

Vicinity Map  
no scale

Zone Atlas Page Number L-21  
Talos Log Number 2008381595

**Subdivision Data**

- Total gross acreage: 11.4018 acres
- Zoning: SU-1 for C-1
- Total number of existing lots: 2. No additional lots are created by this plat.
- Mileage of streets created: 0.
- Bearings are based on the New Mexico State Plane Grid, Central Zone and distances are ground distances.
- The purpose of this plat is to reposition the lot line between the two tracts.
- Where record and measured bearings and distances differ ( ) indicates record bearings and distances.
- Date of field survey: July 2007
- Documents used:
  - Plat of Tracts G-3-A, G-3-B, & H-1, Manzano Mesa filed in the office of the County Clerk of Bernalillo County, New Mexico on 7/26/2001 in Book 2001C, Page 212.
  - Bulk Land Plat of Sandia Science and Technology Park filed in the office of the County Clerk of Bernalillo County, New Mexico on 12/13/2001 in Book 2001C, Page 324.
  - Title Commitment No. 6212001231, effective June 5, 2007, issued by Commonwealth Land Title Insurance Company, countersigned by LandAmerica Albuquerque Title.
  - Exchange Patent filed 10/31/2006, Book A126, Page 5058.
  - Quitclaim Deed filed 02/03/06, Book A111, Page 6505.
  - Title Commitment No. 6212000662, effective August 7, 2009, issued by Commonwealth Land Title Insurance Company, and title search conducted by LandAmerica Albuquerque Title dated September 1, 2009.

**PUBLIC UTILITY EASEMENTS**

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

- 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.
- Public Service Company of New Mexico for the installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
- Qwest for installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
- Comcast, Inc. for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate and maintain facilities for the purposes described above, together with free access to, from, and over said right of way and easement, 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, and to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon.

**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.

**NOTE REGARDING INSTALLATION OF SOLAR COLLECTORS**

Section 14-14-4-7(B) "No property within the area of this plat shall at any time be subject to a deed restriction, covenant or building agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of the proposed plat. The foregoing requirement shall be a condition to approval of this plat."

DOCN 2009139217

12/23/2009 01:39 PM Page: 1 of 2  
PLAT R: \$12.00 B: 2009C P: 0193 R. Toulous Olivere, Bernalillo Cour.

**Tract H-1-A & H-1-B  
Manzano Mesa**  
Being a Replat of  
**Tract H-1, Manzano Mesa and  
Tract L, Sandia Science and Technology Park**  
Section 28, Township 10 North, Range 4 East, N.M.P.M.

City of Albuquerque  
Bernalillo County, New Mexico  
November 2009

PROJECT NUMBER 1004998  
Application Number 09-70384

The purpose of this plat is to reposition the lot line between Tract H-1, Manzano Mesa and Tract L, Sandia Science and Technology Park.

**PLAT APPROVAL**

**UTILITY APPROVALS:**

N/A  
PNM ELECTRIC SERVICES DATE  
N/A  
NEW MEXICO GAS COMPANY DATE  
N/A  
QWEST TELECOMMUNICATIONS DATE  
N/A  
COMCAST, INC. DATE

**CITY APPROVALS:**

[Signature] 12-7-09  
CITY SURVEYOR DATE  
N/A  
REAL PROPERTY DIVISION DATE  
N/A  
ENVIRONMENTAL HEALTH DEPARTMENT DATE  
[Signature] 12/23/09  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION DATE  
[Signature] 12/23/09  
ABC/WUA DATE  
[Signature] 12/23/09  
PARKS & RECREATION DEPARTMENT DATE  
[Signature] 12/23/09  
A.M.A.F.C.A. DATE  
[Signature] 12/23/09  
CITY ENGINEER DATE  
[Signature] 12/23/09  
DRP CHAIRPERSON, PLANNING DEPARTMENT DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# 102105102913730301  
PROPERTY OWNER OF RECORD: STATE OF NEW MEXICO

BERNALILLO COUNTY TREASURER'S OFFICE  
[Signature] 12-23-09

**Forstbauer Surveying, L.L.C.**  
4116 Lomas Boulevard NE  
Albuquerque, New Mexico 87110  
(505) 268-2112 Fax 268-2032

**LEGAL DESCRIPTION**

Tract H-1 as the same is shown and designated on the plat entitled: "Plat of Tracts G-3-A, G-3-B, & H-1, Manzano Mesa" filed in the office of the County Clerk of Bernalillo County, New Mexico on July 26, 2001 in Book 2001C, Page 212 together with:  
Tract L as the same is shown and designated on the plat entitled: "Bulk Land Plat of Sandia Science and Technology Park" filed in the office of the County Clerk of Bernalillo County, New Mexico on December 13, 2001 in Book 2001C, Page 324 and being more particularly described by metes and bounds as follows.

Beginning at the northwest corner of the parcel herein described, a point on the easterly right-of-way line of Eubank Boulevard SE, whence City of Albuquerque Control Survey Monument 6 L21 bears N 38° 28' 22" E, a distance of 3896.62 feet;  
Thence, N 89° 58' 17" E, a distance of 107.30 feet to a point of curvature;  
Thence, southeasterly, a distance of 283.82 feet along the arc of a curve bearing to the right (said arc having a radius of 345.00 feet and a chord which bears S 68° 06' 36" E, a distance of 257.25 feet), to a point of tangency;  
Thence, S 46° 12' 25" E, a distance of 576.11 feet to a point;  
Thence, S 38° 33' 39" W, a distance of 325.83 feet to a point of curvature;  
Thence, southwesterly, a distance of 129.45 feet along the arc of a curve bearing to the left (said arc having a radius of 333.98 feet and a chord which bears S 28° 28' 06" W, a distance of 128.64 feet), to a point of reverse curvature;  
Thence, southwesterly, a distance of 33.41 feet along the arc of a curve bearing to the right (said arc having a radius of 25.00 feet and a chord which bears S 52° 38' 27" W, a distance of 30.97 feet), to a point of tangency;  
Thence, N 89° 04' 51" W, a distance of 452.83 feet to a point of curvature;  
Thence, northwesterly, a distance of 79.57 feet along the arc of a curve bearing to the right (said arc having a radius of 80.00 feet and a chord which bears N 44° 03' 52" W, a distance of 70.73 feet), to a point on said easterly right-of-way line of Eubank Boulevard SE and a point of tangency;  
Thence, N 00° 57' 18" E, a distance of 772.93 feet to a point;  
Thence, N 01° 04' 03" E, a distance of 60.08 feet to the northwest corner and point of beginning of the parcel herein described and containing 11.4018 acres, more or less.

**FREE CONSENT AND DEDICATION - Tract H-1-A**

The real estate shown hereon and described in this plat is surveyed and replatted with the free consent of and in accordance with the wishes and desires of the Undersigned Owner thereof, and the Owner of such real estate does hereby grant any and all easements shown or noted on the plat including the right of ingress and egress.

The Commissioner of Public Lands, reserves the state land depicted hereon for dedication as easements and rights-of-way corridors, subject to the requirement that compensation be paid therefore by acquirers or users of adjacent state trust land as required by the Act of June 20, 1910, Pub. Stat. 1910, 38 stat. 557, ch 310.

New Mexico State Land Office

[Signature]  
Patrick H. Lyons, Commissioner of Public Lands



**FREE CONSENT AND DEDICATION - Tract H-1-B**

The platting of the land comprising Tract H-1-B as shown hereon and all easements shown hereon are with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof. Said owners do hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees. Said owners warrant that they hold among them complete and indefeasible title in fee simple to Tract H-1-B shown hereon.

Board of Regents of the New Mexico School for the Blind and Visually Impaired as the governing board of the New Mexico School for the Blind and Visually Impaired

[Signature]  
Linda M. Lyle, Superintendent on behalf of the Board of Regents of the New Mexico School for the Blind and Visually Impaired

**ACKNOWLEDGMENT**

State of New Mexico }  
County of Bernalillo } ss

This instrument was acknowledged before me this 13th day of November, 2009 by Linda M. Lyle, Superintendent, on behalf of the Board of Regents of the New Mexico School for the Blind and Visually Impaired.

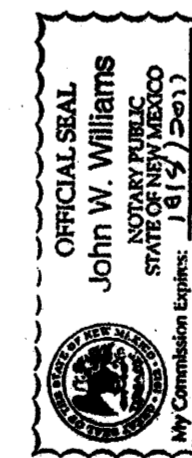
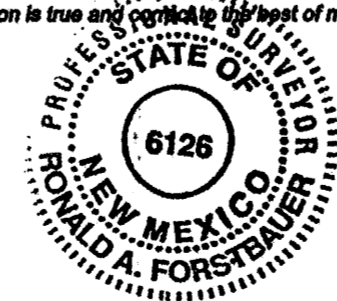
Notary Public [Signature]

My Commission expires 01/3/2011

**SURVEYOR'S AFFIDAVIT**

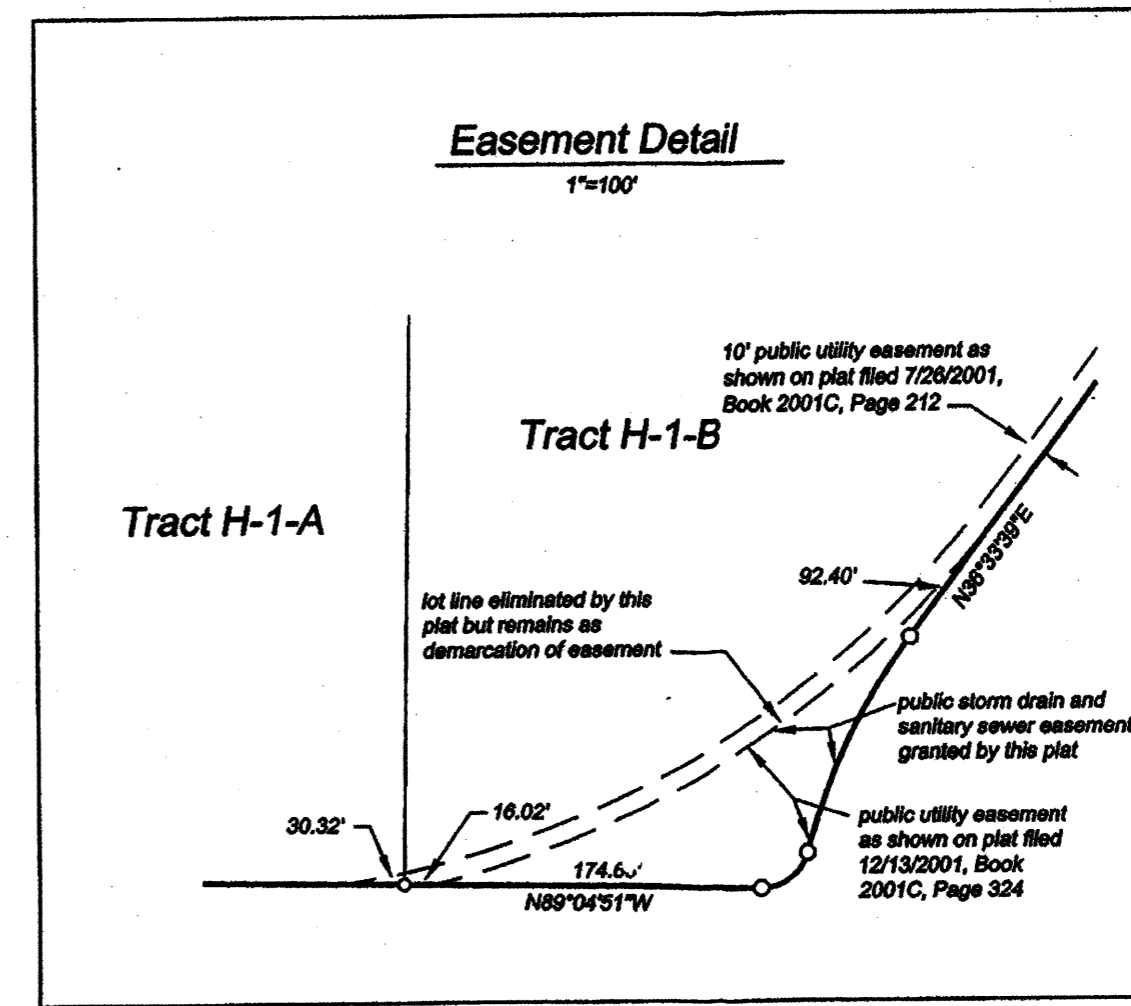
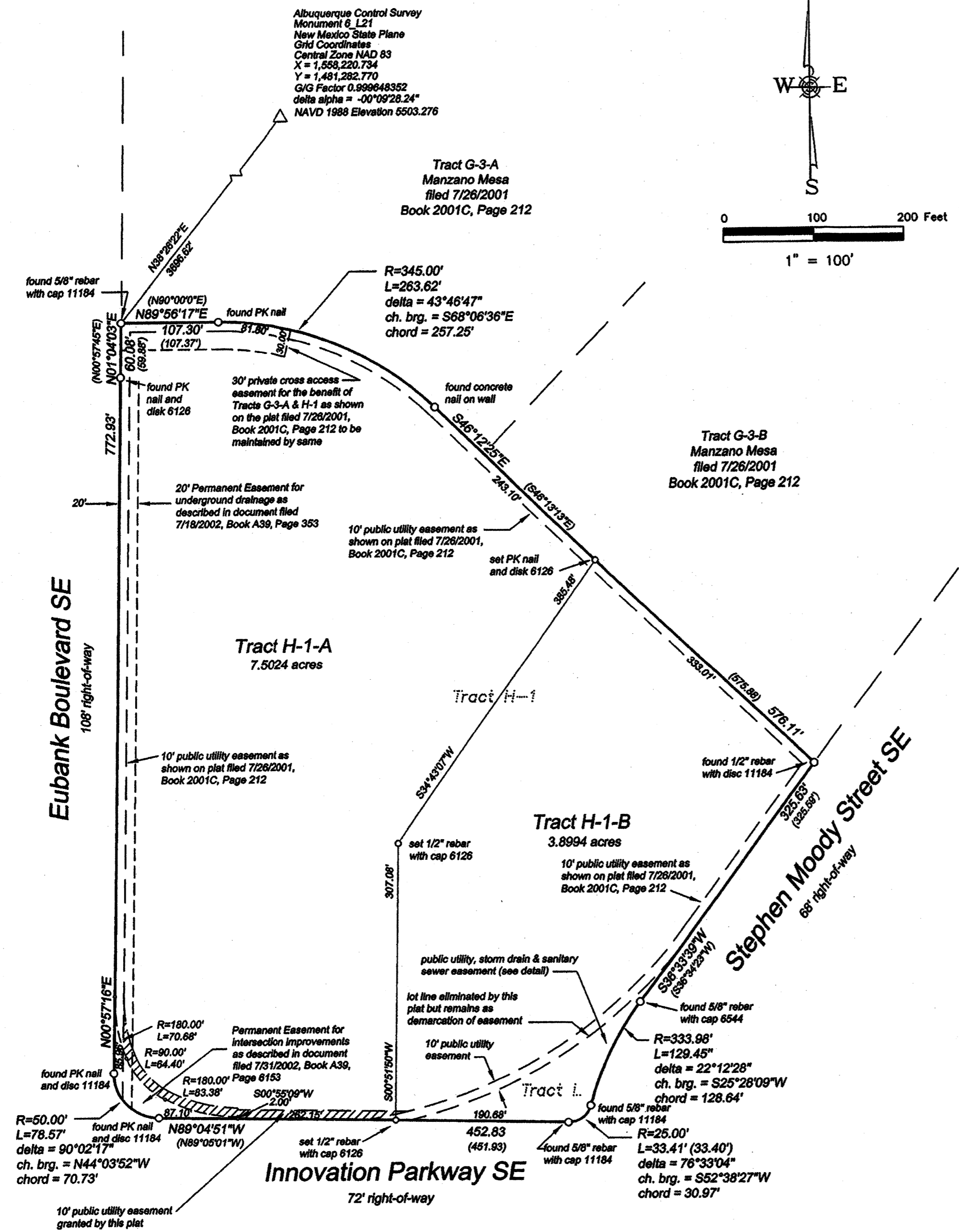
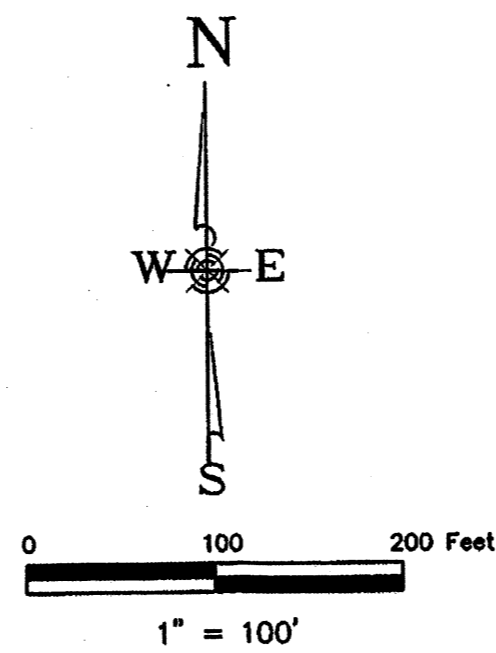
I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Licensure for Professional Engineers and Professional Land Surveyors effective May 1, 2007 and shows easements of record as indicated on Title Commitment No. 6212000662, effective August 7, 2009, issued by Commonwealth Land Title Insurance Company, and title search conducted by LandAmerica Albuquerque Title dated September 1, 2009 and that the information shown hereon is true and correct to the best of my knowledge and belief.

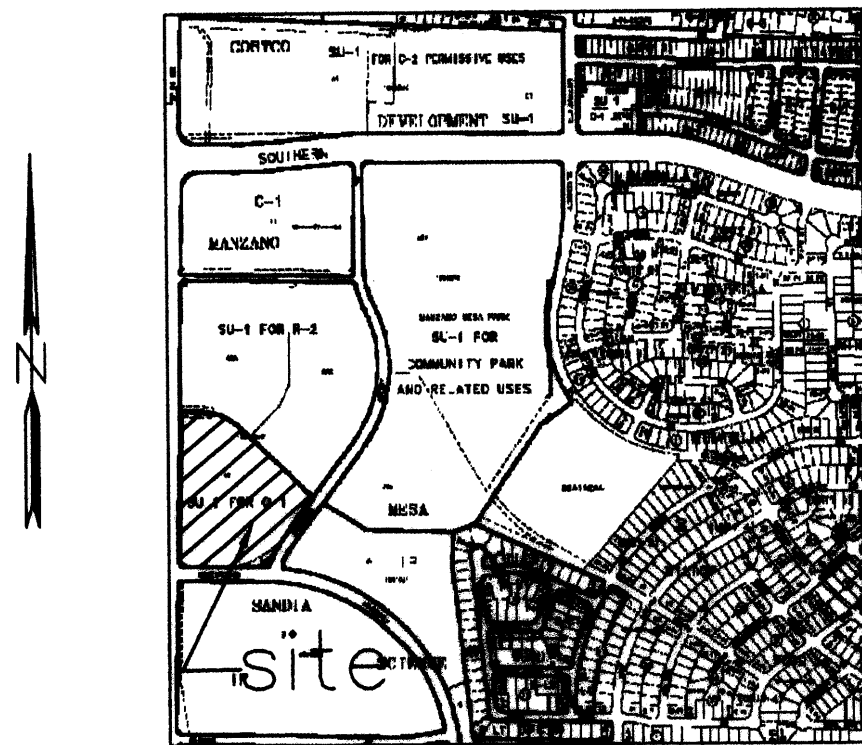
[Signature] 12/23/2009  
Ronald A. Forstbauer Date  
N.M.L.S. No. 6126



**Tract H-1-A & H-1-B**  
**Manzano Mesa**  
 Being a Replat of  
**Tract H-1, Manzano Mesa and**  
**Tract L, Sandia Science and Technology Park**  
 Section 28, Township 10 North, Range 4 East, N.M.P.M.  
 City of Albuquerque  
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 November 2009

DOC# 2009139217  
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 ty:PLAT R:512.00 B: 2009C P: 0185 R. Toulous Oliveira, Bernalillo Cour





Vicinity Map  
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Zone Atlas Page Number L-21  
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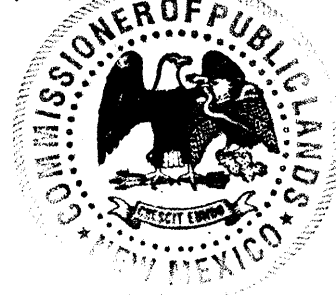
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Thence, N 89° 56' 17" E, a distance of 107.30 feet to a point of curvature;  
Thence, southeasterly, a distance of 263.62 feet along the arc of a curve bearing to the right (said arc having a radius of 345.00 feet and a chord which bears S 68° 06' 36" E, a distance of 257.25 feet), to a point of tangency;  
Thence, S 46° 12' 25" E, a distance of 576.11 feet to a point;  
Thence, S 36° 33' 39" W, a distance of 325.63 feet to a point of curvature;  
Thence, southwesterly, a distance of 129.45 feet along the arc of a curve bearing to the left (said arc having a radius of 333.98 feet and a chord which bears S 25° 28' 09" W, a distance of 128.64 feet), to a point of reverse curvature;  
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Thence, northwesterly, a distance of 78.57 feet along the arc of a curve bearing to the right (said arc having a radius of 50.00 feet and a chord which bears N 44° 03' 52" W, a distance of 70.73 feet), to a point on said easterly right-of-way line of Eubank Boulevard SE and a point of tangency;  
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The Commissioner of Public Lands, reserves the state land depicted hereon for dedication as easements and rights-of-way corridors, subject to the requirement that compensation be paid therefore by acquirers or users of adjacent state trust land as required by the Act of June 20, 1910, Public Law No. 219, 36 Stat. 557, ch 310.

New Mexico State Land Office  
*Patrick H. Lyons*  
Patrick H. Lyons, Commissioner of Public Lands



**FREE CONSENT AND DEDICATION - Tract H-1-B**

The platting of the land comprising Tract H-1-B as shown hereon and all easements shown hereon are with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof. Said owners do hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees. Said owners warrant that they hold among them complete and indefeasible title in fee simple to Tract H-1-B shown hereon.

Board of Regents of the New Mexico School for the Blind and Visually Impaired  
as the governing board of the New Mexico School for the Blind and Visually Impaired

*Linda M. Lyle*  
Linda M. Lyle, Superintendent on behalf of the Board of Regents of the New Mexico School for the Blind and Visually Impaired

**ACKNOWLEDGMENT**

State of New Mexico }  
County of Bernalillo } SS

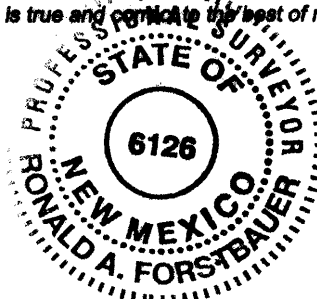
This instrument was acknowledged before me this 13<sup>th</sup> day of November, 2009 by Linda M. Lyle, Superintendent, on behalf of the Board of Regents of the New Mexico School for the Blind and Visually Impaired.

Notary Public *[Signature]* My Commission expires 10/3/2011

**SURVEYOR'S AFFIDAVIT**

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Licensure for Professional Engineers and Professional Land Surveyors effective May 1, 2007 and shows easements of record as indicated on Title Commitment No. 6212000662, effective August 7, 2009, issued by Commonwealth Land Title Insurance Company, and title search conducted by LandAmerica Albuquerque Title dated September 1, 2009 and that the information shown hereon is true and correct to the best of my knowledge and belief.

*Ronald A. Forstbauer*  
Ronald A. Forstbauer Date 12/2/2009  
N.M.L.S. No. 6126



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Manzano Mesa**  
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November 2009

PROJECT NUMBER \_\_\_\_\_  
Application Number \_\_\_\_\_

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**PLAT APPROVAL**

**UTILITY APPROVALS:**

PNM ELECTRIC SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

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

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

COMCAST, INC. \_\_\_\_\_ DATE \_\_\_\_\_

**CITY APPROVALS**

*[Signature]* 12-7-09  
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ENVIRONMENTAL HEALTH DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

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

PARKS & RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

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

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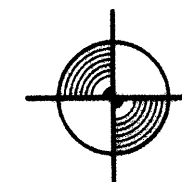
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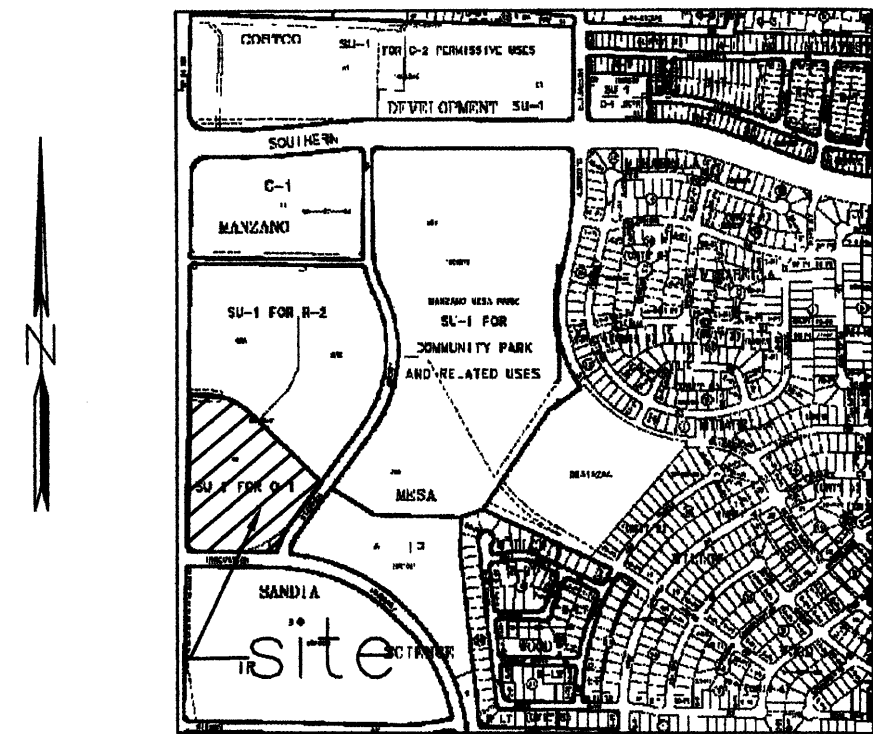
PROPERTY OWNER OF RECORD: \_\_\_\_\_

BERNALILLO COUNTY TREASURER'S OFFICE:



**Forstbauer Surveying, L.L.C.**  
4116 Lomas Boulevard NE  
Albuquerque, New Mexico 87110  
(505) 268-2112 Fax 268-2032





Vicinity Map  
no scale

Zone Atlas Page Number L-21  
Talco Log Number 2009381595

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Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

In approving this plat, PNM Electric Services (PNM) did not conduct a Title Search of the properties shown hereon. Consequently, PNM does not waive nor release any easement or easement rights to which it may be entitled.

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Tract H-1 as the same is shown and designated on the plat entitled: "Plat of Tracts G-3-A, G-3-B, & H-1, Manzano Mesa" filed in the office of the County Clerk of Bernalillo County, New Mexico on July 26, 2001 in Book 2001C, Page 212 together with:  
Tract L as the same is shown and designated on the plat entitled: "Bulk Land Plat of Sandia Science and Technology Park" filed in the office of the County Clerk of Bernalillo County, New Mexico on December 13, 2001 in Book 2001C, Page 324 and being more particularly described by metes and bounds as follows.

Beginning at the northwest corner of the parcel herein described, a point on the easterly right-of-way line of Eubank Boulevard SE, whence City of Albuquerque Control Survey Monument 6\_L21 bears N 38° 28' 22" E, a distance of 3696.62 feet;  
Thence, N 89° 56' 17" E, a distance of 107.30 feet to a point of curvature;  
Thence, southeasterly, a distance of 263.62 feet along the arc of a curve bearing to the right (said arc having a radius of 345.00 feet and a chord which bears S 68° 06' 36" E, a distance of 257.25 feet), to a point of tangency;  
Thence, S 46° 12' 25" E, a distance of 576.11 feet to a point;  
Thence, S 36° 33' 39" W, a distance of 325.63 feet to a point of curvature;  
Thence, southwesterly, a distance of 129.45 feet along the arc of a curve bearing to the left (said arc having a radius of 333.98 feet and a chord which bears S 25° 28' 09" W, a distance of 128.64 feet), to a point of reverse curvature;  
Thence, southwesterly, a distance of 33.41 feet along the arc of a curve bearing to the right (said arc having a radius of 25.00 feet and a chord which bears S 52° 38' 27" W, a distance of 30.97 feet), to a point of tangency;  
Thence, N 89° 04' 51" W, a distance of 452.83 feet to a point of curvature;  
Thence, northwesterly, a distance of 78.57 feet along the arc of a curve bearing to the right (said arc having a radius of 50.00 feet and a chord which bears N 44° 03' 52" W, a distance of 70.73 feet), to a point on said easterly right-of-way line of Eubank Boulevard SE and a point of tangency;  
Thence, N 00° 57' 16" E, a distance of 772.93 feet to a point;  
Thence, N 01° 04' 03" E, a distance of 60.08 feet to the northwest corner and point of beginning of the parcel herein described and containing 11.4018 acres, more or less.

FREE CONSENT AND DEDICATION - Tract H-1-A

The real estate shown hereon and described in this plat is surveyed and replatted with the free consent of and in accordance with the wishes and desires of the Undersigned Owner thereof, and the Owner of such real estate does hereby grant any and all easements shown or noted on the plat including the right of ingress and egress.

The Commissioner of Public Lands, reserves the state land depicted hereon for dedication as easements and rights-of-way corridors, subject to the requirement that compensation be paid therefore by acquirers or users of adjacent state trust land as required by the Act of June 20, 1910, Pub. L. No. 61-219, 36 stat. 557, ch 310.

New Mexico State Land Office

Patrick H. Lyons, Commissioner of Public Lands

FREE CONSENT AND DEDICATION - Tract H-1-B

The platting of the land comprising Tract H-1-B as shown hereon and all easements shown hereon are with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof. Said owners do hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees. Said owners warrant that they hold among them complete and indefeasible title in fee simple to Tract H-1-B shown hereon.

Board of Regents of the New Mexico School for the Blind and Visually Impaired  
as the governing board of the New Mexico School for the Blind and Visually Impaired

Linda M. Lyle, Superintendent, on behalf of the Board of Regents of the New Mexico School for the Blind and Visually Impaired

ACKNOWLEDGMENT

State of New Mexico )  
County of Bernalillo ) SS

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2009 by Linda M. Lyle, Superintendent, on behalf of the Board of Regents of the New Mexico School for the Blind and Visually Impaired.

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

SURVEYOR'S AFFIDAVIT

I, Ronald A. Forstbauer, registered New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Licensure for Professional Engineers and Professional Land Surveyors effective May 1, 2007 and shows easements of record as indicated on Title Commitment No. 6212000662, effective August 7, 2009, issued by Commonwealth Land Title Insurance Company, and title search conducted by LandAmerica Albuquerque Title dated September 1, 2009 and that the information shown hereon is true and correct to the best of my knowledge and belief.

Ronald A. Forstbauer Date  
N.M.L.S. No. 6126

**Tract H-1-A & H-1-B  
Manzano Mesa  
Being a Replat of  
Tract H-1, Manzano Mesa and  
Tract L, Sandia Science and Technology Park  
Section 28, Township 10 North, Range 4 East, N.M.P.M.  
City of Albuquerque  
Bernalillo County, New Mexico  
September 2009**

PROJECT NUMBER \_\_\_\_\_  
Application Number \_\_\_\_\_

The purpose of this plat is to reposition the lot line between Tract H-1, Manzano Mesa and Tract L, Sandia Science and Technology Park.

PLAT APPROVAL

UTILITY APPROVALS:

PNM ELECTRIC SERVICES \_\_\_\_\_ DATE

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

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

COMCAST, INC. \_\_\_\_\_ DATE

CITY APPROVALS:

CITY SURVEYOR \_\_\_\_\_ DATE

REAL PROPERTY DIVISION \_\_\_\_\_ DATE

ENVIRONMENTAL HEALTH DEPARTMENT \_\_\_\_\_ DATE

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

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

PARKS & RECREATION DEPARTMENT \_\_\_\_\_ DATE

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

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

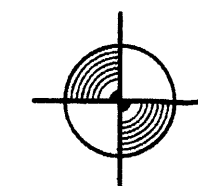
DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC #: \_\_\_\_\_

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

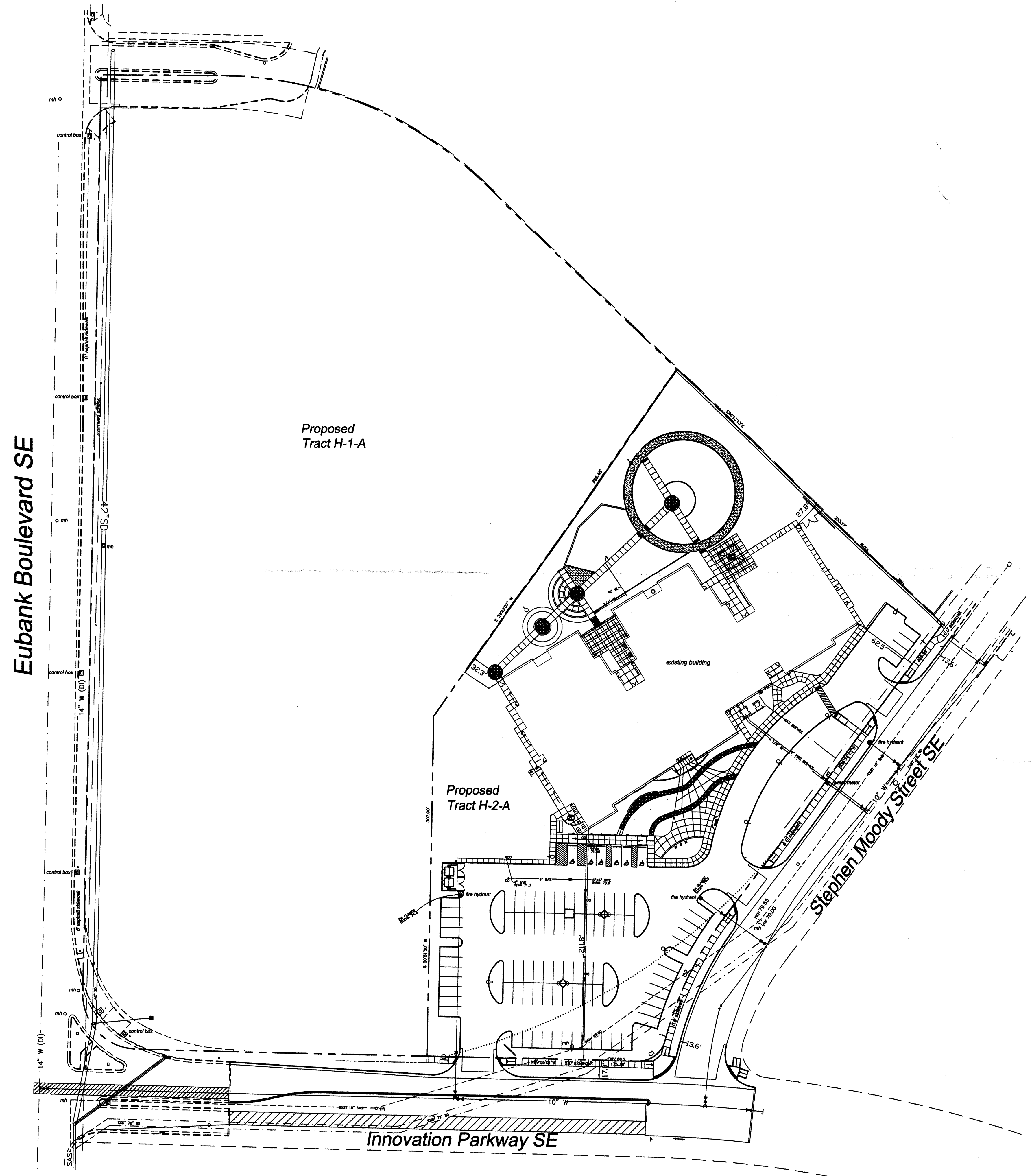
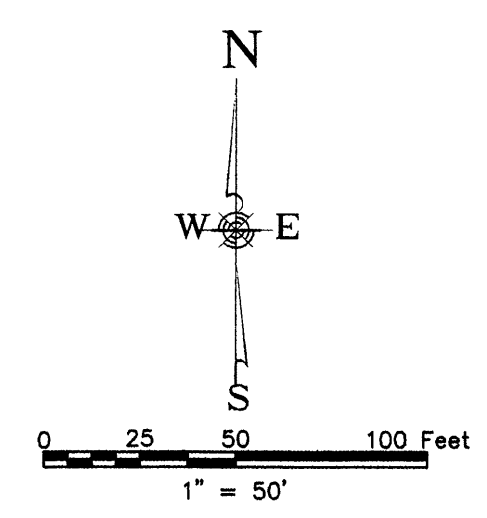
BERNALILLO COUNTY TREASURER'S OFFICE:



**Forstbauer Surveying, L.L.C.**  
4116 Lomas Boulevard NE  
Albuquerque, New Mexico 87110  
(505) 268-2112 Fax 268-2032



Site Sketch  
Tract H-1-A & H-1-B  
Manzano Mesa  
Bernalillo County, New Mexico  
City of Albuquerque



Site Sketch  
Tract H-1-A & H-1-B  
Manzano Mesa  
Bernalillo County, New Mexico  
City of Albuquerque

