

VICINITY MAP (ZONE F-15-Z) NO TYPICAL SCALE

THE PURPOSE OF THIS PLAT IS TO VACATE THE PORTION OF TAHOE PLACE NORTHEAST LYING EAST OF THE ALAMEDA LATERAL AND CONSOLIDATE IT WITH LOTS 11-17 OF SUNRISE HEIGHTS SUBDIVISION, TRACTS 89-A-2, 89-B-2, 89-B-3, 89-C-3 AND 89-C-4 OF M.R.G.C.D. MAP 32 INTO TRACT A OF GUTHRIE COMMERCE PARK.

**SUBDIVISION DATA**

- 1) CASE No. \_\_\_\_\_
- 2) ZONE ATLAS INDEX No. F-15
- 3) GROSS SUBDIVISION AREA: 4.3675 ACRES
- 4) TOTAL NUMBER OF LOTS CREATED: 1 LOTS
- 5) DRB PROJECT No. 1004228
- 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.000
- 7) TALOS LOG No. 2004393470

PUBLIC UTILITY EASEMENTS SHOWN ARE GRANTED FOR THE JOINT AND COMMON USE OF:

- A) PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRIC SERVICE.
- B) PNM GAS SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.
- C) QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING, BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
- D) COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH UNDERGROUND LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

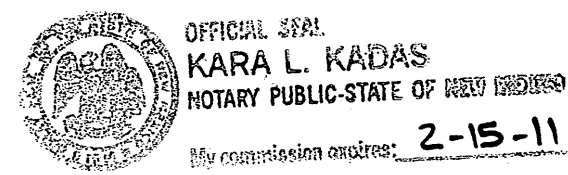
**CONSENT AND DEDICATION STATEMENT**

THE UNDERSIGNED DOES HEREBY STATE AND AFFIRM THAT I AM THE OWNER AND PROPRIETOR OF THE LANDS SHOWN HEREON AND THAT I POSSESS COMPLETE AND INDEFEASIBLE TITLE, IN FEE SIMPLE, THERETO, AND I DO FURTHER STATE THAT THE SUBDIVISION SHOWN HEREON IS OF MY FREE WILL AND CONSENT IN ACCORDANCE WITH MY EXPRESSED WISHES AND DESIRES AND DO HEREBY GRANT ALL PUBLIC UTILITY EASEMENTS SHOWN 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 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 IN WITNESS WHEREOF WE HEREBY AFFIX MY HAND.

JAMES P. GUTHRIE, HEADSTART ENTERPRISES, LLC

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15<sup>th</sup> DAY OF MAY, 2007, BY JAMES P. GUTHRIE, FOR HEADSTART ENTERPRISES LLC, A NEW MEXICO LIMITED LIABILITY CORPORATION.

*Kara L. Kadas*  
NOTARY PUBLIC

MY COMMISSION EXPIRES 2/15/11

THIS IS TO CERTIFY THAT TAXES ARE CURRENT

AND PAID ON UPC # \_\_\_\_\_  
AND PAID ON UPC # \_\_\_\_\_  
AND PAID ON UPC # \_\_\_\_\_  
PROPERTY OWNER OF RECORD \_\_\_\_\_

BERNALILLO COUNTY TREASURER'S OFFICE

**PROPERTY DESCRIPTION**

A CERTAIN TRACT OR PARCEL OF LAND SITUATE IN PROJECTED SECTION 33, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., WITHIN THE ELENA GALLEGOS LAND GRANT, BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING ALL OF LOTS 11 THROUGH 17 OF SUNRISE HEIGHTS SUBDIVISION, AS SHOWN AND DESIGNATED ON THE SUBDIVISION PLAT FILED APRIL 10, 1947, IN VOLUME C, FOLIO 69 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AND ALL OF THE ADJOINING PORTION OF TAHOE PLACE, NORTHEAST LYING EAST OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT (M.R.G.C.D.) ALAMEDA LATERAL, AND ALL OF CONSERVANCY TRACTS 89-A-2, 89-B-2, 89-B-3, 89-C-3 AND 89-C-4 AS SHOWN AND DEPICTED ON M.R.G.C.D. MAP NUMBER 32 (MAP 32) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE SOUTHERLY RIGHT OF WAY OF MONTAÑO ROAD, NORTHEAST, FROM WHICH POINT THE NEW MEXICO HIGHWAY COMMISSION SURVEY STATION "1-25-20" HAVING NEW MEXICO COORDINATE SYSTEM (CENTRAL ZONE NAD27) VALUES X=390403.88, Y=1502304.95 BEARS S36°37'35E AND 3016.70 FEET DISTANT; THENCE S24°47'07"W A DISTANCE OF 312.51 FEET TO AN ANGLE POINT, BEING THE SOUTHEAST CORNER OF SAID SUNRISE HEIGHTS SUBDIVISION;  
THENCE S24°36'14"W A DISTANCE OF 133.88 FEET TO THE U.S.G.L.O. BRASSCAP MARKING THE NORTHEAST CORNER OF THE TOWN OF ALBUQUERQUE LAND GRANT PER THE SURVEY OF 1921;  
THENCE S20°53'32"W A DISTANCE OF 17.31 FEET ALONG THE EAST LINE (1921) OF SAID TOWN OF ALBUQUERQUE GRANT TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED BEING ALSO THE SOUTHEAST CORNER OF SAID M.R.G.C.D. TRACT 89-C-4;  
THENCE N74°34'14"W ALONG THE SOUTHERLY LINE OF SAID TRACT 89-C-4 A DISTANCE OF 562.81 FEET TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE EASTERLY LINE OF THE M.R.G.C.D. ALAMEDA LATERAL;  
THENCE ALONG THE EASTERLY LINE OF THE SAID ALAMEDA LATERAL THROUGH THE FOLLOWING COURSES: N66°08'57E A DISTANCE OF 166.88 FEET TO A POINT OF CURVATURE; NORTHEASTERLY 92.43 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 173.25 FEET, A CENTRAL ANGLE OF 30°34'01" AND A CHORD THAT BEARS N50°51'57"E A DISTANCE OF 91.34 FEET TO A POINT OF TANGENCY;  
AND N35°34'56"E A DISTANCE OF 292.86 FEET TO THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE SOUTHERLY RIGHT OF WAY OF SAID MONTAÑO ROAD, NORTHEAST, BEING ALSO THE NORTHWEST CORNER OF SAID SUNRISE HEIGHTS SUBDIVISION;  
THENCE S75°05'18"E ALONG THE SOUTHERLY RIGHT OF WAY OF SAID MONTAÑO ROAD, NORTHEAST A DISTANCE OF 354.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.3675 ACRES, MORE OR LESS.

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens are fully reserved to said District and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition or plat, said District is absolved of all obligations to furnish irrigation waters and services to any portions thereof other than from existing turnouts.  
APPROVED: *[Signature]* DATE: 5/2/07

**NOTES:**

- 1) BEARINGS SHOWN ARE REFERENCED TO THE SOUTH LINE OF SUNRISE HEIGHTS SUBDIVISION FILED 7-17-47 IN VOLUME C, FOLIO 69 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO. TO OBTAIN NEW MEXICO STATE PLANE GRID BEARINGS, ROTATE PLAT BEARINGS CLOCKWISE 00°14'17". DISTANCES SHOWN ARE GROUND.
- 2) EXCEPT AS SHOWN, NO OTHER EASEMENTS OR RIGHTS OF WAY ARE CREATED BY THIS PLAT. ALL EASEMENTS OF RECORD ARE SHOWN.
- 3) RECORD DATA ARE SHOWN IN PARENTHESES.
- 4) CITY OF ALBUQUERQUE WATER AND SEWER SERVICE IS CURRENTLY AVAILABLE TO THE SUBJECT PROPERTY.
- 6) THIS PROPERTY IS CURRENTLY ZONED M-1.

**PLAT OF GUTHRIE COMMERCE PARK**

A REPLAT OF LOTS 11 THROUGH 17  
SUNRISE HEIGHTS SUBDIVISION  
A PORTION OF TAHOE PLACE, NORTHEAST  
TRACTS 89-A-2, 89-B-2, 89-B-3  
TRACTS 89-C-3 AND 89-C-4  
OF M.R.G.C.D. MAP NUMBER 32

SITUATE WITHIN  
PROJECTED SECTION 33  
T.11N., R.3E., N.M.P.M.  
ELENA GALLEGOS LAND GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

MAY 2007

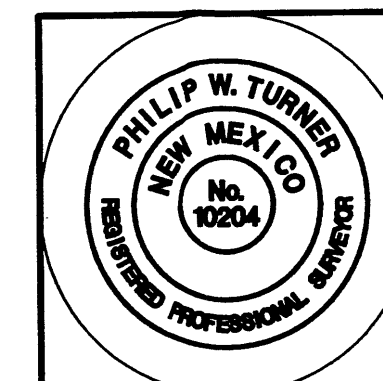
APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:  
PROJECT NO. 1004228 APPLICATION NO. \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT	<i>[Signature]</i>	DATE
CITY ENGINEER	<i>Carl A. Corona</i>	5-3-07
REAL PROPERTY DIVISION		DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION		DATE
UTILITIES DEVELOPMENT	<i>[Signature]</i>	5-2-07
CITY SURVEYOR		DATE
PARKS AND RECREATION DEPARTMENT		DATE
A.M.A.F.C.A.	<i>[Signature]</i>	5-2-07
M.R.G.C.D.	<i>[Signature]</i>	5-2-07
PNM ELECTRIC SERVICES COMPANY	<i>[Signature]</i>	5-2-07
PNM GAS SERVICES COMPANY	<i>[Signature]</i>	5-2-07
QWEST COMMUNICATIONS	<i>[Signature]</i>	5-3-07
COMCAST CABLE		DATE

**SURVEYOR'S CERTIFICATION**

I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR REGISTERED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON JULY 23, 2004, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATTING AND MONUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

*[Signature]* PHILIP W. TURNER N.M.P.S. 10204 DATE 5-1-2007



PLAT AND SURVEY BY:  
**TERRAMETRICS**  
OF NEW MEXICO

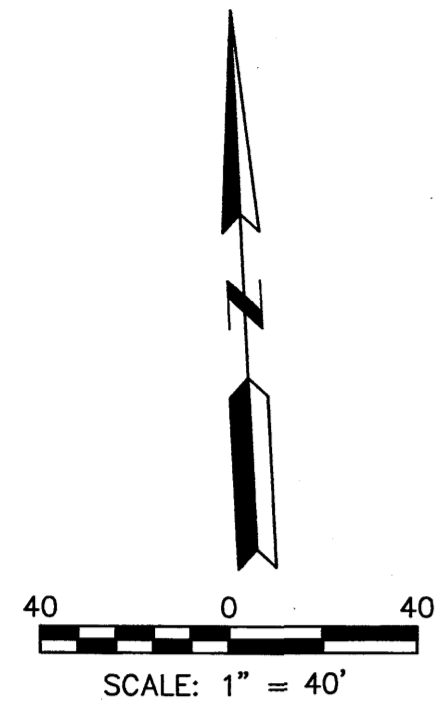
4175 MONTGOMERY BLVD. NE  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE: (505) 881-2903

**PLAT OF  
GUTHRIE COMMERCE PARK**

A REPLAT OF LOTS 11 THROUGH 17  
SUNRISE HEIGHTS SUBDIVISION  
A PORTION OF TAHOE PLACE, NORTHEAST  
TRACTS 89-A-2, 89-B-2, 89-B-3  
TRACTS 89-C-3 AND 89-C-4  
OF M.R.G.C.D. MAP NUMBER 32

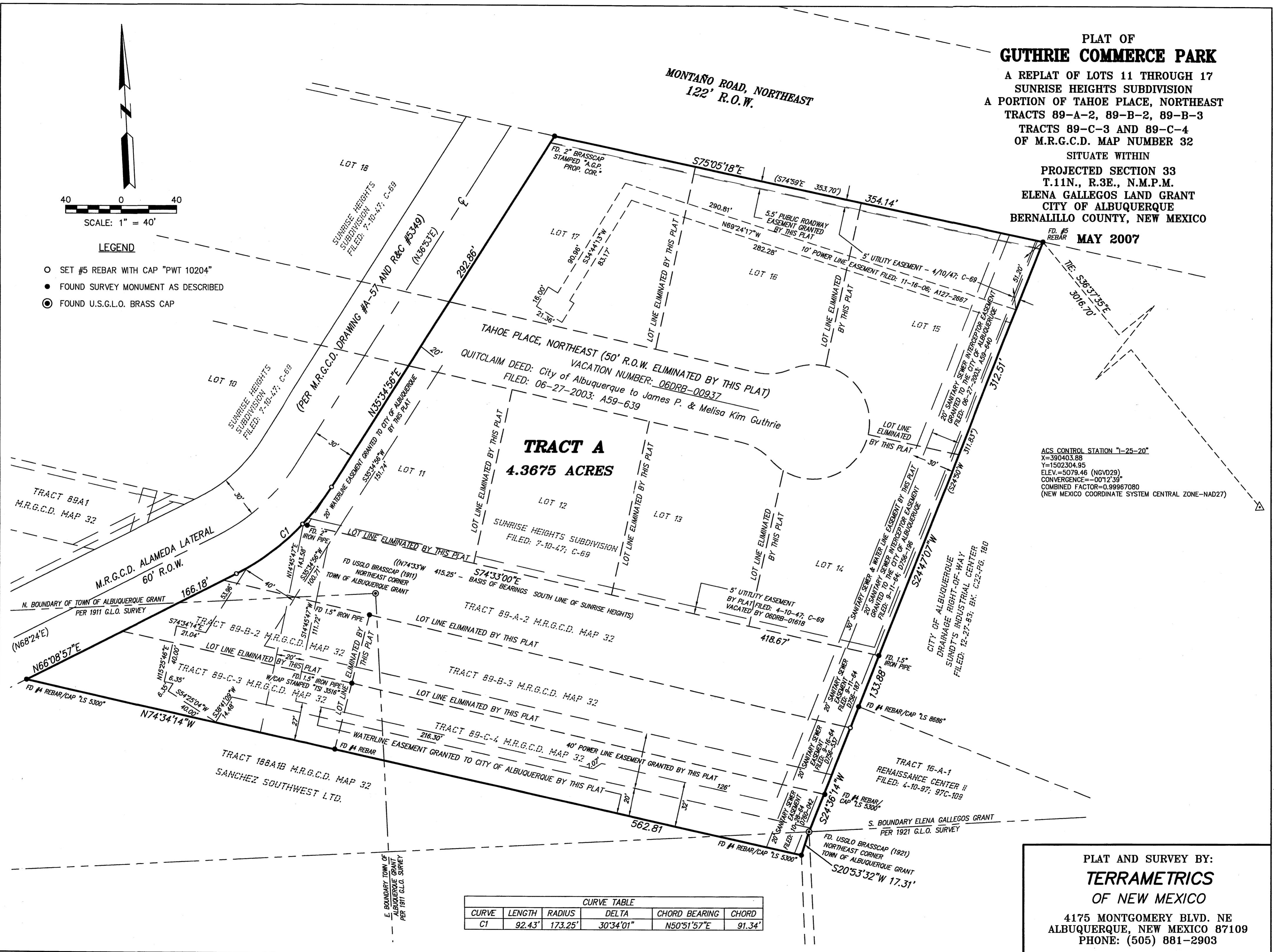
SITUATE WITHIN  
PROJECTED SECTION 33  
T.11N., R.3E., N.M.P.M.  
ELENA GALLEGOS LAND GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

FD. #5  
REBAR  
**MAY 2007**



**LEGEND**

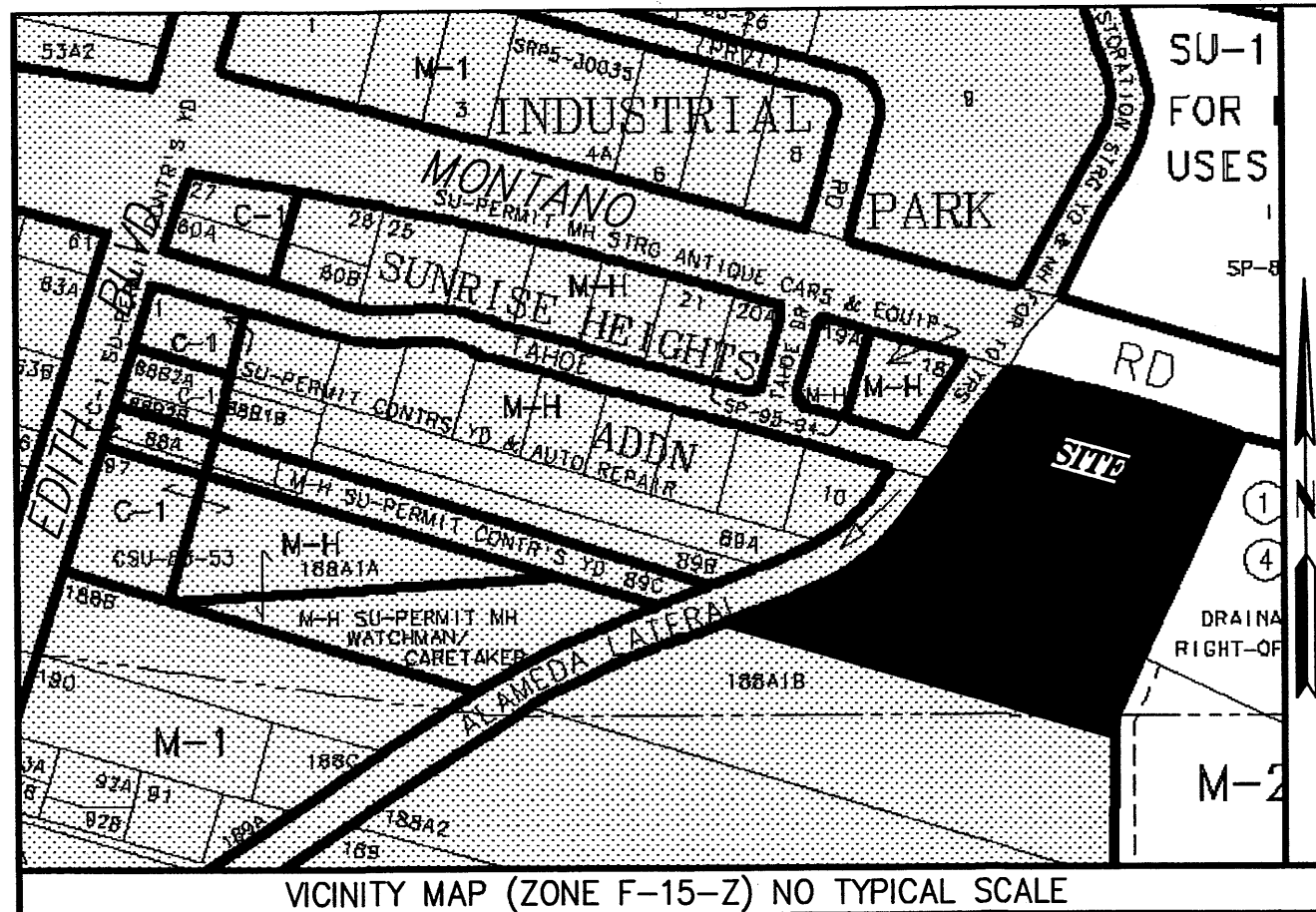
- SET #5 REBAR WITH CAP "PWT 10204"
- FOUND SURVEY MONUMENT AS DESCRIBED
- ⊙ FOUND U.S.G.L.O. BRASS CAP



ACS CONTROL STATION "I-25-20"  
X=390403.88  
Y=1502304.95  
ELEV.=5079.46 (NGVD29)  
CONVERGENCE=-00'12.39"  
COMBINED FACTOR=0.99967080  
(NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD27)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	92.43'	173.25'	30°34'01"	N50°51'57"E	91.34'

PLAT AND SURVEY BY:  
**TERRAMETRICS  
OF NEW MEXICO**  
4175 MONTGOMERY BLVD. NE  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE: (505) 881-2903



THE PURPOSE OF THIS PLAT IS TO VACATE THE PORTION OF TAHOE PLACE NORTHEAST LYING EAST OF THE ALAMEDA LATERAL AND CONSOLIDATE IT WITH LOTS 11-17 OF SUNRISE HEIGHTS SUBDIVISION, TRACTS 89-A-2, 89-B-2, 89-B-3, 89-C-3 AND 89-C-4 OF M.R.G.C.D. MAP 32 INTO TRACT A OF GUTHRIE COMMERCE PARK.

**SUBDIVISION DATA**

- 1) CASE No. \_\_\_\_\_
- 2) ZONE ATLAS INDEX No. F-15
- 3) GROSS SUBDIVISION AREA: 4.3675 ACRES
- 4) TOTAL NUMBER OF LOTS CREATED: 1 LOTS
- 5) DRB PROJECT No. \_\_\_\_\_
- 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.000
- 7) TALOS LOG No. 2004393470

PUBLIC UTILITY EASEMENTS SHOWN ARE GRANTED FOR THE JOINT AND COMMON USE OF:

- A) PNM ELECTRIC SERVICES FOR THE INSTALLATION MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRIC SERVICE.
- B) PNM GAS SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.
- C) QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING, BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
- D) COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH UNDERGROUND LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

**NOTES:**

- 1) BEARINGS SHOWN ARE REFERENCED TO THE SOUTH LINE OF SUNRISE HEIGHTS SUBDIVISION FILED 7-17-47 IN VOLUME C, FOLIO 69 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO. TO OBTAIN NEW MEXICO STATE PLANE GRID BEARINGS, ROTATE PLAT BEARINGS CLOCKWISE 00°14'17". DISTANCES SHOWN ARE GROUND.
- 2) EXCEPT AS SHOWN, NO OTHER EASEMENTS OR RIGHTS OF WAY ARE CREATED BY THIS PLAT. ALL EASEMENTS OF RECORD ARE SHOWN.
- 3) RECORD DATA ARE SHOWN IN PARENTHESES.
- 4) CITY OF ALBUQUERQUE WATER AND SEWER SERVICE IS CURRENTLY AVAILABLE TO THE SUBJECT PROPERTY.
- 5) THIS PROPERTY IS CURRENTLY ZONED M-1.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT

AND PAID ON UPC # \_\_\_\_\_

AND PAID ON UPC # \_\_\_\_\_

AND PAID ON UPC # \_\_\_\_\_

PROPERTY OWNER OF RECORD \_\_\_\_\_

BERNALILLO COUNTY TREASURER'S OFFICE

**PROPERTY DESCRIPTION**

A CERTAIN TRACT OR PARCEL OF LAND SITUATE IN PROJECTED SECTION 33, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., WITHIN THE ELENA GALLEGOS LAND GRANT, BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING ALL OF LOTS 11 THROUGH 17 OF SUNRISE HEIGHTS SUBDIVISION, AS SHOWN AND DESIGNATED ON THE SUBDIVISION PLAT FILED APRIL 10, 1947, IN VOLUME C, FOLIO 69 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AND ALL OF THE ADJOINING PORTION OF TAHOE PLACE, NORTHEAST LYING EAST OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT (M.R.G.C.D.) ALAMEDA LATERAL, AND ALL OF CONSERVANCY TRACTS 89-A-2, 89-B-2, 89-B-3, 89-C-3 AND 89-C-4 AS SHOWN AND DEPICTED ON M.R.G.C.D. MAP NUMBER 32 (MAP 32) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE SOUTHERLY RIGHT OF WAY OF MONTAÑO ROAD, NORTHEAST, FROM WHICH POINT THE NEW MEXICO HIGHWAY COMMISSION SURVEY STATION "1-25-20" HAVING NEW MEXICO COORDINATE SYSTEM (CENTRAL ZONE NAD27) VALUES X=390403.88, Y=1502304.95 BEARS S36°37'35E AND 3016.70 FEET DISTANT; THENCE S24°47'07"W A DISTANCE OF 312.51 FEET TO AN ANGLE POINT, BEING THE SOUTHEAST CORNER OF SAID SUNRISE HEIGHTS SUBDIVISION; THENCE S24°36'14"W A DISTANCE OF 133.88 FEET TO THE U.S.G.L.O. BRASSCAP MARKING THE NORTHEAST CORNER OF THE TOWN OF ALBUQUERQUE LAND GRANT PER THE SURVEY OF 1921; THENCE S20°53'32"W A DISTANCE OF 17.31 FEET ALONG THE EAST LINE (1921) OF SAID TOWN OF ALBUQUERQUE GRANT TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED BEING ALSO THE SOUTHEAST CORNER OF SAID M.R.G.C.D. TRACT 89-C-4; THENCE N74°34'14"W ALONG THE SOUTHERLY LINE OF SAID TRACT 89-C-4 A DISTANCE OF 562.81 FEET TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE EASTERLY LINE OF THE M.R.G.C.D. ALAMEDA LATERAL; THENCE ALONG THE EASTERLY LINE OF THE SAID ALAMEDA LATERAL THROUGH THE FOLLOWING COURSES: N66°08'57E A DISTANCE OF 166.88 FEET TO A POINT OF CURVATURE; NORTHEASTERLY 92.43 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 173.25 FEET, A CENTRAL ANGLE OF 30°34'01" AND A CHORD THAT BEARS N50°51'57"E A DISTANCE OF 91.34 FEET TO A POINT OF TANGENCY; AND N35°34'56"E A DISTANCE OF 292.86 FEET TO THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE SOUTHERLY RIGHT OF WAY OF SAID MONTAÑO ROAD, NORTHEAST, BEING ALSO THE NORTHWEST CORNER OF SAID SUNRISE HEIGHTS SUBDIVISION; THENCE S75°05'18"E ALONG THE SOUTHERLY RIGHT OF WAY OF SAID MONTAÑO ROAD, NORTHEAST A DISTANCE OF 354.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.3675 ACRES, MORE OR LESS.

**CONSENT AND DEDICATION STATEMENT**

THE UNDERSIGNED DOES HEREBY STATE AND AFFIRM THAT I AM THE OWNER AND PROPRIETOR OF THE LANDS SHOWN HEREON AND THAT I POSSESS COMPLETE AND INDEFEASIBLE TITLE, IN FEE SIMPLE, THERETO, AND I DO FURTHER STATE THAT THE SUBDIVISION SHOWN HEREON IS OF MY FREE WILL AND CONSENT IN ACCORDANCE WITH MY EXPRESSED WISHES AND DESIRES AND DO HEREBY GRANT ALL PUBLIC UTILITY EASEMENTS SHOWN 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 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; IN WITNESS THEREOF WE HEREBY AFFIX MY HAND.

*[Signature]*  
 JAMES P. GUTHRIE, HEADSTART ENTERPRISES

**ACKNOWLEDGMENT**

COUNTY OF BERNALILLO

STATE OF NEW MEXICO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24<sup>th</sup> DAY OF May, 2005, BY JAMES P. GUTHRIE.

*[Signature]*  
 KARA L. KADAS  
 NOTARY PUBLIC

MY COMMISSION EXPIRES 2/12/07



OFFICIAL SEAL  
 KARA L. KADAS  
 NOTARY PUBLIC STATE OF NEW MEXICO  
 My commission expires: 2-12-07

**PLAT OF GUTHRIE COMMERCE PARK**

A REPLAT OF LOTS 11 THROUGH 17 SUNRISE HEIGHTS SUBDIVISION A PORTION OF TAHOE PLACE, NORTHEAST TRACTS 89-A-2, 89-B-2, 89-B-3 TRACTS 89-C-3 AND 89-C-4 OF M.R.G.C.D. MAP NUMBER 32

SITUATE WITHIN PROJECTED SECTION 33 T.11N., R.3E., N.M.P.M. ELENA GALLEGOS LAND GRANT CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

APRIL 2005

**FINAL**  
**PRELIMINARY PLAT**  
**APPROVED BY DRB**  
**ON**

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:

PROJECT NO. \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

REAL PROPERTY DIVISION *[Signature]* 12-15-05 DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

UTILITIES DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

CITY SURVEYOR *[Signature]* 5-24-05 DATE

PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

A.M.A.F.C.A. \_\_\_\_\_ DATE \_\_\_\_\_

PNM ELECTRIC SERVICES COMPANY *[Signature]* 1-25-06 DATE

PNM GAS SERVICES COMPANY *[Signature]* 1-25-06 DATE

QWEST COMMUNICATIONS *[Signature]* 12/21/05 DATE

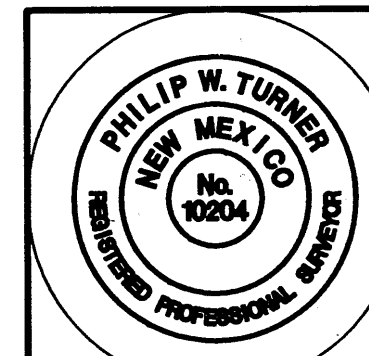
COMCAST CABLE *[Signature]* 12/6/05 DATE

*[Signature]* 4/1/06 DATE

**SURVEYOR'S CERTIFICATION**

I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR REGISTERED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON JULY 23, 2004, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATTING AND MONUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

*[Signature]* 5-19-2005  
 PHILIP W. TURNER N.M.P.S. 10204 DATE



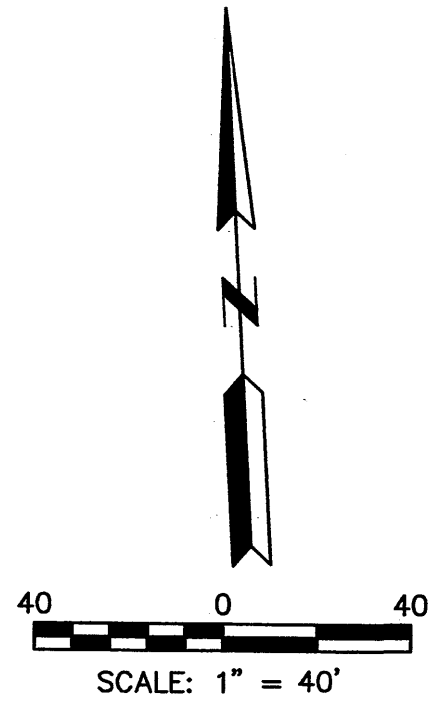
PLAT AND SURVEY BY:  
**TERRAMETRICS**  
 OF NEW MEXICO  
 P.O. BOX 30192  
 ALBUQUERQUE, NEW MEXICO 87190-0192  
 PHONE: (505) 884-9087

**PLAT OF  
GUTHRIE COMMERCE PARK**

A REPLAT OF LOTS 11 THROUGH 17  
SUNRISE HEIGHTS SUBDIVISION  
A PORTION OF TAHOE PLACE, NORTHEAST  
TRACTS 89-A-2, 89-B-2, 89-B-3  
TRACTS 89-C-3 AND 89-C-4  
OF M.R.G.C.D. MAP NUMBER 32

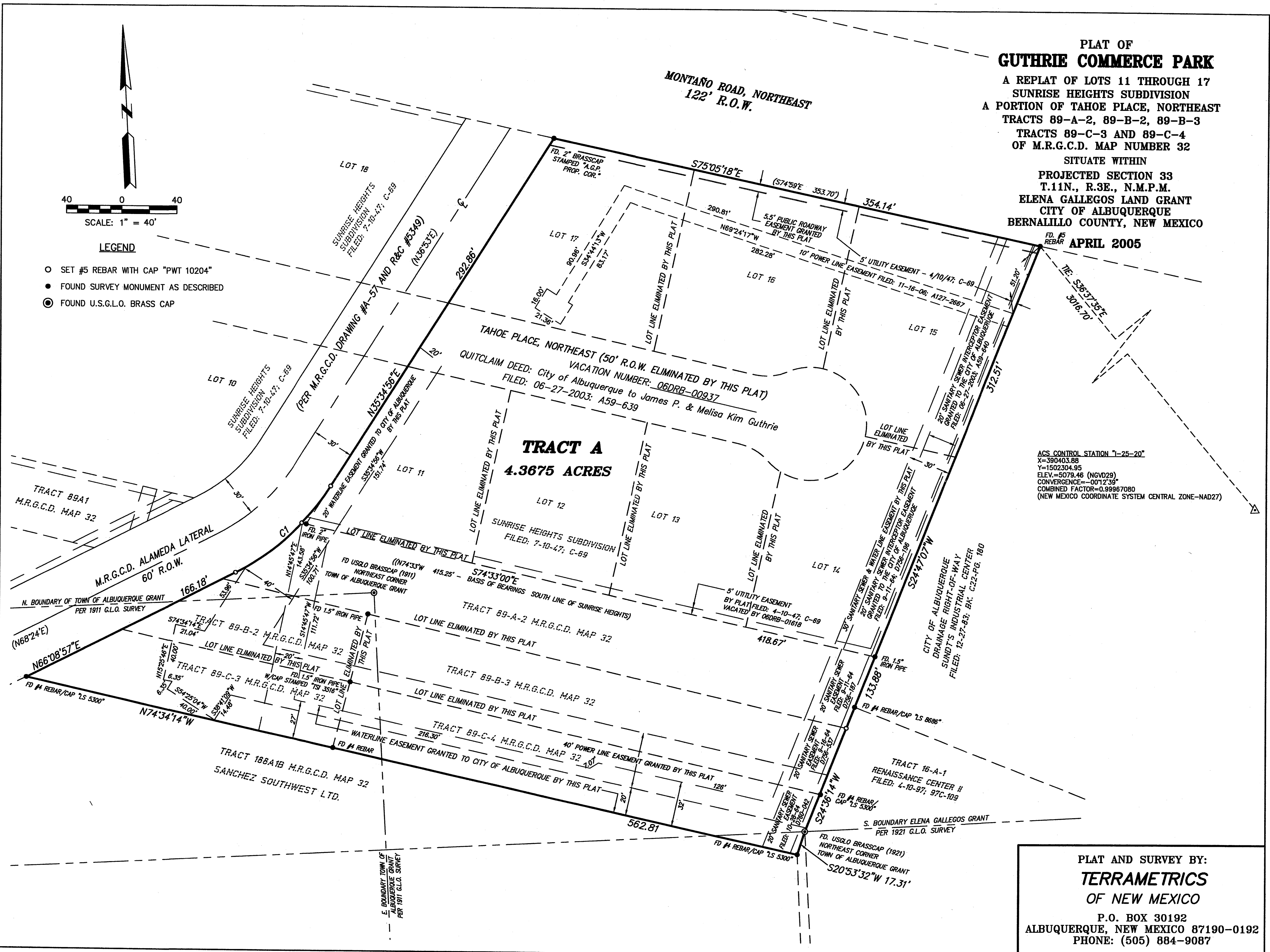
SITUATE WITHIN  
PROJECTED SECTION 33  
T.11N., R.3E., N.M.P.M.  
ELENA GALLEGOS LAND GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

APRIL 2005



**LEGEND**

- SET #5 REBAR WITH CAP "PWT 10204"
- FOUND SURVEY MONUMENT AS DESCRIBED
- ⊙ FOUND U.S.G.L.O. BRASS CAP



ACS CONTROL STATION "1-25-20"  
X=390403.88  
Y=1502304.95  
ELEV.=5079.46 (NGVD29)  
CONVERGENCE=-00'12.39"  
COMBINED FACTOR=0.99967080  
(NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD27)

PLAT AND SURVEY BY:  
**TERRAMETRICS  
OF NEW MEXICO**  
P.O. BOX 30192  
ALBUQUERQUE, NEW MEXICO 87190-0192  
PHONE: (505) 884-9087

**AMENDED PRELIMINARY PLAT OF GUTHRIE COMMERCE PARK**

A REPLAT OF LOTS 11 THROUGH 17  
 SUNRISE HEIGHTS SUBDIVISION  
 A PORTION OF TAHOE PLACE, NORTHEAST  
 TRACTS 89-A-2, 89-B-2, 89-B-3  
 TRACTS 89-C-3 AND 89-C-4  
 OF M.R.G.C.D. MAP NUMBER 32

SITUATE WITHIN  
 PROJECTED SECTION 33  
 T.11N., R.3E., N.M.P.M.  
 ELENA GALLEGOS LAND GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO

REBAR **MARCH 2007**

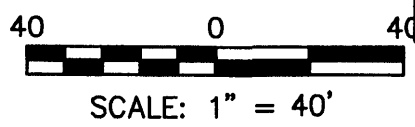
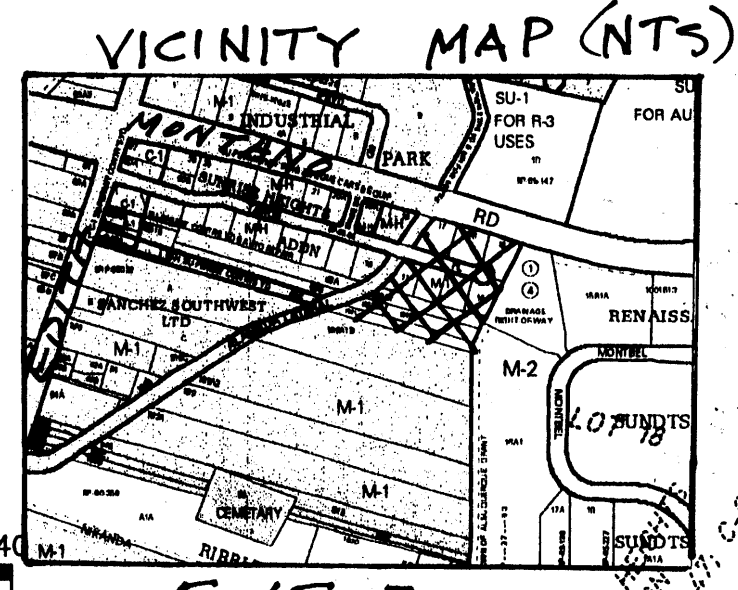
**AMENDED PRELIMINARY PLAT APPROVED BY DRB ON 2/28/07**

ACS CONTROL STATION "1-25-20"  
 X=390403.88  
 Y=1502304.95  
 ELEV=5079.45 (NGVD29)  
 CONVERGENCE=-0012.39"  
 COMBINED FACTOR=0.99967080  
 (NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD27)

*[Signature]* 2-28-07  
 CITY SURVEYOR DATE

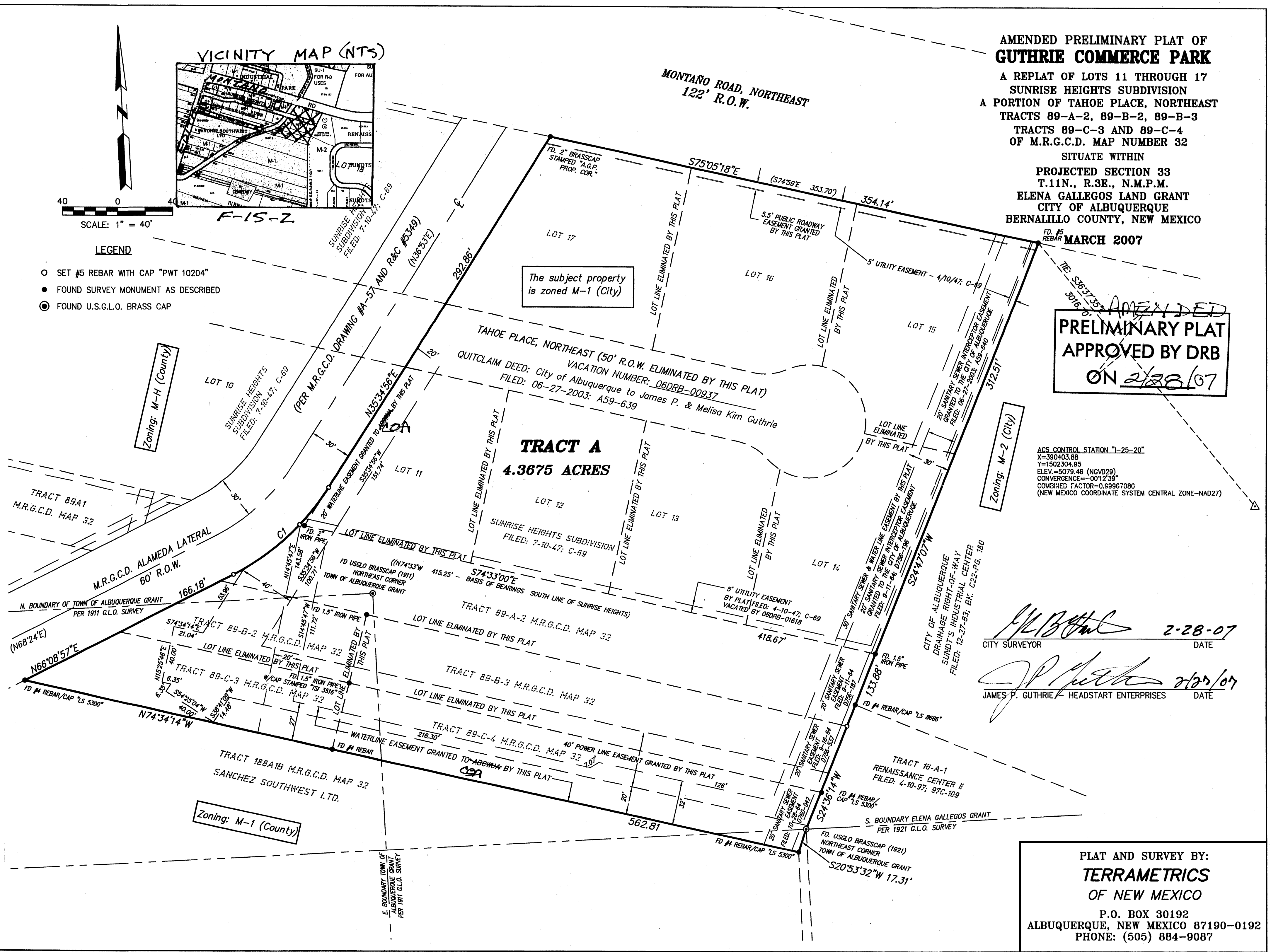
*[Signature]* 2/28/07  
 JAMES P. GUTHRIE HEADSTART ENTERPRISES DATE

PLAT AND SURVEY BY:  
**TERRAMETRICS OF NEW MEXICO**  
 P.O. BOX 30192  
 ALBUQUERQUE, NEW MEXICO 87190-0192  
 PHONE: (505) 884-9087



**LEGEND**

- SET #5 REBAR WITH CAP "PWT 10204"
- FOUND SURVEY MONUMENT AS DESCRIBED
- ⊙ FOUND U.S.G.L.O. BRASS CAP



The subject property is zoned M-1 (City)

**TRACT A**  
**4.3675 ACRES**

Zoning: M-H (County)

Zoning: M-2 (City)

Zoning: M-1 (County)

TAHOE PLACE, NORTHEAST (50' R.O.W. ELIMINATED BY THIS PLAT)  
 QUITCLAIM DEED: City of Albuquerque to James P. & Melisa Kim Guthrie  
 VACATION NUMBER: 06DRB-00937  
 FILED: 06-27-2003: A59-639

SUNRISE HEIGHTS SUBDIVISION  
 FILED: 7-10-47; C-69

CITY OF ALBUQUERQUE  
 DRAINAGE RIGHT-OF-WAY  
 SUNDT'S INDUSTRIAL CENTER  
 FILED: 12-27-83; BK: C22-PG. 180

TRACT 16-A-1  
 RENAISSANCE CENTER II  
 FILED: 4-10-97; 97C-109

TRACT 188A1B M.R.G.C.D. MAP 32  
 SANCHEZ SOUTHWEST LTD.

TRACT 89-C-3 M.R.G.C.D. MAP 32  
 W/CAP STAMPED "TSI 3516"

TRACT 89-B-2 M.R.G.C.D. MAP 32

TRACT 89-B-3 M.R.G.C.D. MAP 32

TRACT 89-C-4 M.R.G.C.D. MAP 32

TRACT 89A1  
 M.R.G.C.D. MAP 32

M.R.G.C.D. ALAMEDA LATERAL  
 60' R.O.W.

N. BOUNDARY OF TOWN OF ALBUQUERQUE GRANT  
 PER 1911 G.L.O. SURVEY

S. BOUNDARY ELENA GALLEGOS GRANT  
 PER 1921 G.L.O. SURVEY

E. BOUNDARY TOWN OF ALBUQUERQUE GRANT  
 PER 1917 G.L.O. SURVEY

SUNRISE HEIGHTS SUBDIVISION  
 FILED: 7-10-47; C-69

SUNRISE HEIGHTS SUBDIVISION  
 FILED: 7-10-47; C-69

FD USGLO BRASSCAP (1911)  
 NORTHEAST CORNER  
 TOWN OF ALBUQUERQUE GRANT

FD USGLO BRASSCAP (1921)  
 NORTHEAST CORNER  
 TOWN OF ALBUQUERQUE GRANT

FD. 2" BRASSCAP STAMPED "A.G.P. PROP. COR."

FD. #5 REBAR

FD. 7" IRON PIPE

FD. 1.5" IRON PIPE

FD. 1.5" IRON PIPE

FD. 1.5" IRON PIPE

FD. 1.5" IRON PIPE

FD. 1.5" IRON PIPE

FD. 1.5" IRON PIPE

FD. 1.5" IRON PIPE

FD. 1.5" IRON PIPE

FD. 1.5" IRON PIPE

FD. 1.5" IRON PIPE

FD. 1.5" IRON PIPE

FD. 1.5" IRON PIPE

FD. 1.5" IRON PIPE

FD. 1.5" IRON PIPE

FD. 1.5" IRON PIPE

FD. 1.5" IRON PIPE

FD. 1.5" IRON PIPE

FD. 1.5" IRON PIPE

FD. 1.5" IRON PIPE

FD. 1.5" IRON PIPE

FD. 1.5" IRON PIPE

FD. 1.5" IRON PIPE

FD. 1.5" IRON PIPE

FD. 1.5" IRON PIPE

FD. 1.5" IRON PIPE

FD. 1.5" IRON PIPE

FD. 1.5" IRON PIPE

FD. 1.5" IRON PIPE

FD. 1.5" IRON PIPE

FD. 1.5" IRON PIPE

FD. 1.5" IRON PIPE

FD. 1.5" IRON PIPE

FD. 1.5" IRON PIPE

FD. 1.5" IRON PIPE

FD. 1.5" IRON PIPE

FD. 1.5" IRON PIPE

FD. 1.5" IRON PIPE

# SUNRISE HEIGHTS

A SUBDIVISION

ALBUQUERQUE, NEW MEXICO

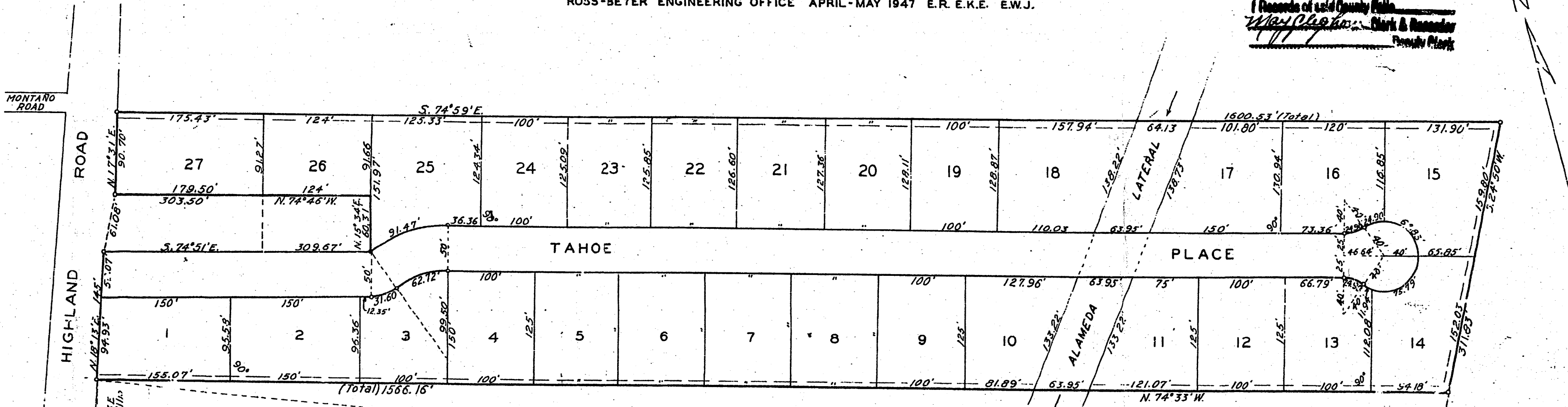
SCALE: 1 IN. = 100 FT.

ROSS-BEYER ENGINEERING OFFICE APRIL-MAY 1947 E.R.E.K.E. E.W.J.

State of New Mexico  
County of Bernalillo  
This instrument was filed for record on

JUL 10 1947

13:25  
I Records of said County File  
May Cleghorn, Clerk & Recorder  
County Clerk



NOTE: Easements Five Feet in Width are reserved for Utility Lines along the Southerly lines of Lots 1 to 14, inclusive; along the Easterly lines of Lots 14 and 15; and along the Northerly lines of Lots 15 to 27, inclusive, as indicated by dotted lines.

I, G. B. Beyer, County Surveyor of Bernalillo County, New Mexico, hereby certify that I have examined the Plat of SUNRISE HEIGHTS upon which this certificate appears, and approved the same this Twelfth day of May, 1947.

*G. B. Beyer* County Surveyor.

The above and foregoing subdivision of that certain tract of land situate in School Districts No. 4 and No. 33, Bernalillo County, New Mexico, being the Property designated as Tract No. 90-a and Tract No. 90-b on Middle Rio Grande Conservancy District Property Map No. 33, and more particularly described by survey as follows: Beginning at the Southwest corner, a point on the Easterly line of a public land known as Highland Road, from which beginning-point the South 1/4 Corner of Section 33, Township 11 North, Range 3 East, N.M.P.M., as shown on Bernalillo County Survey Sheet No. 18, bears S. 17° 31' W., 191.6 feet distant; and from which beginning-point the Northeast corner of the Town of Albuquerque Grant bears S. 69° 29' 30" E., 1550 feet distant; running from said beginning-point N. 16° 13' E., along the Easterly line of Highland Road, 146 feet; thence S. 74° 51' E., 209.67 feet; thence N. 16° 34' E., 60.31 feet; thence N. 74° 46' W., 303.50 feet; thence N. 17° 31' E., along the Easterly line of Highland Road, 90.70 feet to the Northwest corner; thence S. 74° 59' E., 1600.23 feet to the Northeast corner; thence S. 24° 50' W., 311.32 feet to the Southeast corner; thence N. 74° 33' W., 1556.16 feet to the place of beginning; surveyed, platted and subdivided as the same appears hereon, comprising LOTS 1 to 27, inclusive, of SUNRISE HEIGHTS, is with the free consent and in accordance with the desires of the undersigned owners and proprietors thereof.

*C. E. Richmond* *Ruth Lena Richmond*  
Owners and Proprietors

State of New Mexico, )  
County of Bernalillo, ) SS.

On this 24th day of May, 1947, before me, a Notary Public in and for said County, personally appeared C. E. RICHMOND and RUTH LENA RICHMOND, his wife, to me known to be the persons described in and who executed the foregoing instrument, and they declared that they executed the same as their free act and deed.

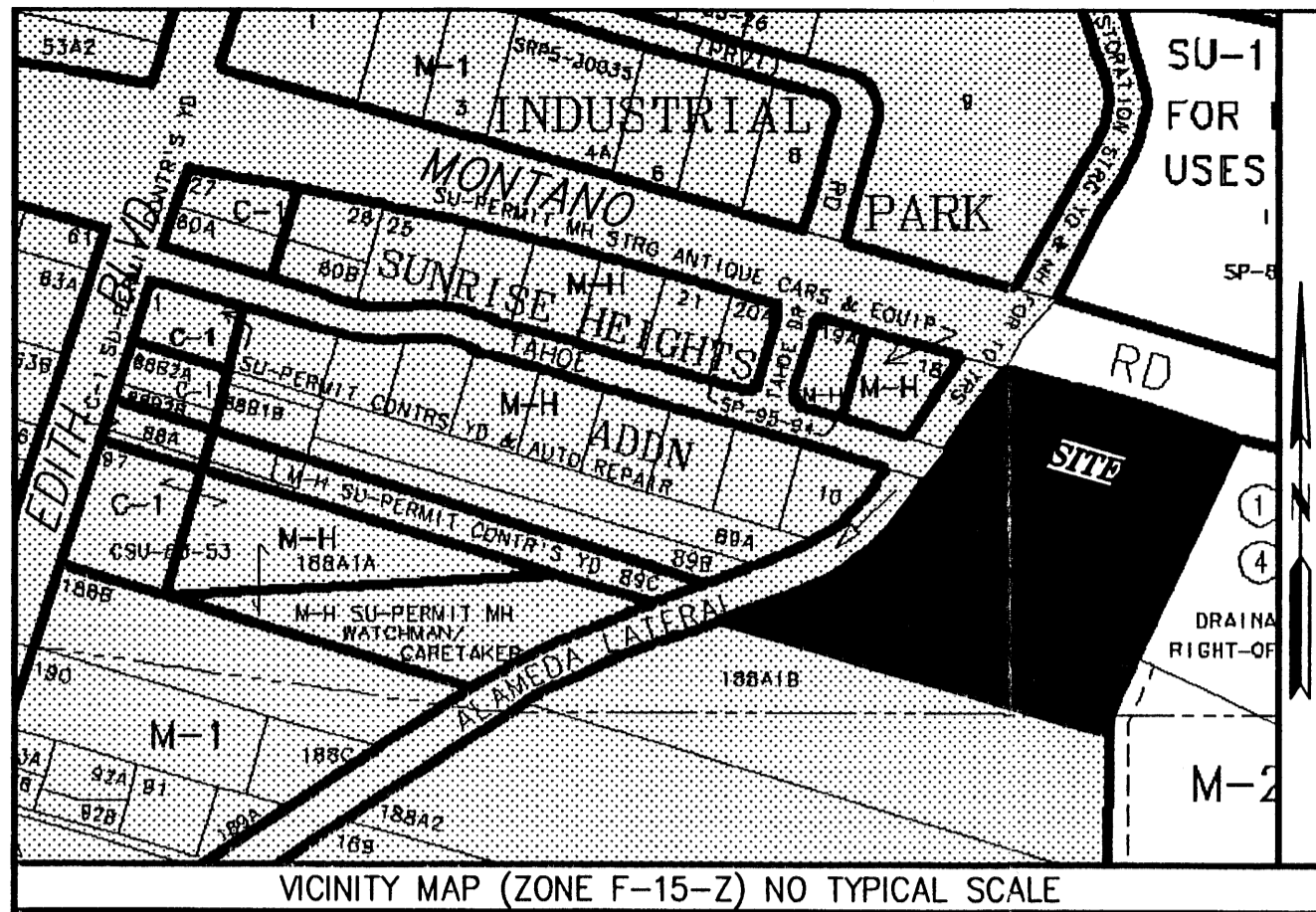
In Witness Whereof, I have hereunto set my hand and seal on the day and date last above written.

My Commission expires August 7th, 1947.

*Elvio Marelli* Notary Public.

I, May Cleghorn, County Clerk of Bernalillo County, New Mexico, hereby certify that the plat of SUNRISE HEIGHTS, upon which this certificate appears, was approved and accepted for filing by the Board of County Commissioners of said County at its meeting held on the Twelfth day of May, 1947.

*May Cleghorn* County Clerk.



VICINITY MAP (ZONE F-15-Z) NO TYPICAL SCALE

THE PURPOSE OF THIS PLAT IS TO VACATE THE PORTION OF TAHOE PLACE NORTHEAST LYING EAST OF THE ALAMEDA LATERAL AND CONSOLIDATE IT WITH LOTS 11-17 OF SUNRISE HEIGHTS SUBDIVISION, TRACTS 89-A-2, 89-B-2, 89-B-3, 89-C-3 AND 89-C-4 OF M.R.G.C.D. MAP 32 INTO TRACT A OF GUTHRIE COMMERCE PARK.

**SUBDIVISION DATA**

- 1) CASE No. \_\_\_\_\_
- 2) ZONE ATLAS INDEX No. F-15
- 3) GROSS SUBDIVISION AREA: 4.3675 ACRES
- 4) TOTAL NUMBER OF LOTS CREATED: 1 LOTS
- 5) DRB PROJECT No. \_\_\_\_\_
- 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.000
- 7) TALOS LOG No. 2004393470

PUBLIC UTILITY EASEMENTS SHOWN ARE GRANTED FOR THE JOINT AND COMMON USE OF:

- A) PNM ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRIC SERVICE.
- B) PNM GAS SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.
- C) QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING, BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
- D) COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH UNDERGROUND LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

- NOTES:**
- 1) BEARINGS SHOWN ARE REFERENCED TO THE SOUTH LINE OF SUNRISE HEIGHTS SUBDIVISION FILED 7-17-47 IN VOLUME C, FOLIO 69 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO. TO OBTAIN NEW MEXICO STATE PLANE GRID BEARINGS, ROTATE PLAT BEARINGS CLOCKWISE 00'14'17". DISTANCES SHOWN ARE GROUND.
  - 2) EXCEPT AS SHOWN, NO OTHER EASEMENTS OR RIGHTS OF WAY ARE CREATED BY THIS PLAT. ALL EASEMENTS OF RECORD ARE SHOWN.
  - 3) RECORD DATA ARE SHOWN IN PARENTHESES.
  - 4) CITY OF ALBUQUERQUE WATER AND SEWER SERVICE IS CURRENTLY AVAILABLE TO THE SUBJECT PROPERTY.
  - 6) THIS PROPERTY IS CURRENTLY ZONED M-1.

THIS IS TO CERTIFY THAT TAXES ARE CURRENT  
 AND PAID ON UPC # \_\_\_\_\_  
 AND PAID ON UPC # \_\_\_\_\_  
 AND PAID ON UPC # \_\_\_\_\_  
 PROPERTY OWNER OF RECORD \_\_\_\_\_  
 BERNALILLO COUNTY TREASURER'S OFFICE

PLAT OF  
**GUTHRIE COMMERCE PARK**  
 A REPLAT OF LOTS 11 THROUGH 17  
 SUNRISE HEIGHTS SUBDIVISION  
 A PORTION OF TAHOE PLACE, NORTHEAST  
 TRACTS 89-A-2, 89-B-2, 89-B-3  
 TRACTS 89-C-3 AND 89-C-4  
 OF M.R.G.C.D. MAP NUMBER 32  
 SITUATE WITHIN  
 PROJECTED SECTION 33  
 T.11N., R.3E., N.M.P.M.  
 ELENA GALLEGOS LAND GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
**APRIL 2005**

**PROPERTY DESCRIPTION**

A CERTAIN TRACT OR PARCEL OF LAND SITUATE IN PROJECTED SECTION 33, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., WITHIN THE ELENA GALLEGOS LAND GRANT, BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING ALL OF LOTS 11 THROUGH 17 OF SUNRISE HEIGHTS SUBDIVISION, AS SHOWN AND DESIGNATED ON THE SUBDIVISION PLAT FILED APRIL 10, 1947, IN VOLUME C, FOLIO 69 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AND ALL OF THE ADJOINING PORTION OF TAHOE PLACE, NORTHEAST LYING EAST OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT (M.R.G.C.D.) ALAMEDA LATERAL, AND ALL OF CONSERVANCY TRACTS 89-A-2, 89-B-2, 89-B-3, 89-C-3 AND 89-C-4 AS SHOWN AND DEPICTED ON M.R.G.C.D. MAP NUMBER 32 (MAP 32) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE SOUTHERLY RIGHT OF WAY OF MONTAÑO ROAD, NORTHEAST, FROM WHICH POINT THE NEW MEXICO HIGHWAY COMMISSION SURVEY STATION "1-25-20" HAVING NEW MEXICO COORDINATE SYSTEM (CENTRAL ZONE NAD27) VALUES X=390403.88, Y=1502304.95 BEARS S36°37'35E AND 3016.70 FEET DISTANT; THENCE S24°47'07"W A DISTANCE OF 312.51 FEET TO AN ANGLE POINT, BEING THE SOUTHEAST CORNER OF SAID SUNRISE HEIGHTS SUBDIVISION;  
 THENCE S24°36'14"W A DISTANCE OF 133.88 FEET TO THE U.S.G.L.O. BRASSCAP MARKING THE NORTHEAST CORNER OF THE TOWN OF ALBUQUERQUE LAND GRANT PER THE SURVEY OF 1921;  
 THENCE S20°53'32"W A DISTANCE OF 17.31 FEET ALONG THE EAST LINE (1921) OF SAID TOWN OF ALBUQUERQUE GRANT TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED BEING ALSO THE SOUTHEAST CORNER OF SAID M.R.G.C.D. TRACT 89-C-4;  
 THENCE N74°34'14"W ALONG THE SOUTHERLY LINE OF SAID TRACT 89-C-4 A DISTANCE OF 562.81 FEET TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE EASTERLY LINE OF THE M.R.G.C.D. ALAMEDA LATERAL;  
 THENCE ALONG THE EASTERLY LINE OF THE SAID ALAMEDA LATERAL THROUGH THE FOLLOWING COURSES: N66°08'57"E A DISTANCE OF 166.88 FEET TO A POINT OF CURVATURE; NORTHEASTERLY 92.43 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 173.25 FEET, A CENTRAL ANGLE OF 30°34'01" AND A CHORD THAT BEARS N50°51'57"E A DISTANCE OF 91.34 FEET TO A POINT OF TANGENCY;  
 AND N35°34'56"E A DISTANCE OF 292.86 FEET TO THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE SOUTHERLY RIGHT OF WAY OF SAID MONTAÑO ROAD, NORTHEAST, BEING ALSO THE NORTHWEST CORNER OF SAID SUNRISE HEIGHTS SUBDIVISION;  
 THENCE S75°05'18"E ALONG THE SOUTHERLY RIGHT OF WAY OF SAID MONTAÑO ROAD, NORTHEAST A DISTANCE OF 354.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.3675 ACRES, MORE OR LESS.

**CONSENT AND DEDICATION STATEMENT**

THE UNDERSIGNED DOES HEREBY STATE AND AFFIRM THAT I AM THE OWNER AND PROPRIETOR OF THE LANDS SHOWN HEREON AND THAT I POSSESS COMPLETE AND INDEFEASIBLE TITLE, IN FEE SIMPLE, THERETO, AND I DO FURTHER STATE THAT THE SUBDIVISION SHOWN HEREON IS OF MY FREE WILL AND CONSENT IN ACCORDANCE WITH MY EXPRESSED WISHES AND DESIRES AND DO HEREBY GRANT ALL PUBLIC UTILITY EASEMENTS SHOWN 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 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; IN WITNESS THEREOF WE HEREBY AFFIX MY HAND.

*[Signature]*  
 JAMES P. GUTHRIE, HEADSART ENTERPRISES

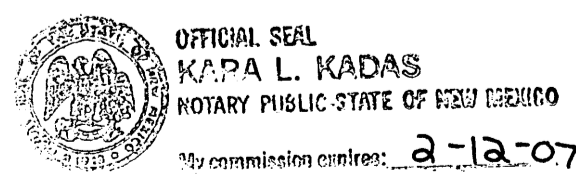
**ACKNOWLEDGMENT**

COUNTY OF BERNALILLO }  
 STATE OF NEW MEXICO } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24<sup>th</sup> DAY OF May, 2005, BY JAMES P. GUTHRIE.

*[Signature]*  
 KAPA L. KADAS  
 NOTARY PUBLIC

MY COMMISSION EXPIRES 2/12/07



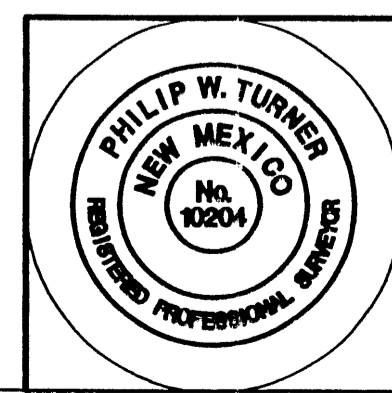
APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:  
 PROJECT NO. \_\_\_\_\_ APPLICATION NO. \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CITY ENGINEER	DATE
REAL PROPERTY DIVISION	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
<i>[Signature]</i> CITY SURVEYOR	5-24-05 DATE
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
PNM ELECTRIC SERVICES COMPANY	DATE
PNM GAS SERVICES COMPANY	DATE
QWEST COMMUNICATIONS	DATE
COMCAST CABLE	DATE

**SURVEYOR'S CERTIFICATION**

I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR REGISTERED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON JULY 23, 2004, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATTING AND MONUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

*[Signature]* 5-19-2005  
 PHILIP W. TURNER N.M.P.S. 10204 DATE



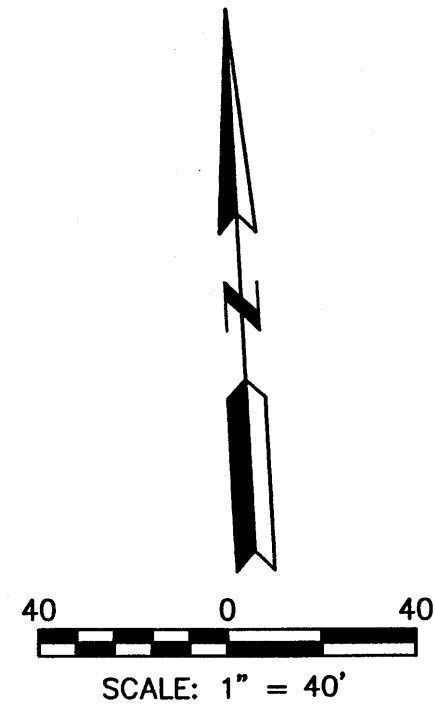
PLAT AND SURVEY BY:  
**TERRAMETRICS**  
 OF NEW MEXICO  
 P.O. BOX 30192  
 ALBUQUERQUE, NEW MEXICO 87190-0192  
 PHONE: (505) 884-9087

PLAT OF  
**GUTHRIE COMMERCE PARK**

A REPLAT OF LOTS 11 THROUGH 17  
SUNRISE HEIGHTS SUBDIVISION  
A PORTION OF TAHOE PLACE, NORTHEAST  
TRACTS 89-A-2, 89-B-2, 89-B-3  
TRACTS 89-C-3 AND 89-C-4  
OF M.R.G.C.D. MAP NUMBER 32

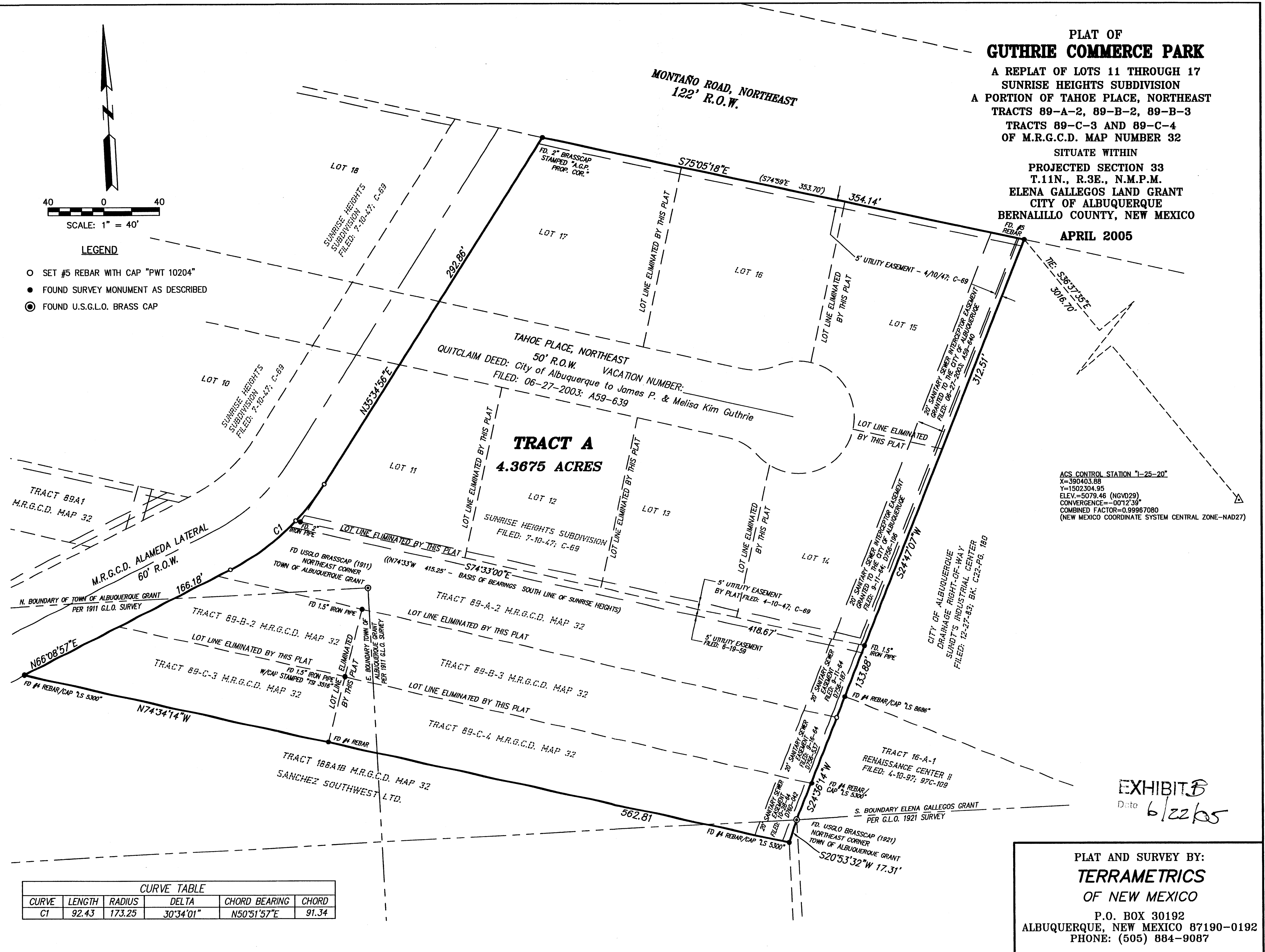
SITUATE WITHIN  
PROJECTED SECTION 33  
T.11N., R.3E., N.M.P.M.  
ELENA GALLEGOS LAND GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

APRIL 2005



**LEGEND**

- SET #5 REBAR WITH CAP "PWT 10204"
- FOUND SURVEY MONUMENT AS DESCRIBED
- ⊙ FOUND U.S.G.L.O. BRASS CAP



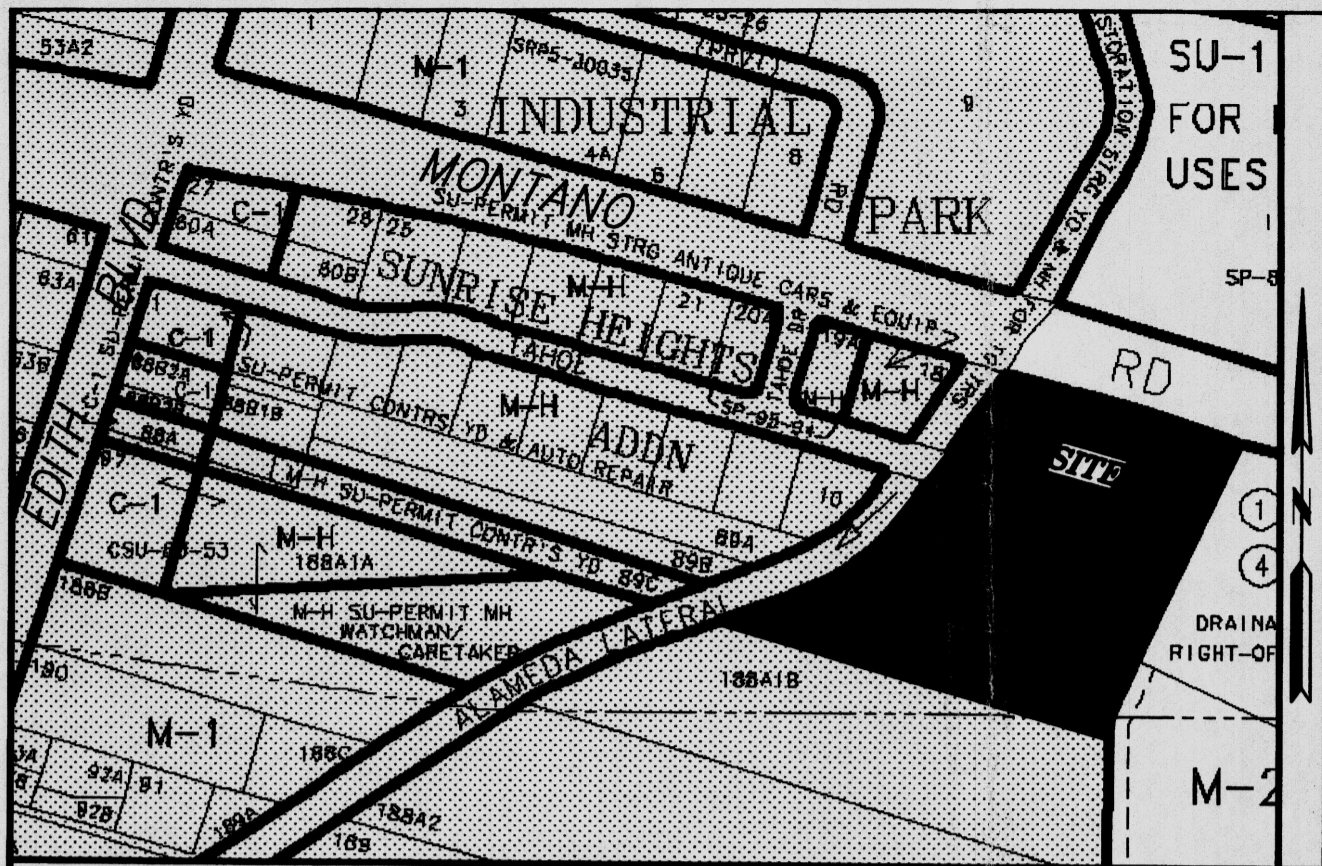
ACS CONTROL STATION "1-25-20"  
X=390403.88  
Y=1502304.95  
ELEV.=5079.46 (NGVD29)  
CONVERGENCE=-00'12.39"  
COMBINED FACTOR=0.99967080  
(NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD27)

EXHIBIT B  
Date 6/22/05

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	92.43	173.25	30°34'01"	N50°51'57"E	91.34

PLAT AND SURVEY BY:  
**TERRAMETRICS**  
OF NEW MEXICO  
P.O. BOX 30192  
ALBUQUERQUE, NEW MEXICO 87190-0192  
PHONE: (505) 884-9087





THIS IS TO CERTIFY THAT TAXES ARE CURRENT  
 AND PAID ON UPC # \_\_\_\_\_  
 AND PAID ON UPC # \_\_\_\_\_  
 AND PAID ON UPC # \_\_\_\_\_  
 PROPERTY OWNER OF RECORD \_\_\_\_\_  
 BERNALILLO COUNTY TREASURER'S OFFICE

**PLAT OF  
 GUTHRIE COMMERCE PARK**  
 A REPLAT OF LOTS 11 THROUGH 17  
 SUNRISE HEIGHTS SUBDIVISION  
 A PORTION OF TAHOE PLACE, NORTHEAST  
 TRACTS 89-A-2, 89-B-2, 89-B-3  
 TRACTS 89-C-3 AND 89-C-4  
 OF M.R.G.C.D. MAP NUMBER 32  
 SITUATE WITHIN  
 PROJECTED SECTION 33  
 T.11N., R.3E., N.M.P.M.  
 ELENA GALLEGOS LAND GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
**APRIL 2005**

**PROPERTY DESCRIPTION**

A CERTAIN TRACT OR PARCEL OF LAND SITUATE IN PROJECTED SECTION 33, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., WITHIN THE ELENA GALLEGOS LAND GRANT, BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING ALL OF LOTS 11 THROUGH 17 OF SUNRISE HEIGHTS SUBDIVISION, AS SHOWN AND DESIGNATED ON THE SUBDIVISION PLAT FILED APRIL 10, 1947, IN VOLUME C, FOLIO 69 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AND ALL OF THE ADJOINING PORTION OF TAHOE PLACE, NORTHEAST LYING EAST OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT (M.R.G.C.D.) ALAMEDA LATERAL, AND ALL OF CONSERVANCY TRACTS 89-A-2, 89-B-2, 89-B-3, 89-C-3 AND 89-C-4 AS SHOWN AND DEPICTED ON M.R.G.C.D. MAP NUMBER 32 (MAP 32) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE SOUTHERLY RIGHT OF WAY OF MONTAÑO ROAD, NORTHEAST, FROM WHICH POINT THE NEW MEXICO HIGHWAY COMMISSION SURVEY STATION "1-25-20" HAVING NEW MEXICO COORDINATE SYSTEM (CENTRAL ZONE NAD27) VALUES X=390403.88, Y=1502304.95 BEARS S36°37'35E AND 3016.70 FEET DISTANT; THENCE S24°47'07"W A DISTANCE OF 312.51 FEET TO AN ANGLE POINT, BEING THE SOUTHEAST CORNER OF SAID SUNRISE HEIGHTS SUBDIVISION;  
 THENCE S24°36'14"W A DISTANCE OF 133.88 FEET TO THE U.S.G.L.O. BRASSCAP MARKING THE NORTHEAST CORNER OF THE TOWN OF ALBUQUERQUE LAND GRANT PER THE SURVEY OF 1921;  
 THENCE S20°53'32"W A DISTANCE OF 17.31 FEET ALONG THE EAST LINE (1921) OF SAID TOWN OF ALBUQUERQUE GRANT TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED BEING ALSO THE SOUTHEAST CORNER OF SAID M.R.G.C.D. TRACT 89-C-4;  
 THENCE N74°34'14"W ALONG THE SOUTHERLY LINE OF SAID TRACT 89-C-4 A DISTANCE OF 562.81 FEET TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE EASTERLY LINE OF THE M.R.G.C.D. ALAMEDA LATERAL;  
 THENCE ALONG THE EASTERLY LINE OF THE SAID ALAMEDA LATERAL THROUGH THE FOLLOWING COURSES:  
 N66°08'57E A DISTANCE OF 166.88 FEET TO A POINT OF CURVATURE;  
 NORTHEASTERLY 92.43 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 173.25 FEET, A CENTRAL ANGLE OF 30°34'01" AND A CHORD THAT BEARS N50°51'57"E A DISTANCE OF 91.34 FEET TO A POINT OF TANGENCY;  
 AND N35°34'56"E A DISTANCE OF 292.86 FEET TO THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE SOUTHERLY RIGHT OF WAY OF SAID MONTAÑO ROAD, NORTHEAST, BEING ALSO THE NORTHWEST CORNER OF SAID SUNRISE HEIGHTS SUBDIVISION;  
 THENCE S75°05'18"E ALONG THE SOUTHERLY RIGHT OF WAY OF SAID MONTAÑO ROAD, NORTHEAST A DISTANCE OF 354.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.3675 ACRES, MORE OR LESS.

**CONSENT AND DEDICATION STATEMENT**

THE UNDERSIGNED DOES HEREBY STATE AND AFFIRM THAT I AM THE OWNER AND PROPRIETOR OF THE LANDS SHOWN HEREON AND THAT I POSSESS COMPLETE AND INDEFEASIBLE TITLE, IN FEE SIMPLE, THERETO, AND I DO FURTHER STATE THAT THE SUBDIVISION SHOWN HEREON IS OF MY FREE WILL AND CONSENT IN ACCORDANCE WITH MY EXPRESSED WISHES AND DESIRES AND DO HEREBY GRANT ALL PUBLIC UTILITY EASEMENTS SHOWN 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 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; IN WITNESS WHEREOF WE HEREBY AFFIX MY HAND.

*[Signature]*  
 JAMES P. GUTHRIE, HEADART ENTERPRISES

**ACKNOWLEDGMENT**

COUNTY OF BERNALILLO }  
 STATE OF NEW MEXICO } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24<sup>th</sup> DAY OF May, 2005, BY JAMES P. GUTHRIE.

*[Signature]*  
 NOTARY PUBLIC

MY COMMISSION EXPIRES 2/12/07



THE PURPOSE OF THIS PLAT IS TO VACATE THE PORTION OF TAHOE PLACE NORTHEAST LYING EAST OF THE ALAMEDA LATERAL AND CONSOLIDATE IT WITH LOTS 11-17 OF SUNRISE HEIGHTS SUBDIVISION, TRACTS 89-A-2, 89-B-2, 89-B-3, 89-C-3 AND 89-C-4 OF M.R.G.C.D. MAP 32 INTO TRACT A OF GUTHRIE COMMERCE PARK.

**SUBDIVISION DATA**

- 1) CASE No. \_\_\_\_\_
- 2) ZONE ATLAS INDEX No. F-15
- 3) GROSS SUBDIVISION AREA: 4.3675 ACRES
- 4) TOTAL NUMBER OF LOTS CREATED: 1 LOTS
- 5) DRB PROJECT No. \_\_\_\_\_
- 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.000
- 7) TALOS LOG No. 2004393470

PUBLIC UTILITY EASEMENTS SHOWN ARE GRANTED FOR THE JOINT AND COMMON USE OF:

- A) PNM ELECTRIC SERVICES FOR THE INSTALLATION MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRIC SERVICE.
- B) PNM GAS SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.
- C) QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING, BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
- D) COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH UNDERGROUND LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

**NOTES:**

- 1) BEARINGS SHOWN ARE REFERENCED TO THE SOUTH LINE OF SUNRISE HEIGHTS SUBDIVISION FILED 7-17-47 IN VOLUME C, FOLIO 69 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO. TO OBTAIN NEW MEXICO STATE PLANE GRID BEARINGS, ROTATE PLAT BEARINGS CLOCKWISE 00°14'17". DISTANCES SHOWN ARE GROUND.
- 2) EXCEPT AS SHOWN, NO OTHER EASEMENTS OR RIGHTS OF WAY ARE CREATED BY THIS PLAT. ALL EASEMENTS OF RECORD ARE SHOWN.
- 3) RECORD DATA ARE SHOWN IN PARENTHESES.
- 4) CITY OF ALBUQUERQUE WATER AND SEWER SERVICE IS CURRENTLY AVAILABLE TO THE SUBJECT PROPERTY.
- 6) THIS PROPERTY IS CURRENTLY ZONED M-1.

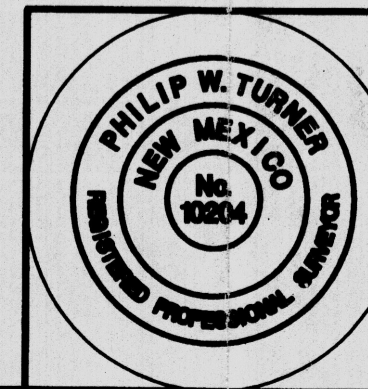
APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:  
 PROJECT NO. \_\_\_\_\_ APPLICATION NO. \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE
CITY ENGINEER	DATE
REAL PROPERTY DIVISION	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
UTILITIES DEVELOPMENT	DATE
<i>[Signature]</i> CITY SURVEYOR	5-24-05 DATE
PARKS AND RECREATION DEPARTMENT	DATE
A.M.A.F.C.A.	DATE
PNM ELECTRIC SERVICES COMPANY	DATE
PNM GAS SERVICES COMPANY	DATE
QWEST COMMUNICATIONS	DATE
COMCAST CABLE	DATE

**SURVEYOR'S CERTIFICATION**

I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR REGISTERED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON JULY 23, 2004, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATTING AND MONUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

*[Signature]*  
 PHILIP W. TURNER N.M.P.S. 10204 5-19-2005 DATE



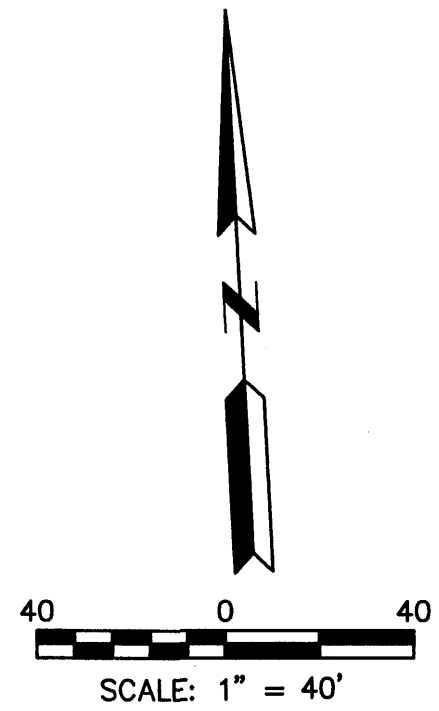
PLAT AND SURVEY BY:  
**TERRAMETRICS  
 OF NEW MEXICO**  
 P.O. BOX 30192  
 ALBUQUERQUE, NEW MEXICO 87190-0192  
 PHONE: (505) 884-9087

**PLAT OF  
GUTHRIE COMMERCE PARK**

A REPLAT OF LOTS 11 THROUGH 17  
SUNRISE HEIGHTS SUBDIVISION  
A PORTION OF TAHOE PLACE, NORTHEAST  
TRACTS 89-A-2, 89-B-2, 89-B-3  
TRACTS 89-C-3 AND 89-C-4  
OF M.R.G.C.D. MAP NUMBER 32

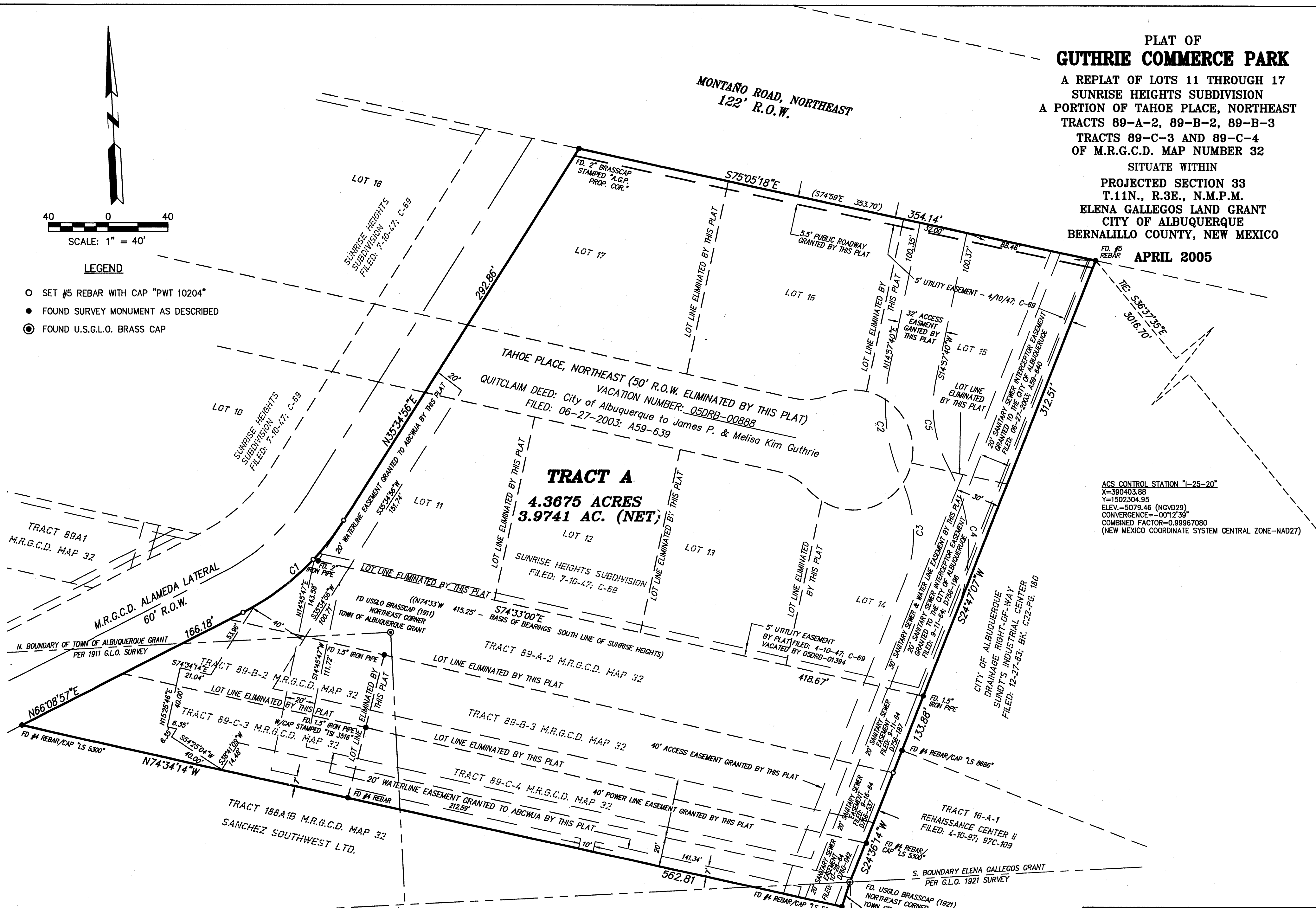
SITUATE WITHIN  
PROJECTED SECTION 33  
T.11N., R.3E., N.M.P.M.  
ELENA GALLEGOS LAND GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

APRIL 2005



**LEGEND**

- SET #5 REBAR WITH CAP "PWT 10204"
- FOUND SURVEY MONUMENT AS DESCRIBED
- ⊙ FOUND U.S.G.L.O. BRASS CAP



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	92.43'	173.25'	30°34'01"	N50°51'57"E	91.34'
C2	74.99'	116.00'	37°02'20"	S03°33'30"E	73.69'
C3	68.70'	84.00'	46°51'47"	N01°21'14"E	66.81'
C4	101.08'	116.00'	49°55'42"	N00°10'44"W	97.92'
C5	58.80'	84.00'	40°06'15"	S05°05'28"E	57.60'

ACS CONTROL STATION "1-25-20"  
X=390403.88  
Y=1502304.95  
ELEV.=5079.46 (NGVD29)  
CONVERGENCE=-00°12'39"  
COMBINED FACTOR=0.99967080  
(NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD27)

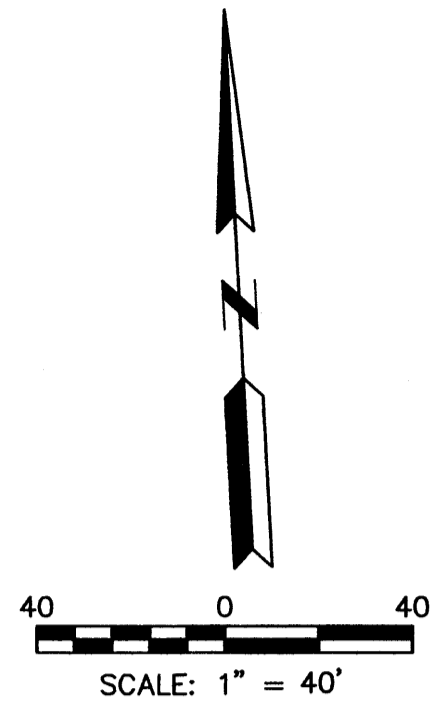
PLAT AND SURVEY BY:  
**TERRAMETRICS**  
OF NEW MEXICO  
P.O. BOX 30192  
ALBUQUERQUE, NEW MEXICO 87190-0192  
PHONE: (505) 884-9087

**PLAT OF  
GUTHRIE COMMERCE PARK**

A REPLAT OF LOTS 11 THROUGH 17  
SUNRISE HEIGHTS SUBDIVISION  
A PORTION OF TAHOE PLACE, NORTHEAST  
TRACTS 89-A-2, 89-B-2, 89-B-3  
TRACTS 89-C-3 AND 89-C-4  
OF M.R.G.C.D. MAP NUMBER 32

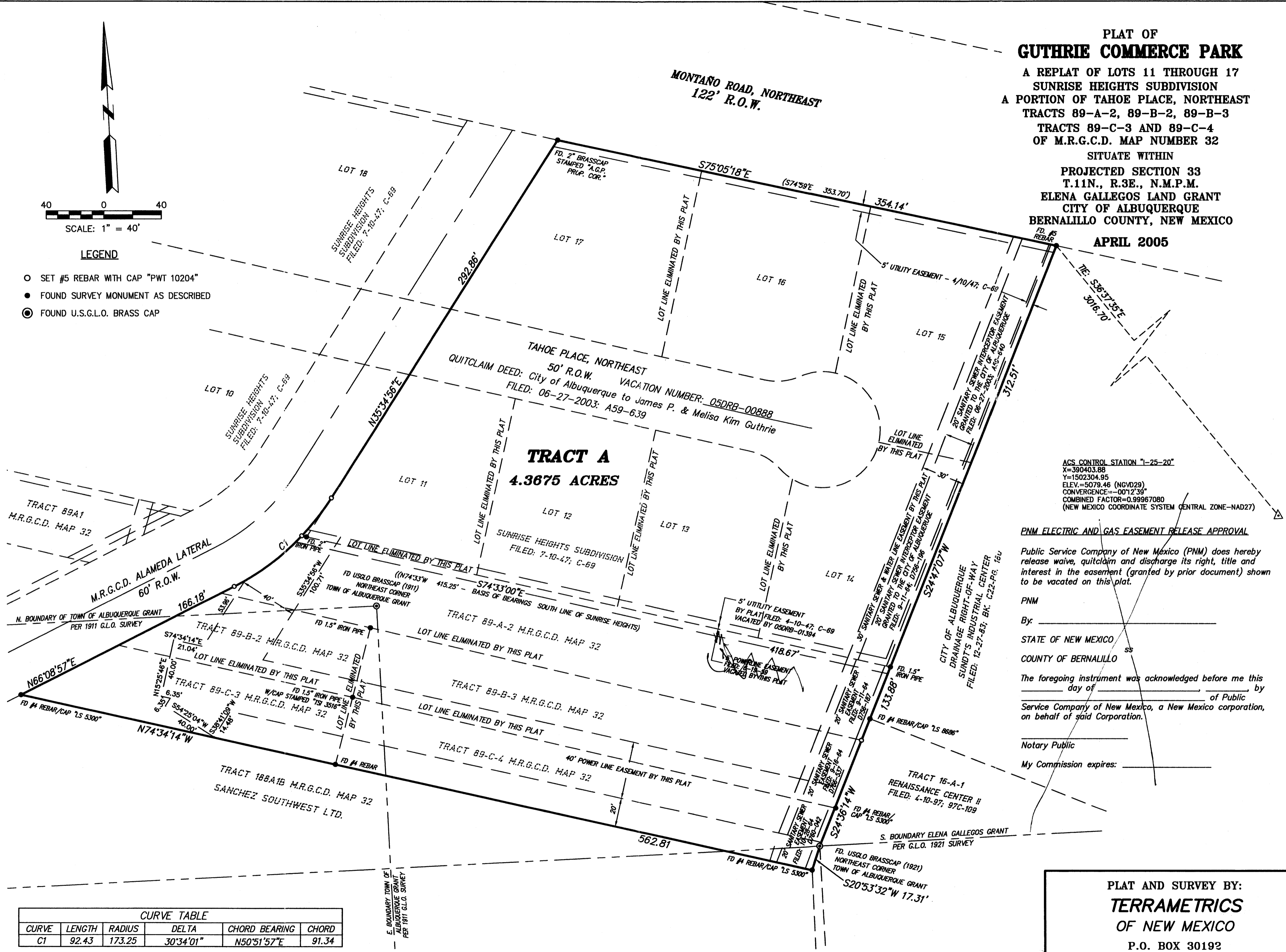
SITUATE WITHIN  
PROJECTED SECTION 33  
T.11N., R.3E., N.M.P.M.  
ELENA GALLEGOS LAND GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

APRIL 2005



**LEGEND**

- SET #5 REBAR WITH CAP "PWT 10204"
- FOUND SURVEY MONUMENT AS DESCRIBED
- ⊙ FOUND U.S.G.L.O. BRASS CAP



ACS CONTROL STATION "1-25-20"  
X=390403.65  
Y=1502304.95  
ELEV.=5079.46 (NGVD29)  
CONVERGENCE=-00'12.39"  
COMBINED FACTOR=0.99967080  
(NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD27)

**PNM ELECTRIC AND GAS EASEMENT RELEASE APPROVAL**

Public Service Company of New Mexico (PNM) does hereby release waive, quitclaim and discharge its right, title and interest in the easement (granted by prior document) shown to be vacated on this plat.

PNM  
By: \_\_\_\_\_  
STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this day of \_\_\_\_\_ of Public Service Company of New Mexico, a New Mexico corporation, on behalf of said Corporation.

Notary Public  
My Commission expires: \_\_\_\_\_

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	92.43	173.25	30°34'01"	N50°51'57"E	91.34

PLAT AND SURVEY BY:  
**TERRAMETRICS  
OF NEW MEXICO**  
P.O. BOX 30192  
ALBUQUERQUE, NEW MEXICO 87190-0192  
PHONE: (505) 884-9087

# SUNRISE HEIGHTS

A SUBDIVISION  
ALBUQUERQUE, NEW MEXICO

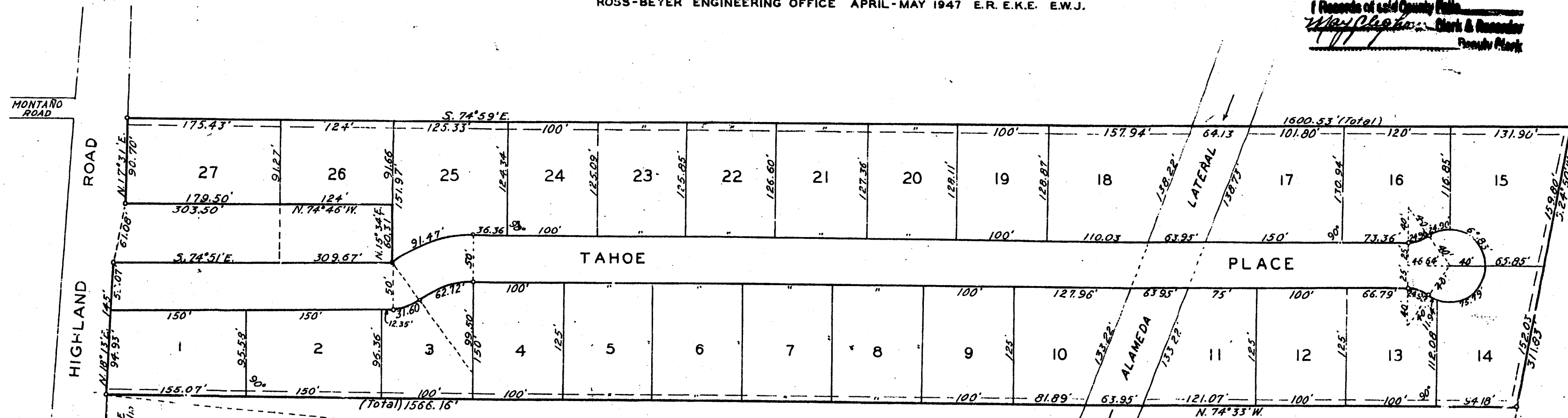
SCALE: 1 IN. = 100 FT.

ROSS-BEYER ENGINEERING OFFICE APRIL-MAY 1947 E.R.E.K.E. E.W.J.

State of New Mexico )  
County of Bernalillo )  
This instrument was filed for record on

JUL 10 1947

W. J. G. M. [Signature]  
[Signature] Clerk & Recorder  
[Signature] County Clerk



NOTE: Easements Five Feet in Width are reserved for Utility Lines along the Southerly lines of Lots 1 to 14, inclusive; along the Easterly lines of Lots 14 and 15; and along the Northerly lines of Lots 15 to 27, inclusive, as indicated by dotted lines.

I, C. B. Beyer, County Surveyor of Bernalillo County, New Mexico, hereby certify that I have examined the Plat of SUNRISE HEIGHTS upon which this certificate appears, and approved the same this Twelfth day of May, 1947.

[Signature] County Surveyor.

The above and foregoing subdivision of that certain tract of land situate in School Districts No. 4 and No. 33, Bernalillo County, New Mexico, being the Property designated as Tract No. 90-a and Tract No. 90-b on Middle Rio Grande Conservancy District Property Map No. 33, and more particularly described by survey as follows: Beginning at the Southwest Corner, a point on the Easterly line of a public road known as Highland Road, from which beginning-point the South  $\frac{1}{4}$  Corner of Section 33, Township 11 North, Range 2 East, N.M.P.M., as shown on Bernalillo County Survey Sheet No. 18, bears S. 17° 51' W., 1918 feet distant; and from which beginning-point the Northeast Corner of the Town of Albuquerque Grant bears S. 69° 29' 20" E., 1550 feet distant; running from said beginning-point N. 18° 13' E., along the Easterly line of Highland Road, 148 feet; thence S. 74° 51' E., 309.67 feet; thence N. 15° 24' E., 50.31 feet; thence N. 74° 46' W., 303.50 feet; thence N. 17° 21' E., along the Easterly line of Highland Road, 90.70 feet to the Northwest corner; thence S. 74° 59' E., 1600.23 feet to the Northeast corner; thence S. 24° 50' W., 311.63 feet to the Southeast corner; thence N. 74° 33' W., 1556.16 feet to the place of beginning; surveyed, platted and subdivided as the same appears hereon, comprising LOTS 1 to 27, inclusive, of SUNRISE HEIGHTS, is with the free consent and in accordance with the desires of the undersigned owners and proprietors thereof.

C. E. Richmond Ruth Lena Richmond  
Owners and Proprietors

State of New Mexico, )  
County of Bernalillo, ) SS.

On this 24th day of May, 1947, before me, a Notary Public in and for said County, personally appeared C. E. RICHMOND and RUTH LENA RICHMOND, his wife, to me known to be the persons described in and who executed the foregoing instrument, and they executed the same as their free act and deed.

In Witness Whereof, I have hereunto set my hand and seal, on the day and date last above written.

My Commission expires August 7th, 1947.

[Signature] Notary Public.

I, May Cleghorn, County Clerk of Bernalillo County, New Mexico, hereby certify that the plat of SUNRISE HEIGHTS, upon which this certificate appears, was approved and accepted for filing by the Board of County Commissioners of said County at its meeting held on the Twelfth day of May, 1947.

[Signature] County Clerk.

# SUNRISE HEIGHTS

A SUBDIVISION

ALBUQUERQUE, NEW MEXICO

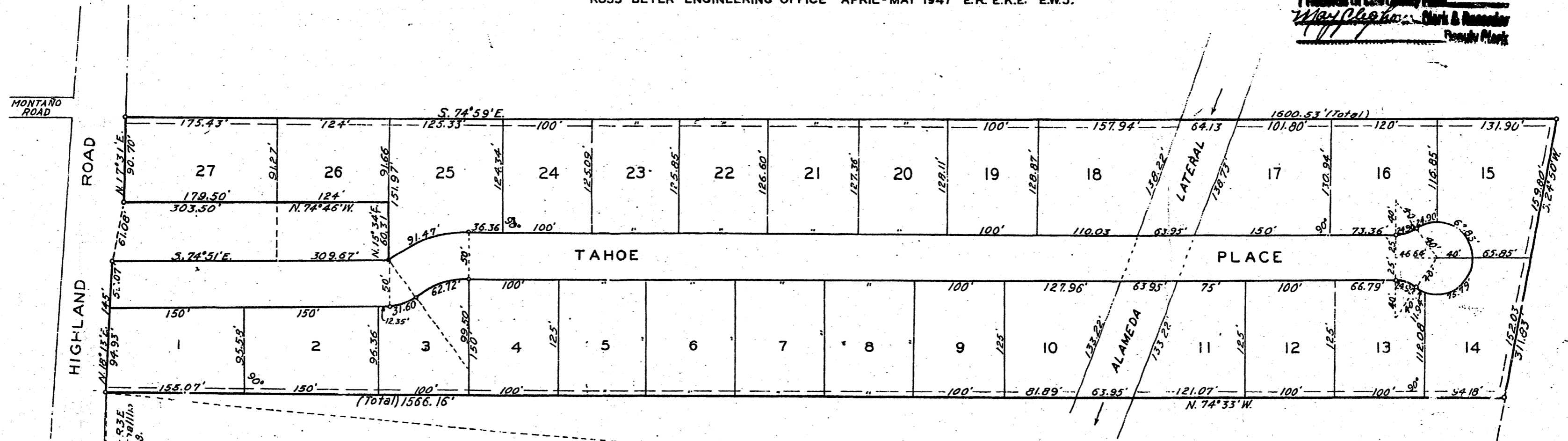
SCALE: 1 IN. = 100 FT.

ROSS-BEYER ENGINEERING OFFICE APRIL-MAY 1947 E.R.E.K.E. E.W.J.

State of New Mexico )  
County of Bernalillo )  
This instrument was filed for record on

JUL 10 1947

13:25 checked by M. Richmond in Vol. \_\_\_\_\_  
Records of said County Clerk  
May Cleghorn, County Clerk & Recorder  
11/1/47



NOTE: Easements Five Feet in Width are reserved for Utility Lines along the Southerly lines of Lots 1 to 14, inclusive; along the Easterly lines of Lots 14 and 15; and along the Northerly lines of Lots 15 to 27, inclusive, as indicated by dotted lines.

I, C. B. Beyer, County Surveyor of Bernalillo County, New Mexico, hereby certify that I have examined the Plat of SUNRISE HEIGHTS upon which this certificate appears, and approved the same this Twelfth day of May, 1947.

*C. B. Beyer*  
County Surveyor.

The above and foregoing subdivision of that certain tract of land situate in School Districts No. 4 and No. 33, Bernalillo County, New Mexico, being the Property designated as Tract No. 90-a and Tract No. 90-b on Middle Rio Grande Conservancy District Property Map No. 33, and more particularly described by survey as follows: Beginning at the Southwest Corner, a point on the Easterly line of a public road known as Highland Road, from which beginning-point the South  $\frac{1}{4}$  Corner of Section 32, Township 11 North, Range 3 East, N.M.P.M., as shown on Bernalillo County Survey Sheet No. 18, bears  $S. 17^{\circ} 51' W.$ , 1918 feet distant; and from which beginning-point the Northeast Corner of the Town of Albuquerque Grant bears  $S. 69^{\circ} 29' 30'' E.$ , 1550 feet distant; running from said beginning-point  $N. 18^{\circ} 13' E.$ , along the Easterly line of Highland Road, 146 feet; thence  $S. 74^{\circ} 51' E.$ , 309.57 feet; thence  $N. 18^{\circ} 24' E.$ , 50.31 feet; thence  $N. 74^{\circ} 46' W.$ , 303.50 feet; thence  $N. 17^{\circ} 21' E.$ , along the Easterly line of Highland Road, 90.70 feet to the Northwest corner; thence  $S. 74^{\circ} 59' E.$ , 1800.23 feet to the Northeast corner; thence  $S. 34^{\circ} 50' W.$ , 311.57 feet to the Southeast corner; thence  $N. 74^{\circ} 33' W.$ , 1556.16 feet to the place of beginning; surveyed, platted and subdivided as the same appears hereon, comprising LOTS 1 to 27, inclusive, of SUNRISE HEIGHTS, is with the free consent and in accordance with the desires of the undersigned owners and proprietors thereof.

*C. B. Richmond*      *Ruth Lena Richmond*  
Owners and Proprietors

State of New Mexico, )  
County of Bernalillo, ) ss.

On this 24th day of May, 1947, before me, a Notary Public in and for said County, personally appeared C. B. RICHMOND and RUTH LENA RICHMOND, his wife, to me known to be the persons described in and who executed the foregoing instrument, and they executed the same as their free act and deed.

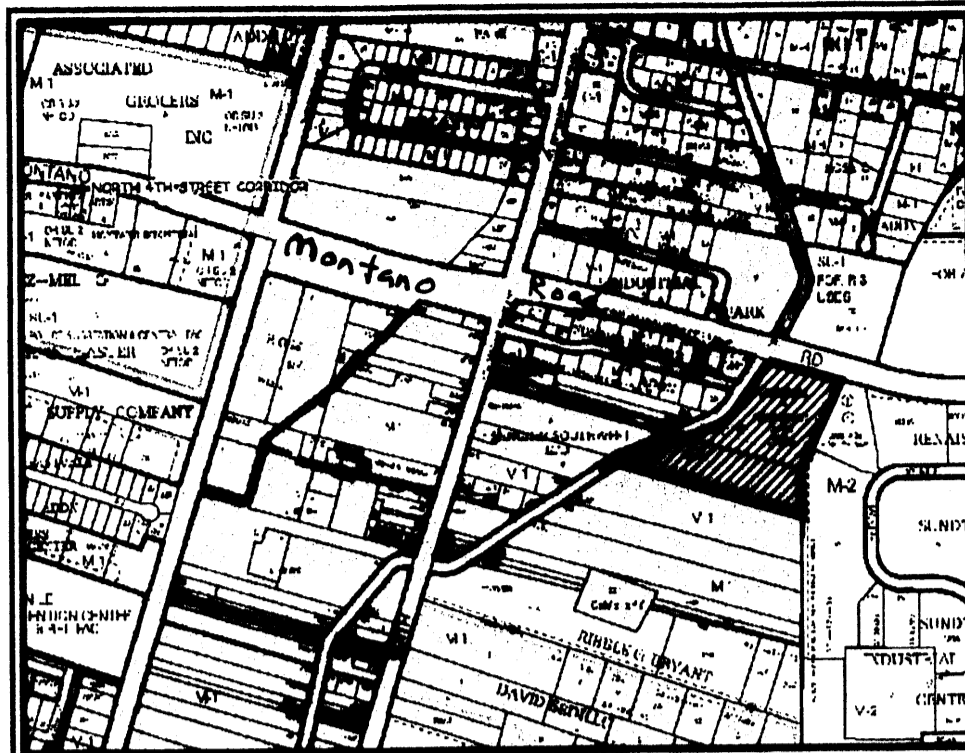
In Witness Whereof, I have hereunto set my hand and seal, on the day and date last above written.

*Elvio Marcelli* Notary Public.

My Commission expires August 7th, 1947.

I, May Cleghorn, County Clerk of Bernalillo County, New Mexico, hereby certify that the plat of SUNRISE HEIGHTS, upon which this certificate appears, was approved and accepted for filing by the Board of County Commissioners of said County at its meeting held on the Twelfth day of May, 1947.

*May Cleghorn* County Clerk.



VICINITY MAP No. F-15



# PLAT OF TRACTS A-1 AND A-2 GUTHRIE COMMERCE PARK

WITHIN ELENA GALLEGOS LAND GRANT AND TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 33, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO OCTOBER, 2011

### LEGAL DESCRIPTION

TRACT LETTERED "A" OF THE PLAT OF GUTHRIE COMMERCE PARK, 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 MAY 10, 2007 IN PLAT BOOK 2007C, PAGE 115 AND TRACT NUMBERED 188-A-1-B AS SHOWN ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP No. 32, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE SOUTHERLY LINE OF MONTANO ROAD, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT "1-25-20" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, 1983) N= 1502367.513 AND E= 1530649.760 BEARS S 36°37'35" E, A DISTANCE OF 3016.70 FEET RUNNING THENCE S 25°02'55" W, A DISTANCE OF 312.51 FEET TO A POINT; THENCE S 24°52'02" W, A DISTANCE OF 133.88 FEET TO A POINT; THENCE S 21°08'39" W, A DISTANCE OF 17.31 FEET TO A POINT; THENCE S 00°11'52" W, A DISTANCE OF 209.96 FEET TO THE SOUTHEAST CORNER; THENCE N 74°12'55" W, A DISTANCE OF 885.83 FEET TO THE SOUTHWEST CORNER, BEING A POINT ON THE EASTERLY LINE OF THE ALAMEDA LATERAL; THENCE ALONG THE EASTERLY LINE OF THE ALAMEDA LATERAL FOR THE NEXT 5 CALLS: 30.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 256.48, A CENTRAL ANGLE OF 06°47'43" FEET AND HAVING A CHORD BEARING AND DISTANCE OF N 65°45'40" E, 30.40 FEET TO A POINT OF TANGENCY; THENCE N 69°01'14" E, A DISTANCE OF 303.73 FEET TO AN ANGLE POINT; THENCE N 66°24'45" E, A DISTANCE OF 166.18 FEET TO A POINT OF CURVE; THENCE 92.43 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 173.25 FEET, A CENTRAL ANGLE OF 30°34'01" AND HAVING A CHORD BEARING AND DISTANCE OF N 51°07'03" E, 91.34 FEET TO A POINT OF TANGENCY; THENCE N 35°50'44" E, A DISTANCE OF 292.85 FEET TO THE NORTHWEST CORNER, BEING A POINT ON THE SOUTHERLY LINE OF MONTANO ROAD; THENCE LEAVING THE EASTERLY LINE OF THE ALAMEDA LATERAL, S 74°49'30" E, ALONG THE SOUTHERLY LINE OF MONTANO ROAD, A DISTANCE OF 354.14 FEET TO THE NORTHEAST CORNER AND PLACE OF BEGINNING CONTAINING 7.7279 ACRES MORE OR LESS

PROJECT NUMBER: 1004228  
APPLICATION NUMBER: 11ORR70313  
UTILITY APPROVALS:  
Michelle V. Gallegos 11-22-2011  
PUBLIC SERVICE COMPANY OF NEW MEXICO DATE  
[Signature] 11-14-2011  
NEW MEXICO GAS COMPANY DATE  
Alabab Ramoel 11-14-11  
QWEST TELECOMMUNICATIONS / D/S CENTURY LINK QC DATE  
SEE NOTE IN FILE  
COMCAST DATE

CITY APPROVALS:  
[Signature] 10-31-11  
CITY SURVEYOR DATE  
W/A  
REAL PROPERTY DIVISION (CONDITIONAL) DATE  
W/A  
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) DATE  
[Signature] 11-16-11  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE  
Allan Perte 11/15/11  
ABCWUA DATE  
Carol S. Dumont 11/16/11  
PARKS AND RECREATION DEPARTMENT DATE  
Ante a. Chene 11-16-11  
AMAFCA DATE  
Ante a. Chene 11-16-11  
CITY ENGINEER DATE  
[Signature] 11-22-11  
DRB CHAIRPERSON, PLANNING DEPARTMENT DATE

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens, are fully reserved to said District, and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition, or plat, said District is absolved of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts.  
APPROVED [Signature] DATE 11/14/11

PUBLIC UTILITY EASEMENTS  
PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:  
A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.  
B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.  
C. Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.  
D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.  
Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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 Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.  
Disclaimer:  
In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC 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.

### PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO RE-ALIGN THE LOT LINE BETWEEN TRACT A AND TRACT 188A1B M.R.G.C.D. MAP No. 32, VACATE A PORTION OF THE PUBLIC WATERLINE EASEMENT AS SHOWN AND GRANT ALL EASEMENTS AS SHOWN.

### GENERAL NOTES:

- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 7.7279 ACRES.
- TALOS LOG NO. N/A
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- DATE OF FIELD WORK: MAY/JUNE 2011
- NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- Annexation Case No. 0-11-63
- Enactment No. 0-2011-030
- This Property lies within the City Limits for the City of Albuquerque.
- By the recording of this plat, a reciprocal drainage Easement is granted for the benefit of Tracts A-1 and A-2.

### FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

[Signature] 10-13-11  
DATE  
Jim Guthrie

### ACKNOWLEDGMENT

STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 13 DAY OF October, 2011  
BY: Jim Guthrie  
OWNERS NAME  
MY COMMISSION EXPIRES: July 18, 2012 BY: [Signature]  
NOTARY PUBLIC

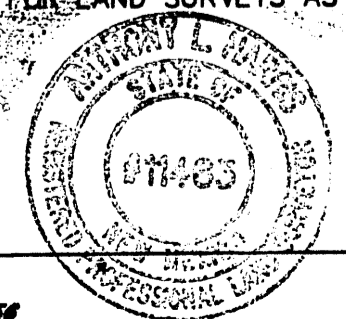
DOCH 2011106586  
11/22/2011 12:23 PM Page: 1 of 2  
Plat # 1004228-00 B: 2011C P: 0126 H: Toulous Olivere, Bernalillo Co.

### SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )  
I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 13th DAY OF October, 2011.

[Signature]  
ANTHONY L. HARRIS, P.S. # 11463



HESS  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE: (505) 263-9966  
FAX: (505) 263-9945

11-0272.DWG (JUNE, 2011)

# PLAT OF TRACTS A-1 AND A-2 GUTHRIE COMMERCE PARK

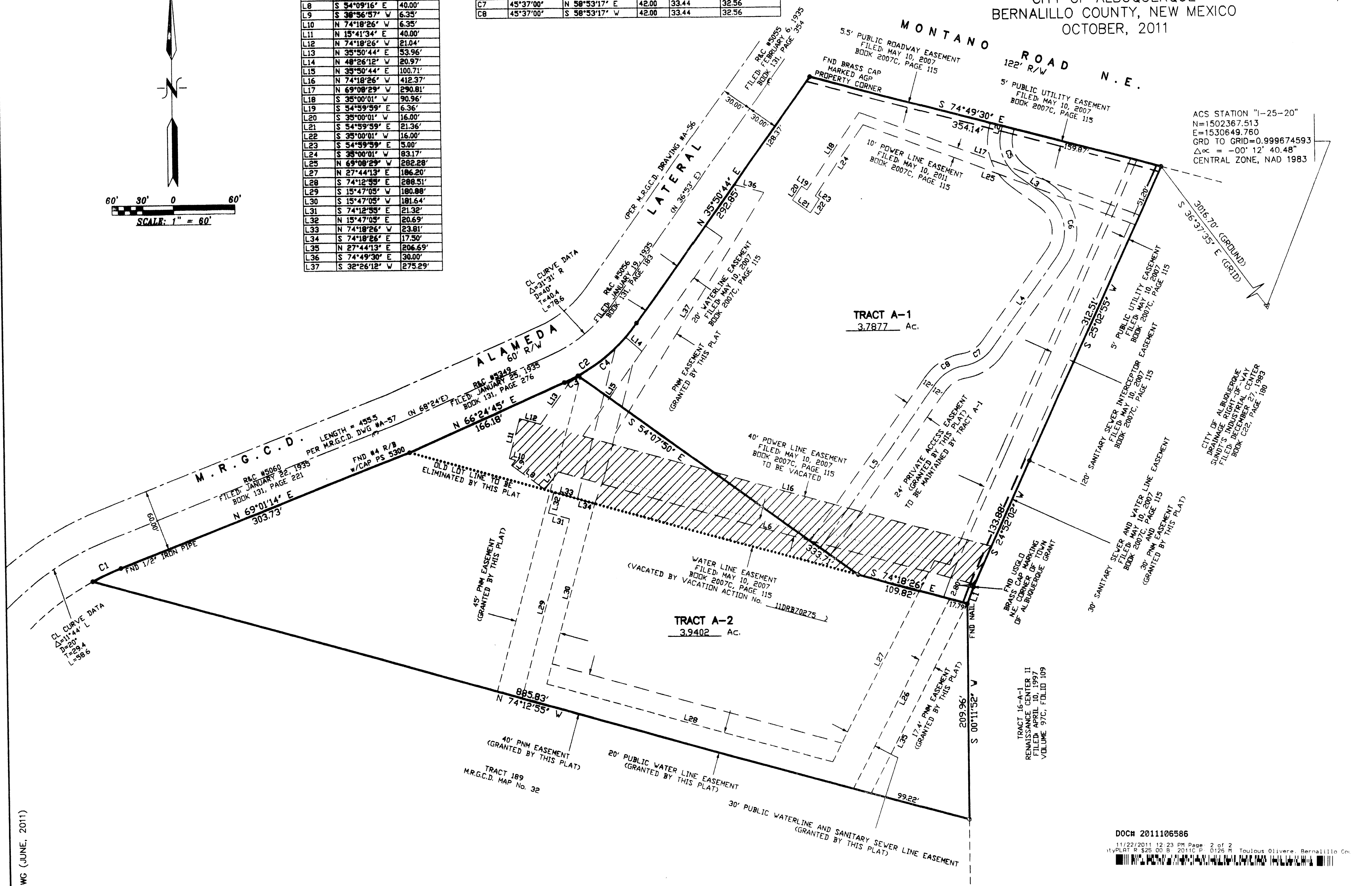
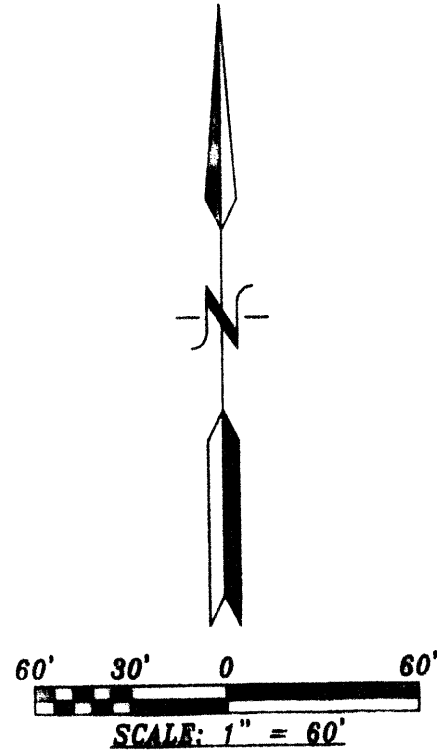
WITHIN  
ELENA GALLEGOS LAND GRANT AND TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 33, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2011

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 21°09'20" W	17.31'
L2	N 54°09'16" W	33.53'
L3	S 36°04'47" W	108.34'
L4	N 36°04'47" E	194.93'
L6	N 74°18'26" W	419.74'
L7	S 38°56'57" W	21.35'
L8	S 54°09'16" E	40.00'
L9	S 38°56'57" W	6.35'
L10	N 74°18'26" W	6.35'
L11	N 15°41'34" E	40.00'
L12	N 74°18'26" W	21.04'
L13	N 35°50'44" E	53.96'
L14	N 48°26'12" W	20.97'
L15	N 35°50'44" E	100.71'
L16	N 74°18'26" W	412.37'
L17	N 69°08'29" W	290.81'
L18	S 35°00'01" W	90.96'
L19	S 54°59'59" E	6.36'
L20	S 35°00'01" W	16.00'
L21	S 54°59'59" E	21.36'
L22	S 35°00'01" W	16.00'
L23	S 54°59'59" E	5.00'
L24	S 35°00'01" W	83.17'
L25	N 69°08'29" W	282.28'
L27	N 27°44'13" E	186.20'
L28	S 74°12'55" W	288.51'
L29	S 15°47'05" W	180.88'
L30	S 15°47'05" W	181.64'
L31	S 74°12'55" E	21.32'
L32	N 15°47'05" E	20.69'
L33	N 74°18'26" W	23.81'
L34	S 74°18'26" E	17.50'
L35	N 27°44'13" E	206.69'
L36	S 74°49'30" E	30.00'
L37	S 32°26'12" W	275.29'

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	06°47'43"	S 65°46'21" W	256.48	30.42	30.40
C2	30°34'01"	N 51°07'43" E	173.25	92.43	91.34
C3	04°56'37"	N 63°56'26" E	173.25	14.95	14.94
C4	25°37'24"	N 48°39'26" E	173.25	77.48	76.83
C5	69°37'27"	S 19°20'32" E	42.00	51.04	47.95
C6	90°14'03"	N 09°02'15" W	42.00	66.15	59.52
C7	45°37'00"	N 58°53'17" E	42.00	33.44	32.56
C8	45°37'00"	S 58°53'17" W	42.00	33.44	32.56

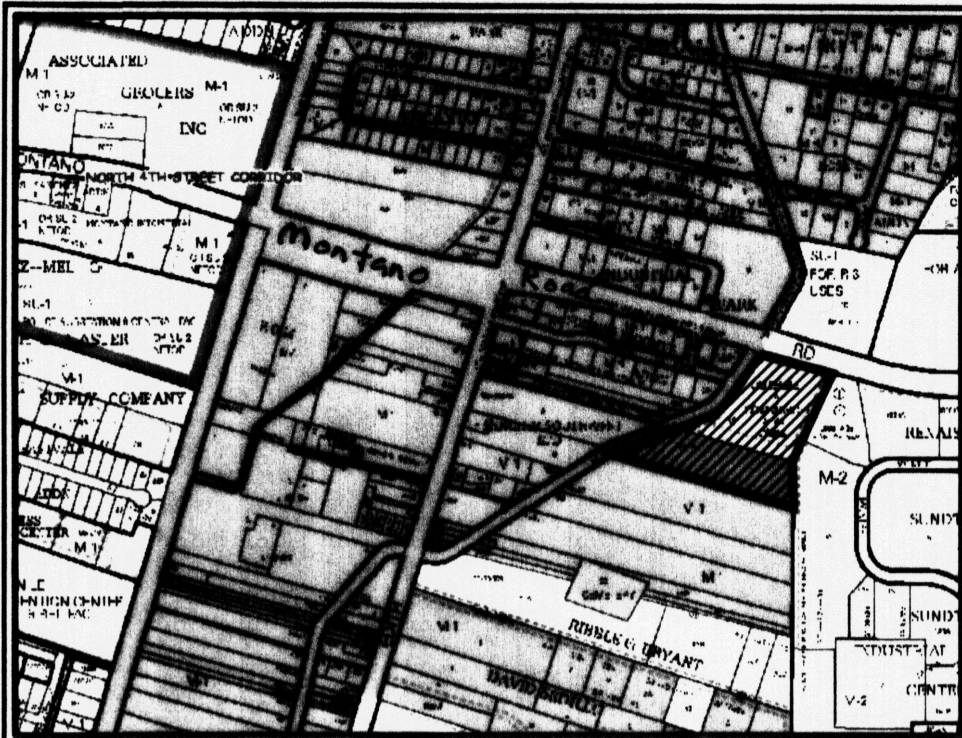


ACS STATION "I-25-20"  
N=1502367.513  
E=1530649.760  
GRD TO GRID=0.999674593  
Δα = -00° 12' 40.48"  
CENTRAL ZONE, NAD 1983

11-0272.DWG (JUNE, 2011)

DOCH 2011106586  
11/22/2011 12:23 PM Page 2 of 2  
PLAT R \$25 00 B 2011C P 0126 M Toulouse Oliveira, Bernalillo Co.

**H.E. HARRIS SURVEYING, INC.**  
4415-D MONROE STREET N.E.  
ALBUQUERQUE, NEW MEXICO 87110  
PHONE: (505) 889-8056  
FAX: (505) 889-8645



VICINITY MAP No. F-15



**LEGAL DESCRIPTION**

TRACT LETTERED 'A' OF THE PLAT OF GUTHRIE COMMERCE PARK, 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 MAY 10, 2007 IN PLAT BOOK 2007C, PAGE 115 AND TRACT NUMBERED 188-A-1-B AS SHOWN ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP No. 32, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE SOUTHERLY LINE OF MONTANO ROAD, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT '1-25-20' HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, 1983) N= 1502367.513 AND E= 1530649.760 BEARS S 36°37'35" E, A DISTANCE OF 3016.70 FEET RUNNING THENCE S 25°02'55" W, A DISTANCE OF 312.51 FEET TO A POINT;  
 THENCE S 24°52'02" W, A DISTANCE OF 133.88 FEET TO A POINT;  
 THENCE S 21°08'39" W, A DISTANCE OF 17.31 FEET TO A POINT;  
 THENCE S 00°11'52" W, A DISTANCE OF 209.96 FEET TO THE SOUTHEAST CORNER;  
 THENCE N 74°12'55" W, A DISTANCE OF 885.83 FEET TO THE SOUTHWEST CORNER, BEING A POINT ON THE EASTERLY LINE OF THE ALAMEDA LATERAL;  
 THENCE ALONG THE EASTERLY LINE OF THE ALAMEDA LATERAL FOR THE NEXT 5 CALLS:  
 30.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 256.48, A CENTRAL ANGLE OF 06°47'43" FEET AND HAVING A CHORD BEARING AND DISTANCE OF N 65°45'40" E, 30.40 FEET TO A POINT OF TANGENCY;  
 THENCE N 69°01'14" E, A DISTANCE OF 303.73 FEET TO AN ANGLE POINT;  
 THENCE N 66°24'45" E, A DISTANCE OF 166.18 FEET TO A POINT OF CURVE;  
 THENCE 92.43 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 173.25 FEET, A CENTRAL ANGLE OF 30°34'01" AND HAVING A CHORD BEARING AND DISTANCE OF N 51°07'03" E, 91.34 FEET TO A POINT OF TANGENCY;  
 THENCE N 35°50'44" E, A DISTANCE OF 292.85 FEET TO THE NORTHWEST CORNER, BEING A POINT ON THE SOUTHERLY LINE OF MONTANO ROAD;  
 THENCE LEAVING THE EASTERLY LINE OF THE ALAMEDA LATERAL, S 74°49'30" E, ALONG THE SOUTHERLY LINE OF MONTANO ROAD, A DISTANCE OF 354.14 FEET TO THE NORTHEAST CORNER AND PLACE OF BEGINNING CONTAINING 7.7279 ACRES MORE OR LESS

**PUBLIC UTILITY EASEMENTS**

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

- A. **Public Service Company of New Mexico** ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. **New Mexico Gas Company** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. **Qwest** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. **Cable TV** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services. Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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 suburface), 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 by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**Disclaimer**

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC 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.

**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO RE-ALIGN THE LOT LINE BETWEEN TRACT A AND TRACT 188A1B M.R.G.C.D. MAP No. 32, VACATE A PORTION OF THE PUBLIC WATERLINE EASEMENT AS SHOWN AND GRANT ALL EASEMENTS AS SHOWN.

**GENERAL NOTES:**

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 7.7279 ACRES.
- 4: TALOS LOG NO. N/A
- 5: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 6: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 7: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 8: DATE OF FIELD WORK: MAY/JUNE 2011
- 9: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- 10: *Annexation Case No. 0-11-63*
- 11: *Enactment No. 0-2011-030*
- 12: *This Property lies within the City Limits for the City of Albuquerque.*

**FREE CONSENT**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

*[Signature]* 10-13-11  
 J. Guthrie DATE

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO ) S.S.  
 COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 13 DAY OF October, 2011

BY: *[Signature]*  
 OWNERS NAME

MY COMMISSION EXPIRES: July 18, 2012 BY: *[Signature]*  
 NOTARY PUBLIC

**PLAT OF  
 TRACTS A-1 AND A-2  
 GUTHRIE COMMERCE PARK**

WITHIN  
 ELENA GALLEGOS LAND GRANT AND TOWN OF ALBUQUERQUE GRANT  
 PROJECTED SECTION 33, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER, 2011

PROJECT NUMBER: \_\_\_\_\_

APPLICATION NUMBER: \_\_\_\_\_

**UTILITY APPROVALS:**

PUBLIC SERVICE COMPANY OF NEW MEXICO	DATE
NEW MEXICO GAS COMPANY	DATE
QWEST TELECOMMUNICATIONS	DATE
COMCAST	DATE

**CITY APPROVALS:**

<i>[Signature]</i> CITY SURVEYOR	<u>10-31-11</u> DATE
*REAL PROPERTY DIVISION (CONDITIONAL)	DATE
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	DATE
ABCWUA	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

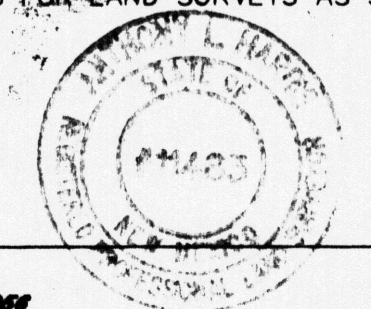
**SURVEYORS CERTIFICATE:**

STATE OF NEW MEXICO ) S.S.  
 COUNTY OF BERNALILLO )

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 13th DAY OF October, 2011.

*[Signature]*  
 ANTHONY L. HARRIS, P.S. # 11463



**WESS** SURVEYING, INC. PHONE: (505) 860-0050  
 1000 10th Street N.E. ALBUQUERQUE, NEW MEXICO 87110 FAX: (505) 860-0045

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
 UPC# \_\_\_\_\_  
 PROPERTY OWNER OF RECORD: \_\_\_\_\_  
 BERNALILLO CO. TREASURER'S OFFICE: \_\_\_\_\_

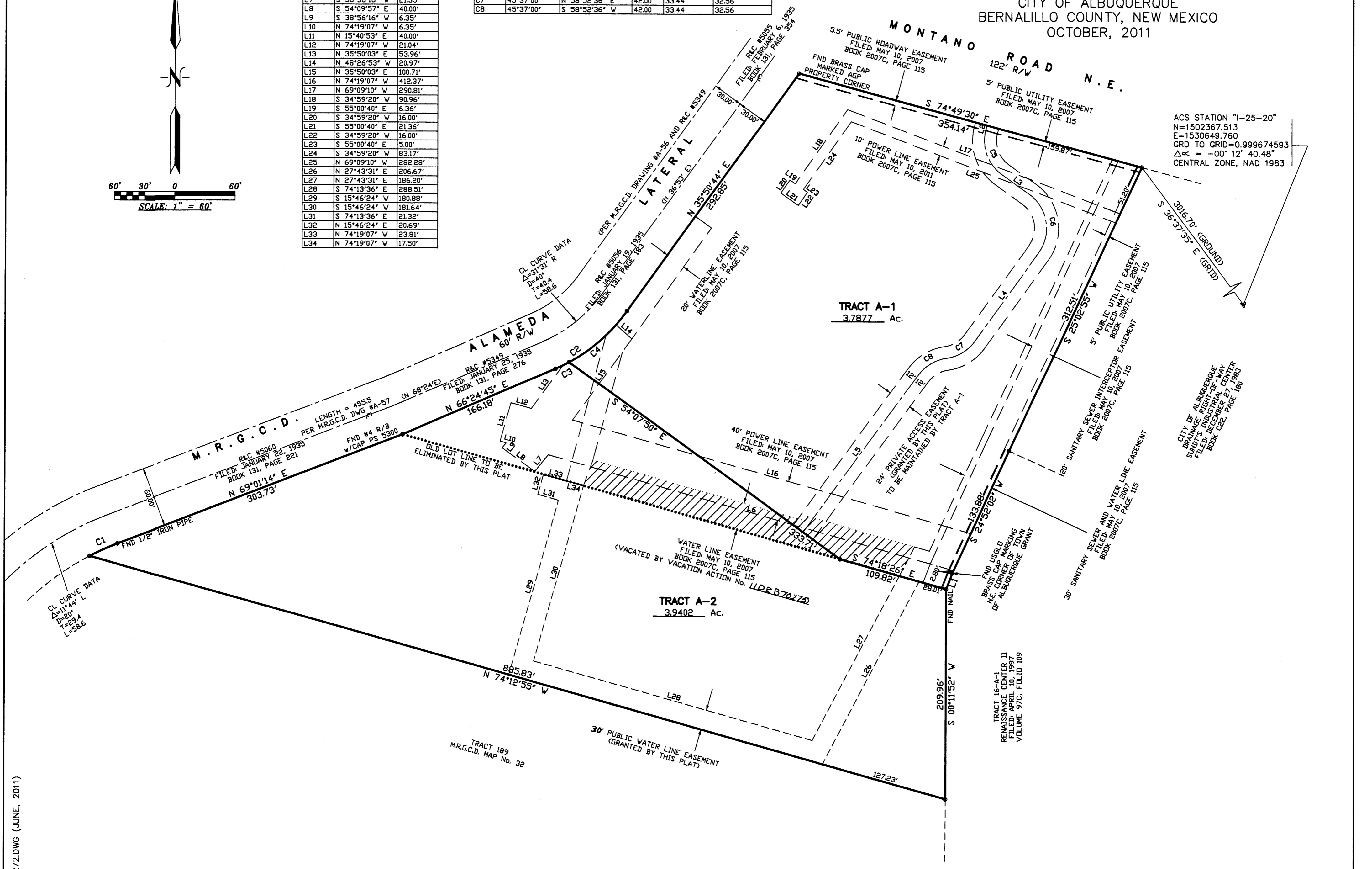
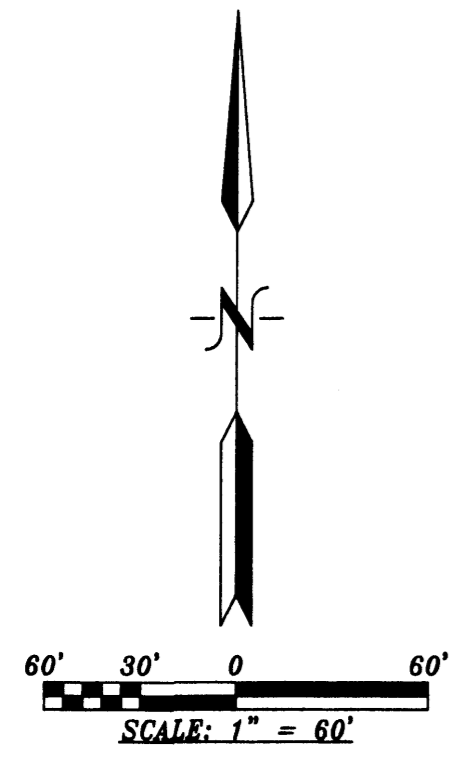


# PLAT OF TRACTS A-1 AND A-2 GUTHRIE COMMERCE PARK

WITHIN  
ELENA GALLEGOS LAND GRANT AND TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 33, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2011

NUMBER	DIRECTION	DISTANCE
L1	S 21°08'39" W	17.31'
L2	N 15°27'30" E	4.04'
L3	N 54°09'57" W	33.53'
L4	S 36°04'06" W	108.34'
L5	N 36°04'06" E	194.93'
L6	N 74°19'07" W	419.74'
L7	S 38°56'16" W	21.35'
L8	S 54°09'57" E	40.00'
L9	S 38°56'16" W	6.35'
L10	N 74°19'07" W	6.35'
L11	N 15°40'53" E	40.00'
L12	N 74°19'07" W	21.04'
L13	N 35°50'03" E	53.96'
L14	N 48°26'53" W	20.97'
L15	N 35°50'03" E	100.71'
L16	N 74°19'07" W	412.37'
L17	N 69°09'10" W	290.81'
L18	S 34°59'20" W	90.96'
L19	S 55°00'40" E	6.36'
L20	S 34°59'20" W	16.00'
L21	S 55°00'40" E	21.36'
L22	S 34°59'20" W	16.00'
L23	S 55°00'40" E	5.00'
L24	S 34°59'20" W	83.17'
L25	N 69°09'10" W	282.28'
L26	N 27°43'31" E	206.67'
L27	N 27°43'31" E	186.20'
L28	S 74°13'36" E	288.51'
L29	S 15°46'24" W	180.88'
L30	S 15°46'24" W	181.64'
L31	S 74°13'36" E	21.32'
L32	N 15°46'24" E	20.69'
L33	N 74°19'07" W	23.81'
L34	N 74°19'07" W	17.50'

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	06°47'43"	N 65°45'40" E	256.48	30.42	30.40
C2	30°34'01"	N 51°07'03" E	173.25	92.43	91.34
C3	04°56'37"	N 63°55'45" E	173.25	14.95	14.94
C4	25°37'24"	N 48°38'45" E	173.25	77.48	76.83
C5	69°37'27"	S 19°21'14" E	42.00	51.04	47.95
C6	90°14'03"	N 09°02'56" W	42.00	66.15	59.52
C7	45°37'00"	N 58°52'36" E	42.00	33.44	32.56
C8	45°37'00"	S 58°52'36" W	42.00	33.44	32.56



ACS STATION "I-25-20"  
N=1502367.513  
E=1530649.760  
GRD TO GRID=0.999674593  
Δα = -00° 12' 40.48"  
CENTRAL ZONE, NAD 1983

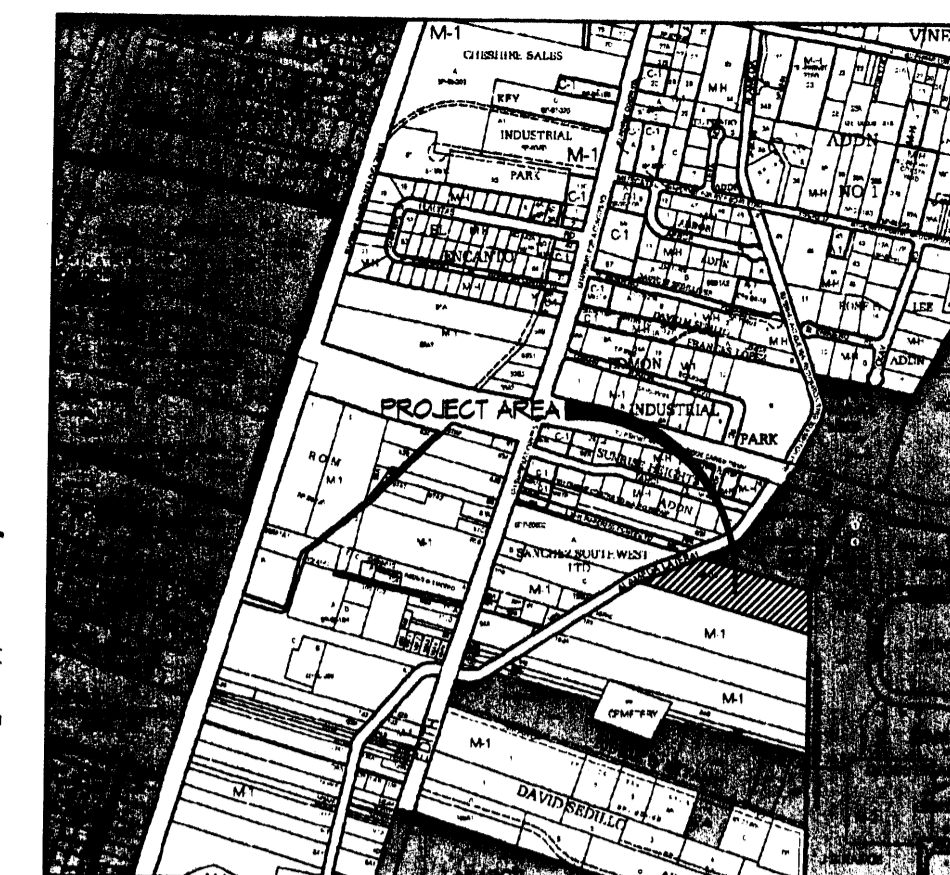
11-0272.DWG (JUNE, 2011)



Darren Sowell  
ARCHITECTS

4700 Lincoln N.E., Suite 111  
Albuquerque, N.M. 87109  
Phone: (505) 342-6200  
Fax: (505) 342-6201

Preliminary  
Not For  
Construction



VICINITY MAP

ZONE ATLAS: F-15-Z

**SITE DATA:**

LEGAL DESCRIPTION: TRACT 188A1B, MRGCD PROPERTY, MAP NO. 32  
ADDRESS: 0000 MONTANO ROAD, NE  
PROPERTY AREA: 3.94 ACRES  
ZONING: M-1  
BUILDING AREA:  
NEW AUTOMOTIVE REPAIR GARAGE: 19,500 SF

**PARKING CALCULATIONS:**

<b>REQUIRED PARKING:</b>	
1 SPACE PER 1,000 SF MANUFACTURING:	20 SPACES
19,500 SF/1000 SF:	1 SPACE
ADA SPACES:	1 SPACE
MOTORCYCLE SPACES:	22 SPACES
<b>TOTAL:</b>	<b>22 SPACES</b>
<b>PROVIDED PARKING:</b>	
STANDARD SPACES:	24 SPACES
ADA SPACES:	1 SPACE
MOTORCYCLE SPACES:	2 SPACES
<b>TOTAL:</b>	<b>32 SPACES</b>

**GENERAL NOTES:**

A. NOTE:

**KEYED NOTES:** ○

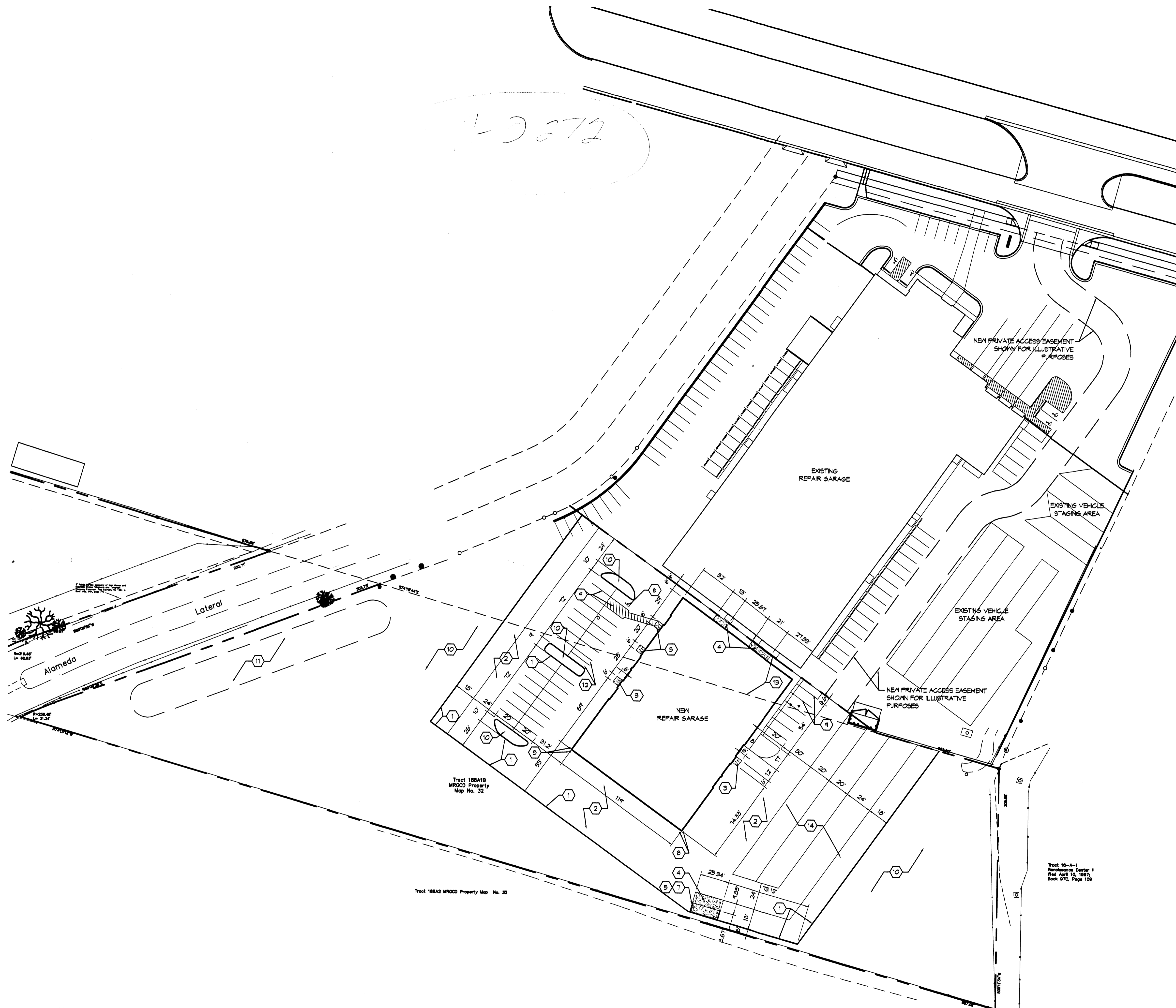
1. NEW 6" CONCRETE CURB.
2. NEW ASPHALT CONCRETE PAVING.
3. NEW CONCRETE STOOP TO BE FLUSH WITH ASPHALT.
4. NEW CONCRETE APRON/PAVING TO BE FLUSH WITH ASPHALT.
5. NEW DOUBLE BIN REFUSE ENCLOSURE.
6. NEW ACCESSIBLE PARKING.
7. NEW 6" HIGH CMU WALL.
8. NEW 6" DIA. CONCRETE FILLED PIPE BOLLARD.
9. NEW 4" WIDE PAVEMENT MARKING.
10. NEW LANDSCAPE AREA.
11. NEW STORM WATER RETENTION AREA.
12. NEW MOTORCYCLE PARKING.
13. LOT LINE TO BE ADJUSTED BY PLATTING ACTION.
14. NEW VEHICLE STAGING AREA, PAVEMENT MARKING PATTERN & SPACING TO BE DETERMINED BY OWNER.

Car Crafters  
Automotive Repair Garage  
5400 Edith Blvd. NE  
Albuquerque, New Mexico 87107

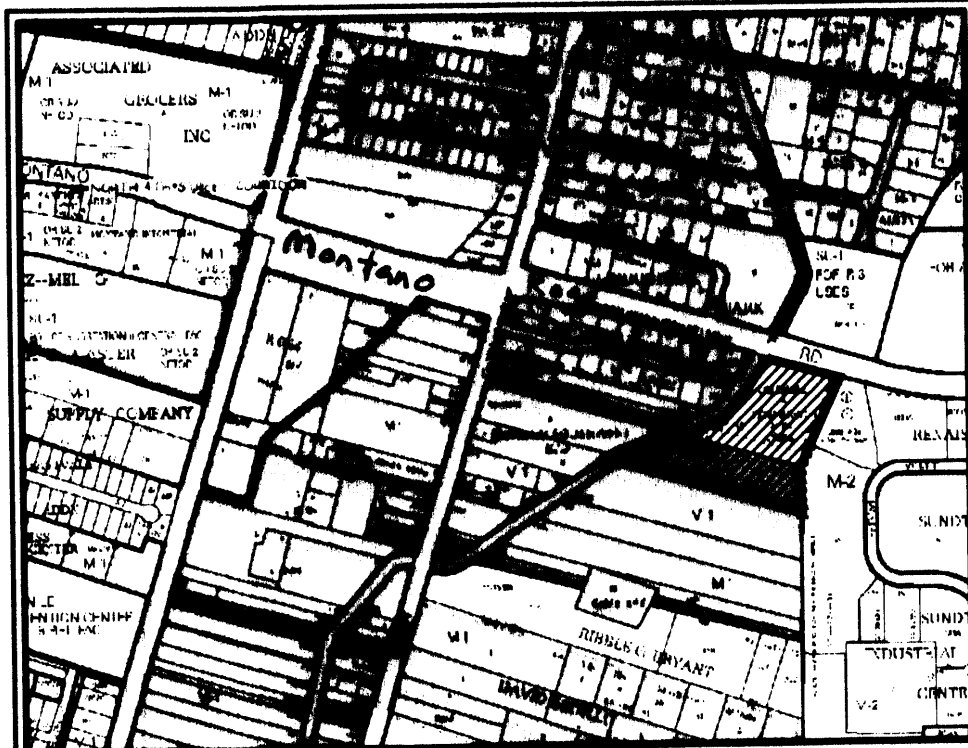
Project Number 1016  
Drawn By  
Checked  
Issue Date April 15, 2011  
**PRIVATE ACCESS  
EASEMENT EXHIBIT**

Scale: AS SHOWN

EX-1



1-3-572



VICINITY MAP No. F-15



**LEGAL DESCRIPTION**

TRACT LETTERED 'A' OF THE PLAT OF GUTHRIE COMMERCE PARK, 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 MAY 10, 2007 IN PLAT BOOK 2007C, PAGE 115 AND TRACT NUMBERED 188-A-1-B AS SHOWN ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP No. 32, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE SOUTHERLY LINE OF MONTANO ROAD, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT 'I-25-20' HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, 1983) N= 1502367.513 AND E= 1530649.760 BEARS S 36°37'35" E, A DISTANCE OF 3016.70 FEET RUNNING THENCE S 25°02'55" W, A DISTANCE OF 312.51 FEET TO A POINT;  
 THENCE S 24°52'02" W, A DISTANCE OF 133.88 FEET TO A POINT;  
 THENCE S 21°08'39" W, A DISTANCE OF 17.31 FEET TO A POINT;  
 THENCE S 00°11'52" W, A DISTANCE OF 209.96 FEET TO THE SOUTHEAST CORNER;  
 THENCE N 74°12'55" W, A DISTANCE OF 885.83 FEET TO THE SOUTHWEST CORNER, BEING A POINT ON THE EASTERLY LINE OF THE ALAMEDA LATERAL;  
 THENCE ALONG THE EASTERLY LINE OF THE ALAMEDA LATERAL FOR THE NEXT 5 CALLS:  
 30.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 256.48, A CENTRAL ANGLE OF 06°47'43" FEET AND HAVING A CHORD BEARING AND DISTANCE OF N 65°45'40" E, 30.40 FEET TO A POINT OF TANGENCY;  
 THENCE N 69°01'14" E, A DISTANCE OF 303.73 FEET TO AN ANGLE POINT;  
 THENCE N 66°24'45" E, A DISTANCE OF 166.18 FEET TO A POINT OF CURVE;  
 THENCE 92.43 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 173.25 FEET, A CENTRAL ANGLE OF 30°34'01" AND HAVING A CHORD BEARING AND DISTANCE OF N 51°07'03" E, 91.34 FEET TO A POINT OF TANGENCY;  
 THENCE N 35°50'44" E, A DISTANCE OF 292.85 FEET TO THE NORTHWEST CORNER, BEING A POINT ON THE SOUTHERLY LINE OF MONTANO ROAD;  
 THENCE LEAVING THE EASTERLY LINE OF THE ALAMEDA LATERAL, S 74°49'30" E, ALONG THE SOUTHERLY LINE OF MONTANO ROAD, A DISTANCE OF 354.14 FEET TO THE NORTHEAST CORNER AND PLACE OF BEGINNING CONTAINING 7.7279 ACRES MORE OR LESS

**PUBLIC UTILITY EASEMENTS**

**PUBLIC UTILITY EASEMENTS** shown on this plat are granted for the common and joint use of:  
 A. **Public Service Company of New Mexico** ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.  
 B. **New Mexico Gas Company** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.  
 C. **Qwest** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.  
 D. **Cable TV** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services. Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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 Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.  
**Disclaimer:**  
 In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGCO) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGCO 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.

**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO RE-ALIGN THE LOT LINE BETWEEN TRACT A AND TRACT 188A1B M.R.G.C.D. MAP No. 32, VACATE A PORTION OF THE PUBLIC WATERLINE EASEMENT AS SHOWN AND GRANT ALL EASEMENTS AS SHOWN.

**GENERAL NOTES:**

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 7.7279 ACRES.
- 4: TALOS LOG NO. N/A
- 5: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 6: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 7: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 8: DATE OF FIELD WORK: MAY/JUNE 2011
- 9: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- 10: Annexation Case No. 0-11-63
- 11: Enactment No. 0-2011-030
- 12: This Property lies within the City Limits for the City of Albuquerque.
- 13: By the recording of this plat, a reciprocal drainage Easement is granted for the benefit of Tracts A-1 and A-2.

**FREE CONSENT**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Jim Guthrie 10-13-11  
 DATE

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO ) S.S.  
 COUNTY OF BERNALILLO )  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC  
 THIS 13 DAY OF October, 2011  
 BY: Jim Guthrie  
 OWNERS NAME  
 MY COMMISSION EXPIRES: July 18, 2012 BY: [Signature]  
 NOTARY PUBLIC

**PLAT OF  
 TRACTS A-1 AND A-2  
 GUTHRIE COMMERCE PARK**

WITHIN  
 ELENA GALLEGOS LAND GRANT AND TOWN OF ALBUQUERQUE GRANT  
 PROJECTED SECTION 33, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 OCTOBER, 2011

PROJECT NUMBER: 1004228

APPLICATION NUMBER: UDRB 70313

**UTILITY APPROVALS:**

PUBLIC SERVICE COMPANY OF NEW MEXICO \_\_\_\_\_ DATE \_\_\_\_\_  
 NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE \_\_\_\_\_  
 QWEST TELECOMMUNICATIONS / D/B/A CENTURY LINK QC \_\_\_\_\_ DATE \_\_\_\_\_  
 COMCAST \_\_\_\_\_ DATE \_\_\_\_\_

**CITY APPROVALS:**

[Signature] 10-31-11  
 CITY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_  
 \*REAL PROPERTY DIVISION (CONDITIONAL) \_\_\_\_\_ DATE \_\_\_\_\_  
 \*\*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) \_\_\_\_\_ DATE \_\_\_\_\_  
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_  
 ABCWUA \_\_\_\_\_ DATE \_\_\_\_\_  
 PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_  
 AMAFCA \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
 DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYORS CERTIFICATE:**

STATE OF NEW MEXICO ) S.S.  
 COUNTY OF BERNALILLO )  
 I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,  
 THIS 13th DAY OF October, 2011.

[Signature]  
 ANTHONY L. HARRIS, P.S. # 11463

HARRIS SURVEYING, INC. PHONE: (505) 889-8868  
 1100 1/2 1ST AVENUE S.W. ALBUQUERQUE, NEW MEXICO 87110 FAX: (505) 889-8845



# PLAT OF TRACTS A-1 AND A-2 GUTHRIE COMMERCE PARK

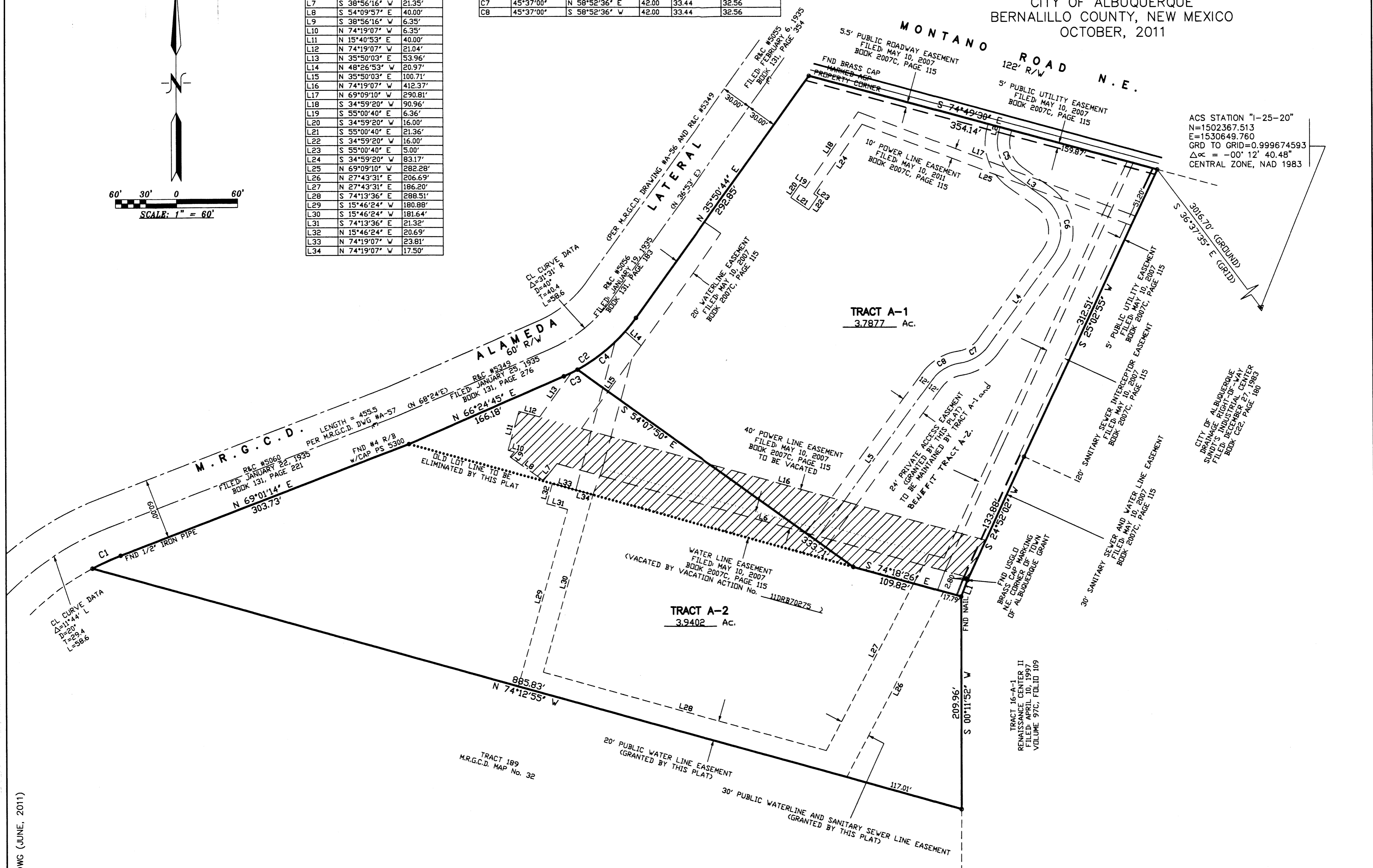
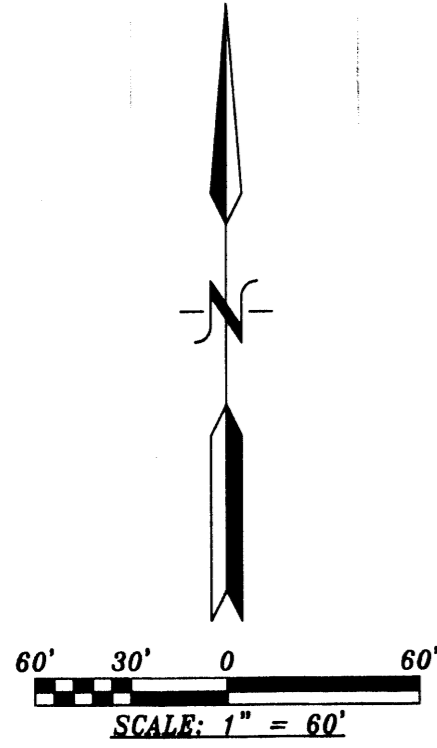
WITHIN  
ELENA GALLEGOS LAND GRANT AND TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 33, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2011

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 21°08'39" W	17.31'
L2	N 15°27'30" E	4.04'
L3	N 54°09'57" W	33.53'
L4	S 36°04'06" W	108.34'
L5	N 36°04'06" E	194.93'
L6	N 74°19'07" W	419.74'
L7	S 38°56'16" W	21.35'
L8	S 54°09'57" E	40.00'
L9	S 38°56'16" W	6.35'
L10	N 74°19'07" W	6.35'
L11	N 15°40'53" E	40.00'
L12	N 74°19'07" W	21.04'
L13	N 35°50'03" E	53.96'
L14	N 48°26'53" W	20.97'
L15	N 35°50'03" E	100.71'
L16	N 74°19'07" W	412.37'
L17	N 69°09'10" W	290.81'
L18	S 34°59'20" W	90.96'
L19	S 55°00'40" E	6.36'
L20	S 34°59'20" W	16.00'
L21	S 55°00'40" E	21.36'
L22	S 34°59'20" W	16.00'
L23	S 55°00'40" E	5.00'
L24	S 34°59'20" W	83.17'
L25	N 69°09'10" W	282.28'
L26	N 27°43'31" E	206.69'
L27	N 27°43'31" E	186.20'
L28	S 74°13'36" E	288.51'
L29	S 15°46'24" W	180.88'
L30	S 15°46'24" W	181.64'
L31	S 74°13'36" E	21.32'
L32	N 15°46'24" E	20.69'
L33	N 74°19'07" W	23.81'
L34	N 74°19'07" W	17.50'

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	06°47'43"	N 65°45'40" E	256.48	30.42	30.40
C2	30°34'01"	N 51°07'03" E	173.25	92.43	91.34
C3	04°56'37"	N 63°55'45" E	173.25	14.95	14.94
C4	25°37'24"	N 48°38'45" E	173.25	77.48	76.83
C5	69°37'27"	S 19°21'14" E	42.00	51.04	47.95
C6	90°14'03"	N 09°02'56" W	42.00	66.15	59.52
C7	45°37'00"	S 58°52'36" E	42.00	33.44	32.56
C8	45°37'00"	S 58°52'36" W	42.00	33.44	32.56



ACS STATION "1-25-20"  
N=1502367.513  
E=1530649.760  
GRD TO GRID=0.999674593  
Δα = -00° 12' 40.48"  
CENTRAL ZONE, NAD 1983

CITY OF ALBUQUERQUE  
DRAINAGE RIGHT-OF-WAY  
SUNDY'S INDUSTRIAL CENTER  
FILED, DECEMBER 27, 1985  
BOOK C22, PAGE 180

TRACT 16-A-1  
RENAISSANCE CENTER II  
FILED, APRIL 10, 1997  
VOLUME 97C, FOLIO 109

TRACT 189  
M.R.G.C.D. MAP No. 32



VICINITY MAP No. F-15



**LEGAL DESCRIPTION**

TRACT LETTERED "A" OF THE PLAT OF GUTHRIE COMMERCE PARK, 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 MAY 10, 2007 IN PLAT BOOK 2007C, PAGE 115 AND TRACT NUMBERED 188-A-1-B AS SHOWN ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP No. 32, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, BEING A POINT ON THE SOUTHERLY LINE OF MONTANO ROAD, WHENCE CITY OF ALBUQUERQUE CONTROL MONUMENT "1-25-20" HAVING NEW MEXICO STATE PLANE COORDINATES OF (CENTRAL ZONE, 1983) N= 1502367.513 AND E= 1530649.760 BEARS S 36°37'35" E, A DISTANCE OF 3016.70 FEET RUNNING THENCE S 25°02'55" W, A DISTANCE OF 312.51 FEET TO A POINT;  
 THENCE S 24°52'02" W, A DISTANCE OF 133.88 FEET TO A POINT;  
 THENCE S 21°08'39" W, A DISTANCE OF 17.31 FEET TO A POINT;  
 THENCE S 00°11'52" W, A DISTANCE OF 209.96 FEET TO THE SOUTHEAST CORNER;  
 THENCE N 74°12'55" W, A DISTANCE OF 885.83 FEET TO THE SOUTHWEST CORNER, BEING A POINT ON THE EASTERLY LINE OF THE ALAMEDA LATERAL;  
 THENCE ALONG THE EASTERLY LINE OF THE ALAMEDA LATERAL FOR THE NEXT 5 CALLS: 30.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 256.48, A CENTRAL ANGLE OF 06°47'43" FEET AND HAVING A CHORD BEARING AND DISTANCE OF N 65°45'40" E, 30.40 FEET TO A POINT OF TANGENCY;  
 THENCE N 69°01'14" E, A DISTANCE OF 303.73 FEET TO AN ANGLE POINT;  
 THENCE N 66°24'45" E, A DISTANCE OF 166.18 FEET TO A POINT OF CURVE;  
 THENCE 92.43 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 173.25 FEET, A CENTRAL ANGLE OF 30°34'01" AND HAVING A CHORD BEARING AND DISTANCE OF N 51°07'03" E, 91.34 FEET TO A POINT OF TANGENCY;  
 THENCE N 35°50'44" E, A DISTANCE OF 292.85 FEET TO THE NORTHWEST CORNER, BEING A POINT ON THE SOUTHERLY LINE OF MONTANO ROAD;  
 THENCE LEAVING THE EASTERLY LINE OF THE ALAMEDA LATERAL, S 74°49'30" E, ALONG THE SOUTHERLY LINE OF MONTANO ROAD, A DISTANCE OF 354.14 FEET TO THE NORTHEAST CORNER AND PLACE OF BEGINNING CONTAINING 7.7279 ACRES MORE OR LESS

**PUBLIC UTILITY EASEMENTS**

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

- A. **Public Service Company of New Mexico** ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. **New Mexico Gas Company** for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. **Qwest** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. **Cable TV** for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services. Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, 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 Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**Disclaimer**

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC 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.

**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO RE-ALIGN THE LOT LINE BETWEEN TRACT A AND TRACT 188A1B M.R.G.C.D. MAP No. 32, VACATE A PORTION OF THE PUBLIC WATERLINE EASEMENT AS SHOWN AND GRANT ALL EASEMENTS AS SHOWN.

**GENERAL NOTES:**

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 7.7279 ACRES.
- 4: TALOS LOG NO. N/A
- 5: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 6: DISTANCES ARE GROUND, BEARINGS ARE GRID.
- 7: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 8: DATE OF FIELD WORK: MAY/JUNE 2011
- 9: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- 10: Annexation Case No. 0-11-63
- 11: Enactment No. 0-2011-030
- 12: This Property lies within the City Limits for the City of Albuquerque.

**FREE CONSENT**

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Jim Guthrie 10-13-11  
 DATE

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO ) S.S.  
 COUNTY OF BERNALILLO )

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 13 DAY OF October, 2011

BY: Jim Guthrie  
 OWNERS NAME

MY COMMISSION EXPIRES: July 18, 2012 BY: [Signature]  
 NOTARY PUBLIC

**PLAT OF TRACTS A-1 AND A-2 GUTHRIE COMMERCE PARK**

WITHIN ELENA GALLEGOS LAND GRANT AND TOWN OF ALBUQUERQUE GRANT PROJECTED SECTION 33, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO OCTOBER, 2011

PROJECT NUMBER: \_\_\_\_\_

APPLICATION NUMBER: \_\_\_\_\_

**UTILITY APPROVALS:**

PUBLIC SERVICE COMPANY OF NEW MEXICO \_\_\_\_\_ DATE \_\_\_\_\_

NEW MEXICO GAS COMPANY \_\_\_\_\_ DATE \_\_\_\_\_

QWEST TELECOMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_

COMCAST \_\_\_\_\_ DATE \_\_\_\_\_

**CITY APPROVALS:**

[Signature] 10-31-11  
 CITY SURVEYOR DATE

\*REAL PROPERTY DIVISION (CONDITIONAL) \_\_\_\_\_ DATE \_\_\_\_\_

\*\*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) \_\_\_\_\_ DATE \_\_\_\_\_

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_

ABCWUA \_\_\_\_\_ DATE \_\_\_\_\_

PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

AMAFCA \_\_\_\_\_ DATE \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

**SURVEYORS CERTIFICATE:**

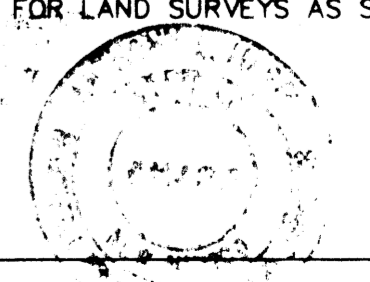
STATE OF NEW MEXICO ) S.S.  
 COUNTY OF BERNALILLO )

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 13th DAY OF October, 2011.

[Signature]  
 ANTHONY L. HARRIS, P.S. # 11463

**WESS** SURVEYING, INC. PHONE: (505) 866-8888  
 1015 S. CENTRAL AVENUE, N.E. FAX: (505) 866-8846  
 ALBUQUERQUE, NEW MEXICO 87110

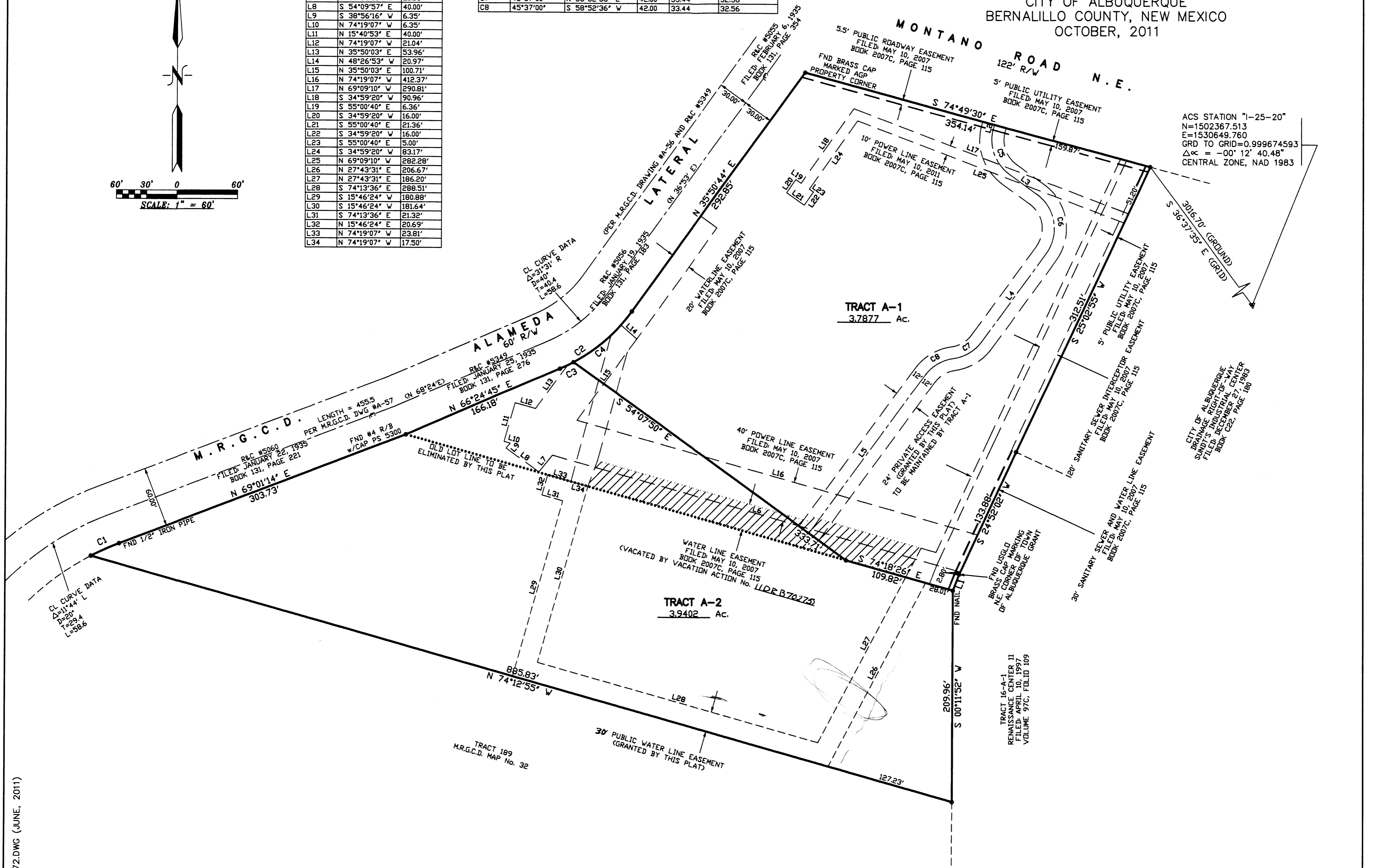
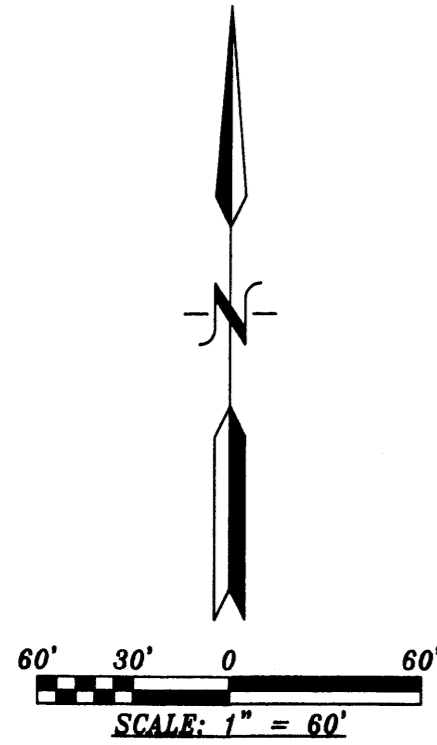


# PLAT OF TRACTS A-1 AND A-2 GUTHRIE COMMERCE PARK

WITHIN  
ELENA GALLEGOS LAND GRANT AND TOWN OF ALBUQUERQUE GRANT  
PROJECTED SECTION 33, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
OCTOBER, 2011

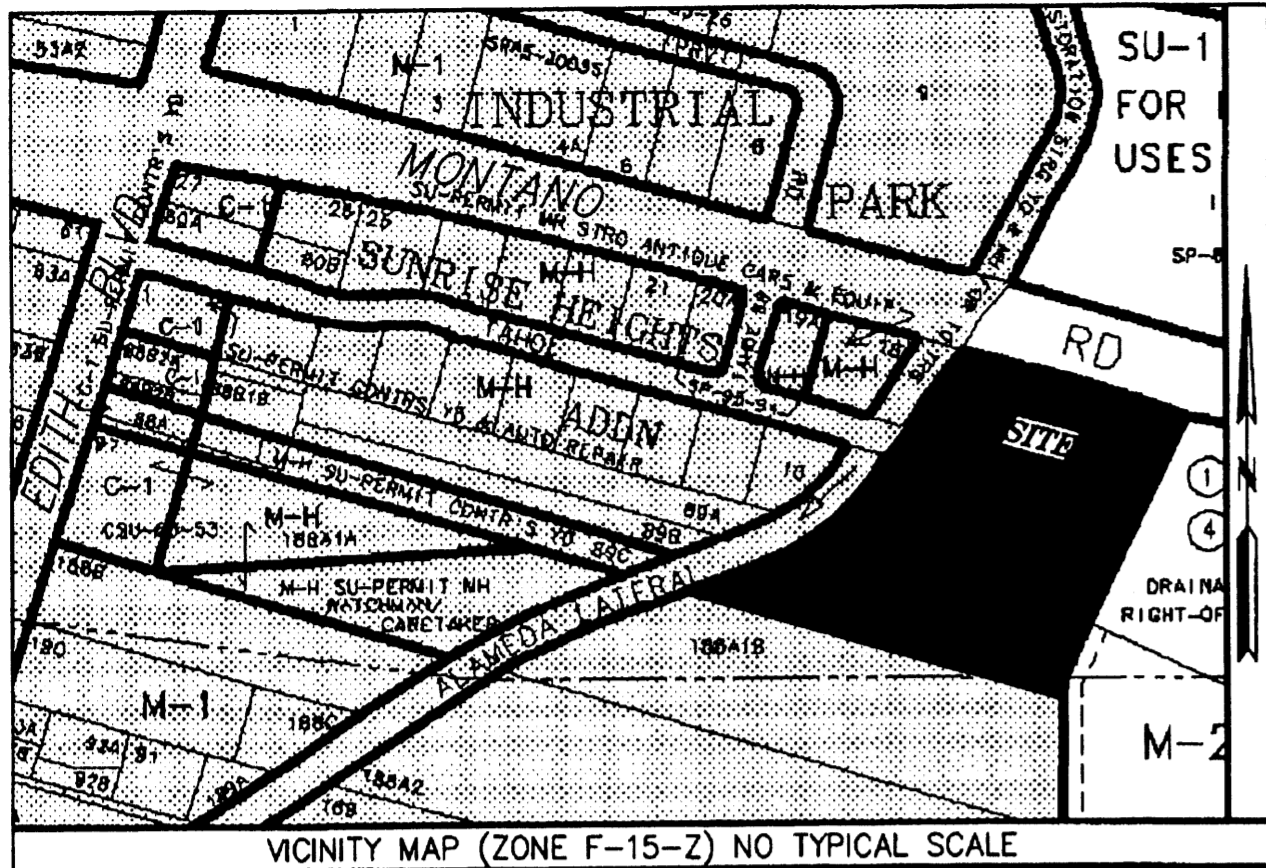
NUMBER	DIRECTION	DISTANCE
L1	S 21°08'39" W	17.31'
L2	N 15°27'30" E	4.04'
L3	N 54°09'57" W	33.53'
L4	S 36°04'06" W	108.34'
L5	N 36°04'06" E	194.93'
L6	N 74°19'07" W	419.74'
L7	S 38°56'16" W	21.35'
L8	S 54°09'57" E	40.00'
L9	S 38°56'16" W	6.35'
L10	N 74°19'07" W	6.35'
L11	N 15°40'53" E	40.00'
L12	N 74°19'07" W	21.04'
L13	N 35°50'03" E	53.96'
L14	N 48°26'53" W	20.97'
L15	N 35°50'03" E	100.71'
L16	N 74°19'07" W	412.37'
L17	N 69°09'10" W	290.81'
L18	S 34°59'20" W	90.96'
L19	S 55°00'40" E	6.36'
L20	S 34°59'20" W	16.00'
L21	S 55°00'40" E	21.36'
L22	S 34°59'20" W	16.00'
L23	S 55°00'40" E	5.00'
L24	S 34°59'20" W	83.17'
L25	N 69°09'10" W	282.28'
L26	N 27°43'31" E	206.67'
L27	N 27°43'31" E	186.20'
L28	S 74°13'36" E	288.51'
L29	S 15°46'24" W	180.88'
L30	S 15°46'24" W	181.64'
L31	S 74°13'36" E	21.32'
L32	N 15°46'24" E	20.69'
L33	N 74°19'07" W	23.81'
L34	N 74°19'07" W	17.50'

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	06°47'43"	N 65°45'40" E	256.48	30.42	30.40
C2	30°34'01"	N 51°07'03" E	173.25	92.43	91.34
C3	04°56'37"	N 63°55'45" E	173.25	14.95	14.94
C4	25°37'24"	N 48°38'45" E	173.25	77.48	76.83
C5	69°37'27"	S 19°21'14" E	42.00	51.04	47.95
C6	90°14'03"	N 09°02'56" W	42.00	66.15	59.52
C7	45°37'00"	N 58°52'36" E	42.00	33.44	32.56
C8	45°37'00"	S 58°52'36" W	42.00	33.44	32.56



ACS STATION "I-25-20"  
N=1502367.513  
E=1530648.760  
GRD TO GRID=0.999674593  
Δα = -00° 12' 40.48"  
CENTRAL ZONE, NAD 1983

11-0272.DWG (JUNE, 2011)



THIS IS TO CERTIFY THAT TAXES ARE CURRENT  
 AND PAID ON UPC # 500 lot of (12) parcel  
 AND PAID ON UPC # on certificate  
 AND PAID ON UPC # \_\_\_\_\_  
 PROPERTY OWNER OF RECORD Headstart Enterprises  
5/10/07  
 BERNALILLO COUNTY TREASURER'S OFFICE

PLAT OF  
**GUTHRIE COMMERCE PARK**  
 A REPLAT OF LOTS 11 THROUGH 17  
 SUNRISE HEIGHTS SUBDIVISION  
 A PORTION OF TAHOE PLACE, NORTHEAST  
 TRACTS 89-A-2, 89-B-2, 89-B-3  
 TRACTS 89-C-3 AND 89-C-4  
 OF M.R.G.C.D. MAP NUMBER 32  
 SITUATE WITHIN  
 PROJECTED SECTION 33  
 T.11N., R.3E., N.M.P.M.  
 ELENA GALLEGOS LAND GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
**MAY 2007**

**PROPERTY DESCRIPTION**

A CERTAIN TRACT OR PARCEL OF LAND SITUATE IN PROJECTED SECTION 33, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., WITHIN THE ELENA GALLEGOS LAND GRANT, BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING ALL OF LOTS 11 THROUGH 17 OF SUNRISE HEIGHTS SUBDIVISION, AS SHOWN AND DESIGNATED ON THE SUBDIVISION PLAT FILED APRIL 10, 1947, IN VOLUME C, FOLIO 69 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AND ALL OF THE ADJOINING PORTION OF TAHOE PLACE, NORTHEAST LYING EAST OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT (M.R.G.C.D.) ALAMEDA LATERAL, AND ALL OF CONSERVANCY TRACTS 89-A-2, 89-B-2, 89-B-3, 89-C-3 AND 89-C-4 AS SHOWN AND DEPICTED ON M.R.G.C.D. MAP NUMBER 32 (MAP 32) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE SOUTHERLY RIGHT OF WAY OF MONTAÑO ROAD, NORTHEAST, FROM WHICH POINT THE NEW MEXICO HIGHWAY COMMISSION SURVEY STATION "I-25-20" HAVING NEW MEXICO COORDINATE SYSTEM (CENTRAL ZONE NAD27) VALUES X=390403.88, Y=1502304.95 BEARS S36°37'35E AND 3016.70 FEET DISTANT; THENCE S24°47'07"W A DISTANCE OF 312.51 FEET TO AN ANGLE POINT, BEING THE SOUTHEAST CORNER OF SAID SUNRISE HEIGHTS SUBDIVISION; THENCE S24°36'14"W A DISTANCE OF 133.88 FEET TO THE U.S.G.L.O. BRASSCAP MARKING THE NORTHEAST CORNER OF THE TOWN OF ALBUQUERQUE LAND GRANT PER THE SURVEY OF 1921; THENCE S20°53'32"W A DISTANCE OF 17.31 FEET ALONG THE EAST LINE (1921) OF SAID TOWN OF ALBUQUERQUE GRANT TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED BEING ALSO THE SOUTHEAST CORNER OF SAID M.R.G.C.D. TRACT 89-C-4; THENCE N74°34'14"W ALONG THE SOUTHERLY LINE OF SAID TRACT 89-C-4 A DISTANCE OF 562.81 FEET TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE EASTERLY LINE OF THE M.R.G.C.D. ALAMEDA LATERAL; THENCE ALONG THE EASTERLY LINE OF THE SAID ALAMEDA LATERAL THROUGH THE FOLLOWING COURSES: N66°08'57E A DISTANCE OF 166.88 FEET TO A POINT OF CURVATURE; NORTHEASTERLY 92.43 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 173.25 FEET, A CENTRAL ANGLE OF 30°34'01" AND A CHORD THAT BEARS N50°51'57"E A DISTANCE OF 91.34 FEET TO A POINT OF TANGENCY; AND N35°34'56"E A DISTANCE OF 292.86 FEET TO THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE SOUTHERLY RIGHT OF WAY OF SAID MONTAÑO ROAD, NORTHEAST, BEING ALSO THE NORTHWEST CORNER OF SAID SUNRISE HEIGHTS SUBDIVISION; THENCE S75°05'18"E ALONG THE SOUTHERLY RIGHT OF WAY OF SAID MONTAÑO ROAD, NORTHEAST A DISTANCE OF 354.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.3675 ACRES, MORE OR LESS.

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens are fully reserved to said District and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition or plat, said District is absolved of all obligations to furnish irrigation waters and services to any portions thereof other than from existing turnouts.  
 APPROVED: [Signature] DATE 5/10/07

THE PURPOSE OF THIS PLAT IS TO VACATE THE PORTION OF TAHOE PLACE NORTHEAST LYING EAST OF THE ALAMEDA LATERAL AND CONSOLIDATE IT WITH LOTS 11-17 OF SUNRISE HEIGHTS SUBDIVISION, TRACTS 89-A-2, 89-B-2, 89-B-3, 89-C-3 AND 89-C-4 OF M.R.G.C.D. MAP 32 INTO TRACT A OF GUTHRIE COMMERCE PARK.

**SUBDIVISION DATA**

- CASE No. \_\_\_\_\_
- ZONE ATLAS INDEX No. F-15
- GROSS SUBDIVISION AREA: 4.3675 ACRES
- TOTAL NUMBER OF LOTS CREATED: 1 LOTS
- DRB PROJECT No. 1004228
- TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.000
- TALOS LOG No. 2004393470

PUBLIC UTILITY EASEMENTS SHOWN ARE GRANTED FOR THE JOINT AND COMMON USE OF:

- PNM ELECTRIC SERVICES FOR THE INSTALLATION MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRIC SERVICE.
- PNM GAS SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.
- QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING, BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
- COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH UNDERGROUND LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

**CONSENT AND DEDICATION STATEMENT**

THE UNDERSIGNED DOES HEREBY STATE AND AFFIRM THAT I AM THE OWNER AND PROPRIETOR OF THE LANDS SHOWN HEREON AND THAT I POSSESS COMPLETE AND INDEFEASIBLE TITLE, IN FEE SIMPLE, THERETO, AND I DO FURTHER STATE THAT THE SUBDIVISION SHOWN HEREON IS OF MY FREE WILL AND CONSENT IN ACCORDANCE WITH MY EXPRESSED WISHES AND DESIRES AND DO HEREBY GRANT ALL PUBLIC UTILITY EASEMENTS SHOWN 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 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 IN WITNESS WHEREOF WE HEREBY AFFIX MY HAND.

[Signature]  
 JAMES P. GUTHRIE, HEADSTART ENTERPRISES, LLC

**ACKNOWLEDGMENT**

STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO

OFFICIAL SEAL  
 KARA L. KADAS  
 NOTARY PUBLIC-STATE OF NEW MEXICO  
 My commission expires: 2-15-11

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1<sup>st</sup> DAY OF MAY, 2007, BY JAMES P. GUTHRIE, FOR HEADSTART ENTERPRISES LLC, A NEW MEXICO LIMITED LIABILITY CORPORATION.

[Signature]  
 NOTARY PUBLIC

MY COMMISSION EXPIRES 2/15/11

**NOTES:**

- BEARINGS SHOWN ARE REFERENCED TO THE SOUTH LINE OF SUNRISE HEIGHTS SUBDIVISION FILED 7-17-47 IN VOLUME C, FOLIO 69 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO. TO OBTAIN NEW MEXICO STATE PLANE GRID BEARINGS, ROTATE PLAT BEARINGS CLOCKWISE 00°14'17". DISTANCES SHOWN ARE GROUND.
- EXCEPT AS SHOWN, NO OTHER EASEMENTS OR RIGHTS OF WAY ARE CREATED BY THIS PLAT. ALL EASEMENTS OF RECORD ARE SHOWN.
- RECORD DATA ARE SHOWN IN PARENTHESES.
- CITY OF ALBUQUERQUE WATER AND SEWER SERVICE IS CURRENTLY AVAILABLE TO THE SUBJECT PROPERTY.
- THIS PROPERTY IS CURRENTLY ZONED M-1.

APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:  
 PROJECT NO. 1004228 APPLICATION NO. 07 DRB-00538

<u>[Signature]</u> DRB CHAIRPERSON, PLANNING DEPARTMENT	<u>5/09/07</u> DATE
<u>[Signature]</u> CITY ENGINEER	<u>5/9/07</u> DATE
<u>[Signature]</u> REAL PROPERTY DIVISION	<u>5-3-07</u> DATE
<u>[Signature]</u> TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	<u>5-9-07</u> DATE
<u>[Signature]</u> UTILITIES DEVELOPMENT	<u>5-9-07</u> DATE
<u>[Signature]</u> CITY SURVEYOR	<u>5-2-07</u> DATE
<u>[Signature]</u> PARKS AND RECREATION DEPARTMENT	<u>5/9/07</u> DATE
<u>[Signature]</u> A.M.A.F.C.A.	<u>5/9/07</u> DATE
<u>[Signature]</u> M.R.G.C.D.	<u>5-2-07</u> DATE
<u>[Signature]</u> PNM ELECTRIC SERVICES COMPANY	<u>5-2-07</u> DATE
<u>[Signature]</u> PNM GAS SERVICES COMPANY	<u>5-2-07</u> DATE
<u>[Signature]</u> QWEST COMMUNICATIONS	<u>5/9/07</u> DATE
<u>[Signature]</u> COMCAST CABLE	<u>5-3-07</u> DATE

**SURVEYOR'S CERTIFICATION**

I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR REGISTERED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON JULY 23, 2004, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATTING AND MONUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

[Signature] 5-1-2007  
 PHILIP W. TURNER N.M.P.S. 10204 DATE

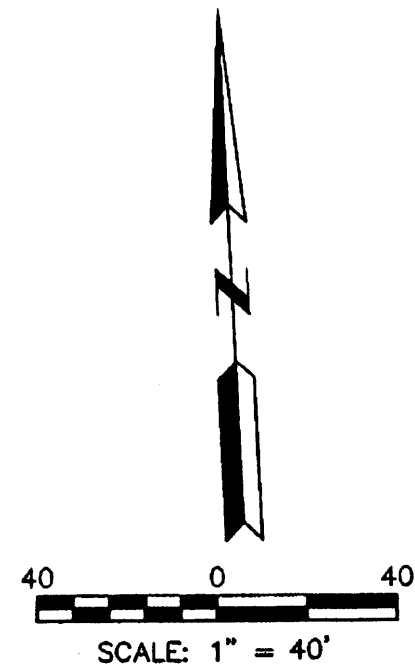


PLAT AND SURVEY BY:  
**TERRAMETRICS**  
 OF NEW MEXICO  
 4175 MONTGOMERY BLVD. NE  
 ALBUQUERQUE, NEW MEXICO 87109  
 PHONE: (505) 881-2903

**PLAT OF  
GUTHRIE COMMERCE PARK**

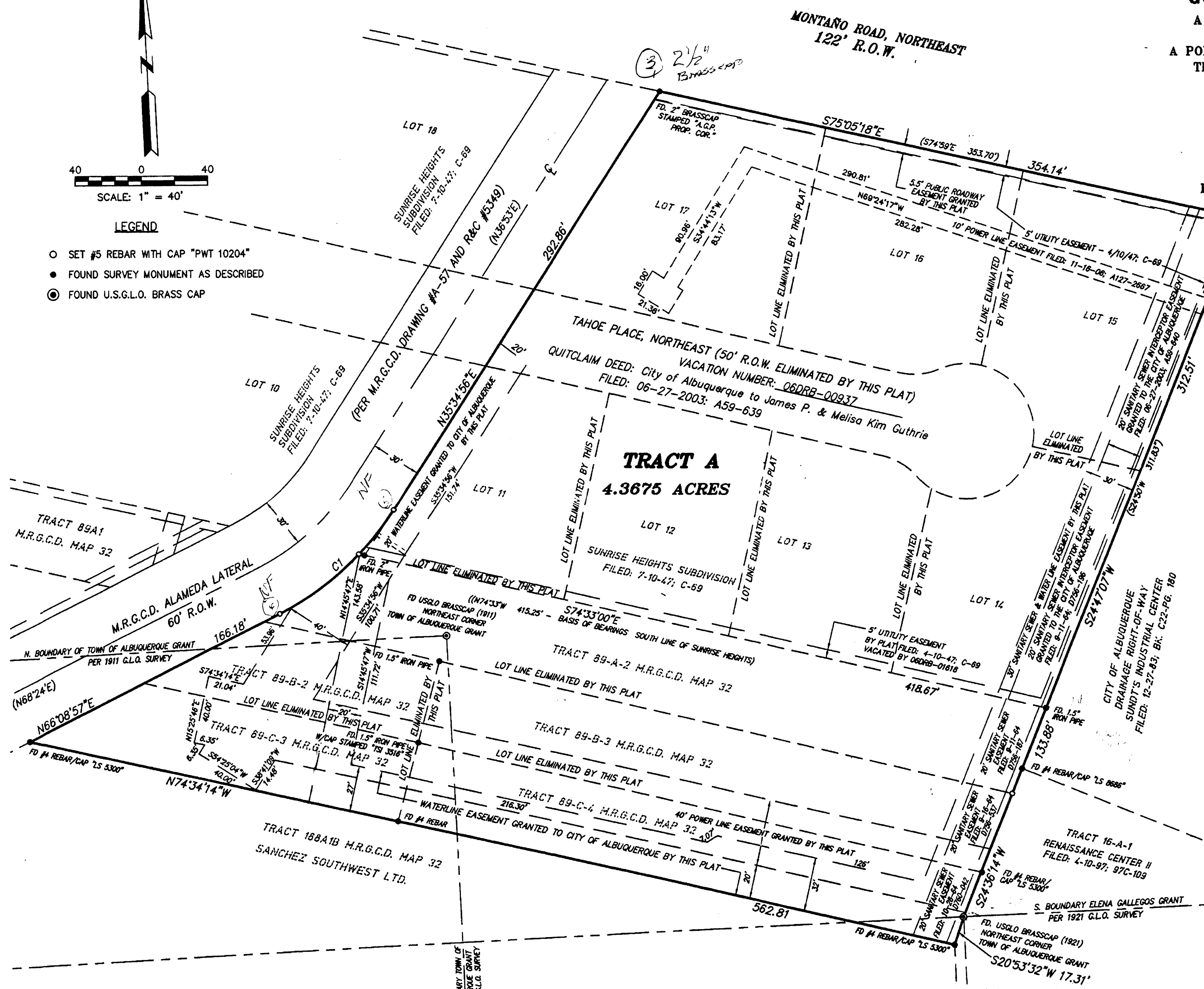
A REPLAT OF LOTS 11 THROUGH 17  
SUNRISE HEIGHTS SUBDIVISION  
A PORTION OF TAHOE PLACE, NORTHEAST  
TRACTS 89-A-2, 89-B-2, 89-B-3  
TRACTS 89-C-3 AND 89-C-4  
OF M.R.G.C.D. MAP NUMBER 32  
SITUATE WITHIN  
PROJECTED SECTION 33  
T.11N., R.3E., N.M.P.M.  
ELENA GALLEGOS LAND GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

MAY 2007



**LEGEND**

- SET #5 REBAR WITH CAP "PWT 10204"
- FOUND SURVEY MONUMENT AS DESCRIBED
- ⊙ FOUND U.S.G.L.O. BRASS CAP



ACS CONTROL STATION "1-25-20"  
X=390403.88  
Y=1502304.85  
ELEV.=5079.46 (NGVD29)  
CONVERGENCE=-001'23"  
COMBINED FACTOR=0.99997080  
(NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD27)

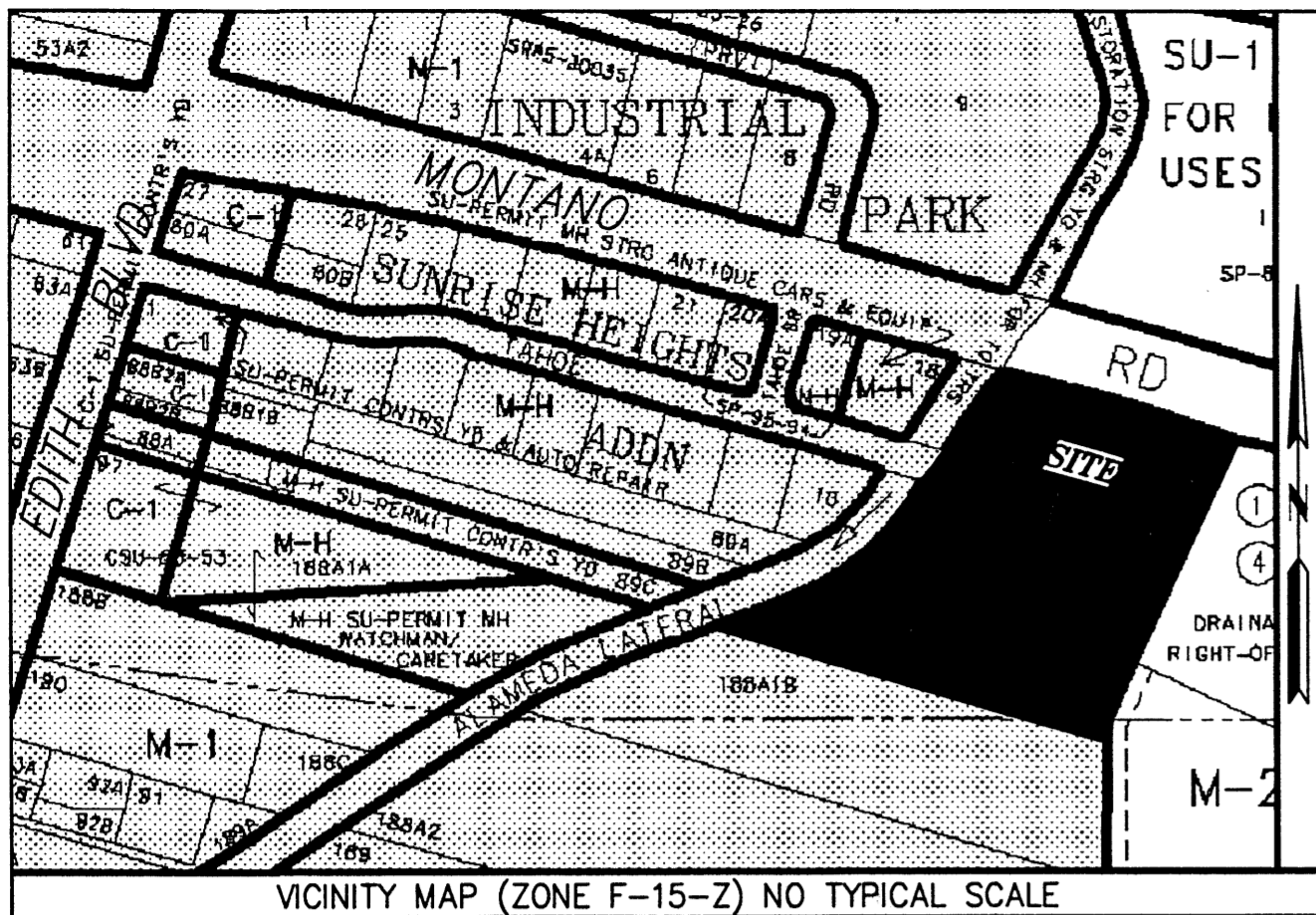
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	92.43'	173.25'	30°34'01"	N50°51'57"E	91.34'

2607669450  
664687  
Page 2 of 2  
85/18/2887 83/62P  
Bk-2887C Pg-115

**PLAT AND SURVEY BY:**  
**TERRAMETRICS**  
**OF NEW MEXICO**  
4175 MONTGOMERY BLVD. NE  
ALBUQUERQUE, NEW MEXICO 87109  
PHONE: (505) 881-2903





VICINITY MAP (ZONE F-15-Z) NO TYPICAL SCALE

THE PURPOSE OF THIS PLAT IS TO VACATE THE PORTION OF TAHOE PLACE NORTHEAST LYING EAST OF THE ALAMEDA LATERAL AND CONSOLIDATE IT WITH LOTS 11-17 OF SUNRISE HEIGHTS SUBDIVISION, TRACTS 89-A-2, 89-B-2, 89-B-3, 89-C-3 AND 89-C-4 OF M.R.G.C.D. MAP 32 INTO TRACT A OF GUTHRIE COMMERCE PARK.

**SUBDIVISION DATA**

- 1) CASE No. \_\_\_\_\_
- 2) ZONE ATLAS INDEX No. F-15
- 3) GROSS SUBDIVISION AREA: 4.3675 ACRES
- 4) TOTAL NUMBER OF LOTS CREATED: 1 LOTS
- 5) DRB PROJECT No. 1004228
- 6) TOTAL MILEAGE OF FULL WIDTH STREETS CREATED: 0.000
- 7) TALOS LOG No. 2004393470

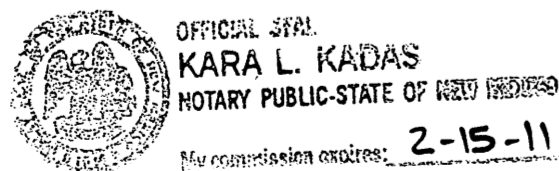
PUBLIC UTILITY EASEMENTS SHOWN ARE GRANTED FOR THE JOINT AND COMMON USE OF:

- A) PNM ELECTRIC SERVICES FOR THE INSTALLATION MAINTENANCE AND SERVICE OF UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRIC SERVICE.
- B) PNM GAS SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICE.
- C) QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED COMMUNICATION LINES AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING, BUT NOT LIMITED TO, ABOVE GROUND PEDESTALS AND CLOSURES.
- D) COMCAST CABLE FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF SUCH UNDERGROUND LINES, CABLE AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE TV SERVICE.

**CONSENT AND DEDICATION STATEMENT**

THE UNDERSIGNED DOES HEREBY STATE AND AFFIRM THAT I AM THE OWNER AND PROPRIETOR OF THE LANDS SHOWN HEREON AND THAT I POSSESS COMPLETE AND INDEFEASIBLE TITLE, IN FEE SIMPLE, THERETO, AND I DO FURTHER STATE THAT THE SUBDIVISION SHOWN HEREON IS OF MY FREE WILL AND CONSENT IN ACCORDANCE WITH MY EXPRESSED WISHES AND DESIRES AND DO HEREBY GRANT ALL PUBLIC UTILITY EASEMENTS SHOWN 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 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 IN WITNESS WHEREOF WE HEREBY AFFIX MY HAND.

*[Signature]*  
 JAMES P. GUTHRIE, HEADSTART ENTERPRISES, LLC



ACKNOWLEDGMENT  
 STATE OF NEW MEXICO  
 COUNTY OF BERNALILLO  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15<sup>th</sup> DAY OF MAY, 2007, BY JAMES P. GUTHRIE, FOR HEADSTART ENTERPRISES LLC, A NEW MEXICO LIMITED LIABILITY CORPORATION.

*[Signature]*  
 Kara L. Kadas  
 NOTARY PUBLIC

MY COMMISSION EXPIRES 2/15/11

THIS IS TO CERTIFY THAT TAXES ARE CURRENT  
 AND PAID ON UPC # see list of (12) parcels on attachment  
 AND PAID ON UPC # \_\_\_\_\_  
 AND PAID ON UPC # \_\_\_\_\_  
 PROPERTY OWNER OF RECORD Headstart Enterprises  
*[Signature]* 5/10/07  
 BERNALILLO COUNTY TREASURER'S OFFICE

**PROPERTY DESCRIPTION**

A CERTAIN TRACT OR PARCEL OF LAND SITUATE IN PROJECTED SECTION 33, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M., WITHIN THE ELENA GALLEGOS LAND GRANT, BERNALILLO COUNTY, NEW MEXICO, BEING AND COMPRISING ALL OF LOTS 11 THROUGH 17 OF SUNRISE HEIGHTS SUBDIVISION, AS SHOWN AND DESIGNATED ON THE SUBDIVISION PLAT FILED APRIL 10, 1947, IN VOLUME C, FOLIO 69 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO, AND ALL OF THE ADJOINING PORTION OF TAHOE PLACE, NORTHEAST LYING EAST OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT (M.R.G.C.D.) ALAMEDA LATERAL, AND ALL OF CONSERVANCY TRACTS 89-A-2, 89-B-2, 89-B-3, 89-C-3 AND 89-C-4 AS SHOWN AND DEPICTED ON M.R.G.C.D. MAP NUMBER 32 (MAP 32) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE SOUTHERLY RIGHT OF WAY OF MONTAÑO ROAD, NORTHEAST, FROM WHICH POINT THE NEW MEXICO HIGHWAY COMMISSION SURVEY STATION "1-25-20" HAVING NEW MEXICO COORDINATE SYSTEM (CENTRAL ZONE NAD27) VALUES X=390403.88, Y=1502304.95 BEARS S36°37'35E AND 3016.70 FEET DISTANT; THENCE S24°47'07"W A DISTANCE OF 312.51 FEET TO AN ANGLE POINT, BEING THE SOUTHEAST CORNER OF SAID SUNRISE HEIGHTS SUBDIVISION;  
 THENCE S24°36'14"W A DISTANCE OF 133.88 FEET TO THE U.S.G.L.O. BRASSCAP MARKING THE NORTHEAST CORNER OF THE TOWN OF ALBUQUERQUE LAND GRANT PER THE SURVEY OF 1921;  
 THENCE S20°53'32"W A DISTANCE OF 17.31 FEET ALONG THE EAST LINE (1921) OF SAID TOWN OF ALBUQUERQUE GRANT TO THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED BEING ALSO THE SOUTHEAST CORNER OF SAID M.R.G.C.D. TRACT 89-C-4;  
 THENCE N74°34'14"W ALONG THE SOUTHERLY LINE OF SAID TRACT 89-C-4 A DISTANCE OF 562.81 FEET TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE EASTERLY LINE OF THE M.R.G.C.D. ALAMEDA LATERAL;  
 THENCE ALONG THE EASTERLY LINE OF THE SAID ALAMEDA LATERAL THROUGH THE FOLLOWING COURSES: N66°08'57E A DISTANCE OF 166.88 FEET TO A POINT OF CURVATURE; NORTHEASTERLY 92.43 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 173.25 FEET, A CENTRAL ANGLE OF 30°34'01" AND A CHORD THAT BEARS N50°51'57"E A DISTANCE OF 91.34 FEET TO A POINT OF TANGENCY;  
 AND N35°34'56"E A DISTANCE OF 292.86 FEET TO THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, A POINT ON THE SOUTHERLY RIGHT OF WAY OF SAID MONTAÑO ROAD, NORTHEAST, BEING ALSO THE NORTHWEST CORNER OF SAID SUNRISE HEIGHTS SUBDIVISION;  
 THENCE S75°05'18"E ALONG THE SOUTHERLY RIGHT OF WAY OF SAID MONTAÑO ROAD, NORTHEAST A DISTANCE OF 354.14 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.3675 ACRES, MORE OR LESS.

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens are fully reserved to said District and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition or plat, said District is absolved of all obligations to furnish irrigation waters and services to any portions thereof other than from existing turnouts.  
 APPROVED: *[Signature]* DATE 5/21/07

- NOTES:**
- 1) BEARINGS SHOWN ARE REFERENCED TO THE SOUTH LINE OF SUNRISE HEIGHTS SUBDIVISION FILED 7-17-47 IN VOLUME C, FOLIO 69 OF THE RECORDS OF BERNALILLO COUNTY, NEW MEXICO. TO OBTAIN NEW MEXICO STATE PLANE GRID BEARINGS, ROTATE PLAT BEARINGS CLOCKWISE 00°14'17". DISTANCES SHOWN ARE GROUND.
  - 2) EXCEPT AS SHOWN, NO OTHER EASEMENTS OR RIGHTS OF WAY ARE CREATED BY THIS PLAT. ALL EASEMENTS OF RECORD ARE SHOWN.
  - 3) RECORD DATA ARE SHOWN IN PARENTHESES.
  - 4) CITY OF ALBUQUERQUE WATER AND SEWER SERVICE IS CURRENTLY AVAILABLE TO THE SUBJECT PROPERTY.
  - 6) THIS PROPERTY IS CURRENTLY ZONED M-1.

PLAT OF  
**GUTHRIE COMMERCE PARK**  
 A REPLAT OF LOTS 11 THROUGH 17  
 SUNRISE HEIGHTS SUBDIVISION  
 A PORTION OF TAHOE PLACE, NORTHEAST  
 TRACTS 89-A-2, 89-B-2, 89-B-3  
 TRACTS 89-C-3 AND 89-C-4  
 OF M.R.G.C.D. MAP NUMBER 32  
 SITUATE WITHIN  
 PROJECTED SECTION 33  
 T.11N., R.3E., N.M.P.M.  
 ELENA GALLEGOS LAND GRANT  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
**MAY 2007**

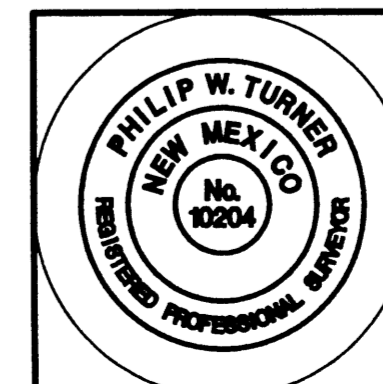
APPROVALS as specified by the City of Albuquerque Subdivision Ordinance:  
 PROJECT NO. 1004228 APPLICATION NO. 07 DRB-00538

- |  |                 |
|--|-----------------|
| <i>[Signature]</i><br>DRB CHAIRPERSON, PLANNING DEPARTMENT         | 5/09/07<br>DATE |
| <i>[Signature]</i><br>CITY ENGINEER                                | 5/9/07<br>DATE  |
| <i>[Signature]</i><br>REAL PROPERTY DIVISION                       | 5-3-07<br>DATE  |
| <i>[Signature]</i><br>TRAFFIC ENGINEERING, TRANSPORTATION DIVISION | 5-9-07<br>DATE  |
| <i>[Signature]</i><br>UTILITIES DEVELOPMENT                        | 5-9-07<br>DATE  |
| <i>[Signature]</i><br>CITY SURVEYOR                                | 5-2-07<br>DATE  |
| <i>[Signature]</i><br>PARKS AND RECREATION DEPARTMENT              | 5/9/07<br>DATE  |
| <i>[Signature]</i><br>A.M.A.F.C.A.                                 | 5/9/07<br>DATE  |
| <i>[Signature]</i><br>M.R.G.C.D.                                   | 5-2-07<br>DATE  |
| <i>[Signature]</i><br>PNM ELECTRIC SERVICES COMPANY                | 5-2-07<br>DATE  |
| <i>[Signature]</i><br>PNM GAS SERVICES COMPANY                     | 5-2-07<br>DATE  |
| <i>[Signature]</i><br>QWEST COMMUNICATIONS                         | 5/9/07<br>DATE  |
| <i>[Signature]</i><br>COMCAST CABLE                                | 5-3-07<br>DATE  |

**SURVEYOR'S CERTIFICATION**

I, PHILIP W. TURNER, A PROFESSIONAL SURVEYOR REGISTERED IN ACCORDANCE WITH THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, FROM THE RETURNS OF AN ACTUAL SURVEY PERFORMED ON THE GROUND ON JULY 23, 2004, THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT IT SATISFIES THE MINIMUM STANDARDS FOR LAND SURVEYING AS DETERMINED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS AND THAT IT MEETS THE REQUIREMENTS FOR PLATTING AND MONUMENTATION OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE.

*[Signature]* 5-1-2007  
 PHILIP W. TURNER N.M.P.S. 10204 DATE



PLAT AND SURVEY BY:  
**TERRAMETRICS**  
 OF NEW MEXICO  
 4175 MONTGOMERY BLVD. NE  
 ALBUQUERQUE, NEW MEXICO 87109  
 PHONE: (505) 881-2903

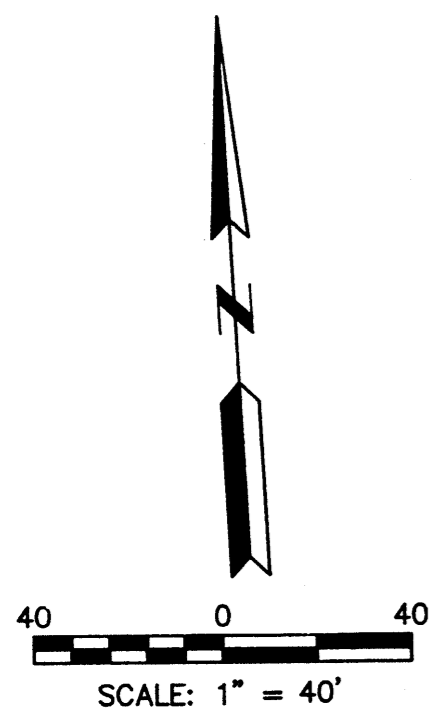


**PLAT OF  
GUTHRIE COMMERCE PARK**

A REPLAT OF LOTS 11 THROUGH 17  
SUNRISE HEIGHTS SUBDIVISION  
A PORTION OF TAHOE PLACE, NORTHEAST  
TRACTS 89-A-2, 89-B-2, 89-B-3  
TRACTS 89-C-3 AND 89-C-4  
OF M.R.G.C.D. MAP NUMBER 32

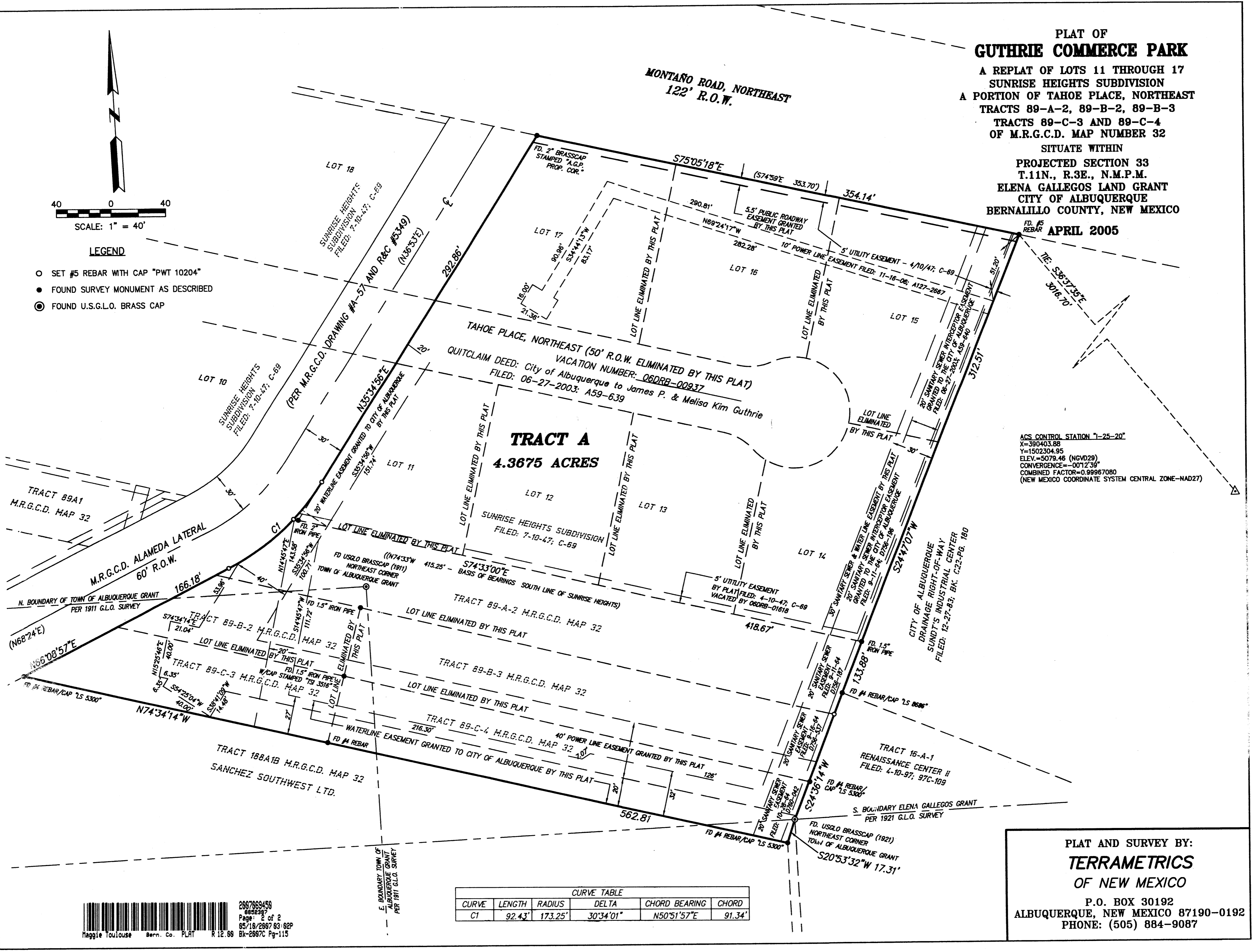
SITUATE WITHIN  
PROJECTED SECTION 33  
T.11N., R.3E., N.M.P.M.  
ELENA GALLEGOS LAND GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO

APRIL 2005



**LEGEND**

- SET #5 REBAR WITH CAP "PWT 10204"
- FOUND SURVEY MONUMENT AS DESCRIBED
- ⊙ FOUND U.S.G.L.O. BRASS CAP



TAHOE PLACE, NORTHEAST (50' R.O.W. ELIMINATED BY THIS PLAT)  
QUITCLAIM DEED: City of Albuquerque to James P. & Melisa Kim Guthrie  
VACATION NUMBER: 06DRB-00937  
FILED: 06-27-2003; A59-639

**TRACT A  
4.3675 ACRES**

ACS CONTROL STATION "1-25-20"  
X=390403.88  
Y=1502304.95  
ELEV.=5079.46 (NGVD29)  
CONVERGENCE=-0012'39"  
COMBINED FACTOR=0.99967080  
(NEW MEXICO COORDINATE SYSTEM CENTRAL ZONE-NAD27)

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	92.43'	173.25'	30°34'01"	N50°51'57"E	91.34'

PLAT AND SURVEY BY:  
**TERRAMETRICS  
OF NEW MEXICO**  
P.O. BOX 30192  
ALBUQUERQUE, NEW MEXICO 87190-0192  
PHONE: (505) 884-9087

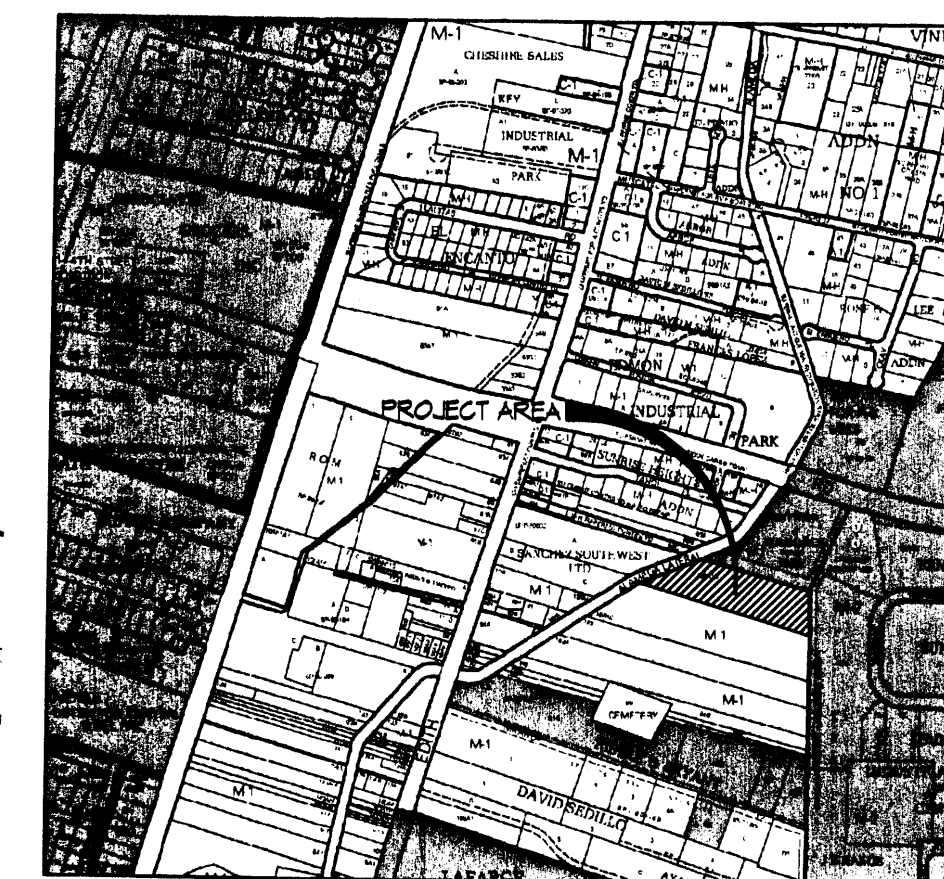




Darren Sowell  
ARCHITECTS

4700 Lincoln N.E., Suite 111  
Albuquerque, N.M. 87109  
Phone: (505) 342-6200  
Fax: (505) 342-6201

Preliminary  
Not For  
Construction



VICINITY MAP

ZONE ATLAS: F-15-Z

**SITE DATA:**

LEGAL DESCRIPTION: TRACT 188A1B, MRSCD PROPERTY, MAP NO. 32  
ADDRESS: 0000 MONTANO ROAD, NE  
PROPERTY AREA: 9.94 ACRES  
ZONING: M-1  
BUILDING AREA:  
NEW AUTOMOTIVE REPAIR GARAGE: 14,500 SF

**PARKING CALCULATIONS:**

<b>REQUIRED PARKING:</b>	
1 SPACE PER 1,000 SF MANUFACTURING:	20 SPACES
19,500 SF/1000 SF:	1 SPACE
ADA SPACES:	1 SPACE
MOTORCYCLE SPACES:	22 SPACES
<b>TOTAL:</b>	<b>22 SPACES</b>
<b>PROVIDED PARKING:</b>	
STANDARD SPACES:	24 SPACES
ADA SPACES:	1 SPACE
MOTORCYCLE SPACES:	2 SPACES
<b>TOTAL:</b>	<b>32 SPACES</b>

**GENERAL NOTES:**

A. NOTE:

**KEYED NOTES:** ○

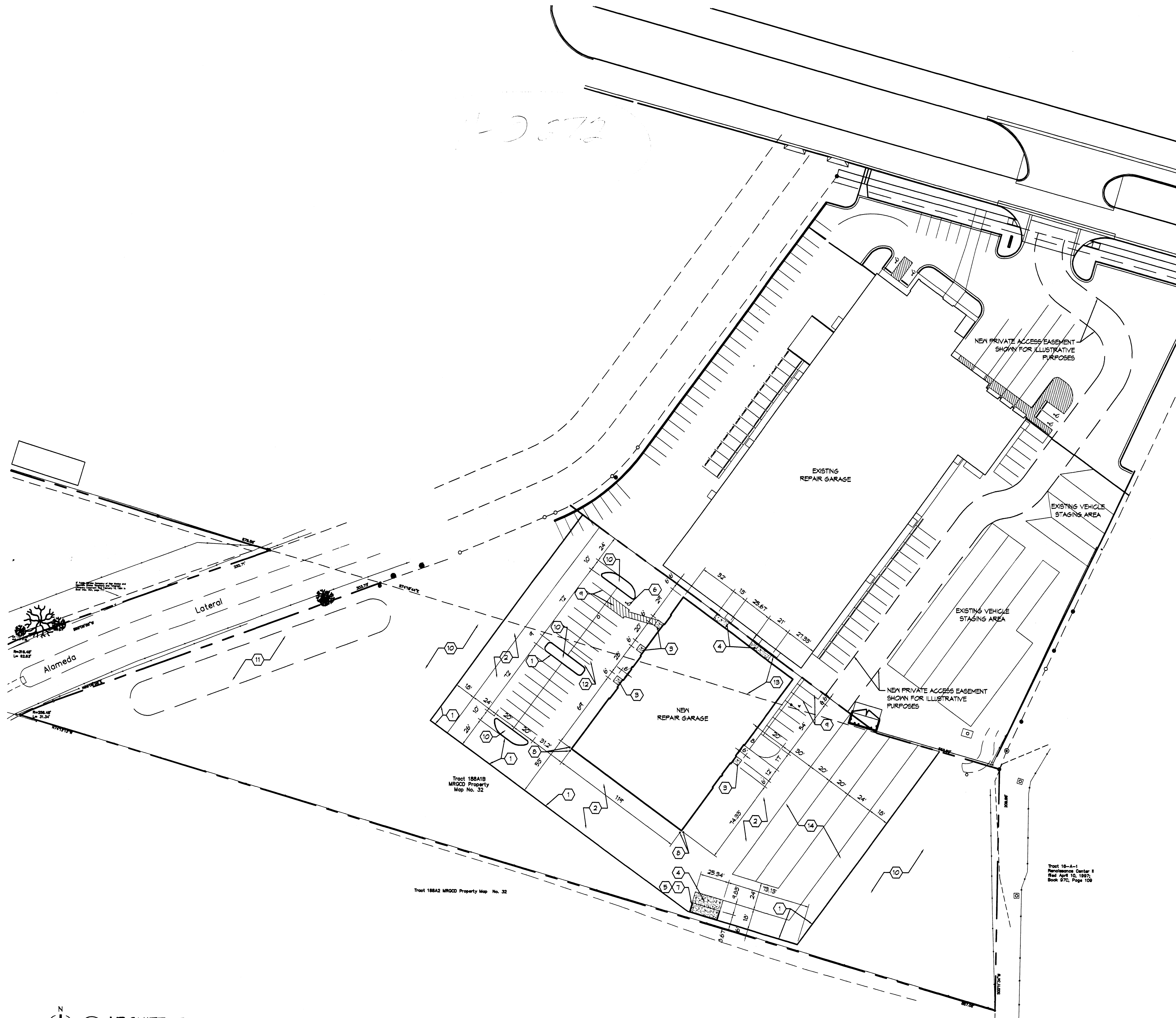
- NEW 6" CONCRETE CURB.
- NEW ASPHALT CONCRETE PAVING.
- NEW CONCRETE STOOP TO BE FLUSH WITH ASPHALT.
- NEW CONCRETE APRON/PAVING TO BE FLUSH WITH ASPHALT.
- NEW DOUBLE BIN REFUSE ENCLOSURE.
- NEW ACCESSIBLE PARKING.
- NEW 6' HIGH CMU WALL.
- NEW 6" DIA. CONCRETE FILLED PIPE BOLLARD.
- NEW 4" WIDE PAVEMENT MARKING.
- NEW LANDSCAPE AREA.
- NEW STORM WATER RETENTION AREA.
- NEW MOTORCYCLE PARKING.
- LOT LINE TO BE ADJUSTED BY PLATTING ACTION.
- NEW VEHICLE STAGING AREA, PAVEMENT MARKING PATTERN & SPACING TO BE DETERMINED BY OWNER.

Project Number	1016
Drawn By	
Checked	
Issue Date	April 15, 2011

PRIVATE ACCESS  
EASEMENT EXHIBIT

Scale: AS SHOWN

EX-1



1 ARCHITECTURAL SITE PLAN

# SUNRISE HEIGHTS

A SUBDIVISION

ALBUQUERQUE, NEW MEXICO

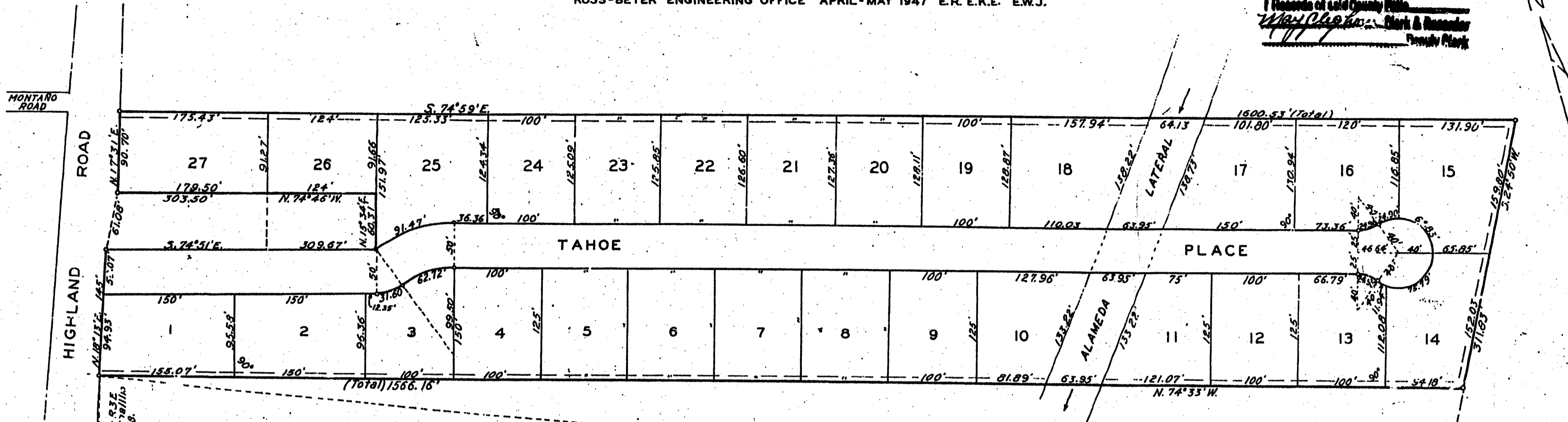
SCALE: 1 IN. = 100 FT.

ROSS-BEYER ENGINEERING OFFICE APRIL-MAY 1947 E.R.E.K.E. E.W.J.

State of New Mexico  
County of Bernalillo  
This instrument was filed for record on

JUL 10 1947

W. J. Cleghorn, County Clerk  
Mark A. Bessinger, County Clerk



**NOTE:** Easements Five Feet in Width are reserved for Utility Lines along the Southerly lines of Lots 1 to 14, inclusive; along the Easterly lines of Lots 14 and 15; and along the Northerly lines of Lots 15 to 27, inclusive, as indicated by dotted lines.

I, C. B. Beyer, County Surveyor of Bernalillo County, New Mexico, hereby certify that I have examined the Plat of SUNRISE HEIGHTS upon which this certificate appears, and approved the same this Twelfth day of May, 1947.

*C. B. Beyer*  
County Surveyor.

The above and foregoing subdivision of that certain tract of land situate in School Districts No. 4 and No. 33, Bernalillo County, New Mexico, being the Property designated as Tract No. 90-a and Tract No. 90-b on Middle Rio Grande Conservancy District Property Map No. 33, and more particularly described by survey as follows: Beginning at the Southwest Corner, a point on the Easterly line of a public road known as Highland Road, from which beginning-point the South 1/4 Corner of Section 22, Township 11 North, Range 3 East, N.M.P.M., as shown on Bernalillo County Survey Sheet No. 18, bears S. 17° 51' W., 191.8 feet distant; and from which beginning-point the Northeast Corner of the Town of Albuquerque Grant bears S. 69° 29' 30" E., 1550 feet distant; running from said beginning-point N. 18° 13' E., along the Easterly line of Highland Road, 145 feet; thence S. 74° 51' E., 209.67 feet; thence N. 15° 24' E., 30.31 feet; thence N. 74° 45' W., 303.50 feet; thence N. 17° 21' E., along the Easterly line of Highland Road, 90.70 feet to the Northwest corner; thence S. 74° 59' E., 1500.13 feet to the Northeast corner; thence S. 34° 50' W., 311.52 feet to the Southeast corner; thence N. 74° 32' W., 1556.16 feet to the place of beginning; surveyed, platted and subdivided as the same appears hereon, comprising LOTS 1 to 27, inclusive, of SUNRISE HEIGHTS, is with the free consent and in accordance with the desires of the undersigned owners and proprietors thereof.

*E. C. Richmond*      *Ruth Lena Richmond*  
Owners and Proprietors

State of New Mexico, )  
County of Bernalillo, ) ss.

On this 24th day of May, 1947, before me, a Notary Public in and for said County, personally appeared E. C. RICHMOND and RUTH LENA RICHMOND, his wife, to me known to be the persons described in and who executed the foregoing instrument, and they declared that they executed the same as their free act and deed.

In Witness Whereof, I have hereunto set my hand and seal, on the date last above written. *Elvio Marcelli* Notary Public.

My Commission expires August 7th, 1947.

I, May Cleghorn, County Clerk of Bernalillo County, New Mexico, hereby certify that the plat of SUNRISE HEIGHTS, upon which this certificate appears, was approved and accepted for filing by the Board of County Commissioners of said County at its meeting held on the Twelfth day of May, 1947.

*May Cleghorn* County Clerk.