

LOTS 6-A-1 AND 6-A-2
BLOCK 10-A
FRANCISCAN ACRES

(BEING A REPLAT OF LOT 6-A, BLOCK 10-A, FRANCISCAN ACRES)
SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT
IN PROJECTED SECTION 8, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

APRIL, 2004

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL _____

UTILITY APPROVALS: _____

Final
**PRELIMINARY PLAT
APPROVED BY DRB
ON 4/21/04**

PNM Electric Services _____ Date _____

PNM Gas Services _____ Date _____

QWest Corporation _____ Date _____

Comcast _____ Date _____

CITY APPROVALS
[Signature] _____ **4-9-04**
City Surveyor _____ Date _____

Real Property Division _____ Date _____

Environmental Health Department _____ Date _____

Traffic Engineering, Transportation Division _____ Date _____

Utilities Development _____ Date _____

Parks and Recreation Department _____ Date _____

AMAFCA _____ Date _____

City Engineer _____ Date _____

DRB Chairperson, Planning Department _____ Date _____

SURVEYORS 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 supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it 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.

[Signature]
Russ P. Hugg
NMPs No. 9750
April 2, 2004

SHEET 1 OF 2

SURVOTEK, INC.

Consulting Surveyors Phone: 505-897-3366
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

TREASURERS CERTIFICATION

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

Bernalillo County Treasurer _____ Date _____

LEGAL DESCRIPTION

Lot 6-A, Block 10-A, Franciscan Acres as the same is shown and designated on the plat entitled "PLAT OF LOT 6-A, BLOCK 10-A, FRANCISCAN ACRES WITHIN PROJECTED SECTION 8, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO," filed in the office of the County Clerk of Bernalillo County, New Mexico on September 7, 1999 in Volume 99C, Folio 263.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, LOTS 6-A-1 AND 6-A-2, BLOCK 10-A, FRANCISCAN ACRES (BEING A REPLAT OF LOT 6-A, BLOCK 10-A, FRANCISCAN ACRES) SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTION 8, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., 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. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever, the public utility easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER OF Lot 6-A
CUMMINS ROCKY MOUNTAIN, LLC.

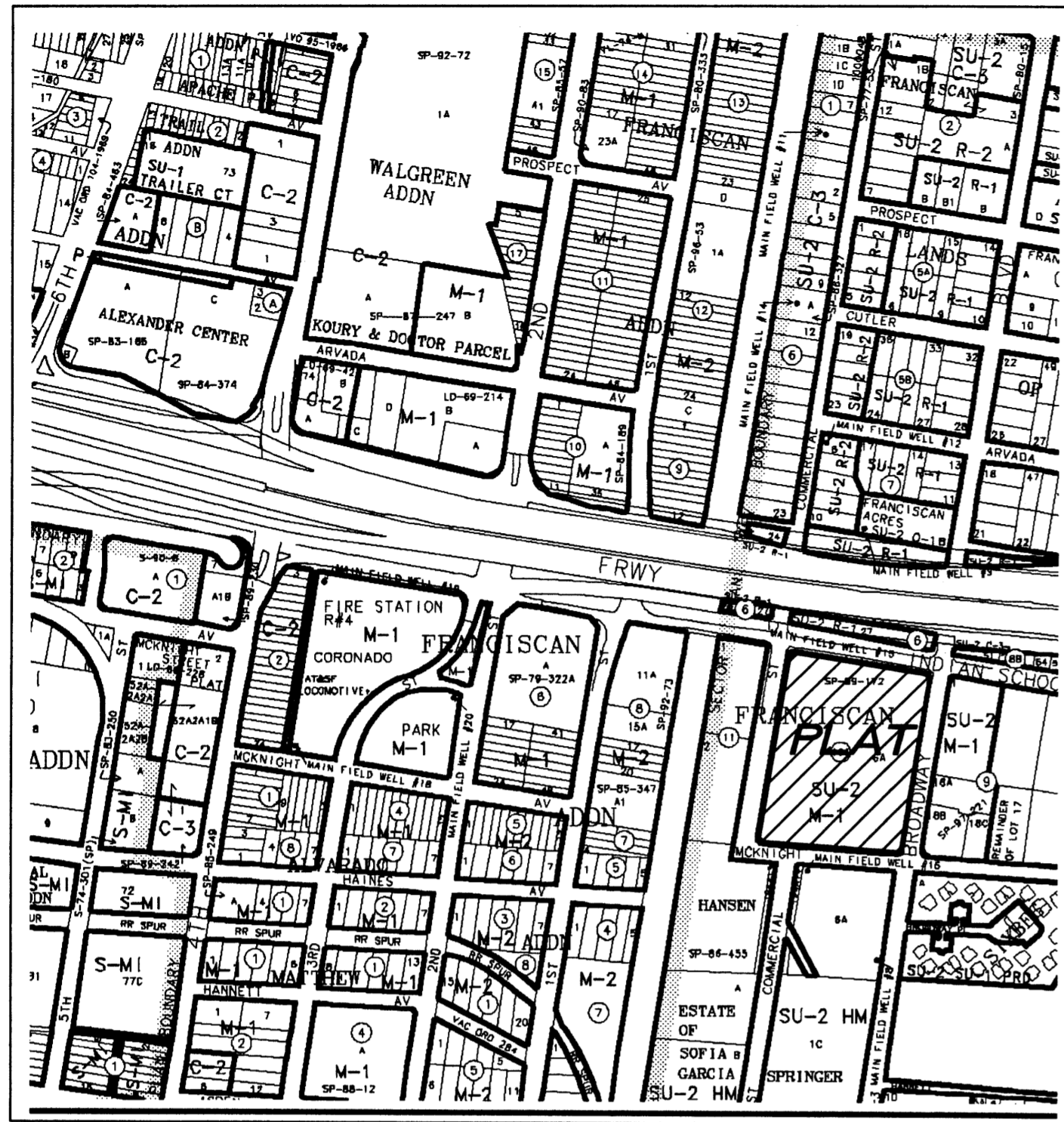
[Signature]
By A. Eric Sparks

ACKNOWLEDGMENT

STATE OF ^{COLORADO} ~~NEW MEXICO~~
COUNTY OF ADAMS SS

The foregoing instrument was acknowledged before me this 24
day of April, 2004, by A. Eric Sparks
[Signature] _____ My commission expires Feb. 2, 2008
Notary Public

LORI A. TAFT
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires Feb. 2, 2008



VICINITY MAP

GENERAL NOTES

- Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27) at the Albuquerque Survey Control Monument "NM47-13".
- Distances are ground.
- Record plat bearings and distances where they differ from those measured by field survey are shown in parenthesis ().
- All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- Albuquerque City Zone Atlas page H-14.
- Total number of existing Lots: 1
- Total number of Lots created: 2
- Gross Subdivision acreage: 5.7352 acres.
- U.C.L.S. Log Number 2004100811.
- The current zoning designation of the subject property is "SU-2/M-1" as shown and designated on the Albuquerque Graphic Information System, Zone Atlas Page H-14.

DISCLOSURE STATEMENT

The Purpose of this replat is to: Divide existing Lot 6-A into two (2) lots and grant the public utility easements (if any) as shown hereon.

Albuquerque Control Survey Monument "NM47-13"
 New Mexico State Plane coordinates, central zone (NAD 27) as published:
 Y= 1,495,630.34 feet
 X= 382,262.47 feet
 Elevation= 4968.392 feet (SLD 1929)
 Delta Alpha= -001'31" 35"
 Combined ground to grid factor= 0.99967825

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 FRANCISCAN ACRES**
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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO

APRIL, 2004

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	31.41'	20.00'	19.99'	28.28'	N35°46'36"W	89°58'26"
C2	29.66'	20.00'	18.32'	27.02'	N51°41'38"E	84°58'03"
C3	33.22'	20.00'	21.89'	29.53'	S38°14'40"E	95°09'20"
C4	31.38'	20.00'	19.97'	28.26'	S54°17'06"W	89°54'11"

LINE TABLE

LINE	LENGTH	BEARING
L1	115.25'	S88°50'38"W
L2	22.93'	S68°00'28"W
L3	14.98'	N78°04'50"W
L4	19.98'	S11°55'10"W
L5	111.58'	S88°50'38"W
L6	27.81'	S68°00'28"W
L7	7.93'	N11°55'10"E
L8	14.98'	S78°04'50"E
L9	10.17'	N09°12'37"E
L10	91.66'	N09°12'37"E

PUBLIC UTILITY EASEMENTS

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

- A. PNM Electric Services for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.
- B. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
- C. 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.
- D. 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, PNM Electric Services and Gas Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

GRAPHIC SCALE



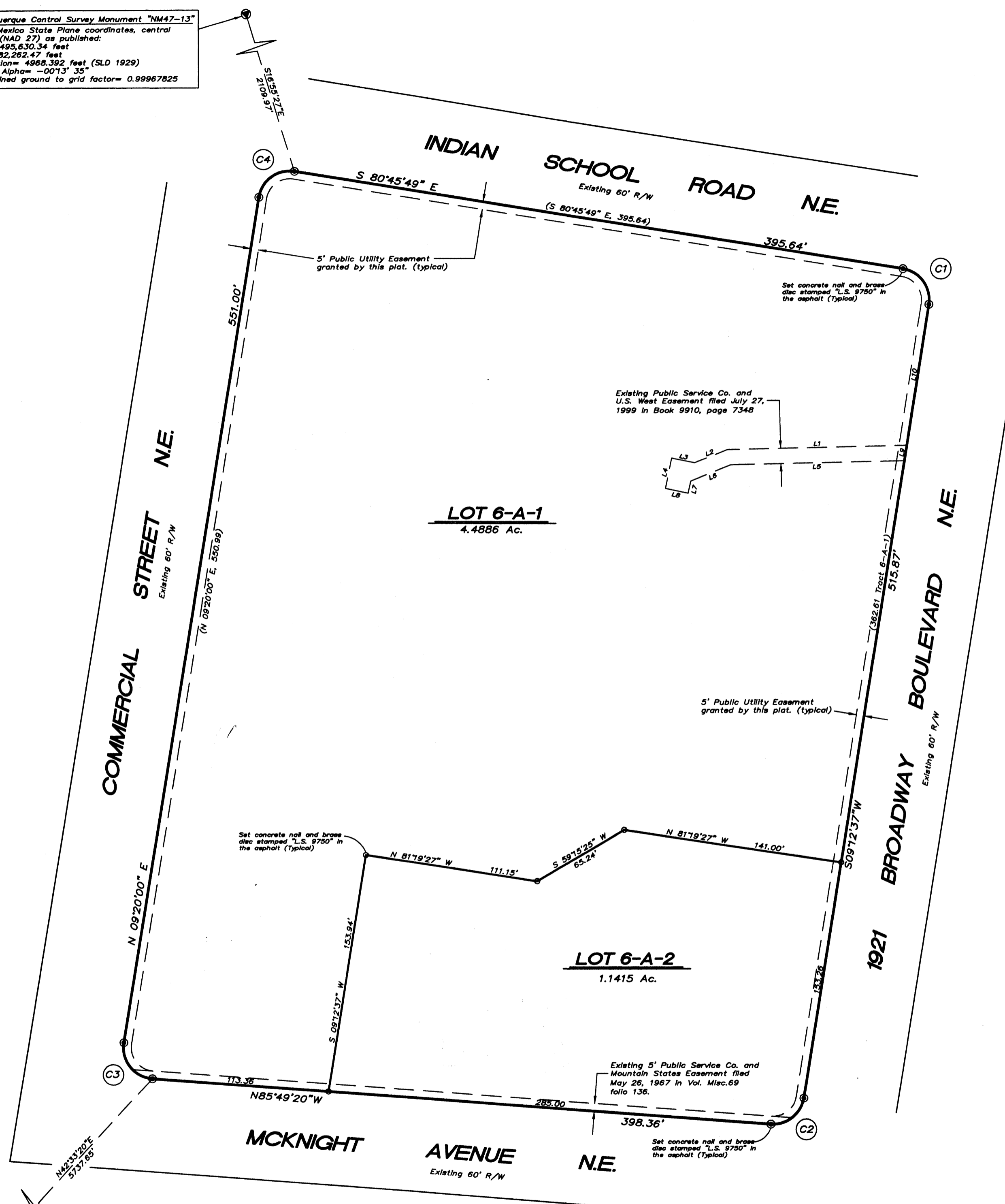
(IN FEET)
 1 inch = 50 ft.

SHEET 2 OF 2

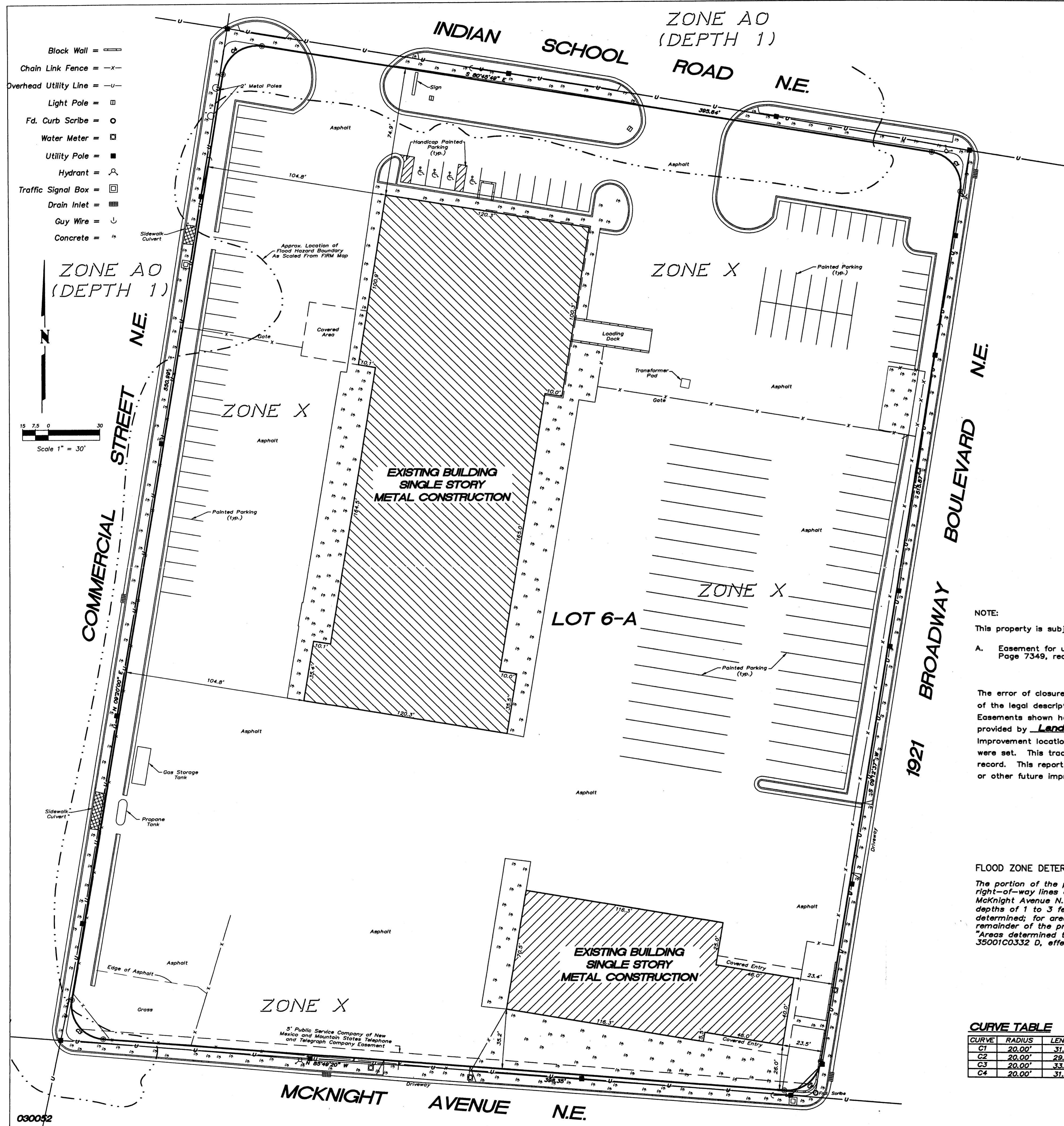
SURVTEK, INC.

Consulting Surveyors
 5645 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3366
 Fax: 505-897-3377

040125_FINALPLAT. DWG



Albuquerque Control Survey Monument "17-114"
 New Mexico State Plane coordinates, central zone (NAD 27) as published:
 Y= 1,486,804.10 feet
 X= 378,903.40 feet
 Elevation= 4954.83 feet (SLD 1929)
 Delta Alpha= -001'31" 58"
 Combined ground to grid factor= 0.9996799



**IMPROVEMENT LOCATION REPORT
LOT 6-A, BLOCK 10-A
FRANCISCAN ACRES
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**

(This is not a survey for use by a property owner for any purpose and is not a boundary survey.)

THIS IS TO CERTIFY,
TO TITLE COMPANY: Land America Albuquerque Title
TO UNDERWRITER: _____
TO LENDER: _____
that on January 9, 2003, I made an inspection of the premises situated at Albuquerque, Bernalillo County, New Mexico briefly described as 1921 Broadway Boulevard N.E.

PLAT REFERENCE:
Lot Numbered Six-A (6-A) in Block Numbered Ten-A (10-A) of the replat of lots one (1) through Six (6) inclusive, in block numbered Ten (10) of Franciscan Acres Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the plat thereof filed with the Bernalillo County Clerk on September 7, 1999, in Plat Book 99C, folio 263.

- I FURTHER CERTIFY as to the existence of the following at the time of my last inspection:
- Evidence of rights-of-way, old highways or abandoned roads, lanes, trails or driveways, sewer, drains, water or gas lines on or crossing said premises.
none visible
 - Springs, streams, rivers, ponds or lakes located, bordering on or through said premises.
none visible
 - Evidence of cemeteries or family burial grounds located on said premises.
none visible
 - Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties.
see sketch
 - Joint driveways or walkways, joint garages, party walls or rights of support, steps or roofs in common.
none visible
 - Apparent encroachments.
see sketch
 - Specific physical evidence of boundary lines on all sides.
see sketch
 - Is the property improved?
yes
 - Indications of recent building construction, alterations or repairs.
none visible
 - Approximate distance of structure from at least two apparent lot lines.
see sketch

NOTE:
This property is subject to the following:
A. Easement for utilities at an undisclosed location, recorded in Book 99-10, Page 7349, records of Bernalillo County, New Mexico.

The error of closure is one foot for every no error feet along the perimeter of the legal description provided (if applicable).
Easements shown hereon are as listed in Title Commitment No. 222081SD provided by Land America Albuquerque Title company.
Improvement location is based on previous property surveys. No monuments or corners were set. This tract is subject to all easements, restrictions and reservations of record. This report is not to be relied upon for the establishment of fences, buildings or other future improvements.

FLOOD ZONE DETERMINATION
The portion of the property, excluding the buildings, adjacent to the street right-of-way lines along Indian School Road N.E., Commercial Street N.E. and McKnight Avenue N.E. appears to lie within Flood Zone AO-Depth 1 Foot, "Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined; for areas of alluvial fan loading, velocities also determined", the remainder of the property, containing the buildings, lies within Flood Zone X, "Areas determined to be outside 500-year flood", as shown on FIRM Map No. 35001C0332 D, effective date: September 20, 1996.

CURVE TABLE

CURVE	RADIUS	LENGTH
C1	20.00'	31.41'
C2	20.00'	29.85'
C3	20.00'	33.22'
C4	20.00'	31.35'

Professional Surveyor
NMPS No. 9750
Date: March 20, 2003

