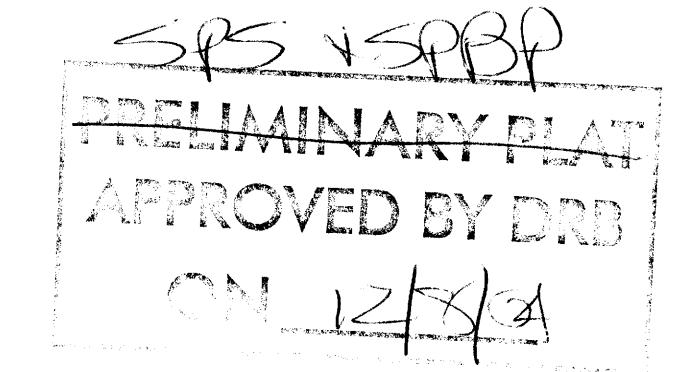


Sheet Index

Cover Sheet

- A001 Site Development Plan for Subdivision
- A002 Site Development Plan for Building Permit, Tract 1E
- L101 Landscaping Plan, Tract 1E
- CO01 Conceptual Grading and Drainage Plan
- CO02 Conceptual Utility Plan
- A003 Building Elevations, Tract 1E



NEC Coors and La Orilla

Site Development Plan for Subdivision
Site Development Plan for Building Permit

Coors and La Orilla

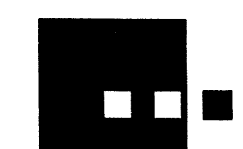
Site Development Plan for Subdivision
Site Development Plan for Building Permit



1600 rio grande nw
albuquerque
new mexico 87104
505 246 0870
fax 505 246 0437

Bohannon & Huston

Courtyard I 7000 Jefferson St. NE Albuquerque, NM 87109-4396
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Dekker/Perich/Sabatini
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6801 Jefferson NE, Suite 100 505 761-9700
Albuquerque, NM 87109 fax 761-4222

04088

November 30, 2004

ARCHITECT

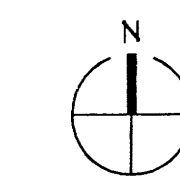
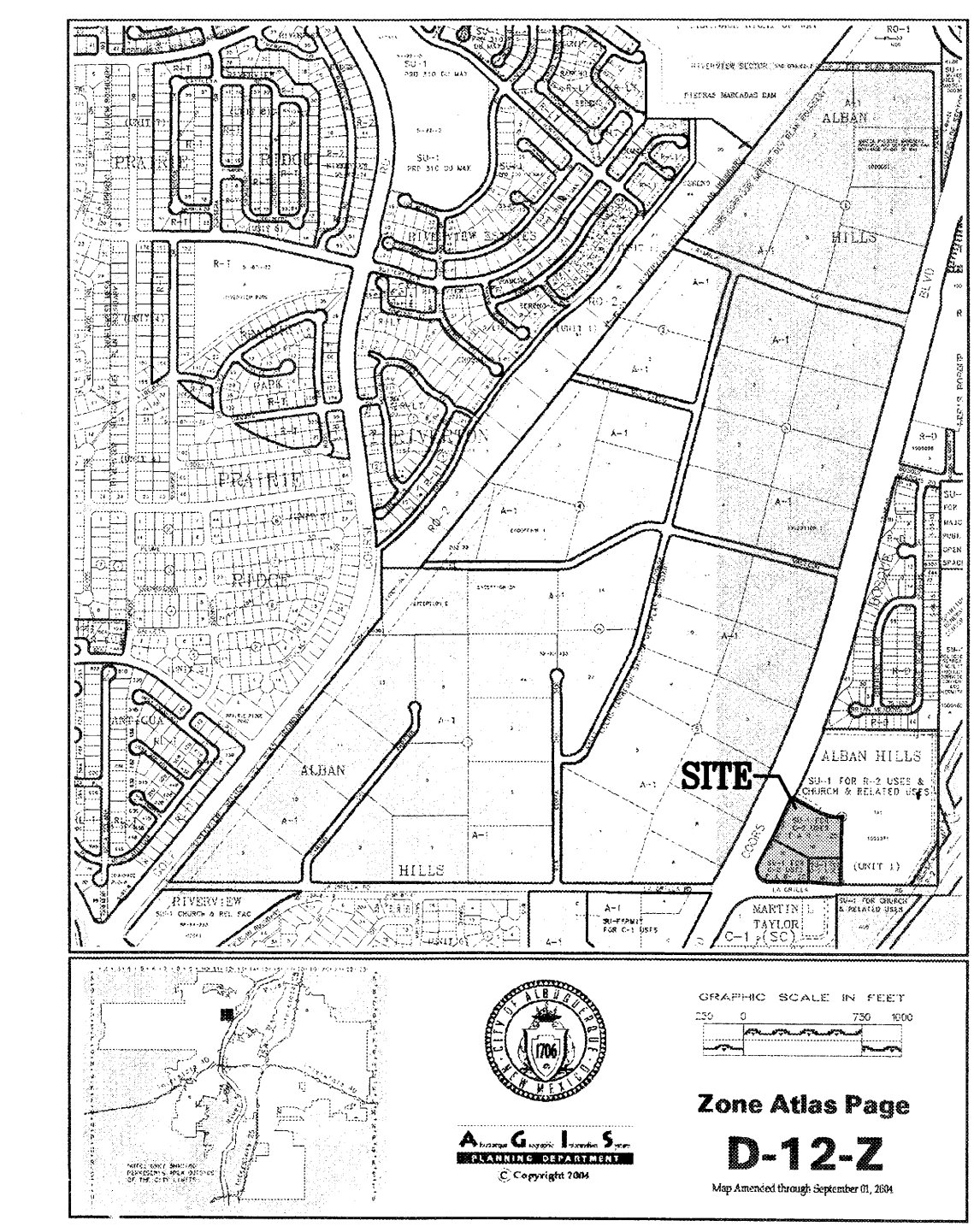
ENGINEER

PROJECT

**NEC Coors and La Orilla
Albuquerque, New Mexico
Environmental Planning Commission
Site Development Plan For Subdivision**

GENERAL NOTES

- A. THIS DRAWING CONSTITUTES THE REQUIRED SUBMISSION FOR APPROVAL OF A SITE PLAN FOR SUBDIVISION.
- B. THE SITE PLAN IS SUBJECT TO THE REGULATIONS OF THE COORS CORRIDOR PLAN. THE SITE PLAN IS SUBJECT TO ALL OTHER COA ORDINANCES AND REGULATIONS.
- C. SIGNIFICANT AMENDMENT OF THIS SITE PLAN FOR SUBDIVISION SHALL BE BY THE PLANNING COMMISSION, THE PLANNING DIRECTOR OR THE DESIGNEE SHALL HAVE THE AUTHORITY TO MAKE ADMINISTRATIVE ADJUSTMENTS.
- D. ALL DEVELOPMENT ON THIS SITE MUST BE CONFORMANCE WITH THIS SITE PLAN FOR SUBDIVISION AND STANDARDS.
- E. APPROVAL OF DEVELOPMENT PROPOSALS CONSISTENT WITH THIS SITE DEVELOPMENT PLAN FOR SUBDIVISION AND STANDARDS SHALL BE BY THE PLANNING DIRECTOR OR HIS/HER DESIGNEE, AND THE CITY ENGINEER.
- F. DESIGN REQUIREMENTS: DESIGN REQUIREMENTS FOR TRACT 1D SHALL BE COMPLIMENTARY TO THE APPROVED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT FOR TRACT 1E.
- G. SITE PLAN SHALL COMPLY AND BE DESIGNED PER DPM STANDARDS.



VICINITY MAP

AS NOTED

PROJECT NUMBER: 1003597

APPLICATION NUMBER: 04EPC-01217 EPC Site Development Plan-Subdivision

Is an Infrastructure List Required? (x) Yes () No If yes, then a set of approved DRC plans with a work order is required for any construction within Public Right-of-Way or for construction of public improvements.

DRB SITE DEVELOPMENT PLAN APPROVAL:

TRAFFIC ENGINEER, TRANSPORTATION DIVISION DATE

UTILITIES DIVISION DATE

PARKS AND RECREATION DEPARTMENT DATE

CITY ENGINEER DATE

SOLID WASTE MANAGEMENT DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

DRAWN BY

REVIEWED BY

DATE AUGUST 5, 2004

PROJECT NO. 04089

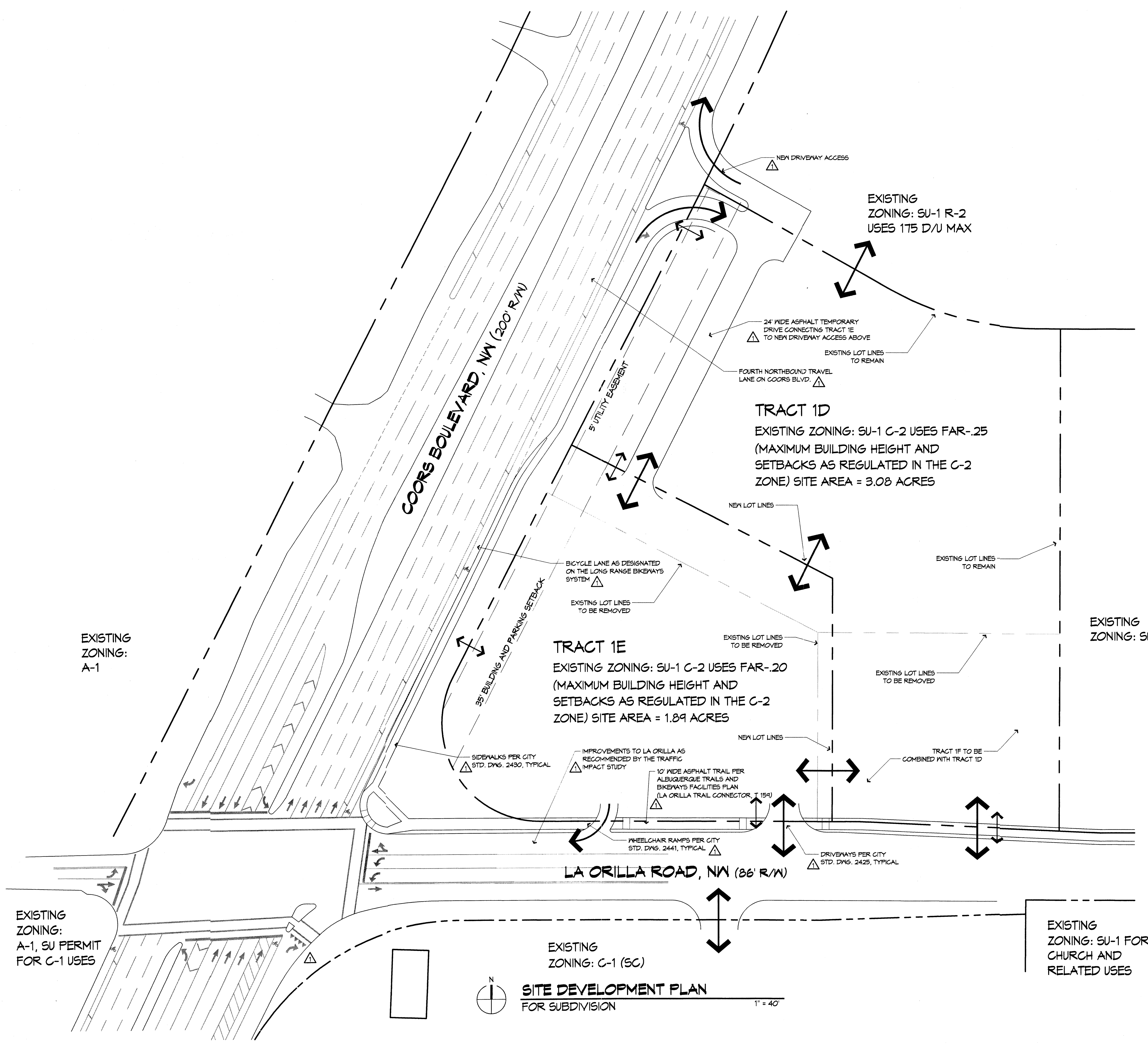
DRAWING NAME

NEC Coors and La Orilla Site Development Plan for Subdivision

SHEET NO.

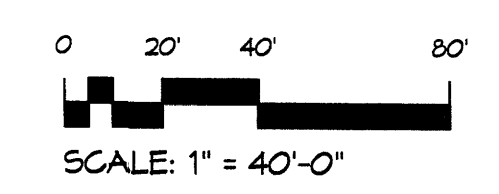
A001

OF



**SITE DEVELOPMENT PLAN
FOR SUBDIVISION**

1" = 40'



GENERAL NOTES

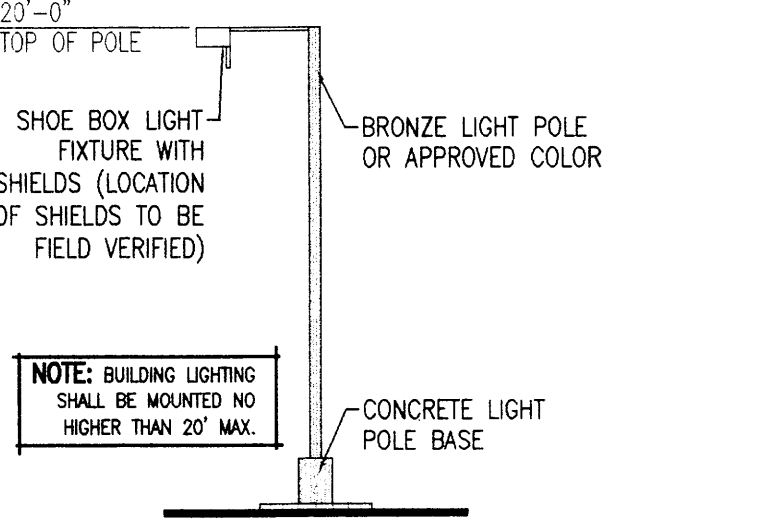
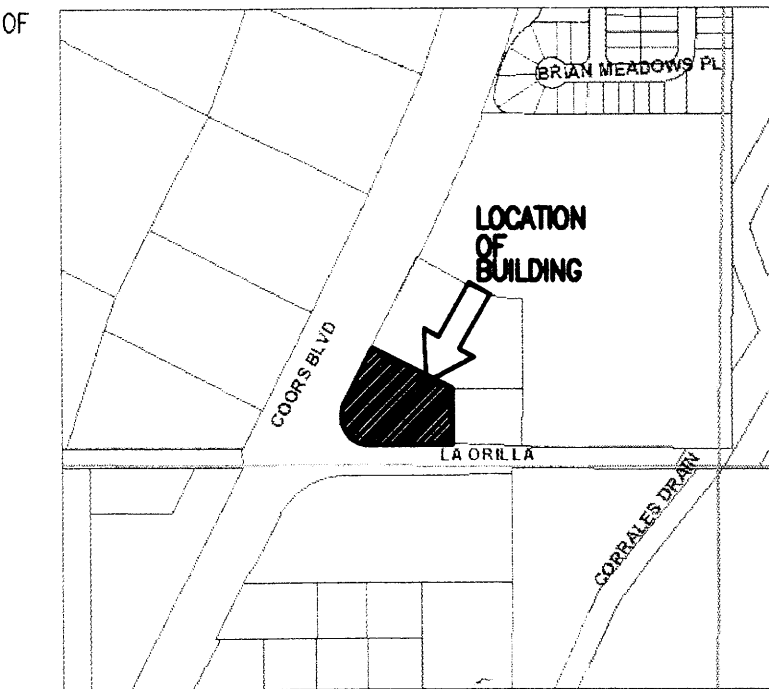
1. VERIFY ALL EXISTING SITE UTILITY ROUTING AND NEW UTILITY CONNECTIONS WITH UTILITY PROVIDERS. ALL EXISTING STUD-OUTS TO BE USED AND TIED INTO NEW LINES FOR BUILDING.
 2. CURBS DIMENSIONED TO FACE OF CURB U.N.O.
 3. PATCH & REPAIR OR REPLACE EXISTING CURB & GUTTER ALONG STREET FRONTS AS NECESSARY IN COORDINATION WITH DRIVEWAY CONSTRUCTION
- DRIVE LANES & TRUCK DOCKING AREAS**
 3" ASPHALT PAVING OVER 6" COMPACTED BASE COURSE
- CAR PARKING LOT PARKING AREA**
 2" ASPHALT PAVING OVER 4" COMPACTED BASE COURSE
- VERIFY ALL NEW DRIVEWAY REQUIREMENTS WITH CITY OF ALBUQUERQUE STANDARDS

PARKING REQUIREMENTS

BUILDING AREA: OFFICE	10,400 S.F. @ 1:200=52 SP.
TOTAL PARKING REQUIRED	= 52 SPACES
LESS 10% BUS DISCOUNT	= 47 SPACES
PARKING PROVIDED:	= 69 SPACES
REQUIRED H.C. PARKING:	3 SPACES
H.C. PARKING PROVIDED:	3 SPACES
BICYCLE PARKING PROVIDED:	3 SPACES

SITE DATA

LOCATION:	NE Corner Coors/La Orilla NW ALBUQUERQUE, NM
OWNER:	COORS EIGHT PACK % RON NELSON 6605 UPTOWN BLVD NE 87110 ALBUQUERQUE, NM
UPC NUMBER:	101206342802640308
LEGAL DESCRIPTION:	TR 1E BLK 15 (SECOND CORRECTED REPLLOT OF LT 1 & AN UNNUMBERED LT BLK 15) ALBAN HILLS SUB UNIT #1.
CURRENT ZONING:	SU-1 C-2 USES F.A.R.-20
ZONE ATLAS PAGE:	D12
APPLICABLE CODE:	2003 IBC
CONSTRUCTION TYPE:	(SPRINKLERED) 5B
LOT AREA:	82,415 S.F. (1.89 AC.)
TOTAL BUILDING AREA:	10,400 S.F.
NET LOT AREA:	71,835 S.F.
F.A.R.:	.13
PAVED AREA:	50,381 S.F.
LANDSCAPE AREA:	21,454 S.F.
% OF NET LOT AREA LANDSCAPED:	30 %
LANDSCAPE TO PAVED AREA RATIO:	43 %



13 SITE LIGHTING DTL. NOT TO SCALE

SIGNATURE BLOCK

PROJECT NUMBER _____
 APPLICATION NUMBER _____
 Is an infrastructure list required? (X)yes ()no If yes, then a set of approved DRC plans with a work order is required for any construction within public right-of-way or for construction of public improvements.

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE: _____
 UTILITIES DEVELOPMENT DATE: _____
 PARKS AND RECREATION DATE: _____
 CITY ENGINEER DATE: _____
 ENVIRONMENTAL HEALTH DEPT. (if required) DATE: _____
 Michael Holton 11-23-04
 SOLID WASTE MANAGEMENT DATE: _____
 DRB CHAIRPERSON, PLANNING DEPARTMENT DATE: _____

AFD Plans Checking Office
 924-3611
HYDRANTS ONLY
 Hydrants shall be installed prior to construction

APPROVED/DISAPPROVED
R.G. Juel 11-23-04
 Signature & Date



JLS ARCHITECTS

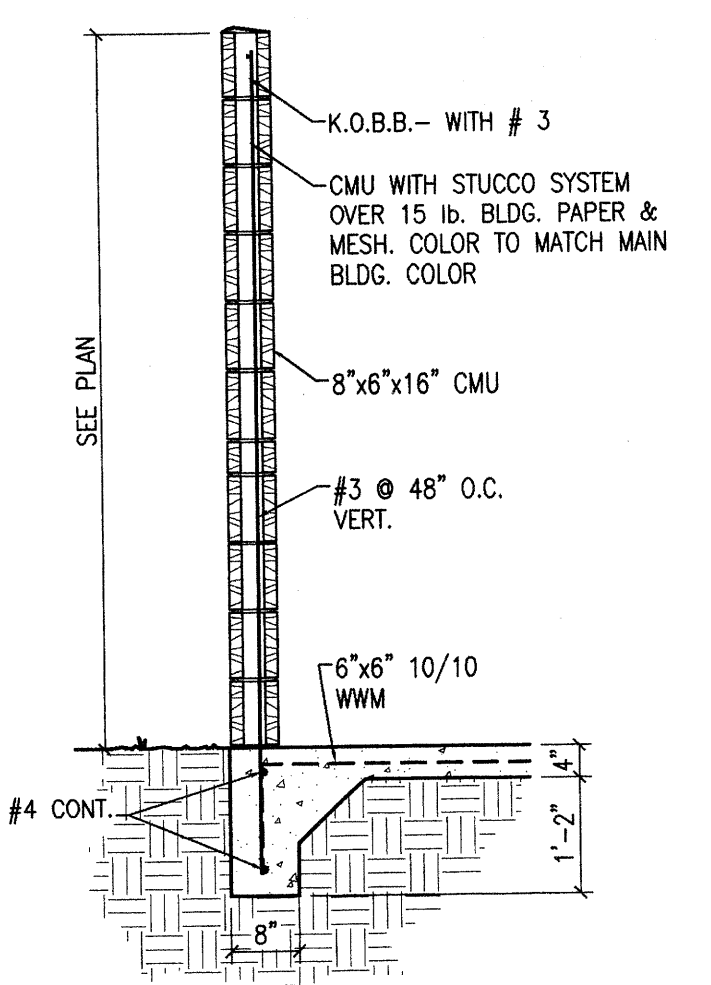
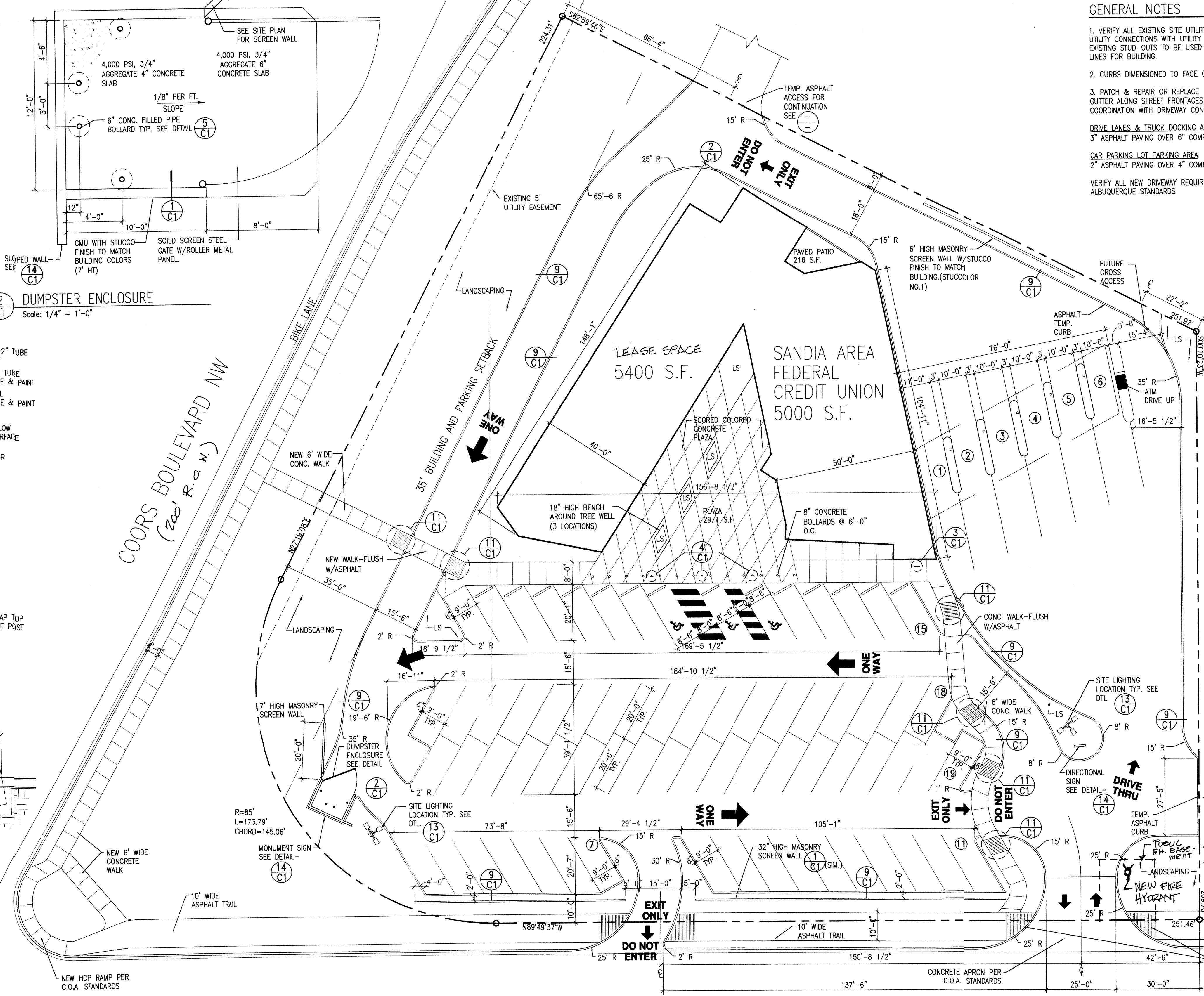
1600 rio grande nw
 albuquerque
 new mexico 87104
 505 246. 0870
 fax 505 246 0437

Site Plan and Site Details

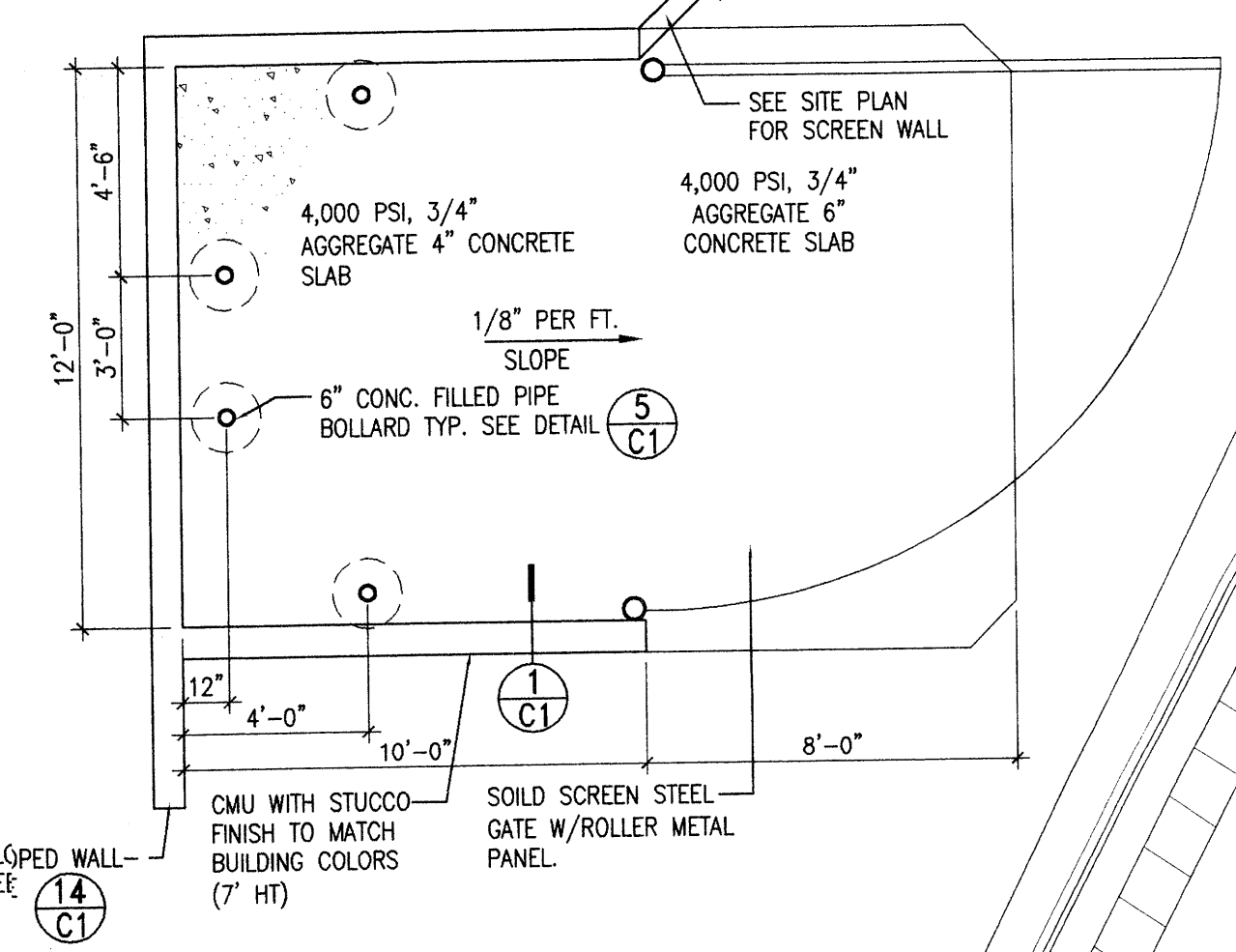
SITE PLAN FOR BLDG PERMIT REVISIONS

ARCHITECT _____ ENGINEER _____

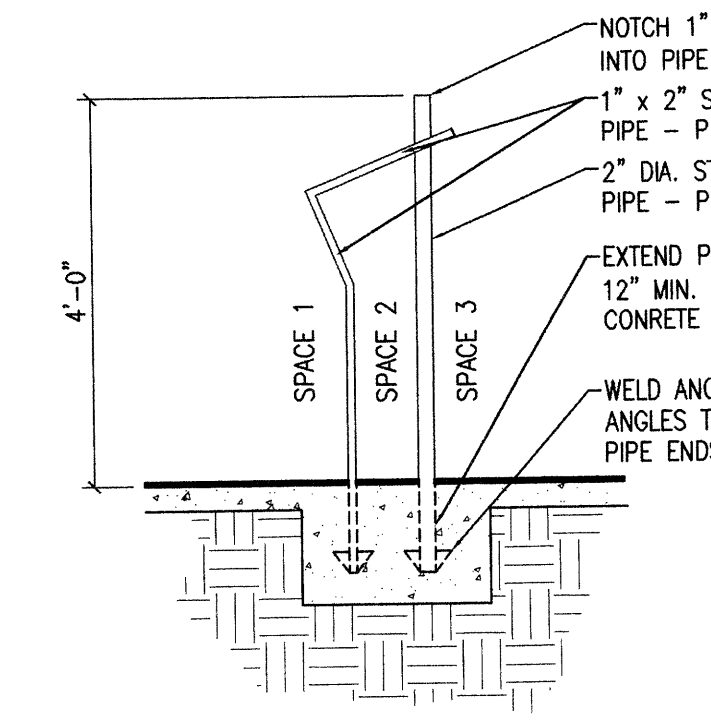
DATE 11-19-04 SHEET **A002**



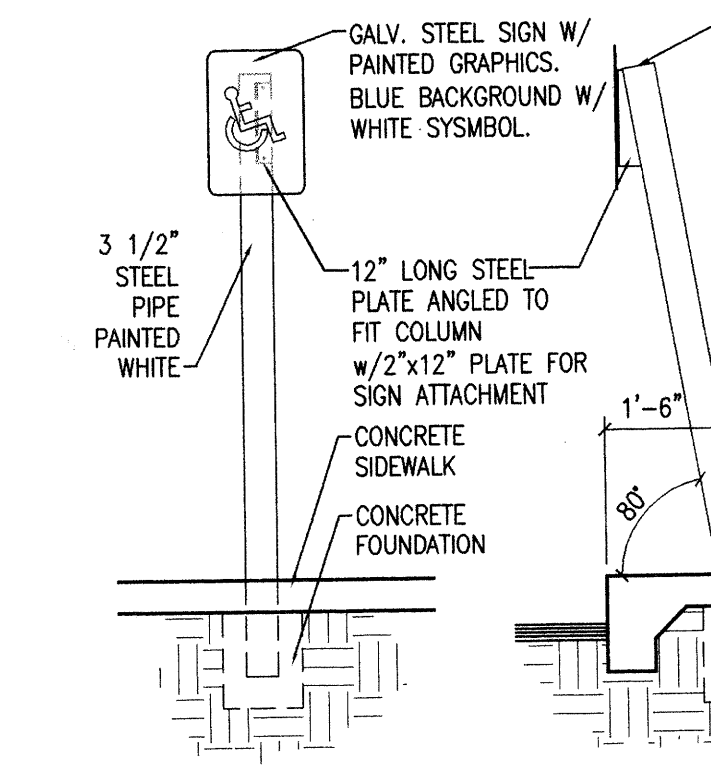
1 WALL DETAIL Scale: 1/2" = 1'-0"



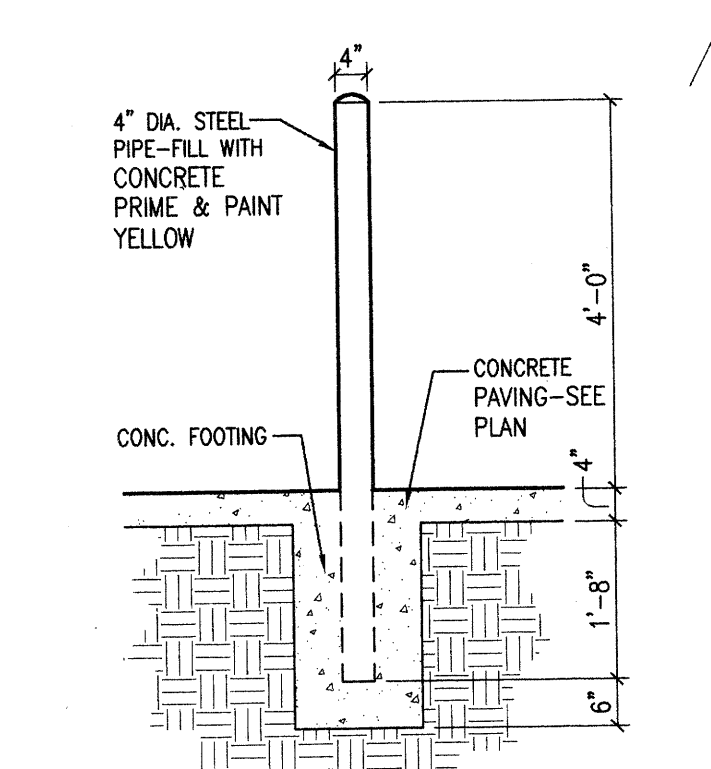
2 DUMPSTER ENCLOSURE Scale: 1/4" = 1'-0"



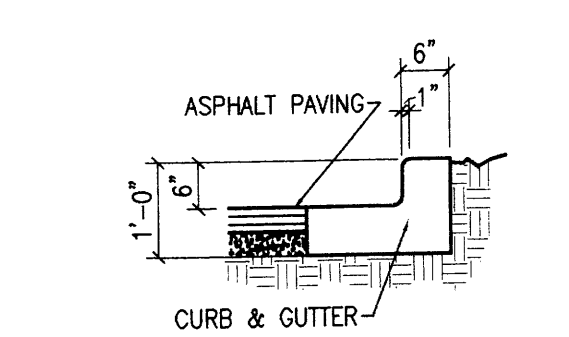
3 BIKE RACK Scale: 1/2" = 1'-0"



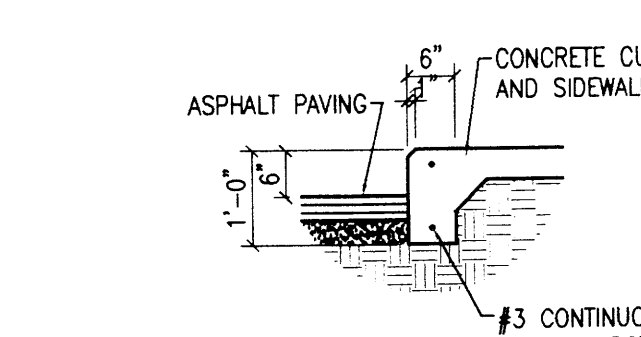
4 H.C. PARKING SIGN Scale: 1/2" = 1'-0"



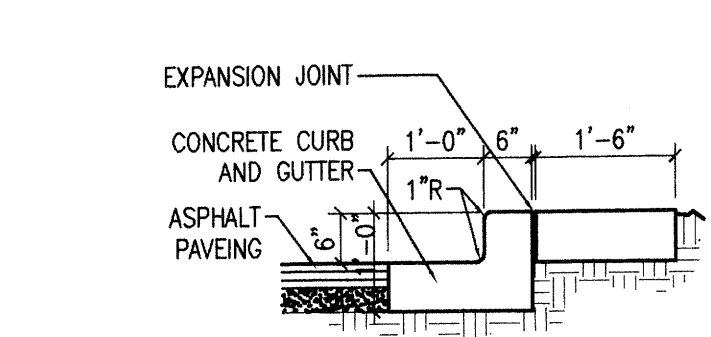
5 PIPE BOLLARD Scale: 1/2" = 1'-0"



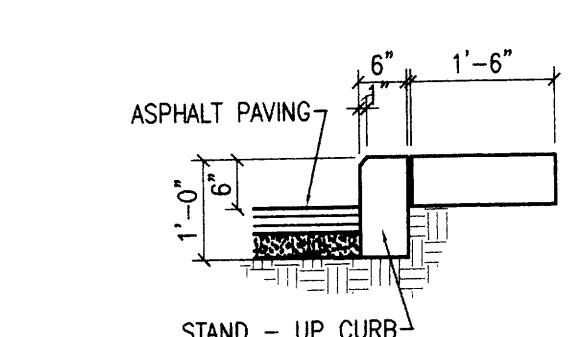
7 CURB & GUTTER Scale: 1/2" = 1'-0"



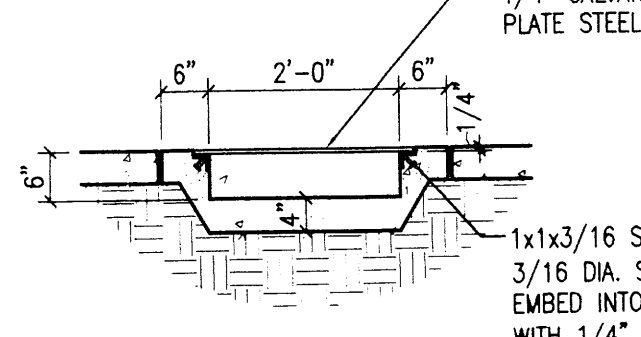
9 SIDEWALK TURN-DOWN Scale: 1/2" = 1'-0"



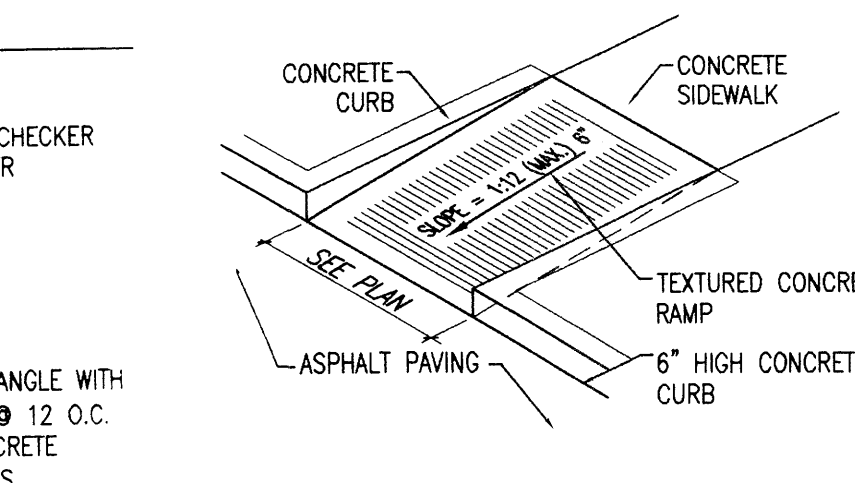
6 CURB & GUTTER W/WALKWAY Scale: 1/2" = 1'-0"



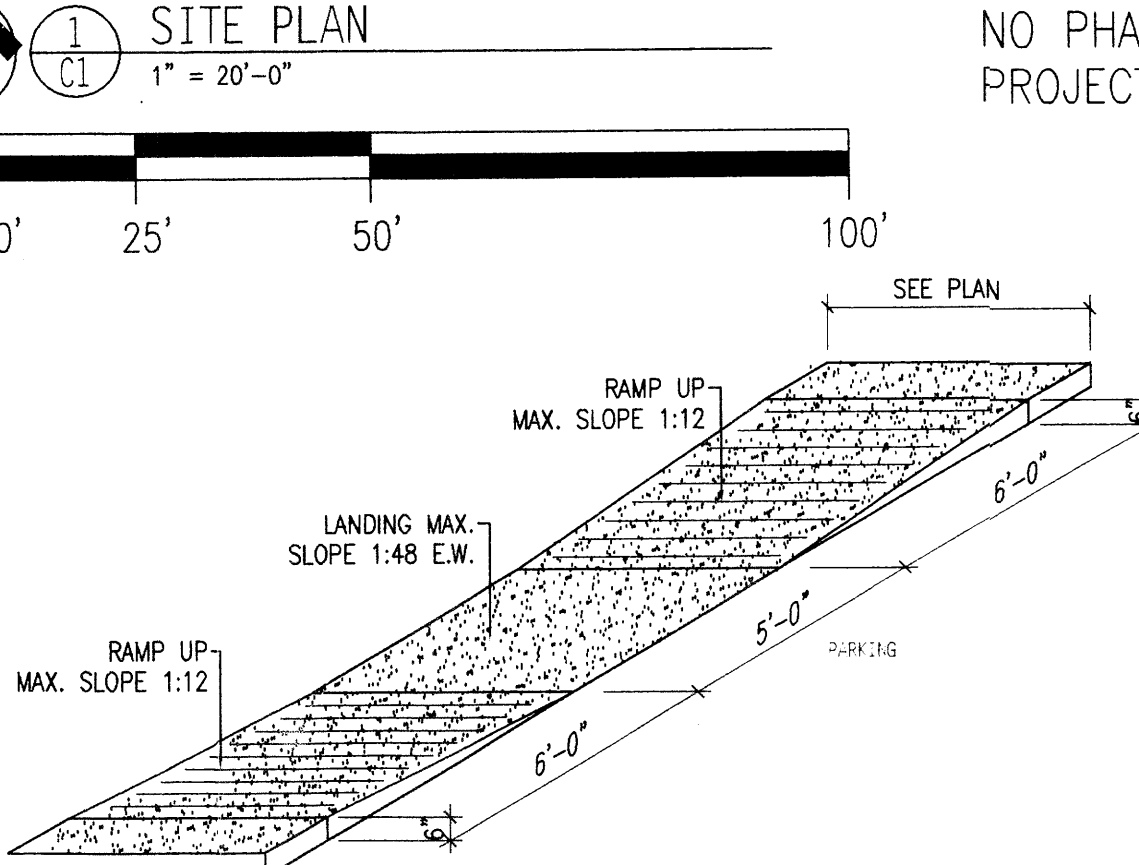
8 STAND - UP CURB Scale: 1/2" = 1'-0"



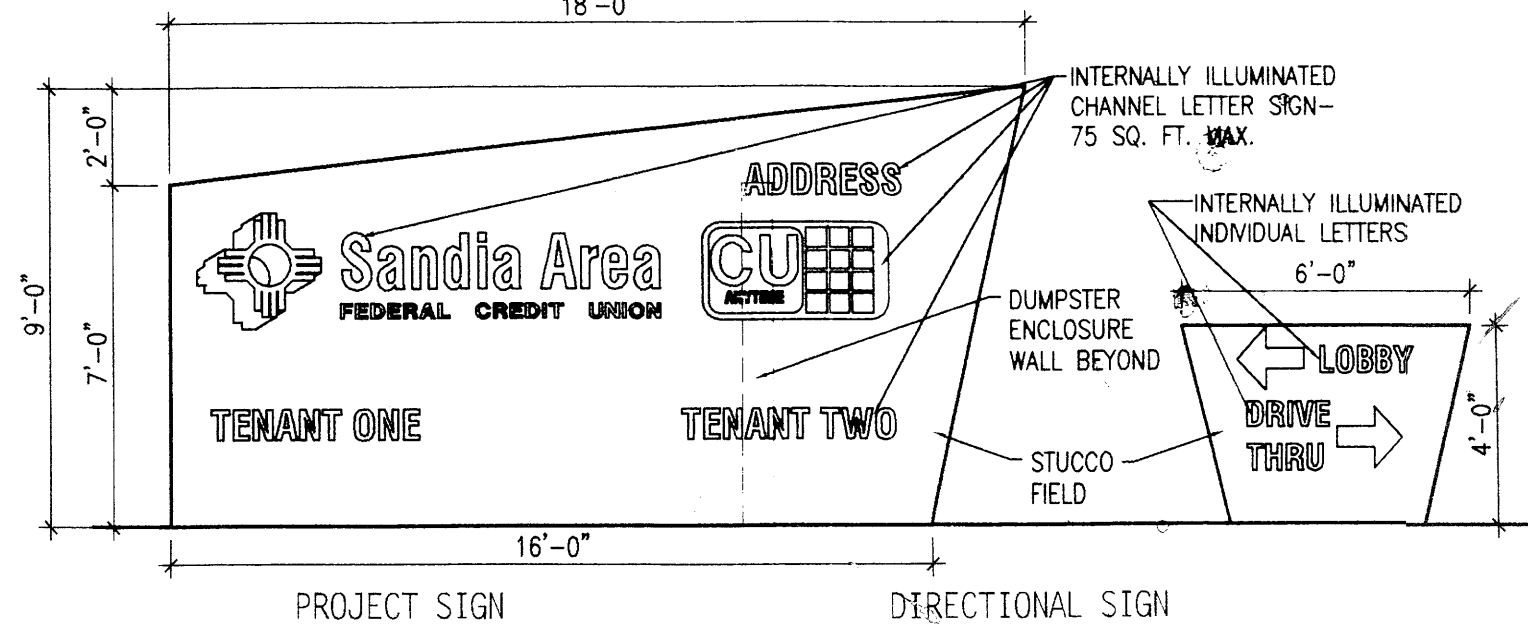
10 SIDEWALK CULVERT Scale: 1/2" = 1'-0"



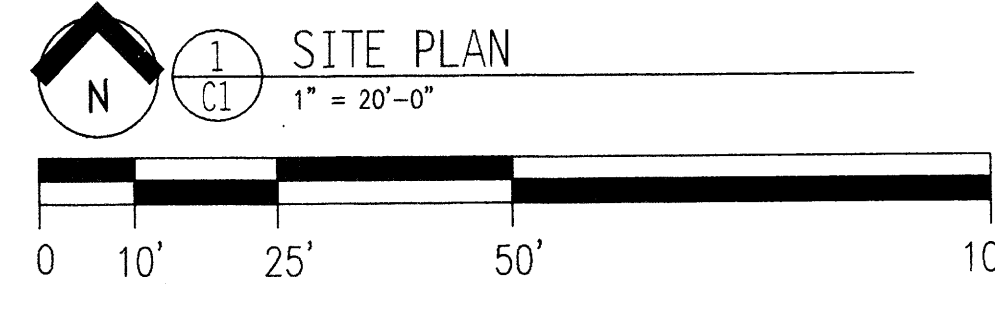
11 H.C. RAMP NOT TO SCALE



12 H.C. RAMP ISOMETRIC N.T.S.



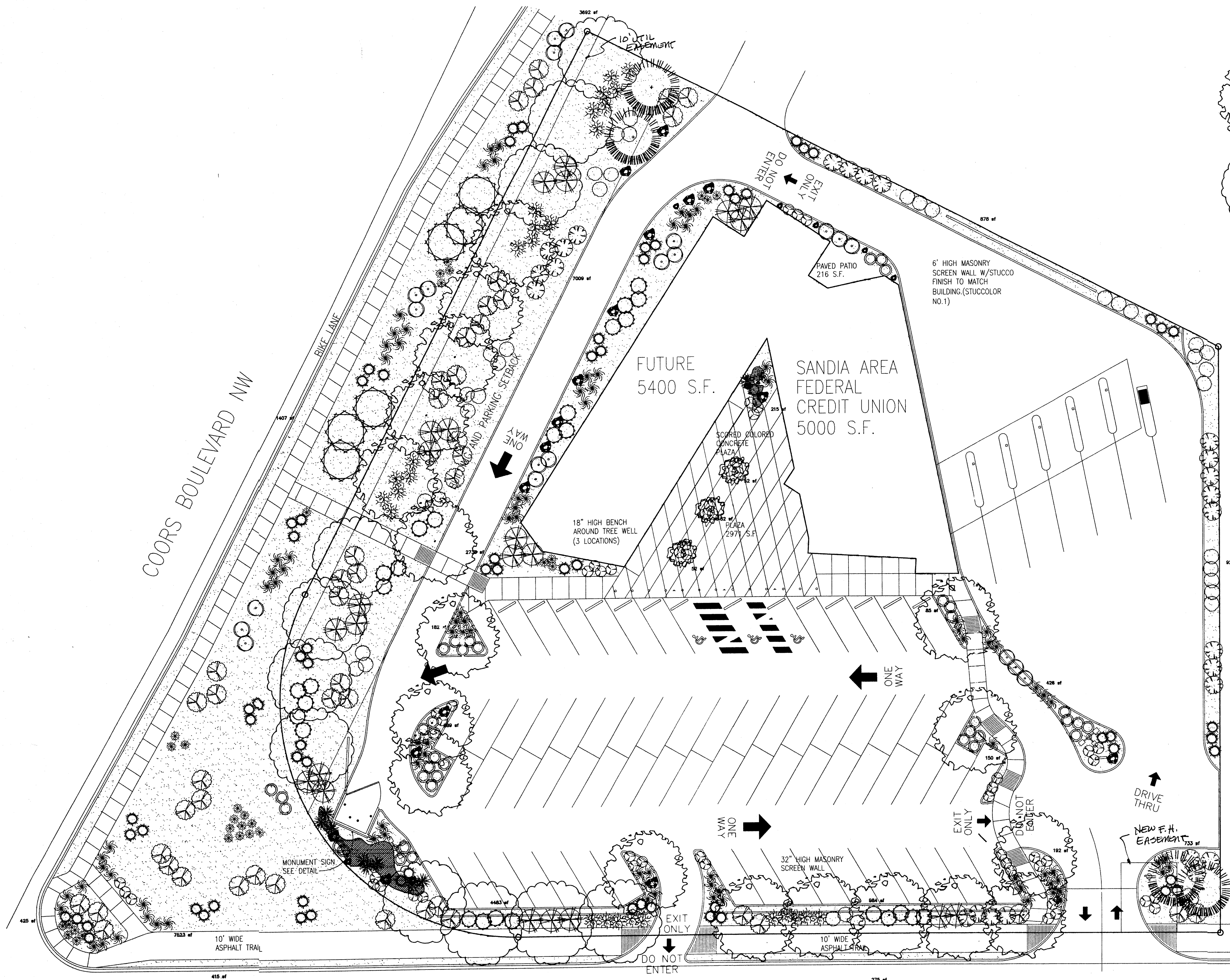
14 MONUMENT SIGN DETAILS NOT TO SCALE



NO PHASING-CONSTRUCTION OF THIS PROJECT WILL BE IN A SINGLE PHASE.

AFD Plans Checking Office
 924-3611
HYDRANTS ONLY
 Hydrants shall be installed prior to construction

APPROVED/DISAPPROVED
R.G. Juel 11-23-04
 Signature & Date



TREES

	ONSITE	OFFSITE		ONSITE	OFFSITE
ARIZONA ASH (M) <i>Fraxinus velutina</i> 2" Cal.	18	--	DWARF MAIDENGRASS (M) <i>Miscanthus sinensis</i> 5 Gal. 16sf	50	45
RAYWOOD ASH (M) <i>Fraxinus oxycarpa raywood</i> 2" cal	11	--		LANAS/ SCOTCH BROOM (M) <i>Cytisus scoparius</i> / <i>Genista hispanica</i> 5 Gal. 25sf	12
AUSTRIAN PINE (H) <i>Pinus nigra</i> 10'-12'	4	--	BLUE MIST SPIREA (M) <i>Caryopteris clandonensis</i> 5 Gal. 25sf	6	24
SHRUBS			POWIS CASTLE SAGE (L) <i>Artemisia x 'Powis Castle'</i> 1 gal. 25sf	44	25
DESERT WILLOW (L) <i>Chilopsis linearis</i> 15 Gal.	--	6	APACHE PLUME (L) <i>Fallugia paradoxa</i> 5 Gal.	37	--
ORNAMENTAL PEAR (H) 3 <i>Pyrus calleryana</i> 15 Gal.	3	--	ROSEMARY (M) <i>Rosmarinus officinalis</i> 2 Gal. 36sf	35	3
SILVERBERRY (M) <i>Elaeagnus pungens</i> 5 Gal. 100sf	23	--	HONEYSUCKLE (M) <i>Lonicera sempervirens</i> 1 Gal. 200sf Unstaked-Groundcover	30	19
MAHONIA (M) <i>Mahonia aquifolium</i> 5 gal. 36SF	27	--	CHAMISA (L) <i>Chrysothamnus nauseosus</i> 1 Gal. 25sf	25	--
RED YUCCA (L) <i>Hesperaloe parviflora</i> 1 Gal. 25sf	9	--	WILDFLOWER 1 Gal. 4sf	50	3
REGAL MIST (M) <i>Muhlenbergia rigida</i> 1 gal 36sf	28	--	OVERSIZED GRAVEL & 26 BOULDERS		
			SANTA FE BROWN CRUSHER FINES WITH FILTER FABRIC		

LANDSCAPE CALCULATIONS

NET LANDSCAPE AREA	
TOTAL LOT AREA	82399 square feet
TOTAL BUILDINGS AREA	10400 square feet
OFFSITE AREA	13737 square feet
NET LOT AREA	58262 square feet
LANDSCAPE REQUIREMENT	20%
TOTAL LANDSCAPE REQUIREMENT	11652 square feet
TOTAL BED PROVIDED	19442 square feet
GROUNDCOVER REQ.	75%
TOTAL GROUNDCOVER REQUIREMENT	14582 square feet
TOTAL GROUNDCOVER PROVIDED	15865 square feet
TOTAL SOD PROVIDED	0 square feet
TOTAL NATIVE SEED PROVIDED	0 square feet
TOTAL LANDSCAPE PROVIDED (bed provided + offsite bed)	29602 square feet

STREET TREE REQUIREMENTS

Street trees required under the City Of Albuquerque Street Tree Ordinance are as follows:

Coors	Required	Provided
Coors	Required 12	Provided 12
La Orilla	Required 11	Provided 11

LANDSCAPE NOTES:
Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

SFB Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:
Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" polypipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

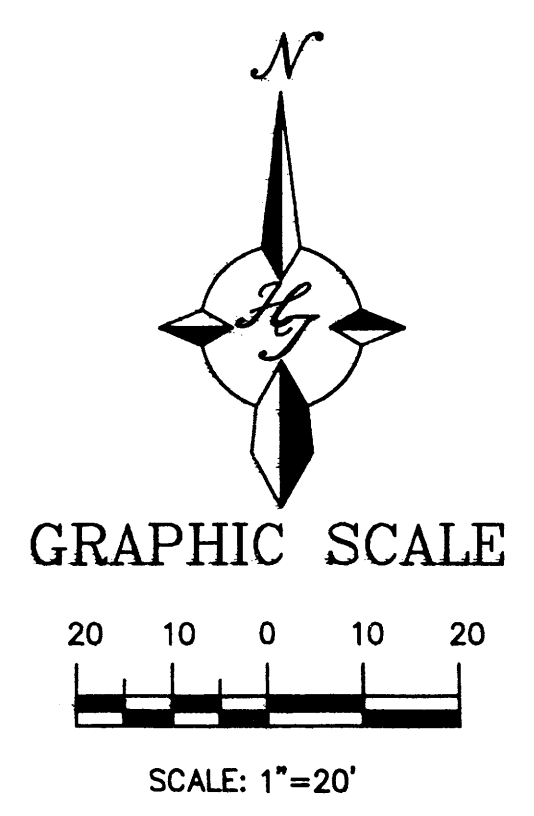
Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

NO PHASING-CONSTRUCTION OF THIS PROJECT WILL BE IN A SINGLE PHASE.

FINAL LANDSCAPING LAYOUT AND DESIGN TO BE DETERMINED UPON RECEIPT OF FINAL GRADING PLAN.



ALBUQUERQUE NEW MEXICO



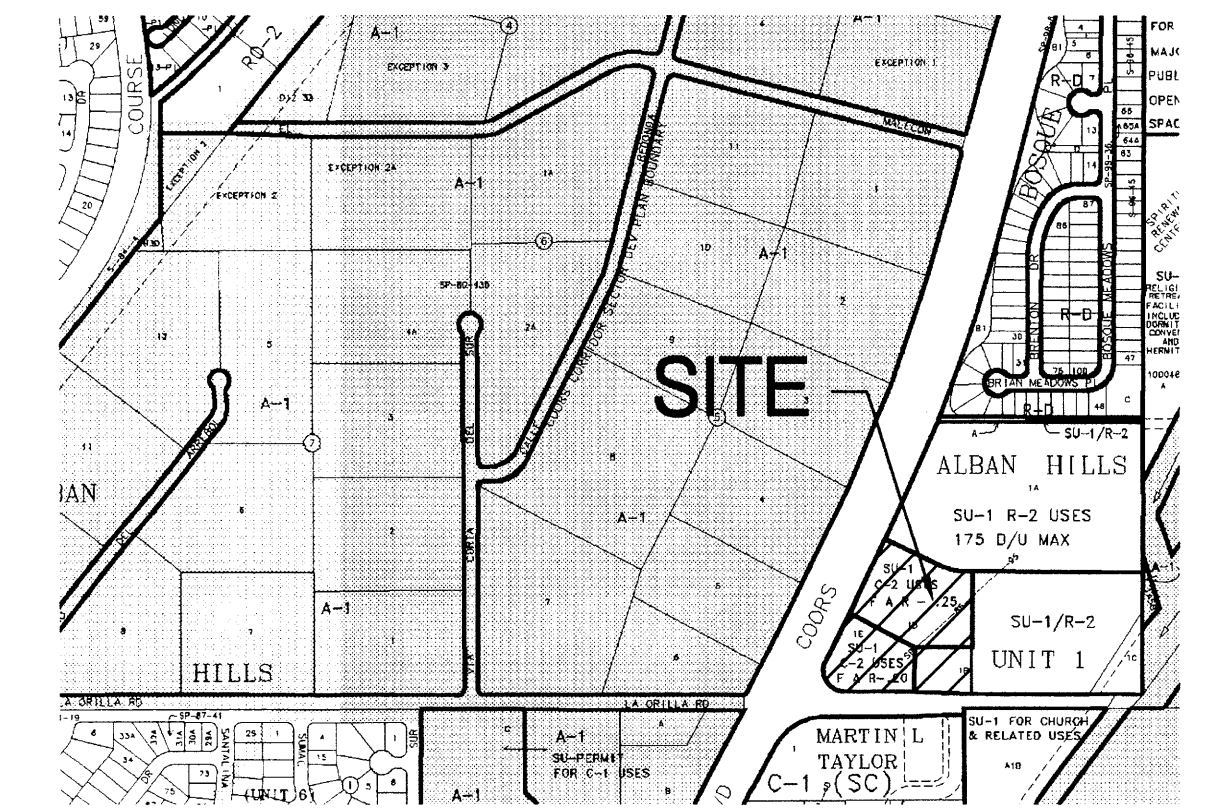
1600 rio grande nw
albuquerque
new mexico 87104
505 246 0870
fax 505 246 0437

REVISIONS

ARCHITECT ENGINEER

DATE
11-29-04
11-24-04
07-30-04

SHEET
L101



VICINITY MAP
ZONE ATLAS PAGE D-12-Z

CONCEPTUAL DRAINAGE MANAGEMENT PLAN

I. INTRODUCTION
The purpose of this submittal is to present a conceptual drainage and grading plan for the proposed development of the Northeast Corner of Coors and La Orilla. The project will include the construction of commercial buildings along with associated parking and landscaped areas. This submittal is in support of site development for subdivision approval and site development for building permit approval.

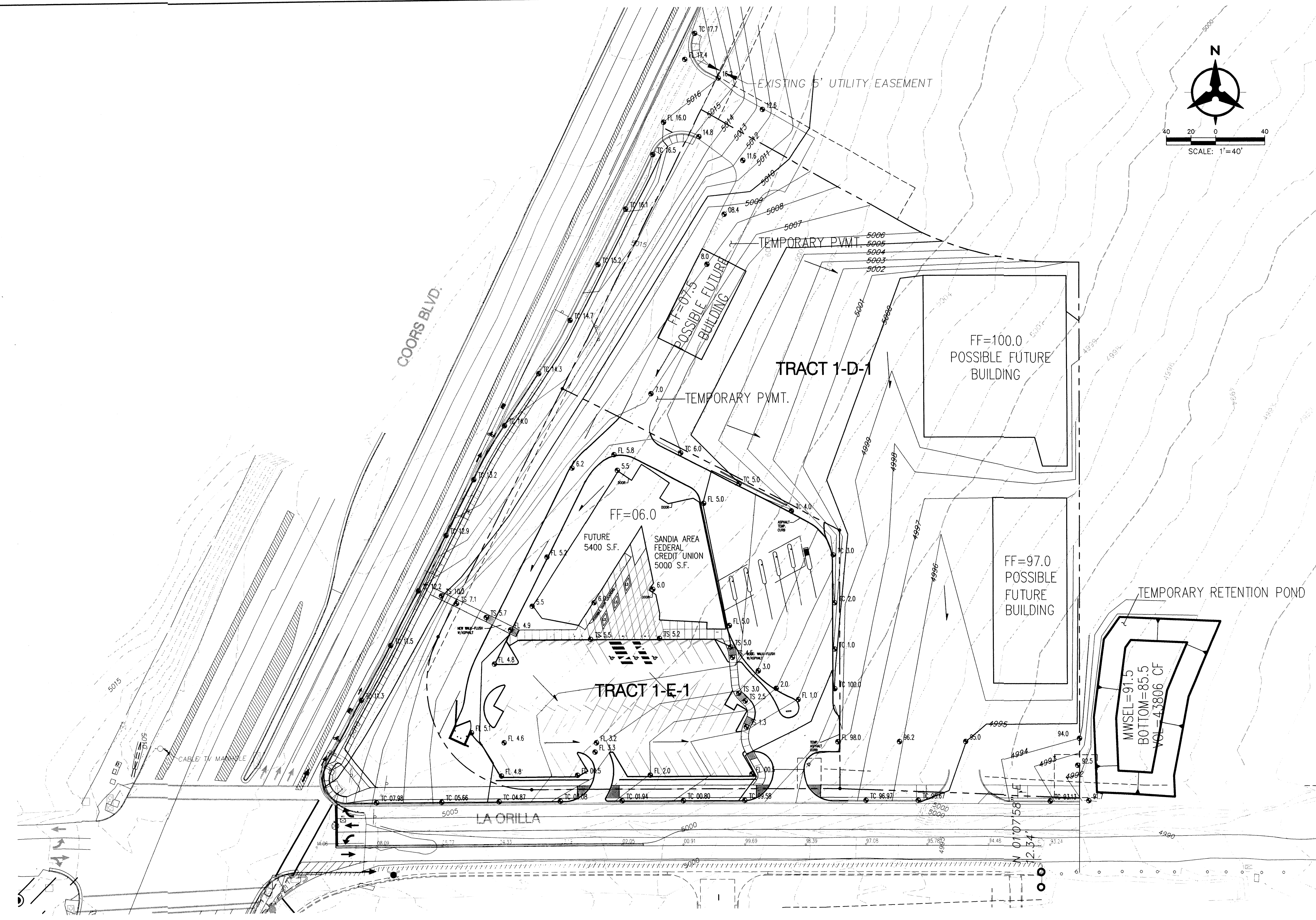
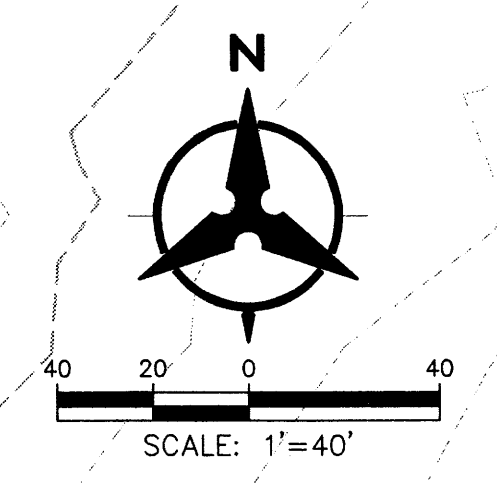
II. SITE LOCATION
The site is located within zone atlas map #D-12-Z. In reference to the Federal Emergency Management Agency map #35001C016F the site does not lie within a 100yr flood plain.

III. EXISTING HYDROLOGIC CONDITIONS
The site is approximately 5 acres and is currently undeveloped. Slopes for the site range between 3% to 4% from the west to the east. Currently the majority of the site drains via surface flow into the Coors Main Canal. The existing cover consists of sparse vegetation.

The land treatment for the site during existing conditions is 100% land treatment B. According to the methodology outlined in the DPM, the 100yr peak discharge for the entire site is 10.15cfs.

IV. PROPOSED HYDROLOGIC CONDITIONS
In accordance with the approved Drainage Report for Stoneleigh on the Bosque Apartments (D12/D1), a new pond will be constructed at the far east end of the adjacent tract that will be used as the outfall for this site. This pond will be constructed at a later date so a temporary retention pond will be constructed just east of this site. There is an existing recorded drainage easement on the adjacent property for this temporary pond. The 100yr runoff generated from the site will be retained in this pond. The site will generate approximately 41,200cf (0.95acre-ft) of runoff during proposed conditions. The temporary pond was sized accordingly.

VI. CONCLUSION
This drainage submittal has been prepared in accordance with City of Albuquerque requirements. This plan clearly demonstrates the proposed grading and drainage concepts. The implementation of these concepts would result in the safe passage of the 100 year storm event. With this submittal we request hydrology department approval of this Conceptual Grading and Drainage Plan for Site Development Plan approval by the DRB.



NE CORNER OF COORS AND LA ORILLA BASIN CALCULATIONS

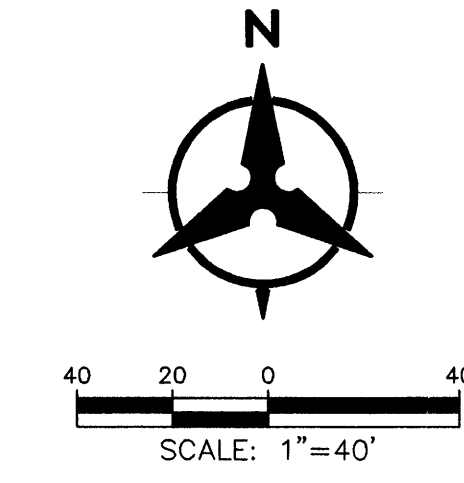
BASIN ID	Area (SQ. FT)	Area (AC.)	Land Treatment Percentages				Q(100) (cfs/ac)	Q(100) (cfs)	WT E (inches)	V(100) ₃₆₀ (CF)	V(100) _{10DAYS} (CF)
			A	B	C	D					
TRACT 1D-1	130680	3.00	0.0%	5.0%	5.0%	90.0%	4.18	12.53	1.86	20212	24720
TRACT 1E-1	87120	2.00	0.0%	5.0%	5.0%	90.0%	4.18	8.36	1.86	13475	16480
TOTAL							20.89	20887	3.72	33686.40	41200.50
								100YR-10DAY TOTAL VOLUME	0.95		ACRE-FT

PROJECT #1003597

Bohannon & Huston
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

NORTHEAST CORNER OF COORS BLVD. & LA ORILLA
 CONCEPTUAL GRADING & DRAINAGE PLAN
 C001

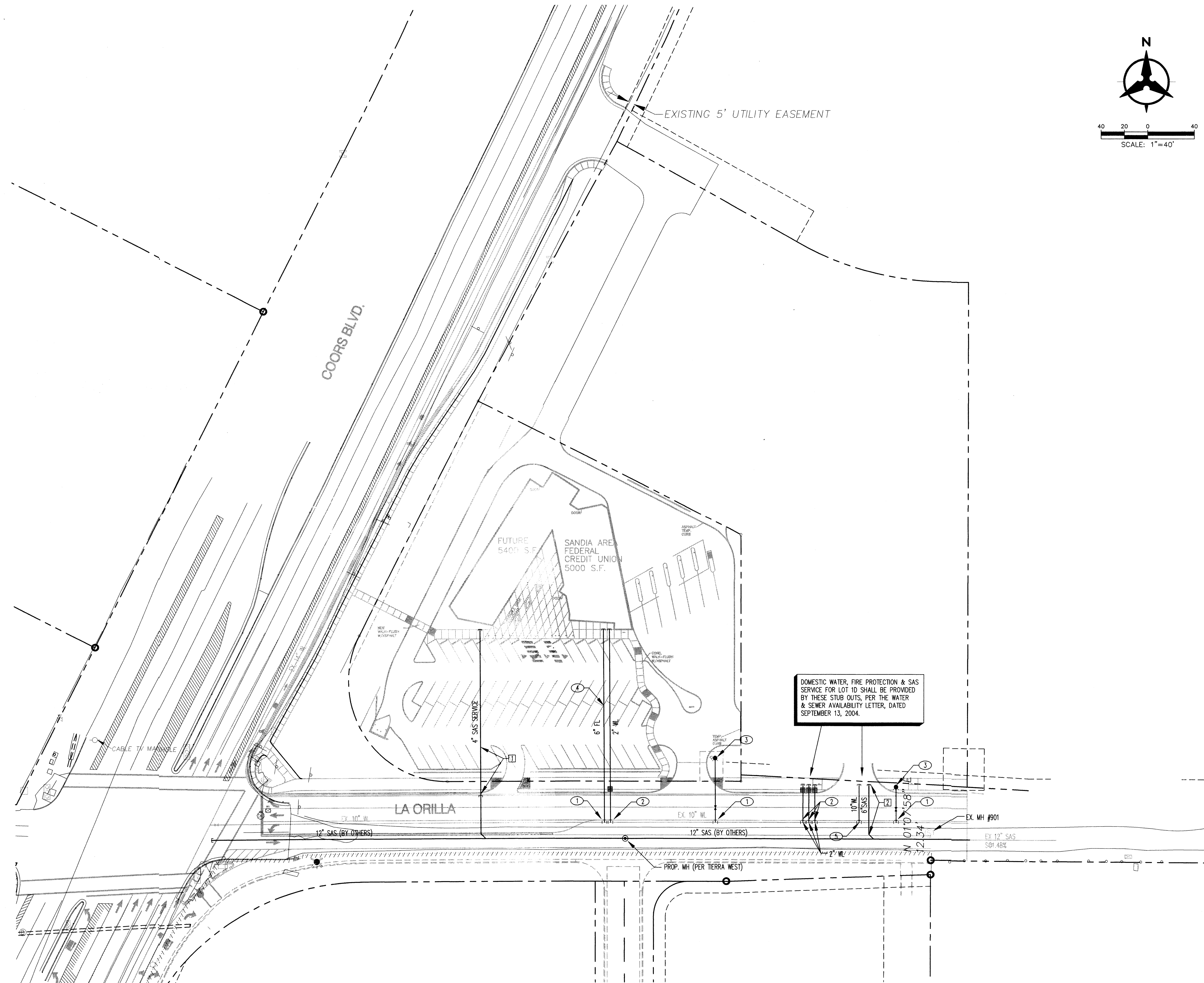
DRAWN BY: C.W. DATE: 11/30/2004
 CHECKED BY: J.L.M. PROJECT NO: 050165



- WATERLINE KEYED NOTES
1. INSTALL 10" x 6" TEE, VALVE BOX AND COVER.
 2. INSTALL 2" SADDLE, WATER SERVICE METER AND BOX.
 3. INSTALL FH COMPLETE.
 4. INSTALL 6" FIRE LINE TO WITH 5' OF BUILDING.
 5. INSTALL 10" x 10" TEE, VALVE BOX AND COVER. (FOR FUTURE FIRE PROTECTION).

NOTE: ALL PAVEMENT, CURB & GUTTER, AND SIDEWALK REMOVAL & REPLACEMENT SHALL BE COORDINATED WITH SITE PLAN WORK.

- SANITARY SEWER KEYED NOTES
1. INSTALL 4" SAS SERVICE TO WITHIN 5' OF BUILDING.
 2. INSTALL 6" SAS SERVICE CAP AT R/W LINE.



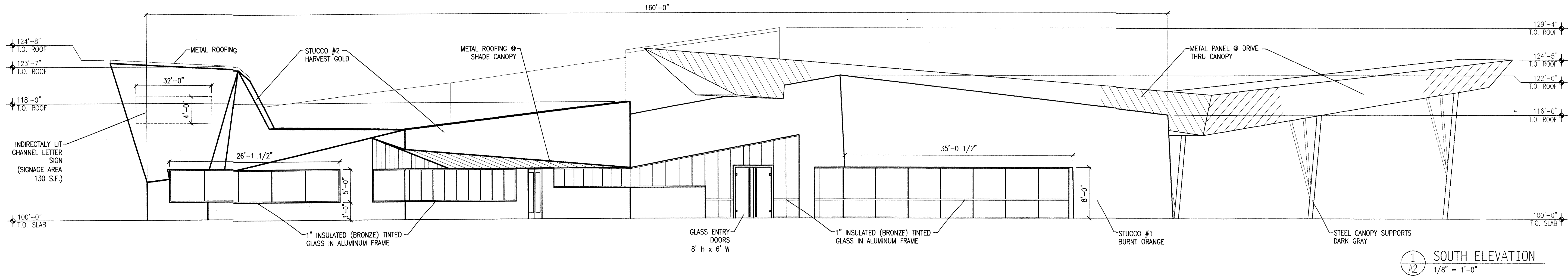
DOMESTIC WATER, FIRE PROTECTION & SAS SERVICE FOR LOT 1D SHALL BE PROVIDED BY THESE STUB OUTS, PER THE WATER & SEWER AVAILABILITY LETTER, DATED SEPTEMBER 13, 2004.

PROJECT #1003597

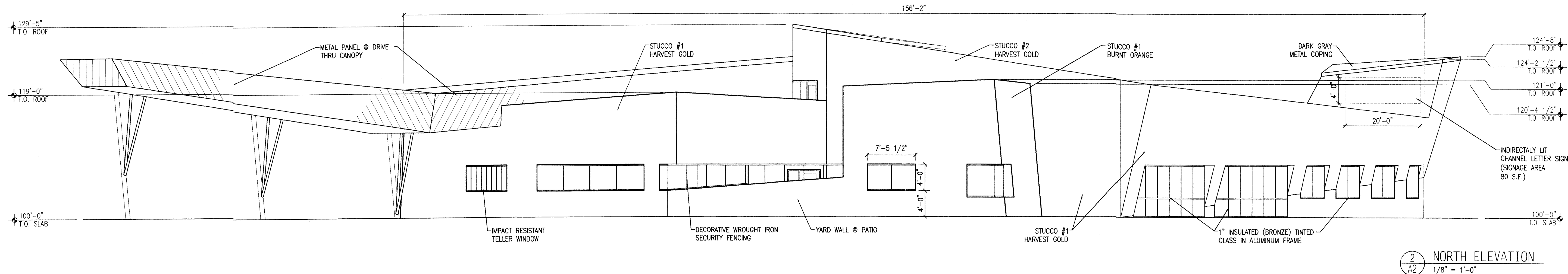
Bohannon & Huston
 Courtyard I 7500 Jefferson St. NE Albuquerque, NM 87109-4335
 ENGINEERING • SPATIAL DATA • ADVANCED TECHNOLOGIES

**NORTHEAST CORNER OF
 COORS BLVD. & LA ORILLA
 CONCEPTUAL UTILITY PLAN
 COO2**

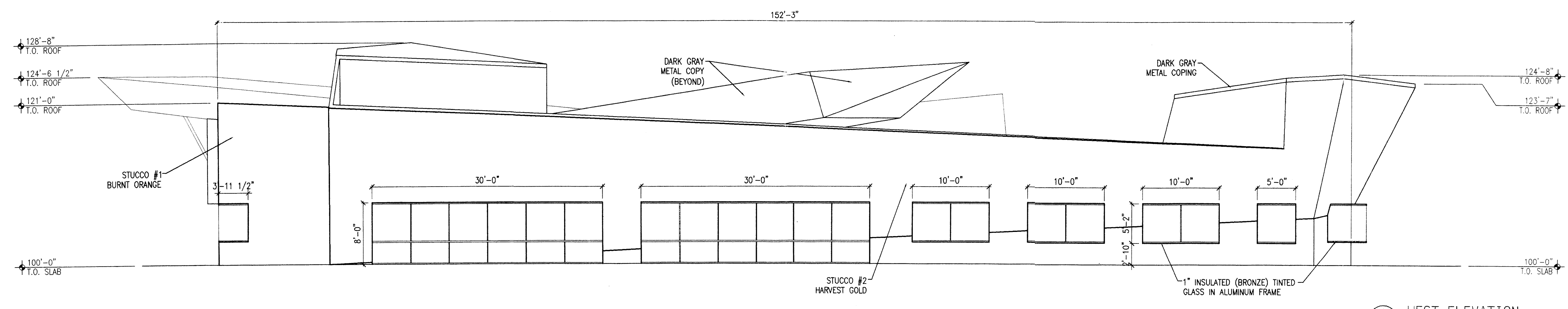
DRAWN BY: C.W.	DATE: 11/30/2004
CHECKED BY: J.L.M.	PROJECT NO: 050165



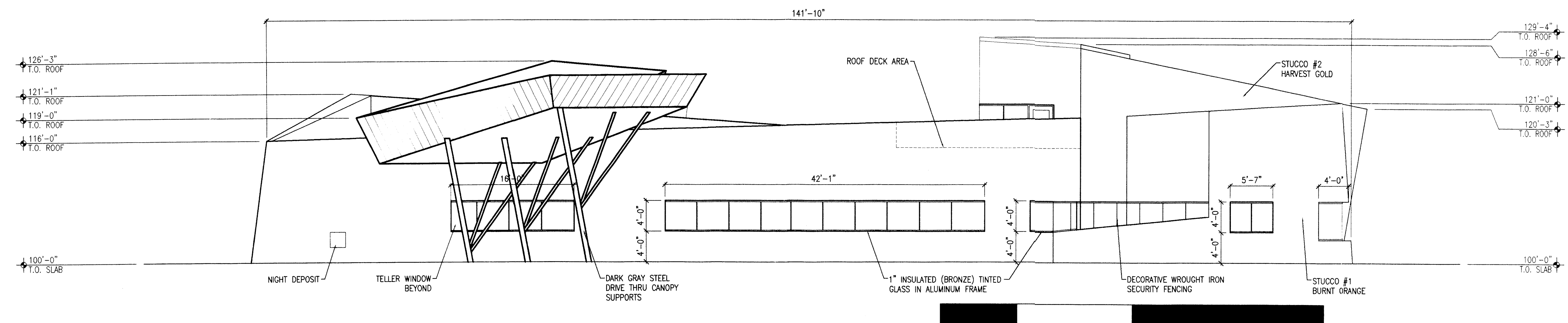
1 SOUTH ELEVATION
1/8" = 1'-0"



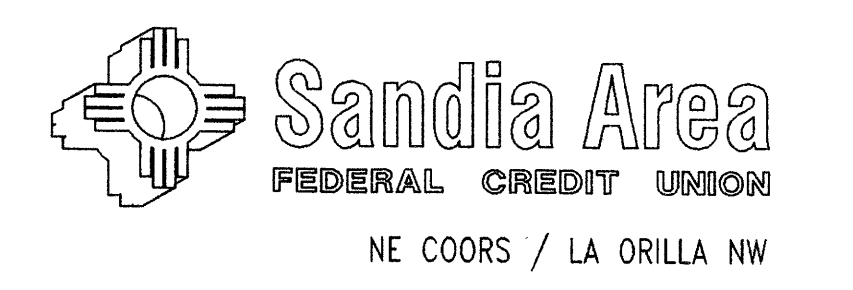
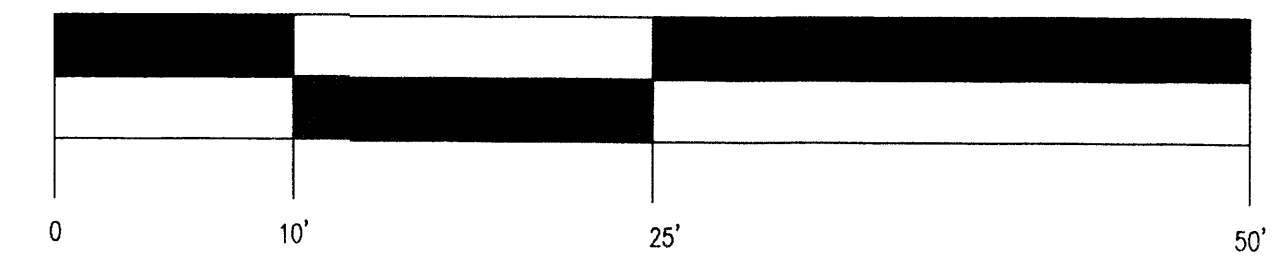
2 NORTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"



Sandia Area
FEDERAL CREDIT UNION
NE COORS / LA ORILLA NW

ALBUQUERQUE NEW MEXICO
JBS
ARCHITECTS

1600 rio grande nw
albuquerque
new mexico 87104
505 246 0870
fax 505 246 0437

Building Elevations

REVISIONS

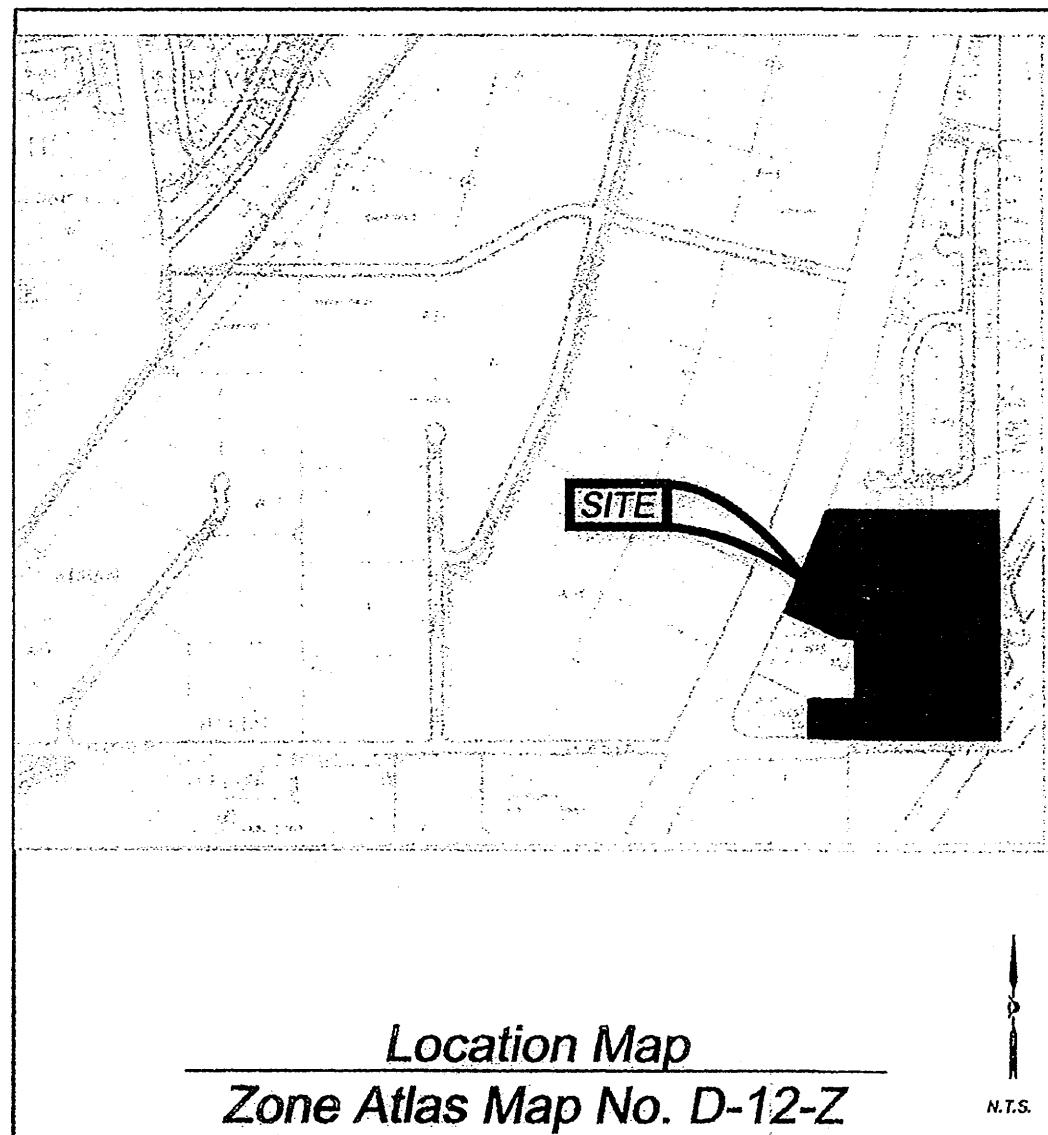
ARCHITECT

ENGINEER

DATE
7-26-04

SHEET
A003

X:\ARCHITECT\Projects\La Orilla\Building Elevations.dwg, 08/13/04 11:44:14 AM, 111



Subdivision Data:

GROSS SUBDIVISION ACREAGE: 17.0367 ACRES±
 ZONE ATLAS INDEX NO: D-12-Z
 NO. OF TRACTS CREATED: 2
 NO. OF LOTS CREATED: 0
 NO. OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: SEPTEMBER 17-19, 1997, FIELD VERIFIED NOVEMBER 2003.

Notice of Subdivision Plat Conditions

"NOTICE OF SUBDIVISION PLAT CONDITIONS" ALBAN HILLS UNIT 1. THE PLAT OF TRACTS 1-A-1 AND 1-B-1, ALBAN HILLS UNIT 1 HAS BEEN GRANTED A VARIANCE OR WAIVER FROM CERTAIN SUBDIVISION REQUIREMENTS PURSUANT TO SECTION 14-14-6-1 OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

FUTURE SUBDIVISION OF LANDS WITHIN THIS PLAT, ZONING SITE DEVELOPMENT PLAN APPROVALS, AND DEVELOPMENT PERMITS MAY BE CONDITIONED UPON DEDICATION OF RIGHTS-OF-WAY AND EASEMENTS, AND/OR UPON INFRASTRUCTURE IMPROVEMENTS BY THE OWNER FOR WATER, SANITARY SEWER, STREETS, DRAINAGE, GRADING AND PARKS IN ACCORDANCE WITH CURRENT RESOLUTIONS, ORDINANCES AND POLICIES IN EFFECT AT THE TIME FOR ANY SPECIFIC PROPOSAL.

THE CITY AND AMAFCA (WITH REFERENCE TO DRAINAGE) MAY REQUIRE AND/OR PERMIT EASEMENTS TO BE ADDED, MODIFIED OR REMOVED WHEN FUTURE PLATS AND/OR SITE DEVELOPMENT PLANS ARE APPROVED.

BY ITS APPROVAL OF THIS SUBDIVISION THE CITY MAKES NO REPRESENTATION OR WARRANTIES AS TO AVAILABILITY OF UTILITIES, OR FINAL APPROVAL OF ALL REQUIREMENTS INCLUDING (BUT NOT LIMITED TO) THE FOLLOWING ITEMS: WATER AND SANITARY SEWER AVAILABILITY; FUTURE STREET DEDICATIONS AND/OR IMPROVEMENTS; PARK AND OPEN SPACE REQUIREMENTS; DRAINAGE REQUIREMENTS AND/OR IMPROVEMENTS; AND, EXCAVATION, FILLING OR GRADING REQUIREMENTS. ANY PERSON INTENDING DEVELOPMENT OF LANDS WITHIN THIS SUBDIVISION IS CAUTIONED TO INVESTIGATE THE STATUS OF THESE ITEMS.

AT SUCH TIME AS ALL SUCH CONDITIONS HAVE BEEN SATISFACTORILY MET, THE CITY ENGINEER SHALL APPROVE A RECORDABLE DOCUMENT, REMOVING SUCH CONDITIONS FROM ALL OR FROM A PORTION OF THE AREA WITHIN THE SUBJECT SUBDIVISION.

ACKNOWLEDGED:

Michael Forsyth
 MICHAEL FORSYTH
 DIRECTOR
 HOFFMANTOWN WEST CHURCH
 A NEW MEXICO NON-PROFIT CORPORATION

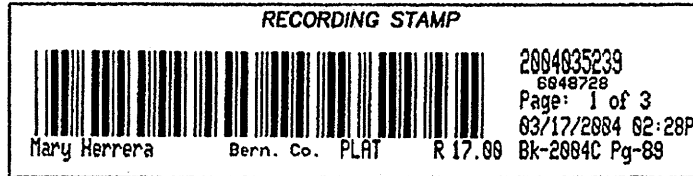
CHAIRPERSON
 DEVELOPMENT REVIEW BOARD

Acknowledgment

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 06th DAY OF January, 2004 BY MICHAEL FORSYTH, DIRECTOR, HOFFMANTOWN WEST CHURCH, A NEW MEXICO NON-PROFIT CORPORATION.

BY *Duane L. Chavez* MY COMMISSION EXPIRES: 12-06-06

NOTARY PUBLIC
 OFFICIAL SEAL
 DUANE L. CHAVEZ
 NOTARY PUBLIC-STATE OF NEW MEXICO
 My commission expires: 12-06-06



Legal Description

TRACTS 1-A, 1-B, AND 1-C OF ALBAN HILLS SUBDIVISION UNIT NO. 1, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 17, 1991 IN MAP BOOK 91C, FOLIO 233, AND TRACT LETTERED "A" OF BOSQUE MEADOWS SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 12, 1997 IN MAP BOOK 97C, FOLIO 14B, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT, LYING ON THE EAST RIGHT OF WAY LINE OF COORS BOULEVARD, N.W., FROM WHENCE A TIE TO NEW MEXICO STATE HIGHWAY COMMISSION MONUMENT "STA. NM448-N8" BEARS N 18°52'29" E, A DISTANCE OF 82.24 FEET;

THENCE FROM SAID BEGINNING POINT, LEAVING SAID EAST RIGHT OF WAY LINE, S 89°45'13" E, A DISTANCE OF 728.77 FEET TO THE NORTHEAST CORNER OF SAID TRACT MARKED BY A FOUND REBAR WITH CAP "PS 11993", SAID POINT LYING ON THE SECTION LINE BETWEEN SECTION 24, TOWNSHIP 11 NORTH, RANGE 2 EAST AND SECTION 19, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN;

THENCE S 00°14'47" W ALONG SAID SECTION LINE, A DISTANCE OF 982.64 FEET TO THE SOUTHEAST CORNER OF SAID TRACT LYING ON THE NORTH RIGHT OF WAY LINE OF LA ORILLA ROAD, N.W., MARKED BY A SET REBAR WITH CAP "PS 11993";

THENCE LEAVING SAID SECTION LINE, N 89°50'51" W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 565.52 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH CAP (ILLEGAL);

THENCE N 87°55'20" W, A DISTANCE OF 251.36 FEET TO THE SOUTHWEST CORNER OF SAID TRACT MARKED BY A FOUND REBAR WITH CAP "LS 6544";

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N 00°10'34" E, A DISTANCE OF 163.03 FEET TO AN ANGLE POINT MARKED BY A SET REBAR WITH CAP "PS 11993";

THENCE S 89°49'27" E, A DISTANCE OF 208.40 FEET TO AN ANGLE POINT MARKED BY A SET REBAR WITH CAP "PS 11993";

THENCE N 00°10'34" E, A DISTANCE OF 261.95 FEET TO AN ANGLE POINT MARKED BY A SET REBAR WITH CAP "PS 11993";

THENCE N 89°49'26" W, A DISTANCE OF 19.59 FEET TO A POINT OF CURVATURE MARKED BY A SET REBAR WITH CAP "PS 11993";

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 259.41 FEET, AN ARC LENGTH OF 132.07 FEET, A DELTA ANGLE OF 29°10'13", AND A CHORD OF N 75°14'20" W, A DISTANCE OF 130.65 FEET TO A POINT MARKED BY A SET REBAR WITH CAP "PS 11993";

THENCE N 60°39'13" W, A DISTANCE OF 184.19 FEET TO A POINT LYING ON THE SAID EAST RIGHT OF WAY LINE OF COORS BOULEVARD, N.W.;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5829.65 FEET, AN ARC LENGTH OF 467.24 FEET, A DELTA ANGLE OF 04°35'32", AND A CHORD OF N 23°51'36" E, A DISTANCE OF 467.11 FEET TO THE POINT OF BEGINNING CONTAINING 17.0367 ACRES (142,118 SQUARE FEET) MORE OR LESS, NOW COMPRISING TRACTS 1-A-1 AND 1-B-1, ALBAN HILLS UNIT 1.

Free Consent and Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNER AND/OR PROPRIETOR DO HEREBY GRANT EASEMENTS FOR UTILITIES AS SHOWN HEREON WITH SAME STIPULATIONS AS LISTED ABOVE FOR EXISTING UTILITIES. SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS OF WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS. SAID OWNERS WARRANT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED.

Michael Forsyth
 MICHAEL FORSYTH
 DIRECTOR
 HOFFMANTOWN WEST CHURCH
 A NEW MEXICO NON-PROFIT CORPORATION

06/16/04
 DATE

Acknowledgment

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 06th DAY OF January, 2004 BY MICHAEL FORSYTH, DIRECTOR, HOFFMANTOWN WEST CHURCH, A NEW MEXICO NON-PROFIT CORPORATION.

BY *Duane L. Chavez* MY COMMISSION EXPIRES: 12-06-06
 NOTARY PUBLIC
 DUANE L. CHAVEZ
 NOTARY PUBLIC-STATE OF NEW MEXICO

Notes:

- MISC. DATA: ZONING SU-1 FOR R-2 USES & SU-1 FOR C-2 USES (AS TO TRACT 1-B-1)
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
- ALL DISTANCES ARE GROUND DISTANCES.
- THIS PROPERTY LIES WITHIN SECTION 24, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO.
- THIS PURPOSE OF THE PLAT IS TO REPLAT THE EXISTING FOUR TRACTS INTO TWO NEW TRACTS, GRANT EASEMENTS, AND DEDICATE RIGHT OF WAY.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 2002332016
- PRIOR TO DEVELOPMENT, CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO THESE PROPERTIES MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE, VIA A REQUEST FOR A WATER AND SANITARY SEWER AVAILABILITY STATEMENT.

Bulk Land Plat of
 Tracts 1-A-1 and 1-B-1
Alban Hills Unit 1
 Albuquerque, Bernalillo County, New Mexico
 January 2004

Project No. 1002371

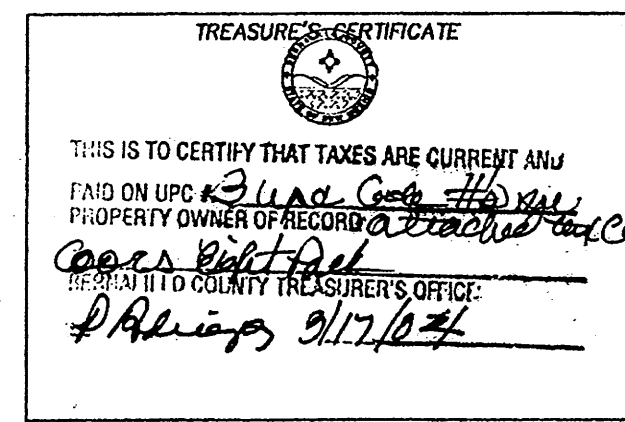
Application No.

Utility Approvals

<i>Lead P. Hunt</i>	3-9-04
PNM ELECTRIC SERVICES	DATE
<i>Lead P. Hunt</i>	3-9-04
PNM GAS SERVICES	DATE
<i>Daniel R. Muller</i>	3-10-04
QUEST TELECOMMUNICATIONS	DATE
<i>Rita Eriksen</i>	3-16-04
COMCAST	DATE

City Approvals

<i>M. J. ...</i>	2-3-04
CITY SURVEYOR	DATE
<i>John ...</i>	2-4-04
TRAFFIC ENGINEERING & TRANSPORTATION DIVISION	DATE
<i>Roger A. ...</i>	2-4-04
UTILITY DEVELOPMENT	DATE
<i>Christina ...</i>	2/4/04
PARKS AND RECREATION DEPARTMENT	DATE
<i>Lynn M. ...</i>	3-9-04
AMAFCA	DATE
<i>Brad ...</i>	3/16/04
CITY ENGINEER	DATE
<i>Sharon ...</i>	3/16/04
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

Larry W. Medrano 1/5/04
 LARRY W. MEDRANO
 N.M.P.S. No. 11993
 DATE



PRECISION SURVEYS, INC.

8414 JEFFERSON ST., N.E., SUITE D PHONE 505 856 5700
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

G:\PLATS\2003\0355250.dwg Mon Jan 05 16:36:50 2004

Bulk Land Plat of
 Tracts 1-A-1 and 1-B-1
Alban Hills Unit 1
 Albuquerque, Bernalillo County, New Mexico
 January 2004

RECIPROCAL PARKING, INGRESS/EGRESS, ACCESS, UTILITY PEDESTRIAN AND DRAINAGE EASEMENT FOR THE JOINT BENEFIT AND USE OF TRACTS 1-A-1, 1-B-1, 1-D AND 1-E BLOCK 15, OF ALBAN HILLS SUBDIVISION UNIT NUMBER ONE GRANTED BY THIS PLAT. SAID EASEMENT TO BE MAINTAINED BY THE OWNER OF EACH TRACT FOR THE BENEFIT OF ALL TRACTS.

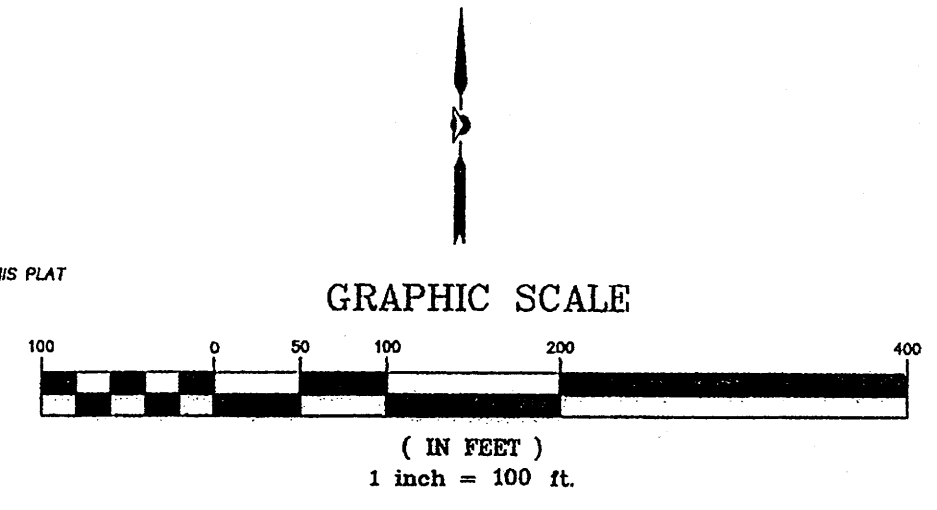
EXISTING 30' WIDE FLOATING ACCESS EASEMENT IS PROVIDED THROUGH TRACTS 1-B, 1-D AND 1-A FOR ACCESS FROM LA ORILLA ROAD TO TRACT 1-A AND 1-D AND THE PROPERTIES NORTH OF THIS SUBDIVISION. THIS EASEMENT WILL BE PERMANENTLY LOCATED PRIOR TO ACTUAL DEVELOPMENT OF THE TRACTS.

THE ACCESS EASEMENT SHOWN IS THE PERMANENT LOCATION OF THE FLOATING ACCESS EASEMENT LISTED ABOVE AND SATISFIES THE REQUIREMENTS OF NOTE 2 OF THE SECOND CORRECTED REPLAT OF ALBAN HILLS SUBDIVISION UNIT NO. 1 (10-17-91, 91C-233)

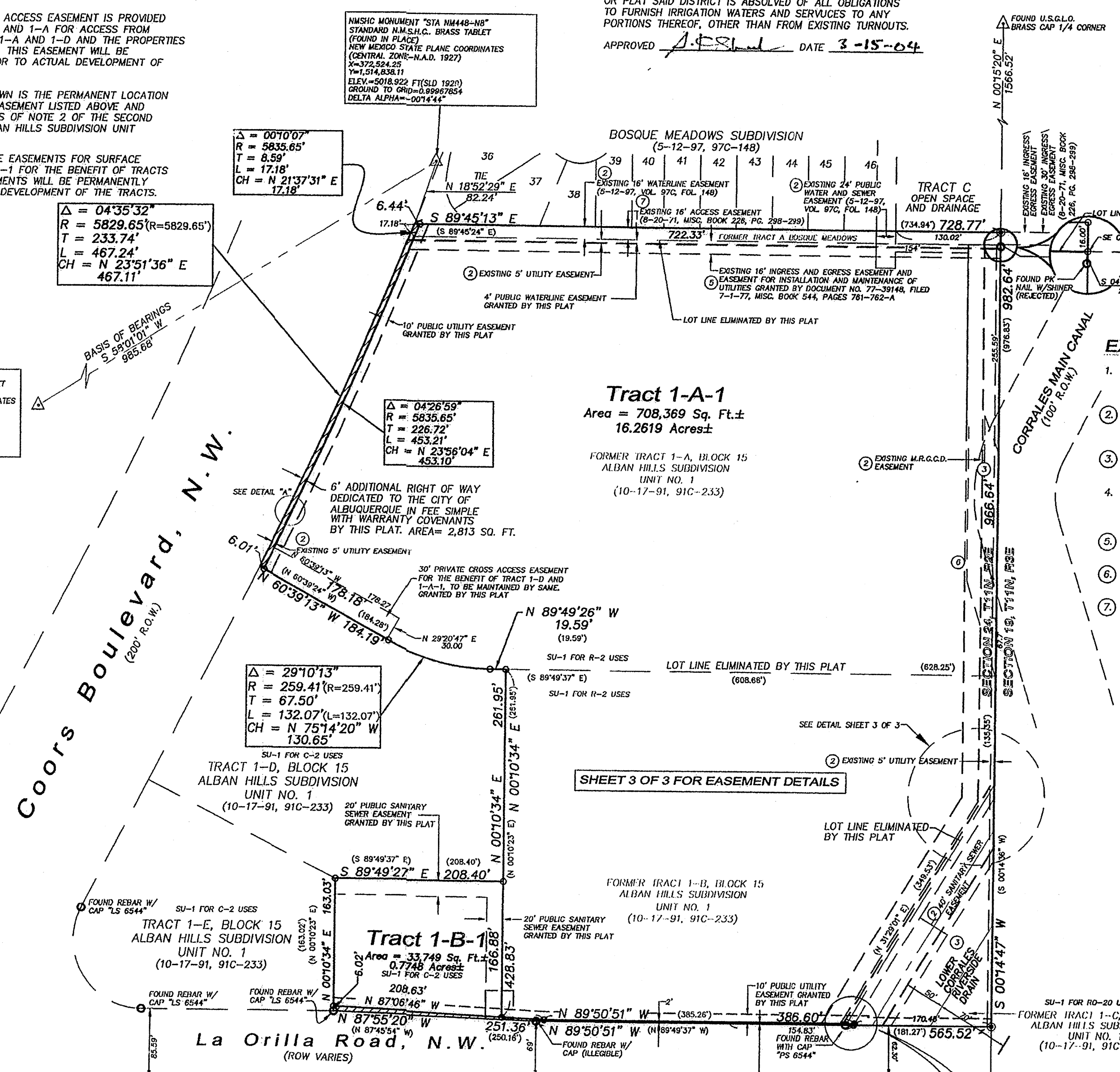
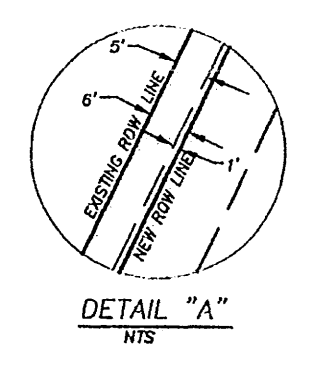
EXISTING FLOATING DRAINAGE EASEMENTS FOR SURFACE RUNOFF ACROSS TRACT 1-B-1 FOR THE BENEFIT OF TRACTS 1-D AND 1-E. THESE EASEMENTS WILL BE PERMANENTLY LOCATED PRIOR TO ACTUAL DEVELOPMENT OF THE TRACTS.

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED *A. S. ...* DATE **3-15-04**



NMS MONUMENT "TRICHES" STANDARD U.S.C.&G.S. BRASS TABLET (FOUND IN PLACE) NEW MEXICO STATE PLANE COORDINATES (CENTRAL ZONE-N.A.D. 1927) X=371,688.59 Y=1,514,316.32 ELEV.=5048.83 (NGVD 1929) GROUND TO GRID=0.99967726 DELTA ALPHA=-001450"



EXISTING EASEMENTS

- RESERVATIONS CONTAINED IN PATENT FROM THE UNITED STATES OF AMERICA, RECORDED IN BOOK 77, PAGE 172, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AFFECTS PREMISES - NOT PLOTTABLE
- EASEMENTS AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE PLAT RECORDED IN MAP BOOK 91C, FOLIO 233 AND BOOK 97C, FOLIO 148 RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- TITLE TO ANY PORTION OF THE SUBJECT PREMISES LYING WITHIN BOUNDS OF CORRALES MAIN CANAL AND THE RIVERSIDE DRAIN.
- NOTICE OF SUBDIVISION PLAT CONDITIONS RECORDED AS DOCUMENT NO. 8620293, FILED IN BOOK MISC. 328A, PAGES 949-950, DATE ILLEGIBLE RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AFFECTS PREMISES - NOT PLOTTABLE
- EASEMENT RECORDED AS DOCUMENT NO. 7739148, FILED IN BOOK MISC. 544, PAGES 761-762A, ON JULY 13, 1977 IN THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- EASEMENT RECORDED AS DOCUMENT NO. 97027693, FILED IN BOOK 97-7, PAGES 6365-6369, ON MARCH 18, 1997 IN THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- ACCESS EASEMENT RECORDED IN BOOK MISC. 226, PAGE 298, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 21°05'44" E	48.06'
L2	N 00°14'36" E	201.45'
L3	S 16°56'16" E	59.20'
L4	N 16°56'16" W	126.90'
L5	S 00°14'36" W	191.14'
L6	S 83°45'13" E	2.51'
L7	N 00°14'36" E	214.16'
L8	N 89°45'13" W	90.00'
L9	N 00°14'36" E	20.00'
L10	N 89°45'13" W	24.00'
L11	N 00°14'42" E	30.00'

LEGEND

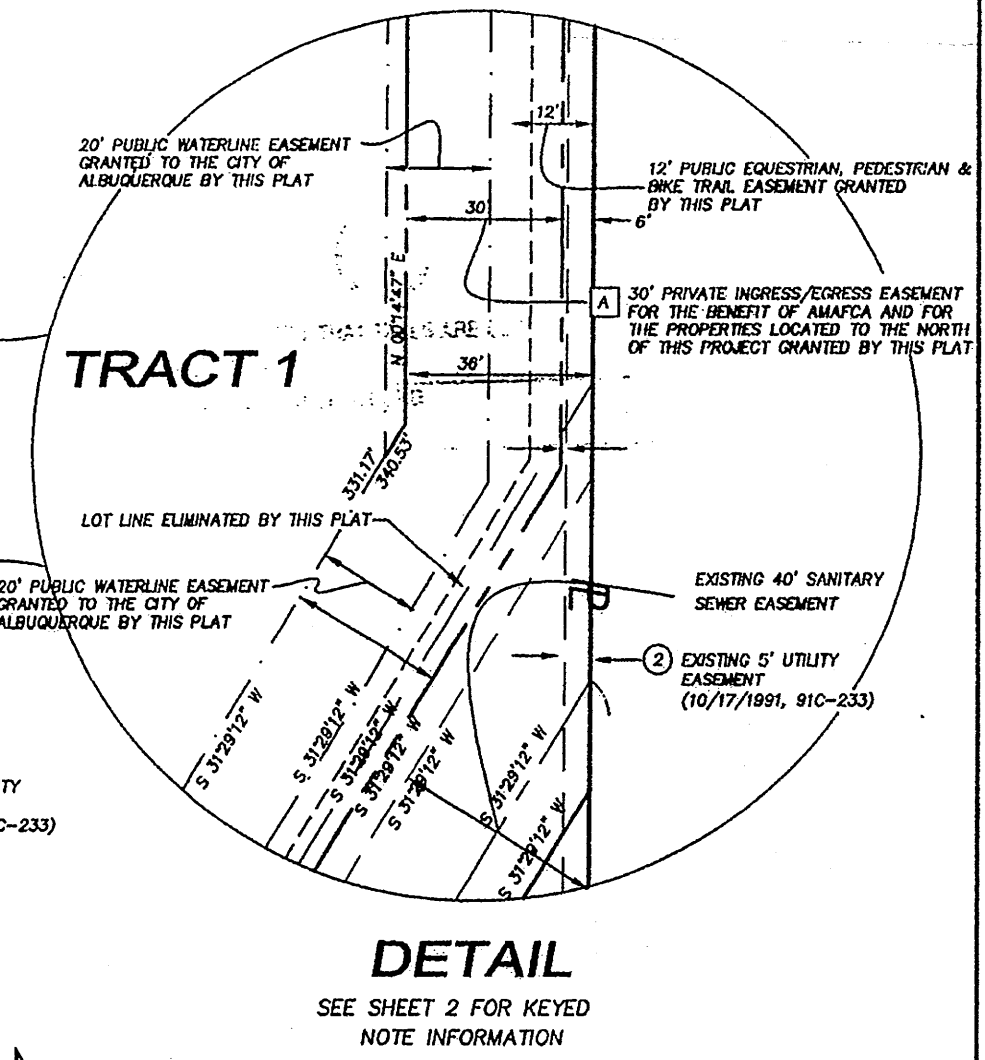
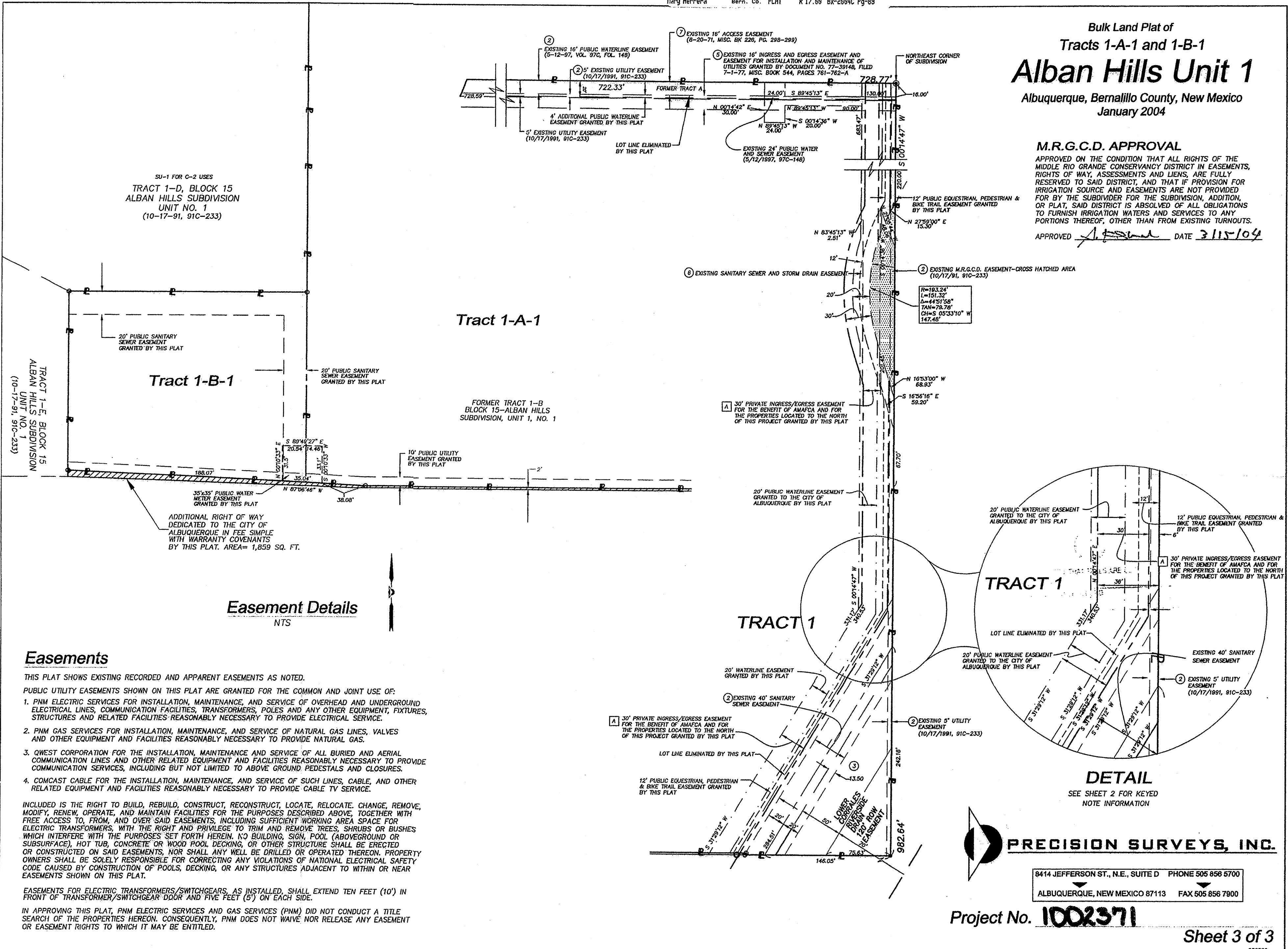
- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- ⊙ DENOTES FOUND REBAR WITH CAP "PS 11993"
- DENOTES REBAR W/CAP "PS 11993" SET UNLESS OTHERWISE NOTED

PRECISION SURVEYS, INC.
 814 JEFFERSON ST., N.E., SUITE D PHONE 505 856 5700
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Project No. **1002371**

Bulk Land Plat of
 Tracts 1-A-1 and 1-B-1
Alban Hills Unit 1
 Albuquerque, Bernalillo County, New Mexico
 January 2004

M.R.G.C.D. APPROVAL
 APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.
 APPROVED *[Signature]* DATE 3/15/04



PRECISION SURVEYS, INC.
 8414 JEFFERSON ST., N.E., SUITE D PHONE 505 856 5700
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

C38-200

C38-200

SP-02-06-403

-8933089

CORRECTED REPLAT OF

LOT 1 AND AN UN-NUMBERED LOT BLOCK 15

ALBAN HILLS SUBDIVISION UNIT NO. 1

State of New Mexico County of Bernalillo This instrument was filed for record on APR 11 1989 ALBUQUERQUE, NEW MEXICO

of records of said County Folio 200 JANUARY, 1986 Deputy Clerk FREE CONSENT & DEDICATION

The foregoing Replat of that certain tract of land situate within Bernalillo County, New Mexico, being and comprising the southerly two lots of Block 15, ALBAN HILLS, UNIT NO. 1 as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on May 11, 1953 in Book D1, Folio 92 and now hereon shown and comprising Lots 1A, 1B, 1C, 1D and 1E, Block 15, ALBAN HILLS, is with free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate the 0.4457 acre of additional right-of-way for La Orilla Road and do hereby grant all easements as shown on this plat. Electrical Power and Communication easements are reserved for overhead distribution lines for pole type utilities and buried distributor lines, conduits and pipes for underground utilities where shown or indicated, and including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs.

COORS EIGHT PACK Ronald M. Nelson, General Partner

State of New Mexico County of Bernalillo

The foregoing instrument was acknowledged before me this 22 day of Jan., 1986 by Ronald M. Nelson, General Partner of Coors Eight Pack, a New Mexico Limited Partnership on behalf of said Partnership.

My Commission Expires: 2/23/86 Notary Public

TANGENT DATA table with columns: NUMBER, BEARING, DISTANCE. Rows T1 through T6.

CURVE DATA table with columns: NUMBER, ARC, RADIUS, DELTA, CHORD, TANGENT. Rows C1 through C8.

SURVEYOR'S CERTIFICATION

I, A. Dwain Weaver, a registered Professional New Mexico Land Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

A. Dwain Weaver, Registered Professional Land Surveyor, Bohannon-Ruston, Inc. 4125 Carlisle Blvd. N.E. Albuquerque, NM 87107

State of New Mexico County of Bernalillo

The foregoing instrument was acknowledged before me this 11th day of February, 1986, by A. Dwain Weaver.

My Commission Expires: 2/23/86 Notary Public

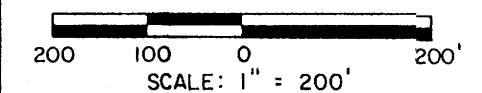


OFFICIAL SEAL MARSHA WELLS NOTARY PUBLIC - STATE OF NEW MEXICO Notary Bond Filed with Secretary of State My Commission Expires 2/23/86

JOB NO. 41873



NOTE: EXPLANATION OF PLAT CORRECTION: The purpose of the refiling of this plat is to correct the location of the two existing 16' ingress and egress easements shown along the north boundary of Tract 1-A of this plat. The previous filing of this plat showed the easements located entirely south of the Tract 1-A north boundary. A later review of the two separate documents, Documents 77-39148 and 41473, showed that the intent of the documents was to establish a 16' ingress and egress easement on both sides of the Tract 1-A boundary. This corrected plat shows this intent.



N.G.S. Sta. "HUGHES" N.M. State Plane Coordinates (Central Zone): X = 371,688.59 Y = 1,514,316.32 (1st Order) Ground-to-Grid Factor = 0.99967726 Δκ = -00° 14' 50" Elev. = 5049.93 (3rd Order)

LOCATION MAP

NOT TO SCALE ZONE ATLAS MAP NO. D-12-Z

SUBDIVISION DATA

- 1. DRB Number 85-35
2. Zone Atlas Index No. D-12
3. Section 24, T11N, R2E, N.M.P.M.
4. Gross Subdivision Acreage: 21.8567 Ac.
5. Total Number of Lots Created: 5 lots.
6. Date of Survey: January, 1986
7. Total Acreage of partial-width streets created: 0.4457 Ac.
8. The purpose for the filing of this plat is to subdivide and annex the southern two lots of Block 15, ALBAN HILLS, UNIT NO. 1 to the City of Albuquerque.

NOTES

- 1. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
2. Distances are ground distances.
3. 5/8" rebar with 1/4" red plastic cap stamped "WEAVER LS 6544" were set on corners designated by •
4. Record bearings and distances are shown in parenthesis.

NOTES

- 1. A variance waiver from certain subdivision requirements has been granted by the City and the Albuquerque Metropolitan Arroyo Flood Control Authority in connection with this plat.

Future subdivision of lands within this plat, zoning site development plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time for any specific proposal.

The City (and AMAFCA with reference to drainage) may require and/or permit easements to be added, modified or removed when future plats or site development plans are approved.

By its approval the City makes no representative or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

IT IS UNDERSTOOD THAT A SEPARATE NOTICE OF THESE CONDITIONS HAS BEEN RECORDED WITH THE COUNTY CLERK AT THE TIME OF FINAL PLAT RECORDING IN BK. 328A, PG. 94995C, AND FILING DATE 1986 MAR - 7 PM 1:24.

- 2. A 30' wide floating access easement is provided through Tracts 1-B, 1-D and 1-A for access from La Orilla Road to Tract 1-A and 1-D, the properties north of this subdivision. This easement will be permanently located prior to actual development of the tracts.
3. Floating drainage easements are provided to Tracts 1-D and 1-E for surface runoff over and across Tract 1-B. These drainage easements will be permanently located prior to actual development of the tracts.

- 4. EPC approved zoning:

Tract 1-A, SU-1 for R-2 uses Tract 1-C, SU-1 for RO-20
Tract 1-B, SU-1 for O-1 uses Tract 1-D, SU-1 for C-2 uses
Tract 1-E, SU-1 for C-2 uses

APPROVALS
PLANNING DIRECTOR: Richard Dineen 3-7-86
CITY ENGINEER: Fred J. Requin 2-25-86
TRAFFIC ENGINEER: Robert A. Foranough 2-25-86
CITY SURVEYOR: O. Val Voland 2-18-86
PROPERTY MANAGEMENT: Jon E. Eitgaard 3-5-86
UTILITIES: Janet Sifers 2-25-86
PARKS AND RECREATION

C38-200

C38-200

Bulk Land Plat of
 Tracts 1-A-1 and 1-B-1
Alban Hills Unit 1
 Albuquerque, Bernalillo County, New Mexico
 January 2004

RECIPROCAL PARKING, INGRESS/EGRESS, ACCESS, UTILITY PEDESTRIAN AND DRAINAGE EASEMENT FOR THE JOINT BENEFIT AND USE OF TRACTS 1-A-1, 1-B-1, 1-D AND 1-E BLOCK 15, OF ALBAN HILLS SUBDIVISION UNIT NUMBER ONE GRANTED BY THIS PLAT. SAID EASEMENT TO BE MAINTAINED BY THE OWNER OF EACH TRACT FOR THE BENEFIT OF ALL TRACTS.

EXISTING 30' WIDE FLOATING ACCESS EASEMENT IS PROVIDED THROUGH TRACTS 1-B, 1-D AND 1-A FOR ACCESS FROM LA ORILLA ROAD TO TRACT 1-A AND 1-D AND THE PROPERTIES NORTH OF THIS SUBDIVISION. THIS EASEMENT WILL BE PERMANENTLY LOCATED PRIOR TO ACTUAL DEVELOPMENT OF THE TRACTS.

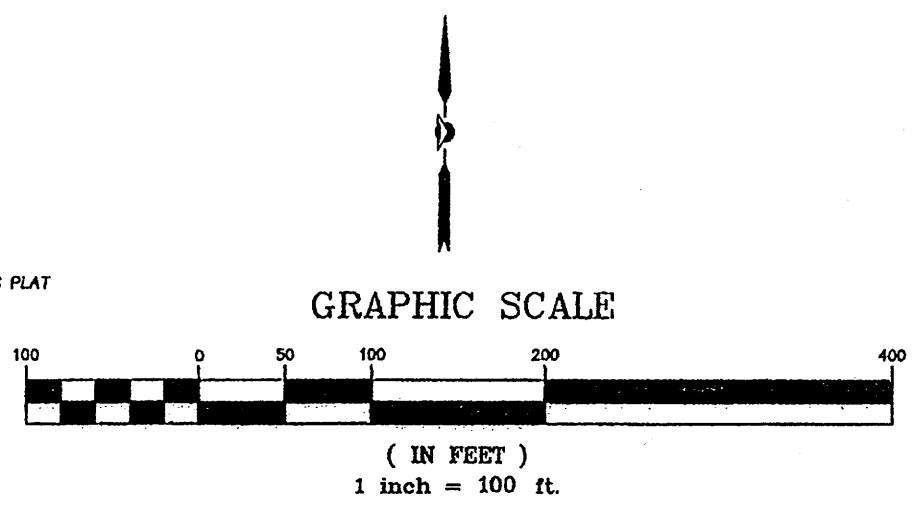
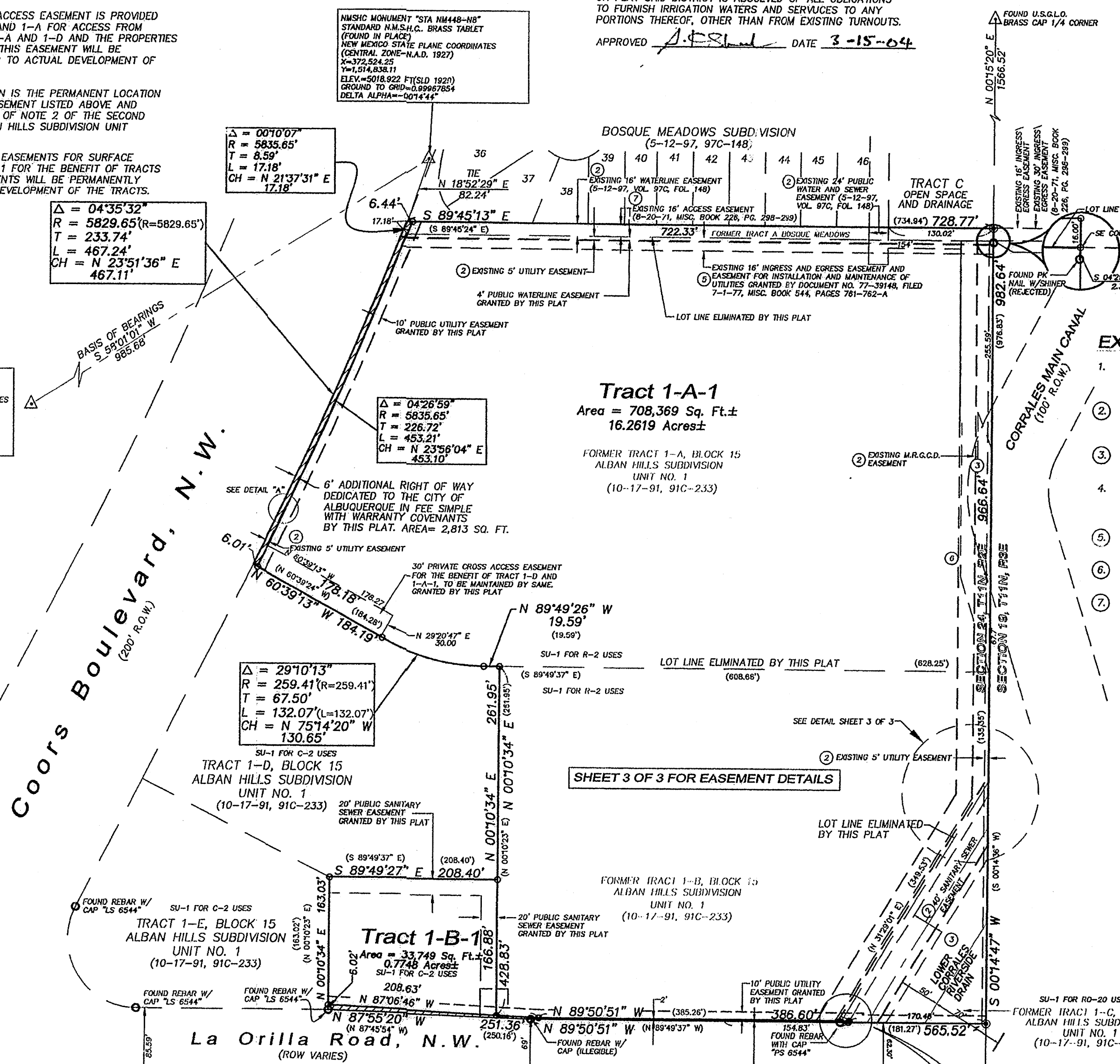
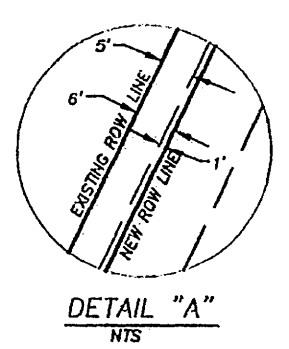
THE ACCESS EASEMENT SHOWN IS THE PERMANENT LOCATION OF THE FLOATING ACCESS EASEMENT LISTED ABOVE AND SATISFIES THE REQUIREMENTS OF NOTE 2 OF THE SECOND CORRECTED REPLAT OF ALBAN HILLS SUBDIVISION UNIT NO. 1 (10-17-91, 91C-233)

EXISTING FLOATING DRAINAGE EASEMENTS FOR SURFACE RUNOFF ACROSS TRACT 1-B-1 FOR THE BENEFIT OF TRACTS 1-D AND 1-E. THESE EASEMENTS WILL BE PERMANENTLY LOCATED PRIOR TO ACTUAL DEVELOPMENT OF THE TRACTS.

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION OR PLAT SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

APPROVED *[Signature]* DATE 3-15-04

NGS MONUMENT "HUGHES"
 STANDARD U.S.C.&G.S. BRASS TABLET
 (FOUND IN PLACE)
 NEW MEXICO STATE PLANE COORDINATES
 (CENTRAL ZONE-N.A.D. 1927)
 X=371,684.59
 Y=1,514,318.32
 ELEV.=5048.93 (NGVD 1929)
 GROUND TO GROUND=0.99867726
 DELTA ALPHA=-001450"



EXISTING EASEMENTS

- RESERVATIONS CONTAINED IN PATENT FROM THE UNITED STATES OF AMERICA, RECORDED IN BOOK 77, PAGE 172, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AFFECTS PREMISES - NOT PLOTTABLE
- EASEMENTS AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE PLAT RECORDED IN MAP BOOK 91C, FOLIO 233, AND BOOK 97C, FOLIO 148 RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- TITLE TO ANY PORTION OF THE SUBJECT PREMISES LYING WITHIN BOUNDS OF CORRALES MAIN CANAL AND THE RIVERSIDE DRAIN.
- NOTICE OF SUBDIVISION PLAT CONDITIONS RECORDED AS DOCUMENT NO. 8620293, FILED IN BOOK MISC. 328A, PAGES 949-950, DATE ILLEGIBLE RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AFFECTS PREMISES - NOT PLOTTABLE
- EASEMENT RECORDED AS DOCUMENT NO. 7739148, FILED IN BOOK MISC. 544, PAGES 761-762A, ON JULY 13, 1977 IN THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- EASEMENT RECORDED AS DOCUMENT NO. 97027693, FILED IN BOOK 97-7, PAGES 6365-6369, ON MARCH 18, 1997 IN THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- ACCESS EASEMENT RECORDED IN BOOK MISC. 226, PAGE 298, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 21°05'44" E	48.06'
L2	N 00°14'36" E	201.45'
L3	S 16°56'16" E	59.20'
L4	N 16°56'16" W	126.90'
L5	S 00°14'36" W	191.14'
L6	S 83°45'13" E	2.51'
L7	N 00°14'36" E	214.16'
L8	N 89°45'13" W	90.00'
L9	N 00°14'36" E	20.00'
L10	N 89°45'13" W	24.00'
L11	N 00°14'42" E	30.00'

LEGEND

- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES FOUND REBAR WITH CAP "PS 11993"
- DENOTES REBAR W/CAP "PS 11993" SET UNLESS OTHERWISE NOTED

PRECISION SURVEYS, INC.

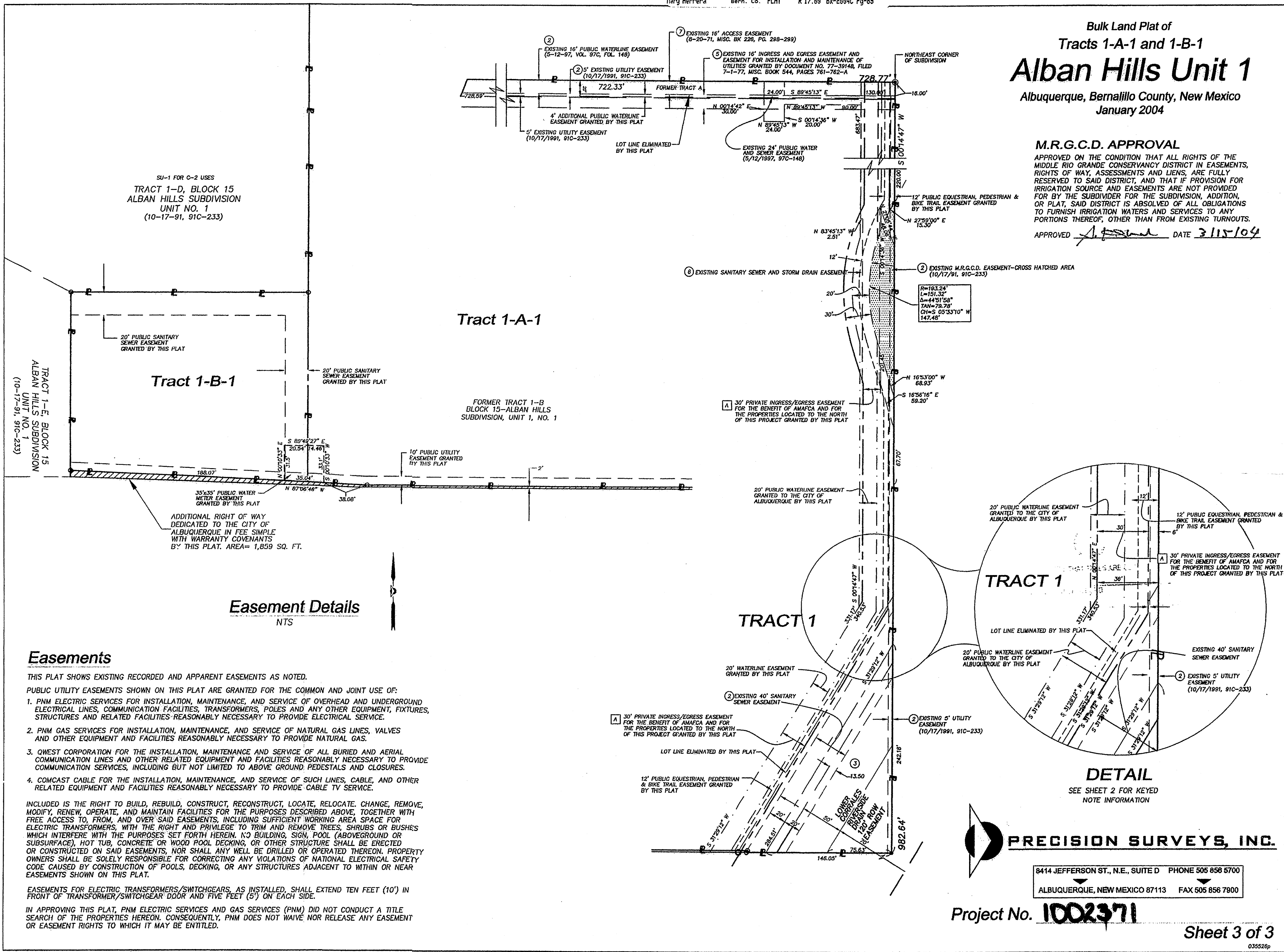
8414 JEFFERSON ST., N.E., SUITE D PHONE 505 858 5700
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

Project No. **1002371**

Sheet 2 of 3

Bulk Land Plat of
 Tracts 1-A-1 and 1-B-1
Alban Hills Unit 1
 Albuquerque, Bernalillo County, New Mexico
 January 2004

M.R.G.C.D. APPROVAL
 APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.
 APPROVED *[Signature]* DATE 3/15/04



SU-1 FOR C-2 USES
 TRACT 1-D, BLOCK 15
 ALBAN HILLS SUBDIVISION
 UNIT NO. 1
 (10-17-91, 91C-233)

TRACT 1-E, BLOCK 15
 ALBAN HILLS SUBDIVISION
 UNIT NO. 1
 (10-17-91, 91C-233)

Tract 1-B-1

Tract 1-A-1

FORMER TRACT 1-B
 BLOCK 15-ALBAN HILLS
 SUBDIVISION, UNIT 1, NO. 1

ADDITIONAL RIGHT OF WAY
 DEDICATED TO THE CITY OF
 ALBUQUERQUE IN FEE SIMPLE
 WITH WARRANTY COVENANTS
 BY THIS PLAT. AREA= 1,859 SQ. FT.

Easement Details
 NTS

Easements

- THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.
 PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:
1. PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 2. PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
 3. QWEST CORPORATION FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES AND OTHER RELATED 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 ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.
 IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

PRECISION SURVEYS, INC.
 8414 JEFFERSON ST., N.E., SUITE D PHONE 505 858 5700
 ALBUQUERQUE, NEW MEXICO 87113 FAX 505 856 7900

**TRACTS 1-D-1-A AND 1-E-1-A, BLOCK 15
ALBAN HILLS UNIT 1**

FORMERLY TRACTS 1-D-1 & 1-E-1
BLOCK 15, ALBAN HILLS UNIT 1
T. 11 N., R. 2 E., SEC 24, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY,
NEW MEXICO
MAY 2006

PLAT OF

Approvals

PROJECT NUMBER:	
Application Number:	
PLAT APPROVAL	
*** Utility Approvals:	
PNM Electric Services	DATE
PNM Gas Services	DATE
QWEST Telecommunications	DATE
Comcast	DATE

CITY APPROVALS:

for City Approvals	DATE
Real Property Division (conditional)	DATE
Environmental Health Department (conditional)	DATE
Traffic Engineering, Transportation Division	DATE
Water Utilities Department	DATE
Parks and Recreation Department	DATE
AMAFCA	DATE
City Engineer	DATE
DRB Chairperson, Planning Department	DATE

Surveyor's Certification

I, DAVID R. VIGIL, A NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 8911, 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 COMPLIES WITH THE SURVEY REQUIREMENTS CONTAINED IN THE ALBUQUERQUE SUBDIVISION ORDINANCE; THAT IT SHOWS ALL EASEMENTS OF RECORD MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING INTEREST; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID R. VIGIL, N.M.P.S. 8911
DATE 06/27/07



NORTH STAR SURVEYING
1240 Sunset Rd. S.W., Albuquerque, N.M. 87105
Office: 505.877.5469 Fax: 505.452.0331
Mobile: 505.980.0465

THE PURPOSE OF THIS PLAT IS TO VACATE CERTAIN RECIPROCAL PARKING, INGRESS/EGRESS, ACCESS, UTILITY, PEDESTRIAN AND DRAINAGE EASEMENTS, PUBLIC SANITARY SEWER EASEMENT, WATER METER EASEMENTS, CERTAIN FLOATING DRAINAGE EASEMENTS, ALL AS SHOWN HEREON. PUBLIC UTILITY EASEMENTS, ALL AS SHOWN HEREON.

Treasurers Certification

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1012-063-428-026-403-08 (TRACT 1-E-1) 1012-063-444-040-403-10 (TRACT 1-D-1) PROPERTY OWNER(S) OF RECORD.

COUNTY TREASURER _____ DATE _____

Legal Description
TRACTS 1-D-1 AND 1-E-1, BLOCK 15 OF ALBAN HILLS SUBDIVISION, UNIT 1, ALBUQUERQUE, NEW MEXICO AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 17, 2004 IN BOOK 2004C, FOLIO 89 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT, ALONG THE EAST RIGHT OF WAY OF COORS BOULEVARD N.W., WHENCE A TIE TO A NATIONAL GEODETIC SURVEY MONUMENT STAMPED "HUGHES" BEARS S 60°39'13" E, A DISTANCE OF 184.17 FEET TO A POINT OF CURVATURE BEING S 85°04'52" W, A DISTANCE OF 522.96 FEET; THENCE, ALONG THE ARC OF A CURVE HAVING A RADIUS OF 259.41 FEET AND LENGTH OF 130.68 FEET TO A POINT OF TANGENCY BEING A FOUND REBAR WITH CAP STAMPED "PS 11993"; THENCE, A FOUND REBAR WITH CAP STAMPED "PS 11993"; THENCE, ALONG THE ARC OF A CURVE HAVING A RADIUS OF 259.41 FEET AND LENGTH OF 130.68 FEET TO A POINT OF TANGENCY BEING A FOUND REBAR WITH CAP STAMPED "PS 11993"; THENCE, A FOUND REBAR WITH CAP STAMPED "PS 11993"; THENCE, ALONG THE NORTH RIGHT OF WAY OF LA ORILLA ROAD N.W.; THENCE, S 00°10'34" W, A DISTANCE OF 428.83 FEET TO THE SOUTHEAST CORNER OF SAID TRACT, BEING A FOUND REBAR WITH CAP STAMPED "PS 11993"; ALSO, BEING ALONG THE NORTH RIGHT OF WAY OF SAID TRACT, ALONG THE EAST RIGHT OF WAY OF COORS BOULEVARD N.W., A DISTANCE OF 208.63 FEET TO A POINT BEING A FOUND REBAR N 87°06'46" W, A DISTANCE OF 208.63 FEET TO A POINT BEING A FOUND REBAR S 00°10'34" W, A DISTANCE OF 6.02 FEET TO A POINT BEING A FOUND REBAR WITH CAP STAMPED "PS 11993"; THENCE, N 89°49'30" W, A DISTANCE OF 238.72 FEET TO A POINT OF CURVATURE BEING ALONG THE ARC OF A CURVE HAVING A RADIUS OF 85.00 FEET, AND LENGTH OF 173.89 FEET, A DELTA OF 117°12'46". A CHORD OF N 31°16'13" W, A DISTANCE OF 145.11 FEET TO A POINT OF TANGENCY BEING A POINT ALONG THE EAST RIGHT OF WAY OF COORS BOULEVARD N.W., ALSO BEING A FOUND REBAR WITH CAP STAMPED "LS 6544"; THENCE, N 27°19'19" E, A DISTANCE OF 358.45 FEET TO A POINT OF CURVATURE BEING ALONG THE ARC OF A CURVE HAVING A RADIUS OF 582.66 FEET, AND LENGTH OF 117.26 FEET, A CHORD OF N 26°43'56" E, A DISTANCE OF 117.26 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 4.9540 ACRES MORE OR LESS.

Disclosure Statement
THE PURPOSE OF THIS PLAT IS TO VACATE CERTAIN RECIPROCAL PARKING, INGRESS/EGRESS, ACCESS, UTILITY, PEDESTRIAN AND DRAINAGE EASEMENTS, PUBLIC SANITARY SEWER EASEMENT, WATER METER EASEMENTS, CERTAIN FLOATING DRAINAGE EASEMENTS, AND GRANT A NEW PUBLIC UTILITY EASEMENTS, ALL AS SHOWN HEREON.

THE PROPERTY HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S), GRANT A PUBLIC UTILITY EASEMENT AS SHOWN HEREON, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN SURFACE AND SUBSURFACE SAID UTILITY EASEMENT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY SHOWN HEREON.

ON THIS 11th DAY OF July 2007, THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Ron Nelson
RON NELSON - GENERAL PARTNER
COORS EIGHT PACK
TRACT 1-D-1-A
STATE OF NEW MEXICO } SS

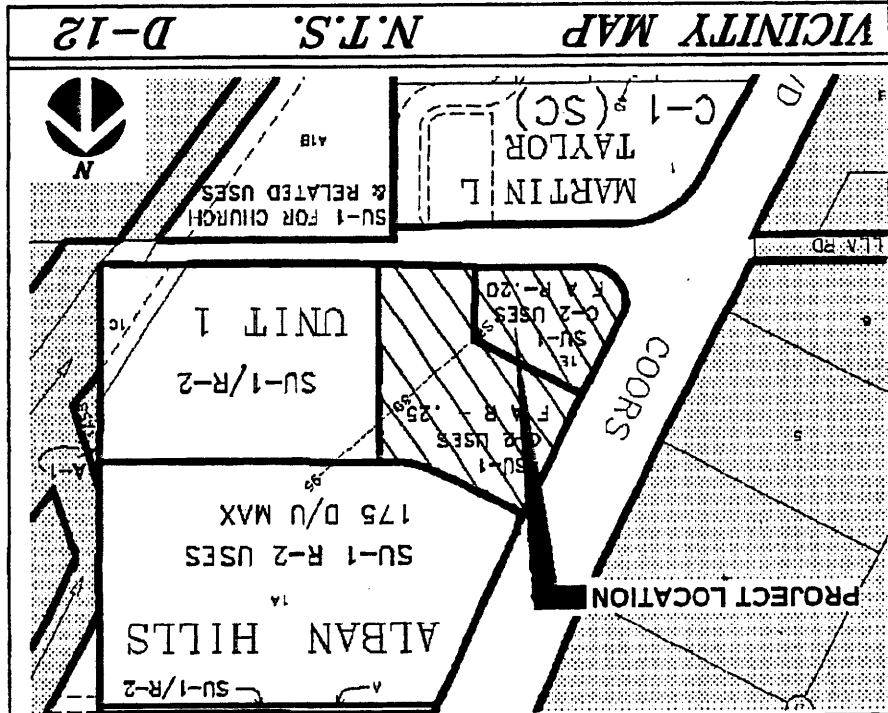
ON THIS 9th DAY OF July 2007, THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY [Signature]
SANDIA AREA FEDERAL CREDIT UNION
TRACT 1-E-1-A
STATE OF NEW MEXICO } SS

ON THIS 11th DAY OF July 2007, THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY [Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: 01/18/2009
DATE 7/10/07

THE BEARING BASE FOR THIS PLAT IS NGS "HUGHES" INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE 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 PURPOSE SET FORTH HEREIN, NO BUILDING, SIGN, POOL (ABOVE GROUND 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 ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THE PLAT.

F. TALOS LOG NUMBER: 2006222622
G. CITY OF ALBUQUERQUE WATER AND SEWER SERVICES ARE AVAILABLE TO THIS SITE.
H. ZONE CLASSIFICATION: CITY SU-1 FOR C-2
I. 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.

1. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTAL ENCLOSURES.
3. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.
4. QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE ABOVE GROUND PEDESTAL ENCLOSURES.



General Notes
A. THE BEARING BASE FOR THIS PLAT IS NGS "HUGHES" INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE 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 PURPOSE SET FORTH HEREIN, NO BUILDING, SIGN, POOL (ABOVE GROUND 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 ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THE PLAT.
B. RECORDED PLAT FILED ON 03/17/2004 IN BOOK 2004C, PAGE 89 FILED IN THE OFFICE OF THE COUNTY OF BERNALILLO COUNTY, NEW MEXICO.
C. GROSS ACREAGE: 4.9540 AC
D. NUMBER OF EXISTING TRACTS: 2
E. PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE NOT LIMITED TO THE FOLLOWING:
1. PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. PNM GAS SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTAL ENCLOSURES.
3. COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.
4. QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE ABOVE GROUND PEDESTAL ENCLOSURES.

PLAT OF
TRACTS 1-D-1-A AND 1-E-1-A, BLOCK 15
ALBAN HILLS UNIT 1

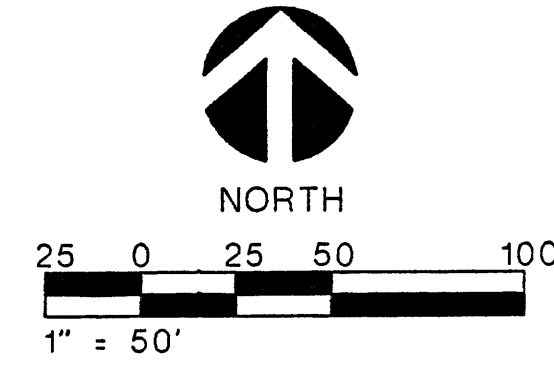
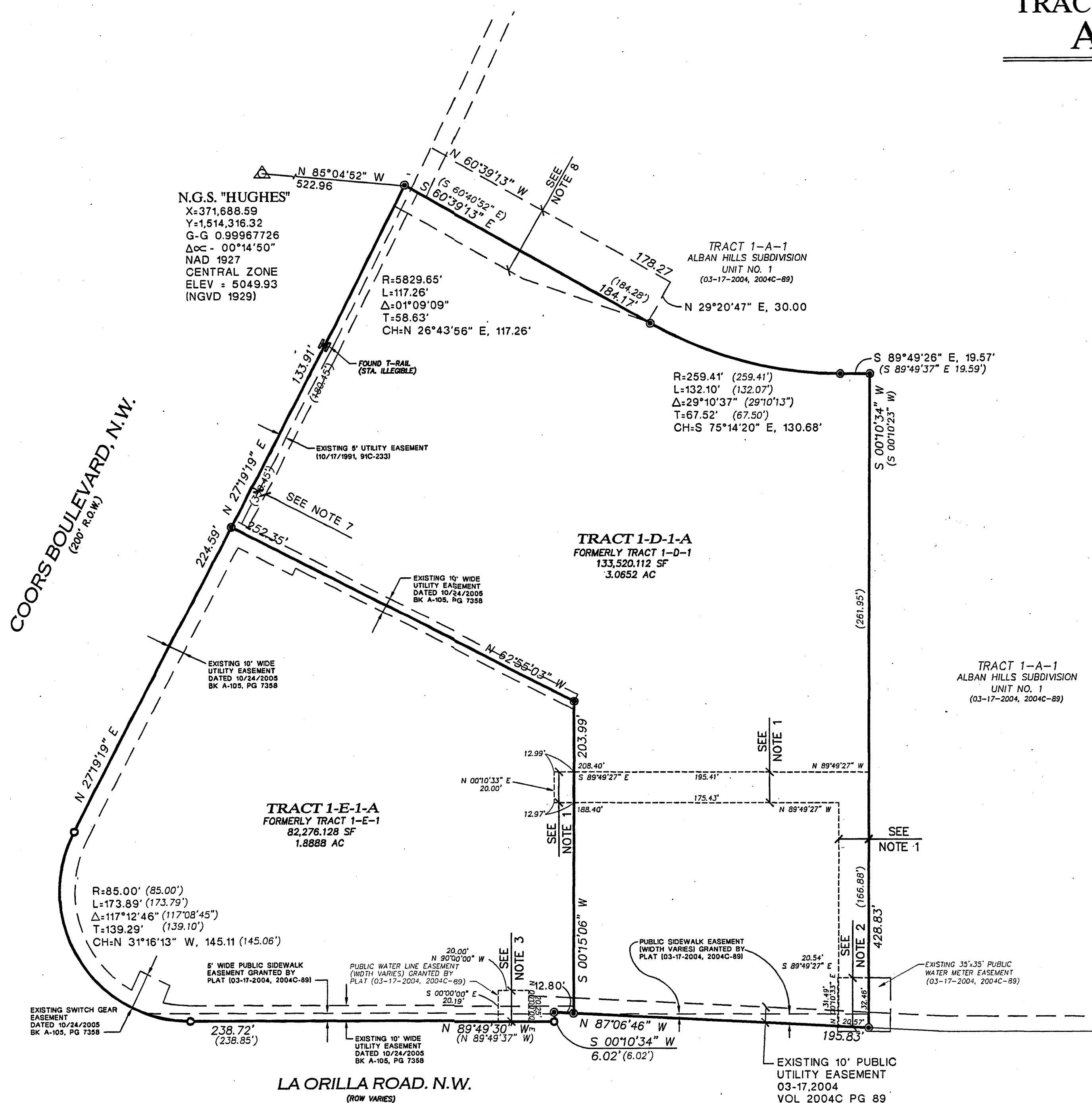
FORMERLY TRACTS 1-D-1 & 1-E-1
 BLOCK 15, ALBAN HILLS UNIT 1
 T. 11 N., R. 2 E., SEC 24, N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY
 NEW MEXICO
 MAY 2006

Notes

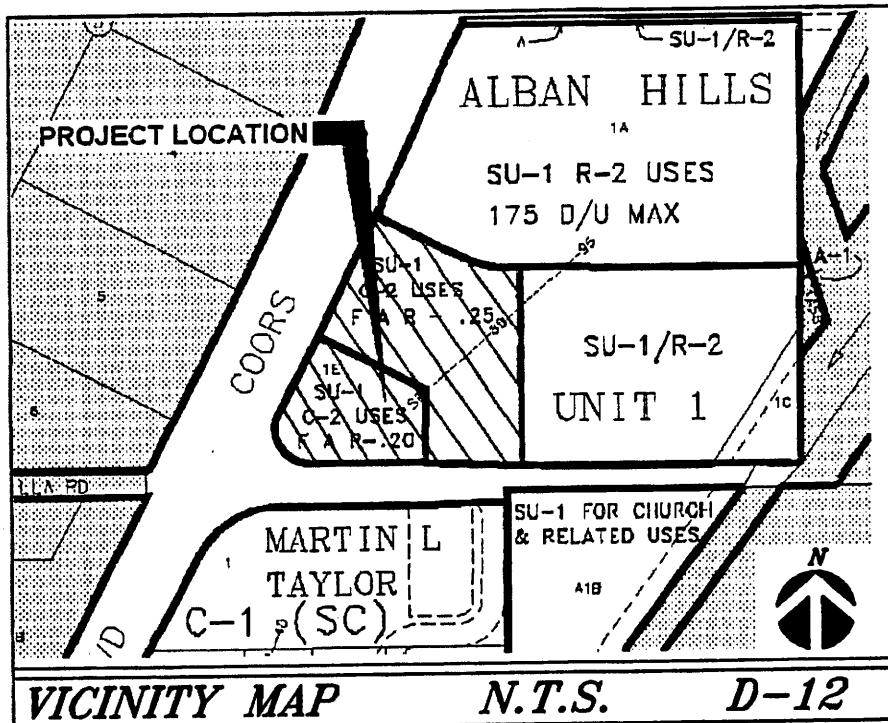
- EXISTING 20' PUBLIC SANITARY SEWER EASEMENT TO BE VACATED BY THIS PLAT
V
- EXISTING WATER METER EASEMENT WITHIN TRACT 1-D-1 TO BE VACATED BY THIS PLAT
V
- EXISTING WATER METER EASEMENT WITHIN TRACT 1-E-1 TO BE VACATED BY THIS PLAT.
V
- EXISTING RECIPROCAL PARKING, INGRESS/EGRESS, ACCESS, UTILITY, PEDESTRIAN AND DRAINAGE EASEMENT FOR THE JOINT BENEFIT AND USE OF TRACTS 1-A-1, 1-B-1, 1-D AND 1-E BLOCK 15, OF ALBAN HILLS SUBDIVISION UNIT NUMBER ONE GRANTED BY THE PLAT FILED 3/17/2004, IN BOOK 2004C, PAGE .89, IS VACATED BY THIS PLAT.
V
- EXISTING FLOATING DRAINAGE EASEMENTS PROVIDED TO TRACTS 1-D AND 1-E FOR SURFACE RUNOFF OVER AND ACROSS TRACT 1-B GRANTED BY THE PLAT FILED OCT 17, 1991 IN BOOK C38, PAGE 200 IS VACATED BY THIS PLAT
V
- TRACTS 1-D-1-A AND 1-E-1-A HAVE CERTAIN CROSS PARKING AND ACCESS RIGHTS PURSUANT TO THE DECLARATION OF COVENANTS, RESTRICTIONS AND GRANT OF EASEMENTS, AS RECORDED MARCH 4, 2005 IN BOOK A93, PAGE 890.
- NEW 5.00' WIDE PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
- EXISTING PRIVATE ACCESS EASEMENT FILED JUNE 4, 2007 IN BOOK A138, PAGE 2747.

Legend

- FOUND REBAR WITH CAP STAMPED "LS 6544"
- FOUND REBAR WITH CAP STAMPED "PS 11993"
- PROPERTY BOUNDARY
- - - EXISTING EASEMENT
- - - - EXISTING EASEMENT TO BE VACATED



NORTH STAR SURVEYING
 1240 Sunset Rd. S.W., Albuquerque, N.M. 87105
 Office: 505.877.5489 Fax: 505.452.0331
 Mobile: 505.980.0485



VICINITY MAP N.T.S. D-12

THE PURPOSE OF THIS PLAT IS TO VACATE CERTAIN RECIPROCAL PARKING, INGRESS/EGRESS, ACCESS, UTILITY, PEDESTRIAN AND DRAINAGE EASEMENTS, PUBLIC SANITARY SEWER EASEMENT, WATER METER EASEMENTS, CERTAIN FLOATING DRAINAGE EASEMENTS, AND GRANT A NEW PUBLIC UTILITY EASEMENTS, ALL AS SHOWN HEREON.

PLAT OF
TRACTS 1-D-1-A AND 1-E-1-A, BLOCK 15
ALBAN HILLS UNIT 1

FORMERLY TRACTS 1-D-1 & 1-E-1
BLOCK 15, ALBAN HILLS UNIT 1
T. 11 N., R. 2 E., SEC 24, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, N.M.
MAY 2006

Treasurers Certification

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1012-063-428-026-403-08 (TRACT 1-E-1) 1012-063-444-040-403-10 (TRACT 1-D-1)

PROPERTY OWNER(S) OF RECORD: _____

COUNTY TREASURER _____ DATE _____

Legal Description

TRACTS 1-D-1 AND 1-E-1, BLOCK 15 OF ALBAN HILLS SUBDIVISION, UNIT 1, ALBUQUERQUE, NEW MEXICO AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 17, 2004 IN BOOK 2004C, FOLIO 89 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT, ALONG THE EAST RIGHT OF WAY OF COORS BOULEVARD N.W., WHENCE A TIE TO A NATIONAL GEODETIC SURVEY MONUMENT STAMPED "HUGHES" BEARS N 85°04'52" W, A DISTANCE OF 522.96 FEET; THENCE, S 60°39'13" E, A DISTANCE OF 184.17 FEET TO A POINT OF CURVATURE BEING A FOUND REBAR WITH CAP STAMPED "PS 11993"; THENCE, ALONG THE ARC OF A CURVE HAVING A RADIUS OF 259.41 FEET AND LENGTH OF 132.10 FEET, A DELTA OF 29°10'37", A CHORD OF S 75°14'20" E, A DISTANCE OF 130.68 FEET TO A POINT OF TANGENCY BEING A FOUND REBAR WITH CAP STAMPED "PS 11993"; THENCE, S 89°49'26" E, A DISTANCE OF 19.57 FEET TO THE NORTHEAST CORNER OF TRACT 1-D-1 BEING A FOUND REBAR WITH CAP STAMPED "PS 11993"; THENCE, S 00°10'34" W, A DISTANCE OF 428.83 FEET TO THE SOUTHEAST CORNER OF SAID TRACT, BEING A FOUND REBAR WITH CAP STAMPED "PS 11993", ALSO BEING ALONG THE NORTH RIGHT OF WAY OF LA ORILLA ROAD N.W.; THENCE, N 87°06'46" W, A DISTANCE OF 208.83 FEET TO A POINT BEING A FOUND REBAR WITH CAP STAMPED "PS 11993"; THENCE, S 00°10'34" W, A DISTANCE OF 6.02 FEET TO A POINT BEING A FOUND REBAR WITH CAP STAMPED "LS 6544"; THENCE, N 89°49'30" W, A DISTANCE OF 238.72 FEET TO A POINT OF CURVATURE BEING A FOUND REBAR WITH CAP STAMPED "LS 6544"; THENCE, ALONG THE ARC OF A CURVE HAVING A RADIUS OF 85.00 FEET, AND LENGTH OF 173.89 FEET, A DELTA OF 117°12'46", A CHORD OF N 31°16'13" W, A DISTANCE OF 145.11 FEET TO A POINT OF TANGENCY BEING A POINT ALONG THE EAST RIGHT OF WAY OF COORS BOULEVARD N.W., ALSO BEING A FOUND REBAR WITH CAP STAMPED "LS 6544"; THENCE, N 27°19'19" E, A DISTANCE OF 358.45 FEET TO A POINT OF CURVATURE BEING A FOUND T-RAIL (ILLEGIBLE); THENCE, ALONG THE ARC OF A CURVE HAVING A RADIUS OF 5829.65 FEET, AND LENGTH OF 117.26 FEET, A CHORD OF N 26°43'56" E, A DISTANCE OF 117.26 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 4.9540 ACRES MORE OR LESS.

Approvals

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

xxx Utility Approvals:

PNM Electric Services	Date
PNM Gas Services	Date
QWEST Telecommunications	Date
Comcast	Date

CITY APPROVALS:

for <u>R. C. Wilkie</u> City Surveyor	August 9, 2009 Date
Real Property Division (conditional)	Date
Environmental Health Department (conditional)	Date
Traffic Engineering, Transportation Division	Date
Water Utilities Department	Date
Parks and Recreation Department	Date
AMAFCA	Date
City Engineer	Date
DRB Chairperson, Planning Department	Date

Disclosure Statement

THE PURPOSE OF THIS PLAT IS TO VACATE CERTAIN RECIPROCAL PARKING, INGRESS/EGRESS, ACCESS, UTILITY, PEDESTRIAN AND DRAINAGE EASEMENTS, PUBLIC SANITARY SEWER EASEMENT, WATER METER EASEMENTS, CERTAIN FLOATING DRAINAGE EASEMENTS, AND GRANT A NEW PUBLIC UTILITY EASEMENTS, ALL AS SHOWN HEREON.
Free Consent and Dedication

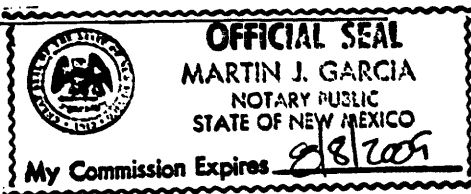
THE PROPERTY HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S), GRANT A PUBLIC UTILITY EASEMENT AS SHOWN HEREON, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN SURFACE AND SUBSURFACE, SAID OWNER(S) WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY SHOWN HEREON.

Ron Nelson
RON NELSON - GENERAL PARTNER
COORS EIGHT PACK
TRACT 1-D-1-A

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }

ON THIS 11th DAY OF July, 2007, THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Ron Nelson

[Signature]
NOTARY PUBLIC
DATE 7/16/07



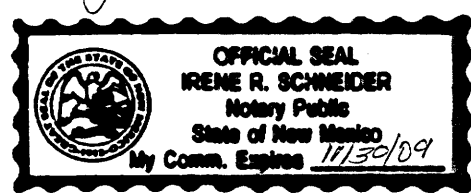
MY COMMISSION EXPIRES: 8/31/09

[Signature]
SANDIA AREA FEDERAL CREDIT UNION
TRACT 1-E-1-A
7-9-07

STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }

ON THIS 9th DAY OF July, 2007, THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Scott H. Kennedy

[Signature]
NOTARY PUBLIC
DATE 7/9/07



MY COMMISSION EXPIRES: November 30, 2009

General Notes

- THE BEARING BASE FOR THIS PLAT IS NGS "HUGHES" ALL DISTANCES ARE GROUND DISTANCES UNLESS NOTED OTHERWISE. BEARINGS ARE GRID BASED UPON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 1927).
- RECORDED PLAT FILED ON 03/17/2004 IN BOOK 2004C, PAGE 89 FILED IN THE OFFICE OF THE COUNTY OF BERNALILLO COUNTY, NEW MEXICO.
- GROSS ACREAGE: 4.9540 AC
- NUMBER OF EXISTING TRACTS: 2
- PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE FOR THE COMMON AND JOINT USE OF UTILITIES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
 - PNM GAS SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTAL ENCLOSURES.
 - COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.
 - QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTAL ENCLOSURES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE 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 PURPOSE SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND 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 ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THE PLAT.

- TALOS LOG NUMBER: 2006222662
- CITY OF ALBUQUERQUE WATER AND SEWER SERVICES ARE AVAILABLE TO THIS SITE.
- ZONE CLASSIFICATION: CITY SU-1 FOR C-2
- 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.

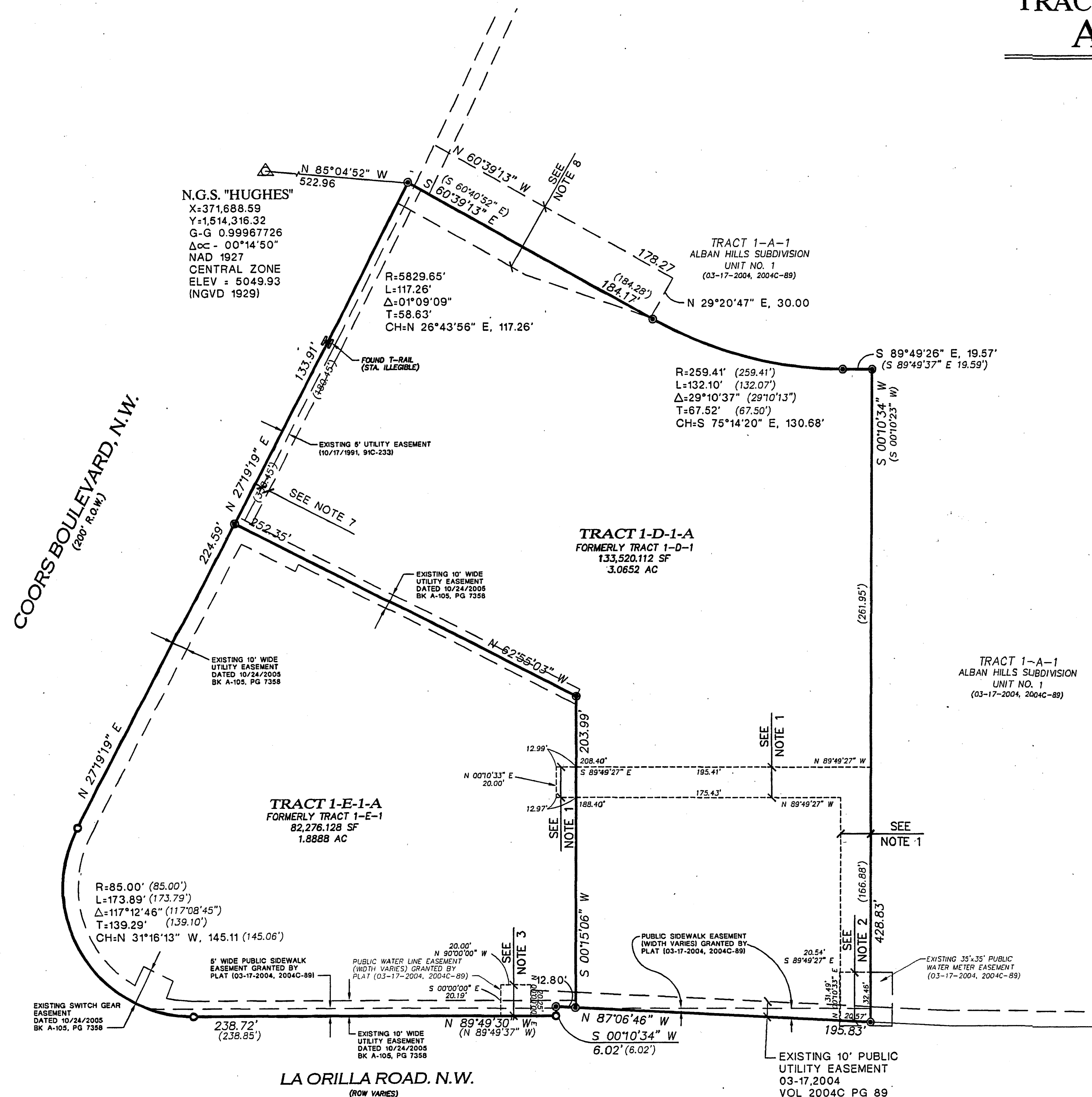


David R. Vigil
DAVID R. VIGIL, N.M.P.S. 8911
DATE 06/27/07

NORTH STAR SURVEYING
1240 Sunset Rd. S.W., Albuquerque, N.M. 87105
Office: 505.877.5469 Fax: 505.462.0931
Mobile: 505.980.0466

PLAT OF
**TRACTS 1-D-1-A AND 1-E-1-A, BLOCK 15
 ALBAN HILLS UNIT 1**

FORMERLY TRACTS 1-D-1 & 1-E-1
 BLOCK 15, ALBAN HILLS UNIT 1
 T. 11 N., R. 2 E., SEC 24, N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY
 NEW MEXICO
 MAY 2006

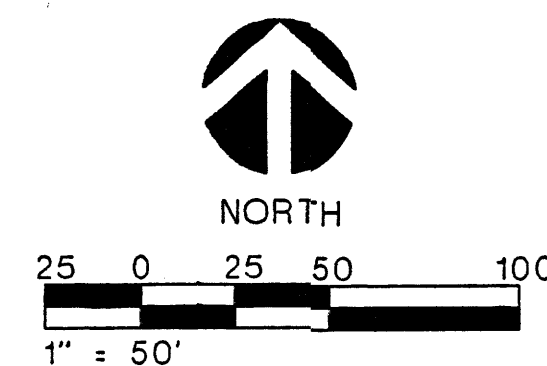


Notes

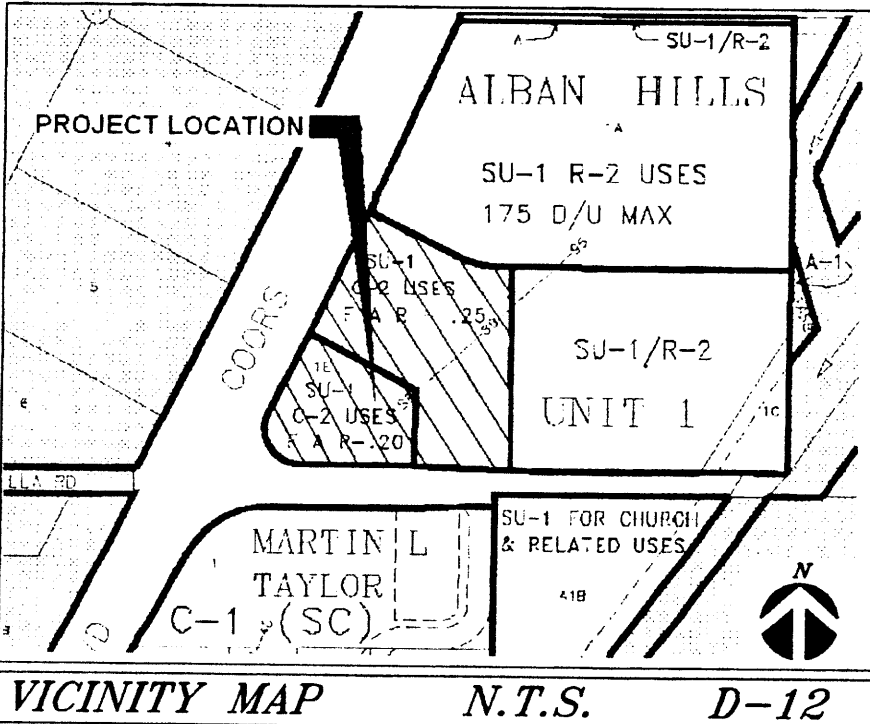
- EXISTING 20' PUBLIC SANITARY SEWER EASEMENT TO BE VACATED BY THIS PLAT
- EXISTING WATER METER EASEMENT WITHIN TRACT 1-D-1 TO BE VACATED BY THIS PLAT
- EXISTING WATER METER EASEMENT WITHIN TRACT 1-E-1 TO BE VACATED BY THIS PLAT.
- EXISTING RECIPROCAL PARKING, INGRESS/EGRESS, ACCESS, UTILITY, PEDESTRIAN AND DRAINAGE EASEMENT FOR THE JOINT BENEFIT AND USE OF TRACTS 1-A-1, 1-B-1, 1-D AND 1-E BLOCK 15, OF ALBAN HILLS SUBDIVISION UNIT NUMBER ONE GRANTED BY THE PLAT FILED 3/17/2004, IN BOOK 2004C, PAGE 89, IS VACATED BY THIS PLAT.
- EXISTING FLOATING DRAINAGE EASEMENTS PROVIDED TO TRACTS 1-D AND 1-E FOR SURFACE RUNOFF OVER AND ACROSS TRACT 1-B GRANTED BY THE PLAT FILED OCT 17, 1991 IN BOOK C38, PAGE 200 IS VACATED BY THIS PLAT
- TRACTS 1-D-1-A AND 1-E-1-A HAVE CERTAIN CROSS PARKING AND ACCESS RIGHTS PURSUANT TO THE DECLARATION OF COVENANTS, RESTRICTIONS AND GRANT OF EASEMENTS, AS RECORDED MARCH 4, 2005 IN BOOK A93, PAGE 890.
- NEW 5.00' WIDE PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
- EXISTING PRIVATE ACCESS EASEMENT FILED JUNE 4, 2007 IN BOOK A138, PAGE 2747.

Legend

- FOUND REBAR WITH CAP STAMPED "LS 6544"
- FOUND REBAR WITH CAP STAMPED "PS 11993"
- PROPERTY BOUNDARY
- - - EXISTING EASEMENT
- - - - EXISTING EASEMENT TO BE VACATED



NORTH STAR SURVEYING
 1240 Sunset Rd. S.W., Albuquerque, N.M. 87105
 Office: 505.877.5489 Fax: 505.482.0331
 Mobile: 505.990.0465



THE PURPOSE OF THIS PLAT IS TO VACATE CERTAIN RECIPROCAL PARKING, INGRESS/EGRESS, ACCESS, UTILITY, PEDESTRIAN AND DRAINAGE EASEMENTS, PUBLIC SANITARY SEWER EASEMENT, WATER METER EASEMENTS, CERTAIN FLOATING DRAINAGE EASEMENTS, AND GRANT A NEW PUBLIC UTILITY EASEMENTS, ALL AS SHOWN HEREON.

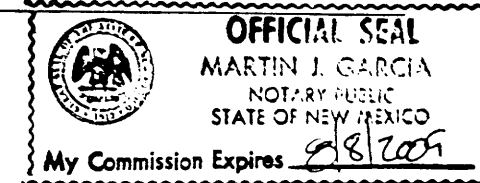
PLAT OF
TRACTS 1-D-1-A AND 1-E-1-A, BLOCK 15
ALBAN HILLS UNIT 1
 FORMERLY TRACTS 1-D-1 & 1-E-1
 BLOCK 15, ALBAN HILLS UNIT 1
 T. 11 N., R. 2 E., SEC 24, N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY
 NEW MEXICO
 MAY 2006

Disclosure Statement

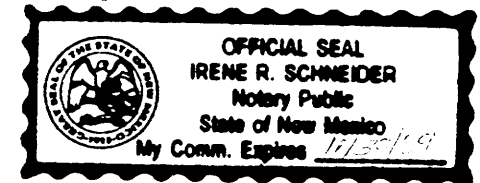
THE PURPOSE OF THIS PLAT IS TO VACATE CERTAIN RECIPROCAL PARKING, INGRESS/EGRESS, ACCESS, UTILITY, PEDESTRIAN AND DRAINAGE EASEMENTS, PUBLIC SANITARY SEWER EASEMENT, WATER METER EASEMENTS, CERTAIN FLOATING DRAINAGE EASEMENTS, AND GRANT A NEW PUBLIC UTILITY EASEMENTS, ALL AS SHOWN HEREON.

THE PROPERTY HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S), GRANT A PUBLIC UTILITY EASEMENT AS SHOWN HEREON, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN SURFACE AND SUBSURFACE. SAID OWNER(S) WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY SHOWN HEREON.

STATE OF NEW MEXICO } SS
 COUNTY OF BERNALILLO }
 ON THIS 11th DAY OF Sept, 2007, THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Ron Nelson
 NOTARY PUBLIC [Signature] DATE 7/6/07
 MY COMMISSION EXPIRES: 8/8/2009



STATE OF NEW MEXICO } SS
 COUNTY OF BERNALILLO }
 ON THIS 9th DAY OF July, 2007, THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY David H. Manning
 NOTARY PUBLIC [Signature] DATE 7-9-07
 MY COMMISSION EXPIRES: November 30, 2011



General Notes

- BEARING BASE FOR THIS PLAT IS NGS "HUGHES" AND DISTANCES ARE GROUND DISTANCES UNLESS NOTED OTHERWISE. COORDINATES ARE GRID BASED UPON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 1927).
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- TOTAL ACREAGE: 4.9540 AC
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- INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE 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 PURPOSE SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND 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 ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO WITHIN OR NEAR EASEMENTS SHOWN ON THE PLAT.
- TALOS LOG NUMBER: 2006222662
 - CITY OF ALBUQUERQUE WATER AND SEWER SERVICES ARE AVAILABLE TO THIS SITE.
 - ZONE CLASSIFICATION: CITY SU-1 FOR C-2
 - 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.

J. THE BENEFICIARIES OF THE EASEMENT IDENTIFIED AS NUMBER 8 ARE TRACT 1-D-1-A, TRACT 1-E-1-A, AND TRACT 1-A-1.

Treasurers Certification

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1012-063-428-026-403-08 (TRACT 1-E-1) 1012-063-444-010-403-10 (TRACT 1-D-1)

PROPERTY OWNER(S) OF RECORD: [Signature]
[Signature] COUNTY TREASURER DATE 10/10/07

Legal Description

TRACTS 1-D-1 AND 1-E-1, BLOCK 15 OF ALBAN HILLS SUBDIVISION, UNIT 1, ALBUQUERQUE, NEW MEXICO AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 17, 2004 IN BOOK 2004C, FOLIO 89 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT, ALONG THE EAST RIGHT OF WAY OF COORS BOULEVARD N.W., WHENCE A TIE TO A NATIONAL GEODETIC SURVEY MONUMENT STAMPED "HUGHES" BEARS N 85°04'52" W, A DISTANCE OF 522.96 FEET; THENCE, S 60°39'13" E, A DISTANCE OF 184.17 FEET TO A POINT OF CURVATURE BEING A FOUND REBAR WITH CAP STAMPED "PS 11993"; THENCE, ALONG THE ARC OF A CURVE HAVING A RADIUS OF 259.41 FEET AND LENGTH OF 132.10 FEET, A DELTA OF 29°10'37", A CHORD OF S 75°14'20" E, A DISTANCE OF 130.68 FEET TO A POINT OF TANGENCY BEING A FOUND REBAR WITH CAP STAMPED "PS 11993"; THENCE, S 89°49'26" E, A DISTANCE OF 19.57 FEET TO THE NORTHEAST CORNER OF TRACT 1-D-1 BEING A FOUND REBAR WITH CAP STAMPED "PS 11993"; THENCE, S 00°10'34" W, A DISTANCE OF 428.83 FEET TO THE SOUTHEAST CORNER OF SAID TRACT, BEING A FOUND REBAR WITH CAP STAMPED "PS 11993"; ALSO BEING ALONG THE NORTH RIGHT OF WAY OF LA ORILLA ROAD N.W.; THENCE, N 87°06'46" W, A DISTANCE OF 208.63 FEET TO A POINT BEING A FOUND REBAR WITH CAP STAMPED "PS 11993"; THENCE, S 00°10'34" W, A DISTANCE OF 6.02 FEET TO A POINT BEING A FOUND REBAR WITH CAP STAMPED "LS 6544"; THENCE, N 89°49'30" W, A DISTANCE OF 238.72 FEET TO A POINT OF CURVATURE BEING A FOUND REBAR WITH CAP STAMPED "LS 6544"; THENCE, ALONG THE ARC OF A CURVE HAVING A RADIUS OF 85.00 FEET, AND LENGTH OF 173.89 FEET, A DELTA OF 117°12'46", A CHORD OF N 31°16'13" W, A DISTANCE OF 145.11 FEET TO A POINT OF TANGENCY BEING A POINT ALONG THE EAST RIGHT OF WAY OF COORS BOULEVARD N.W., ALSO BEING A FOUND REBAR WITH CAP STAMPED "LS 6544"; THENCE, N 27°19'19" E, A DISTANCE OF 358.45 FEET TO A POINT OF CURVATURE BEING A FOUND T-RAIL (ILLEGIBLE); THENCE, ALONG THE ARC OF A CURVE HAVING A RADIUS OF 5829.65 FEET, AND LENGTH OF 117.26 FEET, A CHORD OF N 26°43'56" E, A DISTANCE OF 117.26 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 4.9540 ACRES MORE OR LESS.

K. PER SECTION 14-14-14-7 OF THE ALBUQUERQUE SUBDIVISION ORDINANCE, "NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

Approvals

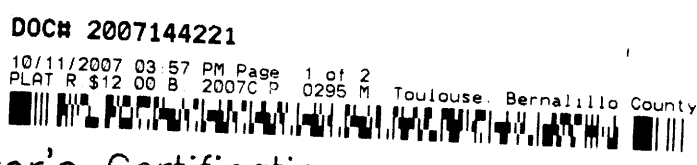
PROJECT NUMBER: 1003597
 Application Number: 07DRB-70285

PLAT APPROVAL

- *** Utility Approvals:
- | | |
|--|-------------------------|
| <u>[Signature]</u>
PNM Electric Services | <u>10-10-07</u>
Date |
| <u>[Signature]</u>
PNM Gas Services | <u>10-10-07</u>
Date |
| <u>[Signature]</u>
QWEST Telecommunications | <u>10/10/07</u>
Date |
| <u>[Signature]</u>
Comcast | <u>10-10-07</u>
Date |

CITY APPROVALS:

- | | |
|---|-------------------------------|
| for <u>[Signature]</u>
City Surveyor | <u>August 9, 2009</u>
Date |
| <u>[Signature]</u>
Real Property Division (conditional) | <u>10/11/07</u>
Date |
| <u>[Signature]</u>
Environmental Health Department (conditional) | <u>10/11/07</u>
Date |
| <u>[Signature]</u>
Traffic Engineering, Transportation Division | <u>10-10-07</u>
Date |
| <u>[Signature]</u>
Water Utilities Department ABCWA | <u>10/10/07</u>
Date |
| <u>[Signature]</u>
Parks and Recreation Department | <u>10/10/07</u>
Date |
| <u>[Signature]</u>
AMAFA | <u>10/10/07</u>
Date |
| <u>[Signature]</u>
City Engineer | <u>10/10/07</u>
Date |
| <u>[Signature]</u>
DRB Chairperson, Planning Department | <u>10/11/07</u>
Date |



Surveyor's Certification

I, DAVID R. VIGIL, A NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 8911, 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 COMPLIES WITH THE SURVEY REQUIREMENTS CONTAINED IN THE ALBUQUERQUE SUBDIVISION ORDINANCE; THAT IT SHOWS ALL EASEMENTS OF RECORD MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING INTEREST; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



[Signature] 08/27/07
 DAVID R. VIGIL, N.M.P.S. 8911 DATE

NORTH STAR SURVEYING
 1240 Sunset Rd. S.W., Albuquerque, N.M. 87105
 Office: 505.877.5469 Fax: 505.452.0331
 Mobile: 505.980.0465

PLAT OF
**TRACTS 1-D-1-A AND 1-E-1-A, BLOCK 15
 ALBAN HILLS UNIT 1**

FORMERLY TRACTS 1-D-1 & 1-E-1
 BLOCK 15, ALBAN HILLS UNIT 1
 T. 11 N., R. 2 E., SEC 24, N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY
 NEW MEXICO
 MAY 2006

DOCH 2007144221

10/11/2007 03:57 PM Page 2 of 2
 PLAT R \$12.00 B 2007C P 0295 M Toulouse, Bernalillo County

Notes

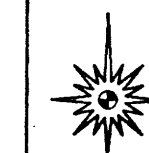
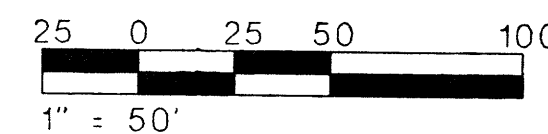
1. EXISTING 20' PUBLIC SANITARY SEWER EASEMENT TO BE VACATED BY THIS PLAT
07DRB-70201 9/26/07
2. EXISTING WATER METER EASEMENT WITHIN TRACT 1-D-1 TO BE VACATED BY THIS PLAT
07DRB-70201 9/26/07
3. EXISTING WATER METER EASEMENT WITHIN TRACT 1-E-1 TO BE VACATED BY THIS PLAT.
07DRB-70201 9/26/07
4. EXISTING RECIPROCAL PARKING, INGRESS/EGRESS, ACCESS, UTILITY, PEDESTRIAN AND DRAINAGE EASEMENT FOR THE JOINT BENEFIT AND USE OF TRACTS 1-A-1, 1-B-1, 1-D AND 1-E BLOCK 15, OF ALBAN HILLS SUBDIVISION UNIT NUMBER ONE GRANTED BY THE PLAT FILED 3/17/2004, IN BOOK 2004C, PAGE 89, IS VACATED BY THIS PLAT.
07DRB-70201 9/26/07
5. EXISTING FLOATING DRAINAGE EASEMENTS PROVIDED TO TRACTS 1-D AND 1-E FOR SURFACE RUNOFF OVER AND ACROSS TRACT 1-B GRANTED BY THE PLAT FILED OCT 17, 1991 IN BOOK C38, PAGE 200 IS VACATED BY THIS PLAT
07DRB-70201 9/26/07
6. TRACTS 1-D-1-A AND 1-E-1-A HAVE CERTAIN CROSS PARKING AND ACCESS RIGHTS PURSUANT TO THE DECLARATION OF COVENANTS, RESTRICTIONS AND GRANT OF EASEMENTS, AS RECORDED MARCH 4, 2005 IN BOOK A93, PAGE 890.
7. NEW 5.00' WIDE PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
8. EXISTING PRIVATE ACCESS EASEMENT FILED JUNE 4, 2007 IN BOOK A138, PAGE 2747.

Legend

- FOUND REBAR WITH CAP, STAMPED "LS 6544"
- FOUND REBAR WITH CAP, STAMPED "PS 11993"
- PROPERTY BOUNDARY
- - - EXISTING EASEMENT
- - - - EXISTING EASEMENT TO BE VACATED



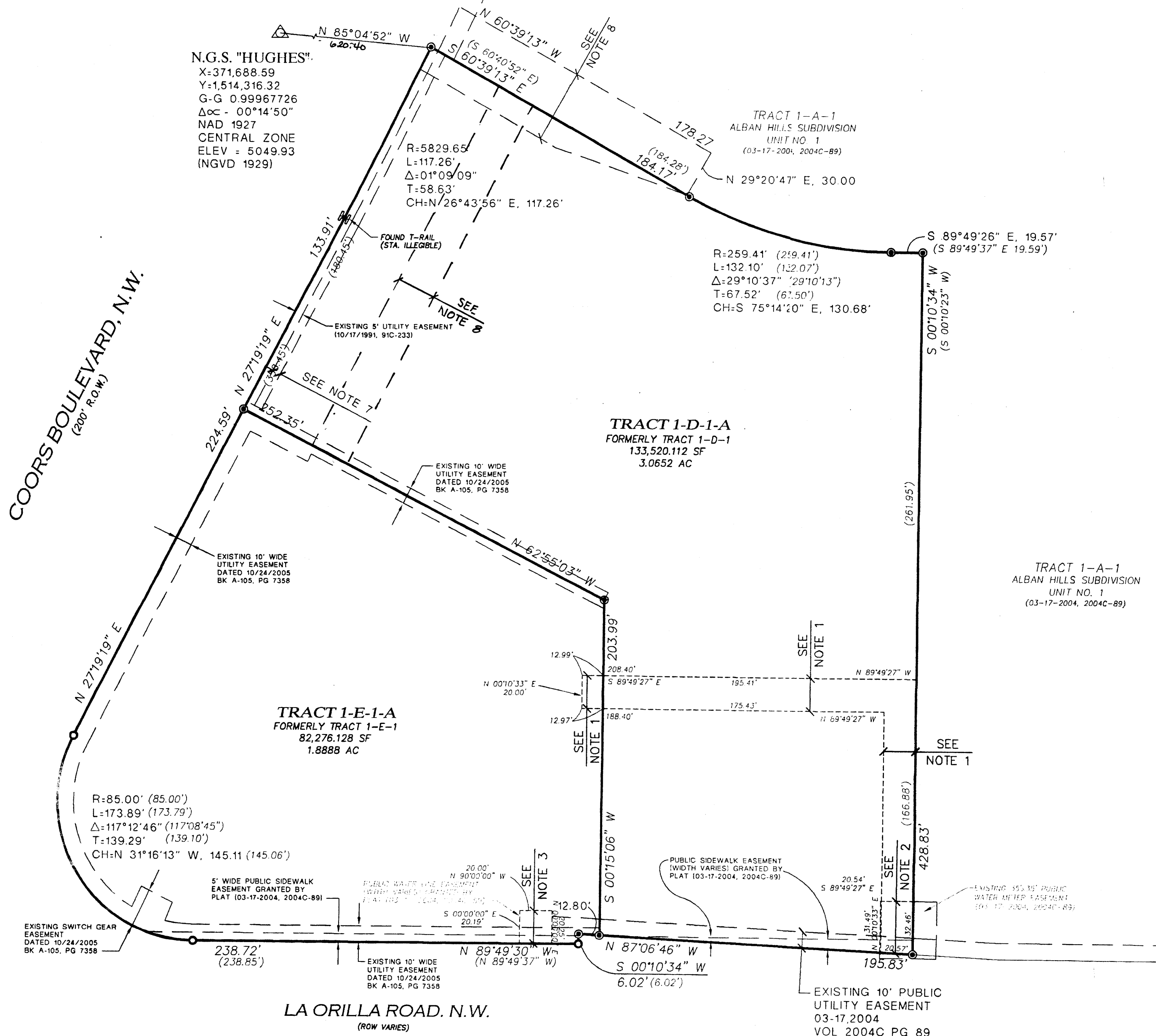
NORTH

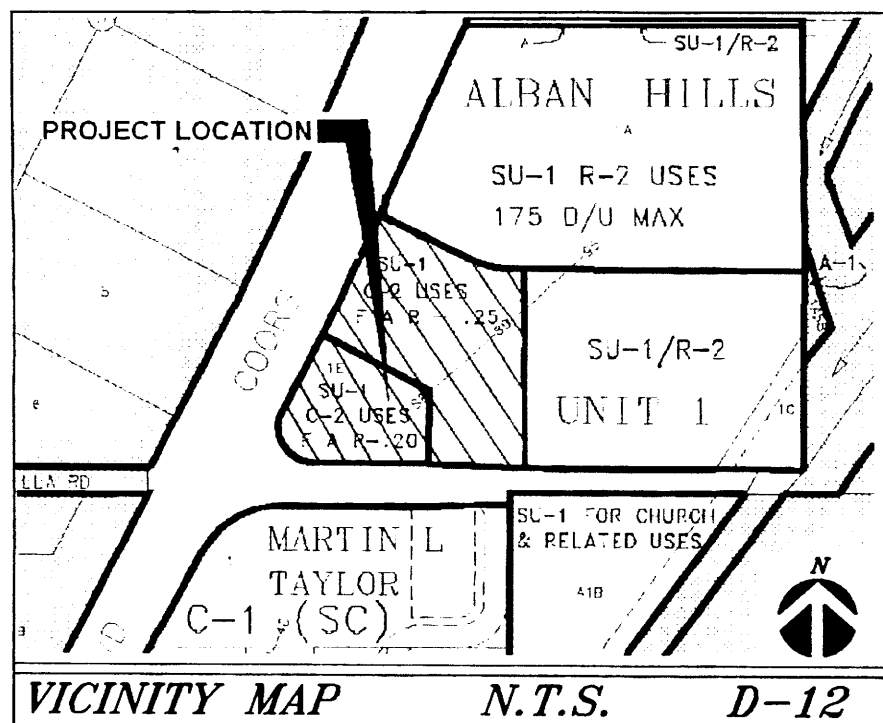


NORTH STAR SURVEYING

1240 Sunset Rd. S.W., Albuquerque, N.M. 87105
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 Mobile: 505.980.0465

SHEET 2 OF 2





THE PURPOSE OF THIS PLAT IS TO VACATE CERTAIN RECIPROCAL PARKING, INGRESS/EGRESS, ACCESS, UTILITY, PEDESTRIAN AND DRAINAGE EASEMENTS, PUBLIC SANITARY SEWER EASEMENT, WATER METER EASEMENTS, CERTAIN FLOATING DRAINAGE EASEMENTS, AND GRANT A NEW PUBLIC UTILITY EASEMENTS, ALL AS SHOWN HEREON.

PLAT OF TRACTS 1-D-1-A AND 1-E-1-A, BLOCK 15 ALBAN HILLS UNIT 1

FORMERLY TRACTS 1-D-1 & 1-E-1
BLOCK 15, ALBAN HILLS UNIT 1
T. 11 N., R. 2 E., SEC 24, N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY,
NEW MEXICO
MAY 2006

Treasurers Certification

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1012-063-428-026-403-08 (TRACT 1-E-1) 1012-063-444-040-403-10 (TRACT 1-D-1)

PROPERTY OWNER(S) OF RECORD: _____

COUNTY TREASURER _____ DATE _____

Legal Description

TRACTS 1-D-1 AND 1-E-1, BLOCK 15 OF ALBAN HILLS SUBDIVISION, UNIT 1, ALBUQUERQUE, NEW MEXICO AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 17, 2004 IN BOOK 2004C, FOLIO 89 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT, ALONG THE EAST RIGHT OF WAY OF COORS BOULEVARD N.W., WHENCE A TIE TO A NATIONAL GEODETIC SURVEY MONUMENT STAMPED "HUGHES" BEARS N 85°04'52" W, A DISTANCE OF 522.96 FEET; THENCE, S 60°39'13" E, A DISTANCE OF 184.17 FEET TO A POINT OF CURVATURE BEING A FOUND REBAR WITH CAP STAMPED "PS 11993"; THENCE, ALONG THE ARC OF A CURVE HAVING A RADIUS OF 259.41 FEET AND LENGTH OF 132.10 FEET, A DELTA OF 29°10'37", A CHORD OF S 75°14'20" E, A DISTANCE OF 130.68 FEET TO A POINT OF TANGENCY BEING A FOUND REBAR WITH CAP STAMPED "PS 11993"; THENCE, S 89°49'26" E, A DISTANCE OF 19.57 FEET TO THE NORTHEAST CORNER OF TRACT 1-D-1 BEING A FOUND REBAR WITH CAP STAMPED "PS 11993"; THENCE, S 00°10'34" W, A DISTANCE OF 428.83 FEET TO THE SOUTHEAST CORNER OF SAID TRACT, BEING A FOUND REBAR WITH CAP STAMPED "PS 11993", ALSO BEING ALONG THE NORTH RIGHT OF WAY OF LA ORILLA ROAD N.W.; THENCE, N 87°06'46" W, A DISTANCE OF 208.63 FEET TO A POINT BEING A FOUND REBAR WITH CAP STAMPED "PS 11993"; THENCE, S 00°10'34" W, A DISTANCE OF 6.02 FEET TO A POINT BEING A FOUND REBAR WITH CAP STAMPED "LS 6544"; THENCE, N 89°49'30" W, A DISTANCE OF 238.72 FEET TO A POINT OF CURVATURE BEING A FOUND REBAR WITH CAP STAMPED "LS 6544", THENCE, ALONG THE ARC OF A CURVE HAVING A RADIUS OF 85.00 FEET, AND LENGTH OF 173.89 FEET, A DELTA OF 117°12'46", A CHORD OF N 31°16'13" W, A DISTANCE OF 145.11 FEET TO A POINT OF TANGENCY BEING A POINT ALONG THE EAST RIGHT OF WAY OF COORS BOULEVARD N.W., ALSO BEING A FOUND REBAR WITH CAP STAMPED "LS 6544"; THENCE, N 27°19'19" E, A DISTANCE OF 358.45 FEET TO A POINT OF CURVATURE BEING A FOUND T-RAIL (ILLEGIBLE); THENCE, ALONG THE ARC OF A CURVE HAVING A RADIUS OF 5829.65 FEET, AND LENGTH OF 117.26 FEET, A CHORD OF N 26°43'56" E, A DISTANCE OF 117.26 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 4.9540 ACRES MORE OR LESS.

Approvals

PROJECT NUMBER: 1003591

Application Number: 07DRB-

PLAT APPROVAL

xxx Utility Approvals:

PNM Electric Services	_____	Date	_____
PNM Gas Services	<i>[Signature]</i>	Date	_____
QWEST Telecommunications	_____	Date	_____
Comcast	_____	Date	_____

CITY APPROVALS:

for <i>R. Vigil/Wilbe</i>	<i>August 7, 2009</i>
City Surveyor	_____
Real Property Division (conditional)	_____
Environmental Health Department (conditional)	_____
Traffic Engineering, Transportation Division	_____
Water Utilities Department	_____
Parks and Recreation Department	_____
AMAFCA	_____
City Engineer	_____
DRB Chairperson, Planning Department	_____

Disclosure Statement

THE PURPOSE OF THIS PLAT IS TO VACATE CERTAIN RECIPROCAL PARKING, INGRESS/EGRESS, ACCESS, UTILITY, PEDESTRIAN AND DRAINAGE EASEMENTS, PUBLIC SANITARY SEWER EASEMENT, WATER METER EASEMENTS, CERTAIN FLOATING DRAINAGE EASEMENTS, AND GRANT A NEW PUBLIC UTILITY EASEMENTS, ALL AS SHOWN HEREON.

THE PROPERTY HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S), GRANT A PUBLIC UTILITY EASEMENT AS SHOWN HEREON, INCLUDING THE RIGHT TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN SURFACE AND SUBSURFACE, SAID OWNER(S) WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE PROPERTY SHOWN HEREON.

Ron Nelson
RON NELSON - GENERAL PARTNER
COORS EIGHT PACK
TRACT 1-D-1-A

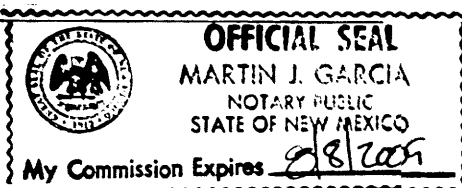
STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }

ON THIS 11th DAY OF July, 2007, THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Ron Nelson

NOTARY PUBLIC

DATE

MY COMMISSION EXPIRES: 8/8/2009



Sandia Area Federal Credit Union
SANDIA AREA FEDERAL CREDIT UNION
TRACT 1-E-1-A

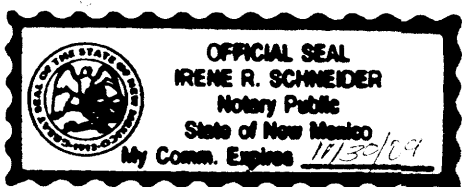
STATE OF NEW MEXICO } SS
COUNTY OF BERNALILLO }

ON THIS 7th DAY OF July, 2007, THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY [Signature]

NOTARY PUBLIC

DATE

MY COMMISSION EXPIRES: 1/1/2011



General Notes

- THE BEARING BASE FOR THIS PLAT IS NGS "HUGHES". ALL DISTANCES ARE GROUND DISTANCES UNLESS NOTED OTHERWISE. BEARINGS ARE GRID BASED UPON THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (NAD 1927).
- RECORDED PLAT FILED ON 03/17/2004 IN BOOK 2004C, PAGE 89 FILED IN THE OFFICE OF THE COUNTY OF BERNALILLO COUNTY, NEW MEXICO.
- GROSS ACREAGE: 4.9540 AC
- NUMBER OF EXISTING TRACTS: 2
- PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN ON THIS PLAT ARE FOR THE COMMON AND JOINT USE OF UTILITIES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE
 - PNM GAS SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTAL ENCLOSURES.
 - COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICES.
 - QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH LINES, CABLES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTAL ENCLOSURES.

- INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR THE PURPOSE 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 PURPOSE SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVE GROUND 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 WITHIN OR NEAR EASEMENTS SHOWN ON THE PLAT.
- TALOS LOG NUMBER: 2006222662
 - CITY OF ALBUQUERQUE WATER AND SEWER SERVICES ARE AVAILABLE TO THIS SITE.
 - ZONE CLASSIFICATION: CITY SU-1 FOR C-2
 - 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.

J. THE BENEFICIARIES OF THE EASEMENT IDENTIFIED AS NUMBER 8 ARE TRACT 1-D-1-A, TRACT 1-E-1-A, AND TRACT 1-A-1.



Surveyor's Certification

I, DAVID R. VIGIL, A NEW MEXICO PROFESSIONAL SURVEYOR NUMBER 8911, 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 COMPLIES WITH THE SURVEY REQUIREMENTS CONTAINED IN THE ALBUQUERQUE SUBDIVISION ORDINANCE; THAT IT SHOWS ALL EASEMENTS OF RECORD MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS SHOWN HEREON, TITLE COMPANIES, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING INTEREST; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

David R. Vigil 08/27/07
DAVID R. VIGIL, N.M.P.S. 8911 DATE

NORTH STAR SURVEYING
1240 Sunset Rd. S.W., Albuquerque, N.M. 87105
Office: 505.877.5469 Fax: 505.452.0331
Mobile: 505.980.0465

PLAT OF
**TRACTS 1-D-1-A AND 1-E-1-A, BLOCK 15
 ALBAN HILLS UNIT 1**

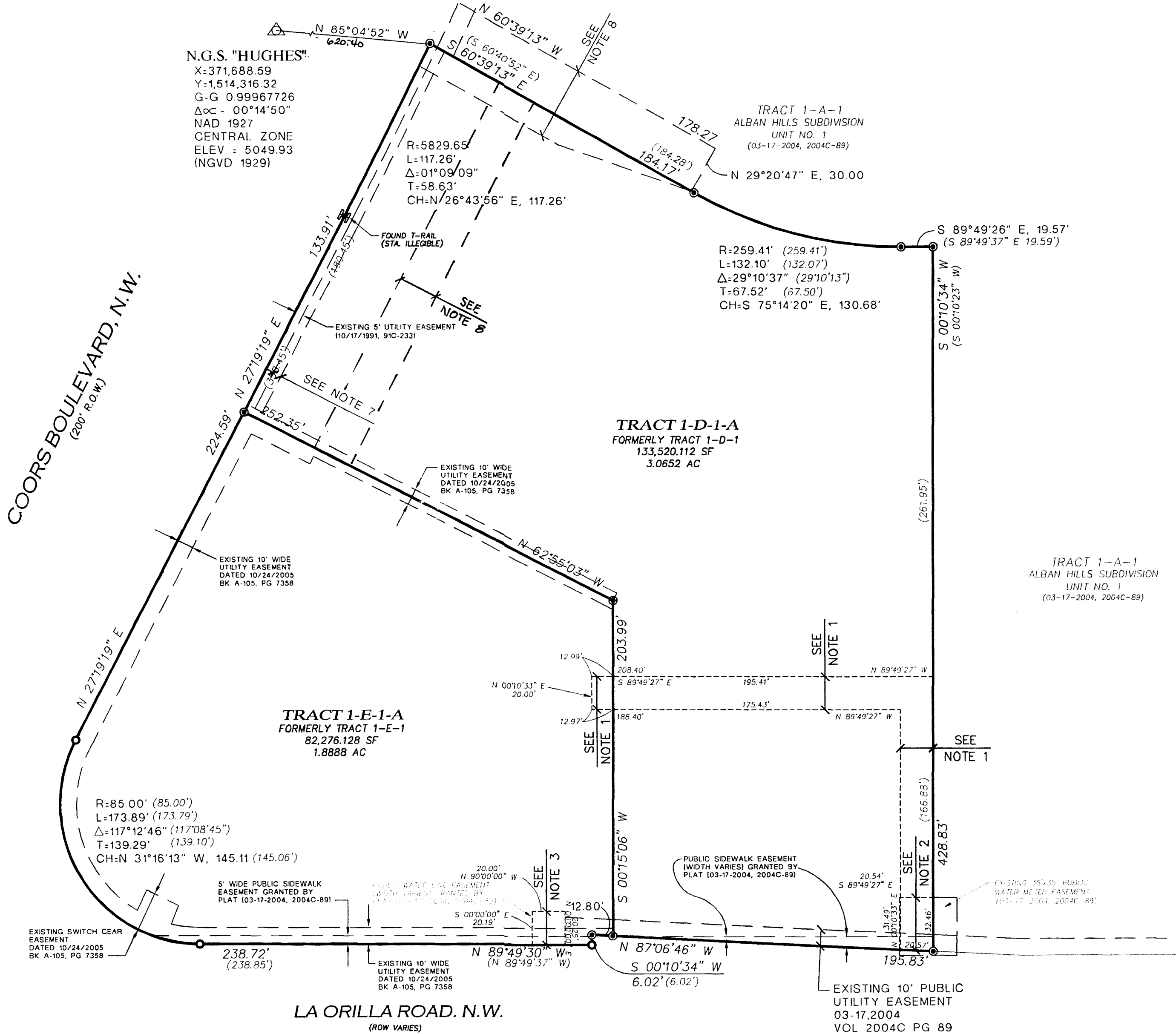
FORMERLY TRACTS 1-D-1 & 1-E-1
 BLOCK 15, ALBAN HILLS UNIT 1
 T. 11 N., R. 2 E., SEC 24, N.M.P.M.
 ALBUQUERQUE, BERNALILLO COUNTY
 NEW MEXICO
 MAY 2006

Notes

- EXISTING 20' PUBLIC SANITARY SEWER EASEMENT TO BE VACATED BY THIS PLAT
 07DRB-70201 9/26/07
- EXISTING WATER METER EASEMENT WITHIN TRACT 1-D-1 TO BE VACATED BY THIS PLAT
 07DRB-70201 9/26/07
- EXISTING WATER METER EASEMENT WITHIN TRACT 1-E-1 TO BE VACATED BY THIS PLAT.
 07DRB-70201 9/26/07
- EXISTING RECIPROCAL PARKING, INGRESS/EGRESS, ACCESS, UTILITY, PEDESTRIAN AND DRAINAGE EASEMENT FOR THE JOINT BENEFIT AND USE OF TRACTS 1-A-1, 1-B-1, 1-D AND 1-E BLOCK 15, OF ALBAN HILLS SUBDIVISION UNIT NUMBER ONE GRANTED BY THE PLAT FILED 3/17/2004, IN BOOK 2004C, PAGE 89, IS VACATED BY THIS PLAT.
 07DRB-70201 9/26/07
- EXISTING FLOATING DRAINAGE EASEMENTS PROVIDED TO TRACTS 1-D AND 1-E FOR SURFACE RUNOFF OVER AND ACROSS TRACT 1-B GRANTED BY THE PLAT FILED OCT 17, 1991 IN BOOK C38, PAGE 200 IS VACATED BY THIS PLAT
 07DRB-70201 9/26/07
- TRACTS 1-D-1-A AND 1-E-1-A HAVE CERTAIN CROSS PARKING AND ACCESS RIGHTS PURSUANT TO THE DECLARATION OF COVENANTS, RESTRICTIONS AND GRANT OF EASEMENTS, AS RECORDED MARCH 4, 2005 IN BOOK A93, PAGE 890.
- NEW 5.00' WIDE PUBLIC UTILITY EASEMENT GRANTED BY THIS PLAT.
- EXISTING PRIVATE ACCESS EASEMENT FILED JUNE 4, 2007 IN BOOK A138, PAGE 2747.

Legend

- FOUND REBAR WITH CAP STAMPED "LS 6544"
- FOUND REBAR WITH CAP STAMPED "PS 11993"
- PROPERTY BOUNDARY
- - - EXISTING EASEMENT
- - - - EXISTING EASEMENT TO BE VACATED



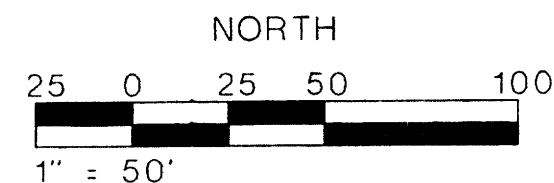
N.G.S. "HUGHES"
 X=371,688.59
 Y=1,514,316.32
 G-G 0.99967726
 Δα = 00°14'50"
 NAD 1927
 CENTRAL ZONE
 ELEV = 5049.93
 (NGVD 1929)

COORS BOULEVARD, N.W.
 (200' R.O.W.)

TRACT 1-E-1-A
 FORMERLY TRACT 1-E-1
 82,276.128 SF
 1.8888 AC

TRACT 1-D-1-A
 FORMERLY TRACT 1-D-1
 133,520.112 SF
 3.0652 AC

TRACT 1-A-1
 ALBAN HILLS SUBDIVISION
 UNIT NO. 1
 (03-17-2004, 2004C-89)



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