

Vicinity Map

SUBDIVISION NOTES

1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. GROSS AREA: 466.2175 ACRES
3. NUMBER OF EXISTING LOTS: 1
4. NUMBER OF LOTS CREATED: 2
5. THE 24' PRIVATE ACCESS EASEMENT IS GRANTED BY THIS PLAT FOR THE BENEFIT AND USE, BY AND FOR THE OWNERS OF THE TRACTS 1 AND 2 SHOWN HEREON AND SHALL BE MAINTAINED BY THE OWNERS OF SAID TRACTS.
6. PROPERTY IS ZONED M-2 CITY.

SURVEY NOTES

1. Bearings are based on N.M. State Plane Grid bearings, central zone, using A.C.S. Stations *1-P17* and *2-P-17*. Grid bearing = N01°20'41"W. Distances are horizontal ground distances in feet.
2. Bearings and distance in parentheses () per plat of Sunport Municipal Addition (2002C, 289) where measured data differs from record data.
3. Bearings and distance in brackets [] per Special Warranty Deed filed April 27, 1984 (Bk.201A, Pg.350) where measured data differs from record data.
4. Bearings and distance in brackets { } per plat of Albuquerque Tree Nursery (C12, 16) where measured data differs from record data.
5. Bearings and distance in double parentheses (()) per plat of Municipal Addition No. 4 (C4, 58) where measured data differs from record data.

FLOOD NOTE

Subject property is located partially within Flood Zones AO (depth 1) and AE, areas inundated by the 0.1% annual chance flood, according to the Flood Insurance Rate Map of Bernalillo County, New Mexico and Incorporated Areas, Panel No. 35001C0363E, and 35001C0364E, effective date November 19, 2003.

LEGAL DESCRIPTION

A certain tract of land being a portion of the Northeast Quarter (NE 1/4) and a portion of the North Half of the South Half (N 1/2- S 1/2) of Section Ten (10), Township 9 North, Range 3 East, N.M.P.M.; AND a portion of the North Half (N 1/2) of Section Eleven (11), Township 9 North, Range 3 East, N.M.P.M., Bernalillo County, New Mexico, and being more particularly described by metes and bounds survey as follows:

Beginning at the Northeast corner of the tract herein described, being a point on the east line of Section 11, T9N, R3E, and being a point on the west boundary of the Kirtland Air Force Base, whence the northeast corner of said Section 11 bears N.01°51'54"W., 365.00 feet distant; thence, S.01°50'56"E., 961.48 feet along said east line of Section 11 to a point; thence, N.89°17'53"W., 1337.06 feet to a point; thence, S.01°50'46"E., 1325.38 feet to the southeast corner of the tract herein described; thence, N.89°25'05"W., 4001.84 feet to a point; thence, S.01°29'19"E., 1322.12 feet along the section line common to said Sections 10 and 11 to a point; thence, N.89°23'01"W., 4010.65 feet to the southwest corner of the tract herein described; thence, N.00°29'30"W., 447.58 feet to a point; thence, N.65°12'33"E., 878.45 feet to a point of curvature; thence, northeasterly along a curve to the left, with a radius of 2825.00 feet, a central angle of 6°43'23", a distance of 331.49 feet and a chord bearing N.61°50'54"E., 331.30 feet to a point of tangency; thence, N.58°27'19"E., 1592.78 feet to a point on Ira Sprecher Road; thence, along said road on a curve to the right, with a radius of 954.61 feet, a central angle of 12°26'31", a distance of 207.30 feet and a chord bearing N.23°56'32"E., 206.89 feet to a point of tangency; thence, along said road, N.30°11'00"E., 627.80 feet to a point of curvature; thence, along said road on a curve to the left, with a radius of 572.96 feet, a central angle of 42°10'55", a distance of 421.82 feet and a chord bearing N.09°06'47"E., 412.36 feet to a point of tangency; thence, along said road, N.11°58'41"W., 24.22 feet to a point of curvature; thence, along said road on a curve to the right, with a radius of 954.93 feet, a central angle of 15°30'00", a distance of 258.34 feet and a chord bearing N.04°13'41"W., 257.55 feet to a point of tangency; thence, along said road, N.03°31'19"E., 708.27 feet to the northwest corner of the tract herein described, being a point on the north line of Section 10, T9N, R3E, and being a point on the south line of Kirtland Air Force Base; thence, along the north line of Section 10 and Section 11, T9N, R3E, S.89°27'05"E., 4101.89 feet to a point; thence, S.01°51'44"E., 364.90 feet to a point; thence, S.89°27'37"E., 2199.90 feet to the point of beginning and containing 446.2175 acres, more or less.

NOTICE OF SUBDIVISION PLAT CONDITIONS:

The plat of Tracts 1 & 2, UNIVERSITY OF NEW MEXICO 'AIRPORT PARCEL' has been granted a variance or waiver from certain subdivision requirements pursuant to Section 14-14-6-1 of the City of Albuquerque Subdivision Ordinance.

Future subdivision of lands within this plat, zoning Site Development Plan approvals, and development permits may be conditioned upon dedication of rights-of-way and easements, and/or upon infrastructure improvements by the owner for water, sanitary sewer, streets, drainage, grading and parks in accordance with current resolutions, ordinances and policies in effect at the time of any specific proposal.

The City and AMAFCA (with reference to drainage) may require and/or permit easements to be added, modified, or removed when future plats and/or Site Development Plans are approved.

By its approval of this subdivision, the City makes no representation or warranties as to availability of utilities, or final approval of all requirements including (but not limited to) the following items: water and sanitary sewer availability; future street dedications and/or improvements; park and open space requirements; drainage requirements and/or improvements; and, excavation, filling or grading requirements. Any person intending development of lands within this subdivision is cautioned to investigate the status of these items.

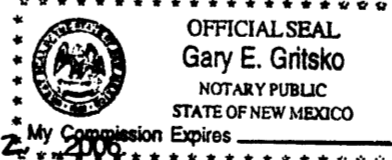
At such time as all such conditions have been satisfactorily met, the City Engineer shall approve a recordable document, removing such conditions from all or from a portion of the area within the subject subdivision.

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 DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT AND DO HEREBY GRANT ADDITIONAL EASEMENT(S) AS SHOWN. SAID OWNER WARRANTS THAT IT HOLDS COMPLETE AND INDEFENSIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

for Kim D. Murphy, Dir. of Real Estate
David W. Harris, acting President of the University of New Mexico

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON NOV 2, 2006
By: David W. Harris, acting President of the University of New Mexico
KIM D. MURPHY, For
MY COMMISSION EXPIRES: 7/27/2008



Gary E. Gritsko
NOTARY PUBLIC

BULK LAND PLAT OF TRACTS 1 & 2 UNIVERSITY OF NEW MEXICO "AIRPORT PARCEL" IN SECTIONS 10 & 11, T. 9 N., R. 3 E., N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO OCTOBER 2006 SHEET 1 OF 3

DISCLOSURE STATEMENT

THE PURPOSE OF THIS PLAT IS TO DIVIDE ONE (1) EXISTING PARCEL INTO TWO (2) NEW TRACTS, AND TO PROVIDE ACCESS TO SAID TRACTS.

CITY APPROVALS:

PROJECT NO. 1005169 APPLICATION NO. 06 DRB - 01504 + 01505

<i>[Signature]</i>	11-3-06
CITY SURVEYOR	DATE
<i>[Signature]</i>	11-8-06
TRAFFIC ENGINEERING	DATE
<i>Christina Sandoval</i>	11/8/06
PARKS & RECREATION DEPARTMENT	DATE
<i>[Signature]</i>	11-8-06
UTILITIES DEVELOPMENT	DATE
<i>Bradley J. Bigham</i>	12/6/06
A.M.A.F.C.A.	DATE
<i>Bradley J. Bigham</i>	12/6/06
CITY ENGINEER	DATE
<i>[Signature]</i>	02/01/07
DRB CHAIRPERSON, PLANNING DEPARTMENT	DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: _____
PROPERTY OWNER OF RECORD: _____
BERNALILLO COUNTY TREASURERS OFFICE: _____

SURVEYORS 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 OCT. 11, 2006
Gary E. Gritsko Date
New Mexico Professional Surveyor, 8686



ALPHA PROFESSIONAL SURVEYING, INC.
4320-C Ridgecrest Dr. SE #192, Rio Rancho, New Mexico 87124
(505) 892-1076 FAX (505) 891-0471
DRAWN BY: GEG FILE NO: 06-208P

**BULK LAND PLAT OF
TRACTS 1 & 2
UNIVERSITY OF NEW MEXICO
"AIRPORT PARCEL"
IN SECTIONS 10 & 11, T. 9 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2006
SHEET 2 OF 3**

US ARMY CORP OF ENGINEERS
KAFB BOUNDARY MKR. NO.3
BRASS CAP "1953"
CALCULATED POSITION
(CORNER NOT SET)

KIRTLAND AIR FORCE BASE

KOOGLE & POULS ENG.
KIRTLAND AIR FORCE BASE
1/4 COR. SEC. 2/11
NMPS 9047 "1992"

KOOGLE & POULS ENG.
KIRTLAND AIR FORCE BASE
BOUNDARY CORNER
NMPS 9047 "1992"

FND. BRASS CAP
SECTION CORNER
BERNALILLO COUNTY SURVEY

TRACT 2
336.7004 AC.

TRACT 2
336.7004 AC.

KIRTLAND AIR FORCE BASE
PORTION OF SECTION 11
WD. filed MAY 18, 1960
BK. D542, PG. 629

KOOGLE & POULS ENG.
KIRTLAND AIR FORCE BASE
BOUNDARY CORNER
NMPS 9047 "1992"

TRACT 1
109.5171 AC.

TRACT A
ALBUQUERQUE TREE NURSERY
filed March 30, 1977
VOL. C12, FOLIO 16

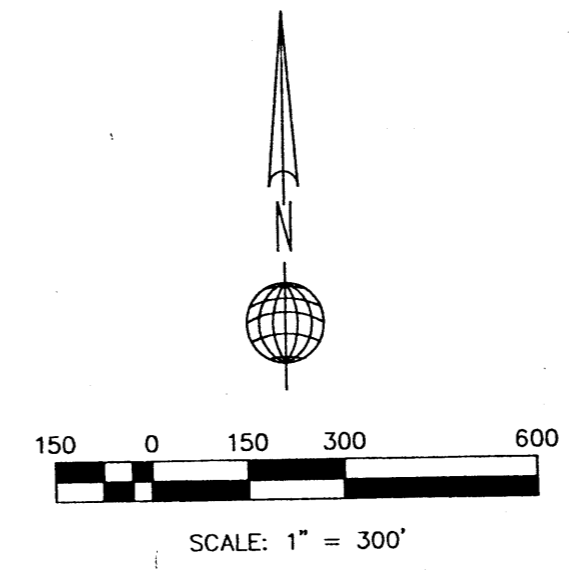
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X = 394144.88
Y = 1463562.56
GROUND TO GRID = 0.99966698
DELTA ALPHA = -0012'10"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

MATCH LINE--SHEET 3
MATCH LINE--SHEET 2
(see SHEET 2 for adjointer)

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	2825.00'	331.49'	6°43'23"	N61°50'54"E	331.30'
C2	954.61'	207.30'	12°26'31"	N23°56'32"E	206.89'
C3	572.96'	421.82'	42°10'55"	N09°06'47"E	412.36'
C4	954.93'	258.34'	15°30'00"	N04°13'41"W	257.55'

MONUMENT LEGEND

- △ - FOUND A.C.S. CONTROL STATION
- ⊕ - FOUND ALUM. OR BRASS CAP
- - FOUND MONUMENT AS NOTED
- - COMPUTED CORNER (NOT SET)
- ⊙ - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO 158686" UNLESS OTHERWISE NOTED



ALPHA PROFESSIONAL SURVEYING, INC.
4320-C Ridgecrest Dr. SE #192, Rio Rancho, New Mexico 87124
(505) 892-1076 FAX (505) 891-0471
DRAWN BY: GEG FILE NO: 06-208P

FLOODPLAIN EASEMENT
GRANTED TO THE CITY OF
ALBUQUERQUE BY THIS PLAT
(APPROX. FLOOD ZONE AE)

USDA FOREST SERVICE
BRASS CAP "1976"
CORNER NO. 10

40' C.O.A. EASEMENT filed 5/11/68, DOC. #84675

10' PNM EASEMENT
filed 3/31/55, DOC. #54194

150' PNM EASEMENT
filed 5/8/53, BK. D242, PG.81

10' MST&T EASEMENT
filed 1/25/55, BK. D303, PG.460

10' PNM EASEMENT
filed 6/10/54, BK. D281, PG.187

RAILROAD SPUR EASEMENT
filed 7/30/51, BK. D183, PG.45

USDA FOREST SERVICE
BRASS CAP "1976"
CORNER NO. 13

USDA FOREST SERVICE
BRASS CAP "1976"
CORNER NO. 12

KOOGLE & POULS ENG.
KIRTLAND AIR FORCE BASE
1/4 COR. SEC. 11/12
NMPS 9047 "1992"

**BULK LAND PLAT OF
TRACTS 1 & 2
UNIVERSITY OF NEW MEXICO
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IN SECTIONS 10 & 11, T. 9 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2006
SHEET 3 OF 3

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Page: 3 of 3
82/81/2807.83.38P
R.17.88 BK-2887C Pg-27
Maggie Calouse Bern. Co. PLH

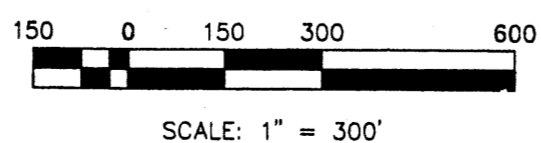
TRACT A
SUNPORT MUNICIPAL ADDITION
filed August 23, 2002
VOL. 2002C, FOLIO 289

TRACT A
SUNPORT MUNICIPAL ADDITION
filed August 23, 2002
VOL. 2002C, FOLIO 289

MUNICIPAL ADDITION NO. 4
filed Dec. 11, 1958
VOL. C4, FOLIO 58

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- - FOUND MONUMENT AS NOTED
- - COMPUTED CORNER (NOT SET)
- - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LSB686" UNLESS OTHERWISE NOTED



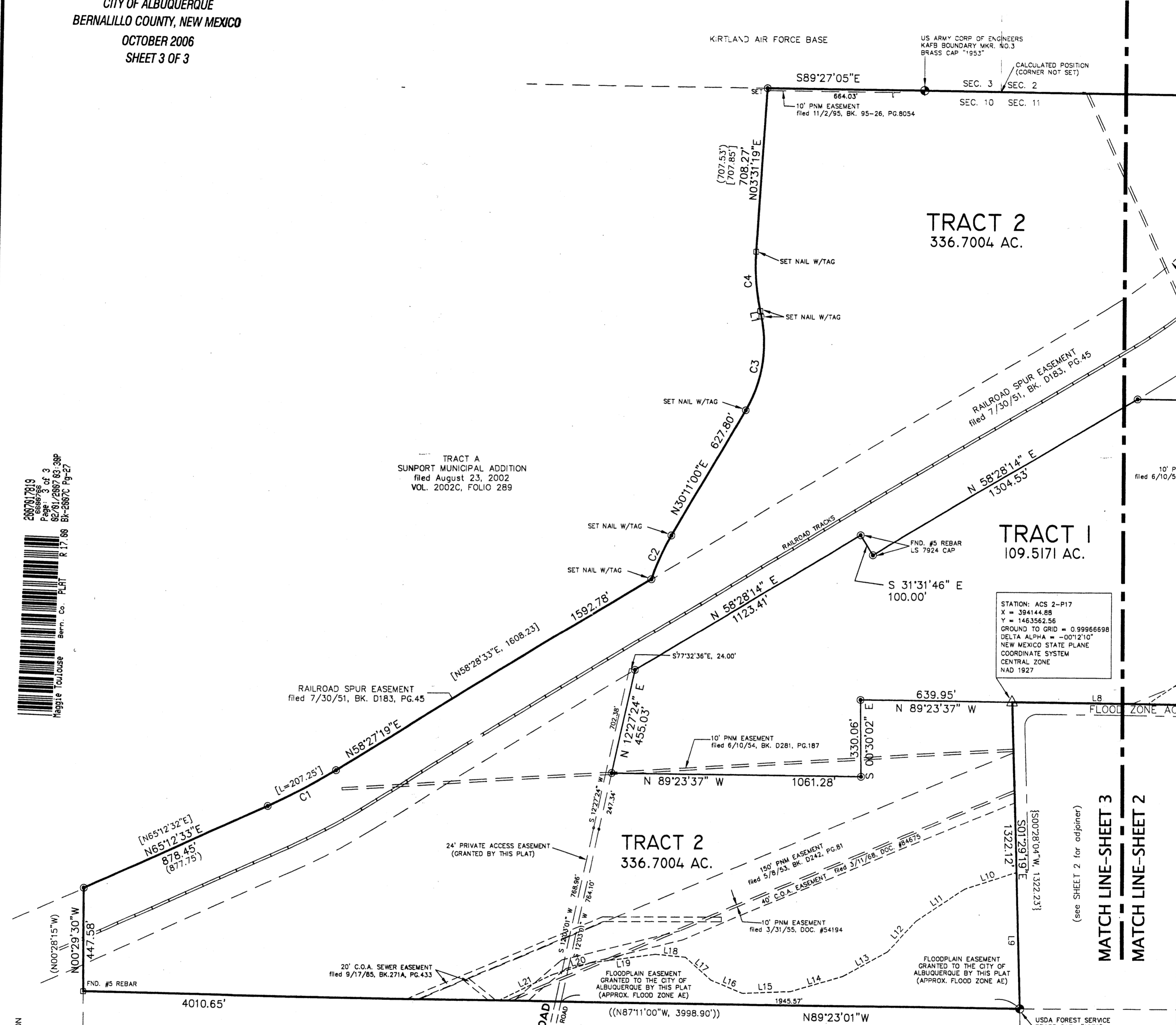
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DRAWN BY: GEG FILE NO: 06-208P

LINE	DISTANCE	BEARING
L1	24.22	N 11°58'41" W
L2	846.68	N 89°27'05" W
L3	369.30	S 29°26'43" E
L4	216.81	S 10°58'21" E
L5	670.35	S 03°46'25" E
L6	850.94	S 25°39'02" W
L7	1155.87	S 54°58'58" W
L8	700.68	N 89°25'05" W
L9	587.56	N 01°29'19" W
L10	228.15	S 71°13'28" W
L11	247.35	S 55°40'32" W
L12	177.58	S 42°17'19" W
L13	219.33	S 60°39'18" W
L14	230.61	S 73°27'04" W
L15	203.33	S 87°28'31" W
L16	148.66	N 67°34'04" W
L17	145.85	N 47°30'16" W
L18	129.01	N 84°41'17" W
L19	280.51	S 82°02'48" W
L20	166.26	S 72°13'29" W
L21	260.92	S 63°54'25" W

STATION: ACS 2-P17
X = 394144.88
Y = 1463562.56
GROUND TO GRID = 0.99966698
DELTA ALPHA = -00°12'10"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

STATION: ACS 1-P17
X = 394206.98
Y = 1460918.14
GROUND TO GRID = 0.99966625
DELTA ALPHA = -00°12'10"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

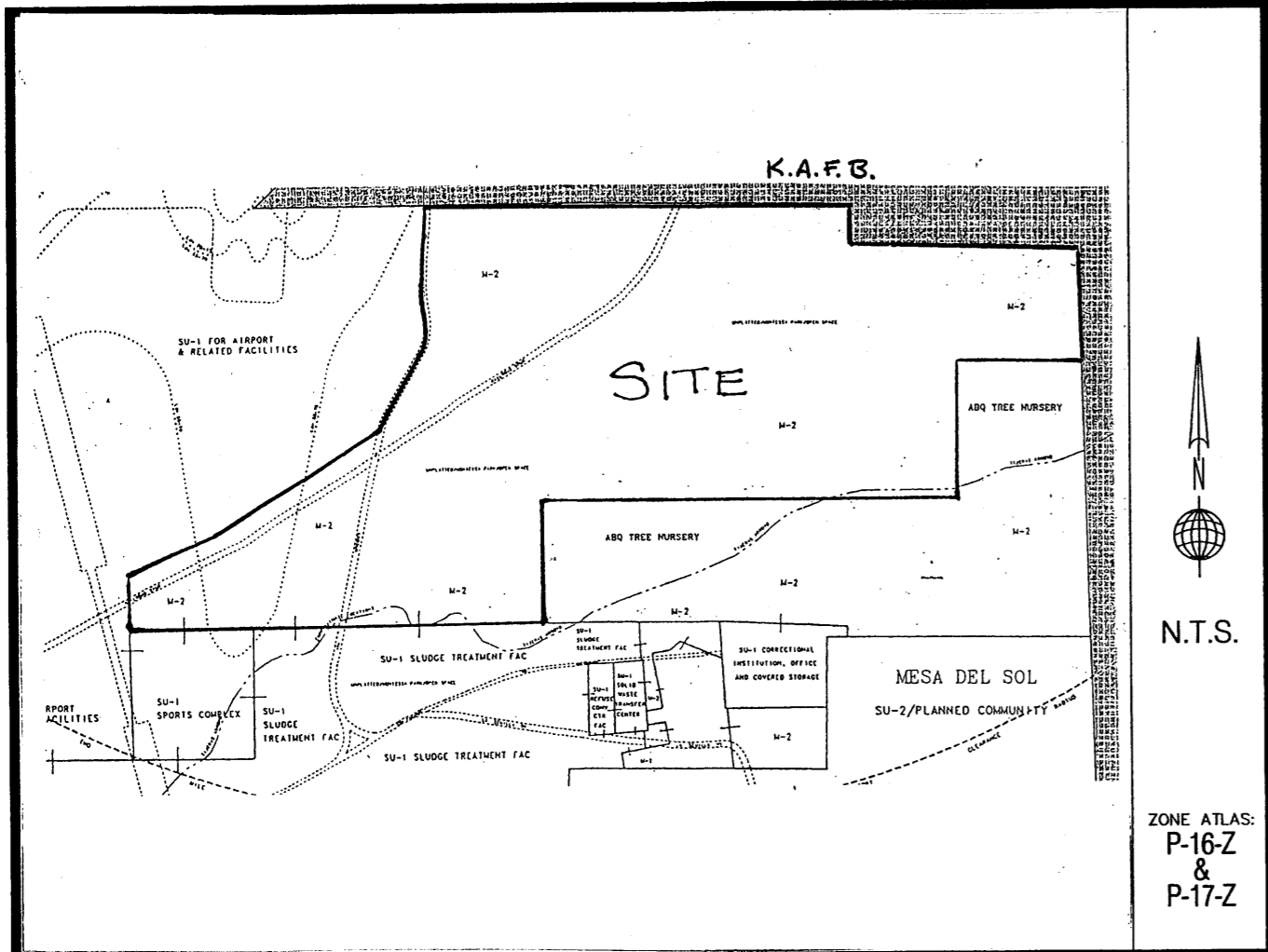


SEC. 10 SEC. 11
SEC. 15 SEC. 14

**BULK LAND PLAT OF
TRACTS 1 & 2
UNIVERSITY OF NEW MEXICO
"AIRPORT PARCEL"
IN SECTIONS 10 & 11, T. 9 N., R. 3 E., N.M.P.M.**

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER 2006 *BULK LAND*
SHEET 1 OF 3
PRELIMINARY PLAT (P.F.F.)
APPROVED BY DRB
ON _____



Vicinity Map

SUBDIVISION NOTES

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David W. Harris, acting President of the University of New Mexico

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2006.

By: David W. Harris, acting President of the University of New Mexico

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

DISCLOSURE STATEMENT

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CITY APPROVALS:

PROJECT NO. 1005169 APPLICATION NO. _____

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

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: _____

PROPERTY OWNER OF RECORD: _____

BERNALILLO COUNTY TREASURER'S OFFICE: _____

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Gary E. Gritsko OCT. 11, 2006

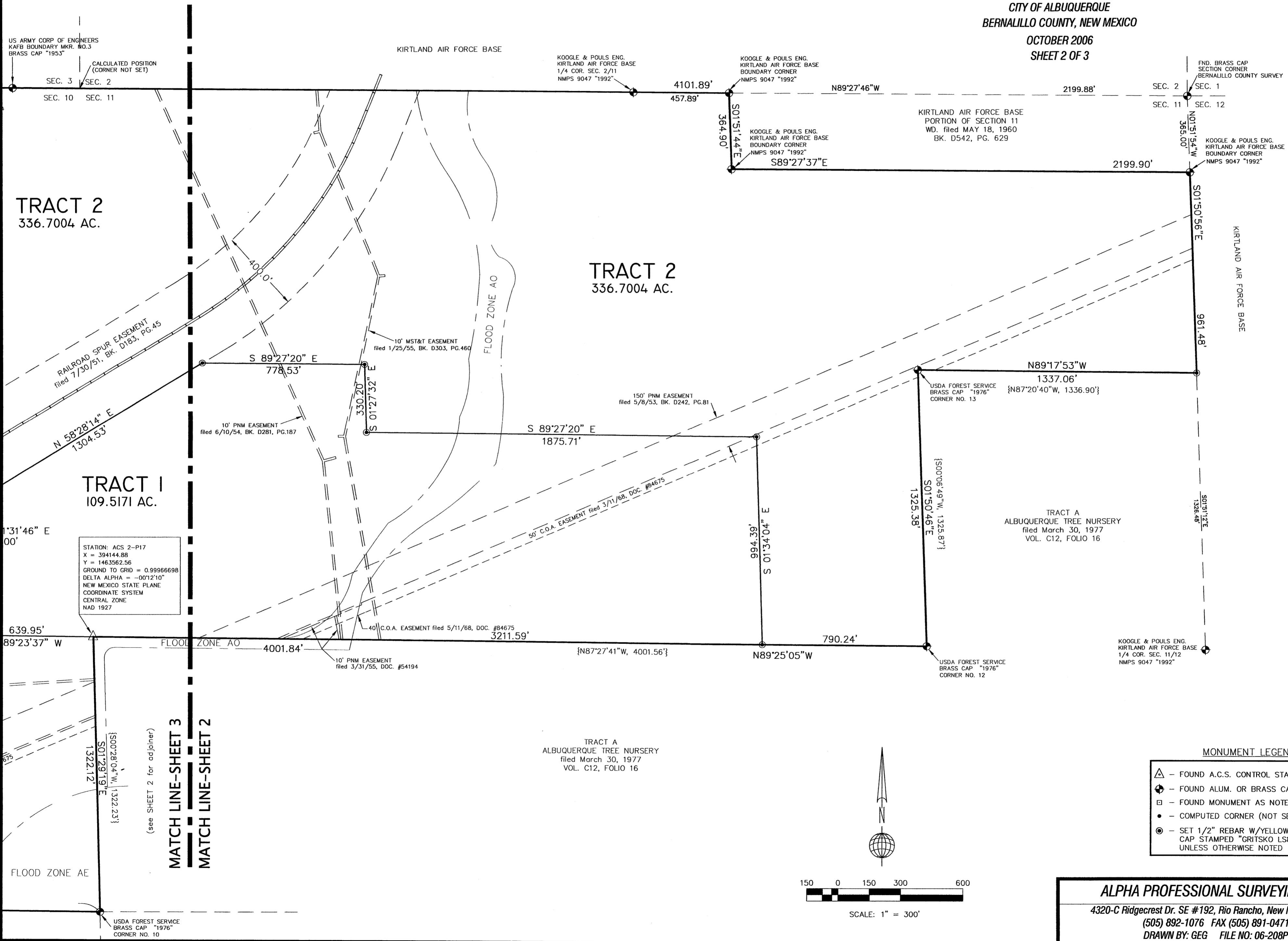
Gary E. Gritsko
New Mexico Professional Surveyor, 8686
Date



ALPHA PROFESSIONAL SURVEYING, INC.

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(505) 892-1076 FAX (505) 891-0471
DRAWN BY: GEG FILE NO: 06-208P

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TRACTS 1 & 2
UNIVERSITY OF NEW MEXICO
"AIRPORT PARCEL"**
IN SECTIONS 10 & 11, T. 9 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2006
SHEET 2 OF 3

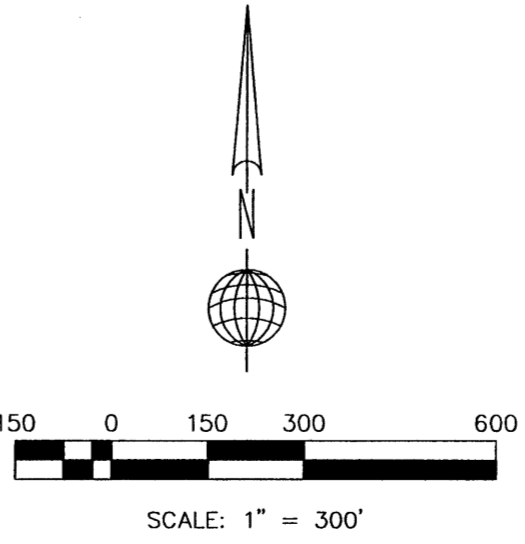


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GROUND TO GRID = 0.99966698
DELTA ALPHA = -00'12.10"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

(see SHEET 2 for adj. joiner)
MATCH LINE-SHEET 3
MATCH LINE-SHEET 2

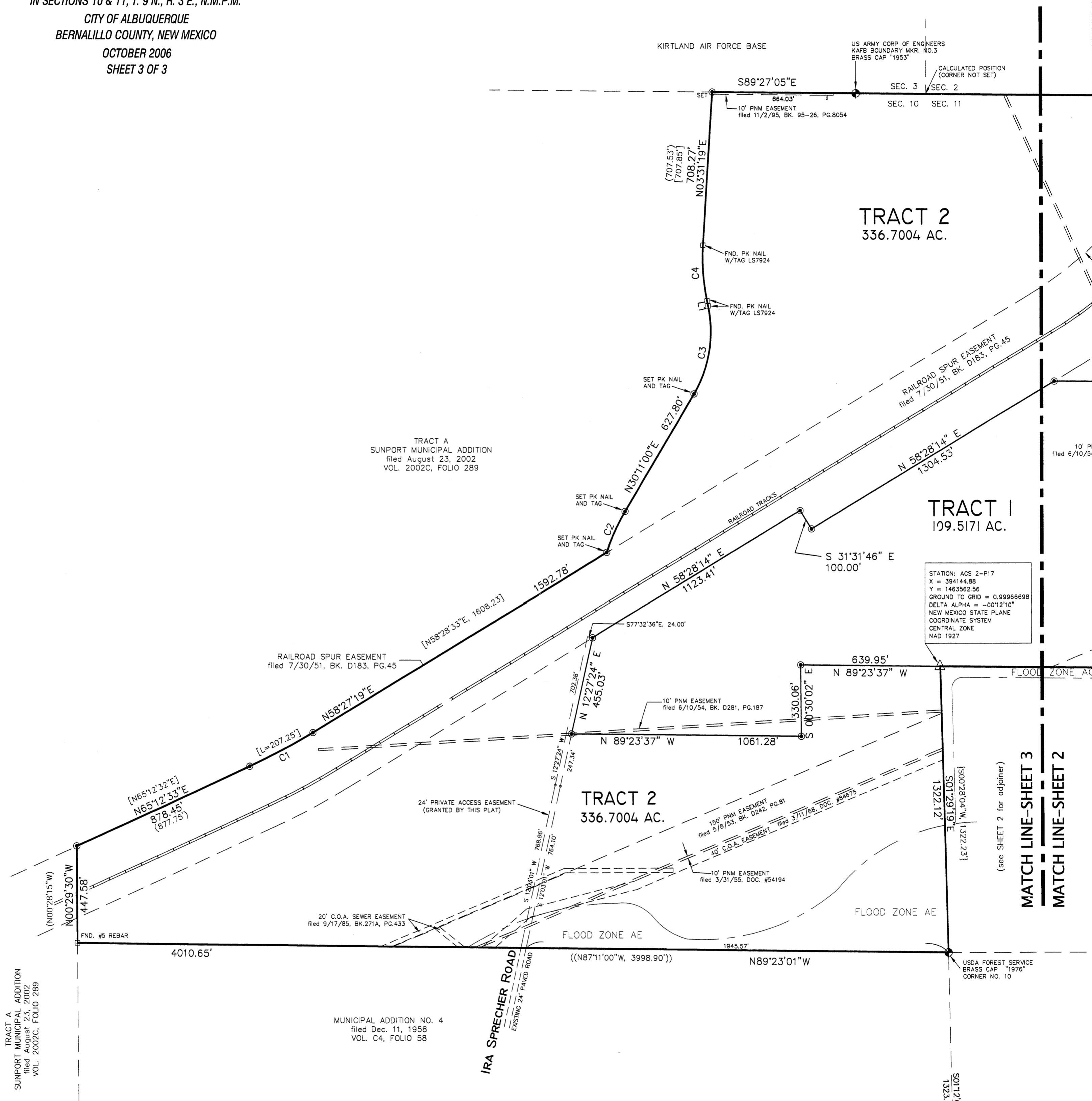
MONUMENT LEGEND

	- FOUND A.C.S. CONTROL STATION
	- FOUND ALUM. OR BRASS CAP
	- FOUND MONUMENT AS NOTED
	- COMPUTED CORNER (NOT SET)
	- SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED



ALPHA PROFESSIONAL SURVEYING, INC.
4320-C Ridgecrest Dr. SE #192, Rio Rancho, New Mexico 87124
(505) 892-1076 FAX (505) 891-0471
DRAWN BY: GEG FILE NO: 06-208P

**BULK LAND PLAT OF
TRACTS 1 & 2
UNIVERSITY OF NEW MEXICO
"AIRPORT PARCEL"**
IN SECTIONS 10 & 11, T. 9 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2006
SHEET 3 OF 3



STATION: ACS 2-P17
X = 394144.88
Y = 1463562.56
GROUND TO GRID = 0.99966698
DELTA ALPHA = -00'12'10"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

STATION: ACS 1-P17
X = 394206.96
Y = 1460918.14
GROUND TO GRID = 0.99966625
DELTA ALPHA = -00'12'10"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

MONUMENT LEGEND

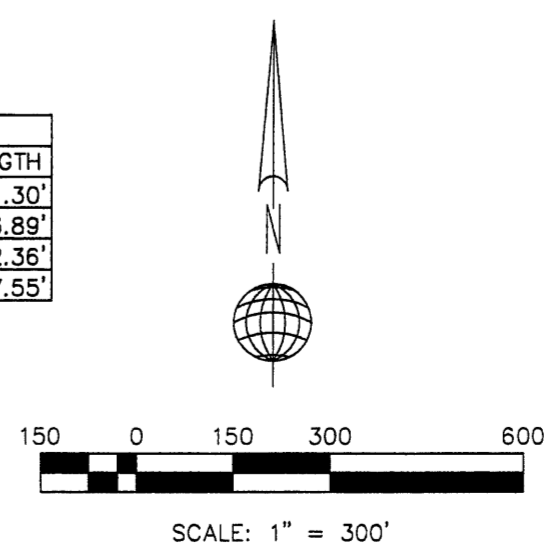
- △ - FOUND A.C.S. CONTROL STATION
- ⊕ - FOUND ALUM. OR BRASS CAP
- - FOUND MONUMENT AS NOTED
- - COMPUTED CORNER (NOT SET)
- ⊙ - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	2825.00'	331.49'	6'43'23"	N61'50'54"E	331.30'
C2	954.61'	207.30'	12'26'31"	N23'56'32"E	206.89'
C3	572.96'	421.82'	42'10'55"	N09'06'47"E	412.36'
C4	954.93'	258.34'	15'30'00"	N04'13'41"W	257.55'

LINE TABLE

LINE	LENGTH	BEARING
L1	24.22'	N11'58'41"W



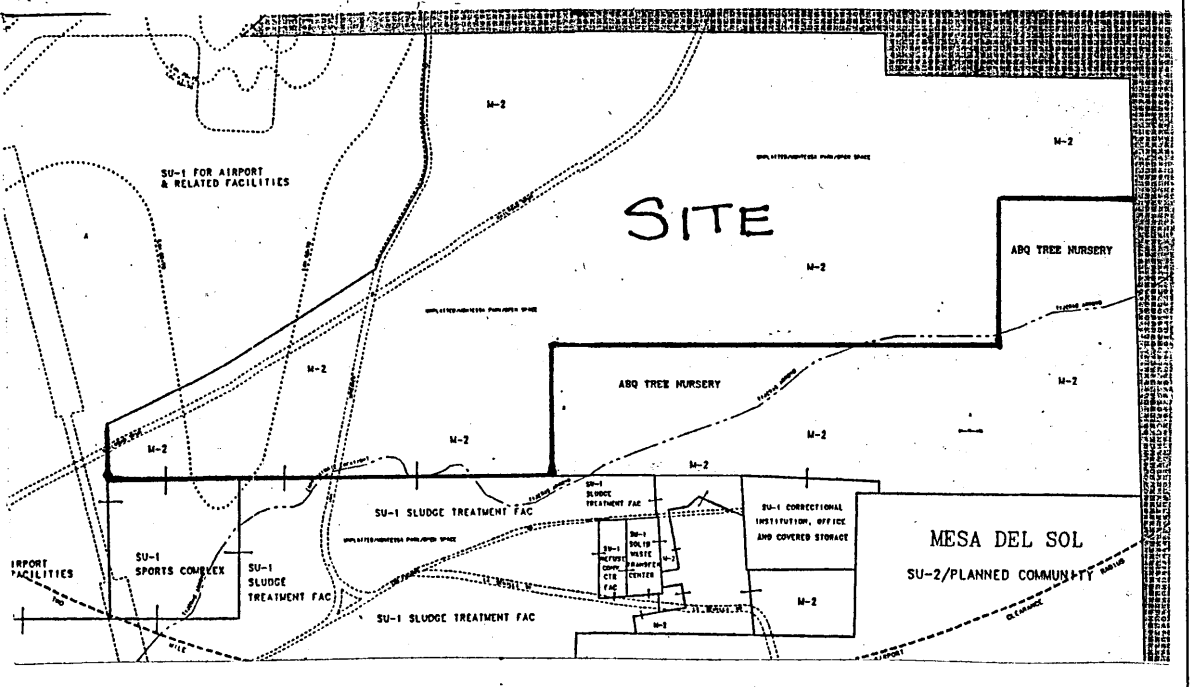
TRACT A
SUNPORT MUNICIPAL ADDITION
filed August 23, 2002
VOL. 2002C, FOLIO 289

MUNICIPAL ADDITION NO. 4
filed Dec. 11, 1958
VOL. C4, FOLIO 58

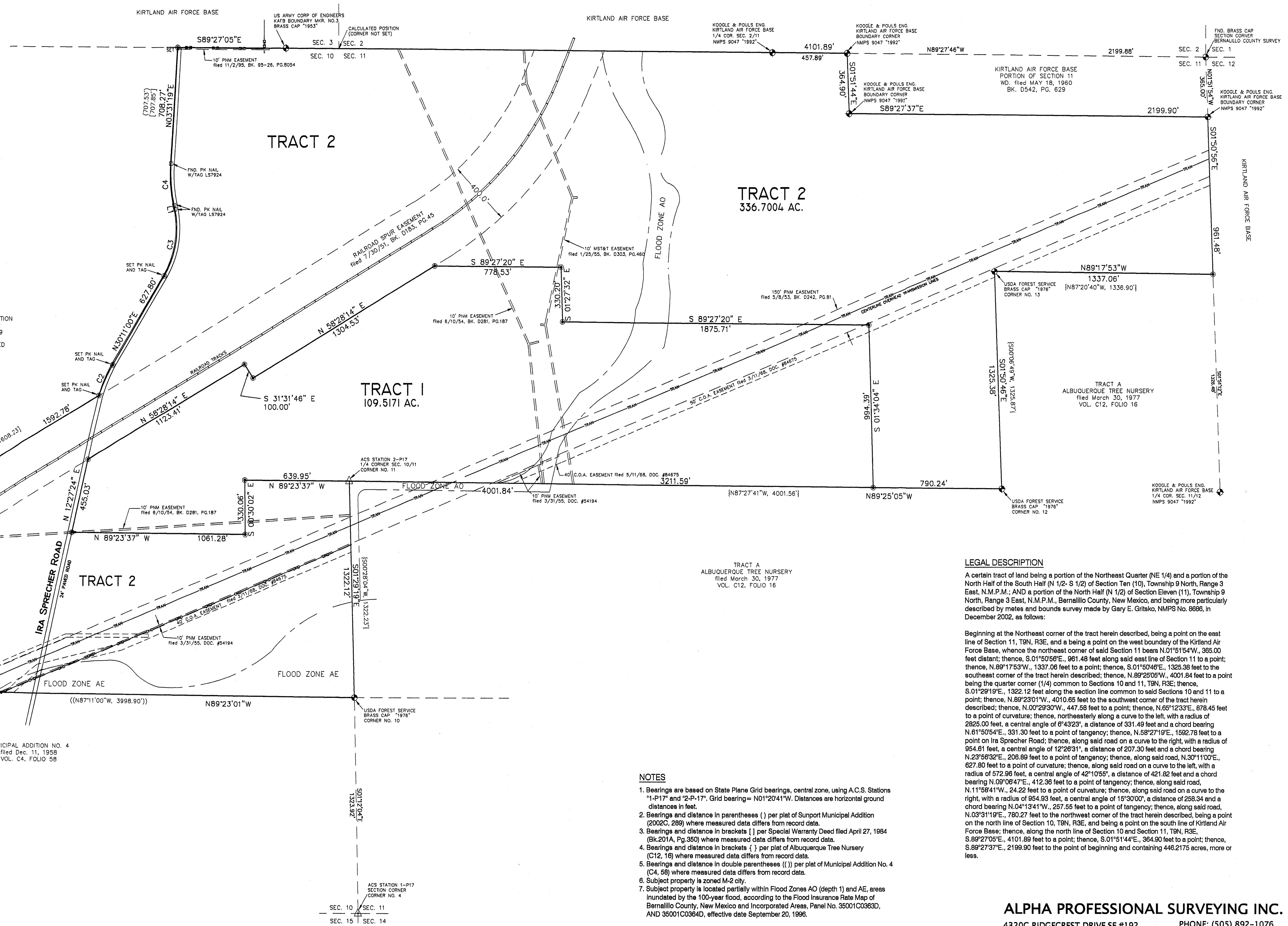
ALPHA PROFESSIONAL SURVEYING, INC.
4320-C Ridgcrest Dr. SE #192, Rio Rancho, New Mexico 87124
(505) 892-1076 FAX (505) 891-0471
DRAWN BY: GEG FILE NO: 06-208P

MATCH LINE-SHEET 3
MATCH LINE-SHEET 2
(see SHEET 2 for adjoining)

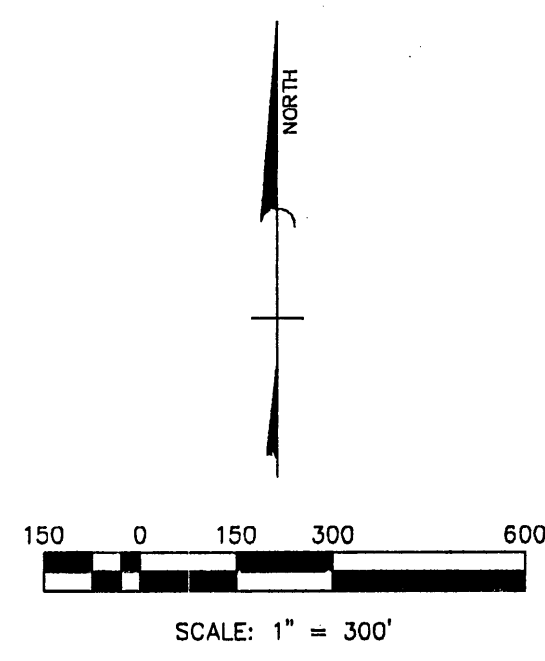
SKETCH PLAT OF TRACTS 1 & 2
UNIVERSITY OF NEW MEXICO
"AIRPORT PARCEL"
IN SECTIONS 10 & 11, T. 9 N., R. 3 E., N.M.P.M.
BERNALILLO COUNTY, NEW MEXICO



N.T.S.
ZONE ATLAS
P-16-Z
&
P-17-Z



Vicinity Map



CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	2825.00'	331.49'	6°43'23"	N61°50'54"E	331.30'
C2	954.61'	207.30'	12°26'31"	N23°56'32"E	206.89'
C3	572.96'	421.82'	42°10'55"	N09°06'47"E	412.36'
C4	954.93'	258.34'	15°30'00"	N04°13'41"W	257.55'

LINE	LENGTH	BEARING
L1	24.22	N11°58'41"W

TRACT A
SUNPORT MUNICIPAL ADDITION
filed August 23, 2002
VOL. 2002C, FOLIO 289
SPECIAL WARRANTY DEED
filed April 27, 1984
BK. 201A, PG. 350

TRACT A
ALBUQUERQUE TREE NURSERY
filed March 30, 1977
VOL. C12, FOLIO 16

LEGAL DESCRIPTION
A certain tract of land being a portion of the Northeast Quarter (NE 1/4) and a portion of the North Half of the South Half (N 1/2 - S 1/2) of Section Ten (10), Township 9 North, Range 3 East, N.M.P.M.; AND a portion of the North Half (N 1/2) of Section Eleven (11), Township 9 North, Range 3 East, N.M.P.M., Bernalillo County, New Mexico, and being more particularly described by metes and bounds surveyed by Gary E. Gritsko, NMPS No. 8886, in December 2002, as follows:

Beginning at the Northeast corner of the tract herein described, being a point on the east line of Section 11, T9N, R3E, and a being a point on the west boundary of the Kirtland Air Force Base, whence the northeast corner of said Section 11 bears N.01°51'54"W., 365.00 feet distant; thence, S.01°50'56"E., 961.48 feet along said east line of Section 11 to a point; thence, N.89°17'53"W., 1337.06 feet to a point; thence, S.01°50'48"E., 1325.38 feet to the southeast corner of the tract herein described; thence, N.89°25'05"W., 4001.84 feet to a point being the quarter corner (1/4) common to Sections 10 and 11, T9N, R3E; thence, S.01°29'19"E., 1322.12 feet along the section line common to said Sections 10 and 11 to a point; thence, N.89°23'37"W., 1061.28 feet to the southwest corner of the tract herein described; thence, N.00°29'30"W., 447.58 feet to a point; thence, N.65°12'33"E., 878.45 feet to a point of curvature; thence, northeasterly along a curve to the left, with a radius of 2825.00 feet, a central angle of 6°43'23", a distance of 331.49 feet and a chord bearing N.61°50'54"E., 331.30 feet to a point of tangency; thence, N.58°27'19"E., 1592.78 feet to a point on Ira Sprecher Road; thence, along said road on a curve to the right, with a radius of 954.61 feet, a central angle of 12°26'31", a distance of 207.30 feet and a chord bearing N.23°56'32"E., 206.89 feet to a point of tangency; thence, along said road, N.30°11'00"E., 627.80 feet to a point of curvature; thence, along said road on a curve to the left, with a radius of 572.96 feet, a central angle of 42°10'55", a distance of 421.82 feet and a chord bearing N.09°06'47"E., 412.36 feet to a point of tangency; thence, along said road, N.11°58'41"W., 24.22 feet to a point of curvature; thence, along said road on a curve to the right, with a radius of 954.93 feet, a central angle of 15°30'00", a distance of 258.34 feet and a chord bearing N.04°13'41"W., 257.55 feet to a point of tangency; thence, along said road, N.03°31'19"E., 780.27 feet to the northwest corner of the tract herein described, being a point on the north line of Section 10, T9N, R3E, and being a point on the south line of Kirtland Air Force Base; thence, along the north line of Section 10 and Section 11, T9N, R3E, S.89°27'05"E., 4101.89 feet to a point; thence, S.01°51'44"E., 364.90 feet to a point; thence, S.89°27'37"E., 2199.90 feet to the point of beginning and containing 446.2175 acres, more or less.

- NOTES**
- Bearings are based on State Plane Grid bearings, central zone, using A.C.S. Stations "1-P17" and "2-P-17". Grid bearing = N01°20'41"W. Distances are horizontal ground distances in feet.
 - Bearings and distance in parentheses () per plat of Sunport Municipal Addition (2002C, 289) where measured data differs from record data.
 - Bearings and distance in brackets [] per Special Warranty Deed filed April 27, 1984 (BK.201A, Pg.350) where measured data differs from record data.
 - Bearings and distance in brackets () per plat of Albuquerque Tree Nursery (C12, 16) where measured data differs from record data.
 - Bearings and distance in double parentheses (()) per plat of Municipal Addition No. 4 (C4, 58) where measured data differs from record data.
 - Subject property is zoned M-2 city.
 - Subject property is located partially within Flood Zones AO (depth 1) and AE, areas inundated by the 100-year flood, according to the Flood Insurance Rate Map of Bernalillo County, New Mexico and Incorporated Areas, Panel No. 35001C0363D, AND 35001C0364D, effective date September 20, 1996.

MONUMENT LEGEND

- △ - FOUND A.C.S. CONTROL STATION
- ⊕ - FOUND ALUM. OR BRASS CAP
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ALPHA PROFESSIONAL SURVEYING INC.
4320C RIDGECREST DRIVE SE #192
RIO RANCHO, NEW MEXICO 87124
PHONE: (505) 892-1076
FAX: (505) 891-0471
ALPHA FILE: 06-208P