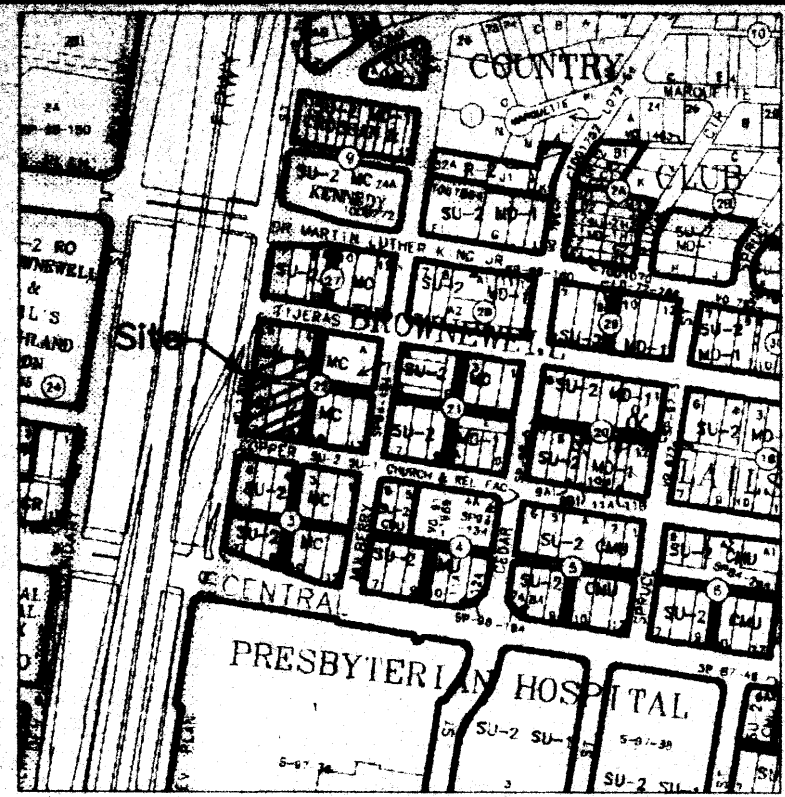


Plat of
 Lot 9-A, Block 22
 Brownwell & Lail's Highland Addition
 Being a Replat of
 Lots 7 through 9, the vacated alley and a portion of Lots 4, 5 and 6
 Block 22, Brownwell & Lail's Highland Addition
 Within
 Town of Albuquerque Grant
 Projected Section 21, T.10N., R.3E., N.M.P.M.
 City of Albuquerque, Bernalillo County, New Mexico
 November 2004
 DRB Project #1003705



Vicinity Map
no scale

Talos Log Number 2004462552
 Zone Atlas Page Number K15
 Subdivision Data

1. Total gross acreage of the lot shown hereon is 0.7059 acres.
2. Total number of lots created by this plat is 1.
3. Case Number of plat DRB Project #1003705.
4. Bearings are New Mexico State Plane Grid Bearings (Central Zone) and distances are ground distances.
5. The purpose of this plat is to vacate the reserved easements within the vacated alley, and to consolidate Lots 7, 8 and 9 and a portion of Lots 4, 5 and 6 and the vacated alley into one (1) lot.
6. All measured distances are identical to record distances. There are no bearings on the plat of Brownwell & Lail's Highland Addition, filed 08/03/1886.
7. Date of field work: October 28, 2004.
8. Documents used:
 - a. Title Commitment File No. 02404360-COM RDK prepared by Rio Grande Title Company effective date: June 21, 2004.
 - b. Plat of Brownwell & Lail's Highland Addition filed 08/03/1886.
 - c. Plat of Tract A, Block 22, Brownwell & Lail's Highland Addition filed 11/20/1984, Volume C25, Folio 133
 - d. Vacation Ordinance No. 1303, dated January 21, 1958.
 - e. Quitclaim Deed filed 05/30/2000, Book A6, Page 1736.
 - f. PNM Waiver & Release of Easement filed 09/23/2004, Book A84, Page 3958.
 - g. Warranty Deed filed 05/30/2000, Book A6, Page 1738.

LEGAL DESCRIPTION

A certain parcel of land being identified as the South Forty-seven (47) feet of Lots numbered Four (4), Five (5) and Six (6) and all of Lots Seven (7), Eight (8) and Nine (9) in Block numbered Twenty-two (22) of BROWNELL AND LAIL'S HIGHLAND ADDITION, an Addition to the City of Albuquerque, New Mexico, as the same are shown and designated on the Plat of said Addition, filed in the Office of the Probate Clerk and Ex-Officio Recorder of Bernalillo County, New Mexico on August 3, 1886 in Map Book B2, Folio 32.

TOGETHER WITH the that certain vacated East-West Alley East of Oak Street NE, being the Westerly portion (approximately 150 feet) of the East West Alley in Block 22 of said Brownwell and Lail's Highland Addition to the City of Albuquerque, vacated by the City of Albuquerque in City Commission Ordinance No. 1303, V-145, Section 4, adopted January 21, 1958.

FREE CONSENT AND DEDICATION

The platting of the land comprising Lot 9-A as shown hereon, and all easements shown hereon are with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof. Said owners do hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided.

Vijay P. Agarwal
 Vijay Agarwal, an unmarried man

ACKNOWLEDGMENT

State of New Mexico) SS
 County of Bernalillo)

This instrument was acknowledged before me this 29th day of November, 2004 by
 Vijay Agarwal.

Notary Public *Ronald A. Forstbauer* My Commission expires May 7, 2006

APPROVED AND ACCEPTED BY:

PLANNING DEPARTMENT, DRB CHAIR _____ DATE _____

CITY ENGINEER/HYDROLOGY _____ DATE _____

PARKS & RECREATION _____ DATE _____

TRANSPORTATION DEVELOPMENT _____ DATE _____

[Signature] 12-1-04
 CITY SURVEYOR _____ DATE _____

REAL PROPERTY _____ DATE _____

UTILITY DEVELOPMENT _____ DATE _____

A.M.A.F.C.A. _____ DATE _____

PUBLIC UTILITY EASEMENTS

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

1. The Public Service Co. of NM- Electric Services Division for the installation, maintenance, and service of overhead and underground electric lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
2. The Public Service Co. of NM-Gas Services Division for the installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
3. Qwest 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 related equipment and facilities reasonably necessary to provide Cable TV service.

included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused by construction or pools, decking, or any structures adjacent to, within, or near easements shown on this plat.

Leah G. Munt 12-14-04
 PNM ELECTRIC SERVICES _____ DATE _____

Leah G. Munt 12-14-04
 PNM GAS SERVICES _____ DATE _____

David R. Muller 12-14-04
 QWEST COMMUNICATIONS _____ DATE _____

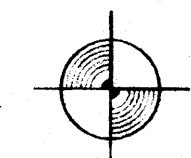
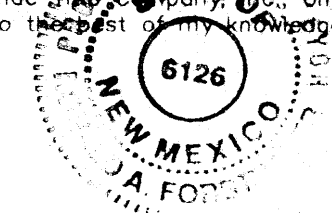
Rita Eickman 12-14-04
 COMCAST CABLE _____ DATE _____

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

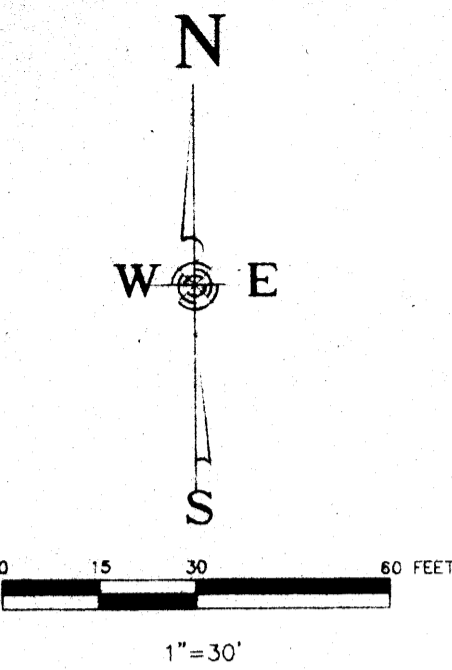
SURVEYOR'S AFFIDAVIT

I, Ronald A. Forstbauer, licensed New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and monumentation, and the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Registration of Professional Engineers and Professional Land Surveyors effective October 1, 2000 and shows easements of record as indicated on Title Commitment File No. 02404360-COM RDK issued by Rio Grande Title Company, Inc., on June 21, 2004, and that the information shown hereon is true and correct to the best of my knowledge and belief.

Ronald A. Forstbauer 11/30/04
 Ronald A. Forstbauer Date
 NMPS No. 6126

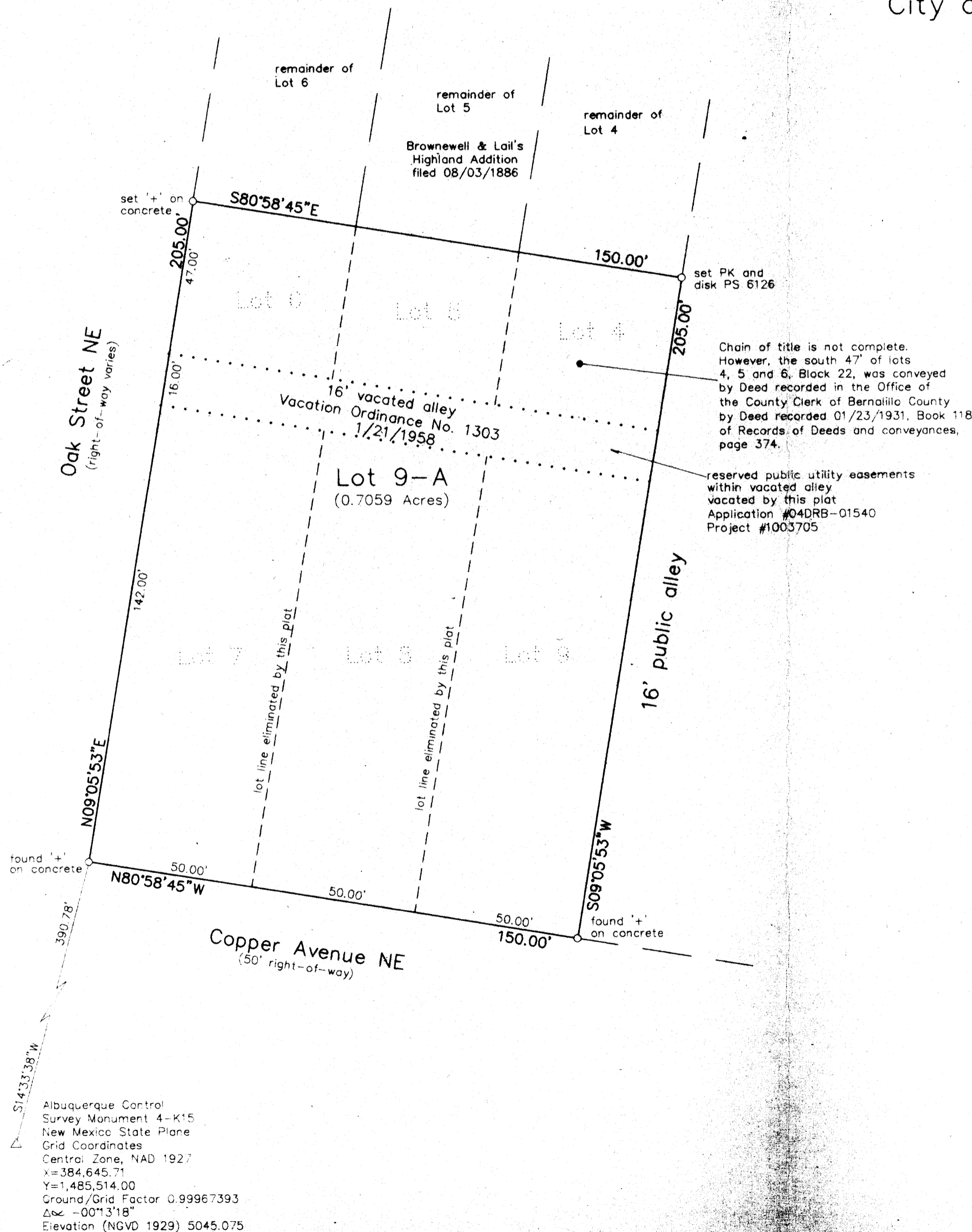


Forstbauer Surveying, L.L.C.
 4116 Lomas Boulevard NE
 Albuquerque, New Mexico 87110
 (505) 268-2112 Fax 268-2032



Plat of
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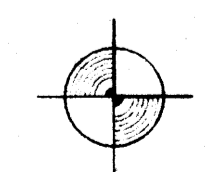
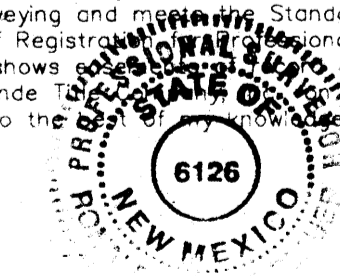
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Ronald A. Forstbauer 11/30/04
 Ronald A. Forstbauer Date
 N.M.P.S. No. 6126



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