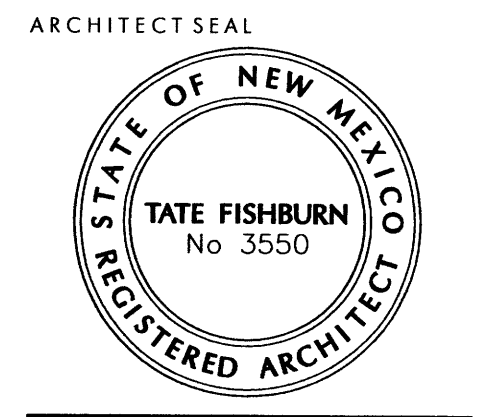


BRUNACINI
TATE FISHBURN
ARCHITECT

801.291.1000
CORRALS, NEW MEXICO 87108 PHONE 505.899.9338 FAX 899.9328



PROJECT

NEW OFFICE/WAREHOUSE FOR BRUNACINI DEVELOPMENT FOR LOT 20- 3700 RUTLEDGE ROAD, N.E. ALBUQUERQUE, NEW MEXICO

PROJECT INFORMATION

PROJECT: NEW OFFICE/WAREHOUSE FOR BRUNACINI DEVELOPMENT

LOCATION: 3700 RUTLEDGE ROAD, N.E. ALBUQUERQUE, NM

OWNER: BRUNACINI DEVELOPMENT

ARCHITECT: TATE FISHBURN ARCHITECT

LEGAL DESCRIPTION: LOT 20 JOURNAL CENTER 2

CURRENT ZONING CLASSIFICATION: IP

TYPE CONSTRUCTION: TYPE IIB SPRINKLERED

OCCUPANCY: B & S2

ALLOWABLE AREA: 36,000 SQ. FT.
TYPE IIB CONSTRUCTION & B OCCUPANCY = 23,000
TRIPLE FOR SPRINKLER = 69,000

GROSS BUILDING AREA: 39,900 S.F.

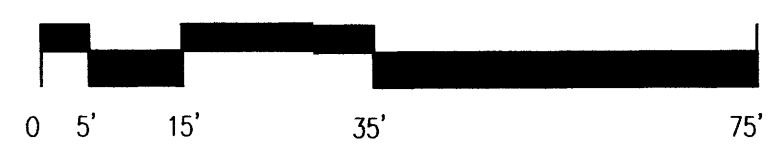
OCCUPANT LOAD:
WAREHOUSE - 29,925/500 = 60 OCCUPANTS
FUTURE OFFICE - 9,975/100 = 100 OCCUPANTS

NOTE: SITE LIGHTING SHALL BE BUILDING MOUNTED WALL PACKS AND POLE LIGHTS WITH CUT OFF ANGLE THAT WILL NOT ALLOW ANY LIGHT TO SPILL ONTO ADJACENT PROPERTIES.

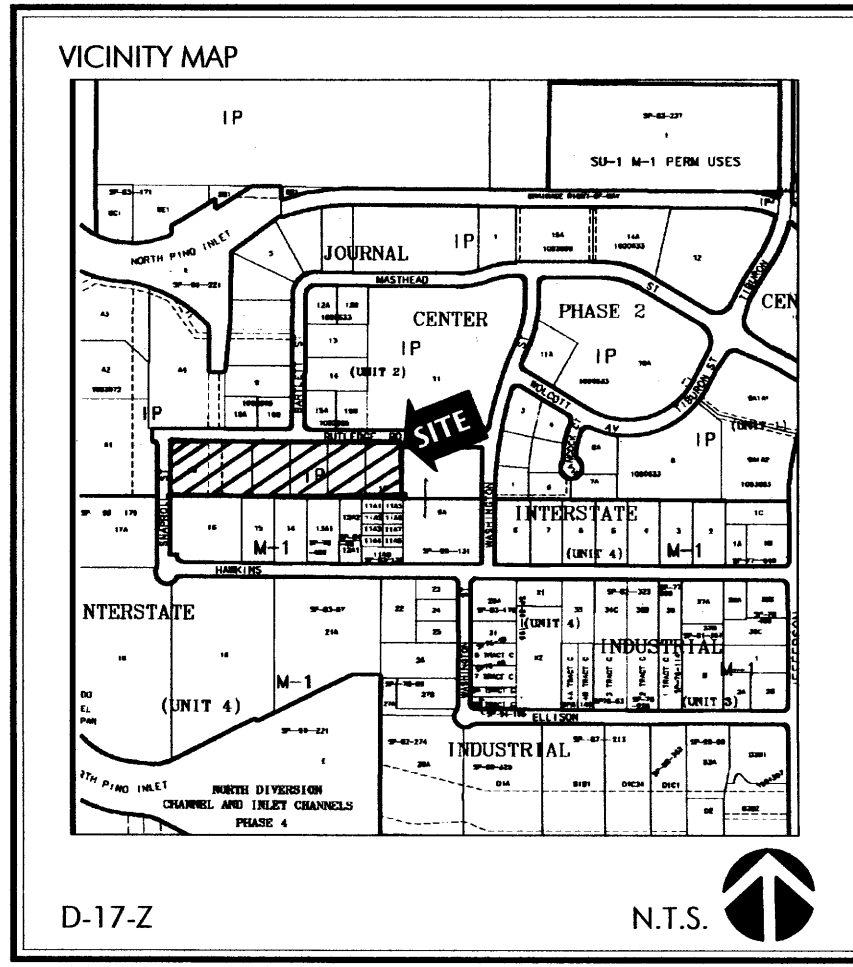
TOTAL LOT AREA: 3.2 ACRES +/-

PARKING ANALYSIS:
WAREHOUSE AREA = 29,925
OFFICE AREA = 9,975
REQUIRED WAREHOUSE = 29,925/2000 = 15
REQUIRED OFFICE = 9,975/200 = 50
TOTAL REQUIRED PARKING SPACES = 65 SPACES
SPACES PROVIDED = 96 SPACES INCLUDING 4 HANDICAP

RELATED CASE: DRB-1002746



1 SITE PLAN
1"=20'-0"



PROJECT NO. _____

APPLICATION NO. _____

THIS PLAN IS CONSISTENT WITH THE CONCEPTS OF THE ORIGINAL JOURNAL CENTER SITE PLAN APPROVED BY THE ENVIRONMENTAL PLANNING COMMISSION ON AUGUST 16, 1980 (AX-79-13, Z-79-80-2) AND THE IP ZONE. IT CONFORMS WITH THE COMMENTS RENDERED BY THE DEVELOPMENT REVIEW BOARD ON 2005, AS REFLECTED IN DRB _____

TRAFFIC ENGINEER, TRANSPORTATION DIVISION _____ DATE _____

PARKS & RECREATION DEPARTMENT _____ DATE _____

PUBLIC WORKS, WATER UTILITIES DIVISION _____ DATE _____

CITY ENGINEER, ENGINEERING DIVISION / AMAFCA _____ DATE _____

SOLID WASTE _____ DATE _____

APPROVAL & CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL

CITY PLANNER, ALBUQUERQUE PLANNING DEPARTMENT _____ DATE _____

A&D PLANS CHECKING OFFICE
924-3611
APPROVED/DISAPPROVED
4/26/05
SIGNATURE & DATE

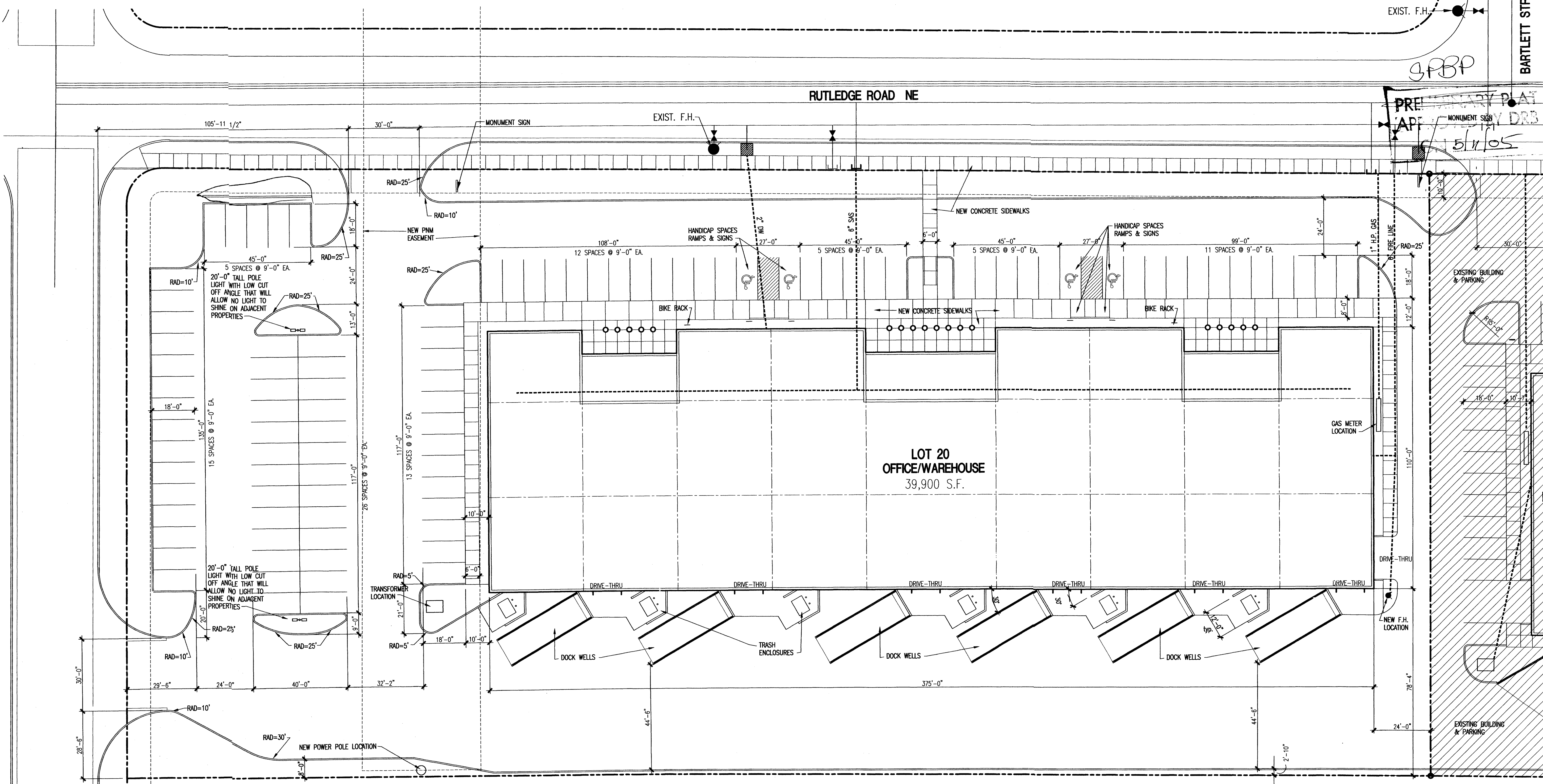
REVISIONS

DATE: APRIL 26, 2005

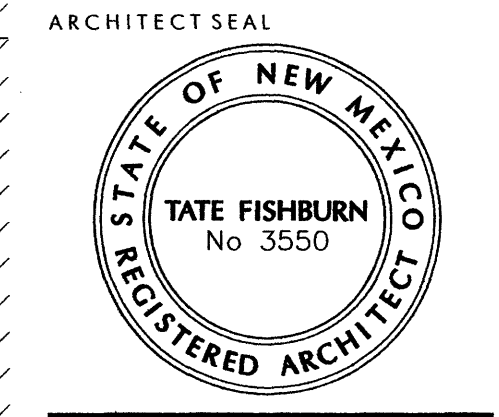
SCALE: 1"=20'-0"

DRAWING NAME: SITE PLAN

SHEET NUMBER: SP-1



BRUNACINI
TATE FISHBURN
ARCHITECTS



ARCHITECT SEAL
ENGINEER SEAL

PROJECT
NEW OFFICE/WAREHOUSE FOR BRUNACINI DEVELOPMENT
LOT 20- 3700 RUTLEDGE ROAD, N.E. ALBUQUERQUE, NEW MEXICO

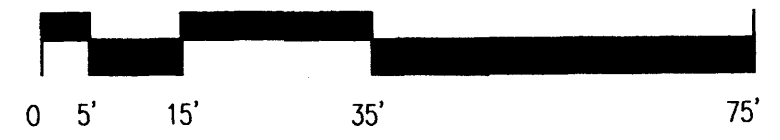
PROJECT INFORMATION

PROJECT: NEW OFFICE/WAREHOUSE FOR BRUNACINI DEVELOPMENT
LOCATION: 3700 RUTLEDGE ROAD, N.E. ALBUQUERQUE, NM
OWNER: BRUNACINI DEVELOPMENT
ARCHITECT: TATE FISHBURN ARCHITECT
LEGAL DESCRIPTION: LOT 20 JOURNAL CENTER 2
CURRENT ZONING CLASSIFICATION: IP
TYPE CONSTRUCTION: TYPE IIB SPRINKLERED
OCCUPANCY: B & S2
ALLOWABLE AREA: 36,000 SQ. FT.
 TYPE IIB CONSTRUCTION & B OCCUPANCY = 23,000
 TRIPLE FOR SPRINKLER = 69,000
GROSS BUILDING AREA: 39,900 S.F.
OCCUPANT LOAD:
 WAREHOUSE - 29,925/500 = 60 OCCUPANTS
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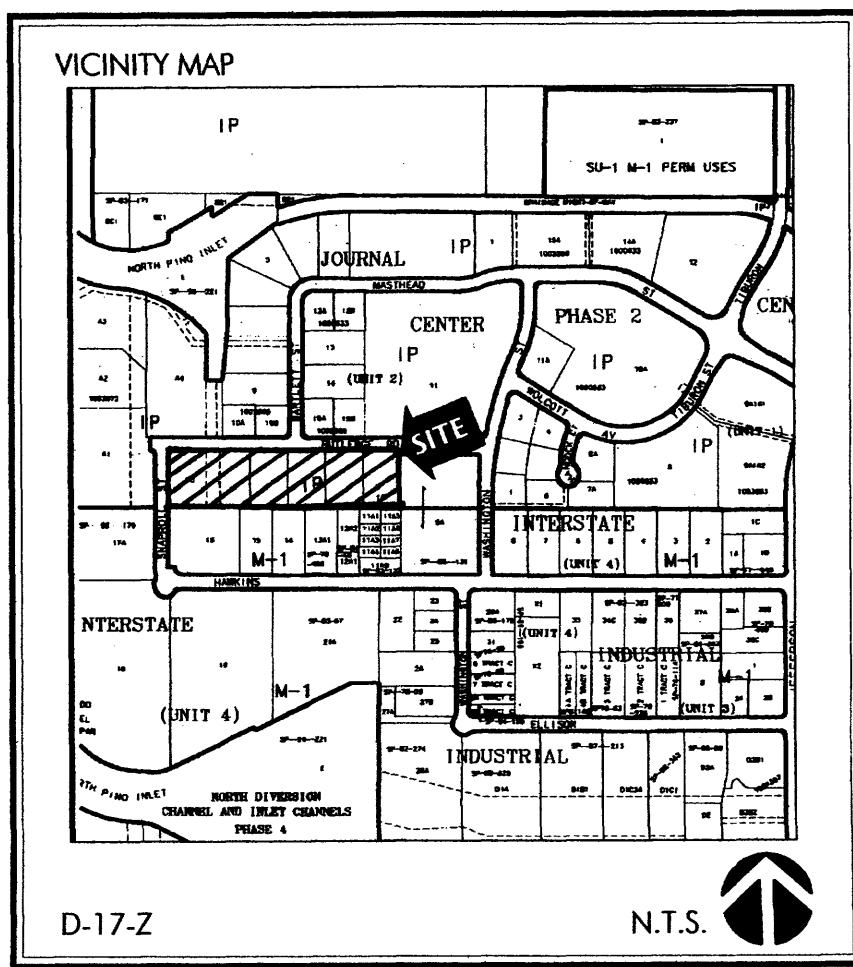
NOTE: SITE LIGHTING SHALL BE BUILDING MOUNTED WALL PACKS AND POLE LIGHTS WITH CUT OFF ANGLE THAT WILL NOT ALLOW ANY LIGHT TO SPILL ONTO ADJACENT PROPERTIES.

TOTAL LOT AREA: 3.2 ACRES +/-
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 REQUIRED OFFICE = 9,975/200 = 50
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 SPACES PROVIDED = 96 SPACES INCLUDING 4 HANDICAP

RELATED CASE: DRB-1002746 03DRB-00996



1 SITE PLAN
1"=20'-0"



PROJECT NO. _____
 APPLICATION NO. _____
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TRAFFIC ENGINEER, TRANSPORTATION DIVISION _____ DATE _____
 PARKS & RECREATION DEPARTMENT _____ DATE _____
 PUBLIC WORKS, WATER UTILITIES DIVISION _____ DATE _____

CITY ENGINEER, ENGINEERING DIVISION / AMAFCA _____ DATE _____
Michael Helton 4-26-05
 SOLID WASTE _____ DATE _____

APPROVAL & CONDITIONAL ACCEPTANCE: AS SPECIFIED BY THE DEVELOPMENT PROCESS MANUAL _____
 CITY PLANNER, ALBUQUERQUE PLANNING DEPARTMENT _____ DATE _____

REVISIONS

DATE	APRIL 26, 2005
NORTH	SCALE
	1"=20'-0"
DRAWING NAME	SITE PLAN
SHEET NUMBER	SP-1

LANDSCAPE NOTES:

Landscape maintenance shall be the responsibility of the Property Owner.

It is the intent of this plan to comply with the City Of Albuquerque Water Conservation Landscaping and Water Waste Ordinance planting restriction approach.

Approval of this plan does not constitute or imply exemption from water waste provisions of the Water Conservation Landscaping and Water Waste Ordinance. Water management is the sole responsibility of the Property Owner.

All landscaping will be in conformance with the City of Albuquerque Zoning Code, Street Tree Ordinance, Pollen Ordinance, and Water Conservation Landscaping and Water Waste Ordinance. In general, water conservative, environmentally sound landscape principles will be followed in design and installation.

Plant beds shall achieve 75% live ground cover at maturity.

Santa Ana Tan Gravel over Filter Fabric shall be placed in all landscape areas which are not designated to receive native seed.

IRRIGATION NOTES:

Irrigation shall be a complete underground system with Trees to receive (5) 1.0 GPH Drip Emitters and Shrubs to receive (2) 1.0 GPH Drip Emitters. Drip and Bubbler systems to be tied to 1/2" poly pipe with flush caps at each end.

Run time per each drip valve will be approximately 15 minutes per day, to be adjusted according to the season.

Point of connection for irrigation system is unknown at current time and will be coordinated in the field.

Irrigation will be operated by automatic controller. Location of controller to be field determined and power source for controller to be provided by others.

Irrigation maintenance shall be the responsibility of the Property Owner.

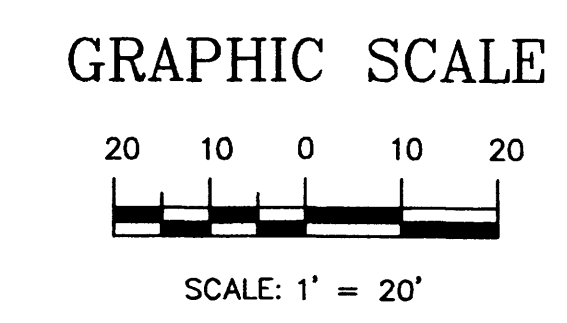
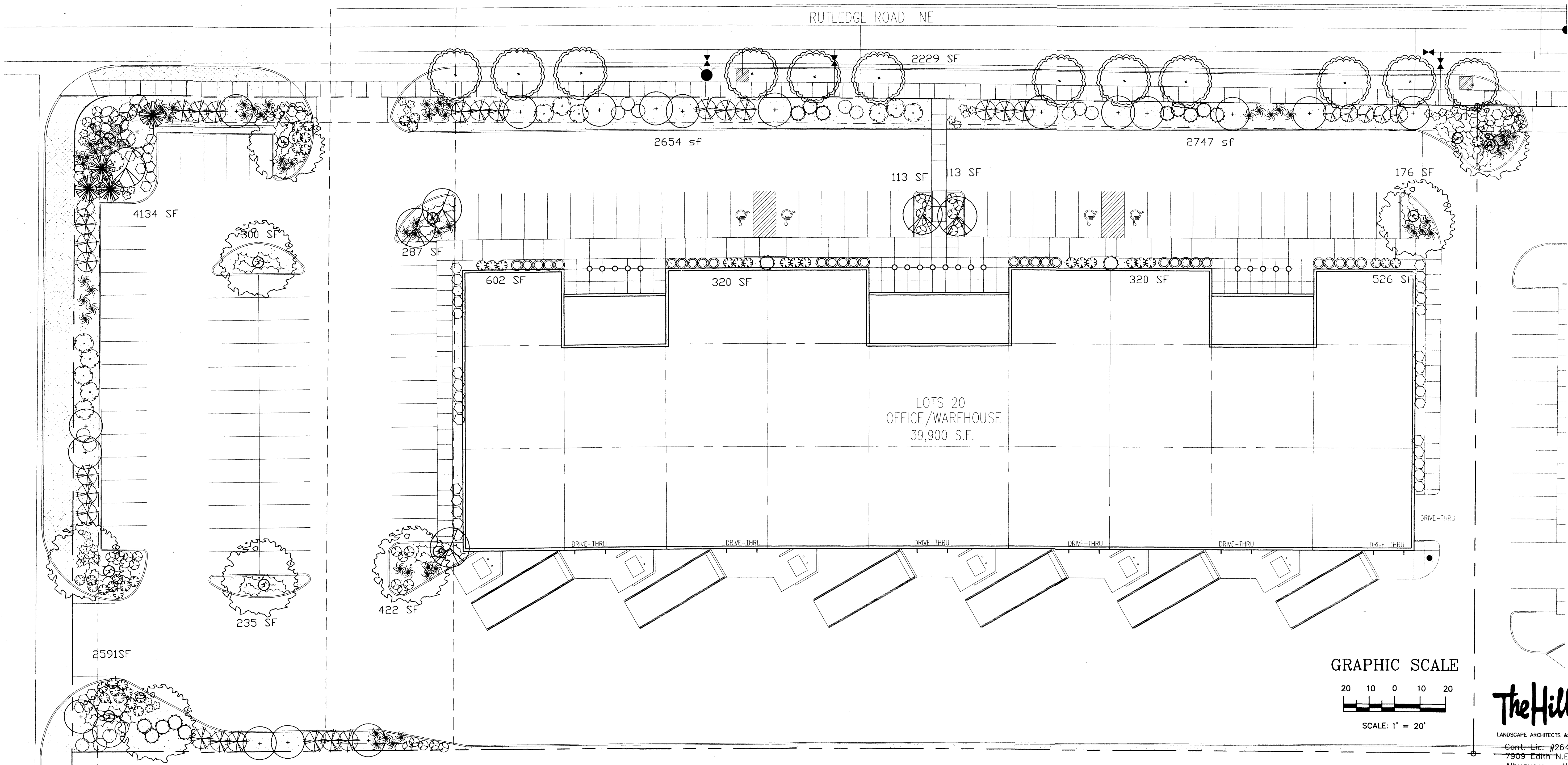
TIBURON INVESTMENT, LLC MUST BE CONTACTED TO COORDINATE CONNECTION OF COMMON AREA IRRIGATION LINE.

LANDSCAPE CALCULATIONS

TOTAL LOT AREA	140276	square feet
TOTAL BUILDINGS AREA	-39900	square feet
OFFSITE AREA	-2619	square feet
NET LOT AREA	97757	square feet
LANDSCAPE REQUIREMENT	15%	
TOTAL LANDSCAPE REQUIREMENT	14664	square feet
TOTAL BED PROVIDED	17067	square feet
GROUND COVER REQ.	75%	square feet
TOTAL GROUND COVER REQUIREMENT	12800	square feet
TOTAL GROUND COVER PROVIDED	15841	square feet
TOTAL SOD PROVIDED	0	square feet
TOTAL NATIVE SEED PROVIDED	0	square feet
TOTAL LANDSCAPE PROVIDED	18136	square feet

PLANT LEGEND

EXISTING TREES		SILVERBERRY (M) 24 Elaeagnus pungens 5 Gal. 100sf		POWIS CASTLE SAGE (L) 12 Artemisia x powis castle 1 Gal. 9sf
BERINDA ASH (H) 12 Fraxinus SPP. 2" Cal.		CURLLEAF MTN MAHOGANY (L) 12 Carcopus ledifolius 5 Gal. 100SF		ENGLISH LAVENDER 51 Lavandula angustifolia 1 Gal. 25sf
COMMON HACKBERRY 8 Celtis occidentalis 2" Cal.		THREE-LEAF SUMAC (L) 15 Rhus trilobata 5 Gal. 36sf		WILDFLOWER 32 1 Gal. 4sf
REDBUD (M) 6 Cercis reniformis 2" Cal.		FOUNTAIN GRASS (M) 56 Pennisetum spp. 5 Gal. 16sf		GREYLEAF COTONEASTER 30 Cotoneaster buxifolius 5 Gal. 81sf
THORNLESS HAWTHORN (H) 21 Crataegus SPP. 15 Gal. 225SF		APACHE PLUME (L) 15 Fallugia paradoxa 5 Gal. 25sf		EXISTING LANDSCAPING
SOTOL 4		ROSEMARY (M) 30 Rosmarinus officinalis 2 Gal. 36sf		SANTA ANA TAN GRAVEL WITH FILTER FABRIC
		THREADGRASS (M) 36 Stipa tenuissima 2 Gal. 4sf		OVERSIZED GRAVEL & 6 BOULDERS
		AUTUMN SAGE (M) 60 Salvia greggii 2 Gal. 9sf		



The Hilltop
LANDSCAPE ARCHITECTS & CONTRACTORS
Cont. Lic. #26458
7909 Edith N.E.
Albuquerque, NM 87184
Ph. (505) 898-9690
Fax (505) 898-7737
cmd@hilltoplandscaping.com

TATE FISHBURN ARCHITECTS
ARCHITECT SEAL
ENGINEER SEAL

PROJECT
NEW OFFICE/WAREHOUSE
FOR BRUNACINI DEVELOPMENT
LOT 20- 3700 RUTLEDGE ROAD, N.E.
ALBUQUERQUE, NEW MEXICO

REVISIONS
4/21/05 rev. site plan GB

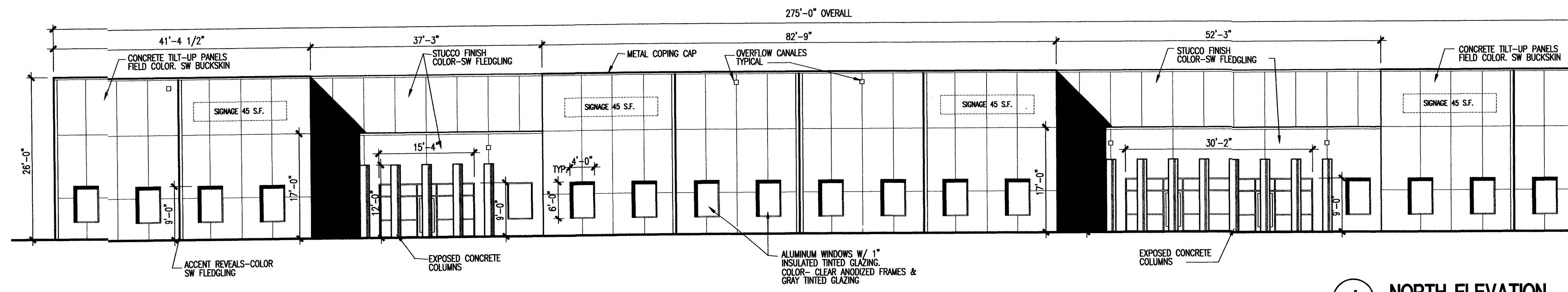
DATE JULY 13, 2004

NORTH SCALE
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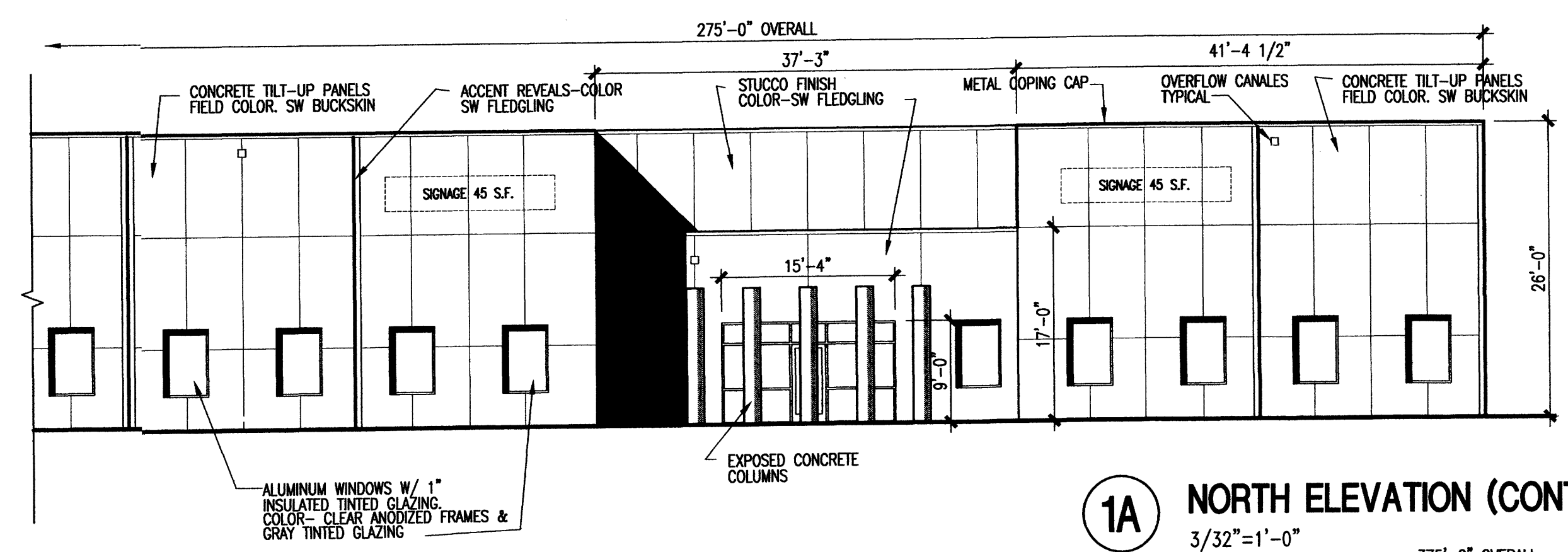
DRAWING NAME
LANDSCAPE PLAN

SHEET NUMBER
LS-1

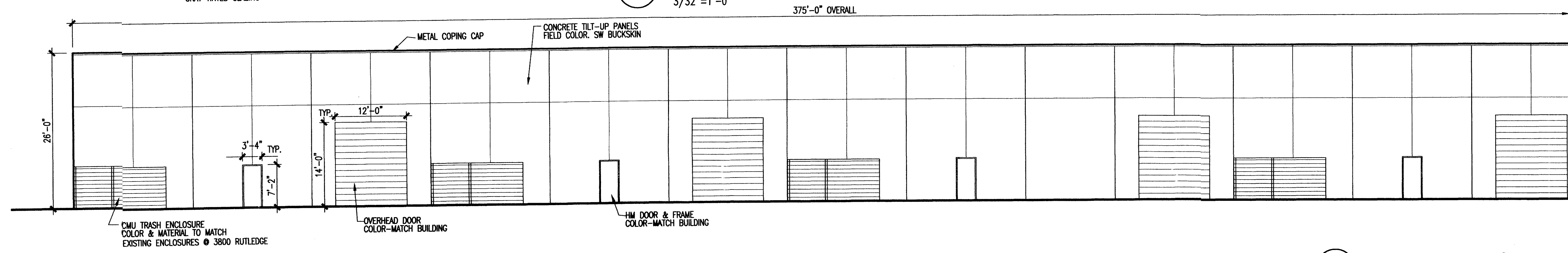
All creative ideas contained herein remain the property of The Hilltop Landscaping Architects and Contractors and are protected by copyright laws. This is an original design and must not be reissued or copied unless applicable fees have been paid or otherwise.



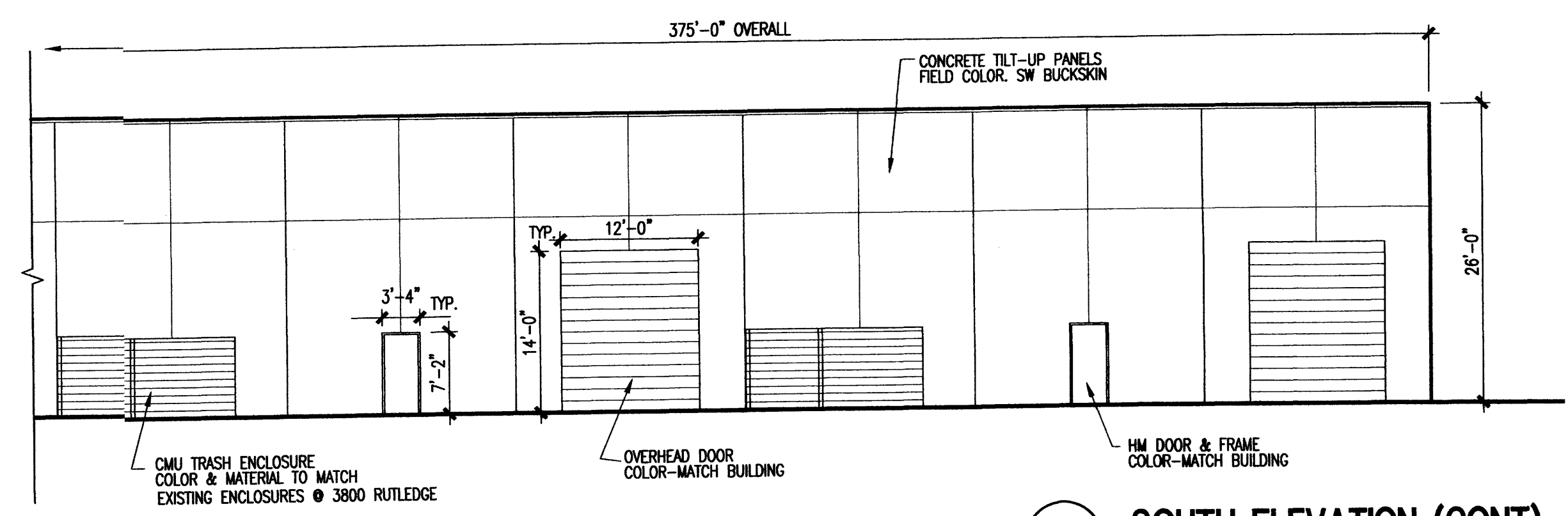
1 NORTH ELEVATION
3/32"=1'-0"



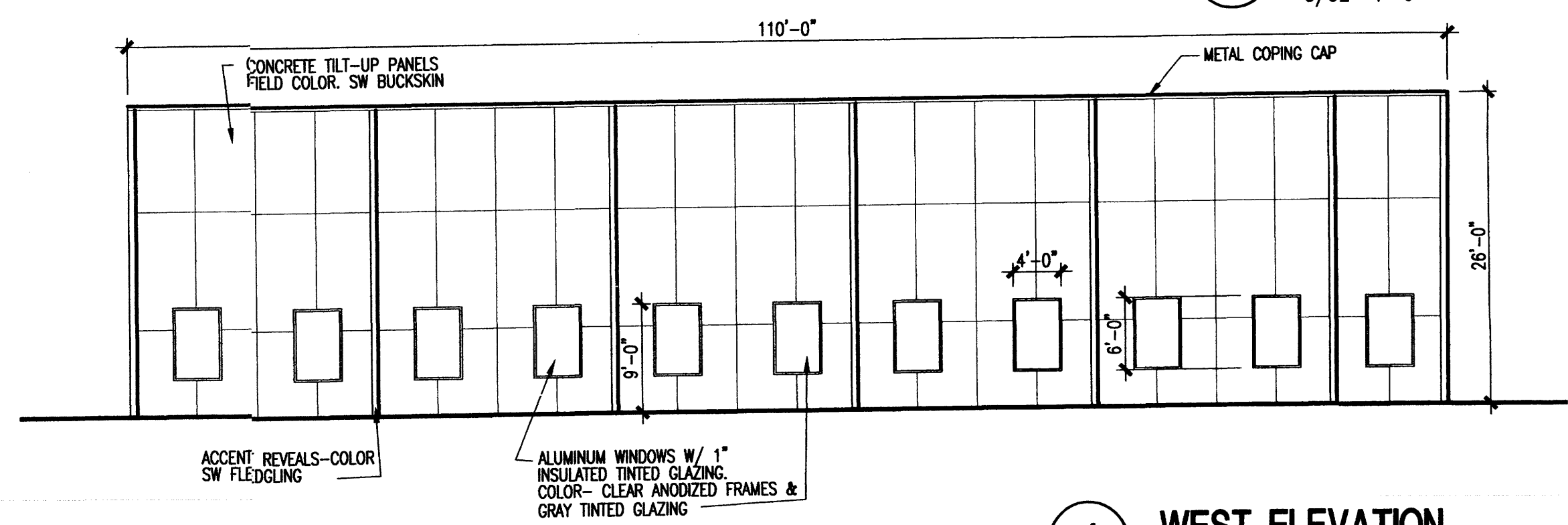
1A NORTH ELEVATION (CONT)
3/32"=1'-0"



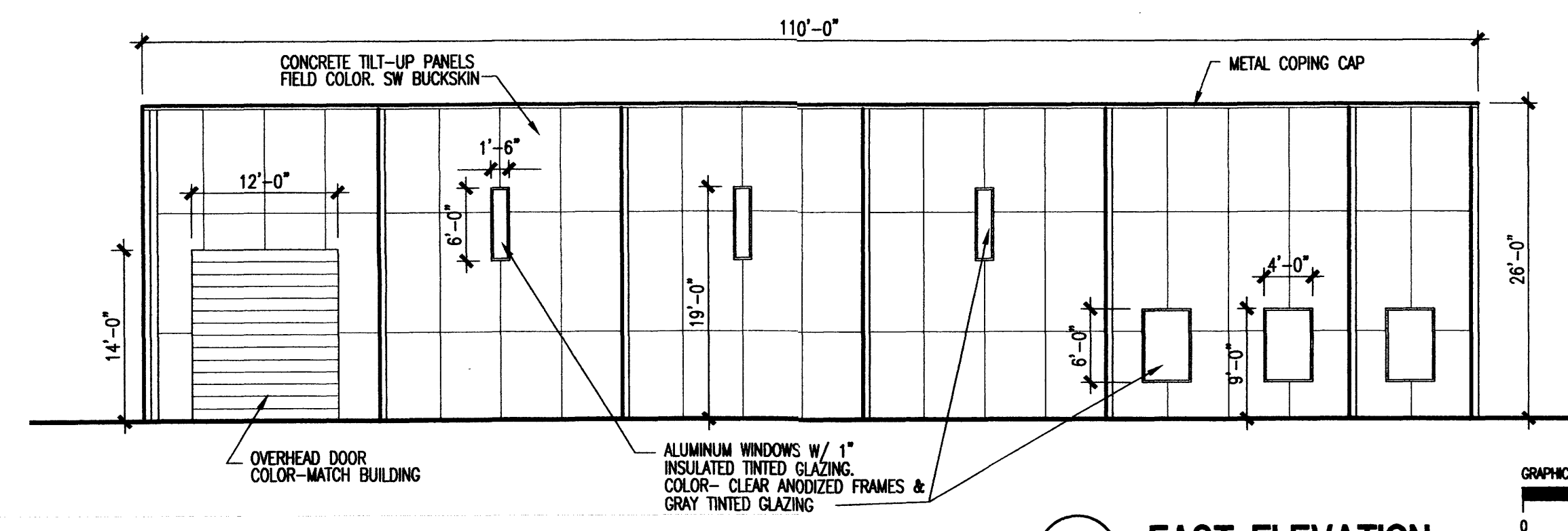
2 SOUTH ELEVATION
3/32"=1'-0"



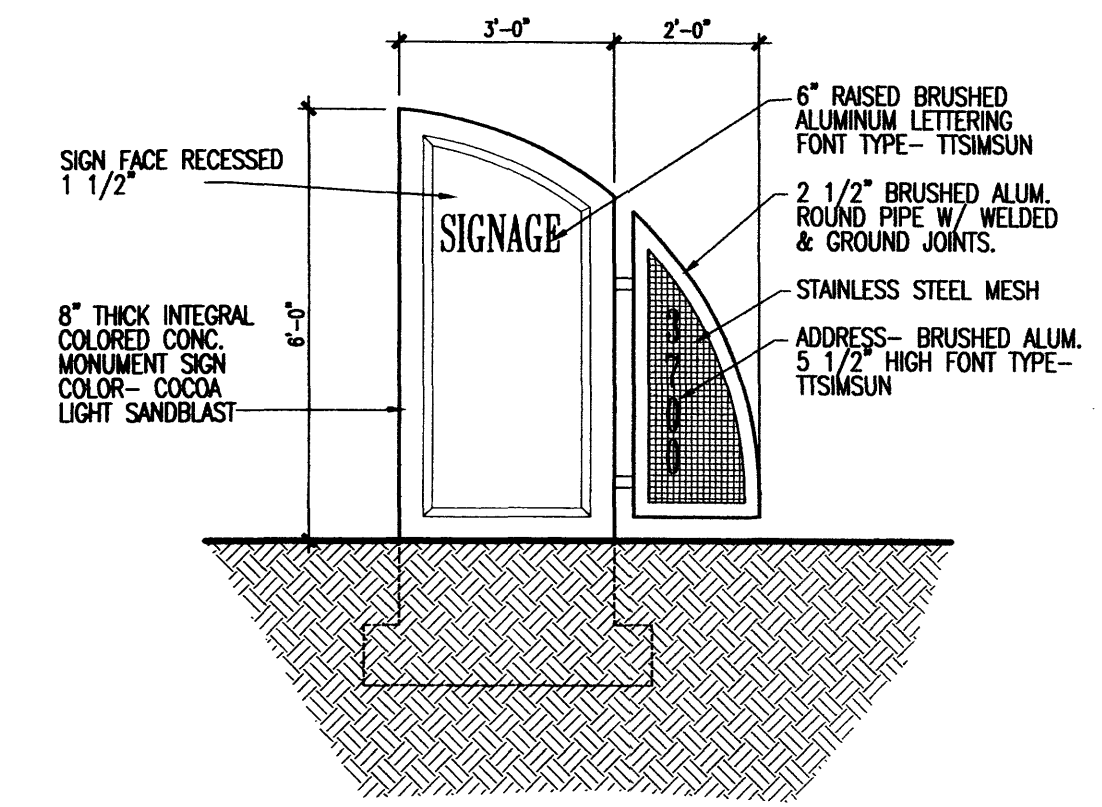
2A SOUTH ELEVATION (CONT)
3/32"=1'-0"



4 WEST ELEVATION
3/32"=1'-0"

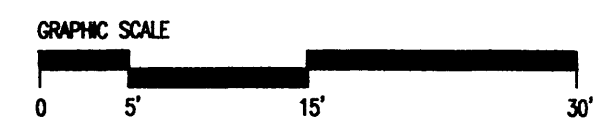


3 EAST ELEVATION
3/32"=1'-0"



5 MONUMENT SIGN ELEV.
1/2"=1'-0"

NOTE: BUILDING MOUNTED SIGNAGE SHALL BE LOCATED WITHIN AREAS NOTED ON ELEVATIONS AND SHALL BE INDIVIDUAL CHANNEL LETTERS.



NOTE: ALL ROOF TOP MOUNTED EQUIPMENT SHALL BE SCREENED FROM VIEW BY ROOF PARAPETS.

ARCHITECT SEAL

ENGINEER SEAL

PROJECT

**NEW OFFICE/WAREHOUSE
FOR BRUNACINI DEVELOPMENT
LOT 20- 3700 RUTLEDGE ROAD, N.E.
ALBUQUERQUE, NEW MEXICO**

REVISIONS

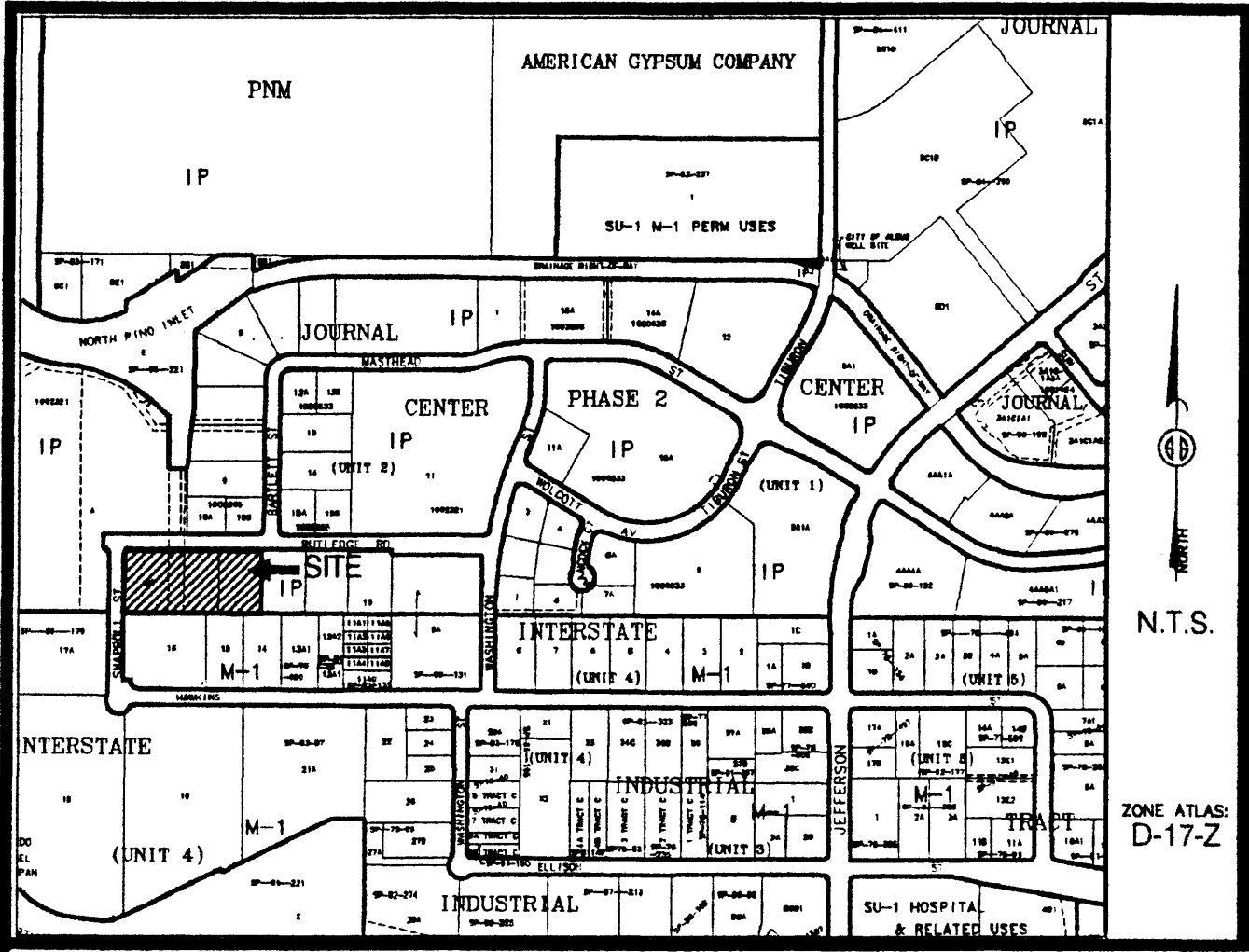
DATE APRIL 26, 2005

NORTH SCALE
3/32"=1'-0"

DRAWING NAME

BLDG. ELEVATIONS

SHEET NUMBER



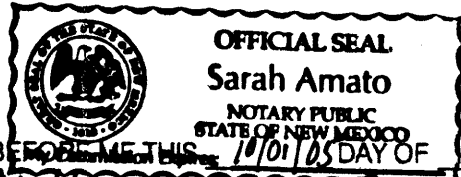
LEGAL DESCRIPTION

LOTS NUMBERED NINETEEN (19) AND TWENTY (20) OF JOURNAL CENTER, PHASE 2, UNIT 2, 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 APRIL 10, 2003 IN BOOK 2003C, PAGE 98.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND SAID OWNERS WARRANT THAT THEY HOLD COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

OWNER(S) SIGNATURE: _____ DATE: 5-18-05
 OWNER(S) PRINT NAME: ANGELO BRUNACINI
 ADDRESS: PO Box 6363 AIB, NM 87197 TRACT: _____
 ACKNOWLEDGMENT STATE OF NEW MEXICO)
) SS
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF May, 2005.
 BY: ANGELO BRUNACINI
 MY COMMISSION EXPIRES: 10/01/05
 Sarah Amato
 NOTARY PUBLIC



PLAT OF
LOT 20-A, PHASE 2, UNIT 2
JOURNAL CENTER
PROJECTED SECTION 23, T. 11 N., R. 3 E., N.M.P.M.
ELENA GALLEGOS GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY 2005

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO ELIMINATE THE PROPERTY LINE BETWEEN TWO (2) EXISTING LOTS CREATING ONE (1) NEW LOT.

CITY APPROVALS: PROJECT NO.: 1004159 APPLICATION NO. 06028-00891

- City Surveyor: *Ph B Hunt* DATE: 5-25-05
- Traffic Engineering: *SA* DATE: 6-8-05
- Parks & Recreation Department: *Christina Sandoval* DATE: 6/8/05
- Water Utilities Development: *Roger L. Green* DATE: 6-8-05
- A.M.A.F.C.A.: *Bradley D. Bigham* DATE: 6/8/05
- City Engineer: *Bradley D. Bigham* DATE: 6/8/05
- DRB Chairperson, Planning Department: *Matson* DATE: 6/8/05

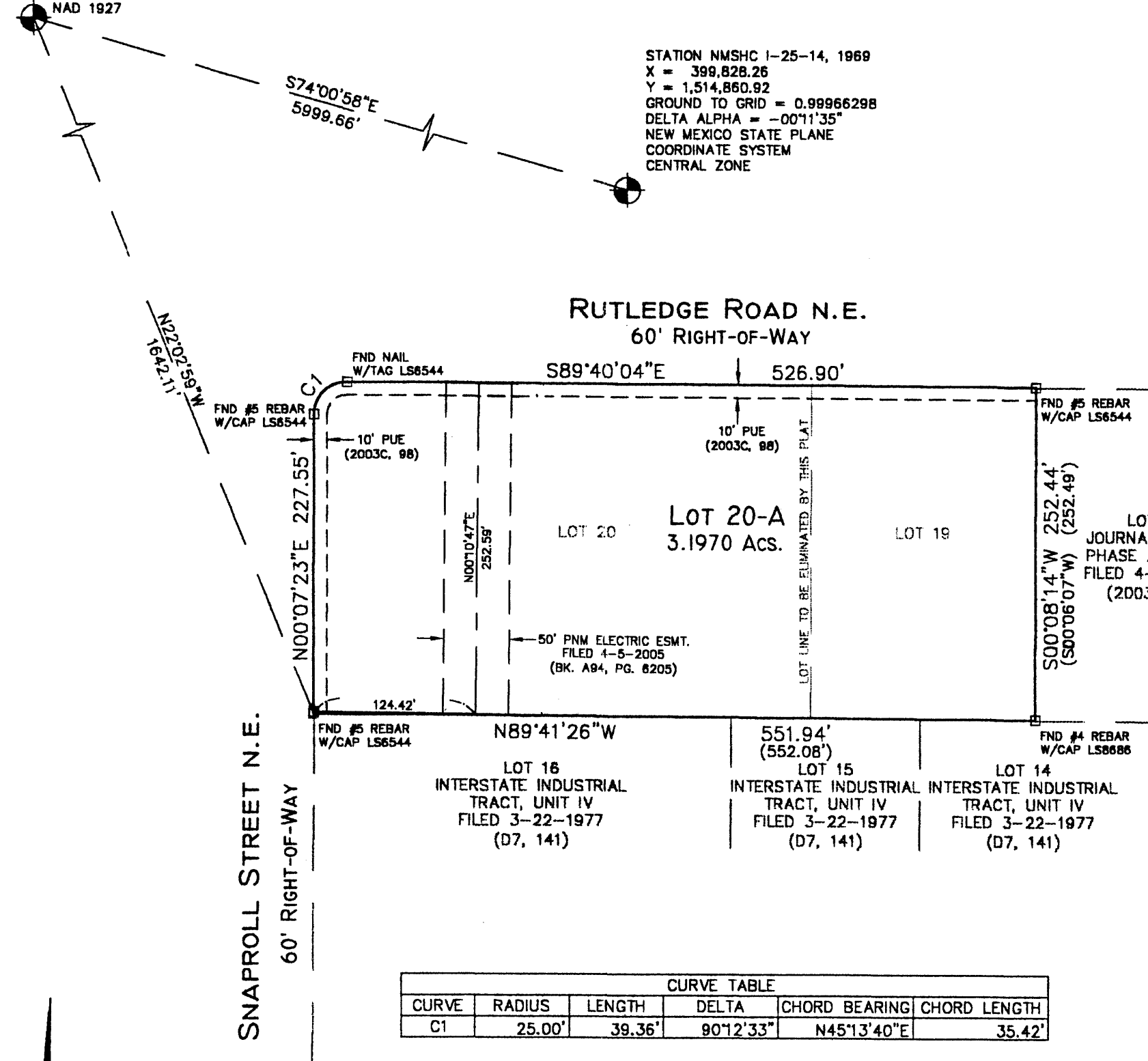
Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS REEVES 2 AND I-25-14, AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. BEARINGS AND DISTANCES IN PARENTHESES () ARE PER THE PLAT OF JOURNAL CENTER, PHASE 2, UNIT 2, FILED IN BERNALILLO COUNTY, NEW MEXICO ON APRIL 10, 2003 IN VOLUME 2003C, FOLIO 98.
6. GROSS AREA: 3.1970 ACRES
7. NUMBER OF EXISTING LOTS: 2
8. NUMBER OF LOTS CREATED: 1
9. PROPERTY IS ZONED IP.
10. LOT 20-A IS SUBJECT TO PRIVATE CROSS-LOT DRAINAGE, ACCESS, PARKING AND P.U.E. TO BENEFIT LOTS 16, 17 AND 18.

STATION REEVES 2
 X = 394,062.557
 Y = 1,516,507.279
 GROUND TO GRID = 0.99967022
 DELTA ALPHA = -00°12'15"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

STATION NMSHC I-25-14, 1969
 X = 399,828.26
 Y = 1,514,860.92
 GROUND TO GRID = 0.99966298
 DELTA ALPHA = -00°11'35"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.36'	90°12'33"	N45°13'40"E	35.42'

SURVEYOR'S CERTIFICATION

I, Gary E. Grisko, 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.

Gary E. Grisko
 Gary E. Grisko
 New Mexico Professional Surveyor, 8886
 May 17, 2005
 Date



SURVEYS SOUTHWEST LTD.

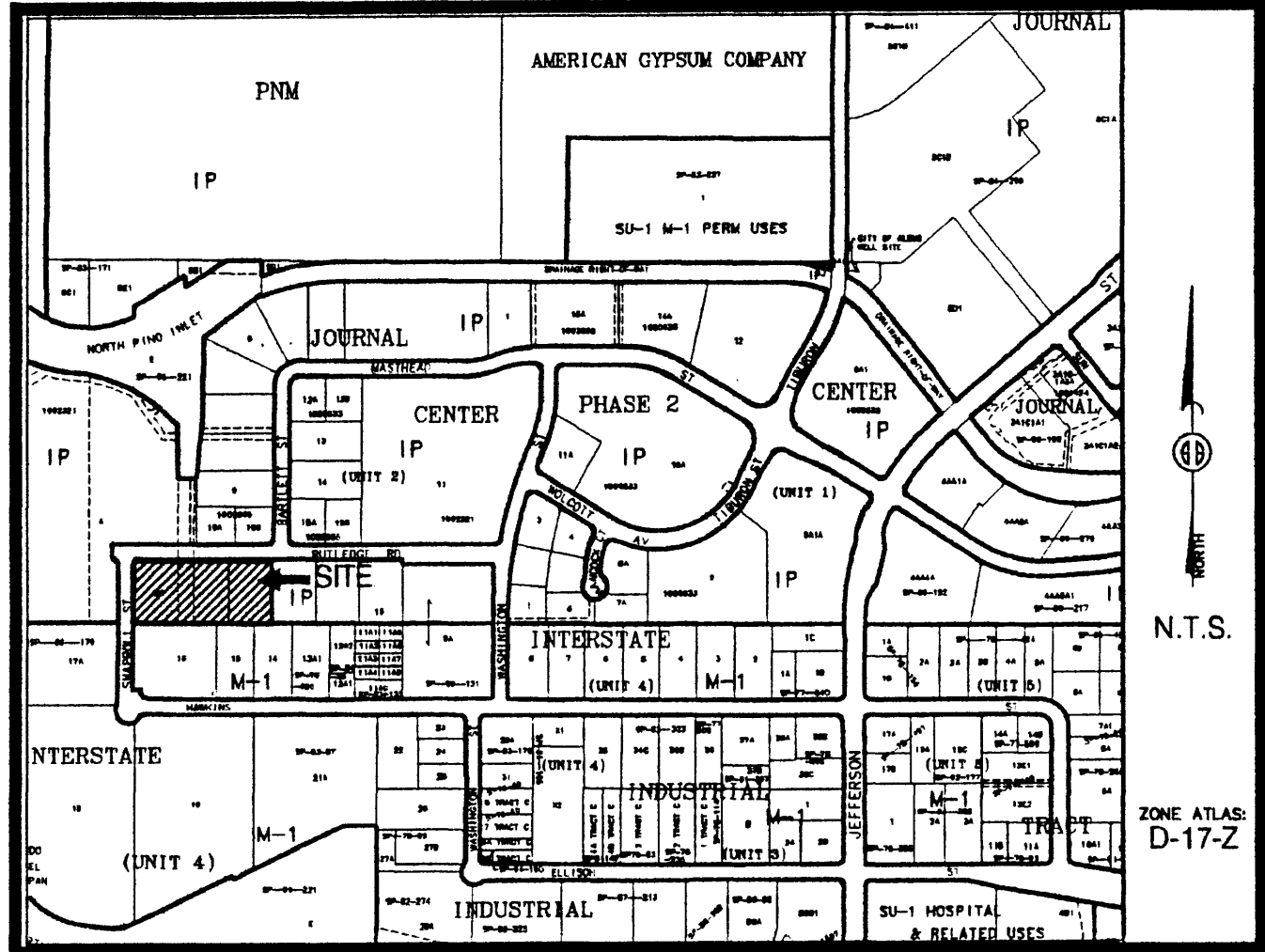
333 LOMAS BLVD., N.E. PHONE: (505) 998-0303
 ALBUQUERQUE, NEW MEXICO FAX: (505) 998-0306
 87102

T11N R3E SEC. 23

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: 101706308615730112/101706305815730113
 PROPERTY OWNER OF RECORD:
 Brunacini Development LTD
 BERNALILLO COUNTY TREASURERS OFFICE:
DeRenzi 6-14-2005

SCALE: 1" = 100'
 PROJECT NO. 0505PB10
 DRAWN BY PGB
 ZONE ATLAS: D-17-Z
 19-20JUR.CR5

TALOS Log # 2005-2116-63



LEGAL DESCRIPTION

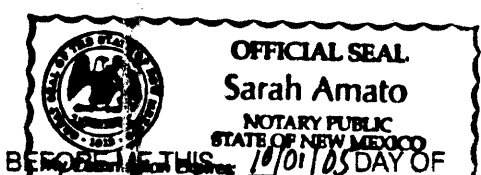
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FREE CONSENT

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OWNER(S) SIGNATURE: _____ DATE: 5-18-05
 OWNER(S) PRINT NAME: Angelo Brunacci
 ADDRESS: PO Box 6367, AIB, NM 87197 TRACT: _____

ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
)SS
 COUNTY OF BERNALILLO)

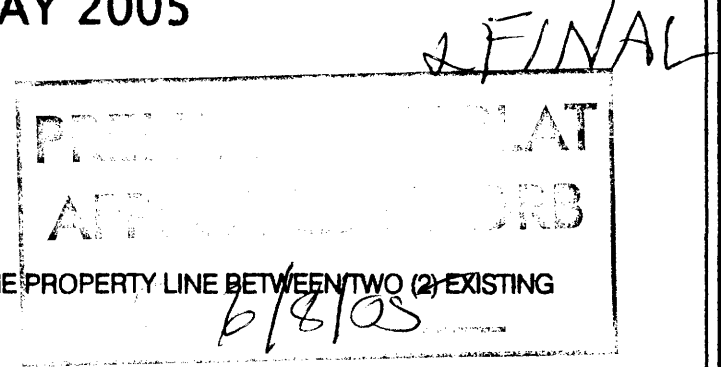


THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF May, 2005.
 BY: ANGELO BRUNACCI

MY COMMISSION EXPIRES: 10/01/05

 Sarah Amato
 NOTARY PUBLIC

PLAT OF
LOT 20-A, PHASE 2, UNIT 2
JOURNAL CENTER
PROJECTED SECTION 23, T. 11 N., R. 3 E., N.M.P.M.
ELENA GALLEGOS GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY 2005



DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO ELIMINATE THE PROPERTY LINE BETWEEN TWO (2) EXISTING LOTS CREATING ONE (1) NEW LOT.

CITY APPROVALS: PROJECT NO.: _____ APPLICATION NO.: _____
 _____ DATE: 5-25-05
 CITY SURVEYOR

- TRAFFIC ENGINEERING _____ DATE _____
- PARKS & RECREATION DEPARTMENT _____ DATE _____
- WATER UTILITIES DEVELOPMENT _____ DATE _____
- A.M.A.F.C.A. _____ DATE _____
- CITY ENGINEER _____ DATE _____
- DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

PRELIMINARY PLAT
APPROVED BY DRB
ON _____

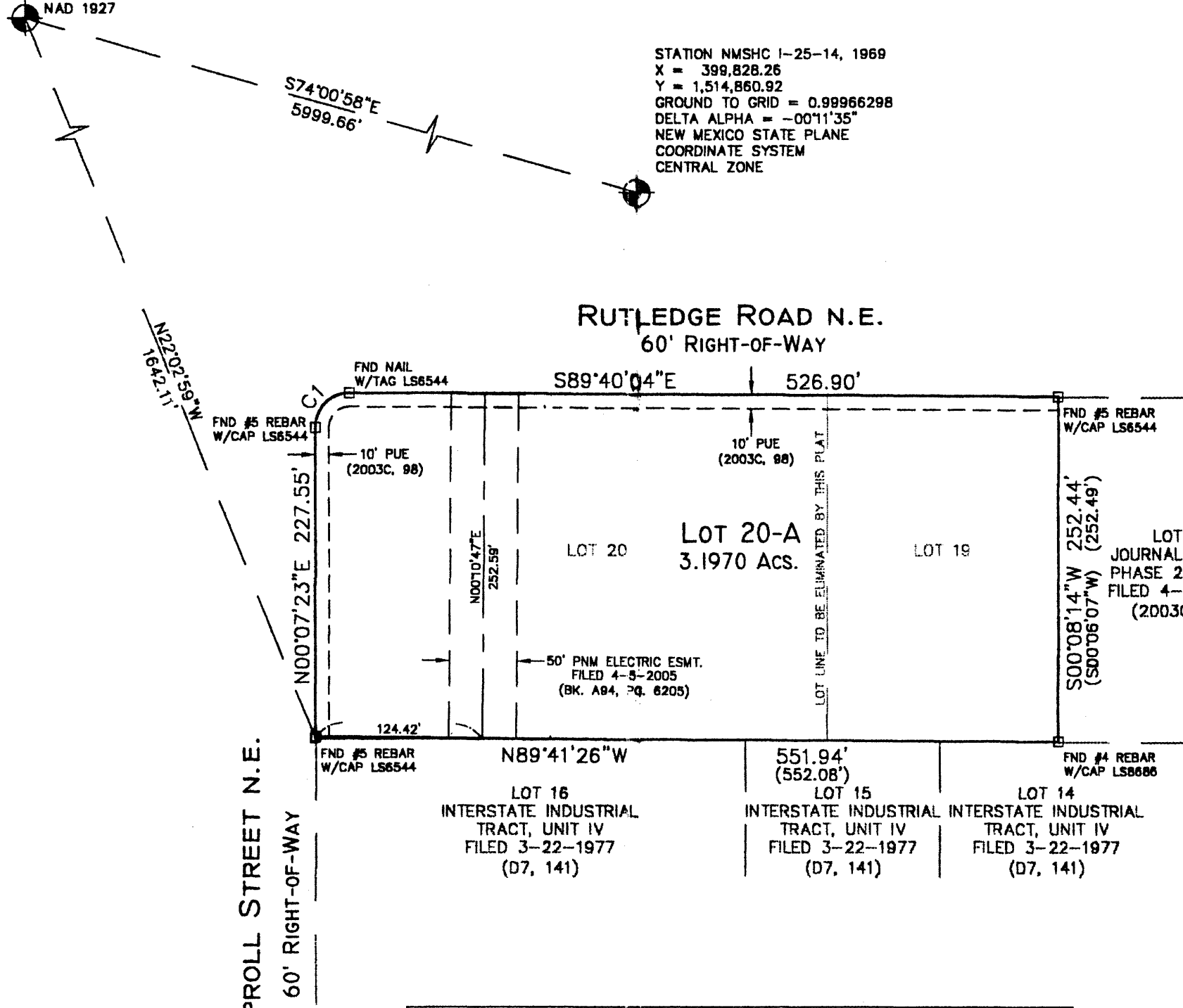
Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS REEVES 2 AND I-25-14, AS SHOWN HEREON.
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9. PROPERTY IS ZONED IP.

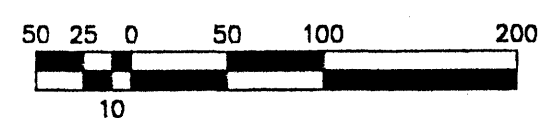
STATION REEVES 2
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 Y = 1,516,507.279
 GROUND TO GRID = 0.99967022
 DELTA ALPHA = -00'12'15"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE
 NAD 1927

STATION NMSHC I-25-14, 1969
 X = 399,828.26
 Y = 1,514,860.92
 GROUND TO GRID = 0.99966298
 DELTA ALPHA = -00'11'35"
 NEW MEXICO STATE PLANE
 COORDINATE SYSTEM
 CENTRAL ZONE



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	25.00'	31.36'	90°12'33"	N45°13'40"E	35.42'

MONUMENT LEGEND
 ⊕ - FOUND CONTROL STATION AS NOTED
 □ - FOUND MONUMENT AS NOTED



PROJECT NO. 0505PB10
 DRAWN BY PGB
 ZONE ATLAS: D-17-Z
 19-20JUR.C5

SURVEYOR'S CERTIFICATION

I, Gary E. Gritsko, 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.

 Gary E. Gritsko
 New Mexico Professional Surveyor, 8686

 May 17, 2005
 Date



SURVEYS SOUTHWEST LTD.

333 LOMAS BLVD., N.E.
 ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0306

T11N R3E SEC. 23

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO COUNTY TREASURERS OFFICE: