

PLAT OF TRACTS A and B TWO FORTY L.L.C SUBDIVISION

SECTION 8, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO AUGUST, 2004

PROJECT NUMBER: 1003609
APPLICATION NUMBER: 04268-01247

UTILITY APPROVALS:

PNM ELECTRIC SERVICES Leon D. Marks 8-11-04 DATE

PNM GAS SERVICES Leon D. Marks 8-11-04 DATE

QWEST TELECOMMUNICATIONS David J. Muller 8-11-04 DATE

COMCAST Robert Madinez 8-11-04 DATE

NEW MEXICO UTILITIES N/A 9/2/04 DATE

CITY APPROVALS:

CITY SURVEYOR W.B. Hart 8-11-04 DATE

*REAL PROPERTY DIVISION (CONDITIONAL) N/A 9/2/04 DATE

**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) N/A 9/2/04 DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION Will Sy 9-2-04 DATE

UTILITIES DEVELOPMENT Roger A. Green 8/2/04 DATE

PARKS AND RECREATION DEPARTMENT Christina Sandoval 8/16/04 DATE

AMAFCA Bradley L. Bingham 8/12/04 DATE

CITY ENGINEER Bradley L. Bingham 8/12/04 DATE

DRB CHAIRPERSON, PLANNING DEPARTMENT Ashley M. Nelson 9/2/04 DATE

CURVE DATA

C1	C2
R = 41.33'	R = 41.33'
D = 93°59'33"	D = 74°46'16"
CB = N 55°52'36" E	CB = S 65°29'07" W
CH = 60.45'	CH = 50.19'
L = 67.80'	L = 53.94'

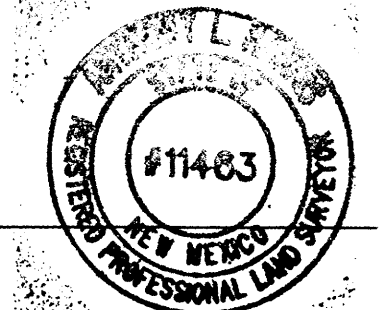
SURVEYORS CERTIFICATE:
STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

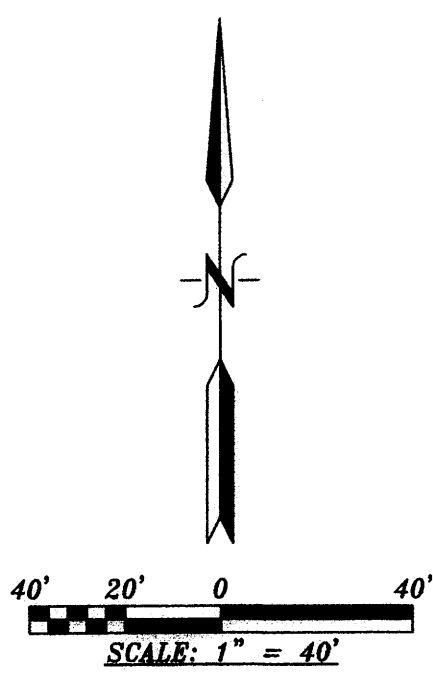
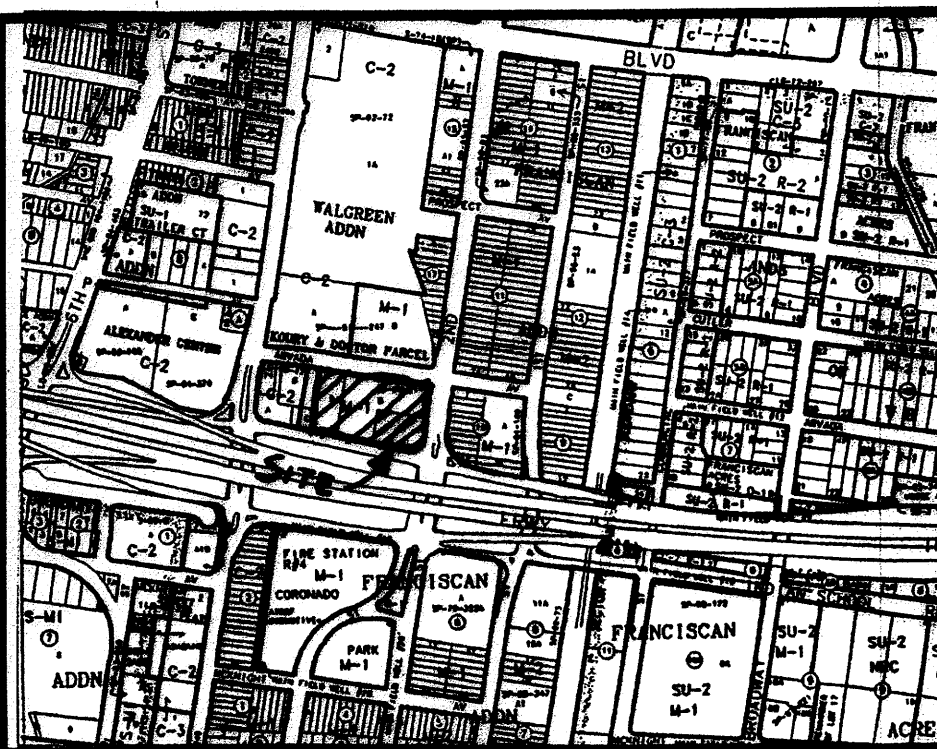
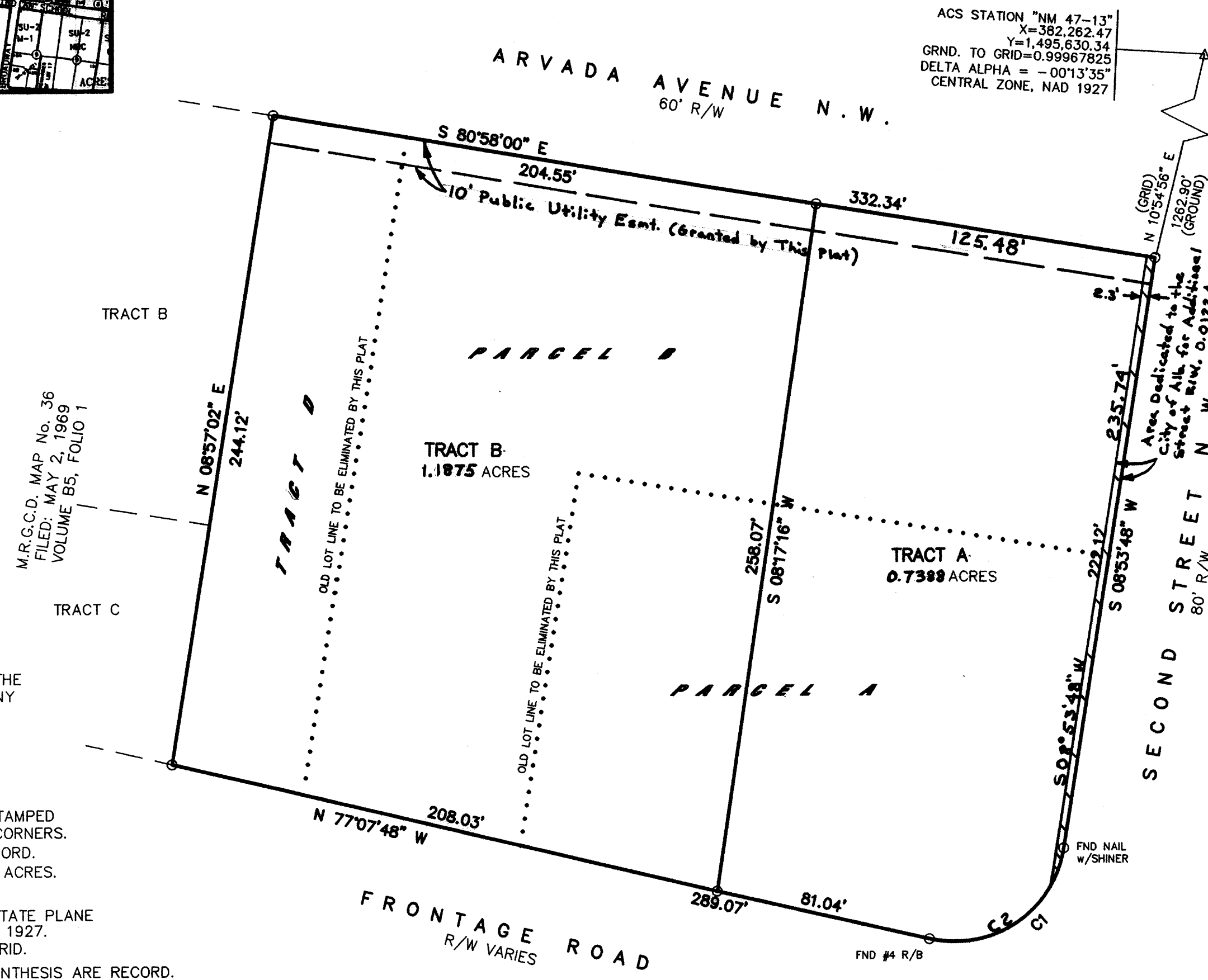
GIVEN UNDER MY HAND, AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 6th DAY OF August, 2004.

Anthony L. Harris
ANTHONY L. HARRIS, P.S. # 11463

HARRIS SURVEYING, INC.
2412-D MONROE STREET N.E. ALBUQUERQUE, NEW MEXICO 87110
PHONE: (505) 889-8056 FAX: (505) 889-8645



LEGAL DESCRIPTION
PARCELS LETTERED "A" AND "B" OF THE PLAT SHOWING PARCELS A AND B, M.R.G.C.D. MAP No. 36, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 30, 1972 IN VOLUME C18, FOLIO 178.
TOGETHER WITH
TRACT LETTERED "D" OF THE AMENDED PLAT OF PORTIONS OF TRACTS 7-a-1-a, 7-a-1-b AND 7-a-1-c ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP No. 36, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 2, 1969 IN VOLUME B5, FOLIO 1.



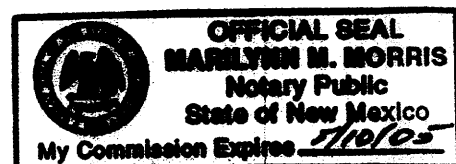
DISCLOSURE STATEMENT:
THE PURPOSE OF THIS PLAT IS TO COMBINE THE THREE (3) LOTS INTO TWO (2) AND GRANT ANY EASEMENTS AS SHOWN.

- GENERAL NOTES:
- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
 - THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
 - TOTAL AREA OF PROPERTY: 1.9385 ACRES.
 - TALOS LOG NO. 2004117368
 - BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
 - DISTANCES ARE GROUND, BEARINGS ARE GRID.
 - BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
 - DATE OF FIELD WORK: JULY, 2004
 - CURRENT ZONING: M-1
 - There is a reciprocal, access, drainage, parking and Pedestrian Easement granted by this plat.

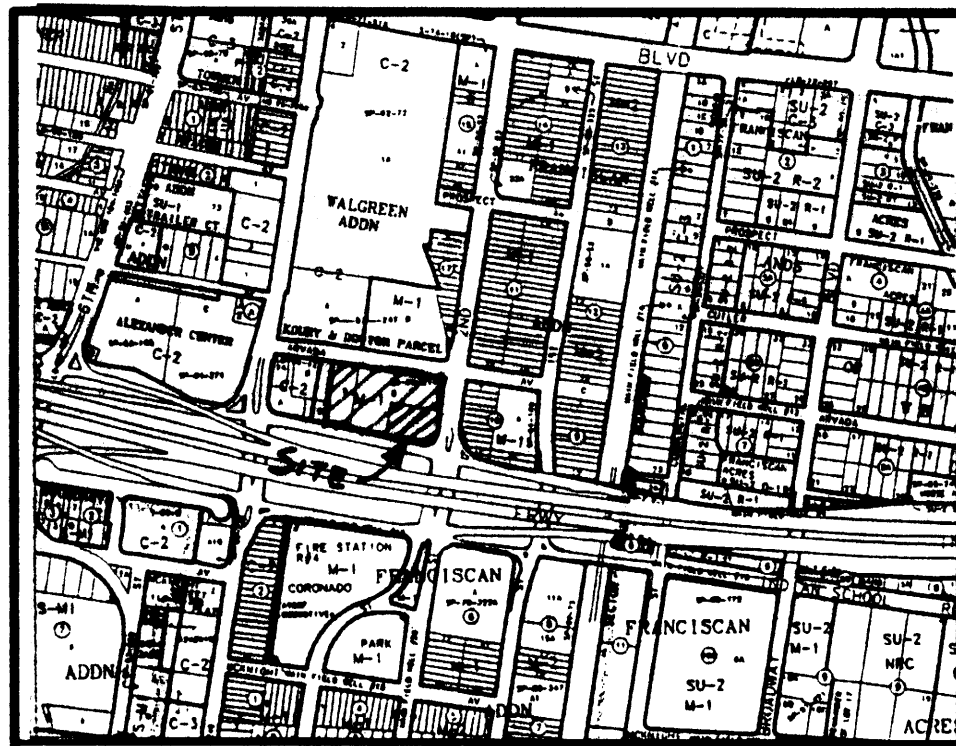
FREE CONSENT
THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED, AND DOES HEREBY DEDICATE TO THE CITY OF ALBUQUERQUE ADDITIONAL R/W IN FEE SIMPLE WITH WARRANTY COVENANTS

D. McCall 8-4-04
Two Forty L.L.C. Member DATE

ACKNOWLEDGMENT
STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 4th DAY OF August, 2004.
BY: D. McCall
OWNERS NAME
MY COMMISSION EXPIRES: 5/10/05 BY: Marilyn M. Morris
NOTARY PUBLIC



1-014-059-320175-42113
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
UPC# 1-014-059-340178-42107, 1-014-059-344165-42104 Bezemak & Associates #1124
PROPERTY OWNER OF RECORD: Farris Caterina Lisa #164, Caterina Operators L.P.
BERNALILLO CO. TREASURER'S OFFICE: William Kavanagh 9/3/2004



VICINITY MAP No. H-14



LEGAL DESCRIPTION

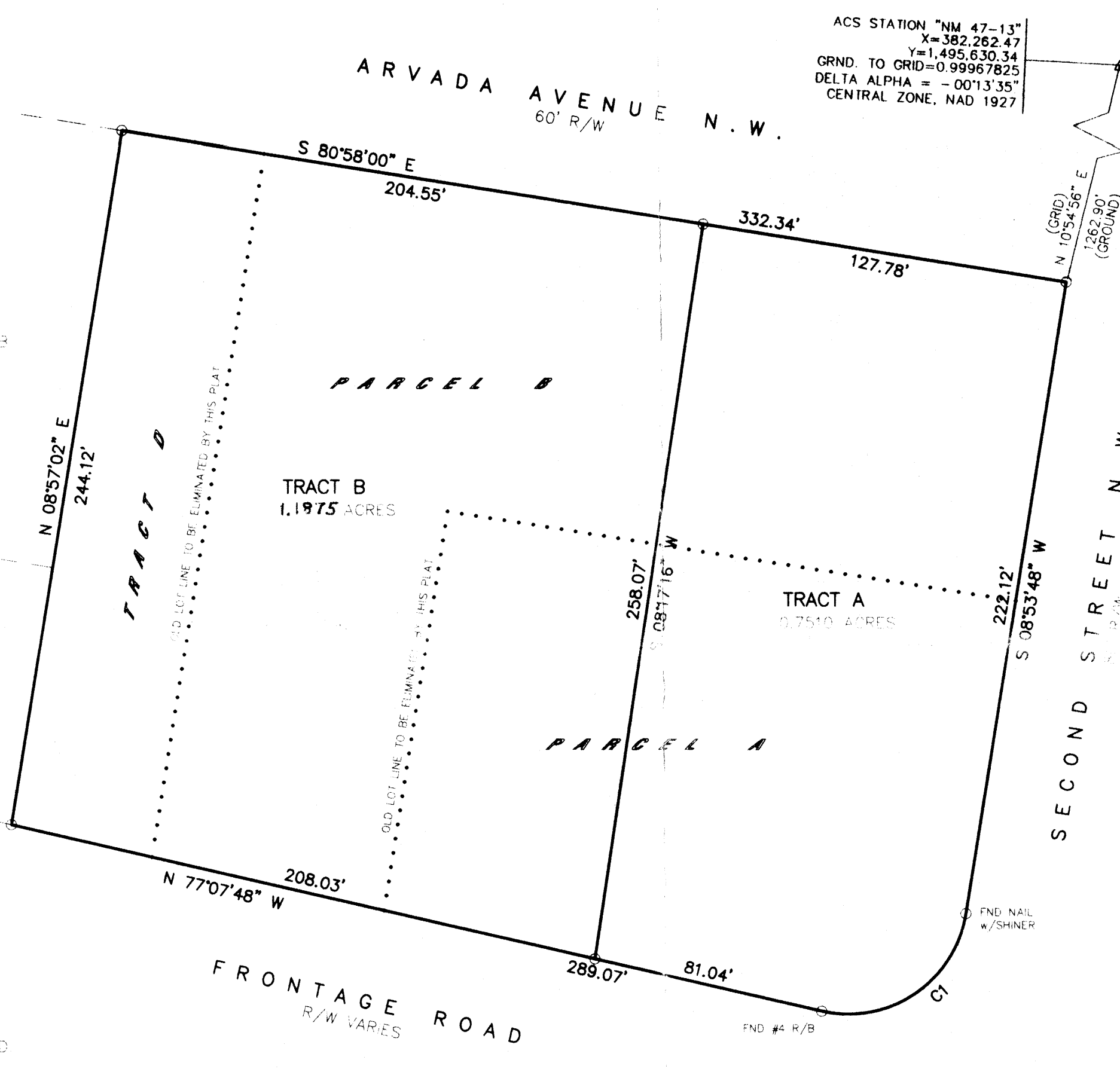
PARCELS LETTERED "A" AND "B" OF THE PLAT SHOWING PARCELS A AND B, M.R.G.C.D. MAP No. 36, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 30, 1972 IN VOLUME C18, FOLIO 178.

TOGETHER WITH

TRACT LETTERED "D" OF THE AMENDED PLAT OF PORTIONS OF TRACTS 7-a-1-a, 7-a-1-b AND 7-a-1-c ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP No. 36, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 2, 1969 IN VOLUME B5, FOLIO 1.

**PLAT OF
TRACTS A and B
TWO FORTY L.L.C SUBDIVISION**
WITHIN
SECTION 8, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2004

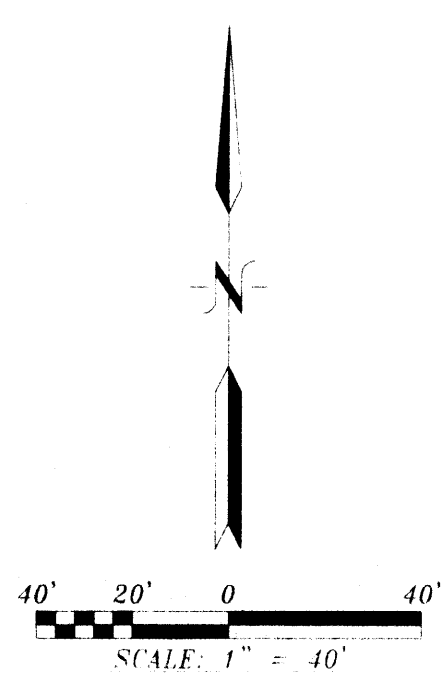
PROJECT NUMBER:	_____
APPLICATION NUMBER:	_____
UTILITY APPROVALS:	
PNM ELECTRIC SERVICES	_____ DATE _____
PNM GAS SERVICES	_____ DATE _____
QWEST TELECOMMUNICATIONS	_____ DATE _____
COMCAST	_____ DATE _____
NEW MEXICO UTILITIES	_____ DATE _____
CITY APPROVALS:	
CITY SURVEYOR	<i>[Signature]</i> 8-11-04 DATE
*REAL PROPERTY DIVISION (CONDITIONAL)	_____ DATE _____
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	_____ DATE _____
*****ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	_____ DATE _____
UTILITIES DEVELOPMENT	_____ DATE _____
PARKS AND RECREATION DEPARTMENT	_____ DATE _____
AMATICA	_____ DATE _____
CITY ENGINEER	_____ DATE _____
DRB CHAIRPERSON, PLANNING DEPARTMENT	_____ DATE _____



ACS STATION "NM 47-13"
X=382,262.47
Y=1,495,830.34
GRND. TO GRID=0.99967825
DELTA ALPHA = -00°13'35"
CENTRAL ZONE, NAD 1927

CURVE DATA

C	_____
R	= 41.33'
D	= 94°59'33"
CB	= N 85°52'30" E
CM	= 80.45'
L	= 67.80'



DISCLOSURE STATEMENT:
THE PURPOSE OF THIS PLAT IS TO COMBINE THE THREE (3) LOTS INTO TWO (2) AND GRANT ANY EASEMENTS AS SHOWN.

- GENERAL NOTES:**
- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
 - THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
 - TOTAL AREA OF PROPERTY: 1.9385 ACRES
 - TALOS LOG NO. 2004117368
 - BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
 - DISTANCES ARE GROUND, BEARINGS ARE GRID.
 - BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD
 - DATE OF FIELD WORK: JULY, 2004
 - CURRENT ZONING: M-1
 - There is a reciprocal, access drainage, parking and Pedestrian Easement granted by this plat.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF, SAID OWNERS AND PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT, THOSE SIGNING AS GRANTORS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND UNFEASIBLE TITLE TO THE LAND SUBDIVIDED.

[Signature] 8-4-04
Two Forty L.L.C. Member DATE

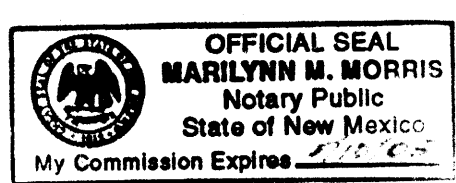
ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 4th DAY OF August 2004.

BY: *[Signature]*
OWNERS NAME

MY COMMISSION EXPIRES: 8/30/05



SURVEYORS CERTIFICATE:

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

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
THIS 6th DAY OF August, 2004.

[Signature]
ANTHONY L. HARRIS, P.S. # 11463

HARRIS SURVEYING, INC.
2412-D MONROE STREET N.E. ALBUQUERQUE, NEW MEXICO 87110
PHONE: (505) 889-8056 FAX: (505) 889-8645

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC# _____
PROPERTY OWNER OF RECORD: _____
BERNALILLO CO. TREASURER'S OFFICE: _____

04-Tr7b.dwg(JULY-04)