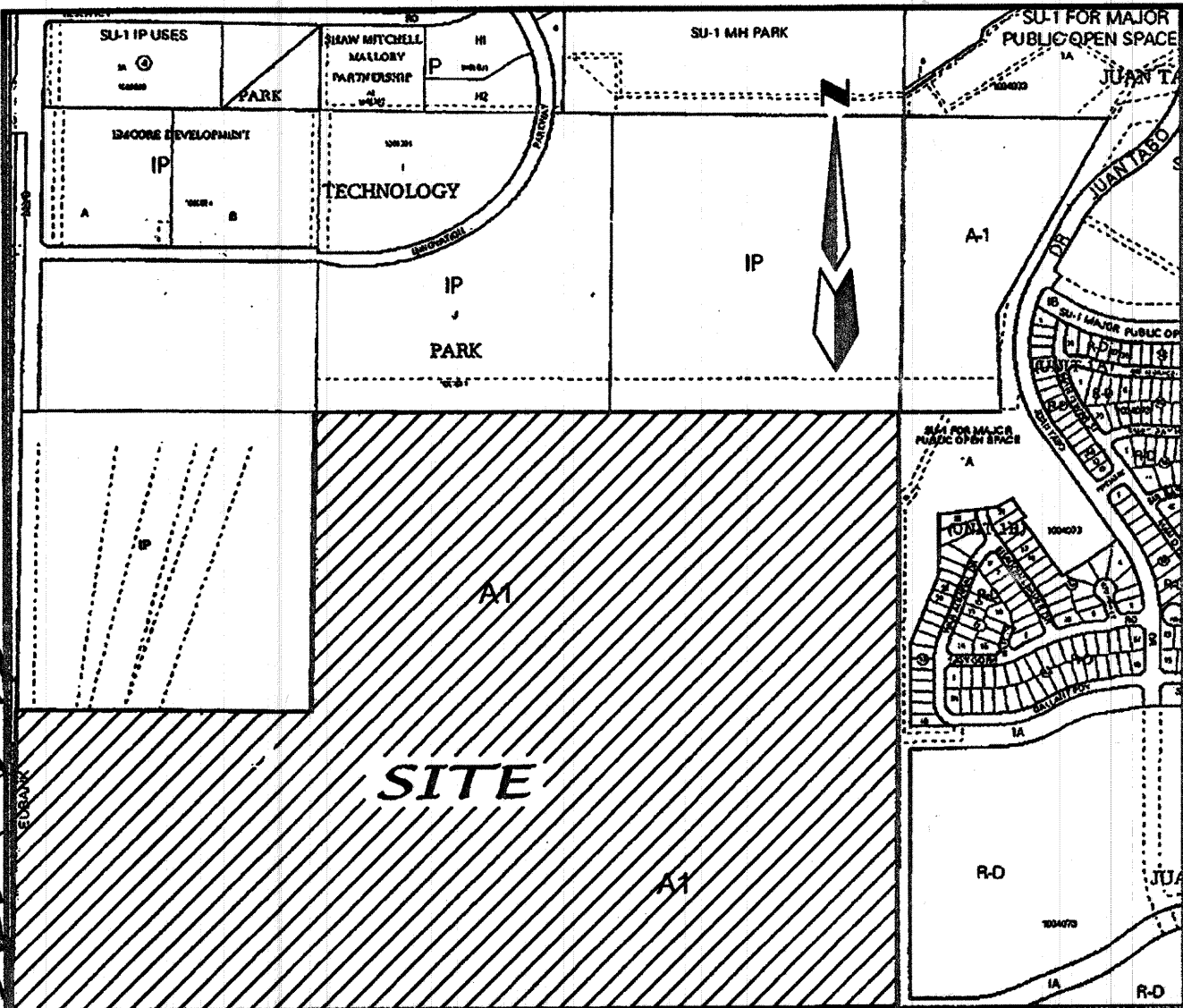


2007C-179 01/16/07



PLAT FOR TRACTS A, B AND C JUAN TABO HILLS WEST WITHIN SECTION 33 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM BERNALILLO COUNTY, NEW MEXICO MARCH, 2007

SRP-70040

SUBDIVISION DATA

Table with 2 columns: Field Name and Value. Fields include GROSS ACREAGE (205.8277 Acres), ZONE ATLAS NO. (M-21-Z), NO. OF TRACTS CREATED (3), DATE OF SURVEY (July, 2006), ZONING (A-1), and TALOS LOG NUMBER (2007133113).

APPROVED AND ACCEPTED BY:

- List of approvals with signatures and dates: PNM Gas (3/29/2007), PNM Electric (3/29/2007), Qwest Telecommunications (3/29/07), Comcast Cable (3-30-07), Bernalillo County Development Review Authority Chairman (6/4/07), Bernalillo County Environmental Health Department (5/24/07), Bernalillo County Public Works (6-1-07), Bernalillo County Zoning (5-24-07), Bernalillo County Fire Marshal's Office (5-24-2007), City Surveyor (3-29-07), A.M.A.F.C.A. (5-30-07).

LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND BEING THE NE/4 OF THE SW/4, THE NW/4 OF THE SE/4, THE SW/4 OF THE SE/4, THE SE/4 OF THE SW/4 AND THE SW/4 OF THE SW/4 OF SECTION 33, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M. AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A BRASS CAP MARKED "1/16 SECTION 33, T. 10 N., R. 4 E.", WHENCE A TIE TO ALBUQUERQUE CONTROL STATION MONUMENT "7-M21" BEARS, N 03°08'43" W, A DISTANCE OF 644.00 FEET;

THENCE, FROM THE POINT OF BEGINNING, COINCIDING THE SOUTH SECTION LINE THE FOLLOWING TWO COURSES OF SAID SECTION 33,

N 89°08'52" W, A DISTANCE OF 1317.30 FEET TO THE SOUTH 1/4 CORNER OF SECTION 33, MARKED BY A BRASS CAP; N 89°10'45" W, A DISTANCE OF 2833.98 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 33 MARKED BY A BRASS CAP;

THENCE, COINCIDING THE WEST SECTION LINE OF SAID SECTION 33, N 00°57'16" E, A DISTANCE OF 1356.03 FEET TO THE NORTHWEST CORNER OF THE SW 1/4, SW 1/4 OF SAID SECTION 33;

THENCE, COINCIDING THE NORTH LINE OF THE SW 1/4, SW 1/4 OF SAID SECTION, S 89°27'30" E, A DISTANCE OF 1313.36 FEET TO THE NORTHEAST CORNER OF SW 1/4, SW 1/4 OF SAID SECTION;

THENCE, COINCIDING THE WEST LINE OF THE NE 1/4, SW 1/4 OF SAID SECTION, N 00°48'01" E, A DISTANCE OF 1362.43 FEET TO THE NORTHWEST CORNER OF THE NE 1/4, SW 1/4 OF SAID SECTION;

THENCE, COINCIDING THE NORTH LINE OF THE NE 1/4, SW 1/4 OF SAID SECTION, S 89°44'21" E, A DISTANCE OF 1309.75 FEET TO THE CENTER OF SECTION MARKED BY A REBAR WITH CAP "LS 5644";

THENCE, COINCIDING THE NORTH LINE OF THE NW 1/4, SE 1/4 OF SAID SECTION, S 89°43'54" E, A DISTANCE OF 1299.84 FEET TO NORTHEAST CORNER OF THE NW 1/4, SE 1/4 OF SAID SECTION 33

THENCE, S 00°17'01" W, A DISTANCE OF 2751.05 FEET TO THE POINT OF BEGINNING, CONTAINING 205.8277 ACRES (8,965,855 SQ. FT.) MORE OR LESS.

PURPOSE OF PLAT

- 1. TO PLAT PORTIONS OF SECTION 33 INTO THREE TRACTS FOR FUTURE DEVELOPMENT. 2. GRANT NEW EASEMENTS AS SHOWN HEREON

The developer will notify PNM for approval before any mass grading or drainage plans are finalized for future development that will affect the safety clearances of PNM'S utilities.

Stamp: THIS IS TO CERTIFY THAT THE ABOVE IS THE CURRENT AND CORRECT COPY ON UPC # 10210552667304082. Signed by Sandy Wash, LLC and Crystal Franco.

VICINITY MAP 1"=750' ZONE ATLAS: M-21

FREE CONSENT AND DEDICATION

The subdivision hereon described is with the free consent and in accordance with the desires of the undersigned owner(s) and/or proprietor(s) thereof and said owner(s) and/or proprietor(s) do hereby grant: all access, utility and drainage easements shown hereon including the right to construct, operate, inspect, and maintain facilities therein; Said owner(s) and/or proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed. Said owners(s) warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided.

- Signatures and dates for Juan Tabo Hills West LLC (Rex Wilson, 3-28-07), East Mesa Holdings, LLC (Rex Wilson, 3-28-07), Grip Holdings, LLC (Scott Grady, 3-28-07), and Tijeras Arroyo Holdings, LLC (Scott Grady, 3-28-07).

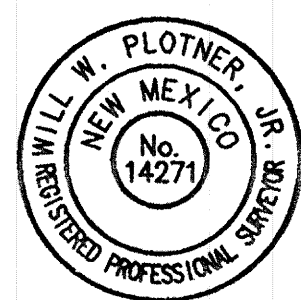
OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO COUNTY OF BERNALILLO. This instrument was acknowledged before me on March 28, 2007 By Rex Wilson, Member Sandia East Technology Park and Four Hills Arroyo Holdings, LLC a New Mexico Limited Liability Companies on behalf of said Companies.

Notary Public PAM DOERING, Notary Public, State of New Mexico, My Commission Expires 4-29-08.

STATE OF NEW MEXICO COUNTY OF BERNALILLO. This instrument was acknowledged before me on March 28, 2007 By Scott Grady, Member Grip Holdings, LLC and Tijeras Arroyo Holdings, LLC a New Mexico Limited Liability Companies on behalf of said Companies.

Notary Public LORRAINE E. CHENEY, My Commission Expires 11/14/07.



Will W. Plotner Jr. R.P.S. No. 14271 3/29/07 Date

CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174 Phone (505) 896-3050 Fax (505) 891-0244

Table with 4 columns: File Name, Drawn, Checked, Sheet. Values: A05110_COVER.dwg, Drawn: STEPHEN, Checked: CSI, Sheet 1 of 3. Date: 3/20/2007, Job: A05110.

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2007C-179 01/16/07

2007C-179 21 161

PLAT FOR TRACTS A, B AND C JUAN TABO HILLS WEST

SECTION 33
TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM
BERNALILLO COUNTY, NEW MEXICO
MAY, 2007

TRACT J
SCIENCE AND
TECHNOLOGY PARK

Doc# 2007087038
Rpt # 0909081 Page 2 of 3 06/14/2007 09:56 AM
PLAT # 517 00 8-20070 P. 8161 N. Toulouse, Bernalillo County

SHAW, MITCHELL
MALLORY PARTNERSHIP TRACT B
(01-22-99, 99C-14)

ACS Monument "5-M22"
NAD 1927 CENTRAL ZONE
X=424,017.61
Y=1,475,700.07
Z=5594.518 (NAVD 1929)
G-G=0.99963903
Delta Alpha=-0'08'45"

(12-23-81, BK.
MISC. 898, PGS.
882-885)
AMAFCA PARCEL

Notes

1. FIELD SURVEY PERFORMED IN JULY 2006.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES THE ACS MONUMENTS SHOWN HEREON, HAVING STATE PLANE COORDINATES (NAD 27 GRID).
4. THIS SURVEY SHOWS ALL EASEMENTS THAT AFFECT THE SUBJECT PROPERTY AS LISTED IN THE EXCEPTIONS OF THE TITLE COMMITMENT.
5. THIS IS A SURVEY OF UNPLATTED PROPERTY.
6. FLOOD ZONE SHOWN HEREON ARE BASE ON FLOOD INSURANCE RATE MAP (FIRM) #35001C0367F EFFECTIVE NOV. 19, 2003.
7. PRUDENT LINE "B" PER TIJERAS ARROYO DRAINAGE MANAGEMENT PLAN BY LEADSHILL HERKENHOFF INC 1990.

Easement Notes

- (A) EXISTING PNM EASEMENT FILED JANUARY 6, 1976 IN BOOK MISC. 457, PAGE 224-225.
- (B) EXISTING 150 FOOT PNM EASEMENT FILED OCTOBER 15, 1953 IN BOOK D 258 PAGE 41.
- (C) EXISTING PNM EASEMENT FILED AUGUST 3, 1960 IN BOOK D555, PAGE 347.
- (D) EXISTING 30 FOOT SANITARY SEWER EASEMENT FOR THE CITY OF ALBUQUERQUE, FILED MARCH 22, 1979 IN MISC. 677 IN PAGES 777-780 AND FEBRUARY 14, 1979 IN BOOK MISC. 676 IN BOOK 46-49. THE TEMPORARY 10' EASEMENT IS FOR CONSTRUCTION.
- (E) EXISTING EASEMENT FOR A POWER LINE, FILED JULY 3, 1946 IN BOOK D20, PAGE 115. LEGAL AMBIGUOUS AS TO EXACT LOCATION.
- (F) EXIST. 20' WATERLINE EASEMENT FILED DECEMBER 12, 2005 IN BOOK 2005C, PAGE 406.
- (G) EXIST. 20' SANITARY SEWER EASEMENT FILED DECEMBER 12, 2005 IN BOOK 2005C, PAGE 406.
- (H) AN EXISTING BLANKET DRAINAGE EASEMENT FILED JANUARY 19, 2005 IN BOOK 2005C, PAGE 22.
- (I) EXISTING 100' DRAINAGE EASEMENT FILED AUGUST 8, 2006, IN BK A122, PAGE 935A.

UNPLATTED
NE/4, SW/4
Section 33, T10N, R4E

UNPLATTED
NW/4, SE/4
Section 33, T10N, R4E

UNPLATTED
NW/4, SW/4
Section 33, T10N, R4E

Fence into subject property
by as much as 2.0 feet

Nail in Concrete

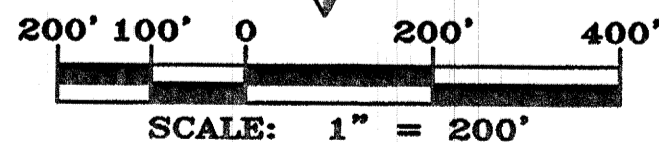
205.8277 Acres

TIJERAS
ARROYO

UNPLATTED
SW/4, SW/4
Section 33, T10N, R4E

UNPLATTED
SE/4, SW/4
Section 33, T10N, R4E

UNPLATTED
SW/4, SE/4
Section 33, T10N, R4E



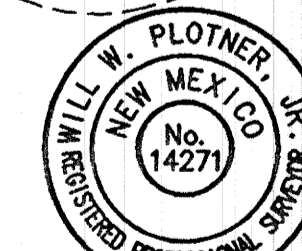
Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES
- FOUND MONUMENT AS INDICATED
- SET BATHEY MARKER "LS 14271"

KIRTLAND AIRFORCE BASE
Unplatted Section 4

N 89°10'45" W
Brass Cap-1/4 Corner

N 89°08'52" W
Brass Cap -1/16 Corner
POB



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ACS Monument "7-M21"
NAD 1927 CENTRAL ZONE
X=419391.97
Y=1471620.84
Z=5498 (NAVD 1929)
G-G=0.99964447
Delta Alpha=-0'09'17"

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Scale: AS SHOWN	Date: 4/3/2007	Job: A05110	

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2007C-179 21 161

PLAT FOR TRACTS A, B AND C JUAN TABO HILLS WEST WITHIN SECTION 33 TOWNSHIP 10 NORTH, RANGE 4 EAST, NMPM BERNALILLO COUNTY, NEW MEXICO MAY, 2007

Doc# 2007087038
 Report # 9009951 Page: 3 of 3 06/14/2007 09:56 AM
 Plot # 517 00 8: 2007C P. 0161 N. Toulouse, Bernalillo County

SHAW, MITCHELL
 MALLORY PARTNERSHIP TRACT B
 (01-22-99, 99C-14)

(12-23-81, BK. MISC. 898, PGS. 882-885)
 AMAFCA PARCEL

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°38'00"E	70.56

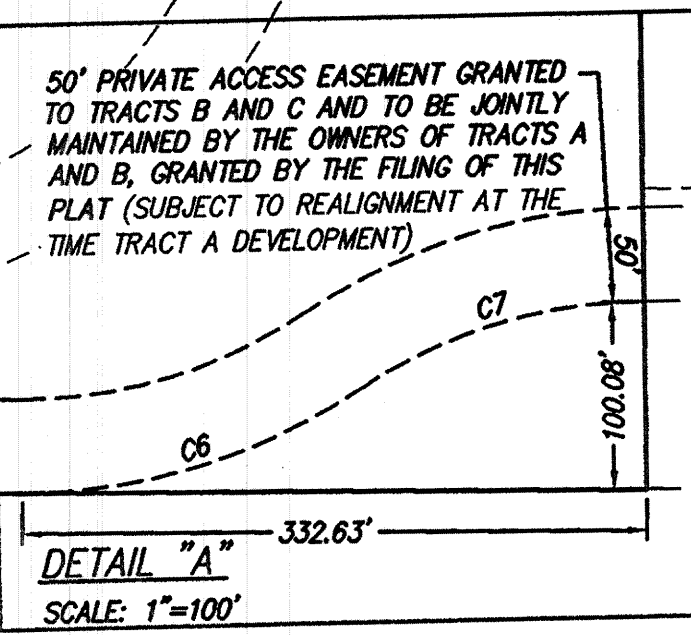
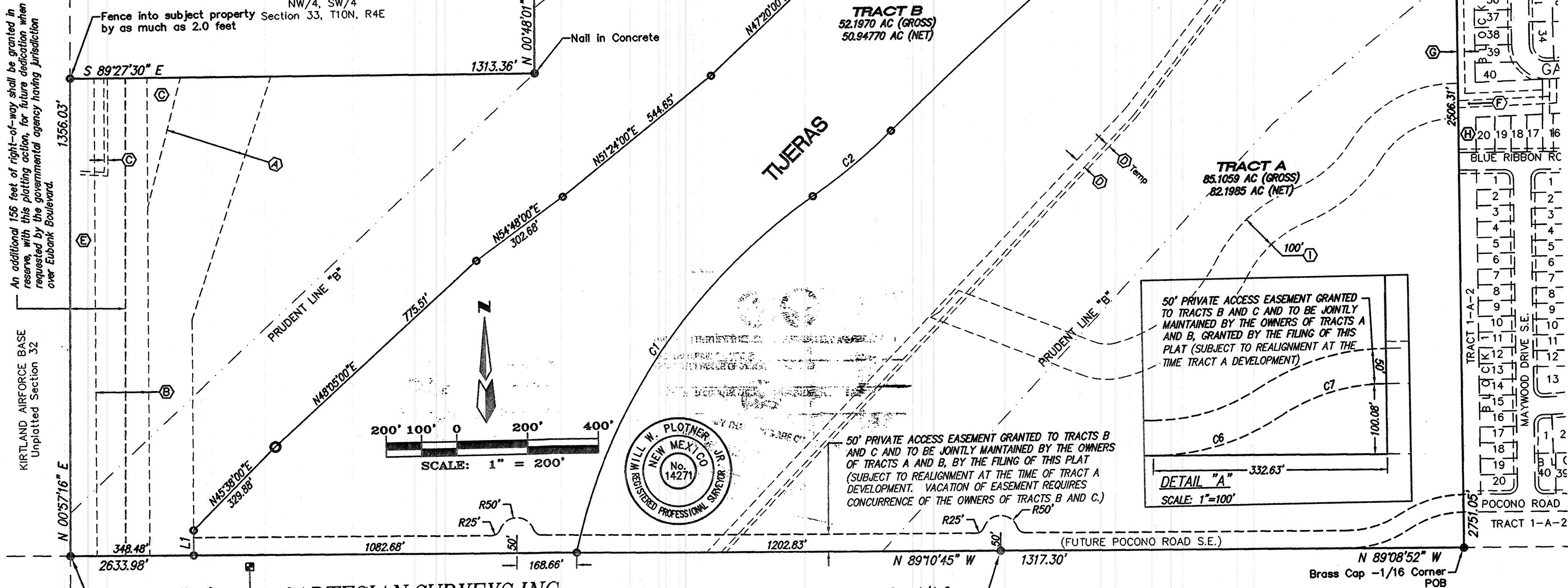
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BEARING=	CH-DIST=
C1	1241.69	1647.00	43°11'45"	652.02	N34°31'12"E	1212.49
C2	290.15	1628.00	10°12'41"	145.46	N51°00'43"E	289.76
C3	1330.26	8872.00	8°35'27"	666.38	N50°12'06"E	1329.01
C4	268.65	1772.00	8°41'11"	134.58	N58°50'26"E	268.39
C5	478.38	1128.00	24°17'57"	242.84	N51°02'03"E	474.81
C6	190.42	325.00	33°34'15"	98.03	N74°04'01"E	187.71
C7	160.99	275.00	33°32'28"	82.87	S74°03'07"W	158.70

PORTIONS OF THIS PROPERTY ARE WITHIN A 100-YEAR FLOODPLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S "FLOOD INSURANCE RATE MAP". ANY DEVELOPMENT OF THE PROPERTIES MUST CONFORM TO THE BERNALILLO COUNTY CODE CHAPTER 38 FOR FLOOD DAMAGE PREVENTION. THE PROPERTY MAY BE SUBJECT OF THE FLOOD INSURANCE REQUIREMENTS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). FLOOD INSURANCE IS LIKELY TO BE REQUIRED FOR DEVELOPMENT OF THE PROPERTIES.

SEE SHEET TWO FOR LOCATION OF EXISTING FLOODPLAINS

SEE EASEMENT NOTES SHEET 2 OF 3

An additional 156 feet of right-of-way shall be granted in reserve, with this platting action, for future dedication when requested by the governmental agency having jurisdiction over Eubank Boulevard.



50' PRIVATE ACCESS EASEMENT GRANTED TO TRACTS B AND C AND TO BE JOINTLY MAINTAINED BY THE OWNERS OF TRACTS A AND B, GRANTED BY THE FILING OF THIS PLAT (SUBJECT TO REALIGNMENT AT THE TIME OF TRACT A DEVELOPMENT. VACATION OF EASEMENT REQUIRES CONCURRENCE OF THE OWNERS OF TRACTS B AND C.)



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 Phone (505) 896-3050 Fax (505) 891-0244

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