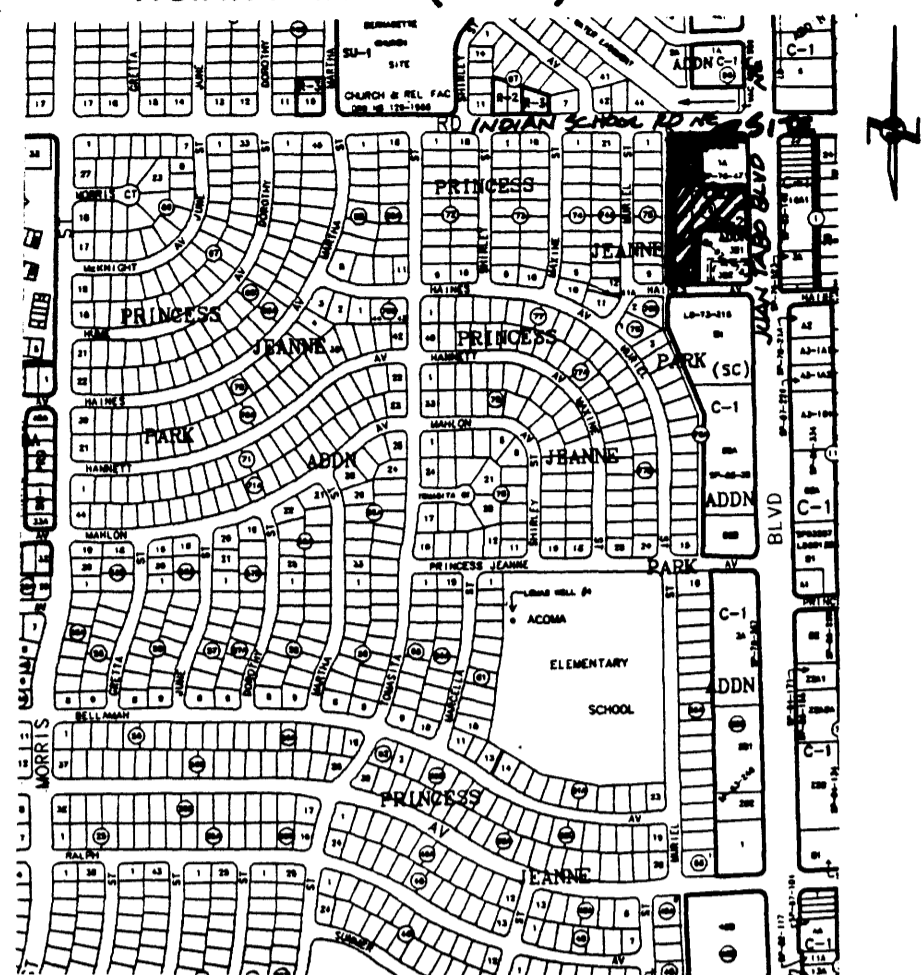


VICINITY MAP (J-21) NO SCALE



COUNTY CLERK RECORDING LABEL HERE

PLAT OF  
LOTS 1-B-1 AND 2-B-1  
EASTRIDGE PLAZA ADDITION

A REPLAT OF LOTS 1-B, 2-B AND 3-A  
EASTRIDGE PLAZA ADDITION  
WITHIN NE 1/4, SECTION 16, T.10N., R.4E., N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JULY 2004

DESCRIPTION

Lot numbered One-B (1-B) of the EASTRIDGE PLAZA ADDITION, an Addition to the City of Albuquerque, Bernalillo County, 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 November 19, 1976, in Volume C11, folio 141;

AND  
Lots numbered Two-B (2-B) and Three-A (3-A) of the EASTRIDGE PLAZA ADDITION, an Addition to the City of 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 June 8, 1978, in Volume C13, folio 122, and being more particularly described as follows:  
BEGINNING at the Northeast corner of the Property herein described, being a point on the Westerly Right of Way line of Juan Tabo Boulevard, NE, from whence the ACS Monument "15-H22" (x=420,774.00, y=1,493,253.38, NAD 1927, NMSP Central Zone), bears N 01° 59' 34" E, 1230.27 feet distant;

THENCE along said Westerly Right of Way line, S 00° 38' 28" E, 170.01 feet;  
THENCE leaving said Right of Way line, N 88° 49' 28" W, 187.13 feet;  
THENCE S 01° 10' 32" W, 200.96 feet to the Southeast corner, being a point on the Northerly Right of Way line of Haines Avenue, NE;  
THENCE along said Right of Way line, N 88° 49' 28" W, 126.57 feet to the Southwest corner, being the intersection of the Northerly Right of Way line of Haines Avenue, NE and the Easterly line of a 20 foot alley;  
THENCE leaving said Right of Way line and along said Easterly line, N 01° 10' 32" E, 570.00 feet to the Northwest corner, being the intersection of the Easterly line of a 20 foot alley and the Southerly Right of Way line of Indian School Road, NE;  
THENCE leaving said Easterly line and along said Southerly Right of Way line, S 88° 49' 28" E, 126.66 feet;  
THENCE leaving said Southerly Right of Way line, S 01° 10' 32" W, 199.12 feet;  
THENCE S 88° 49' 28" E, 181.65 feet to the Point of Beginning and containing 2.3761 acres, more or less.

FREE CONSENT

The platting of the property as described above, is with the free consent and in accordance with the desires of the undersigned owner. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided.

*Mark G. Dunatchik*  
Mark G. Dunatchik, Managing member, Eastridge Plaza LLC, a New Mexico Limited Liability Company, on behalf of said Company.

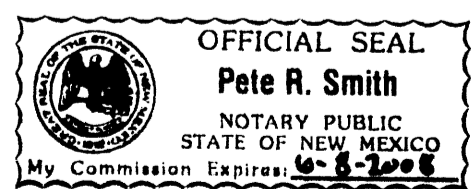
ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss

On this 23 day of AUGUST, 2004, the foregoing instrument was acknowledged before me by Mark G. Dunatchik, Managing member, Eastridge Plaza LLC, a New Mexico Limited Liability Company, on behalf of said Company.

My Commission expires 6-8-2008

*Pete R. Smith*  
Notary Public



APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:

SUBDIVISION CASE NO. 04-DRB-01298

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:

PROJECT NO. 1003635

*Sharon Matson* 9/1/04  
DRB Chairperson, Planning Department, City of Albuquerque Date

*NA* 9/1/04  
Property Management, City of Albuquerque Date

*John Smith* 9-1-04  
Traffic Engineer, City of Albuquerque Date

*Roger A. Shuman* 10-15-04  
Water Utility Department, City of Albuquerque Date

*W.B. Smith* 8-23-04  
City Surveyor, City of Albuquerque Date

*Christina Dandora* 9/1/04  
Parks and Recreation, City of Albuquerque Date

*Bradley D. Bingham* 9/1/04  
A.M.A.F.C.A. Date

*Bradley D. Bingham* 9/1/04  
City Engineer, City of Albuquerque Date

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective October 1, 2000 and is true and correct to the best of my knowledge and belief.

*Thomas D. Johnston* 8-23-04  
Thomas D. Johnston, N.M.P.S. No. 14269 Date

SUBDIVISION DATA

- DRB Proj. No. 1003635
  - Zone Atlas Index No. J-21
  - Current Zoning C-2
  - Gross acreage 2.3761
  - Existing number of deeded parcels 3  
Replatted number of lots 2
- LOG NO. 2004343677

NOTES

- Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1927. Record bearings and distances are shown in parentheses ( ).
- Perimeter distances are field measurements made on the ground and agree with deed records except as noted.
- Monuments recovered and accepted or reset are noted on inscribed plat.
- Right of Way of Indian School Road, NE taken from Plat of Blocks 74-A, 75, 76-A, & 77-B, Dale J. Bellamah's Princess Jeanne Park, filed 4/8/1959 in Vol. C4, Folio 87 and Plat of Blocks 88-B to 129, Inclusive, of Snow Heights, filed 12/31/1953 in Vol. D1, Folio 112.
- An existing Twenty foot (20') Access Easement for the benefit of Lot 3-A is granted by the Plat of Lots 1-B, 2-B, 3-A & 3-B, Eastridge Plaza Addition, filed 6/8/1978 in Vol. C13, folio 122. Maintenance is the responsibility of the owners of Lots 1-B (and 2-B-1).
- An existing 10' X 22' Public Utility Easement granted by Plat of Lots 1-A and 1-B, Eastridge Plaza Addition, filed 11/19/1976 in Vol. C11, folio 141.
- This survey is based on descriptions contained in the following documents:
  - Plat of Lots 1-B, 2-B, 3-A and 3-B, EASTRIDGE PLAZA ADDITION, filed 6/8/1978 in Vol. C13, Folio 122.
  - Plat of Lots 1-A and 1-B, EASTRIDGE PLAZA ADDITION, filed 11/19/1976 in Vol. C11, Folio 141.
  - Plat of Lots 3-B-1 and 3-B-2, EASTRIDGE PLAZA ADDITION, filed 8/30/1997 in Vol. 97C, Folio 238.
  - Plat of Blocks 74-A, 75, 76-A, & 77-B, Dale J. Bellamah's PRINCESS JEANNE PARK, filed 4/8/1959 in Vol. C4, Folio 87.
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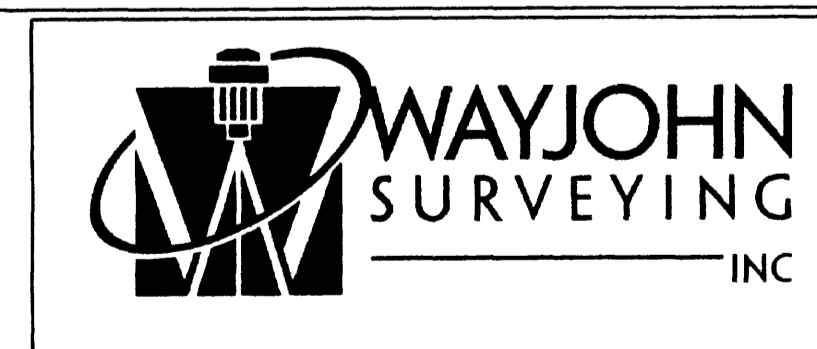
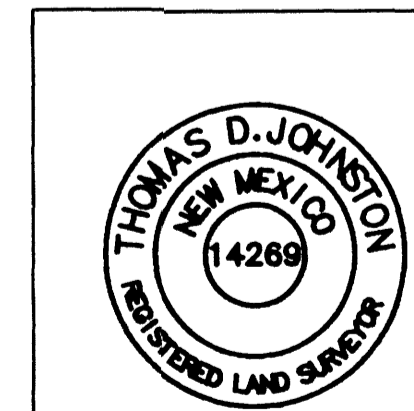
PURPOSE OF PLAT

This plat has been prepared for the purposes of creating two lots from three lots and relocating an interior lot line.

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# 1 021 058 495 518 12504, 1 021 058 504 499 12503  
1 021 058 495 481 12514

PROPERTY OWNER OF RECORD: *MACHENBIE RAYMOND E & NANCY J.*  
BERNALILLO COUNTY TREASURER'S OFFICE  
*Mark Smith 15 Oct 04*



330 LOUISIANA BLVD., N.E.  
ALBUQUERQUE, N.M. 87108  
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: EASTRIDGE PLAZA LLC LOCATION: SEC. 16 T.10 N., R.4 E., N.M.P.M. EASTRIDGE PLAZA ADDITION	DRAWN: E W K CHECKED: T D J DRAWING NO. SP70204.DWG	SCALE: 1" = 40' 30 JUL 2004	FILE NO. SP-7-02-2004 SHEET 1 OF 2
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INDIAN SCHOOL ROAD, N.E.

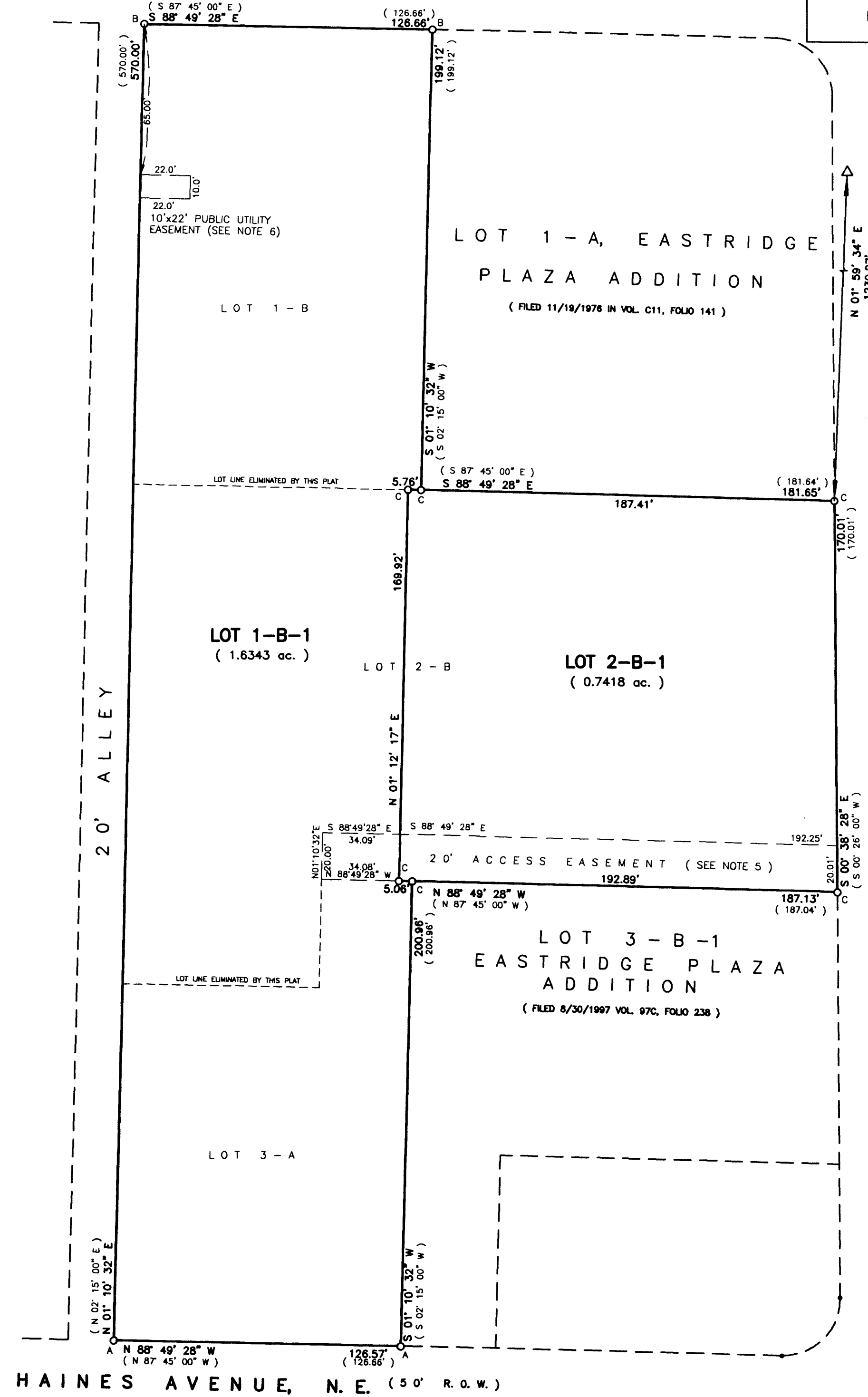
( 8 0' R. O. W. See Note 4 )

2004145592  
6158999  
Page: 2 of 2  
10/15/2004 11:56A  
Bk-2804C Pg-338  
Mary Herrera Bern. Co. PLRT R 12.00  
COUNTY CLERK RECORDING LABEL HERE

PLAT OF  
LOTS 1-B-1 AND 2-B-1  
EASTRIDGE PLAZA ADDITION

A REPLAT OF LOTS 1-B, 2-B AND 3-A  
EASTRIDGE PLAZA ADDITION  
WITHIN NE 1/4, SECTION 16, T.10N., R.4E., N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JULY 2004

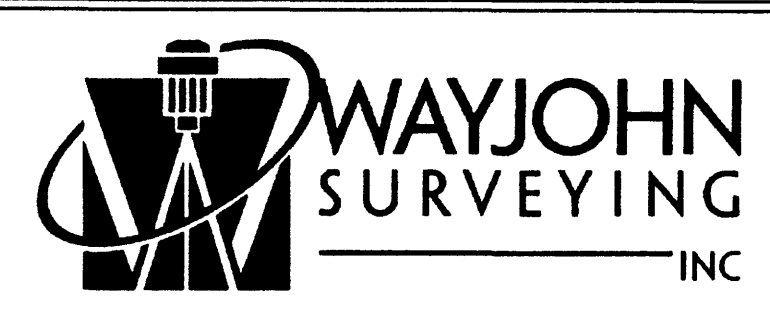
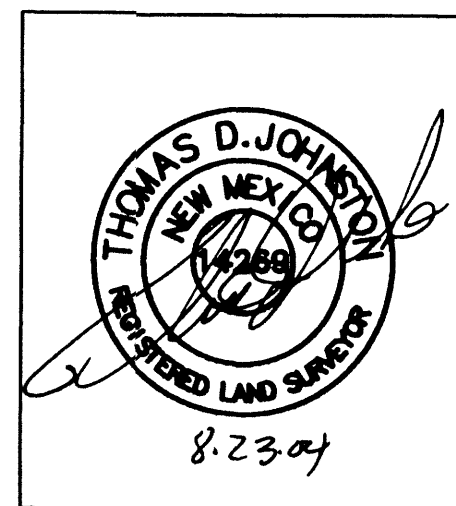
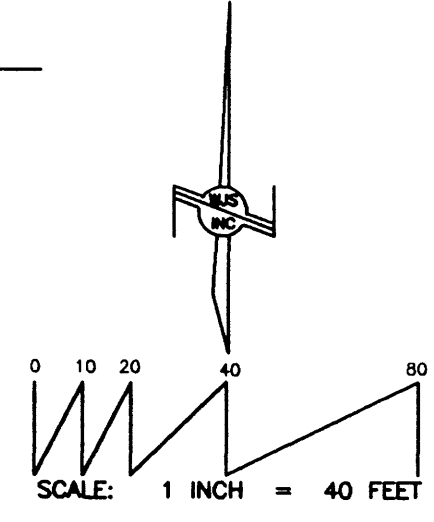


ACS MONUMENT "15-H22"  
x=420,774.00  
y=1,493,253.38  
Delta Alpha: -00'09"08"  
Ground-to-grid:  
0.99963880  
NAD83 CENTRAL ZONE  
NAD 1927

JUAN TABO BOULEVARD, N.E.  
( 1 0 3' R. O. W. ) ( PLAT OF LOTS 3-B-1 AND 3-B-2, EASTRIDGE PLAZA ADDITION )

LEGEND:

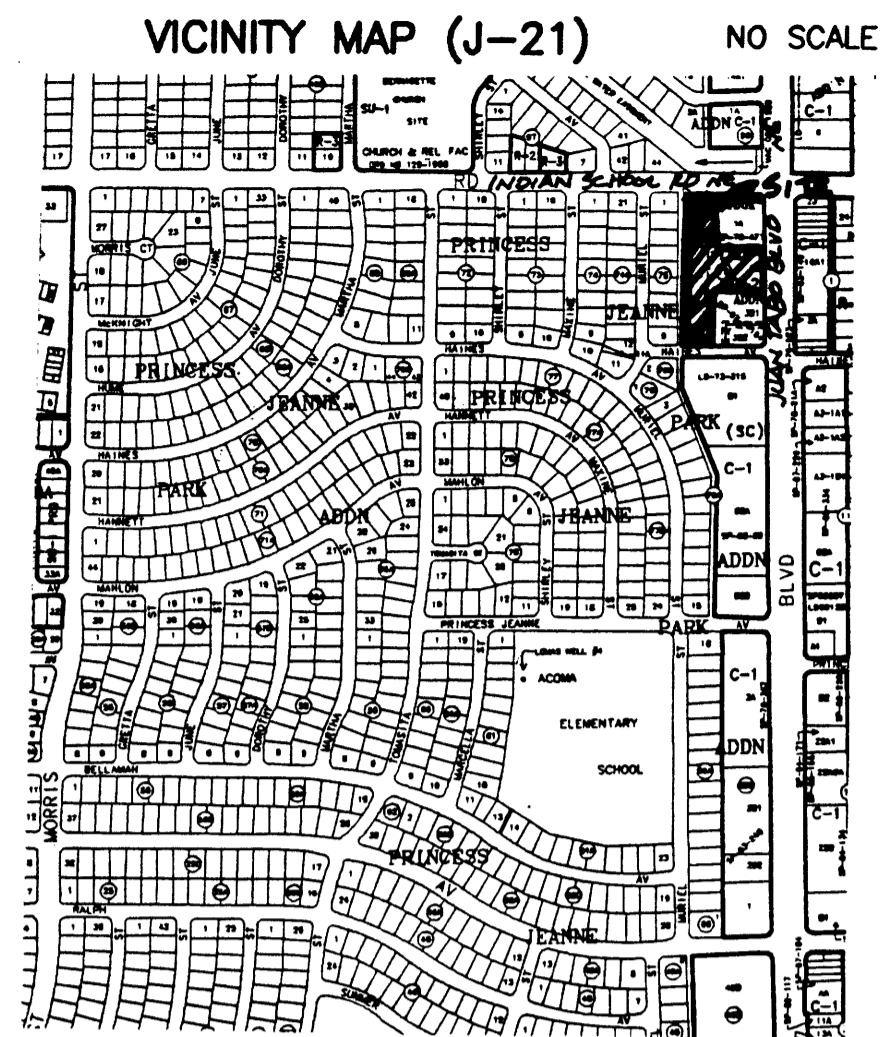
- FOUND OR SET MONUMENT AS NOTED:
- A: FOUND #4 REBAR AND CAP "LS 10042"
- B: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
- C: SET PK NAIL AND DISK "PS 14269"



330 LOUISIANA BLVD., N.E.  
ALBUQUERQUE, N.M. 87108  
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: EASTRIDGE PLAZA LLC LOCATION: SEC. 16 T.10 N., R.4 E., N.M.P.M. EASTRIDGE PLAZA ADDITION	DRAWN: E W K	SCALE: 1" = 40'	FILE NO. SP-7-02-2004
	CHECKED: T D J	30 JUL 2004	SHEET 2 OF 2

HAINES AVENUE, N.E. ( 5 0' R. O. W. )



COUNTY CLERK RECORDING LABEL HERE

# PLAT OF LOTS 1-B-1 AND 2-B-1 EASTRIDGE PLAZA ADDITION

A REPLAT OF LOTS 1-B, 2-B AND 3-A  
EASTRIDGE PLAZA ADDITION  
WITHIN NE 1/4, SECTION 16, T.10N., R.4E., N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JULY 2004

**+ FINAL**

**PRELIMINARY PLAT  
APPROVED BY DRB  
ON 9/1/04**

### DESCRIPTION

Lot numbered One-B (1-B) of the EASTRIDGE PLAZA ADDITION, an Addition to the City of Albuquerque, Bernalillo County, 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 November 19, 1976, in Volume C11, folio 141;

AND  
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*Mark G. Dunatchik*

Mark G. Dunatchik, Managing member, Eastridge Plaza LLC, a New Mexico Limited Liability Company, on behalf of said Company.

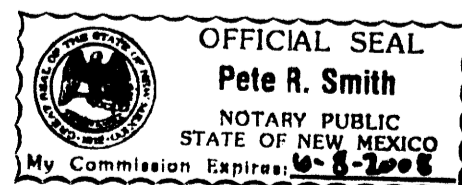
### ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss

On this 23 day of August, 2004, the foregoing instrument was acknowledged before me by Mark G. Dunatchik, Managing member, Eastridge Plaza LLC, a New Mexico Limited Liability Company, on behalf of said Company.

My Commission expires 6-8-2008

*Pete R. Smith*  
Notary Public



### SUBDIVISION DATA

1. DRB Proj. No.
2. Zone Atlas Index No. J-21
3. Current Zoning C-2
4. Gross acreage 2.3761
5. Existing number of deeded parcels 3  
Replatted number of lots 2

LOG NO. 2004343677

### NOTES

1. Bearings shown on this plat are New Mexico State Plane Grid, Central Zone, NAD 1927. Record bearings and distances are shown in parentheses ( ).
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5. An existing Twenty foot (20') Access Easement for the benefit of Lot 3-A is granted by the Plat of Lots 1-B, 2-B, 3-A & 3-B, Eastridge Plaza Addition, filed 8/8/1978 in Vol. C13, folio 122.
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### PURPOSE OF PLAT

This plat has been prepared for the purposes of creating two lots from three lots and relocating an interior lot line.

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:  
SUBDIVISION CASE NO. \_\_\_\_\_

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:  
PROJECT NO. \_\_\_\_\_

DRB Chairperson, Planning Department, City of Albuquerque \_\_\_\_\_ Date \_\_\_\_\_

Property Management, City of Albuquerque \_\_\_\_\_ Date \_\_\_\_\_

Traffic Engineer, City of Albuquerque \_\_\_\_\_ Date \_\_\_\_\_

Water Utilities Department, City of Albuquerque \_\_\_\_\_ Date \_\_\_\_\_

*Mark G. Dunatchik* \_\_\_\_\_ 8-23-04  
City Surveyor, City of Albuquerque \_\_\_\_\_ Date \_\_\_\_\_

Parks and Recreation, City of Albuquerque \_\_\_\_\_ Date \_\_\_\_\_

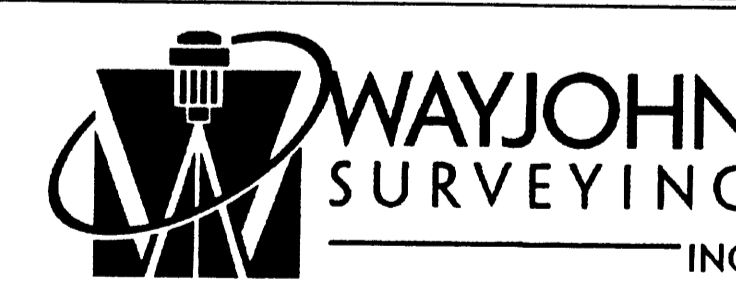
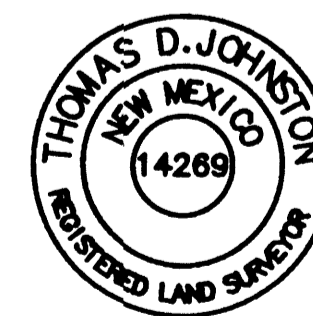
A.M.A.F.C.A. \_\_\_\_\_ Date \_\_\_\_\_

City Engineer, City of Albuquerque \_\_\_\_\_ Date \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title company, utility companies or by the owner of record, meets the minimum standards for monumentation and surveys of the Albuquerque Subdivision Ordinance, and meets the Minimum Standards for Land Surveys as adopted by the New Mexico State Board of Registration for Professional Engineers and Surveyors, effective October 1, 2000 and is true and correct to the best of my knowledge and belief.

*Thomas D. Johnston* \_\_\_\_\_ 8-23-04  
Thomas D. Johnston, N.M.P.S. No. 14269 \_\_\_\_\_ Date \_\_\_\_\_



330 LOUISIANA BLVD., N.E.  
ALBUQUERQUE, N.M. 87108  
PHONE: (505) 255-2052 FAX: (505) 255-2887

FOR BERNALILLO COUNTY TREASURER'S OFFICE USE ONLY  
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# 1 021 058 495 518 12504, 1 021 058 504 499 12503  
1 021 058 495 481 12514  
PROPERTY OWNER OF RECORD:  
BERNALILLO COUNTY TREASURER'S OFFICE

INDEXING INFORMATION FOR COUNTY CLERK OWNER: EASTRIDGE PLAZA LLC LOCATION: SEC. 16 T.10 N., R.4 E., N.M.P.M. EASTRIDGE PLAZA ADDITION	DRAWN: E W K	SCALE: 1" = 40'	FILE NO. SP-7-02-2004
	CHECKED: T D J		
	DRAWING NO. SP70204.DWG	30 JUL 2004	SHEET 1 OF 2

INDIAN SCHOOL ROAD, N.E.  
( 8 0' R. O. W. See Note 4 )

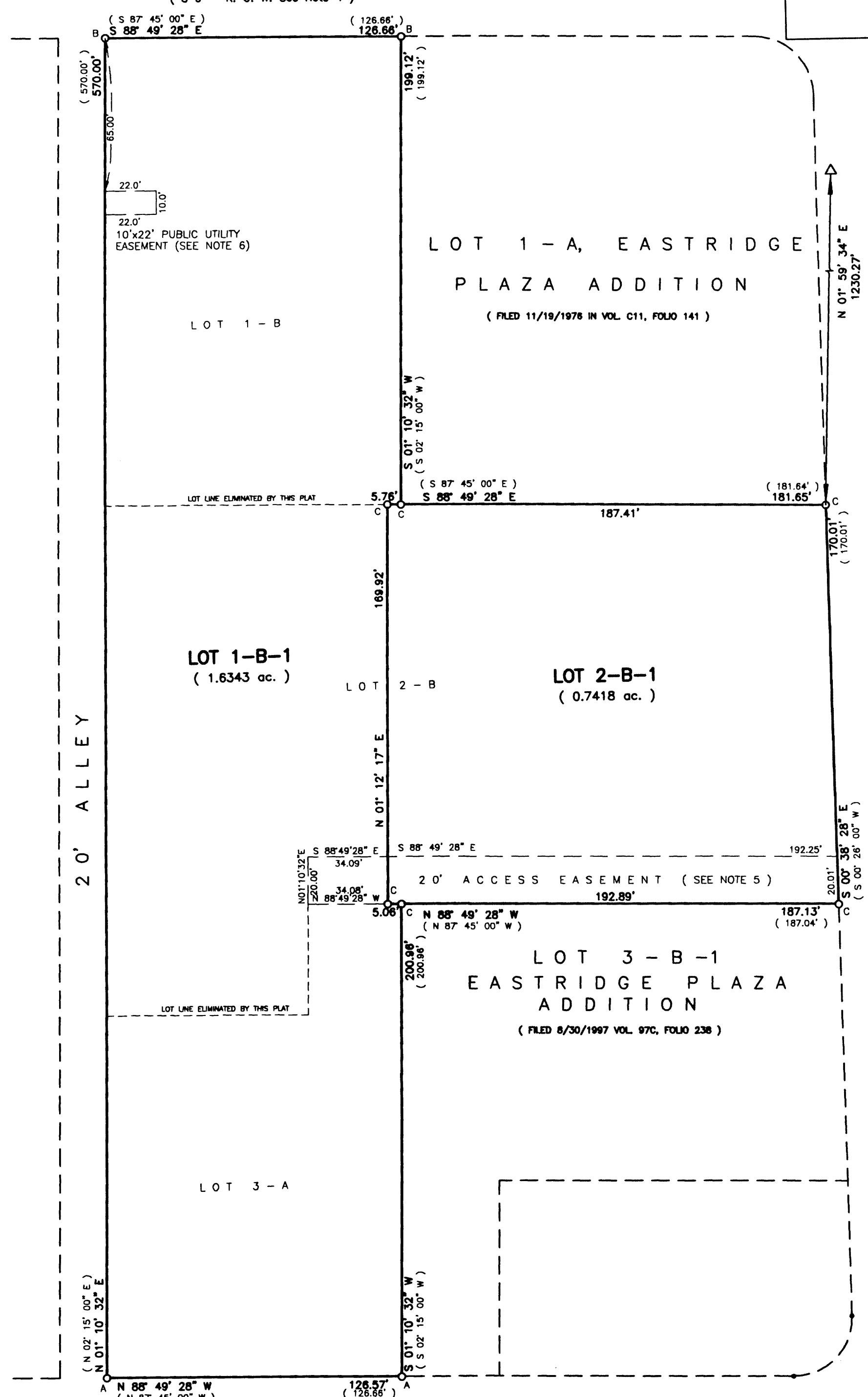
PLAT OF  
LOTS 1-B-1 AND 2-B-1  
EASTRIDGE PLAZA ADDITION

A REPLAT OF LOTS 1-B, 2-B AND 3-A  
EASTRIDGE PLAZA ADDITION  
WITHIN NE 1/4, SECTION 16, T.10N., R.4E., N.M.P.M.  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JULY 2004

COUNTY CLERK RECORDING LABEL HERE

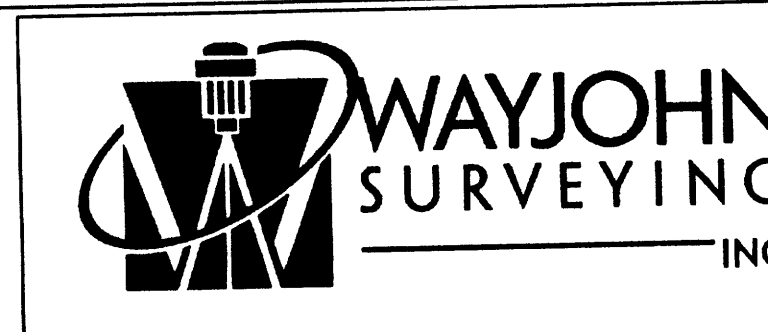
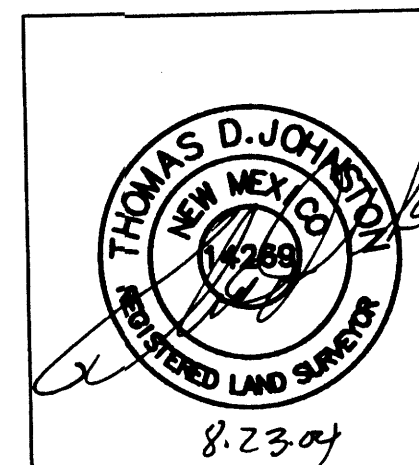
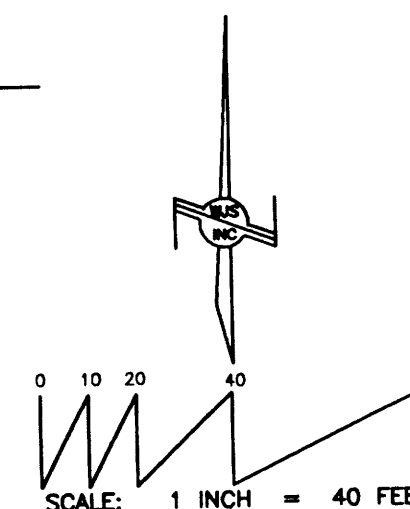
ACS MONUMENT "15-H22"  
x=420,774.00  
y=1,493,253.36  
Delta Alpha: -0°09'08"  
Ground-to-grid:  
0.99963880  
NAD 1927



JUAN TABO BOULEVARD, N. E.  
( 1 0 3' R. O. W. ) ( PLAT OF LOTS 3-B-1 AND 3-B-2, EASTRIDGE PLAZA ADDITION )

LEGEND:

- FOUND OR SET MONUMENT AS NOTED:
- A: FOUND #4 REBAR AND CAP "LS 10042"
- B: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
- C: SET PK NAIL AND DISK "PS 14269"



330 LOUISIANA BLVD., N.E.  
ALBUQUERQUE, N.M. 87108  
PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK  
OWNER: EASTRIDGE PLAZA LLC  
LOCATION: SEC. 16  
T.10 N., R.4 E., N.M.P.M.  
EASTRIDGE PLAZA ADDITION

DRAWN: E W K	SCALE: 1" = 40'	FILE NO. SP-7-02-2004
CHECKED: T D J		
DRAWING NO. SP70204.DWG	30 JUL 2004	SHEET 2 OF 2

HAINES AVENUE, N.E. ( 5 0' R. O. W. )