

VICINITY MAP
ALBUQUERQUE ZONE ATLAS H-16-Z

GENERAL NOTES

1. Bearings are referred to Grid North, New Mexico Coordinate System—NAD 27, Central Zone— and were derived using GPS relative positioning techniques.
2. All distances shown are horizontal ground distances.
3. Bearings and distances shown are as measured in the field.
4. Field work performed in April and May, 2004.
5. The following plats and documents were used as references for this survey:
 - a) Plat entitled "DUKE CITY INDUSTRIAL AREA, an Addition to the City of Albuquerque, New Mexico" filed 3/28/62, D3-27.
 - b) Plat entitled "FIRST REPLAT DUKE CITY INDUSTRIAL AREA, an Addition to the City of Albuquerque, New Mexico, November, 1962" filed 2/4/63, C5-148.
 - c) Warranty Deed from Santiago Hidalgo and Theresa Hidalgo to the City of Albuquerque (Doc.# 94085552) filed 7/6/94, Bk. 94-20, Pgs. 5018-5019.
 - d) Warranty Deed from Santiago Hidalgo and Theresa Hidalgo to Santiago Hidalgo and Theresa Hidalgo (Doc.# 7857981) filed 8/7/78, Bk. D69-A, Pg. 88.
 - e) Warranty Deed from Anita O. Carr to the City of Albuquerque (Doc.# 98035) filed 5/19/64, Bk. 944, Pg. 344.
 - f) Mortgage between Santiago and Theresa Hidalgo and Interamerica Bank, N.A., with attached legal description (Doc.# 95106199) filed 10/17/95, Bk. 95-25, Pgs. 1819-1825.
 - g) Plat entitled "Land Division Plat Showing PARCEL "A", Comprising an Easterly Portion of BLOCK 6, DUKE CITY INDUSTRIAL AREA, Albuquerque, New Mexico, March, 1973" filed 3/7/73, C9-52.
 - h) Plat entitled "Yearout Replat of Portion Block 6, DUKE CITY INDUSTRIAL AREA, Albuquerque, New Mexico" filed 3/27/79, B16-58.
 - i) Plat entitled "Division of Parcel "C" in Block "E" of DUKE CITY INDUSTRIAL AREA, Albuquerque, New Mexico" filed 6/4/76, B11-103.
 - j) Plat entitled "Plat of Lots C-3A and C-3B, DUKE CITY INDUSTRIAL AREA, Situate Within Section 10, T. 10 N., R. 3 E., N.M.P.M., Albuquerque, New Mexico, March, 1993" filed 4/15/94, 94C-125.
 - k) Plat entitled "Plat of Lots C-2 and C-3, First Replat, DUKE CITY INDUSTRIAL AREA, Situate Within Section 10, T. 10 N., R. 3 E., N.M.P.M., Albuquerque, New Mexico, September, 1991" filed 10/10/91, 91C-226.
 - l) P.N.M. easement granted by the City of Albuquerque (Doc.# 90799) filed 1/17/66, Volume D794, Folio 853.
6. Record course data shown in parentheses and brackets on plat refer to the following plats and documents as indicated below:
 - () = Plat entitled "DUKE CITY INDUSTRIAL AREA, an Addition to the City of Albuquerque, New Mexico" filed 3/28/62, D3-27.
(an asterisk (*) indicates a computed distance)
 - [] = Warranty Deed from Santiago Hidalgo and Theresa Hidalgo to the City of Albuquerque (Doc.# 94085552) filed 7/6/94, Bk. 94-20, Pgs. 5018-5019.
 - < > = Warranty Deed from Anita O. Carr to the City of Albuquerque (Doc.# 98035) filed 5/19/64, Bk. 944, Pg. 344.
7. This plat shows all easements both apparent and of record.

OWNER'S FREE CONSENT AND DEDICATION

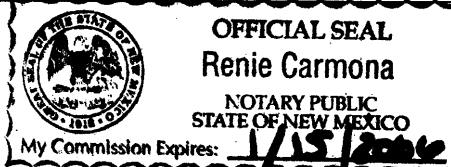
The plat shown hereon has been surveyed and replatted and is now comprised of Tracts 1 through 4, Block 11 (being a replat of the remaining portion of Block 11, Duke City Industrial Area), Duke City Industrial Area, City of Albuquerque, Bernalillo County, New Mexico, with the free consent and in accordance with the desires of the undersigned owner and the undersigned owner does hereby dedicate to the City of Albuquerque the additional right-of-way shown hereon. In addition, said owner does hereby consent to all foregoing and does hereby certify that this plat is its free act deed.

City of Albuquerque — Owner of Tracts 2,3 and 4, Block 11,
Duke City Industrial Area
by Jay J. Jazar
Chief Administrative Officer, City of Albuquerque

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS
This instrument was acknowledged before me on June 7, 2004.

by Jay J. Jazar
Chief Admin. Officer of City of Albuquerque
Renie Carmona
Notary Public My Commission Expires: 1/15/2006



OWNER'S FREE CONSENT

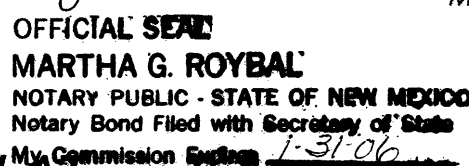
The plat shown hereon has been surveyed and replatted and is now comprised of Tracts 1 through 4, Block 11 (being a replat of the remaining portion of Block 11, Duke City Industrial Area), Duke City Industrial Area, City of Albuquerque, Bernalillo County, New Mexico, with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) and said owner(s) and/or proprietor(s) warrant that the undersigned owners are the owners of the property in fee simple and will forever warrant and defend the title to the property against all claims from all persons or entities and do hereby consent to all foregoing and do hereby certify that this plat is their free act deed.

Santiago Hidalgo & Theresa Hidalgo
Santiago Hidalgo & Theresa Hidalgo, Husband and Wife
Owners - Tract 1, Block 11, Duke City Industrial Area Addition

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS
This instrument was acknowledged before me on June 4th, 2004.

by Santiago Hidalgo & Theresa Hidalgo
Husband & Wife
as Martha G. Roybal of _____
Notary Public My Commission Expires: 1-31-06



PURPOSE OF PLAT

To subdivide the remaining portion of Block 11, Duke City Industrial Area, into four (4) distinct tracts and also to dedicate additional right-of-way to the City of Albuquerque.

SUBDIVISION DATA

1. DRB Project No. _____
2. Zone Atlas No. : H-16-Z
3. Number of Tracts Created : 4
4. Gross Acreage : 3.6474 Ac.
5. Date of Survey : April-May, 2004
6. Zoned C-3

APPROVED AND ACCEPTED SUBDIVISION CASE NO. _____

PLAT NUMBER _____

PLAT OF
TRACTS 1 through 4, BLOCK 11
DUKE CITY INDUSTRIAL AREA

BEING A REPLAT OF
THE REMAINING PORTION OF
BLOCK 11, DUKE CITY INDUSTRIAL AREA

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JUNE, 2004

APPROVALS

CITY ENGINEER, CITY OF ALBUQUERQUE, N.M. _____ Date

R. B. Jazar 6-7-04
CITY SURVEYOR, CITY OF ALBUQUERQUE, N.M. _____ Date

PROPERTY MANAGEMENT, CITY OF ALBUQUERQUE, N.M. _____ Date

CHAIRMAN, ALBUQUERQUE/BERNALILLO COUNTY
DEVELOPMENT REVIEW BOARD _____ Date

ALBUQUERQUE METROPOLITAN ARROYO
FLOOD CONTROL AUTHORITY _____ Date

TRAFFIC DIVISION, CITY OF ALBUQUERQUE, N.M. _____ Date

UTILITY DEVELOPMENT DEPT., CITY OF ALBUQUERQUE, N.M. _____ Date

PARKS AND RECREATION DEPT., CITY OF ALBUQUERQUE, N.M. _____ Date

QWEST TELECOMMUNICATIONS _____ Date

P.N.M. ELECTRIC AND GAS SERVICES _____ Date

COMCAST CABLE COMMUNICATIONS _____ Date

SURVEYOR'S CERTIFICATION

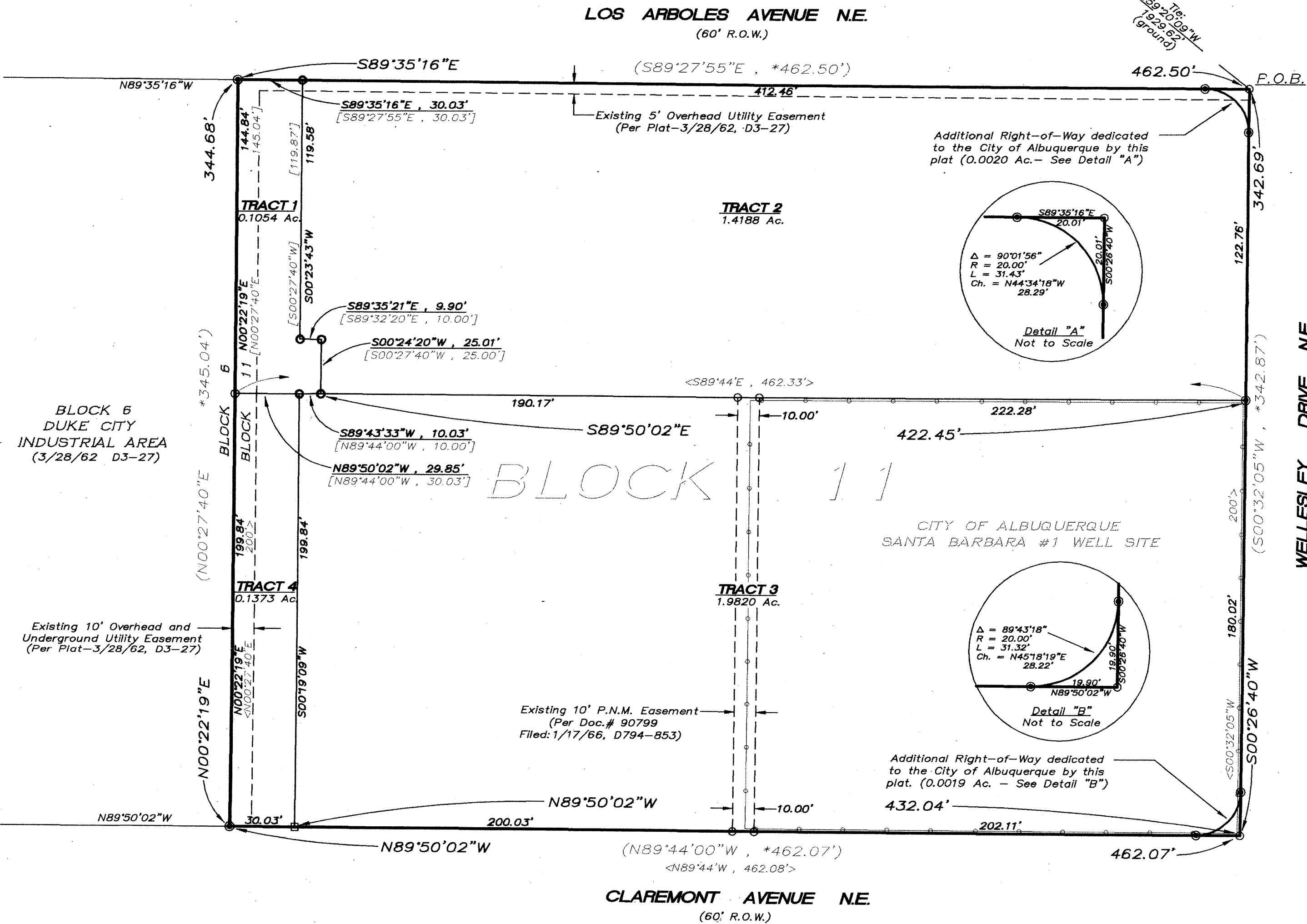
I, Randolph C. Hewitt, New Mexico Professional Surveyor No. 14730, hereby certify that this Plat was prepared from an actual ground survey performed by me and/or under my direct supervision, that I am responsible for this survey, that this survey is true and correct to the best of my knowledge and belief, and that this Plat and the field survey upon which it is based meet the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meet the Minimum Standards for Surveying in New Mexico as adopted by the State Board of Registration for Professional Engineers and Surveyors effective October 1, 2000.

RC Hewitt 06-02-04
Randolph C. Hewitt _____ Date
N.M.P.S. No. 14730



PLAT OF
TRACTS 1 through 4, BLOCK 11
DUKE CITY INDUSTRIAL AREA
 BEING A REPLAT OF
THE REMAINING PORTION OF
BLOCK 11, DUKE CITY INDUSTRIAL AREA
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JUNE, 2004

A.C.S. CONTROL MONUMENT "2-G16"
 New Mexico State Plane Coordinates
 (NAD 27, Central Zone)
 N = 1,497,888.94'
 E = 391,741.75'
 Delta Alpha = -0°12'30"
 Combined Factor = 0.9996690



LEGAL DESCRIPTION

A certain tract of land lying within Section 10, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico and comprising the remaining portion of Block 11, Duke City Industrial Area, as the same is designated and shown on the plats entitled "DUKE CITY INDUSTRIAL AREA, an Addition to the City of Albuquerque, New Mexico" filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 28, 1962 in Volume D3, Folio 27, and "FIRST REPLAT DUKE CITY INDUSTRIAL AREA, an Addition to the City of Albuquerque, New Mexico" filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 4, 1963 in Volume C5, Folio 148, said tract being more particularly described by New Mexico State Plane Coordinate System grid bearings (NAD 27, Central Zone) and horizontal ground distances as follows:

BEGINNING at the northeast corner of the tract herein described, said corner being the point of intersection of the present (2004) southerly right-of-way line of Los Arboles Avenue N.E. and the present (2004) westerly right-of-way line of Wellesley Drive N.E., from which the City of Albuquerque Control Monument "2-G16" bears N59°20'09"W a distance of 1929.62 feet, said control monument being a standard ACS brass tablet in concrete stamped "2-G16 1979";

Thence, S0°26'40"W a distance of 342.69 feet along said present (2004) westerly right-of-way line of Wellesley Drive N.E. to the southeast corner of the tract herein described, said corner being the point of intersection of said westerly right-of-way line with the present (2004) northerly right-of-way line of Claremont Avenue N.E.;

Thence, N89°50'02"W a distance of 462.07 feet along said present (2004) northerly right-of-way line of Claremont Avenue N.E. to the southwest corner of the tract herein described, said corner being both the southwest corner of said Block 11 and the southeast corner of Block 6, Duke City Industrial Area, as the same are designated and shown on the plat entitled "DUKE CITY INDUSTRIAL AREA, an Addition to the City of Albuquerque, New Mexico" filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 28, 1962 in Volume D3, Folio 27, a MAG nail and washer marked "NMPS 14730" set this survey;

Thence, N0°22'19"E a distance of 344.68 feet along the boundary line between said Block 6 and Block 11, Duke City Industrial Area, to the northwest corner of the tract herein described, said corner being both the northeast corner of said Block 6 and the northwest corner of said Block 11, Duke City Industrial Area, and also being a point on said present (2004) southerly right-of-way line of Los Arboles Avenue N.E., a MAG nail and washer marked "NMPS 14730" set this survey;

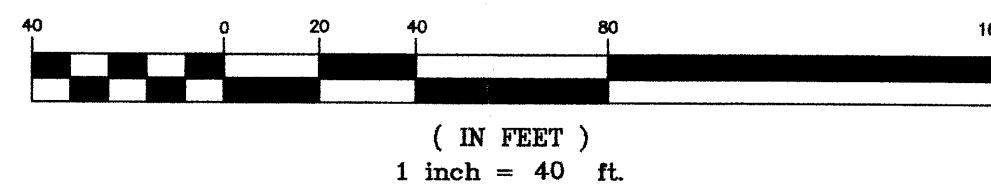
Thence, S89°35'16"E a distance of 462.50 feet along said present (2004) southerly right-of-way line of Los Arboles Avenue N.E. to the point and place of beginning, said tract containing 3.6474 acres, more or less.

LEGEND

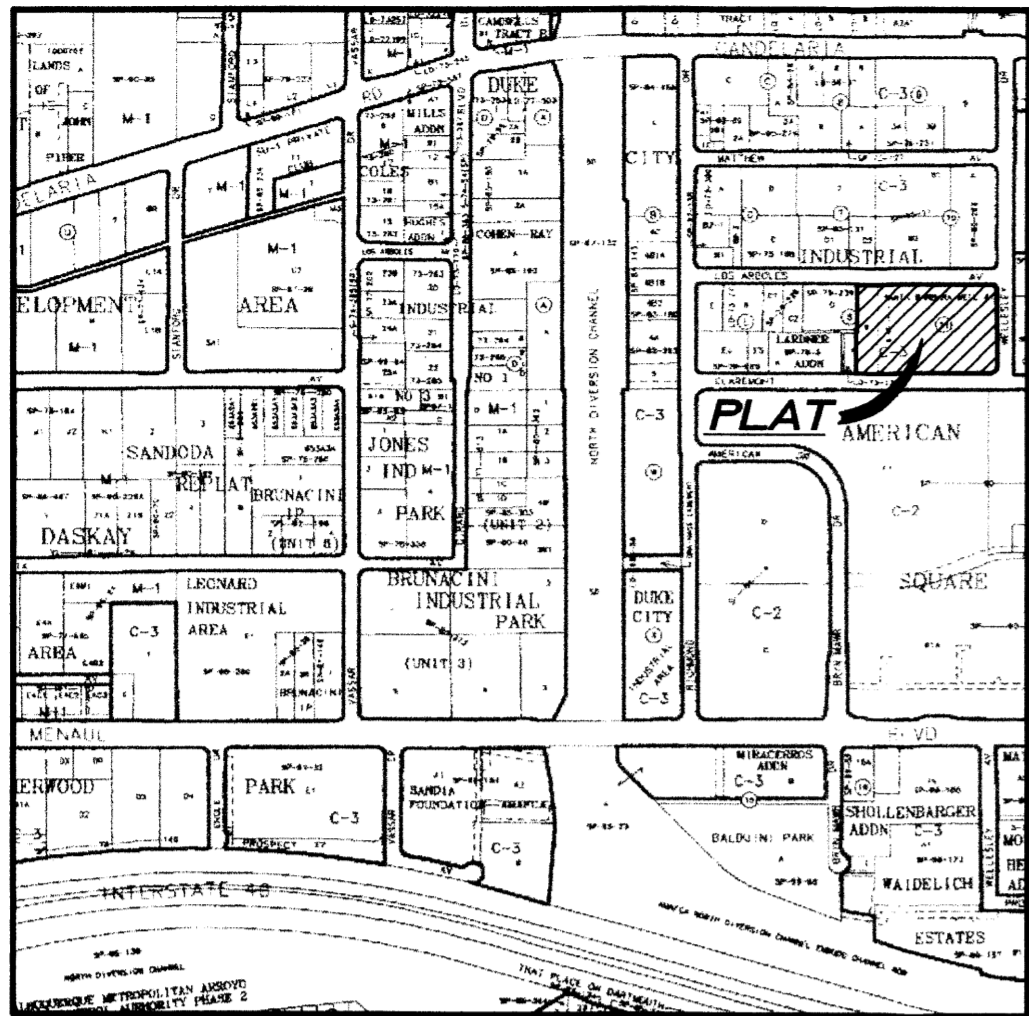
- = Found 1/2" Rebar & Plastic Cap Marked "NMLS 3221"
- = Found Concrete Nail
- = Set 5/8" Rebar & Plastic Cap Marked "R. HEWITT NMPS 14730" or MAG Nail & Washer Marked "NMPS 14730"
- = Calculated Point (not set)
- = Chain Link Fence



GRAPHIC SCALE



**PLAT OF
TRACTS 1, 2 and 3
BLOCKS 6 and 11
DUKE CITY INDUSTRIAL AREA
BEING A REPLAT OF
PORTIONS OF BLOCKS 6 and 11
DUKE CITY INDUSTRIAL AREA
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2004**



VICINITY MAP
ALBUQUERQUE ZONE ATLAS H-16-Z

N.T.S.

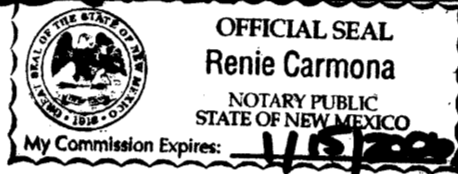
OWNER'S FREE CONSENT AND DEDICATION

The plat shown hereon has been surveyed and replatted and is now comprised of Tracts 1, 2 and 3, Blocks 6 and 11 (being a replat of a portion of Block 6 and the remaining portion of Block 11, Duke City Industrial Area), City of Albuquerque, Bernalillo County, New Mexico, with the free consent and in accordance with the desires of the undersigned owner and the undersigned owner does hereby dedicate to the City of Albuquerque the additional right-of-way shown hereon. In addition, said owner does hereby consent to all foregoing and does hereby certify that this plat is its free act deed.

James B. Lewis
City of Albuquerque - Owner of a Portion of Tract 1, Tracts 2 and 3, Blocks 6 and 11, Duke City Industrial Area
by James B. Lewis
Chief Administrative Officer, City of Albuquerque

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS
This instrument was acknowledged before me on Aug. 6, 2004.
by James B. Lewis
as Chief Admin. Officer of City of Albuquerque
Renie Carmona 01/15/2006
Notary Public My Commission Expires:



APPROVALS

CITY ENGINEER, CITY OF ALBUQUERQUE, N.M. _____ Date
John B. Stan 8-5-04
CITY SURVEYOR, CITY OF ALBUQUERQUE, N.M. _____ Date
PROPERTY MANAGEMENT, CITY OF ALBUQUERQUE, N.M. _____ Date
CHAIRMAN, ALBUQUERQUE/BERNALILLO COUNTY DEVELOPMENT REVIEW BOARD _____ Date
ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY _____ Date
TRAFFIC DIVISION CITY OF ALBUQUERQUE, N.M. _____ Date
UTILITY DEVELOPMENT DEPT., CITY OF ALBUQUERQUE, N.M. _____ Date
PARKS AND RECREATION DEPT., CITY OF ALBUQUERQUE, N.M. _____ Date
QWEST TELECOMMUNICATIONS _____ Date
P.N.M. ELECTRIC AND GAS SERVICES _____ Date
COMCAST CABLE COMMUNICATIONS _____ Date

PURPOSE OF PLAT

To subdivide a portion of Block 6 and the remaining portion of Block 11, Duke City Industrial Area, into three (3) distinct tracts and also to dedicate additional right-of-way to the City of Albuquerque.

SUBDIVISION DATA

1. DRB Project No. 1003509
2. Zone Atlas No. : H-16-Z
3. Number of Tracts Created : 3
4. Gross Acreage : 4.2606 Ac.
5. Date of Survey : April-July, 2004
6. Zoned C-3

GENERAL NOTES

1. Bearings are referred to Grid North, New Mexico Coordinate System - NAD 27, Central Zone - and were derived using GPS relative positioning techniques.
2. All distances shown are horizontal ground distances.
3. Bearings and distances shown are as measured in the field.
4. Field work performed - April through July, 2004.
5. Record course data shown in parentheses and brackets on plat refer to the following plats and documents as indicated below:
() = Plat entitled "DUKE CITY INDUSTRIAL AREA, An Addition to the City of Albuquerque, New Mexico" filed 3/28/62, D3-27.
(an asterisk (*) indicates a computed distance)
[] = Warranty Deed from Santiago Hidalgo and Theresa Hidalgo to the City of Albuquerque (Doc.# 94085552) filed 7/6/94, Bk. 94-20, Pgs. 5018-5019.
< > = Warranty Deed from Anita O. Carr to the City of Albuquerque (Doc.# 98035) filed 5/19/64, Bk. 944, Pg. 344.
{ } = Warranty Deed from Santiago Hidalgo and Theresa Hidalgo to Santiago Hidalgo filed 8/7/78, Bk. D69-A, Pg. 88.
{ } { } = Warranty Deed from Albuquerque National Bank to Santiago and Theresa Hidalgo filed 1/15/64 (Doc.# 77126).
6. This plat shows all easements both apparent and of record.
7. See sheet 3 for list of references used for this survey.

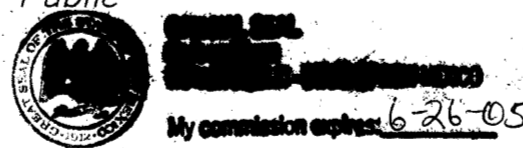
OWNER'S FREE CONSENT

The plat shown hereon has been surveyed and replatted and is now comprised of Tracts 1, 2 and 3, Blocks 6 and 11 (being a replat of a portion of Block 6 and the remaining portion of Block 11, Duke City Industrial Area), City of Albuquerque, Bernalillo County, New Mexico, with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) and said owner(s) and/or proprietor(s) warrant that the undersigned owners are the owners of the property in fee simple and will forever warrant and defend the title to the property against all claims from all persons or entities and do hereby consent to all foregoing and do hereby certify that this plat is their free act deed.

Santiago Hidalgo & Theresa Hidalgo
Santiago Hidalgo & Theresa Hidalgo, Husband and Wife
Owners - Portion of Tract 1, Blocks 6 and 11, Duke City Industrial Area

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS
This instrument was acknowledged before me on Aug 4, 2004.
by Santiago and Theresa Hidalgo
Celeste Duran 6/26/05
Notary Public My Commission Expires:



SURVEYOR'S CERTIFICATION

I, Randolph C. Hewitt, New Mexico Professional Surveyor No. 14730, hereby certify that this Plat was prepared from an actual ground survey performed by me and/or under my direct supervision, that I am responsible for this survey, that this survey is true and correct to the best of my knowledge and belief, and that this Plat and the field survey upon which it is based meet the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meet the Minimum Standards for Surveying in New Mexico as adopted by the State Board of Registration for Professional Engineers and Surveyors effective October 1, 2000.

R. C. Hewitt
Randolph C. Hewitt
N.M.P.S. No. 14730
07-30-04
Date



APPROVED AND ACCEPTED SUBDIVISION CASE NO. _____
PLAT NUMBER _____

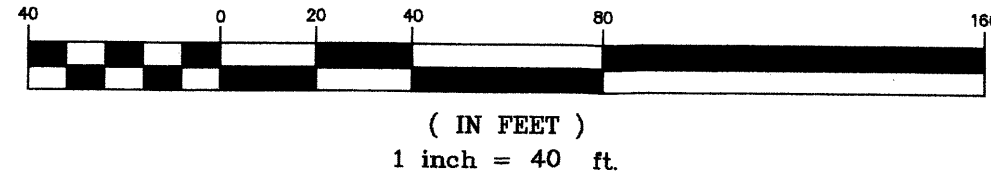


PLAT OF
TRACTS 1, 2 and 3
BLOCKS 6 and 11
DUKE CITY INDUSTRIAL AREA
 BEING A REPLAT OF
PORTIONS OF BLOCKS 6 and 11
DUKE CITY INDUSTRIAL AREA
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 2004

LEGEND

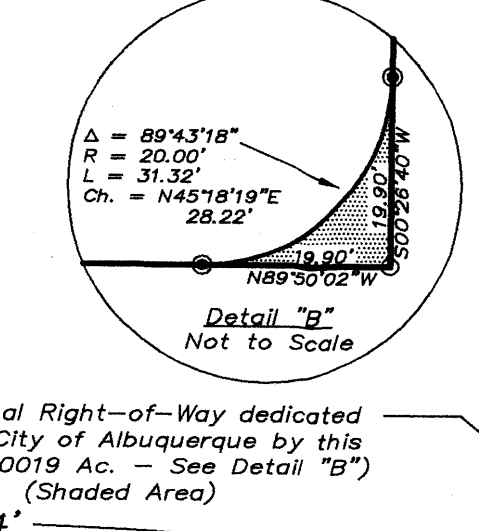
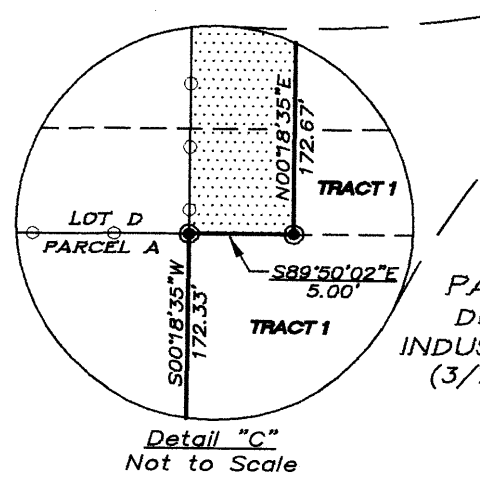
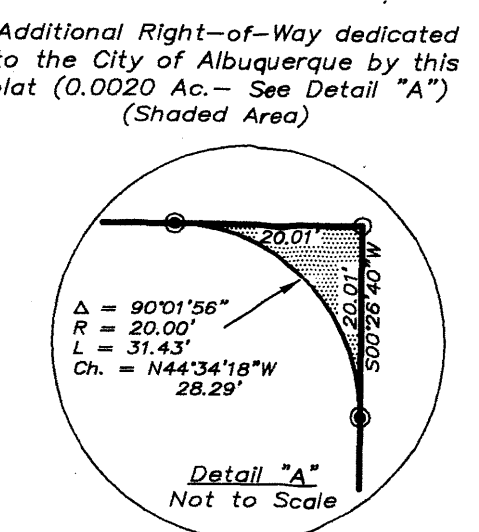
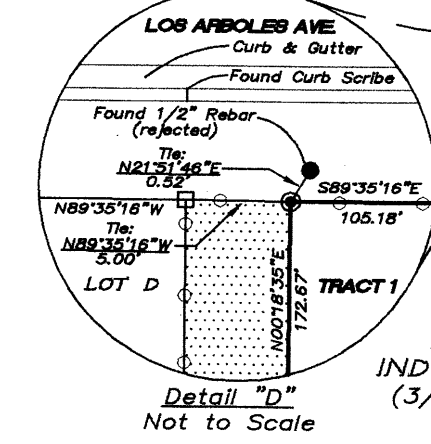
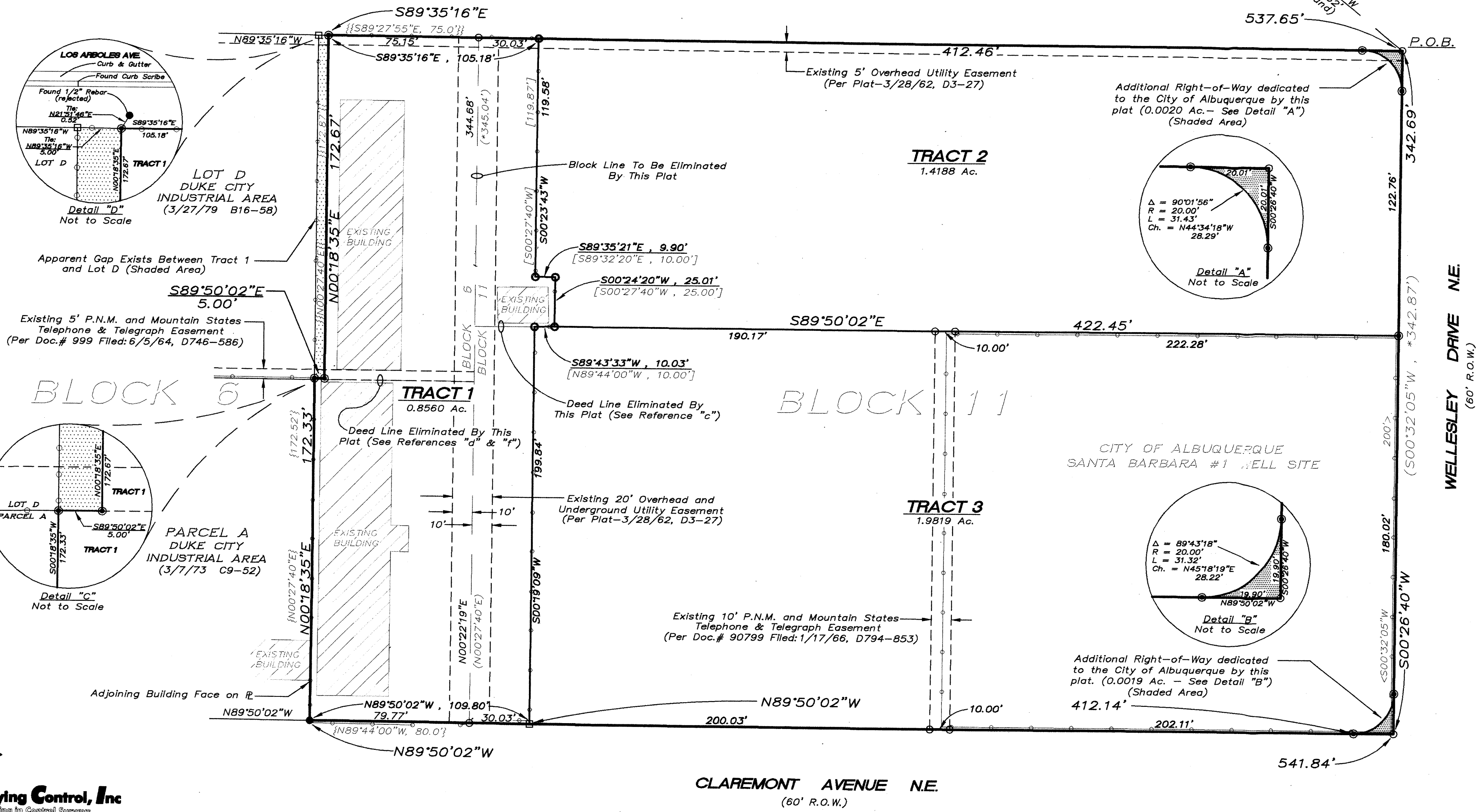
- = Found 1/2" Rebar & Plastic Cap Marked "NMLS 3221"
- = Found Concrete Nail
- = Found 1/2" Rebar
- ⊙ = Set 5/8" Rebar & Plastic Cap Marked "R. HEWITT NMPS 14730" or MAG Nail & Washer Marked "NMPS 14730"
- = Calculated Point (not set)
- = Chain Link Fence

GRAPHIC SCALE



A.C.S. CONTROL MONUMENT "2-G16"
 New Mexico State Plane Coordinates
 (NAD 27, Central Zone)
 N = 1,497,888.94'
 E = 391,741.75'
 Delta Alpha = -0°12'30"
 Combined Factor = 0.9996690

LOS ARBOLES AVENUE NE.
 (60' R.O.W.)



Surveying Control, Inc.
 Specializing in Control Surveys
 204 E. Vista Dr., N.E.
 Albuquerque, N.M. 87108
 (505) 266-0935

2004-48

PLAT OF
TRACTS 1, 2 and 3
BLOCKS 6 and 11
DUKE CITY INDUSTRIAL AREA
BEING A REPLAT OF
PORTIONS OF BLOCKS 6 and 11
DUKE CITY INDUSTRIAL AREA
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2004

LEGAL DESCRIPTION

A certain parcel of land lying within Section 10, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico and now comprising: a portion of Block 6 and the remaining portion of Block 11, Duke City Industrial Area, as the same are designated and shown on the plats entitled "DUKE CITY INDUSTRIAL AREA, an Addition to the City of Albuquerque, New Mexico" filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 28, 1962 in Volume D3, Folio 27, and "FIRST REPLAT DUKE CITY INDUSTRIAL AREA, an Addition to the City of Albuquerque, New Mexico" filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 4, 1963 in Volume C5, Folio 148; the parcels described by the following documents filed in the Office of the County Clerk of Bernalillo County, New Mexico: 1) Warranty Deed filed January 15, 1964 as Document # 77126; 2) Warranty Deed filed August 7, 1978 in Book D69-A, Page 88; and 3) Warranty Deed filed July 6, 1994 in Book 94-20, Pages 5018-5019; and also as designated by the City of Albuquerque Real Property Contract for Project No. 6013341 dated April 1, 1994, said parcel being more particularly described by New Mexico State Plane Coordinate System grid bearings (NAD 27, Central Zone) and horizontal ground distances as follows:

BEGINNING at the northeast corner of the parcel herein described, said corner being the point of intersection of the present (2004) southerly right-of-way line of Los Arboles Avenue N.E. with the present (2004) westerly right-of-way line of Wellesley Drive N.E., from which the City of Albuquerque Control Monument "2-G16" bears N59°20'09"W a distance of 1929.62 feet, said control monument being a standard ACS brass tablet in concrete stamped "2-G16 1979";

Thence, S00°26'40"W a distance of 342.69 feet along the present (2004) westerly right-of-way line of Wellesley Drive N.E. to the southeast corner of the parcel herein described, said corner being the point of intersection of said westerly right-of-way line with the present (2004) northerly right-of-way line of Claremont Avenue N.E.;

Thence, N89°50'02"W a distance of 541.84 feet along the present (2004) northerly right-of-way line of Claremont Avenue N.E. to the southwest corner of the parcel herein described, said corner being the southwest corner of said portion of Block 6, Duke City Industrial Area, and also the southeast corner of Parcel A, Block 6, Duke City Industrial Area, as the same is shown and designated on the plat entitled "Land Division Plat Showing Parcel A, Comprising an Easterly Portion of Block 6, Duke City Industrial Area" filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 7, 1973 in Volume C9, Folio 52, said corner being a 1/2" rebar found in place;

Thence, N00°18'35"E a distance of 172.33 feet along the boundary line between said portion of Block 6 and said Parcel A to a point, said point being both the northeast corner of said Parcel A and the southeast corner of Lot D, Block 6, Duke City Industrial Area, as the same is shown and designated on the plat entitled "Yearout Replat of Portion Block 6, Duke City Industrial Area" filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 27, 1979 in Volume B16, Folio 58, said corner being a 5/8" rebar and plastic cap marked "R. HEWITT NMPS 14730" set this survey;

Thence, S89°50'02"E a distance of 5.00 feet to a 5/8" rebar and plastic cap marked "R. HEWITT NMPS 14730" set this survey;

Thence, N00°18'35"E a distance of 172.67 feet to a point on the present (2004) southerly right-of-way line of Los Arboles Avenue N.E., said point being a 5/8" rebar and plastic cap marked "R. HEWITT NMPS 14730" set this survey;

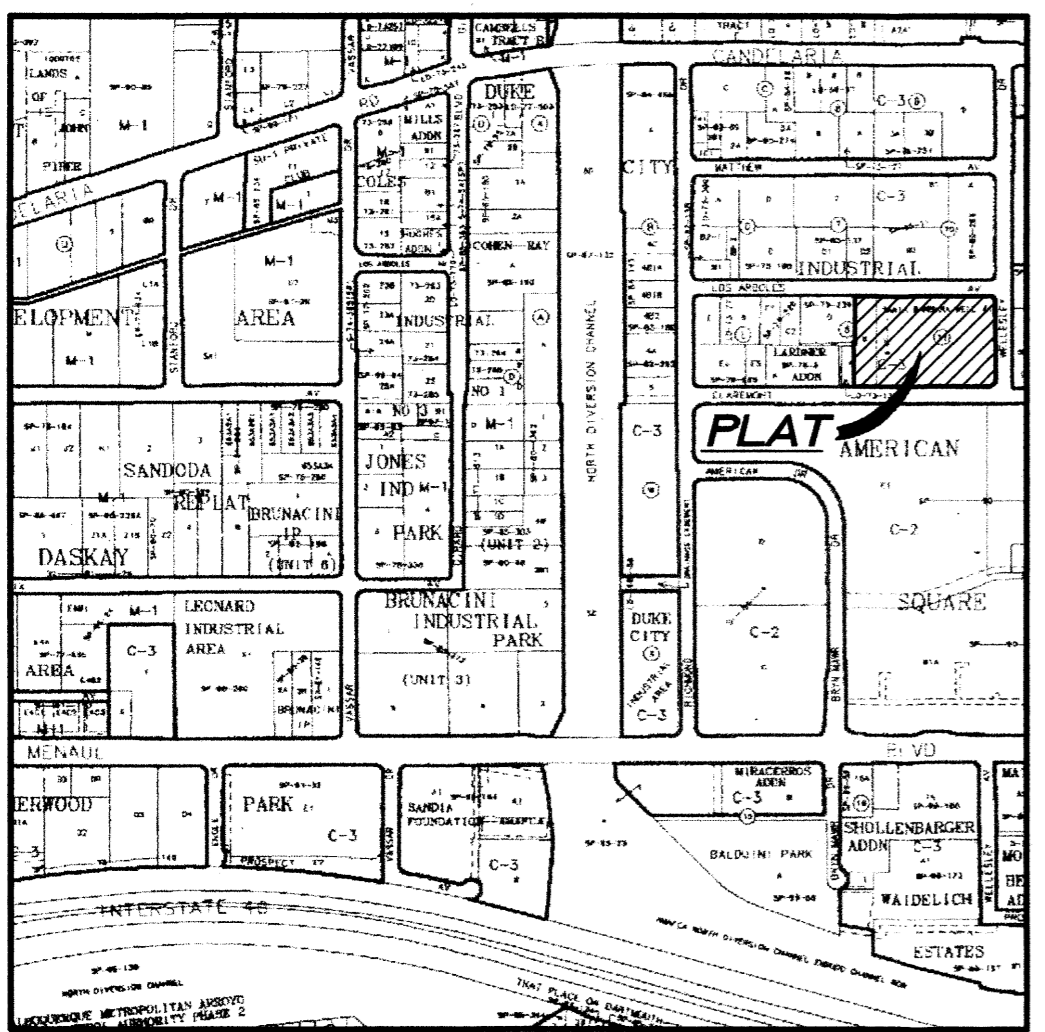
Thence, S89°35'16"E a distance of 537.65 feet along the present (2004) southerly right-of-way line of Los Arboles Avenue N.E. to the point and place of beginning, said parcel containing 4.2606 acres, more or less.

REFERENCES

The following plats and documents were used as references for this survey:

- a) Plat entitled "DUKE CITY INDUSTRIAL AREA, an Addition to the City of Albuquerque, New Mexico" filed 3/28/62, D3-27.
- b) Plat entitled "FIRST REPLAT DUKE CITY INDUSTRIAL AREA, an Addition to the City of Albuquerque, New Mexico, November, 1962" filed 2/4/63, C5-148.
- c) Warranty Deed from Santiago Hidalgo and Theresa Hidalgo to the City of Albuquerque (Doc.# 94085552) filed 7/6/94, Bk. 94-20, Pgs. 5018-5019.
- d) Warranty Deed from Santiago Hidalgo and Theresa Hidalgo to Santiago Hidalgo and Theresa Hidalgo (Doc.# 7857981) filed 8/7/78, Bk. D69-A, Pg. 88.
- e) Warranty Deed from Anita O. Carr to the City of Albuquerque (Doc.# 98035) filed 5/19/64, Bk. 944, Pg. 344.
- f) Warranty Deed from Albuquerque National Bank to Santiago and Theresa Hidalgo filed 1/15/64 (Doc.# 77126).
- g) Plat entitled "Land Division Plat Showing PARCEL "A", Comprising an Easterly Portion of BLOCK 6, DUKE CITY INDUSTRIAL AREA, Albuquerque, New Mexico, March, 1973" filed 3/7/73, C9-52.
- h) Plat entitled "Yearout Replat of Portion Block 6, DUKE CITY INDUSTRIAL AREA, Albuquerque, New Mexico" filed 3/27/79, B16-58.
- i) Plat entitled "Division of Parcel "C" in Block "E" of DUKE CITY INDUSTRIAL AREA, Albuquerque, New Mexico" filed 6/4/76, B11-103.
- j) Plat entitled "Plat of Lots C-3A and C-3B, DUKE CITY INDUSTRIAL AREA, Situate Within Section 10, T. 10 N., R. 3 E., N.M.P.M., Albuquerque, New Mexico, March, 1993" filed 4/15/94, 94C-125.
- k) Plat entitled "Plat of Lots C-2 and C-3, First Replat, DUKE CITY INDUSTRIAL AREA, Situate Within Section 10, T. 10 N., R. 3 E., N.M.P.M., Albuquerque, New Mexico, September, 1991" filed 10/10/91, 91C-226.
- l) Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company Easement filed 1/17/66, Volume D794, Folio 853 (Doc.# 90799).
- m) Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company Easement filed 6/5/64, Volume D746, Page 586 (Doc.# 999).
- n) City of Albuquerque Real Property Contract for Project No. 6013341 (Santa Barbara Reservoir PRJ.) dated April 1, 1994.

Ages



VICINITY MAP ALBUQUERQUE ZONE ATLAS H-16-Z

Barcode with text: 2004123756, 6137291, Page: 1 of 3, 08/31/2004 03:06P, Mary Herrera, Bern. Co. PLAT R 17.00 Bk-2004C Pg-268

PLAT OF TRACTS 1, 2 and 3 BLOCKS 6 and 11 DUKE CITY INDUSTRIAL AREA BEING A REPLAT OF PORTIONS OF BLOCKS 6 and 11 DUKE CITY INDUSTRIAL AREA CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

JULY, 2004 PROJ # 1003509

OWNER'S FREE CONSENT AND DEDICATION

The plat shown hereon has been surveyed and replatted and is now comprised of Tracts 1, 2 and 3, Blocks 6 and 11 (being a replat of a portion of Block 6 and the remaining portion of Block 11, Duke City Industrial Area), City of Albuquerque, Bernalillo County, New Mexico, with the free consent and in accordance with the desires of the undersigned owner and the undersigned owner does hereby dedicate to the City of Albuquerque the additional right-of-way shown hereon. In addition, said owner does hereby consent to all foregoing and does hereby certify that this plat is its free act deed.

Signature of James B. Lewis, Chief Administrative Officer, City of Albuquerque

City of Albuquerque - Owner of a Portion of Tract 1, Tracts 2 and 3, Blocks 6 and 11, Duke City Industrial Area by James B. Lewis

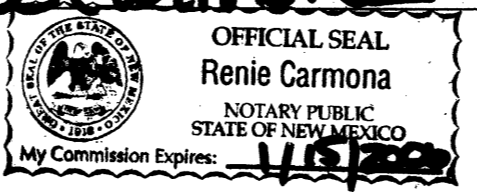
APPROVALS

- Bradley L. Bingham, City Engineer, City of Albuquerque, N.M. 8/25/04
J.B. Hall, City Surveyor, City of Albuquerque, N.M. 8-5-04
Scott M. Howell, Property Management, City of Albuquerque, N.M. 8-27-04
Sheran Matson, Chairman, Albuquerque Bernalillo County Development Review Board 8/31/04
Bradley L. Bingham, Albuquerque Metropolitan Arroyo Flood Control Authority 8/25/04

ACKNOWLEDGEMENT

STATE OF NEW MEXICO) COUNTY OF BERNALILLO) SS This instrument was acknowledged before me on Aug. 6, 2004. by James B. Lewis

as Chief Admin. Officer of City of Albuquerque Notary Public Rene Carmona My Commission Expires: 01/15/2006



PURPOSE OF PLAT

To subdivide a portion of Block 6 and the remaining portion of Block 11, Duke City Industrial Area, into three (3) distinct tracts and also to dedicate additional right-of-way to the City of Albuquerque.

SUBDIVISION DATA

- 1. DRB Project No. 1003509
2. Zone Atlas No. : H-16-Z
3. Number of Tracts Created : 3
4. Gross Acreage : 4.2606 Ac.
5. Date of Survey : April-July, 2004
6. Zoned C-3

GENERAL NOTES

- 1. Bearings are referred to Grid North, New Mexico Coordinate System-NAD 27, Central Zone- and were derived using GPS relative positioning techniques.
2. All distances shown are horizontal ground distances.
3. Bearings and distances shown are as measured in the field.
4. Field work performed - April through July, 2004.
5. Record course data shown in parentheses and brackets on plat refer to the following plats and documents as indicated below:
() = Plat entitled "DUKE CITY INDUSTRIAL AREA, an Addition to the City of Albuquerque, New Mexico" filed 3/28/62, D3-27.
[] = Warranty Deed from Santiago Hidalgo and Theresa Hidalgo to the City of Albuquerque (Doc.# 94085552) filed 7/6/94, Bk. 94-20, Pgs. 5018-5019.
< > = Warranty Deed from Anita O. Carr to the City of Albuquerque (Doc.# 98035) filed 5/19/64, Bk. 944, Pg. 344.
{ } = Warranty Deed from Santiago Hidalgo and Theresa Hidalgo to Santiago Hidalgo filed 8/7/78, Bk. D69-A, Pg. 88.
{ } { } = Warranty Deed from Albuquerque National Bank to Santiago and Theresa Hidalgo filed 1/15/64 (Doc.# 77126).
6. This plat shows all easements both apparent and of record.
7. See sheet 3 for list of references used for this survey.

OWNER'S FREE CONSENT

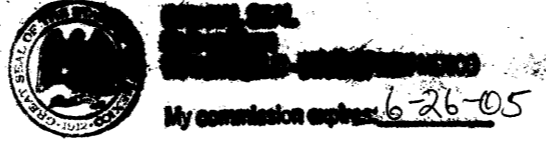
The plat shown hereon has been surveyed and replatted and is now comprised of Tracts 1, 2 and 3, Blocks 6 and 11 (being a replat of a portion of Block 6 and the remaining portion of Block 11, Duke City Industrial Area), City of Albuquerque, Bernalillo County, New Mexico, with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) and said owner(s) and/or proprietor(s) warrant that the undersigned owners are the owners of the property in fee simple and will forever warrant and defend the title to the property against all claims from all persons or entities and do hereby consent to all foregoing and do hereby certify that this plat is their free act deed.

Signature of Santiago Hidalgo & Theresa Hidalgo, Owners - Portion of Tract 1, Blocks 6 and 11, Duke City Industrial Area

ACKNOWLEDGEMENT

STATE OF NEW MEXICO) COUNTY OF BERNALILLO) SS This instrument was acknowledged before me on Aug 4, 2004. by Santiago and Theresa Hidalgo

Signature of Notary Public My Commission Expires: 6/26/05



SURVEYOR'S CERTIFICATION

I, Randolph C. Hewitt, New Mexico Professional Surveyor No. 14730, hereby certify that this Plat was prepared from an actual ground survey performed by me and/or under my direct supervision, that I am responsible for this survey, that this survey is true and correct to the best of my knowledge and belief, and that this Plat and the field survey upon which it is based meet the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meet the Minimum Standards for Surveying in New Mexico as adopted by the State Board of Registration for Professional Engineers and Surveyors effective October 1, 2000.

Signature of Randolph C. Hewitt, Date 07-30-04



APPROVED AND ACCEPTED SUBDIVISION CASE NO.

PLAT NUMBER



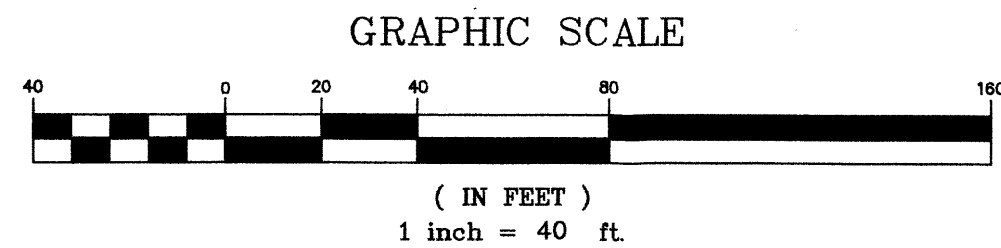
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # SEE ATTACHED PROPERTY OWNER OF RECORD: Hidalgo, Santiago & Theresa Albuquerque BERNALILLO COUNTY TREASURER'S OFFICE: M. A. Hill 9-31-04

PLAT OF
TRACTS 1, 2 and 3
BLOCKS 6 and 11
DUKE CITY INDUSTRIAL AREA
 BEING A REPLAT OF
PORTIONS OF BLOCKS 6 and 11
DUKE CITY INDUSTRIAL AREA
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 2004

LEGEND

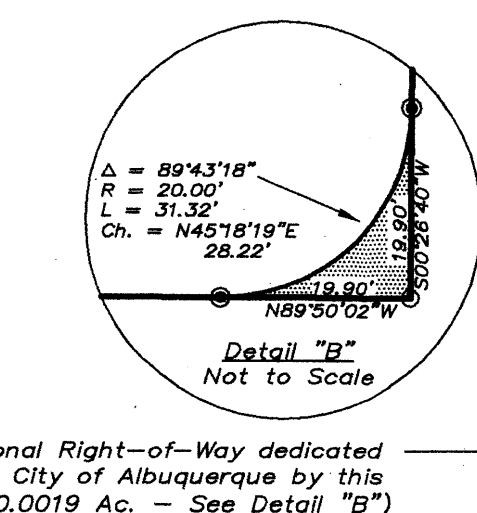
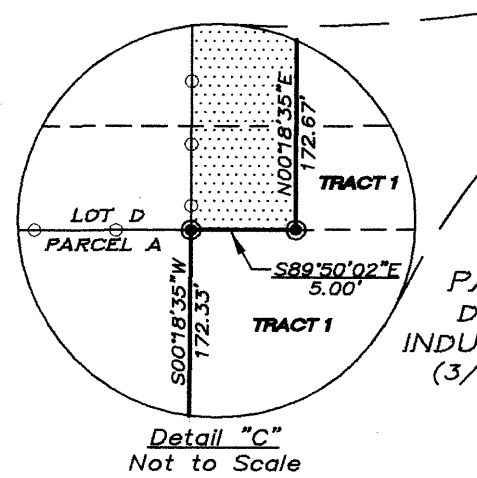
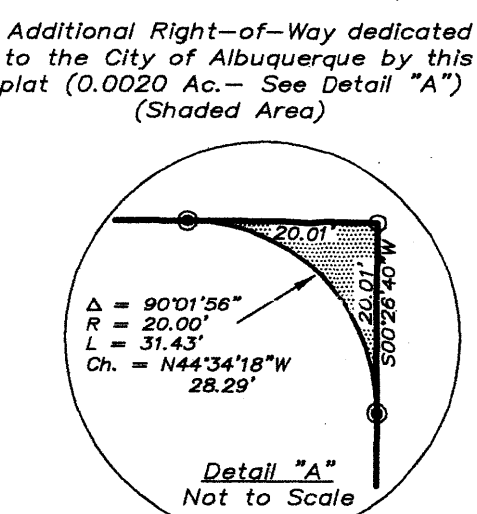
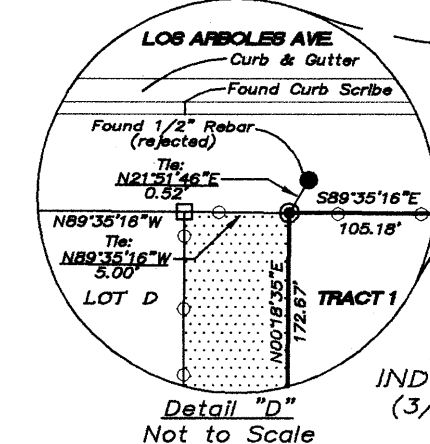
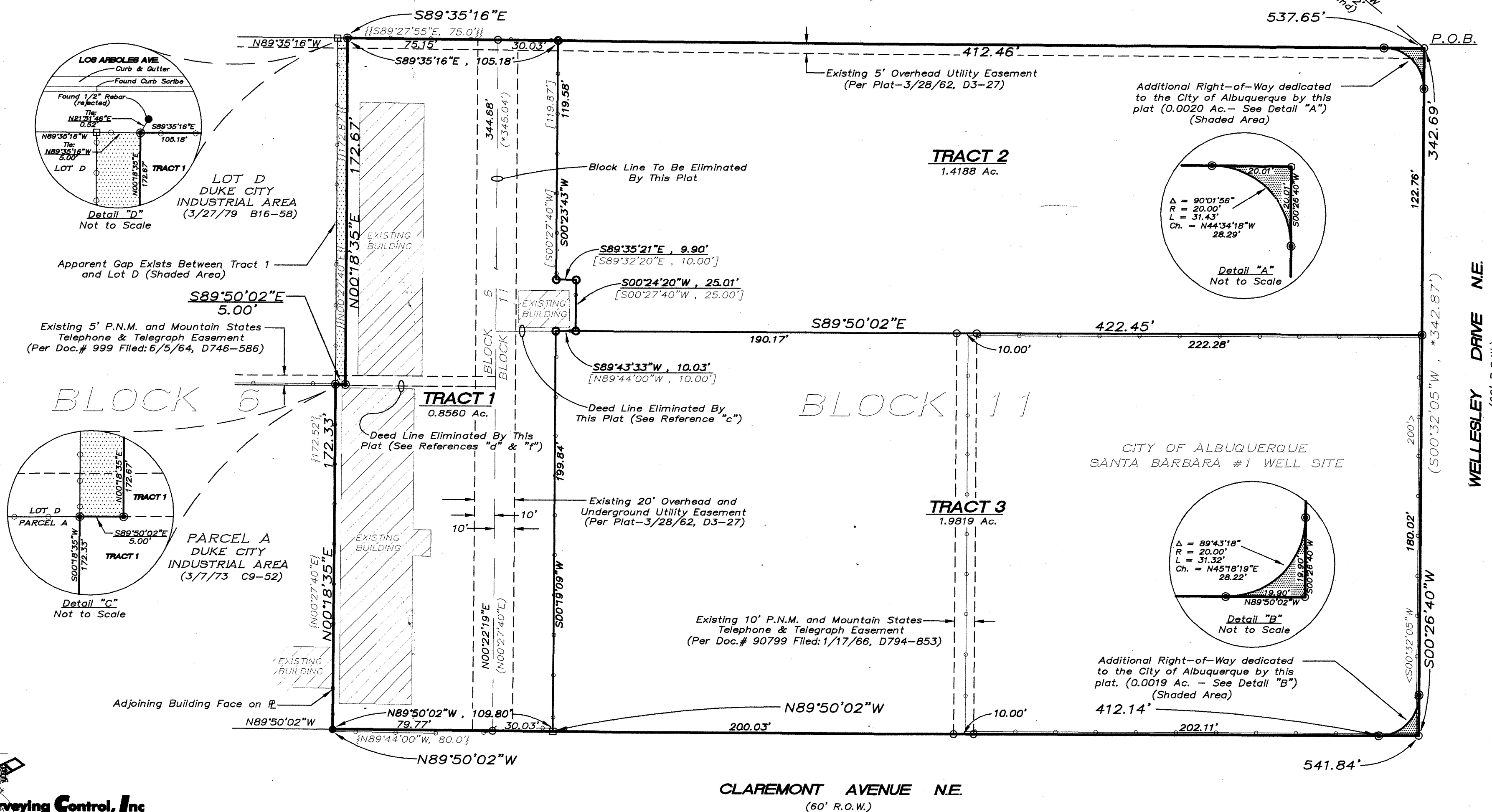
- = Found 1/2" Rebar & Plastic Cap Marked "NMLS 3221"
- = Found Concrete Nail
- = Found 1/2" Rebar
- ⊙ = Set 5/8" Rebar & Plastic Cap Marked "R. HEWITT NMPS 14730" or MAG Nail & Washer Marked "NMPS 14730"
- = Calculated Point (not set)
- = Chain Link Fence

2004123756
 2004123756
 6137251
 Page: 2 of 3
 08/31/2004 03:08P
 Bk-2004C Pg-268
 Maru Herrera Bern. Co. PLAT R 17.00
 Bk-2004C Pg-268



A.C.S. CONTROL MONUMENT "2-G16"
 New Mexico State Plane Coordinates
 (NAD 27, Central Zone)
 N = 1,497,888.94'
 E = 391,741.75'
 Delta Alpha = -0°12'30"
 Combined Factor = 0.9996690

LOS ARBOLES AVENUE N.E.
 (60' R.O.W.)



CLAREMONT AVENUE N.E.
 (60' R.O.W.)

PLAT OF
TRACTS 1, 2 and 3
BLOCKS 6 and 11
DUKE CITY INDUSTRIAL AREA
 BEING A REPLAT OF
PORTIONS OF BLOCKS 6 and 11
DUKE CITY INDUSTRIAL AREA
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 JULY, 2004



LEGAL DESCRIPTION

A certain parcel of land lying within Section 10, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico and now comprising: a portion of Block 6 and the remaining portion of Block 11, Duke City Industrial Area, as the same are designated and shown on the plats entitled "DUKE CITY INDUSTRIAL AREA, an Addition to the City of Albuquerque, New Mexico" filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 28, 1962 in Volume D3, Folio 27, and "FIRST REPLAT DUKE CITY INDUSTRIAL AREA, an Addition to the City of Albuquerque, New Mexico" filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 4, 1963 in Volume C5, Folio 148; the parcels described by the following documents filed in the Office of the County Clerk of Bernalillo County, New Mexico: 1) Warranty Deed filed January 15, 1964 as Document # 77126; 2) Warranty Deed filed August 7, 1978 in Book D69-A, Page 88; and 3) Warranty Deed filed July 6, 1994 in Book 94-20, Pages 5018-5019; and also as designated by the City of Albuquerque Real Property Contract for Project No. 6013341 dated April 1, 1994, said parcel being more particularly described by New Mexico State Plane Coordinate System grid bearings (NAD 27, Central Zone) and horizontal ground distances as follows:

BEGINNING at the northeast corner of the parcel herein described, said corner being the point of intersection of the present (2004) southerly right-of-way line of Los Arboles Avenue N.E. with the present (2004) westerly right-of-way line of Wellesley Drive N.E., from which the City of Albuquerque Control Monument "2-G16" bears N59°20'09"W a distance of 1929.62 feet, said control monument being a standard ACS brass tablet in concrete stamped "2-G16 1979";

Thence, S00°26'40"W a distance of 342.69 feet along the present (2004) westerly right-of-way line of Wellesley Drive N.E. to the southeast corner of the parcel herein described, said corner being the point of intersection of said westerly right-of-way line with the present (2004) northerly right-of-way line of Claremont Avenue N.E.;

Thence, N89°50'02"W a distance of 541.84 feet along the present (2004) northerly right-of-way line of Claremont Avenue N.E. to the southwest corner of the parcel herein described, said corner being the southwest corner of said portion of Block 6, Duke City Industrial Area, and also the southeast corner of Parcel A, Block 6, Duke City Industrial Area, as the same is shown and designated on the plat entitled "Land Division Plat Showing Parcel A, Comprising an Easterly Portion of Block 6, Duke City Industrial Area" filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 7, 1973 in Volume C9, Folio 52, said corner being a 1/2" rebar found in place;

Thence, N00°18'35"E a distance of 172.33 feet along the boundary line between said portion of Block 6 and said Parcel A to a point, said point being both the northeast corner of said Parcel A and the southeast corner of Lot D, Block 6, Duke City Industrial Area, as the same is shown and designated on the plat entitled "Yearout Replat of Portion Block 6, Duke City Industrial Area" filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 27, 1979 in Volume B16, Folio 58, said corner being a 5/8" rebar and plastic cap marked "R. HEWITT NMPS 14730" set this survey;

Thence, S89°50'02"E a distance of 5.00 feet to a 5/8" rebar and plastic cap marked "R. HEWITT NMPS 14730" set this survey;

Thence, N00°18'35"E a distance of 172.67 feet to a point on the present (2004) southerly right-of-way line of Los Arboles Avenue N.E., said point being a 5/8" rebar and plastic cap marked "R. HEWITT NMPS 14730" set this survey;

Thence, S89°35'16"E a distance of 537.65 feet along the present (2004) southerly right-of-way line of Los Arboles Avenue N.E. to the point and place of beginning, said parcel containing 4.2606 acres, more or less.

REFERENCES

The following plats and documents were used as references for this survey:

- a) Plat entitled "DUKE CITY INDUSTRIAL AREA, an Addition to the City of Albuquerque, New Mexico" filed 3/28/62, D3-27.
- b) Plat entitled "FIRST REPLAT DUKE CITY INDUSTRIAL AREA, an Addition to the City of Albuquerque, New Mexico, November, 1962" filed 2/4/63, C5-148.
- c) Warranty Deed from Santiago Hidalgo and Theresa Hidalgo to the City of Albuquerque (Doc.# 94085552) filed 7/6/94, Bk. 94-20, Pgs. 5018-5019.
- d) Warranty Deed from Santiago Hidalgo and Theresa Hidalgo to Santiago Hidalgo and Theresa Hidalgo (Doc.# 7857981) filed 8/7/78, Bk. D69-A, Pg. 88.
- e) Warranty Deed from Anita O. Carr to the City of Albuquerque (Doc.# 98035) filed 5/19/64, Bk. 944, Pg. 344.
- f) Warranty Deed from Albuquerque National Bank to Santiago and Theresa Hidalgo filed 1/15/64 (Doc.# 77126).
- g) Plat entitled "Land Division Plat Showing PARCEL "A", Comprising an Easterly Portion of BLOCK 6, DUKE CITY INDUSTRIAL AREA, Albuquerque, New Mexico, March, 1973" filed 3/7/73, C9-52.
- h) Plat entitled "Yearout Replat of Portion Block 6, DUKE CITY INDUSTRIAL AREA, Albuquerque, New Mexico" filed 3/27/79, B16-58.
- i) Plat entitled "Division of Parcel "C" in Block "E" of DUKE CITY INDUSTRIAL AREA, Albuquerque, New Mexico" filed 6/4/76, B11-103.
- j) Plat entitled "Plat of Lots C-3A and C-3B, DUKE CITY INDUSTRIAL AREA, Situate Within Section 10, T. 10 N., R. 3 E., N.M.P.M., Albuquerque, New Mexico, March, 1993" filed 4/15/94, 94C-125.
- k) Plat entitled "Plat of Lots C-2 and C-3, First Replat, DUKE CITY INDUSTRIAL AREA, Situate Within Section 10, T. 10 N., R. 3 E., N.M.P.M., Albuquerque, New Mexico, September, 1991" filed 10/10/91, 91C-226.
- l) Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company Easement filed 1/17/66, Volume D794, Folio 853 (Doc.# 90799).
- m) Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company Easement filed 6/5/64, Volume D746, Page 586 (Doc.# 999).
- n) City of Albuquerque Real Property Contract for Project No. 6013341 (Santa Barbara Reservoir PRJ.) dated April 1, 1994.