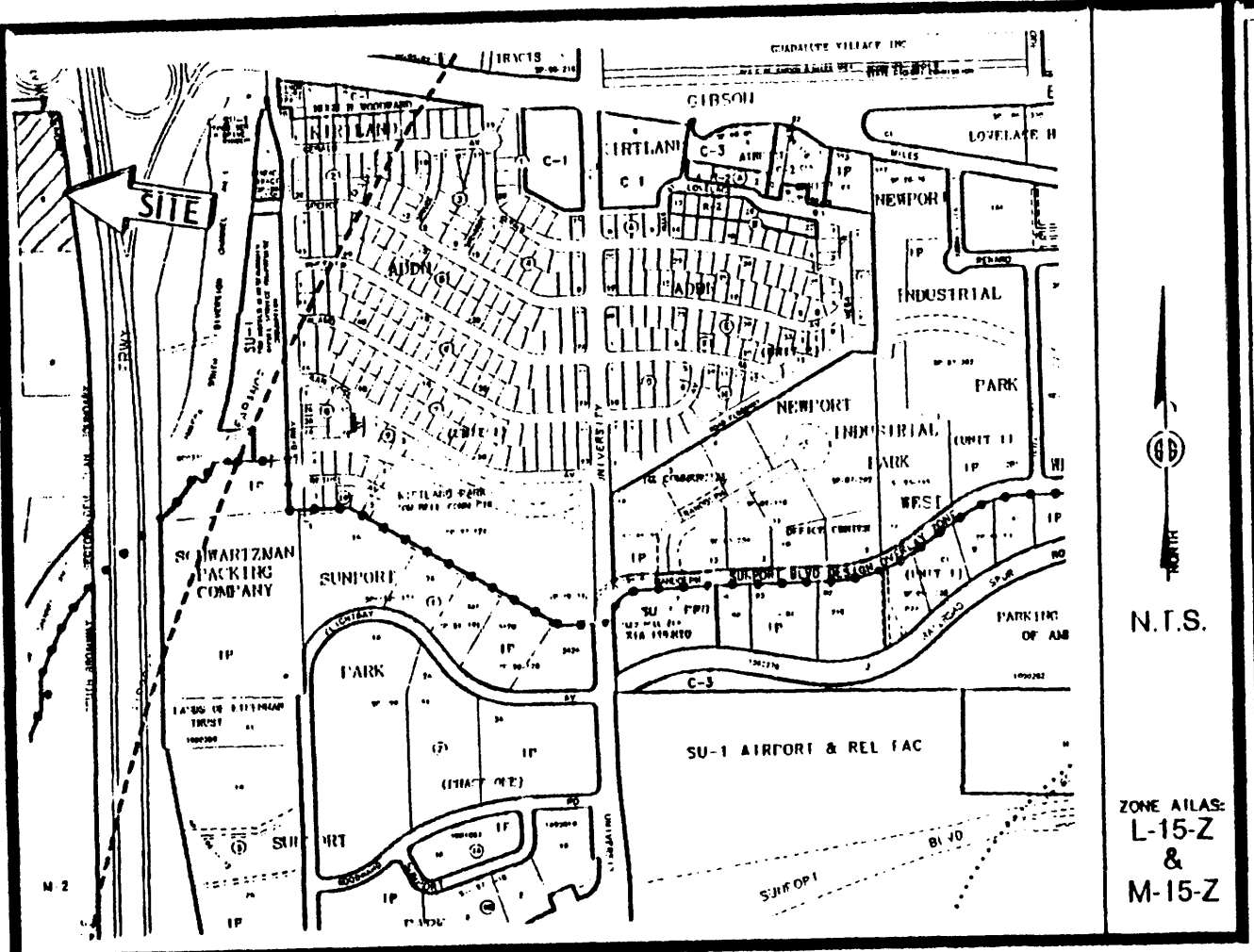
Gary E. Gritsko Nov. 5, 2003
 Gary E. Gritsko Date
 New Mexico Professional Surveyor, 8686



SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306
 87102

T10N R3E SEC. 28 & 33



Vicinity Map

SUBDIVISION DATA/NOTES

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7. NUMBER OF TRACTS/LOTS CREATED: 2
8. CURRENT SITE ZONING: SU-21M
9. THE 35' PRIVATE ACCESS EASEMENT IS HEREBY GRANTED FOR THE BENEFIT OF THE OWNERS OF LOTS 9-A AND 9-B SHOWN HEREON. THE ROAD WITHIN THIS EASEMENT SHALL BE MAINTAINED BY SAID OWNERS. **THE PRIVATE DRAINAGE IS TO BENEFIT SAID LOTS AND BE MAINTAINED BY SAME.**
10. LOTS 9-A AND 9-B MUST SHARE A SINGLE 6" PRIVATE SANITARY SEWER LINE AND IS TO BE MAINTAINED BY THE OWNERS OF LOTS 9-A AND 9-B.
11. THE 15' PRIVATE WATER AND SANITARY SEWER SERVICE EASEMENT IS FOR THE BENEFIT OF LOT 9-A AND IS TO BE MAINTAINED BY THE OWNER OF LOT 9-A.

MONUMENT LEGEND

- ▲ - FOUND CONTROL STATION AS NOTED
- ⊙ - TEMPORARY BENCH MARK
- - FOUND MONUMENT AS NOTED
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- ⊙ - 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#: 101405501248610748
 PROPERTY OWNER OF RECORD:
 Broadway Dev. Co. LLC
 BERNALILLO COUNTY TREASURER'S OFFICE:
 Ross Albrito 12-29-03

PLAT OF
 LOTS 9-A & 9-B, UNIT 3
 BROADWAY INDUSTRIAL CENTER SUBDIVISION
 SECTIONS 28 & 33, T. 10 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2003
 SHEET 2 OF 2

LEGAL DESCRIPTION
 LOT NUMBERED NINE (9) OF BROADWAY INDUSTRIAL CENTER SUBDIVISION, UNIT 3, WITHIN PROJECTED SECTIONS 28, 29, 32 & 33, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT HEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 30, 1999 IN PLAT BOOK 99C, PAGE 252.

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OWNER(S) SIGNATURE: Sarah Amato / BDC, LLC DATE: 12/5/03
 OWNER(S) PRINT NAME: Ted Waterman
 ADDRESS: PO Box 27560, Albuquerque, NM 87126 TRACT:
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF DECEMBER, 2003.
 BY: TED WATERMAN
 MY COMMISSION EXPIRES: 10/01/05
Sarah Amato
 NOTARY PUBLIC

DISCLOSURE STATEMENT
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 APPLICATION NO. & PROJECT NO.: 03028-02073/1003132
 CITY APPROVALS:
Jan Fal 12-4-2003
 CITY SURVEYOR DATE
Bill Sey 12-17-03
 TRAFFIC ENGINEERING DATE
Christine Sandoval 12/17/03
 PARKS & RECREATION DEPARTMENT DATE
Dennis Duffey 12/24/03
 UTILITY DEVELOPMENT DIVISION DATE
Rushan J. Smith 12-24-03
 A.M.A.F.C.A. DATE
Brad L. Bihn 12/21/03
 CITY ENGINEER DATE
Ashran Matson 12/17/03
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE



SURVEYOR'S CERTIFICATION

I, Gary E. Grisko, 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. Grisko Nov. 5, 2003
 Gary E. Grisko Date
 New Mexico Professional Surveyor, 9686

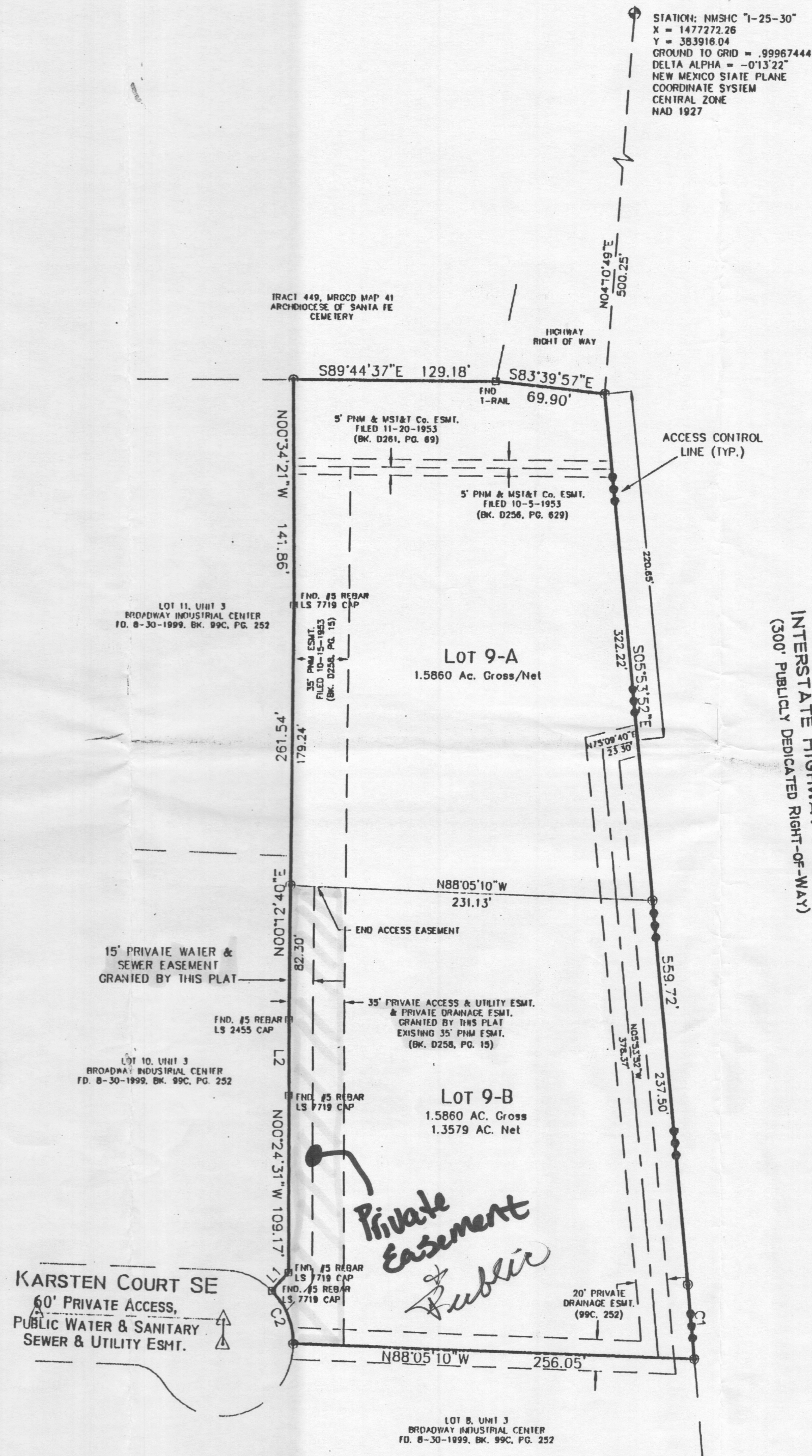


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333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306
 87102

T10N R3E SEC. 28 & 33

PLAT OF
 LOTS 9-A & 9-B, UNIT 3
 BROADWAY INDUSTRIAL CENTER SUBDIVISION
 SECTIONS 28 & 33, T. 10 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2003
 SHEET 2 OF 2

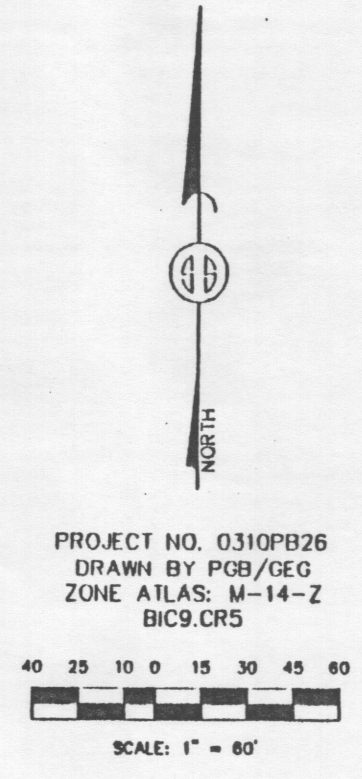


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LINE TABLE		
LINE	BEARING	LENGTH
L1	N43°35'52"E	15.26'
L2	N00°12'29"W	46.48'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	7489.44'	46.06'	0°21'09"	N05°43'18"W	46.06'
C2	45.00'	36.10'	45°57'32"	N23°25'22"W	35.14'

MONUMENT LEGEND	
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⊕	- FOUND CONTROL STATION AS NOTED
⊠	- FOUND MONUMENT AS NOTED
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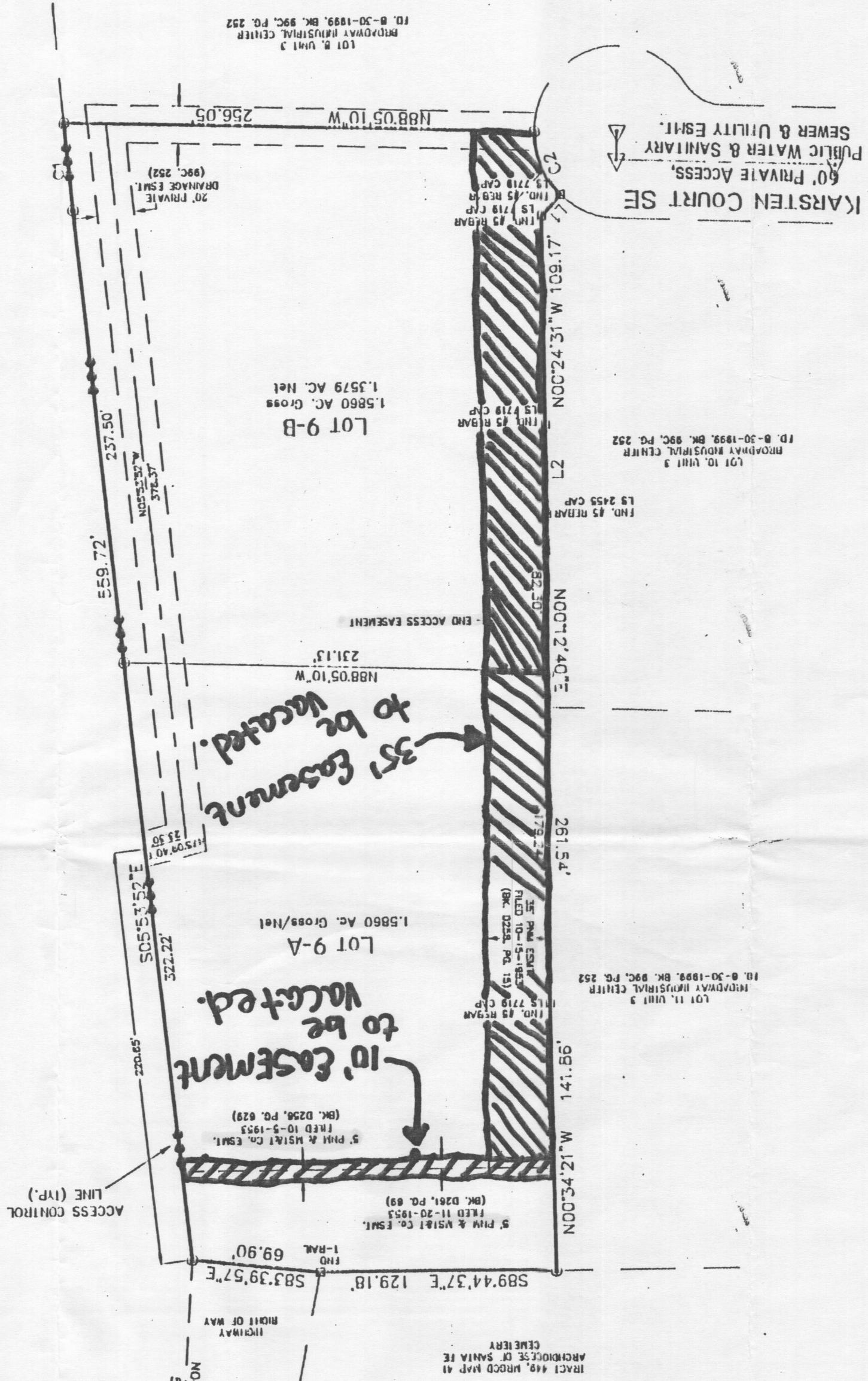


SURVEYS SOUTHWEST LTD.
 333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0306
 T10N R3E SEC. 28 & 33

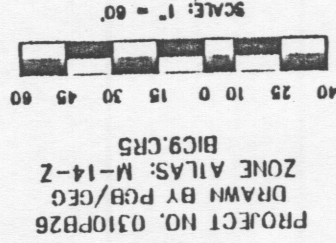
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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2003
 SHEET 2 OF 2

VACATION
 EXHIBIT B
 Date 12/14/05

STATION: MISC 1-25-30
 X = 1477272.26
 Y = 383916.04
 GROUND TO GRID = 99867444
 DELTA ALPHA = -0.1322
 NEW MEXICO STATE PLANE
 CONFORMAL SYSTEM
 CENTRAL ZONE
 NAD 1927



INTERSTATE HIGHWAY No. 25
 (300' PUBLICLY DEDICATED RIGHT-OF-WAY)



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
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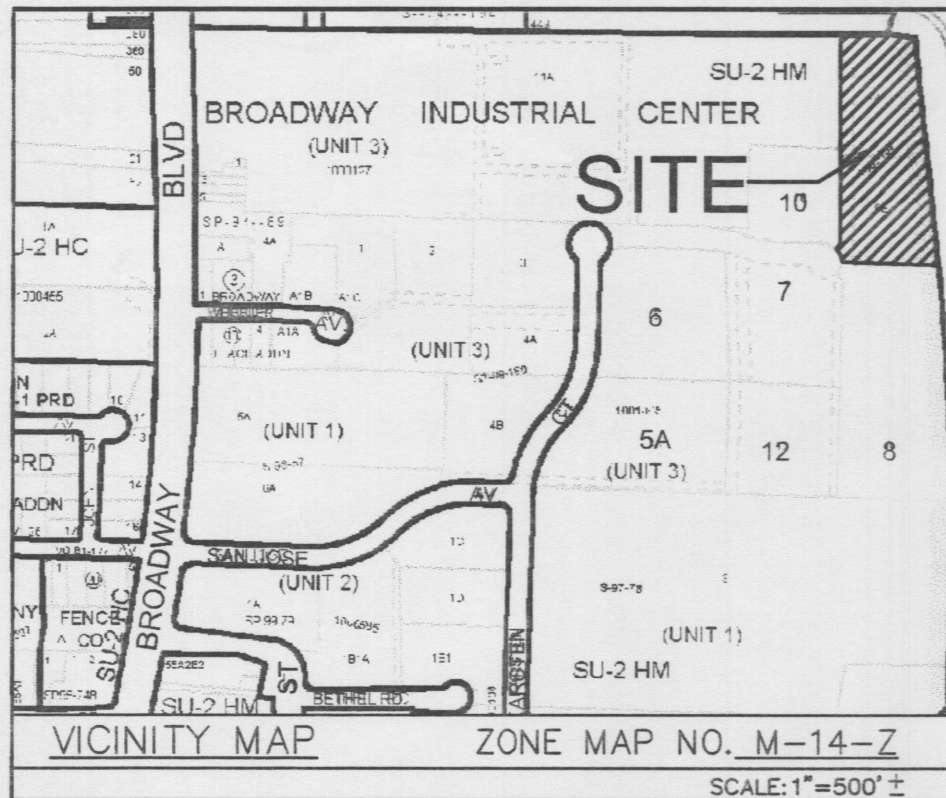
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- - UNLESS OTHERWISE NOTED

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 R 12.89
 Bern. Co. PLAT
 Harry Herrera
 BK-2803C Pg-385

SURVEYS SOUTHWEST LTD.
 333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO
 PHONE: (505) 998-0306
 FAX: (505) 998-0306
 87102
 T10N R3E SEC. 28 & 33



LEGAL DESCRIPTION:

LOT NUMBER 9-A AND 9-B OF BROADWAY INDUSTRIAL CENTER SUBDIVISION, UNIT 3, WITHIN PROJECTED SECTIONS 28, 29, 32, & 33, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 29, 2003 IN PLAT BOOK 2003C, PAGE 385.

**PLAT OF
LOT 9-A-1 UNIT 3
BROADWAY INDUSTRIAL CENTER
SUBDIVISION**
SECTIONS 28 & 33, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2006

PROJECT NO. _____

APPLICATION NO. _____

UTILITY APPROVALS:

PNM ELECTRIC SERVICES _____ DATE _____

PNM GAS SERVICES _____ DATE _____

QWEST TELECOMMUNICATIONS _____ DATE _____

COMCAST _____ DATE _____

APPROVALS:

[Signature] **2-13-06**
CITY SURVEYOR _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____

UTILITIES DEVELOPMENT _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

SURVEYORS CERTIFICATE:

I, LEONARD MARTINEZ, 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 AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
LEONARD MARTINEZ P.S. # 9801 _____ DATE **2-9-06**



DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO REPLAT TWO LOTS INTO ONE (1) LOT, VACATE PRIVATE ACCESS & UTILITY EASEMENT, AND VACATE (PNM & MST & T) (PUBLIC UTILITY EASEMENT) AND GRANT ANY EASEMENTS AS SHOWN.

NOTES:

- TOTAL AREA OF PROPERTY..... 3.1737 ACRES
- NUMBER OF EXISTING TRACTS/LOTS..... 2 LOTS
- NUMBER OF TRACTS/LOTS CREATED..... 1 LOTS

GENERAL NOTES:

- UNLESS NOTED, NO.4 REBAR WITH CAP STAMPED P.S. #9801 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TALOS LOG NO. 2006063402
- BEARINGS ARE GRID, DISTANCES ARE GROUND.
- RECORD BEARINGS AND DISTANCES ARE SHOWN IN PARENTHESIS.
- MISC. DATA: ZONING IS SU-2 HM
- CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICES TO THIS LOT MUST BE VERIFIED AND COORDINATE WITH THE WATER RESOURCES DEPARTMENT, CITY OF ALBUQUERQUE.

LEGEND

- BOUNDARY LINE
- EXISTING LOT LINE
- EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER(S) AND/OR PROPRIETOR(S) WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. SAID OWNER(S) / PROPRIETOR(S) DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT.

OWNER(S) SIGNATURE: *[Signature]* DATE: 02-09-06

OWNER(S) PRINT NAME: RICARDO CHAVES, MEMBER

OWNER(S) SIGNATURE: *[Signature]* DATE: 02-09-06

OWNER(S) PRINT NAME: YVETT VASQUEZ-ELIAS

ACKNOWLEDGMENT

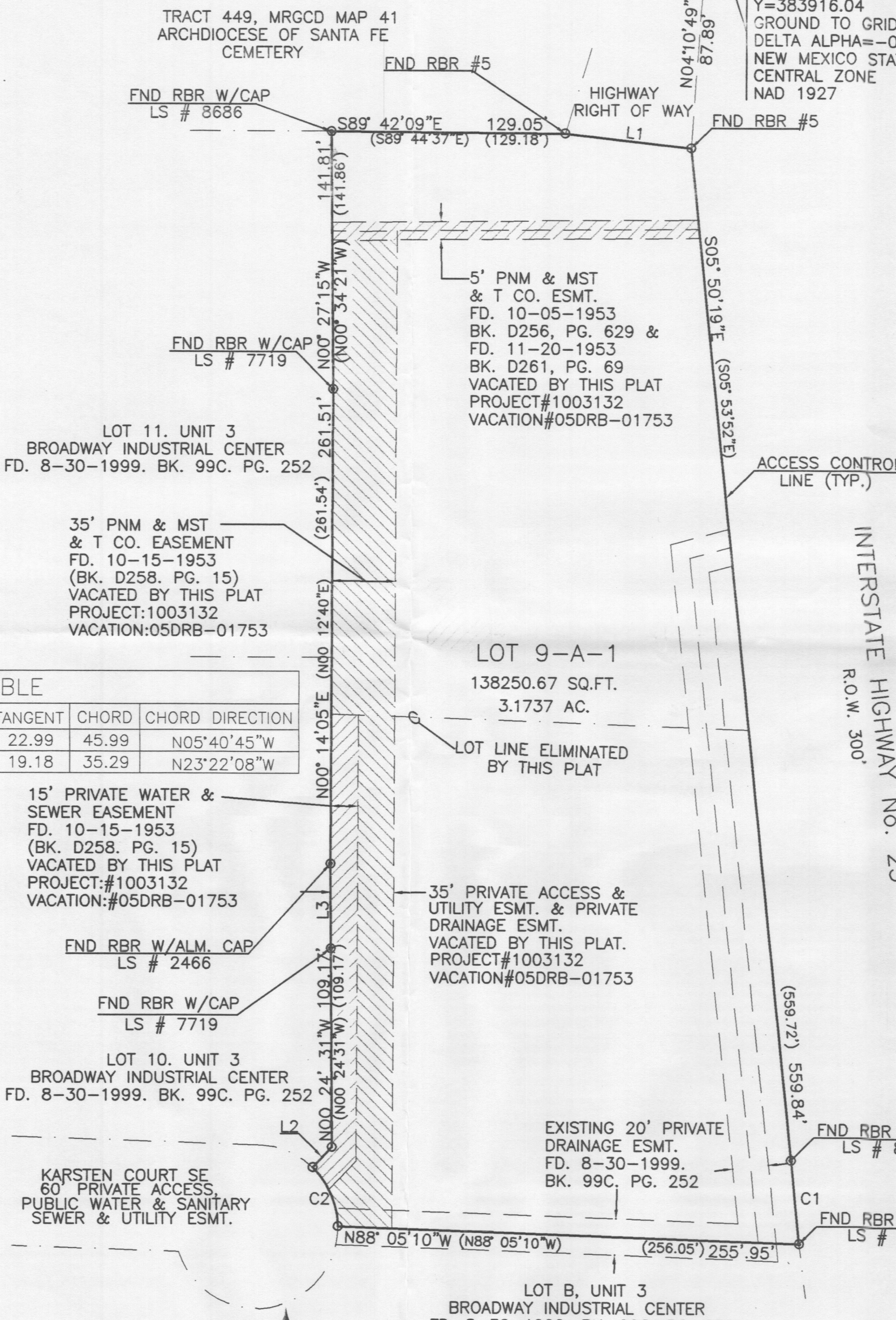
STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 09 DAY OF FEBRUARY, 2006, BY RICARDO CHAVES & YVETT VASQUEZ MEMBERS OF MWS, LLC

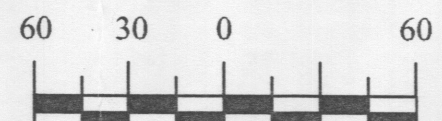
[Signature]
NOTARY
MY COMMISSION EXPIRES: _____

CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD	CHORD DIRECTION
C1	45.99	7489.44	0°21'06"	22.99	45.99	N05°40'45"W
C2	36.26	45.00	46°10'16"	19.18	35.29	N23°22'08"W

LINE	BEARING	LENGTH
L1	S83°35'42"E	70.07'
L2	N43°35'52"E	15.40'
L3	N00°12'29"W	46.60'



GRAPHIC SCALE



SCALE: 1"=60'

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC # _____

PROPERTY OWNER OF RECORD: _____

BERNALILLO CO. TREASURER'S OFFICE: _____



**ADVANCED
ENGINEERING
and CONSULTING, LLC**

4416 ANAHEIM AVE., NE
ALBUQUERQUE, NEW MEXICO 87113
(505)899-5570

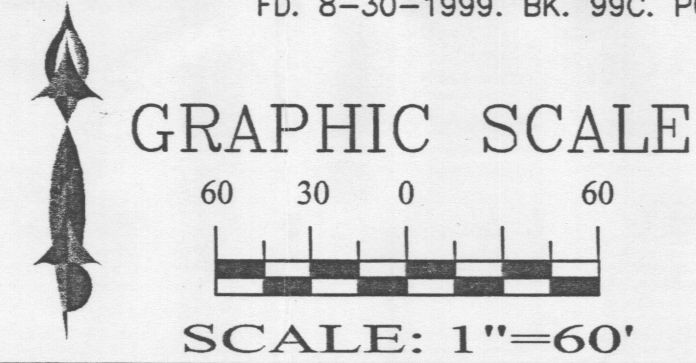
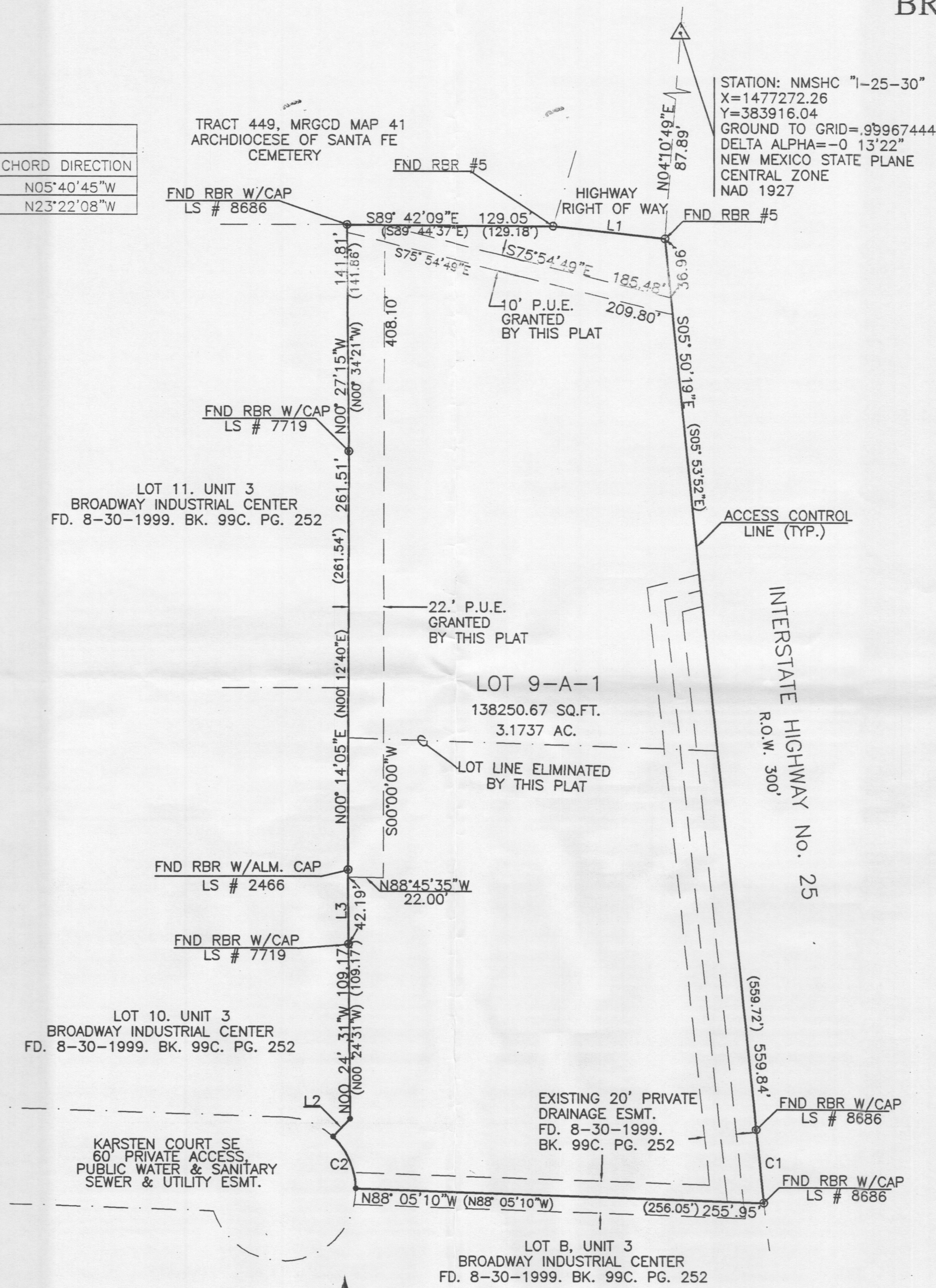
PLAT OF
 LOT 9-A-1 UNIT 3
 BROADWAY INDUSTRIAL CENTER
 SUBDIVISION
 SECTIONS 28 & 33, T. 10 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2006

CURVE TABLE						
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LEGEND

—— BOUNDARY LINE
 - - - - EXISTING LOT LINE
 - - - - EASEMENT
 P.U.E. PUBLIC UTILITY EASEMENT



**ADVANCED
 ENGINEERING
 and CONSULTING, LLC**

4416 ANAHEIM AVE., NE
 ALBUQUERQUE, NEW MEXICO 87113
 (505)899-5570

PLAT OF
LOT 9-A-1 UNIT 3
BROADWAY INDUSTRIAL CENTER
SUBDIVISION

SECTIONS 28 & 33, T. 10 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2006

PROJECT NO. 1003132
 APPLICATION NO. 06 DRB-00215

UTILITY APPROVALS:

Charles F. Brown 3-6-06 DATE
 PNM ELECTRIC SERVICES

Charles F. Brown 3-6-06 DATE
 PNM GAS SERVICES

Tom Davis 2-13-06 DATE
 QWEST TELECOMMUNICATIONS

Jane Bolton 3-8-06 DATE
 COMCAST

APPROVALS:

[Signature] 2-13-06 DATE
 CITY SURVEYOR

[Signature] 2-22-06 DATE
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION

William O. Baker 2/22/06 DATE
 UTILITIES DEVELOPMENT

Christina Dandora 2/22/06 DATE
 PARKS AND RECREATION DEPARTMENT

Bradley S. Eingham 2/22/06 DATE
 ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

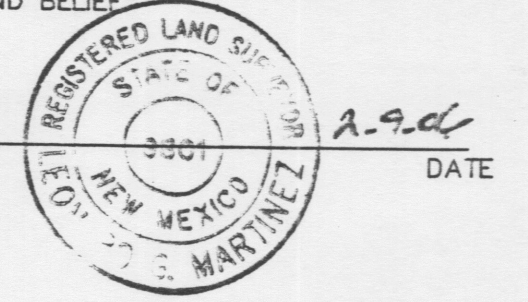
Bradley S. Eingham 2/22/06 DATE
 CITY ENGINEER

Sherron Watson 2/13/06 DATE
 DRB CHAIRPERSON, PLANNING DEPARTMENT

SURVEYORS CERTIFICATE:

I, LEONARD MARTINEZ, 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 AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND ALSO MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

Leonard Martinez 2-9-06 DATE
 LEONARD MARTINEZ P.S. # 9801

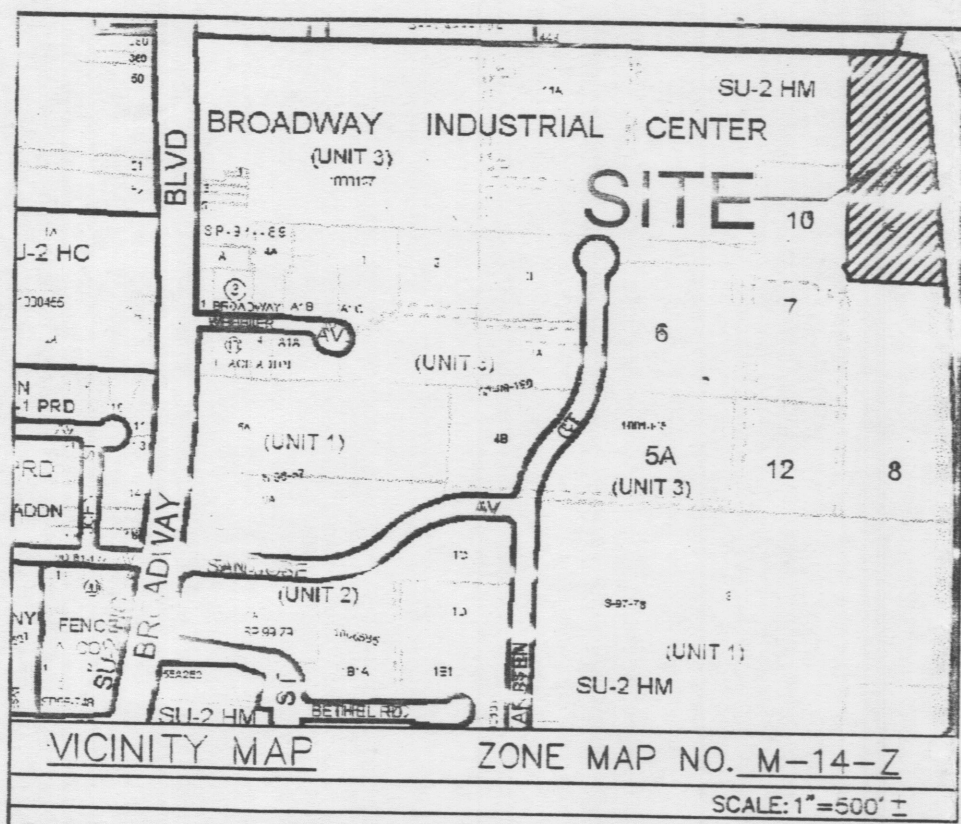


ADVANCED ENGINEERING and CONSULTING, LLC

4416 ANAHEIM AVE., NE
 ALBUQUERQUE, NEW MEXICO 87113
 (505) 899-5570

LEGAL DESCRIPTION:

LOT NUMBER 9-A AND 9-B OF BROADWAY INDUSTRIAL CENTER SUBDIVISION, UNIT 3, WITHIN PROJECTED SECTIONS 28, 29, 32, & 33, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 29, 2003 IN PLAT BOOK 2003C, PAGE 385.



DISCLOSURE STATEMENT

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LEGEND

- BOUNDARY LINE
- EXISTING LOT LINE
- EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT

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OWNER(S) SIGNATURE: Ricardo Chaves DATE: 02-09-06

OWNER(S) PRINT NAME: RICARDO CHAVES, MEMBER

OWNER(S) SIGNATURE: Yvett Vasquez Elia DATE: 02-09-06

OWNER(S) PRINT NAME: YVETT VASQUEZ-ELIAS

ACKNOWLEDGMENT

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

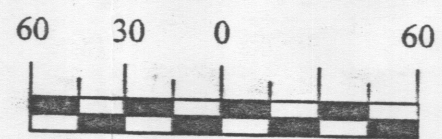
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 09 DAY OF FEBRUARY, 20 06, BY RICARDO CHAVES & YVETT VASQUEZ MEMBERS OF MWS, LLC

[Signature] MY COMMISSION EXPIRES: 2-5-07

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L3	N00°12'29"W	46.60'

GRAPHIC SCALE



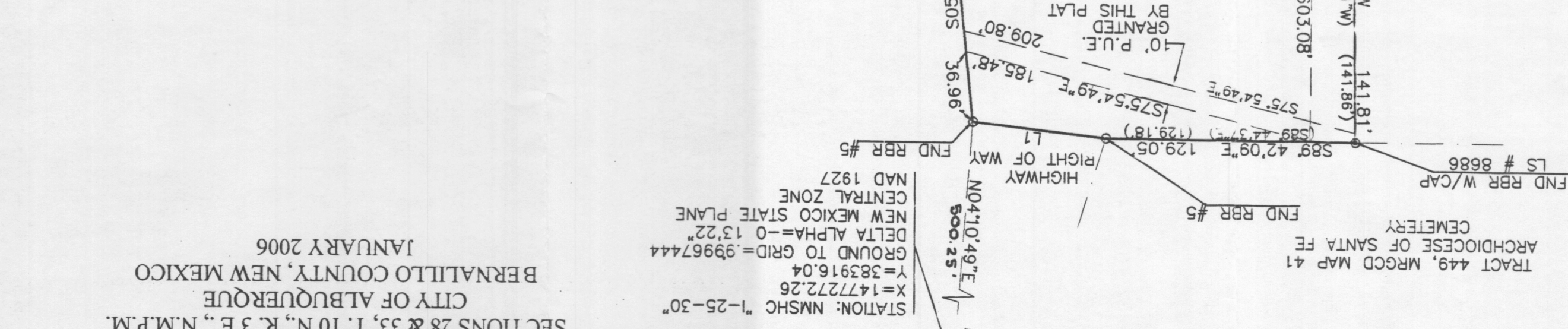
SCALE: 1"=60'

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC # 1-014-055-010-505-10745

PROPERTY OWNER OF RECORD: MWS LLC
 BERNALILLO CO. TREASURER'S OFFICE: [Signature] 2/14/06

PLAT OF
LOT 9-A-1 UNIT 3
BROADWAY INDUSTRIAL CENTER
SUBDIVISION
 SECTIONS 28 & 33, T. 10 N., R. 3 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2006

STATION: NMSHC "1-25-30"
 X=1477272.26
 Y=383916.04
 GROUND TO GRID=-9967444
 DELTA ALPHA=-0 13'22"
 NEW MEXICO STATE PLANE
 CENTRAL ZONE
 NAD 1927



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD	CHORD DIRECTION
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LEGEND

- BOUNDARY LINE
- EXISTING LOT LINE
- EASEMENT
- - - - - P.U.E. PUBLIC UTILITY EASEMENT

2006030217
 Page: 2 of 2
 646376
 83/14/2006 04:30P
 R 12.00
 PLAT
 Bern. co.
 Maru Herrera

ADVANCED ENGINEERING and CONSULTING, LLC
 416 ANAHEIM AVE., NE
 ALBUQUERQUE, NEW MEXICO 87113
 (505)894-5570

DRAWING 200570PLA7 | DRAWN BY: DKG | DATE: 01-23-06

SHEET 2 OF 2

GRAPHIC SCALE
 SCALE: 1"=60'
 60 30 0 60

