

LEGAL DESCRIPTION

A tract of land situated, within a portion of the Elena Gallegos Grant, projected Section 12, Township 11 North, Range 3 East, New Mexico, Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being all of "TRACT B, NORTH GATEWAY" 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 June 2, 2005 in plat book 2005C, Page 184 and all of "TRACTS C-1 AND C-2, NORTH GATEWAY" 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 June 2, 2006 in plat book 2006C, Page 173 and containing 22.7903 acres more or less.

PURPOSE OF PLAT

1. SUBDIVIDE THREE (3) TRACTS INTO FOUR (4) TRACTS.
2. GRANT NEW EASEMENTS AS SHOWN HEREON.
3. DEDICATE RIGHT-OF-WAY AS SHOWN HEREON.
4. VACATE EASEMENTS AS SHOWN HEREON.

Notes

1. FIELD SURVEY PERFORMED IN DECEMBER 2005 AND NOVEMBER 2006.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. BENCHMARK-REFERENCES ACS MONUMENT "9-817" HAVING AN ELEVATION OF 5134.288 (NAVD 1929).
4. THE BASIS OF BEARINGS IS BETWEEN THE ACS MONUMENTS AS SHOWN HEREON AND REFERENCES N.M.S.P. GRID (NAD 1927).
5. PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN PROJECTED SECTION 12, TOWNSHIP 11 NORTH, RANGE 3 EAST, ELENA GALLEGOS GRANT AND OUTSIDE THE GRANT INTO SECTION 12.
6. EASEMENT AS SHOWN HEREON IS BASED UPON A SCALED LOCATION.
7. PROPERTY CURRENTLY ZONED: IP
8. NEW RECIPROCAL PRIVATE CROSS ACCESS AND DRAINAGE EASEMENT ACROSS TRACTS B-1 & C-2-A GRANTED BY THIS PLAT. THE 6' RIGHT-OF-WAY NAMED BALCON HESTA CT. NE PROVIDES ACCESS TO AND FROM, AND DRAINAGE FROM, TRACT C-1-A
9. THE PROPERTY OF THIS PLAT IS SUBJECT TO A PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WITH THE ALBUQUERQUE PUBLIC SCHOOLS, RECORDED AT N/A
10. TALOS LOG NUMBER: 2005152558.

**TRACTS B-1, C-1-A, C-2-A AND C-2-B
NORTH GATEWAY**

PLAT FOR
A PORTION OF THE ELENA GALLEGOS GRANT
PROJECTED SECTION 12
TOWNSHIP 11 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
March, 2007

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1003790
Application Number: 07 DRB-002299

PLAT APPROVAL

Utility Approvals:

PNM Electric Services: [Signature] Date: 5/15/2007
PNM Gas Services: [Signature] Date: 5/15/2007
Qwest Telecommunications: [Signature] Date: 5/30/07
Comcast: [Signature] Date: 5-16-07

City Approvals:

City Surveyor: [Signature] Date: 5-4-07
City Engineer: [Signature] Date: 5-4-07

Real Property Division

Traffic Engineering, Transportation Division: [Signature] Date: 6-13-07
Water Utility Department: [Signature] Date: 6-13-07
Parks and Recreation Department: [Signature] Date: 6-14-07
AMM/FCA: [Signature] Date: 6-13-07

City Engineer

City Engineer: [Signature] Date: 6-15-07
DRB Chairperson, Planning Department: [Signature] Date: 6-15-07

SURVEYOR'S CERTIFICATION:

"I, Will Plotner Jr., a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets 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."

Will Plotner Jr., N.M.P.S. No. 14271
Date: 5/3/07

FREE CONSENT AND DEDICATION

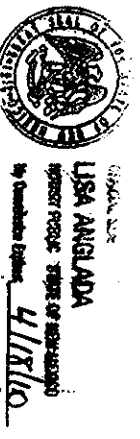
The subdivision hereinafter described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby dedicate all streets, public right-of-ways shown hereon to the City of Albuquerque in fee simple with warranty covenants and do hereby grant all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein, and all public utility easements shown hereon for the common and joint use of gas, electrical power, water, sewer and communication services for buried 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(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. Said owner(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

TRACT B & C-2
MCT INDUSTRIES, INC.
Ted Martinez
President
[Signature]
4/30/07
DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS
This instrument was acknowledged before me on April 30, 2007
By Ted Martinez, President, MCT Industries, INC. A New Mexico Corporation on behalf of said corporation.
[Signature]
4/30/07
DATE

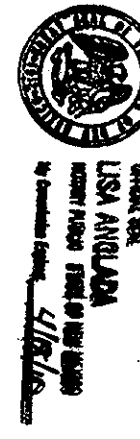
NOTARY PUBLIC
MY COMMISSION EXPIRES



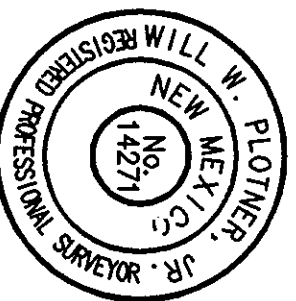
OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS
This instrument was acknowledged before me on April 27, 2007
By Bruce McAbbee, President, Farm Credit of New Mexico, A Federally Chartered Institutionally on behalf of said Institutionally.
[Signature]
4/27/07
DATE

NOTARY PUBLIC
MY COMMISSION EXPIRES



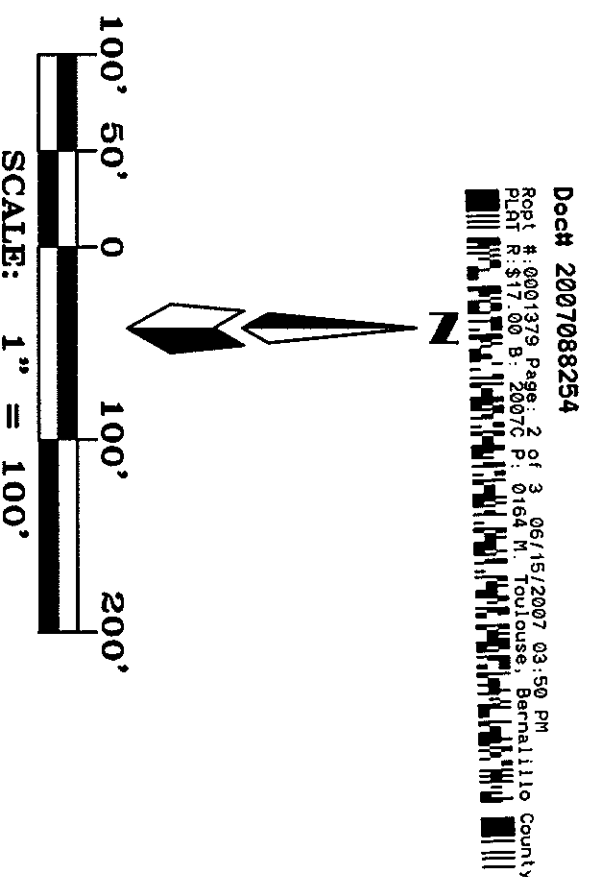
THIS IS TO CERTIFY THAT TAKES ARE CURRENT AND
FIND ON FILE # 018-005110-05-2010-2
PROPERTY OWNER OF RECORD
Mall Mall Surveyors & Engineers
BERNALILLO COUNTY, NEW MEXICO
[Signature]
4/27/07



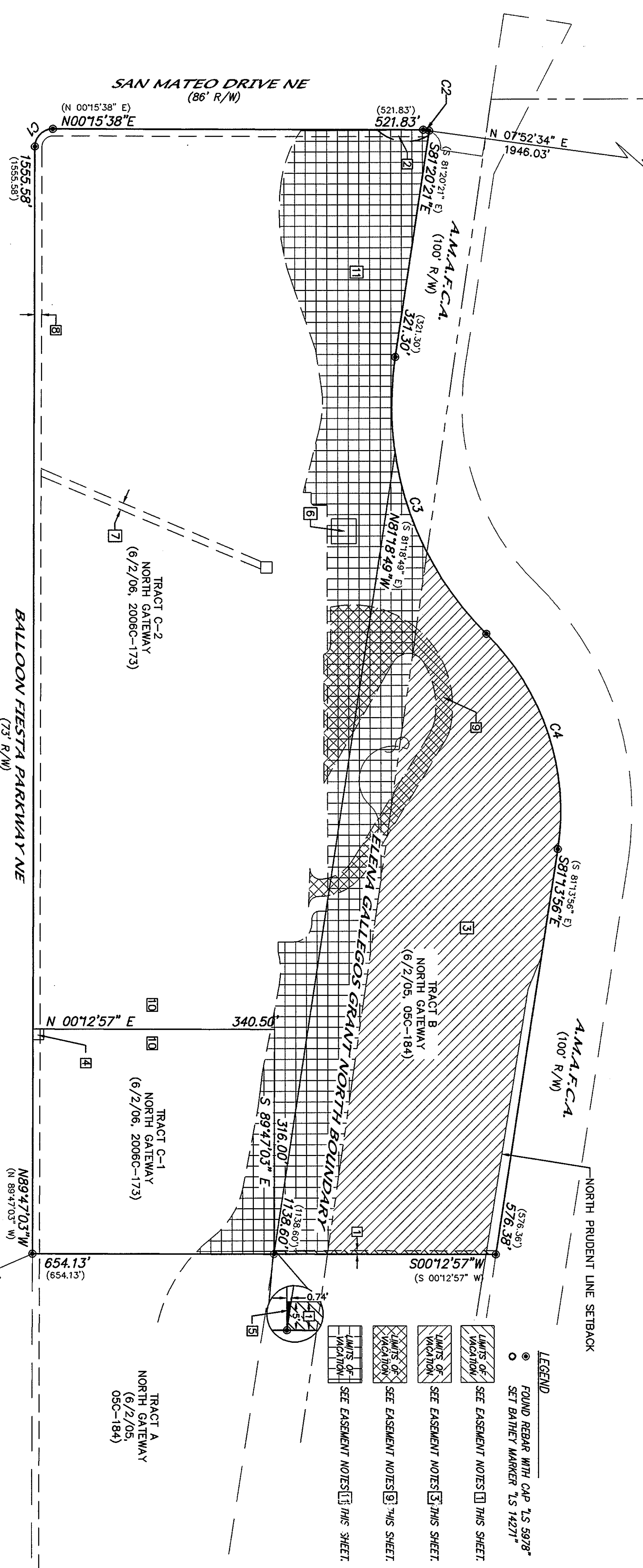
CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	39.29	25.00	90°2'41"	25.02	N44°45'42"W	35.37
C2	8.59	25.00	19°41'19"	4.34	N10°06'17"E	8.55
C3	423.61	450.00	54°11'26"	230.23	N71°40'21"E	409.92
C4	331.03	350.00	54°11'26"	179.07	N71°40'21"E	318.83

ACS Monument "1-A18"
 NAD 1927 CENTRAL ZONE
 X= 399,977.08
 Y= 1,530,340.79
 Z= 5133.595 (NAVD 1929)
 G-G= 0.99966592
 Delta Alpha= -011'35"



PLAT FOR
TRACTS B-1, C-1-A, C-2-A AND C-2-B
 NORTH GATEWAY
 WITHIN THE
 PORTION OF THE ELENA GALLEGOS GRANT
 PROJECTED SECTION 12
 TOWNSHIP 11 NORTH RANGE 3 EAST, NMPM
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 April, 2007



- Easement Notes**
- EXISTING 5' PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF TRACT C (3/9/06, A113-4161) TO BE MAINTAINED BY THE OWNER OF TRACT C-1. (VACATED BY V-07DRB-00298)
 - EXISTING PERMANENT PUBLIC TURN AROUND EASEMENT (6/2/06, 2006C-173)
 - EXISTING PRUDENT LINE SETBACK (9/29/97, 97C-296) (VACATED BY V-07DRB-00298)*
 - EXISTING 15'X15' SIGN EASEMENT BENEFITING THE OWNER OF TRACT C-2 (6/2/06, 2006C-173) (RELEASED BY DOC. 2007081610)
 - EXISTING PRIVATE DRAINAGE EASEMENT BENEFITING TRACT C-1 (6/2/06, 2006C-173) (VACATED BY V-07DRB-00298)

- EXISTING 35'X35' MEMORANDUM OF LEASE AGREEMENT FILED JANUARY 20, 1998 (BK. BOR 98-2, PG. 4855)
- EXISTING 10' PNM & USWEST COMM. (7/22/97, 9719-6524) SEE NOTE 6
- EXISTING 10' PUE (5/19/97, 97C-161)
- EXISTING RECIPROCAL DRAINAGE AND ACCESS EASEMENT (12/10/99, 9916-1208) (VACATED BY V-07DRB-00298)
- EXISTING RECIPROCAL PRIVATE CROSS ACCESS AND DRAINAGE EASEMENT ACROSS ALL TRACTS (6/02/06, 2006C-184) (VACATED BY V-07DRB-00298)
- EXISTING TEMPORARY DRAINAGE EASEMENT (5/19/97, 97C-161) (VACATED BY V-07DRB-00298)*

*QUITCLAIM RELEASE (BK A137, PG 2821, DOCUMENT NO. 2007072912 (97C-296))
 *QUITCLAIM RELEASE (PG 1 THRU 4, DOCUMENT NO. 2007073626 (97C-161))

- LEGEND**
- FOUND REBAR WITH CAP "LS 5978"
 - SET BATTERY MARKER "LS 14271"
 - ▭ LIMITS OF VACATION SEE EASEMENT NOTES [1] THIS SHEET.
 - ▨ LIMITS OF VACATION SEE EASEMENT NOTES [2] THIS SHEET.
 - ▩ LIMITS OF VACATION SEE EASEMENT NOTES [3] THIS SHEET.
 - LIMITS OF VACATION SEE EASEMENT NOTES [4] THIS SHEET.
 - LIMITS OF VACATION SEE EASEMENT NOTES [5] THIS SHEET.
 - ▬ LIMITS OF VACATION SEE EASEMENT NOTES [6] THIS SHEET.
 - ▮ LIMITS OF VACATION SEE EASEMENT NOTES [7] THIS SHEET.
 - ▯ LIMITS OF VACATION SEE EASEMENT NOTES [8] THIS SHEET.
 - ▰ LIMITS OF VACATION SEE EASEMENT NOTES [9] THIS SHEET.
 - ▱ LIMITS OF VACATION SEE EASEMENT NOTES [10] THIS SHEET.
 - ▲ LIMITS OF VACATION SEE EASEMENT NOTES [11] THIS SHEET.

ACS Monument "1-25-11"
 NAD 1927 CENTRAL ZONE
 X= 401,966.77
 Y= 1,526,246.66
 Z= 5206.936 (NAVD 1929)
 G-G= 0.99966195
 Delta Alpha= -011'21"



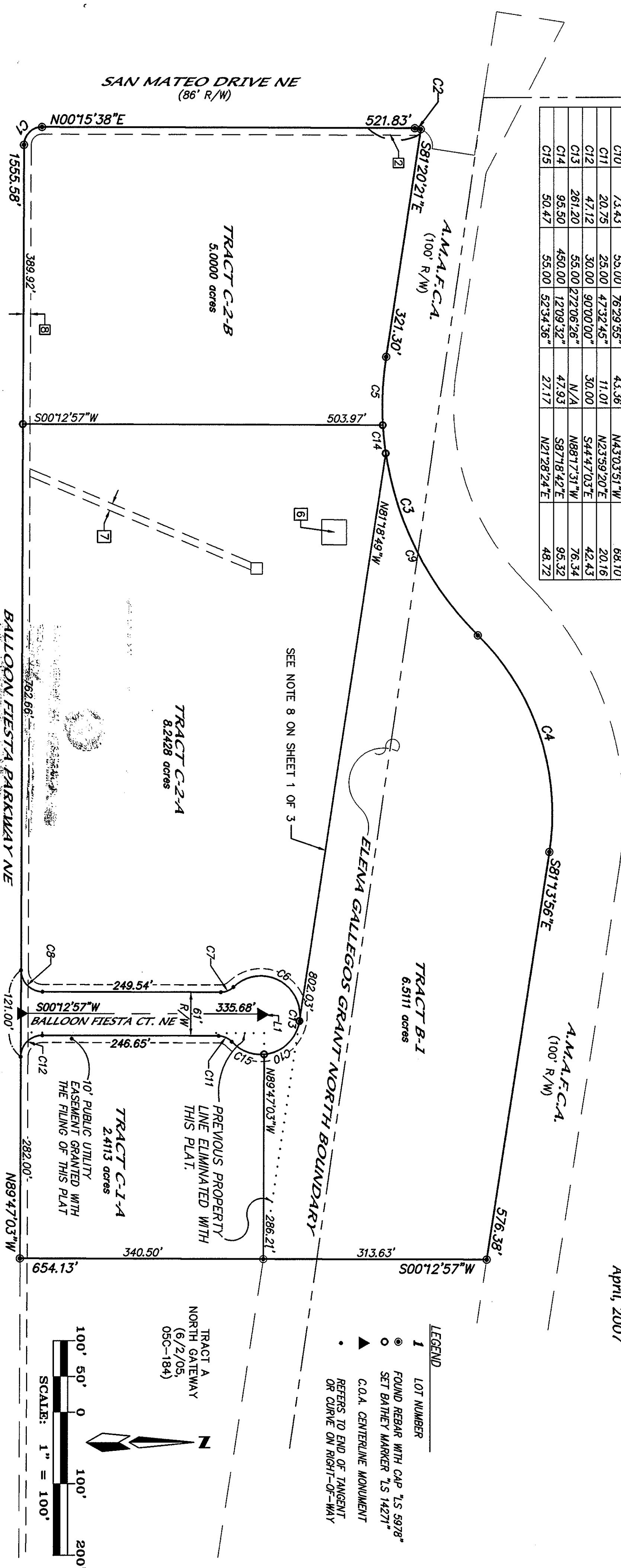
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C3	425.61	450.00	54°11'26"	230.23	N71°40'21"E	409.92
C4	331.03	350.00	54°11'26"	179.07	N71°40'21"E	318.83
C5	95.50	450.00	12°09'52"	47.93	S87°18'42"E	95.32
C6	137.30	55.00	143°01'55"	164.53	N27°10'14"E	104.33
C7	19.44	25.00	44°33'41"	10.24	N22°03'53"W	18.96
C8	47.12	30.00	90°00'00"	30.00	N45°12'57"E	42.43
C9	290.40	450.00	36°38'50"	150.46	N63°03'53"E	285.39
C10	73.43	55.00	76°29'55"	43.36	N43°03'51"W	68.10
C11	20.75	25.00	47°32'45"	11.01	N23°59'20"E	20.16
C12	47.12	30.00	90°00'00"	30.00	S44°47'03"E	42.43
C13	261.20	55.00	122°06'36"	N/A	N88°17'31"W	76.34
C14	95.50	450.00	12°09'52"	47.93	S87°18'42"E	95.32
C15	50.47	55.00	52°34'56"	27.17	N21°28'24"E	48.72

Doch 2007088254
 Post: 8:00:32.92 Page: 3 of 3, 06/15/2007 03:50 PM
 Plot: R:317.00 B: 360.70 P: 0.64 N: 10.00
 BERNALILLO COUNTY

NOTE:
 CENTERLINE (IN LIEU OF R/W) MONUMENTATION IS TO BE INSTALLED AT ALL CENTERLINE P.C.'S, P.T.'S, ANGLE POINTS AND STREET INTERSECTIONS AS SHOWN HEREON, AND WILL CONSIST OF A FOUR INCH (4") ALUMINUM ALLOY CAP STAMPED "CITY OF ALBUQUERQUE," "CENTERLINE MONUMENT," "DO NOT DISTURB," "PLS # 14271".

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 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 April, 2007



Easement Notes

- 2 EXISTING PERMANENT PUBLIC TURN AROUND EASEMENT (6/2/06, 2006C-173)
- 6 EXISTING 35'x35' MEMORANDUM OF LEASE AGREEMENT FILED JANUARY 20, 1998 (BK. BCR 98-2, PG. 4855)
- 7 EXISTING 10' PNM & USWEST COMM. (7/22/97, 9719-6524) SEE NOTE 6
- 8 EXISTING 10' PUE (5/19/97, 97C-161)

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

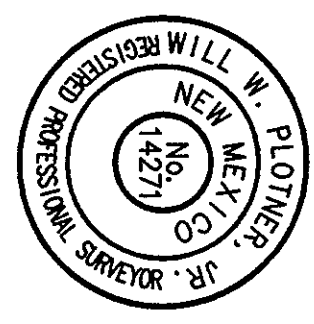
1. The PNM Electric Services Division for the installation, maintenance and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical services.
2. The PNM Gas Services Division for installation, maintenance and services of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.
3. Qwest for 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 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 easement, 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 (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 caused by construction of pools, decking or any structures adjacent to within or near easements shown on this plat.

In approving this plat, the utility companies did not conduct a Title Search of the properties shown hereon. Consequently, the utility companies do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat. 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.

LINE	BEARING	LENGTH
L1	S89°47'03"E	1.50'

ALL STREETS AND ROADS SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE WITH WARRANTY COVENANTS AS PUBLIC RIGHT-OF-WAY



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