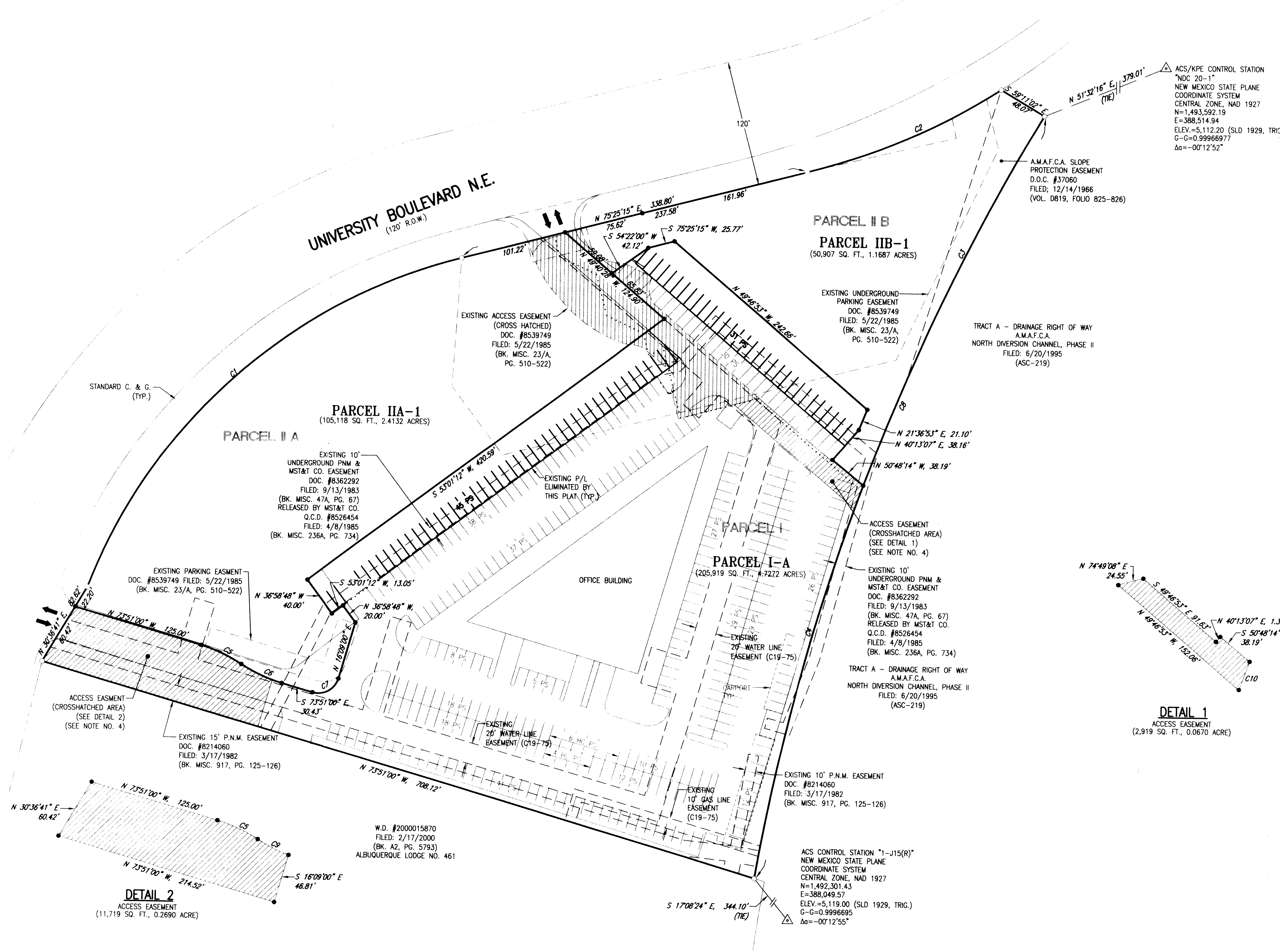
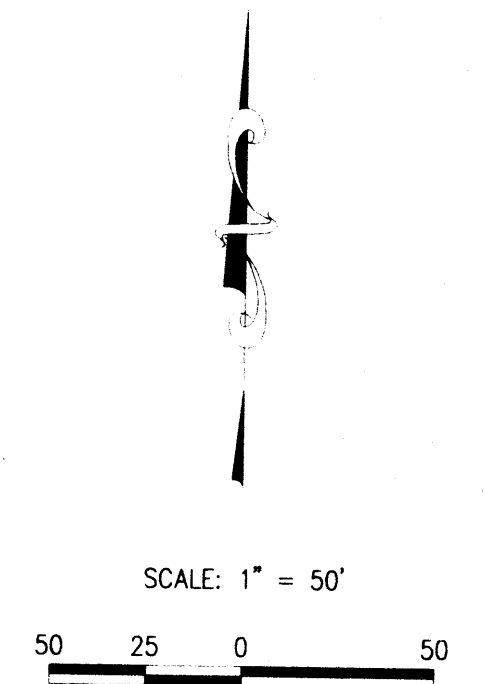


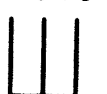
SKETCH / SITE PLAN
PARCELS I-A, IIA-1 AND IIB-1
UNIVERSITY TOWERS
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
 OCTOBER 2004



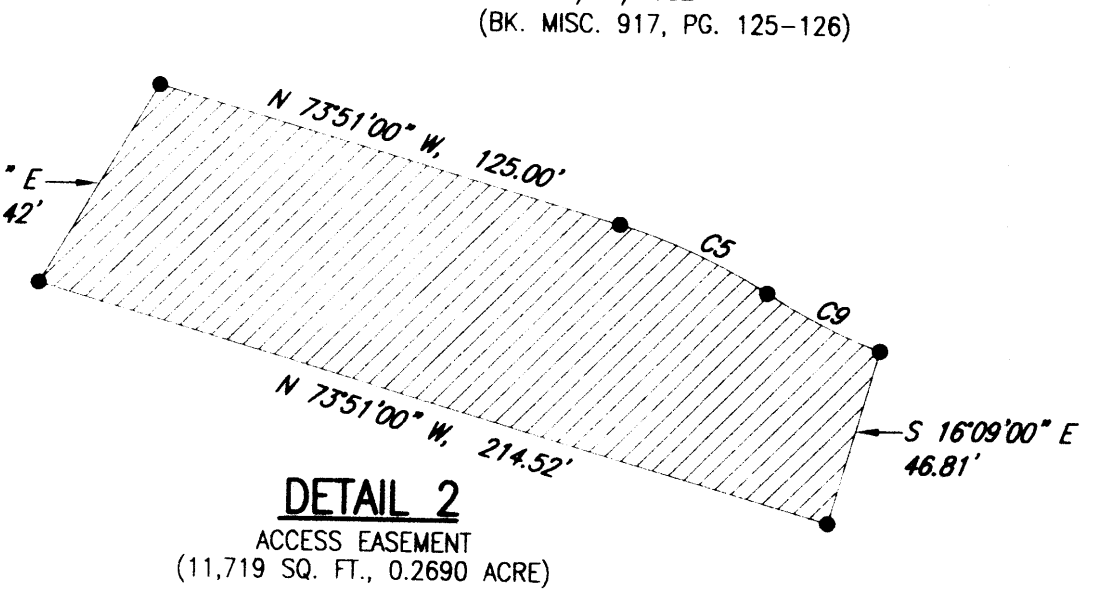
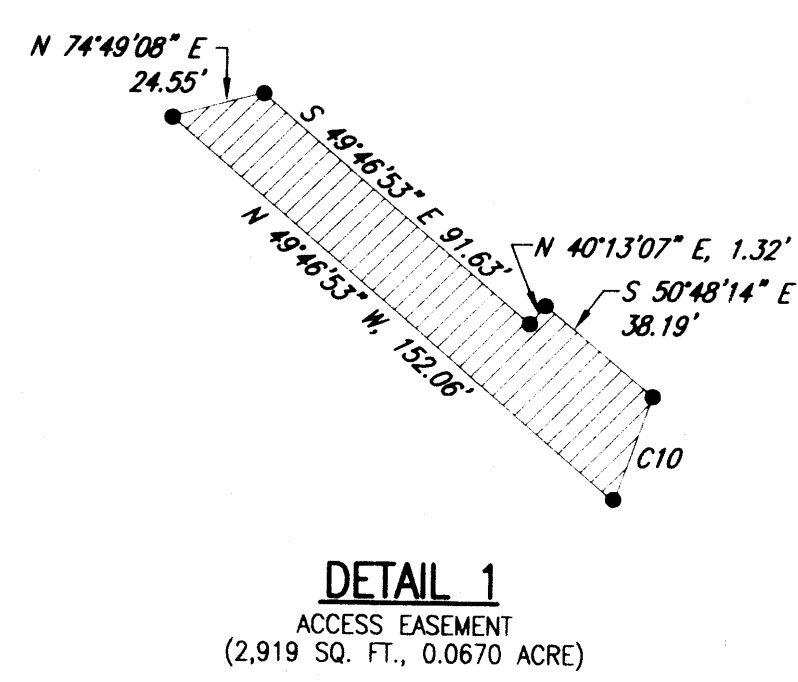
ACS/KPE CONTROL STATION
 "NDG 20-1"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE, NAD 1927
 N=1,493,592.19
 E=388,514.94
 ELEV.=5,112.20 (SLD 1929, TRIG.)
 G-G=0.99966977
 Δα=-00°12'52"



LEGEND

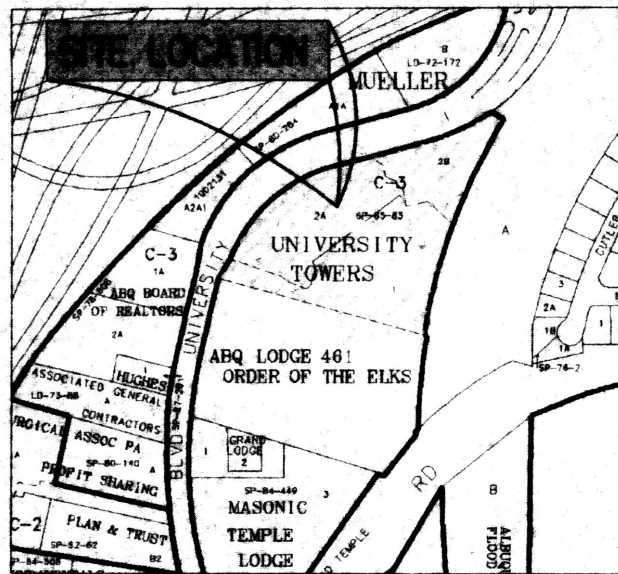
PS PARKING SPACE COUNT
 # HC PS HANDICAPPED PARKING SPACE COUNT
 NEW/RESTRIPPED PARKING PLACES

- NOTES**
- BEARINGS SHOWN ARE BASED ON THE RECORDED PLAT. DISTANCES ARE GROUND. BEARING AND DISTANCES ARE FIELD AND RECORD DATA. ROTATE BEARINGS 00°10'56" CLOCKWISE TO OBTAIN GRID BEARINGS (NM STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 27 DATUM).
 - UNLESS SHOWN OTHERWISE ALL PROPERTY CORNERS ARE MARKED WITH P.K. NAIL WITH SHINER, CHISELED "X" IN CONCRETE OR 1/2" REBAR AND CAP STAMPED "PS 10464".
 - THE PURPOSE OF THE PLAT IS TO ADJUST LOCATION OF PROPERTY LINES BETWEEN EXISTING PARCELS AND TO GRANT ADDITIONAL ACCESS EASEMENTS AS SHOWN.
 - ACCESS EASEMENTS GRANTED BY THE PLAT ARE TO BENEFIT PARCELS IIA-1 (SOUTH EASEMENT) AND PARCEL IIB-1 (NORTH EASEMENT). THE MAINTENANCE OR EACH EASEMENT IS THE RESPONSIBILITY OF OWNERS OF PARCELS BENEFITTING FROM THE EASEMENTS.
 - THE ENTIRE PROPERTY IS SUBJECT TO RECIPROCAL DRAINAGE EASEMENT, DOCUMENT NO. 86 58320, FILED JUNE 26, 1986 IN BOOK MISC. 366A, PAGE 550.



CURVE TABLE

CURVE	LENGTH(')	RADIUS(')	DELTA	CHORD BEARING	CHORD LENGTH(')
C1	492.81	512.96	55°02'41"	N 47°53'54" E	474.07
C2	201.46	613.63	18°48'40"	N 66°00'55" E	200.56
C3	391.85	2,089.86	10°44'35"	S 25°23'21" W	391.28
C4	387.85	2,089.86	10°38'00"	S 14°42'04" W	387.29
C5	42.57	150.00	16°15'37"	S 65°43'11" E	42.43
C6	42.57	150.00	16°15'37"	S 65°43'11" E	42.43
C7	31.42	20.00	90°00'00"	N 61°09'00" E	28.28
C8	779.70	2,089.86	21°22'34"	S 20°04'21" W	775.18
C9	32.99	150.00	12°36'08"	S 63°53'27" E	32.93
C10	23.71	2,089.86	00°39'00"	S 19°41'34" W	23.71



LOCATION MAP
ZONE ATLAS PAGE H-15-Z

SUBMISSION DATA

1. PROJECT NO.:
2. ZONE ATLAS INDEX NO.: H-15-Z
3. GROSS SUBDIVISION ACREAGE: 8.3091 ACRES
4. TOTAL NUMBER OF EXISTING LOTS: 3 LOTS
5. TOTAL NUMBER OF PROPOSED LOTS: 3 LOTS
6. DATE OF SURVEY: OCTOBER 2004
7. TALOS LOG NO.: 2004-42-3184
8. ZONING: C-3

NOTES

1. BEARINGS SHOWN ARE BASED ON THE RECORDED PLAT. DISTANCES ARE GROUND. BEARING AND DISTANCES ARE FIELD AND RECORD DATA. ROTATE BEARINGS 00°10'56" CLOCKWISE TO OBTAIN GRID BEARINGS (NM STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 27 DATUM).
2. UNLESS SHOWN OTHERWISE ALL PROPERTY CORNERS ARE MARKED WITH P.K. NAIL WITH SHINER, CHISELED "X" IN CONCRETE OR 1/2" REBAR AND CAP STAMPED "PS 10484".
3. THE PURPOSE OF THIS PLAT IS TO ADJUST LOCATION OF PROPERTY LINES BETWEEN EXISTING PARCELS AND TO GRANT ADDITIONAL ACCESS EASEMENTS AS SHOWN.
4. ACCESS EASEMENTS GRANTED BY THIS PLAT ARE TO BENEFIT PARCELS IIA-1 (SOUTH EASEMENT) AND PARCEL IIB-1 (NORTH EASEMENT). THE MAINTENANCE OF EACH EASEMENT IS THE RESPONSIBILITY OF OWNERS OF PARCELS BENEFITTING FROM THE EASEMENTS.
5. THE ENTIRE PROPERTY IS SUBJECT TO RECIPROCAL DRAINAGE EASEMENT, DOCUMENT NO. 86 58320, FILED JUNE 26, 1986 IN BOOK MISC. 366A, PAGE 550.
6. THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 9, T10N, R3E, NMPM.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC#:

PROPERTY OWNER OF RECORD: _____

BERNALILLO COUNTY TREASURER'S OFFICE: _____

LEGAL DESCRIPTION

PARCELS I, IIA AND IIB, AS SHOWN AND DESIGNATED ON THE PLAT "REDMISION OF TRACT 'A' (NOW COMPRISING PARCEL I, PARCEL IIA & PARCEL IIB), UNIVERSITY TOWERS, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 27, 1985, IN VOLUME C26, FOLIO 108, AS DOCUMENT NO. 85 14584.

OWNER'S CERTIFICATION

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY GRANT ALL ACCESS, UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON FOR THE PURPOSES NOTED. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

James A. Aries 11-10-04
DATE

ACKNOWLEDGEMENT

STATE OF New Mexico)
COUNTY OF Bernalillo) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 10th DAY OF Nov, 2004, BY James A. Aries



OFFICIAL SEAL
Paula J. Myers
NOTARY PUBLIC-STATE OF NEW MEXICO
MY COMMISSION EXPIRES: 9/24/05
NOTARY PUBLIC

James A. Aries 11-10-04
DATE

ACKNOWLEDGEMENT

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OFFICIAL SEAL
Paula J. Myers
NOTARY PUBLIC-STATE OF NEW MEXICO
MY COMMISSION EXPIRES: 9/24/05
NOTARY PUBLIC

PLAT OF
**PARCELS I-A, IIA-1 AND IIB-1
UNIVERSITY TOWERS**

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2004

FINAL

**PRELIMINARY PLAT
APPROVED BY DRB**

ON 4-13-05

APPROVED AND ACCEPTED BY:

PROJECT NO. _____ DATE _____

C.O.A. PLANNING DEPARTMENT _____ DATE _____

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

W. B. Jirik 11-12-04
CITY SURVEYOR _____ DATE _____

CITY ENGINEER _____ DATE _____

UTILITIES DEVELOPMENT DIVISION
CITY OF ALBUQUERQUE PUBLIC WORKS _____ DATE _____

PARKS & RECREATION _____ DATE _____

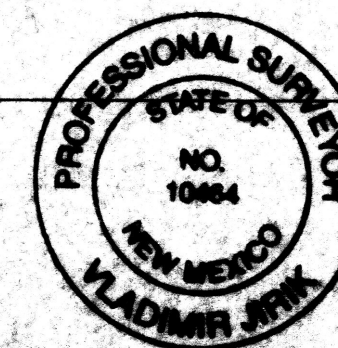
PROPERTY MANAGEMENT _____ DATE _____

TRAFFIC ENGINEER _____ DATE _____

SURVEYOR'S CERTIFICATION

I, VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE, AND THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Vladimir Jirik
VLADIMIR JIRIK, N.M.P.S. 10484



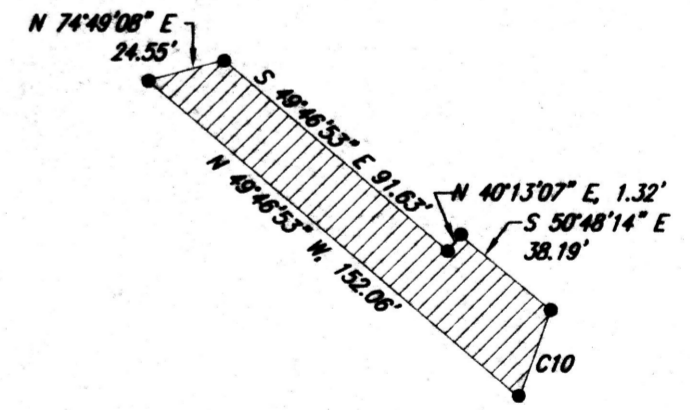
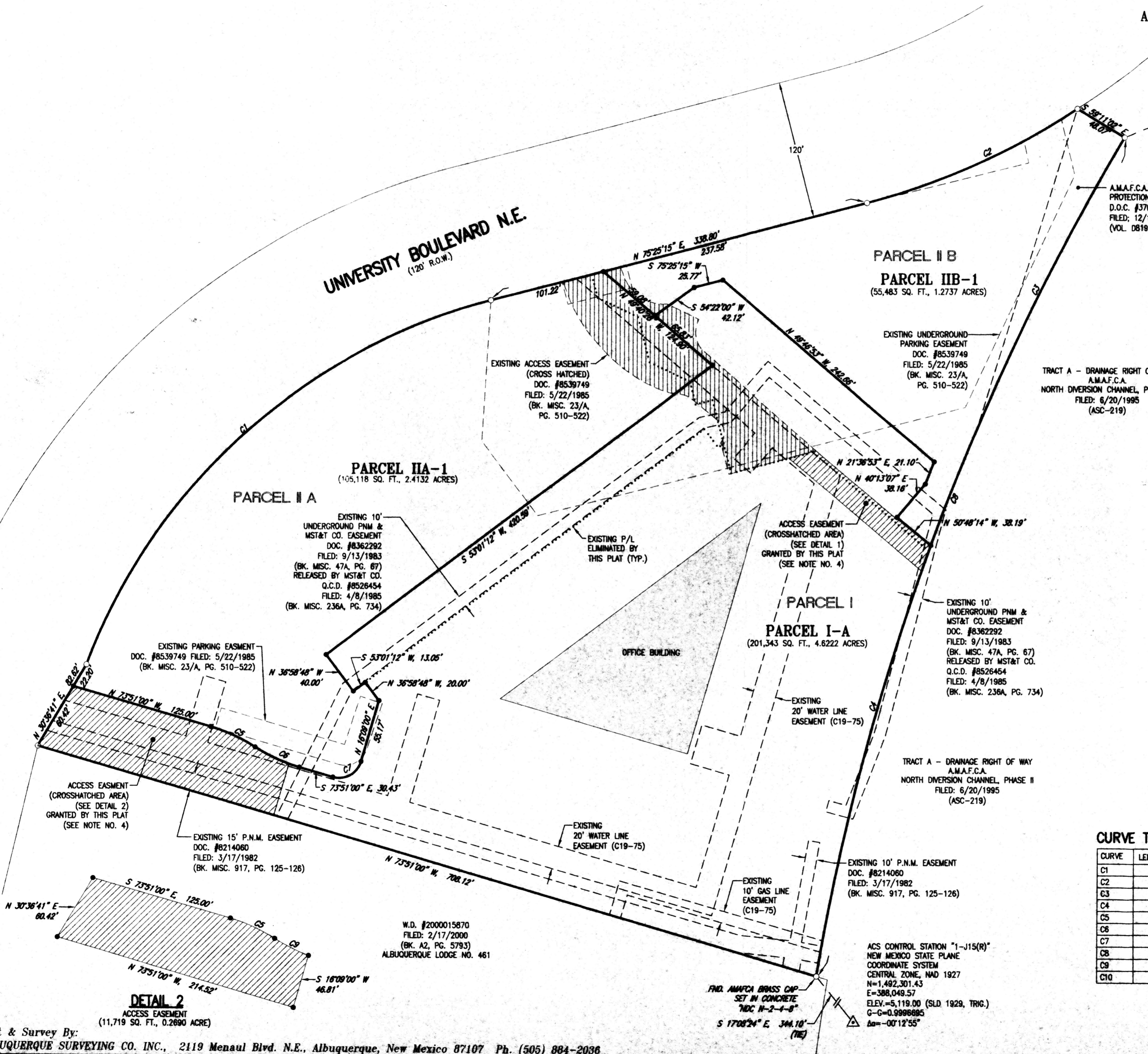
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DATE

**PLAT OF
PARCELS I-A, IIA-1 AND IIB-1
UNIVERSITY TOWERS**
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2004

ACS/KPE CONTROL STATION
"NDC 20-1"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE, NAD 1927
N=1,493,592.19
E=388,514.94
ELEV.=5,112.20 (SLD 1929, TRIG.)
G-G=-0.99966977
Δα=-00°12'52"



SCALE: 1"=60'
10 30 0 60



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