

NOTE: RECORDED OR UNRECORDED EASEMENTS OTHER THAN SHOWN ON THE PLAT HEREON ARE NOT COVERED BY THIS SURVEY PLATTING.

31 34470

SP# 06-25-970

NOTE: BEARINGS ARE REFERENCED TO THE BEARINGS SHOWN ON THE PLAT OF RECORD OF THE "SNOW HEIGHTS ADDITION," FILED: 2-11-55.

APPROVAL AND CONDITIONAL ACCEPTANCE, AS SPECIFIED BY THE ALBUQUERQUE SUBDIVISION ORDINANCE.

State of New Mexico } ss
County of Bernalillo }

SUMMARY REPLAT

SHOWING

LOT "12-C"

BLOCK 141

SNOW HEIGHTS ADDITION

ALBUQUERQUE, NEW MEXICO

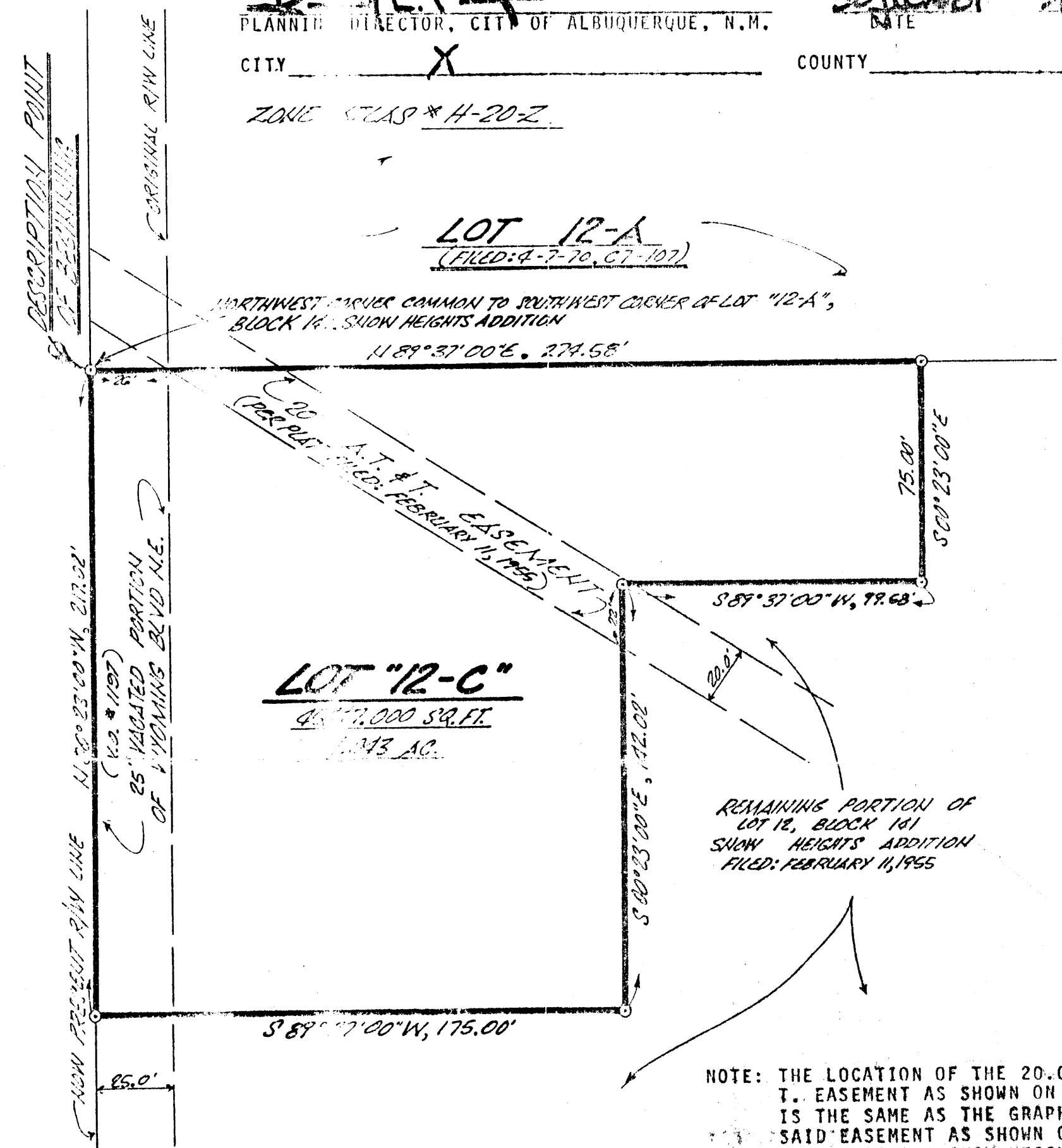
JUNE, 1981

This instrument was filed for record on
JUN 30 1981
At 10:00'clock P.M. Recorded in Vol. 618
of records of said County Folio 118
Judy Ortega Clerk & Recorder
Deputy Clerk

PLANNING DIRECTOR, CITY OF ALBUQUERQUE, N.M.
CITY X COUNTY

ZONE CLASS *H-20-Z

WYOMING BLVD. N.E.



THE FOREGOING REPLAT OF THAT CERTAIN TRACT OF LAND SITUATE IN THE CITY LIMITS OF THE CITY OF ALBUQUERQUE, NEW MEXICO; BEING AND COMPRISING A WESTERLY PORTION OF LOT NUMBERED TWELVE (12) IN BLOCK NUMBERED ONE HUNDRED FORTY-ONE (141) OF SNOW HEIGHTS ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF BLOCKS 130 TO 141, INCLUSIVE, OF SAID ADDITION FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 11, 1955; ALSO, TOGETHER WITH, THAT PORTION OF THE EASTERLY VACATED 25 FEET OF WYOMING BOULEVARD, N.E., ADJACENT TO SAID PORTION OF SAID LOT 12.

BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS SURVEY AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, SAID CORNER ALSO BEING COMMON TO THE SOUTHWEST CORNER OF LOT "12-A" IN BLOCK 141 OF SNOW HEIGHTS ADDITION, ALBUQUERQUE, NEW MEXICO, AS SHOWN, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 7, 1970, (BK. C7, PAGE-107); LEAVING SAID BEGINNING POINT,

N 89°37'00" E, 274.58 FEET DISTANCE TO THE NORTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE,

S 00°23'00" E, 75.00 FEET DISTANCE TO A POINT; THENCE,

S 89°37'00" W, 99.58 FEET DISTANCE TO A POINT; THENCE,

S 00°23'00" E, 142.02 FEET DISTANCE TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED; THENCE,

S 89°37'00" W, 175.00 FEET DISTANCE TO THE SOUTHWEST CORNER, (A POINT ON THE NOW PRESENT EASTERLY RIGHT-OF-WAY LINE OF WYOMING BOULEVARD, N.E.); THENCE,

N 00°23'00" W, 217.02 FEET DISTANCE ALONG SAID NOW PRESENT EASTERLY RIGHT-OF-WAY LINE OF WYOMING BOULEVARD, N.E., TO THE NORTHWEST CORNER, THE POINT AND PLACE OF BEGINNING, AND CONTAINING 45,447.00 SQUARE FEET, (1.043 ACRES), MORE OR LESS.

REPLATTED, AND NOW BEING IDENTIFIED AS "LOT 12-C", BLOCK 141, SNOW HEIGHTS ADDITION TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, WITH THE FREE CONSENT OF AND IN ACCORDANCE WITH, THE WISHES AND DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) THEREOF.

NOTE: THE LOCATION OF THE 20.0' WIDE A.T. & T. EASEMENT AS SHOWN ON THE PLAT HEREON IS THE SAME AS THE GRAPHIC LOCATION FOR SAID EASEMENT AS SHOWN ON THE PLAT OF RECORD OF THE SNOW HEIGHTS ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, (PLAT FILED: 2-11-55).

David Lee Smith
DAVID LEE SMITH

I, D. T. MORRISON, UNDER THE LAWS OF NEW MEXICO, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND DIRECTION, SHOWS ALL EASEMENT OF RECORD, MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

D.T. Morrison
D. T. MORRISON, N.M.L.S. NO. 1010

Arthur C. ...
MOUNTAIN STATES TELEPHONE & TELEGRAPH CO.
DATE: 6-25-81

STATE OF NEW MEXICO } ss
COUNTY OF BERNALILLO }
ON THIS 18TH DAY OF JUNE, 1981, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE LAST ABOVE WRITTEN.

NOTARY PUBLIC: *...*
MY COMMISSION EXPIRES: Nov. 22, 1984

APPROVAL: *Carl M. Estabrook*
A.M.A.F.C.A.

APPROVAL: *R.S. Heller*
CITY ENGINEER, ALBUQUERQUE, N.M.

APPROVAL AND FILING WITH THE COUNTY CLERK OF BERNALILLO COUNTY OF THIS PLAT DOES NOT VACATE OR IN ANY WAY AFFECT PUBLIC OR PRIVATE EASEMENTS.

APPROVAL: *...*
CITY OF ALBUQUERQUE, N.M. - PROPERTY MANAGEMENT

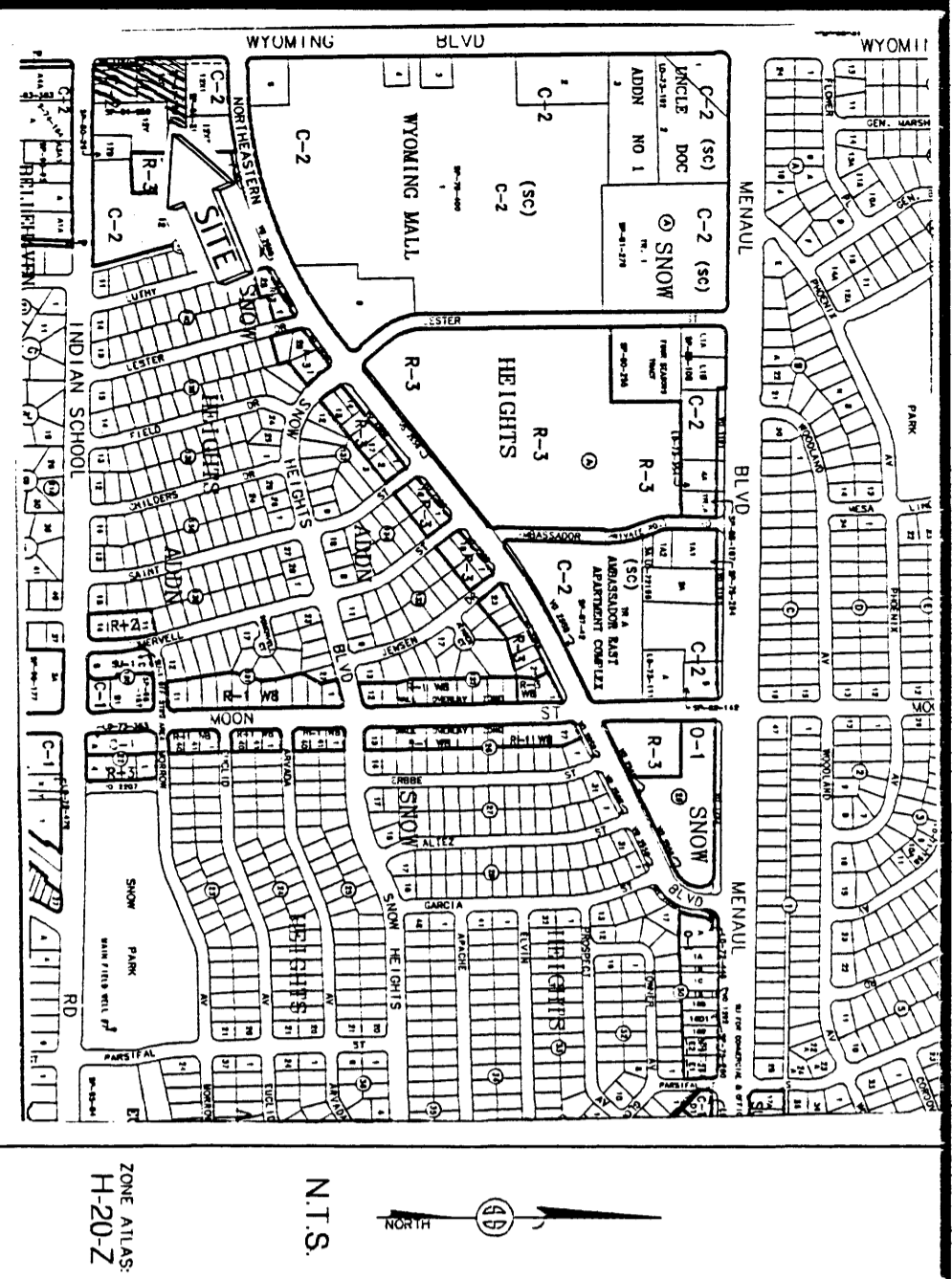
DATE: 6/25/81

DISCLOSURE STATEMENT:

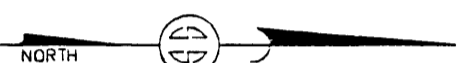
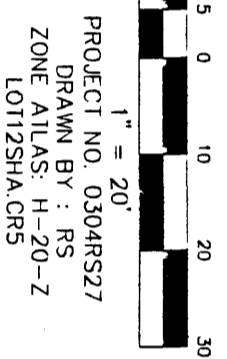
THE REPLAT OF THE SUBJECT PREMISES AS SHOWN ON THE MAP HEREON WAS COMPILED FROM EXISTING RECORDS, AND IS NOT FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME.

D.T. Morrison
D. T. MORRISON, N. M. L. S. NO. 1010

NOTE: PROPERTY CORNERS NOT SET.



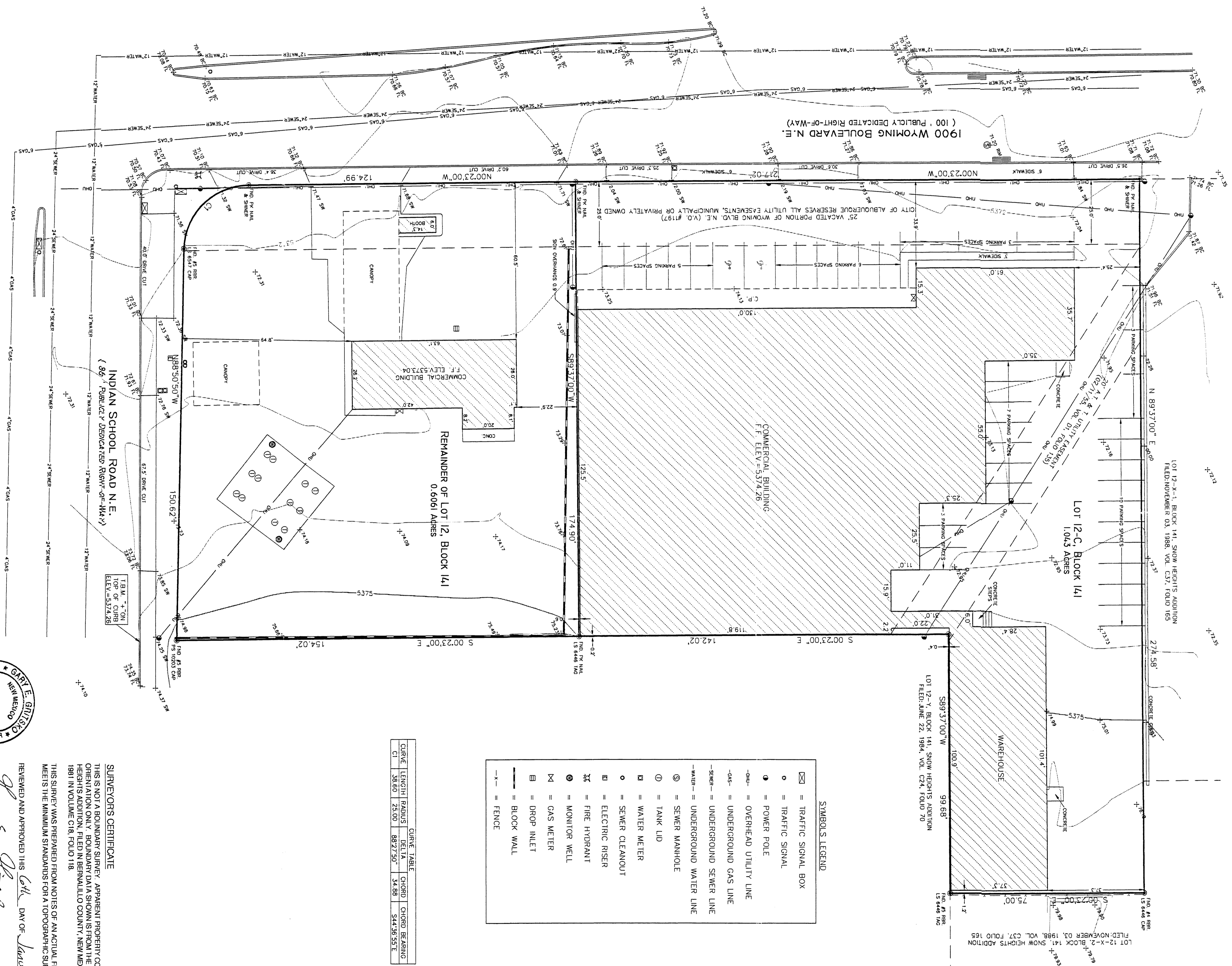
Vicinity Map



SPOT ELEVATION LEGEND

○	= ELEVATION AT TOP OF FINISHED SURFACE
○	= ELEVATION AT TOP OF SIDEWALK
○	= ELEVATION AT BACK OF CURB
○	= ELEVATION AT FLOWLINE OF CURB
○	= ELEVATION AT RIM OF MANHOLE

TOPOGRAPHIC EXHIBIT
LOT 12-C & REMAINDER OF LOT 12, BLOCK 141
SNOW HEIGHTS ADDITION
 SECTION 8, T. 10 N., R. 4 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY, 2004



SYMBOLS LEGEND

☒	= TRAFFIC SIGNAL BOX
○	= TRAFFIC SIGNAL
●	= POWER POLE
-o-o-	= OVERHEAD UTILITY LINE
-d-a-	= UNDERGROUND GAS LINE
-s-e-w-	= UNDERGROUND SEWER LINE
-w-a-t-e-r-	= UNDERGROUND WATER LINE
⊙	= TANK LID
⊠	= WATER METER
⊡	= SEWER CLEANOUT
⊞	= ELECTRIC RISER
⊞	= FIRE HYDRANT
⊞	= MONITOR WELL
⊞	= GAS METER
⊞	= DROP INLET
⊞	= BLOCK WALL
-x-x-	= FENCE

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	58.80	232.9	88°27'30"	54.88	S44°36'55"E

SURVEYOR'S CERTIFICATE
 THIS IS NOT A BOUNDARY SURVEY. APPARENT PROPERTY CORNERS ARE FOR ON-RECORD ONLY. BOUNDARY DATA SHOWN IS FROM THE 1941 OF SNOW HEIGHTS ADDITION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON JUNE 30, 1981 IN VOLUME C18, FOLIO 118.

THIS SURVEY WAS PREPARED FROM NOTES OF AN ACTUAL FIELD SURVEY AND MEETS THE MINIMUM STANDARDS FOR A TOPOGRAPHIC SURVEY IN NEW MEXICO.
 REVIEWED AND APPROVED THIS 6th DAY OF January 2004
 Gary E. Gintsko
 GARY E. GINTSKO L58888

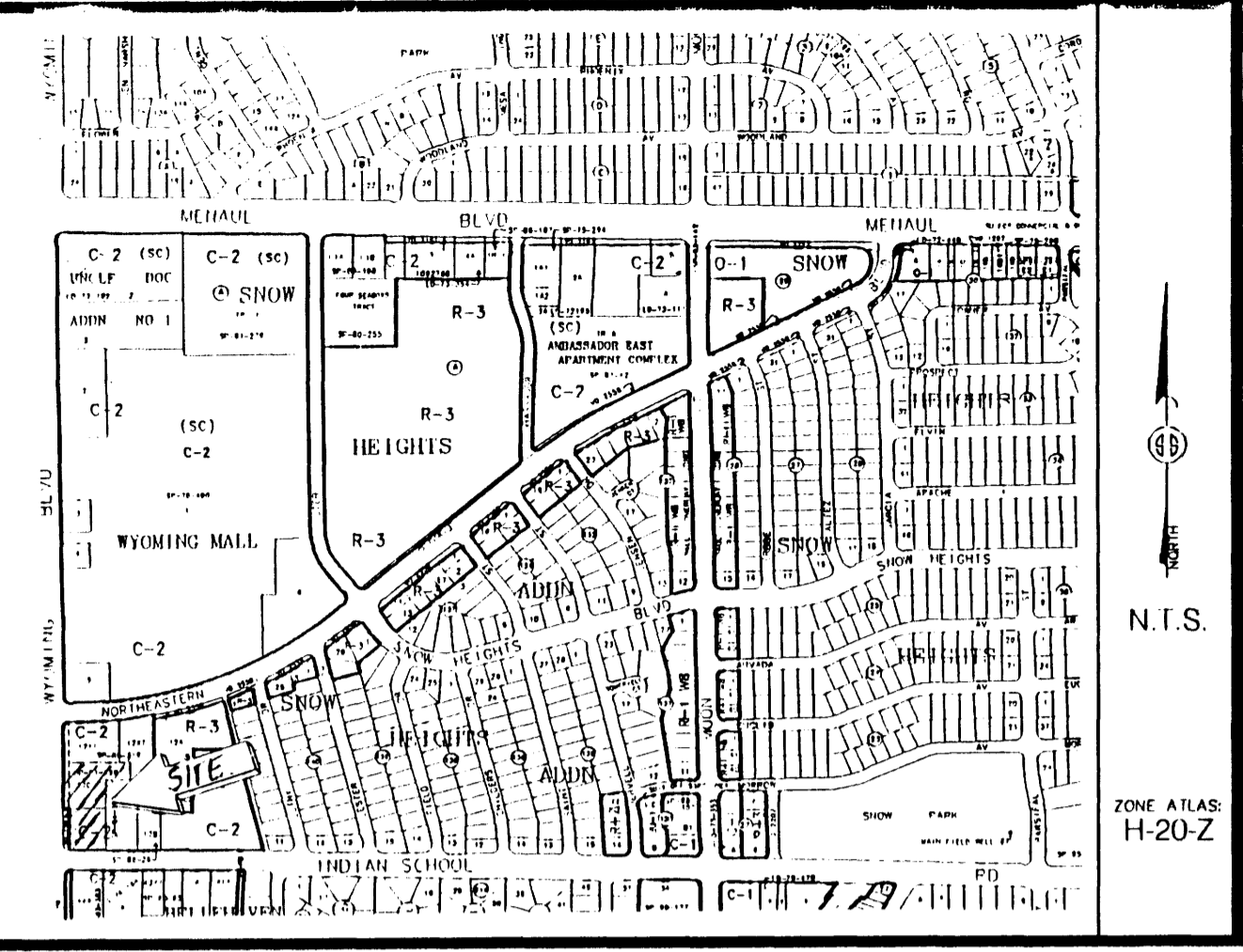


SURVEYS SOUTHWEST, LTD.
 333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0306
T10N R4E SEC. 8

UTILITY COMPANY INFORMATION
 P.N.M. GAS & ELECTRIC SERVICES
 846-4944
 WEST COMMUNICATIONS
 245-8706
 COMCAST CABLE
 761-6273

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS AS BENCHMARK 3-119. THE DUBAISED ELEVATION OF WHICH IS 5893.26, AND IS LOCATED IN THE SW CORNER OF THE INTERSECTION OF WYOMING BOULEVARD N.E. AND INDIAN SCHOOL ROAD N.E.

UTILITY INFORMATION SHOWN HEREON IS FOR FIELD INSPECTION AND CITY OF ALBUQUERQUE RECORDS. ALL UTILITY LOCATIONS SHOULD BE FURTHER VERIFIED BEFORE BEGINNING CONSTRUCTION AND ANY DISCREPANCIES REPORTED TO THE SURVEYOR.



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 14-H19 AND 8-L20, 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 LOT "12-C", BLOCK 141, SNOW HEIGHTS ADDITION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON JUNE 30, 1981 IN VOLUME C18, FOLIO 118.
6. GROSS AREA: 1.6491 ACRES
7. NUMBER OF EXISTING TRACTS: 2
8. NUMBER OF TRACTS CREATED: 1
9. PROPERTY IS ZONED C-2.

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

LEGAL DESCRIPTION
 Lot numbered Twelve C (12-C) in Block numbered One Hundred Forty-one (141) of SNOW HEIGHTS ADDITION, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the Summary Replat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on June 30, 1981 in Plat Book C18, page 118, TOGETHER WITH the Remainder of Lot Twelve (12) Block numbered One Hundred Forty-one (141) of SNOW HEIGHTS ADDITION, as the same is shown and designated on said plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on February 11, 1955 in Volume D1, folio 135, and being more particularly described as follows:
 BEGINNING at the Northwest corner of said Lot 12-C, being a point on the East right-of-way of Wyoming Boulevard N.E.; thence leaving said right-of-way N 89° 55' 10" E, 274.58 foot to the Northeast corner; thence S 00° 04' 50" E, 75.00 feet to a point; thence S 89° 55' 10" W, 99.68 feet to a point; thence S 00° 04' 50" E, 296.04 feet to the Southwest corner, being a point on the North right-of-way of Indian School Road N.E.; thence along said right-of-way N 88° 32' 40" W, 150.62 feet to the Southwest corner, and point of curvature to the right with a central angle of 88° 27' 50", having a radius of 25.00 feet, a distance of 38.60 feet (chord bearing N 44° 18' 45" W, 34.88 feet) to a point of intersection with the East right-of-way of Wyoming Blvd. N.E.; thence along said right-of-way N 00° 04' 50" W, 342.01 feet to the Northwest corner, the point of beginning and containing 1.6491 acres, more or less.

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: Philip Sterling DATE: 1/21/04
 OWNER(S) PRINT NAME: Philip Sterling, Managing Member STERLING CAPITAL DEVELOPMENT, LLC
 ADDRESS: 8215 Rio Grande Blvd. #7114 TRACT: _____
 ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF January, 2004.
 BY: Philip Sterling, Managing Member, Sterling Capital Development LLC
Sarah Almato
 MY COMMISSION EXPIRES: 10/01/05 NOTARY PUBLIC

PUBLIC UTILITY EASEMENTS
 PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. THE PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
3. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
4. 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 ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO, WITHIN, OR NEAR EASEMENTS SHOWN ON THIS PLAT.

PNM ELECTRIC AND GAS SERVICES EASEMENT RELEASE APPROVAL
 PNM Electric and Gas Services does hereby release, waive, quitclaim and discharge its right, title and interest in the easements (granted by prior plat, replat or document) shown to be vacated on this plat.
 PNM ELECTRIC AND GAS SERVICES
 By: _____
 STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS
 The foregoing instrument was acknowledged before me this _____ day of _____, 2004.

 My commission expires: _____
 Notary Public

PLAT OF
LOT 12-C-1, BLOCK 141
SNOW HEIGHTS ADDITION
SECTION 8, T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2004
SHEET 1 OF 2

DISCLOSURE STATEMENT
 THE PURPOSE OF THIS PLAT IS TO COMBINE TWO (2) EXISTING TRACTS INTO ONE (1) NEW TRACT OF LAND AND TO VACATE A PORTION OF RESERVED EASEMENTS IN VACATED RIGHT-OF-WAY AS SHOWN.

APPLICATION NO. & PROJECT NO.: _____
 CITY APPROVALS:
 CITY SURVEYOR: Philip Sterling DATE: 1-21-04

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
REAL PROPERTY DIVISION	DATE

UTILITY APPROVALS

P.N.M. GAS SERVICES/P.N.M. ELECTRIC SERVICES	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST CABLE	DATE

SURVEYOR'S CERTIFICATION
 I, Gary E. Gritsko, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.
Gary E. Gritsko Jan 20, 2004
 Gary E. Gritsko Date
 New Mexico Professional Surveyor, 8686

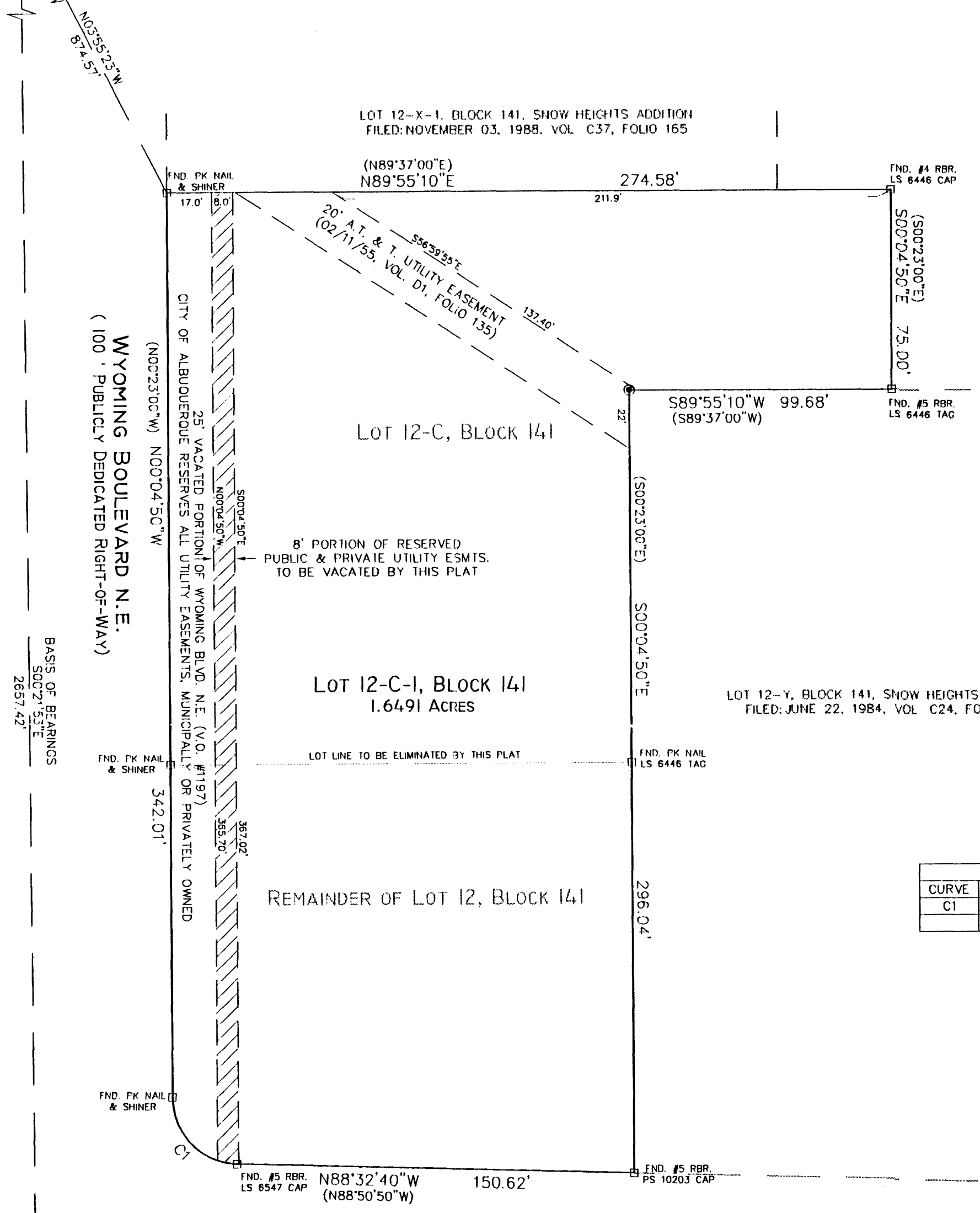


SURVEYS SOUTHWEST LTD.
 333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0306
T10N R4E SEC. 8

PLAT OF
 LOT 12-C-1, BLOCK 141
 SNOW HEIGHTS ADDITION
 SECTION 8, T. 10 N., R. 4 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2004
 SHEET 2 OF 2

PRELIMINARY PLAT
 APPROVED BY DRB
 ON 3/20/04

ACS STATION 14-H19
 X = 410,196.57
 Y = 1,493,778.31
 GROUND TO GRID = 0.99965193
 DELTA ALPHA = -0°10'22"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	38.60	25.00	88°27'50"	34.88	S44°18'45"E (S44°36'55"E)

20 10 0 20 40
 15 5 10 30
 SCALE: 1" = 40'
 PROJECT NO. 0401PB05
 DRAWN BY PGB
 ZONE ATLAS: H-20-Z
 LOT12SHA.CR5



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

ACS STATION 8-J20
 X = 410,213.48
 Y = 1,491,122.32
 GROUND TO GRID = 0.99965284
 DELTA ALPHA = -0°10'21"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

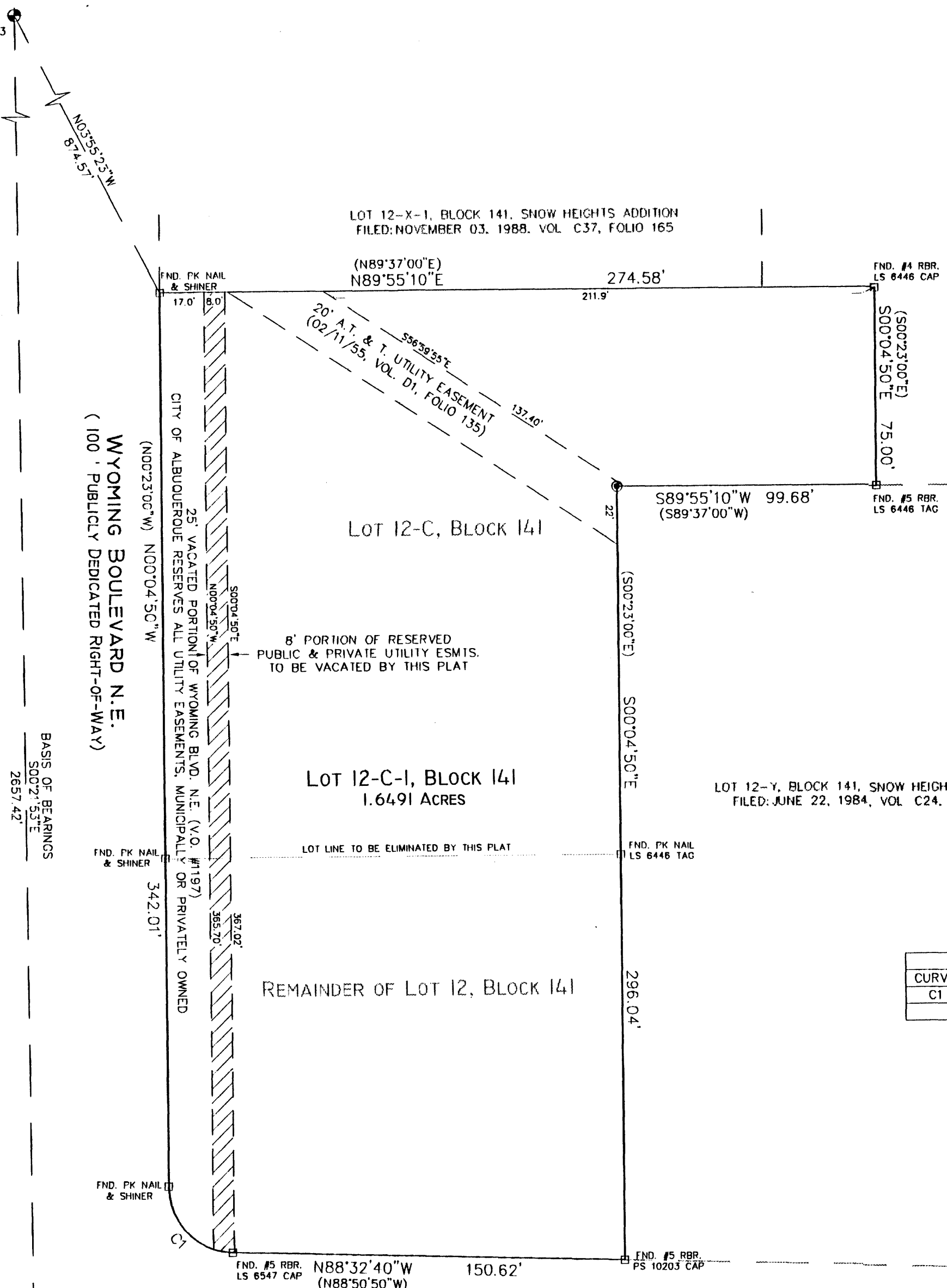
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 ALBUQUERQUE, NEW MEXICO
 87102

PHONE: (505) 998-0303
 FAX: (505) 998-0306

T10N R4E SEC. 8

PLAT OF
 LOT 12-C-1, BLOCK 141
 SNOW HEIGHTS ADDITION
 SECTION 8, T. 10 N., R. 4 E., N.M.P.M.
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JANUARY 2004
 SHEET 2 OF 2

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 GROUND TO GRID = 0.99965193
 DELTA ALPHA = -0°10'22"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927



LOT 12-X-2, BLOCK 141, SNOW HEIGHTS ADDITION
 FILED: NOVEMBER 03, 1988, VOL. C37, FOLIO 165

LOT 12-Y, BLOCK 141, SNOW HEIGHTS ADDITION
 FILED: JUNE 22, 1984, VOL. C24, FOLIO 70

LOT 12-C-1, BLOCK 141
 1.6491 ACRES

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	38.60	25.00	88°27'50"	34.88	S44°18'45"E (S44°36'55"E)

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 15 5 10 30
 SCALE: 1" = 40'
 PROJECT NO. 0401PB05
 DRAWN BY PGB
 ZONE ATLAS: H-20-Z
 LOT12SHA.CR5

MONUMENT LEGEND

- ⊕ - FOUND CONTROL STATION AS NOTED
- ⊞ - FOUND MONUMENT AS NOTED
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ACS STATION 8-J20
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 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

2604124897
 6137592
 Page: 2 of 2
 09/01/2004 09:18A
 Bk-2004C Pg-271
 Mary Herrera Bern. Co. PLRT R 12.00

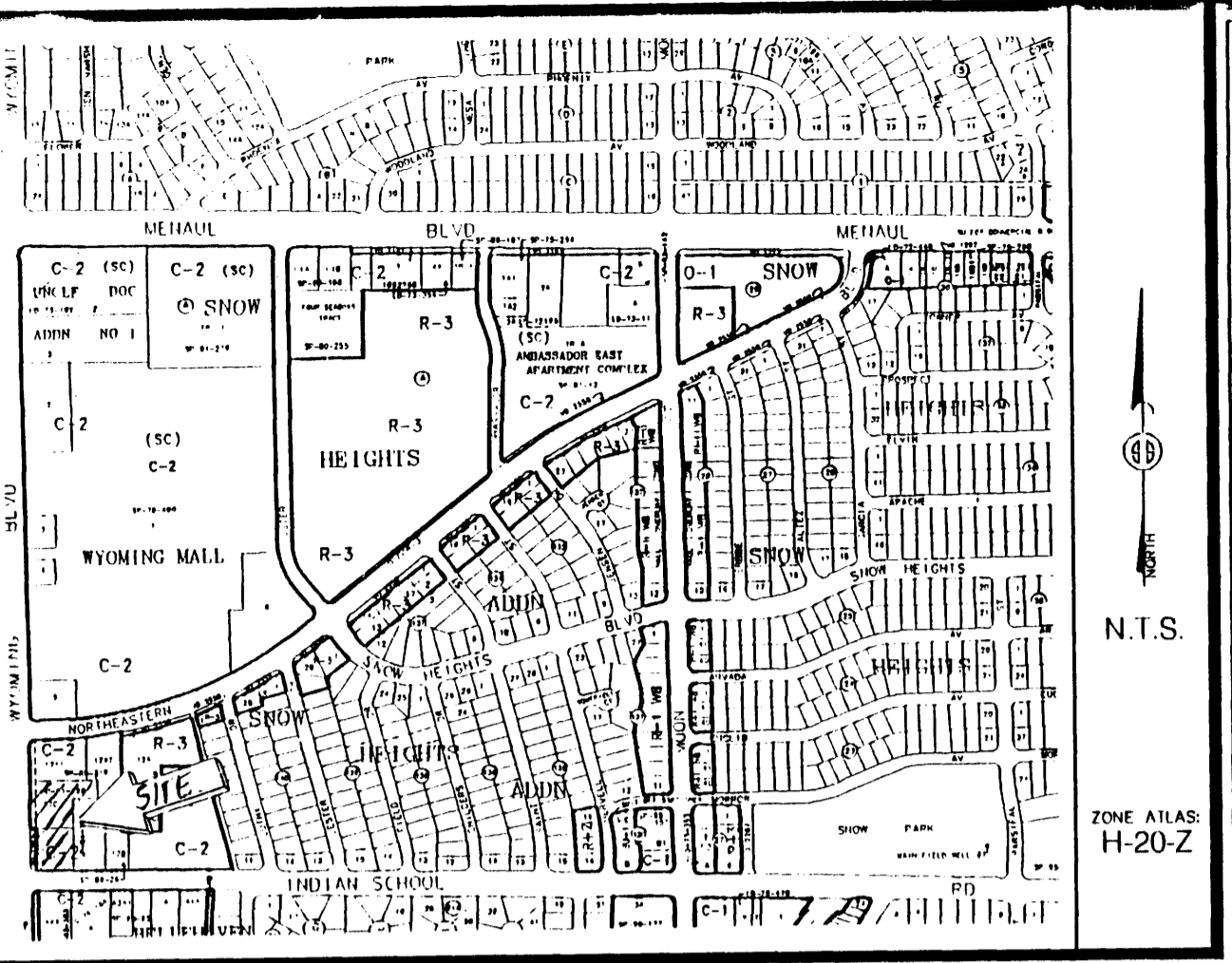
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 ALBUQUERQUE, NEW MEXICO
 87102

PHONE: (505) 998-0303
 FAX: (505) 998-0306

T10N R4E SEC. 8

**PLAT OF
LOT 12-C-1, BLOCK 141
SNOW HEIGHTS ADDITION
SECTION 8, T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2004
SHEET 1 OF 2**



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 14-H19 AND 8-L20, AS SHOWN HEREON.
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4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF LOT 12-C, BLOCK 141, SNOW HEIGHTS ADDITION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON JUNE 30, 1981 IN VOLUME C18, FOLIO 118.
6. GROSS AREA: 1.6491 ACRES
7. NUMBER OF EXISTING TRACTS: 2
8. NUMBER OF TRACTS CREATED: 1
9. PROPERTY IS ZONED C-2.

FREE CONSENT

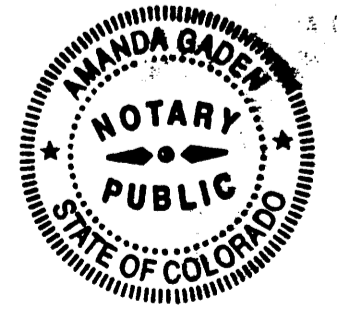
THE UNDERSIGNED OWNERS(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT.
BENCOR/INDIAN SCHOOL LIMITED PARTNERSHIP
 BY: **BENCOR DEVELOPMENT, LLC, ITS GENERAL PARTNER**

OWNER(S) SIGNATURE: Ray Walkowski DATE 8/26/04
 OWNER(S) PRINT NAME: RAY WALKOWSKI, MANAGER
 ADDRESS: 90 S. CASCADE, STE 330, COLORADO SPRINGS, CO 80903 TRACT _____

ACKNOWLEDGMENT

STATE OF COLORADO)
) ss
 COUNTY OF EL PASO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF August, 2004
 BY: RAY WALKOWSKI, MANAGER OF THE GENERAL PARTNER OF BENCOR/INDIAN SCHOOL LIMITED PARTNERSHIP
 MY COMMISSION EXPIRES: 8/31/05



Amanda Gaden
 NOTARY PUBLIC

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC# 1-020-059-023019-30102 / 1-020-059-017032-30136

PROPERTY OWNER OF RECORD:
David Lee Smith / Brewer Oil Co.
 BERNALILLO COUNTY TREASURERS OFFICE:
Allen Kavanagh 9/1/2004

LEGAL DESCRIPTION

Lot numbered Twelve C (12-C) in Block numbered One Hundred Forty-one (141) of SNOW HEIGHTS ADDITION, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the Summary Replat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on June 30, 1981 in Plat Book C18, page 118, TOGETHER WITH the Remainder of Lot Twelve (12) Block numbered One Hundred Forty-one (141) of SNOW HEIGHTS ADDITION, as the same is shown and designated on said plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on February 11, 1955 in Volume D1, folio 135, and being more particularly described as follows:
 BEGINNING at the Northwest corner of said Lot 12-C, being a point on the East right-of-way of Wyoming Boulevard N.E.; thence leaving said right-of-way N 89° 55' 10" E, 274.58 foot to the Northeast corner; thence S 00° 04' 50" E, 75.00 feet to a point; thence S 89° 55' 10" W, 99.68 feet to a point; thence S 00° 04' 50" E, 296.04 feet to the Southwest corner, being a point on the North right-of-way of Indian School Road N.E.; thence along said right-of-way N 88° 32' 40" W, 150.62 feet to the Southwest corner, and point of curvature to the right with a central angle of 88° 27' 50", having a radius of 25.00 feet, a distance of 38.60 feet (chord bearing N 44° 18' 45" W, 34.88 feet) to a point of intersection with the East right-of-way of Wyoming Blvd. N.E.; thence along said right-of-way N 00° 04' 50" W, 342.01 feet to the Northwest corner, the point of beginning and containing 1.6491 acres, more or less.

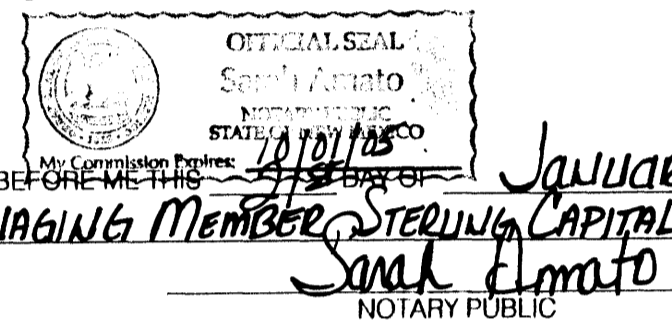
FREE CONSENT

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: Philip Stelling DATE: 1/21/04
 OWNER(S) PRINT NAME: Philip Stelling, Managing Member SIERLING CAPITAL DEVELOPMENT, LLC
 ADDRESS: 9215 Rio Grande Blvd. #7114 TRACT: _____

ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
) ss
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF JANUARY, 2004.
 BY: PHILIP STERLING, MANAGING MEMBER SIERLING CAPITAL DEVELOPMENT, LLC
 MY COMMISSION EXPIRES: 10/01/05



PUBLIC UTILITY EASEMENTS

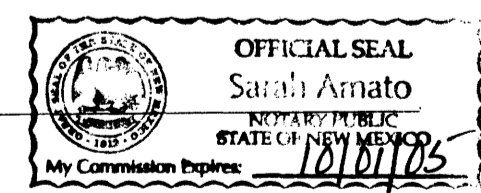
- PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 2. THE PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
 3. QWEST FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.
 4. 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 ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRIC SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO, WITHIN, OR NEAR EASEMENTS SHOWN ON THIS PLAT.

PNM ELECTRIC AND GAS SERVICES EASEMENT RELEASE APPROVAL

PNM Electric and Gas Services does hereby release, waive, quitclaim and discharge its right, title and interest in the easements (granted by prior plat, replat or document) shown to be vacated on this plat.

PNM ELECTRIC AND GAS SERVICES
 By: Leah D. Muth
 STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS



The foregoing instrument was acknowledged before me this 31st day of August, 2004.

Sarah Amato My commission expires: 10/01/05
 Notary Public



DISCLOSURE STATEMENT

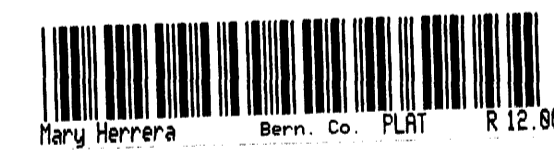
THE PURPOSE OF THIS PLAT IS TO COMBINE TWO (2) EXISTING TRACTS INTO ONE (1) NEW TRACT OF LAND AND TO VACATE A PORTION OF RESERVED EASEMENTS IN VACATED RIGHT-OF-WAY AS SHOWN.

APPLICATION NO. & PROJECT NO.: 04 DRB - 00094 1003216
 CITY APPROVALS: 04 DRB - 00093

<u>[Signature]</u>	<u>1-21-04</u>
CITY SURVEYOR	DATE
<u>[Signature]</u>	<u>8-25-04</u>
TRAFFIC ENGINEERING	DATE
<u>Christina Sandoval</u>	<u>8/25/04</u>
PARKS & RECREATION DEPARTMENT	DATE
<u>Roger A. Green</u>	<u>8-25-04</u>
UTILITY DEVELOPMENT DIVISION	DATE
<u>Bradley L. Bingham</u>	<u>8/25/04</u>
A.M.A.F.C.A.	DATE
<u>Bradley L. Bingham</u>	<u>8/25/04</u>
CITY ENGINEER	DATE
<u>Sheran Nation</u>	<u>8/25/04</u>
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
<u>N/A</u>	<u>8/25/04</u>
REAL PROPERTY DIVISION	DATE

UTILITY APPROVALS

<u>Leah D. Muth</u>	<u>8-31-04</u>
P.N.M. GAS SERVICES/P.N.M. ELECTRIC SERVICES	DATE
<u>David R. Muller</u>	<u>1-23-04</u>
QWEST TELECOMMUNICATIONS	DATE
<u>Rita Enicks</u>	<u>1-23-04</u>
COMCAST CABLE	DATE



2004124097
 6137992
 Page: 1 of 2
 09/01/2004 09:18A
 Bk-2004C Pg-271

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 Jan 20, 2004
 Gary E. Gritsko
 New Mexico Professional Surveyor, 8686

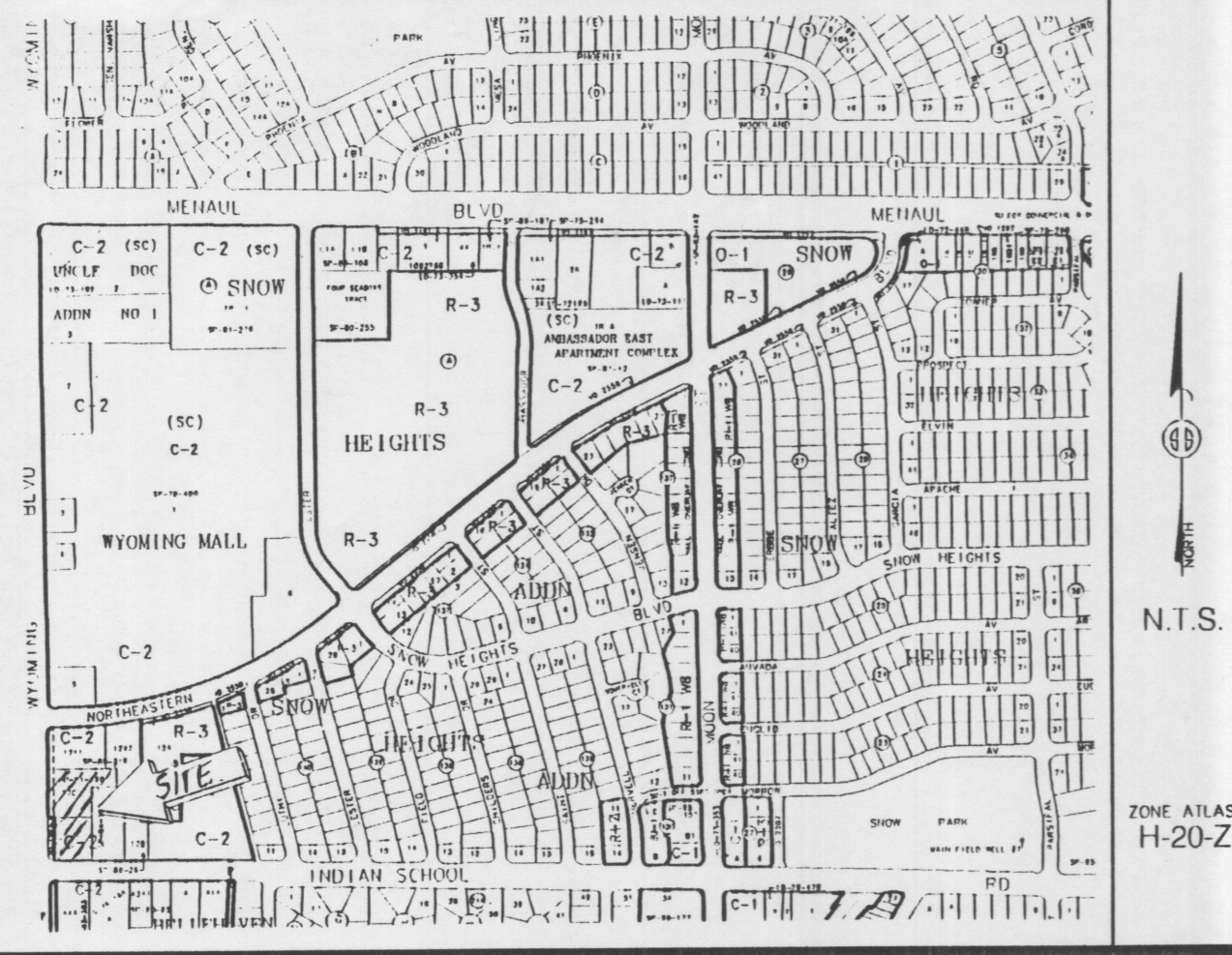
SURVEYS SOUTHWEST LTD.

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

T10N R4E SEC. 8

Ages

**PLAT OF
LOT 12-C-1, BLOCK 141
SNOW HEIGHTS ADDITION
SECTION 8, T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2004
SHEET 1 OF 2**



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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.

APPLICATION NO. & PROJECT NO.: 04 DRB - 00094 Vol 1003216
 CITY APPROVALS: 04 DRB - 00093

<i>[Signature]</i>	1-21-04
CITY SURVEYOR	DATE
<i>[Signature]</i>	8-25-04
TRAFFIC ENGINEERING	DATE
<i>Christina Sandoval</i>	8/25/04
PARKS & RECREATION DEPARTMENT	DATE
<i>Roger A Green</i>	8-25-04
UTILITY DEVELOPMENT DIVISION	DATE
<i>Bradley L. Bingham</i>	8/25/04
A.M.A.F.C.A.	DATE
<i>Bradley L. Bingham</i>	8/25/04
CITY ENGINEER	DATE
<i>Sharan Matson</i>	8/25/04
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
<i>N/A</i>	8/25/04
REAL PROPERTY DIVISION	DATE

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 14-H19 AND 8-L20, 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 LOT "12-C", BLOCK 141, SNOW HEIGHTS ADDITION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON JUNE 30, 1981 IN VOLUME C18, FOLIO 118.
6. GROSS AREA: 1.6491 ACRES
7. NUMBER OF EXISTING TRACTS: 2
8. NUMBER OF TRACTS CREATED: 1
9. PROPERTY IS ZONED C-2.

FREE CONSENT

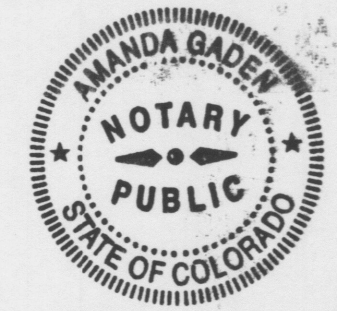
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 BENCOR/INDIAN SCHOOL LIMITED PARTNERSHIP
 BY: BENCOR DEVELOPMENT, LLC, ITS GENERAL PARTNER.

OWNER(S) SIGNATURE: *Ray Walkowski* DATE: 8/26/04
 OWNER(S) PRINT NAME: RAY WALKOWSKI, MANAGER
 ADDRESS: 90 S. CASCADE, STE 330, COLORADO SPRINGS, CO 80903 TRACT

ACKNOWLEDGMENT

STATE OF COLORADO)
) ss
 COUNTY OF EL PASO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26th DAY OF August, 2004
 BY: RAY WALKOWSKI, MANAGER OF THE GENERAL PARTNER OF BENCOR/INDIAN SCHOOL LIMITED PARTNERSHIP.
 MY COMMISSION EXPIRES: 8/31/05
[Signature]
 NOTARY PUBLIC



THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: 1-020-059-023019-30102 / 1-020-059-017032-30136
 PROPERTY OWNER OF RECORD:
 David Lee Smith / Brewer Oil Co.
 BERNALILLO COUNTY TREASURER'S OFFICE:
Arthur Kavanaugh 9/1/2004

PUBLIC UTILITY EASEMENTS

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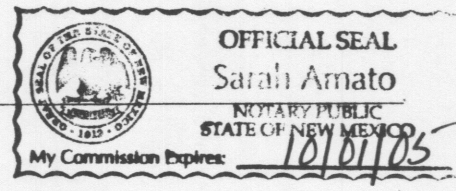
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PNM ELECTRIC AND GAS SERVICES

By: *Leah S. Mink*

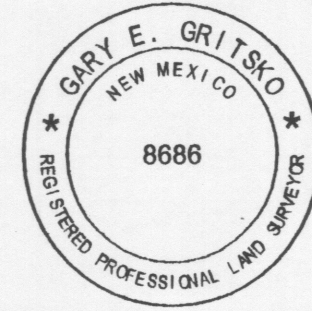


STATE OF NEW MEXICO
 COUNTY OF BERNALILLO SS

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Sarah Amato
 Notary Public

My commission expires: 10/01/05



UTILITY APPROVALS

<i>Leah S. Mink</i>	8-31-04
P.N.M. GAS SERVICES/P.N.M. ELECTRIC SERVICES	DATE
<i>Dawn R. Muller</i>	1-23-04
QWEST TELECOMMUNICATIONS	DATE
<i>Rita E. Nichols</i>	1-23-04
COMCAST CABLE	DATE



SURVEYOR'S CERTIFICATION

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Gary E. Gritsko
 Gary E. Gritsko
 New Mexico Professional Surveyor, 8686

Jan 20, 2004
 Date

SURVEYS SOUTHWEST LTD.

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

T10N R4E SEC. 8