

LEGAL DESCRIPTION:

LOT NUMBERED SEVEN-A (7-A) IN BLOCK LETTERED 'C' OF THE HIGHLAND ADDITION SOUTH, 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 JUNE 9, 2005 IN BOOK 2005C, PAGE 195.

**PLAT OF SURVEY
FOR
BROADWAY VISTAS DEVELOPMENT
BEING A REPLAT ON
LOT 7-A, BLOCK C
HIGHLAND ADDITION SOUTH
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2008**

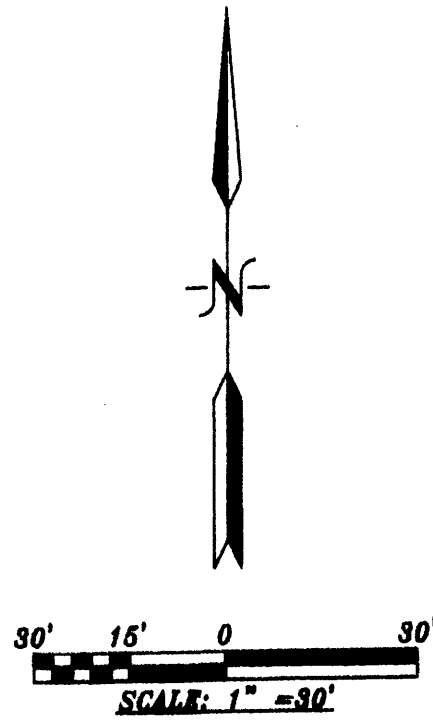
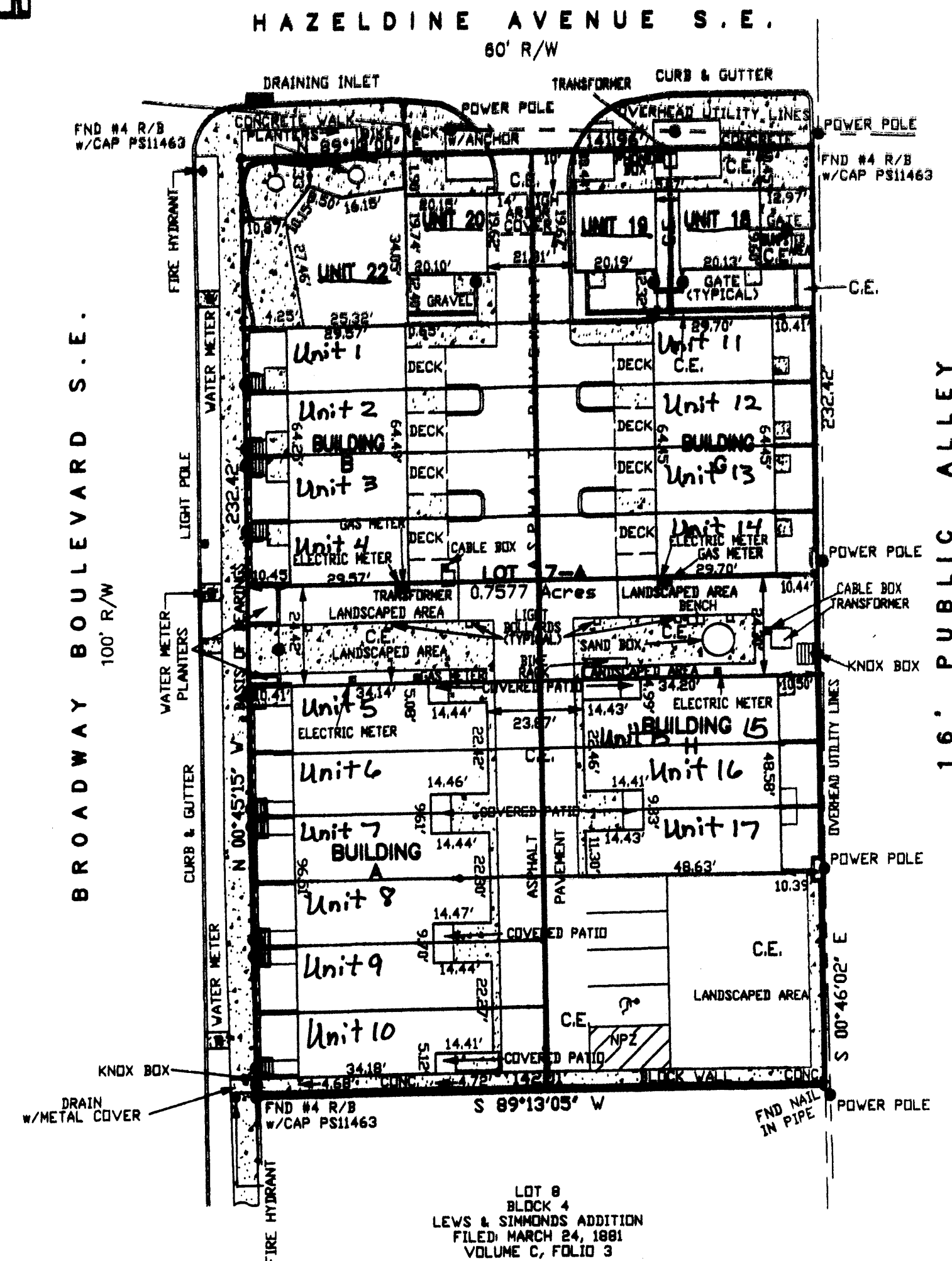
Doc# 2008122839
11/14/2008 10:58 AM Page: 1 of 2 Bernalillo County
CONDO R: \$12,000 M. Toulouse Oliver

RECORDING INFORMATION

1: OWNER OF RECORD: UNITED SOUTH BROADWAY CORP.
2: PROPERTY IS WITHIN SECTION 20, T. 10 N., R. 3 E., N.M.P.M.
3: THIS IS A SURVEY OF AN EXISTING TRACT OF LAND, NO PROPERTY LINES ARE BEING ADDED, DELETED OR MOVED.

GENERAL NOTES:

- 1: BASIS OF BEARINGS IS THE ABOVE DESCRIBED SUBDIVISION.
- 2: THE PURPOSE OF THIS PLAT IS TO SHOW THE EXISTING CONDOMINIUMS, IMPROVEMENTS AND COMMON ELEMENTS.
- 3: CE=COMMON ELEMENT
- 4: ADDRESS OF PROPERTY : 700-718 BROADWAY BOULEVARD S.E.
- 5: OWNER OF RECORD UNITED SOUTH BROADWAY CORP.
- 6: LEGAL DESCRIPTION AND EASEMENTS SHOWN ARE BASED ON THE RECORDED PLAT.
- 7: PLATS USED TO ESTABLISH BOUNDARY:
A: PLAT OF 7-A BLOCK C, HIGHLAND ADDITION SOUTH FILED: 2005, IN BOOK 2005C, PAGE 195
- 8: FIELD WORK PERFORMED ON: NOVEMBER, 2007, JANUARY, 2008 AND MAY, 2008



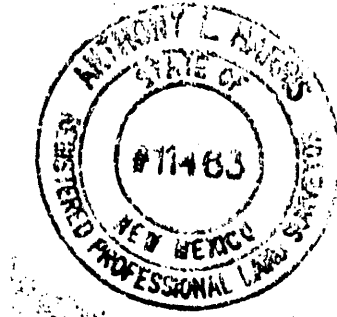
07-1315.dwg(Nov-07)

LOT 8
BLOCK 4
LEWIS & SIMMONS ADDITION
FILED: MARCH 24, 1881
VOLUME C, FOLIO 3

SURVEYOR'S CERTIFICATE:

State of New Mexico
County of Bernalillo) S.S.
I, Anthony L. Harris, a Professional Surveyor, licensed under the laws of the State of New Mexico, do hereby certify that I have surveyed the above described property and I am responsible for said survey and that the plat hereon drawn is a true and correct representation of said survey, to the best of my knowledge and belief, and meets the minimum standards for land surveys in the State of New Mexico; that the bearings and distances shown hereon are based on the Plat or Deed of Record, unless otherwise indicated herein; that it shows all easements shown on the plat of record; that there are no encroachments from the said property onto adjoining properties onto said property, unless shown hereon and that it shows the location of all permanent improvements pertinent to the said survey and does meet the requirements as set forth in Section 47-7B-9, Plat and Plans for the Condominium Act.

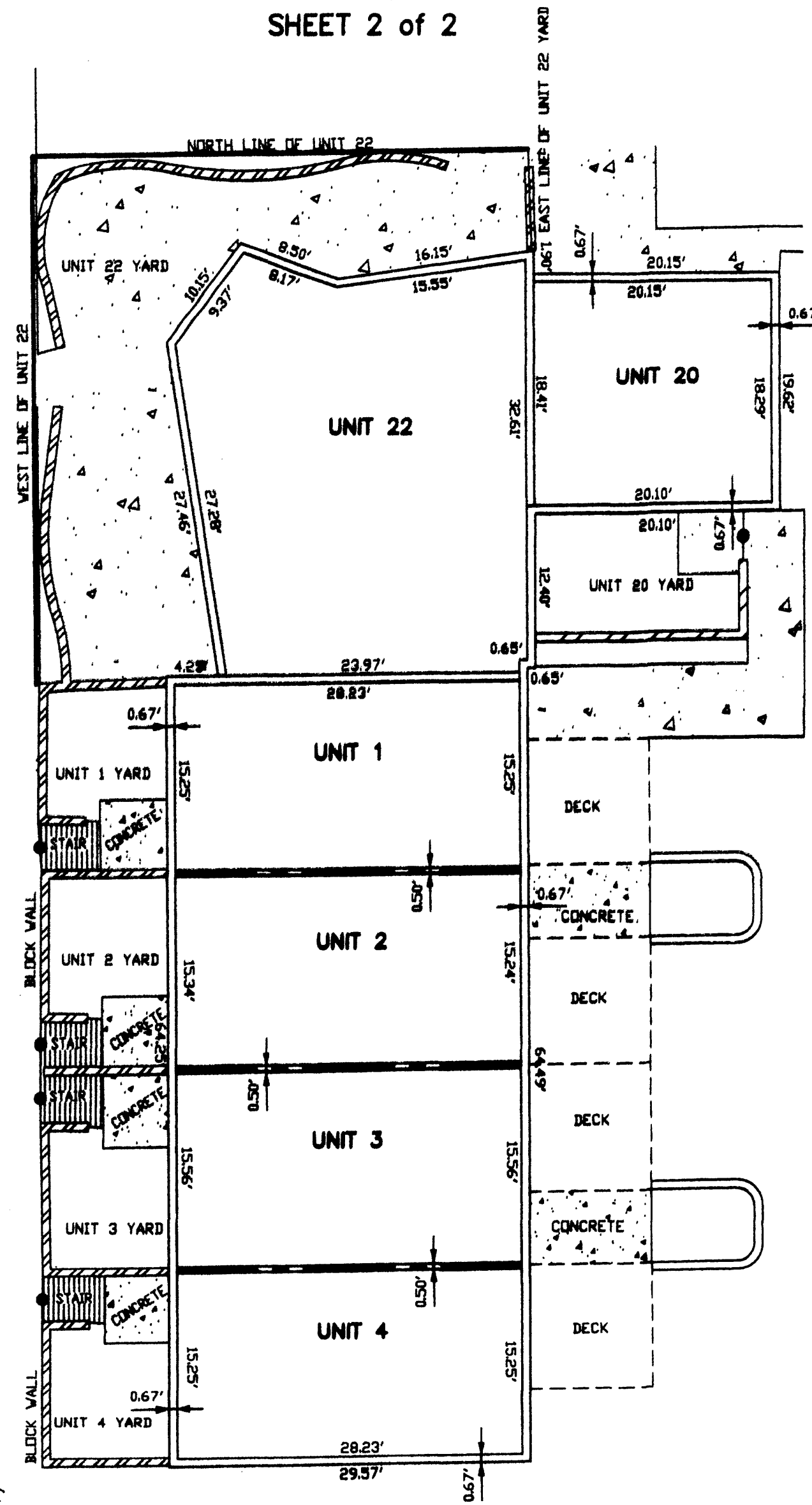
Given under my hand and seal at Albuquerque, New Mexico, this 12th day of November 2008



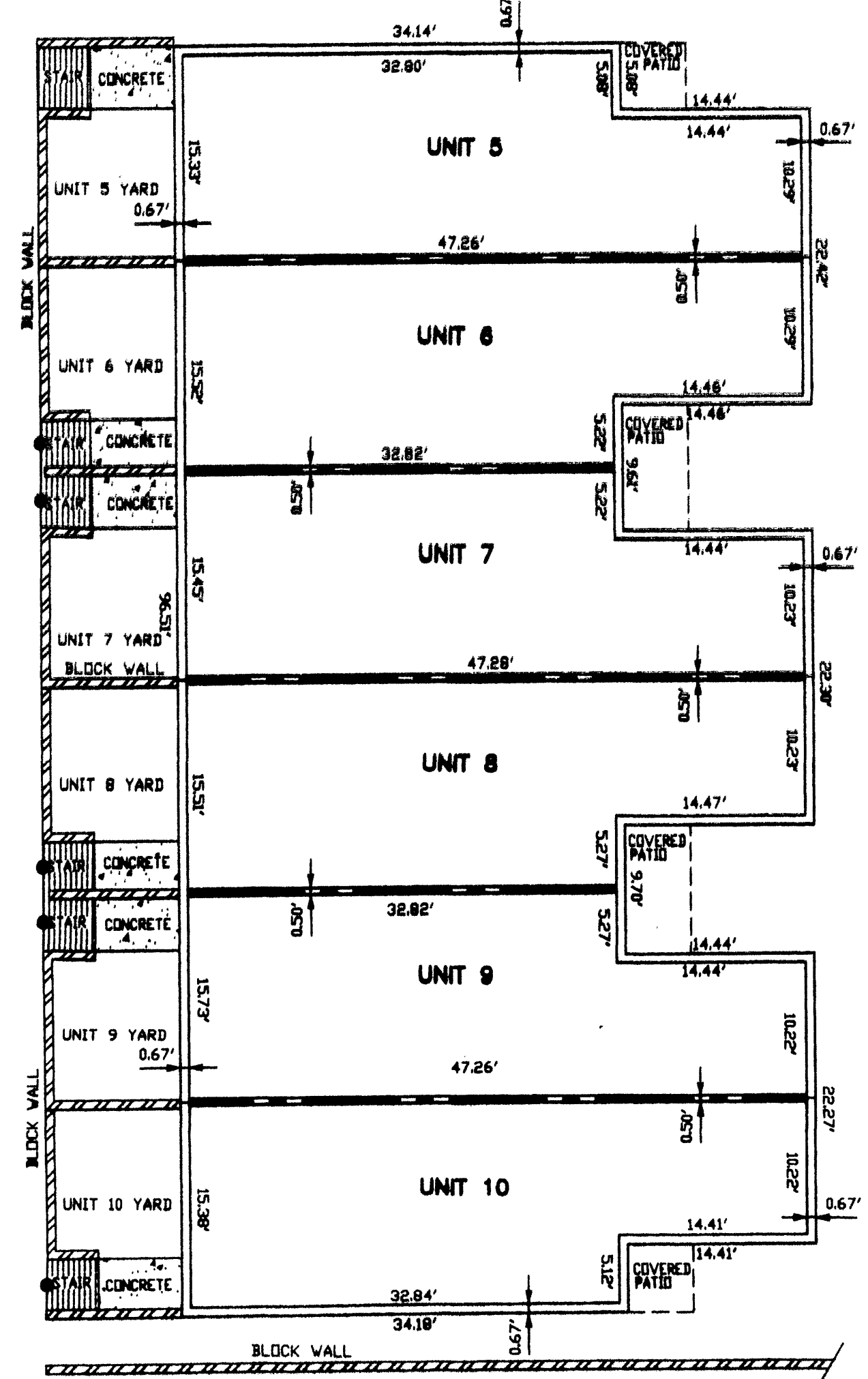
Anthony L. Harris
Anthony L. Harris, N.M.P.S.#11463 HARRIS SURVEYING, INC.

HARRIS SURVEYING, INC. PHONE: (505) 889-8056
1118-D BROADWAY STREET N.E. FAX: (505) 889-8046
ALBUQUERQUE, NEW MEXICO 87110

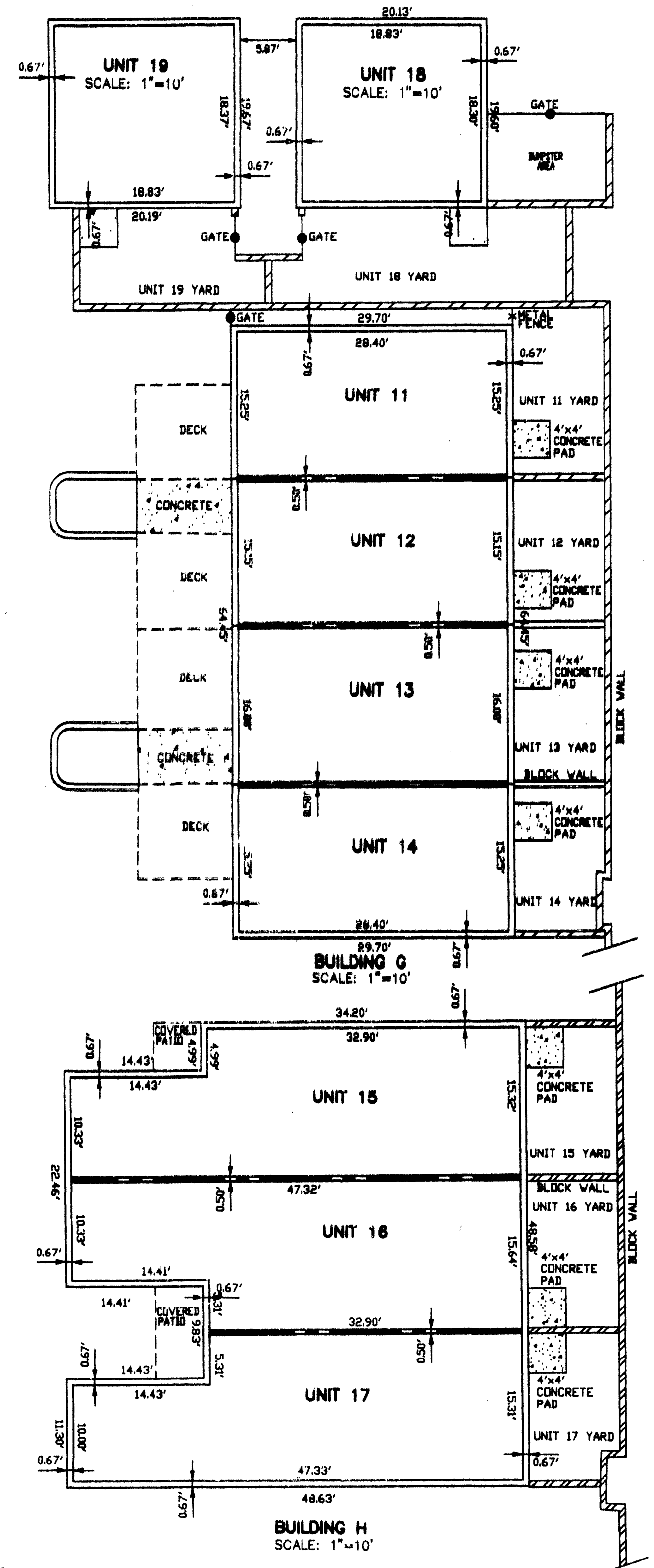
PLAT OF SURVEY
FOR
BROADWAY VISTAS
BEING LOCATED ON
LOT 7-A, BLOCK C
HIGHLAND ADDITION SOUTH
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
NOVEMBER, 2008
SHEET 2 of 2



BUILDING B
SCALE: 1"=10'



BUILDING A
SCALE: 1"=10'



BUILDING H
SCALE: 1"=10'

07-1315.dwg (Nov-07)



Vicinity Map

SUBDIVISION DATA / NOTES

1. PLAT WAS COMPILED USING EXISTING RECORD DATA & ACTUAL FIELD SURVEY.
2. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD 1927, AND ARE BASED ON ACS CONTROL MONUMENTS 5-K15B(R) AND 6-K14(R), AS SHOWN HEREON.
3. DISTANCES ARE GROUND DISTANCES.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. DISTANCES IN PARENTHESES () PER THE PLAT OF HIGHLAND ADDITION SOUTH, FILED IN BERNALILLO COUNTY, NEW MEXICO ON APRIL 8, 1889 IN BOOK D1, FOLIO 17 OR PER THE PLAT OF LEWIS AND SIMONDS ADDITION, FILED IN BERNALILLO COUNTY, NEW MEXICO ON MARCH 21, 1881 IN BOOK C, FOLIO 3.
6. GROSS AREA: 0.7577 ACRES
7. NUMBER OF EXISTING LOTS: 5
8. NUMBER OF LOTS CREATED: 1
9. PROPERTY IS ZONED SU2.

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

MONUMENT LEGEND	
⊕	FOUND CONTROL STATION AS NOTED
⊠	FOUND MONUMENT AS NOTED
⊙	SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED

LEGAL DESCRIPTION
 Lots numbered Five (5), Six (6), Seven (7) and Eight (8) in Block lettered C of the HIGHLAND ADDITION SOUTH, Albuquerque, New Mexico as filed in the office of the Probate Clerk and Ex-officio Recorder of Bernalillo County, New Mexico on April 8, 1889 in Book D1, folio 17, TOGETHER WITH Lot numbered Seven (7) in Block numbered Four (4) map of the LEWIS AND SIMONDS ADDITION, Albuquerque, New Mexico as filed in the office of the Probate Clerk and Ex-officio Recorder of Bernalillo County, New Mexico on March 24, 1881 in Book C, folio 3.

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

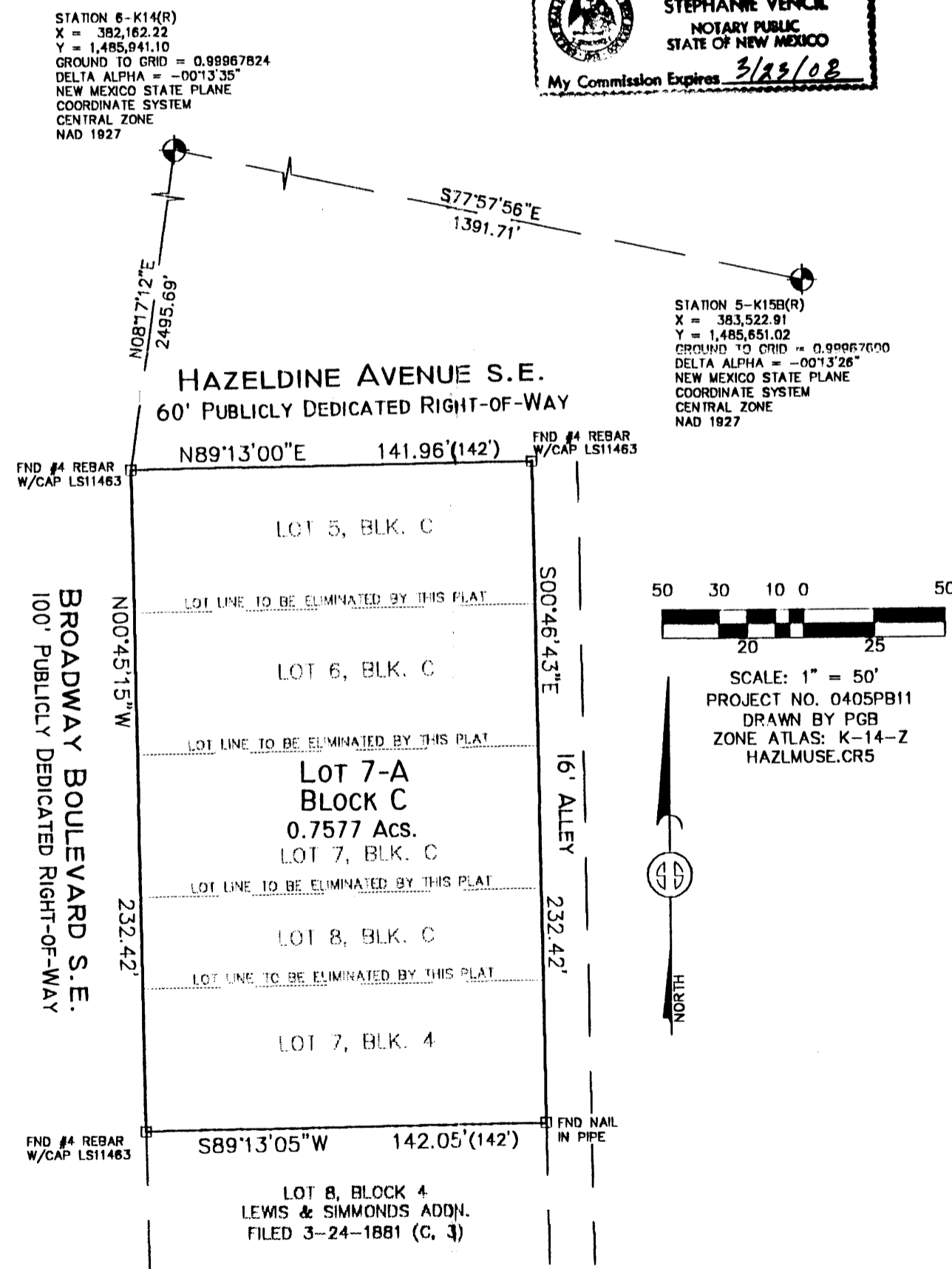
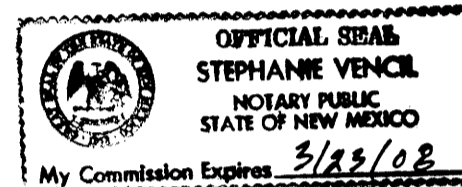
OWNER(S) SIGNATURE: _____ DATE: 5.26.05
 OWNER(S) PRINT NAME: GARRETT SMITH
 ADDRESS: 514 Central SW Albuquerque, NM. TRACT: _____

ACKNOWLEDGMENT
 STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF May, 2005.
 BY: Garrett Smith _____

MY COMMISSION EXPIRES: March 23, 2008

 NOTARY PUBLIC



**PLAT OF
 LOT 7-A, BLOCK C
 HIGHLAND ADDITION SOUTH
 PROJECTED SECTION 20, T. 10 N., R. 3 E., N.M.P.M.
 TOWN OF ATRISCO GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 MAY 2005**

DISCLOSURE STATEMENT
 THE PURPOSE OF THIS PLAT IS TO ELIMINATE THE LOT LINES BETWEEN FIVE (5) EXISTING LOTS CREATING ONE (1) NEW LOT.

CITY APPROVALS:	PROJECT NO.:	APPLICATION NO.:
<u>[Signature]</u>		
CITY SURVEYOR		<u>5/26/05</u> DATE
TRAFFIC ENGINEERING		DATE
PARKS & RECREATION DEPARTMENT		DATE
WATER UTILITIES DEVELOPMENT		DATE
A.M.A.F.C.A.		DATE
CITY ENGINEER		DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT		DATE

SURVEYOR'S CERTIFICATION
 I, Gary E. Gritsko, a duly qualified Registered Professional Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat and description were prepared by me or under my supervision, shows all easements as shown on the plat of record or made known to me by the owners and/or proprietors of the subdivision shown hereon, utility companies and other parties expressing an interest and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance, and further meets the Minimum Standards for Land Surveying in the State of New Mexico and is true and correct to the best of my knowledge and belief.

Gary E. Gritsko May 26, 2005
 Gary E. Gritsko Date
 New Mexico Professional Surveyor, 8686



SURVEYS SOUTHWEST LTD.
 333 LOMAS BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87102
 PHONE: (505) 998-0303
 FAX: (505) 998-0306
T10N R3E SEC. 20



Vicinity Map

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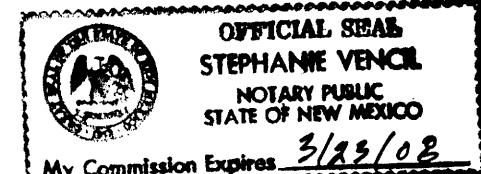
OWNER(S) SIGNATURE: [Signature] DATE: 5.26.05
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) SS
 COUNTY OF BERNALILLO)

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BY: [Signature]
[Signature] NOTARY PUBLIC

MY COMMISSION EXPIRES: March 23, 2008

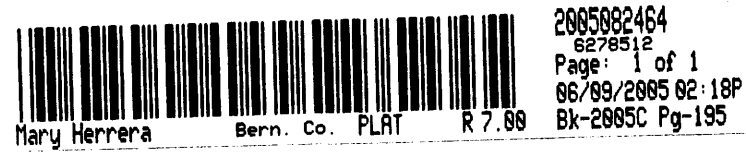
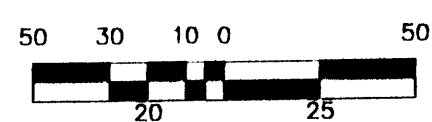
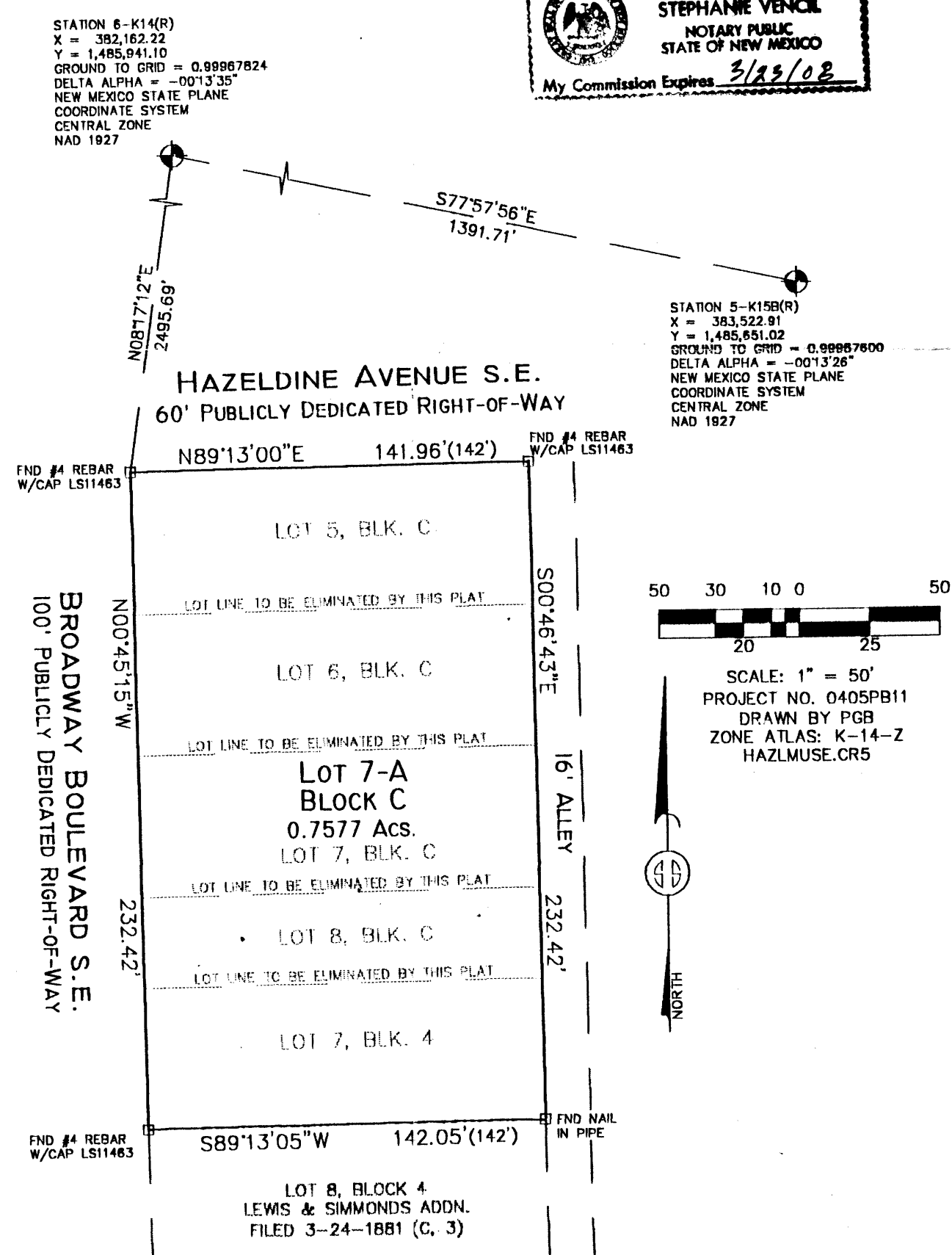


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 MAY 2005**

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<u>[Signature]</u>	<u>5/26/05</u>
CITY SURVEYOR	DATE
<u>[Signature]</u>	<u>6-8-05</u>
TRAFFIC ENGINEERING	DATE
<u>[Signature]</u>	<u>6/8/05</u>
PARKS & RECREATION DEPARTMENT	DATE
<u>[Signature]</u>	<u>6-8-05</u>
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<u>[Signature]</u>	<u>6/8/05</u>
A.M.A.F.C.A.	DATE
<u>[Signature]</u>	<u>6/8/05</u>
CITY ENGINEER	DATE
<u>[Signature]</u>	<u>6/2/05</u>
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE



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 PHONE: (505) 998-0303
 FAX: (505) 998-0306

T10N R3E SEC. 20

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
 UPC#: 1014057-42011 / 1014057-42012
 PROPERTY OWNER OF RECORD:
United South Broadway Corp
 BERNALILLO COUNTY TREASURERS OFFICE:
[Signature] 6/9/05

MONUMENT LEGEND

- ⊕ - FOUND CONTROL STATION AS NOTED
- ⊠ - FOUND MONUMENT AS NOTED
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