

VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- Bearings are New Mexico State Plane Grid Bearings (Central Zone - NAD27).
- Distances are ground.
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- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Pages: G-21-Z, G-22-Z
- This property is currently zoned "C-2" per the City of Albuquerque Geographic Information System dated January 9, 2007.
- U.C.L.S. Log Number 2007284109
- Number of existing Parcels 2
- Number of Parcels created 2
- Total Plat Acreage 4.9582 Ac.

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

- Plat entitled "REPLAT SHOWING PARCELS 'A' & 'B' OF TRACT ONE (1) OF THE EL DORADO CENTER ALBUQUERQUE, NEW MEXICO, MARCH 1974", filed April 7, 1974, in Volume C9, Folio 169, records of Bernalillo County, New Mexico.
- Plat entitled "EL DORADO CENTER, BEING A TRACT OF LAND AT S.E. CORNER JUAN TABO BLVD. N.E. & MONTGOMERY BLVD. N.E., ALBUQUERQUE, NEW MEXICO, NOVEMBER 10, 1969", filed November 12, 1969, in Volume A2, Folio 183, records of Bernalillo County, New Mexico.
- Title Report prepared for this property by LandAmerica Albuquerque Title, Commitment for Title Insurance No. 2480688B, dated November 10, 2004.

PURPOSE OF PLAT

- The purpose of this plat is to:
- Re-configure the interior Parcel line between existng Parcels "A" and "B" as shown hereon.
 - Grant the additional public utility easements (if any), Public Roadway Easements and Public Sidewalk Easements as shown hereon.
 - Dedicate additional street right of way to the City of Albuquerque in fee simple with warranty covenants as shown hereon.

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

TRACT 1A : UPC #100905704506230105

Jaime Chavez Aug-7-07
Bernalillo County Treasurer Date

LEGAL DESCRIPTION

Parcels "A" and "B" of El Dorado Center, Albuquerque New Mexico, as the same are shown and designated on the Replat of Tract 1, filed in the office of the County Clerk of Bernalillo County, New Mexico on April 7, 1974, in Volume C9, Folio 169.

Said parcels contain 4.9582 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, " PLAT OF PARCELS A-1 AND B-1, EL DORADO CENTER (BEING A REPLAT OF PARCELS A AND B, EL DORADO CENTER) SITUATE WITHIN SECTION 3, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the public and private easements as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate the new street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER

Hinkle Income Properties, LLC
a New Mexico limited liability company

By: *[Signature]*

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 18th day of July, 2007, by Bryan Hinkle

[Signature]
Notary Public
9/2/07
My commission expires

OFFICIAL SEAL
DOUGLAS H. PETERSON
NOTARY PUBLIC-STATE OF NEW MEXICO
My commission expires: 9/2/07

PLAT OF
PARCELS A-1 AND B-1
EL DORADO CENTER

(BEING A REPLAT OF PARCELS A AND B, EL DORADO CENTER)

SITUATE WITHIN
SECTION 3, TOWNSHIP 10 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JULY, 2007

PROJECT NUMBER: 1005364

Application Number: 07DRB-70132

PLAT APPROVAL

Utility Approvals:

<i>Charles F. Brown</i>	<u>8-7-07</u>
PNM Electric Services	Date
<i>Charles F. Brown</i>	<u>8-7-07</u>
PNM Gas Services	Date
<i>DM Donale</i>	<u>7-23-07</u>
QWest Corporation	Date
<i>Kristen Bolton</i>	<u>7-23-07</u>
Comcast	Date

City Approvals:

<i>[Signature]</i>	<u>7-20-07</u>
City Surveyor	Date

Real Property Division	Date
------------------------	------

<i>[Signature]</i>	<u>7/25/07</u>
Traffic Engineering, Transportation Division	Date

<i>[Signature]</i>	<u>7/25/07</u>
ABCWUA	Date

<i>Christina Sandoval</i>	<u>7/25/07</u>
Parks and Recreation Department	Date

<i>Bradley L. Bingham</i>	<u>7/25/07</u>
AMAFCA	Date

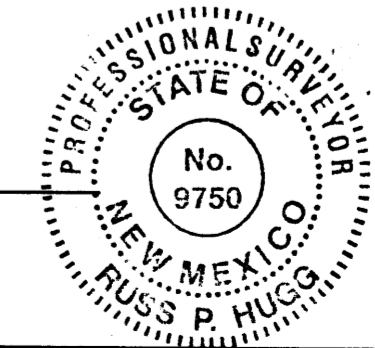
<i>Bradley L. Bingham</i>	<u>7/25/07</u>
City Engineer	Date

<i>[Signature]</i>	<u>8/07/07</u>
BRB Chairperson, Planning Department	Date

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

[Signature]
Russ P. Hugg
NMPS No. 9750
July 9, 2007



SURV TEK, INC.

Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366 Fax: 505-897-3377

PARCELS A-1 AND B-1 EL DORADO CENTER

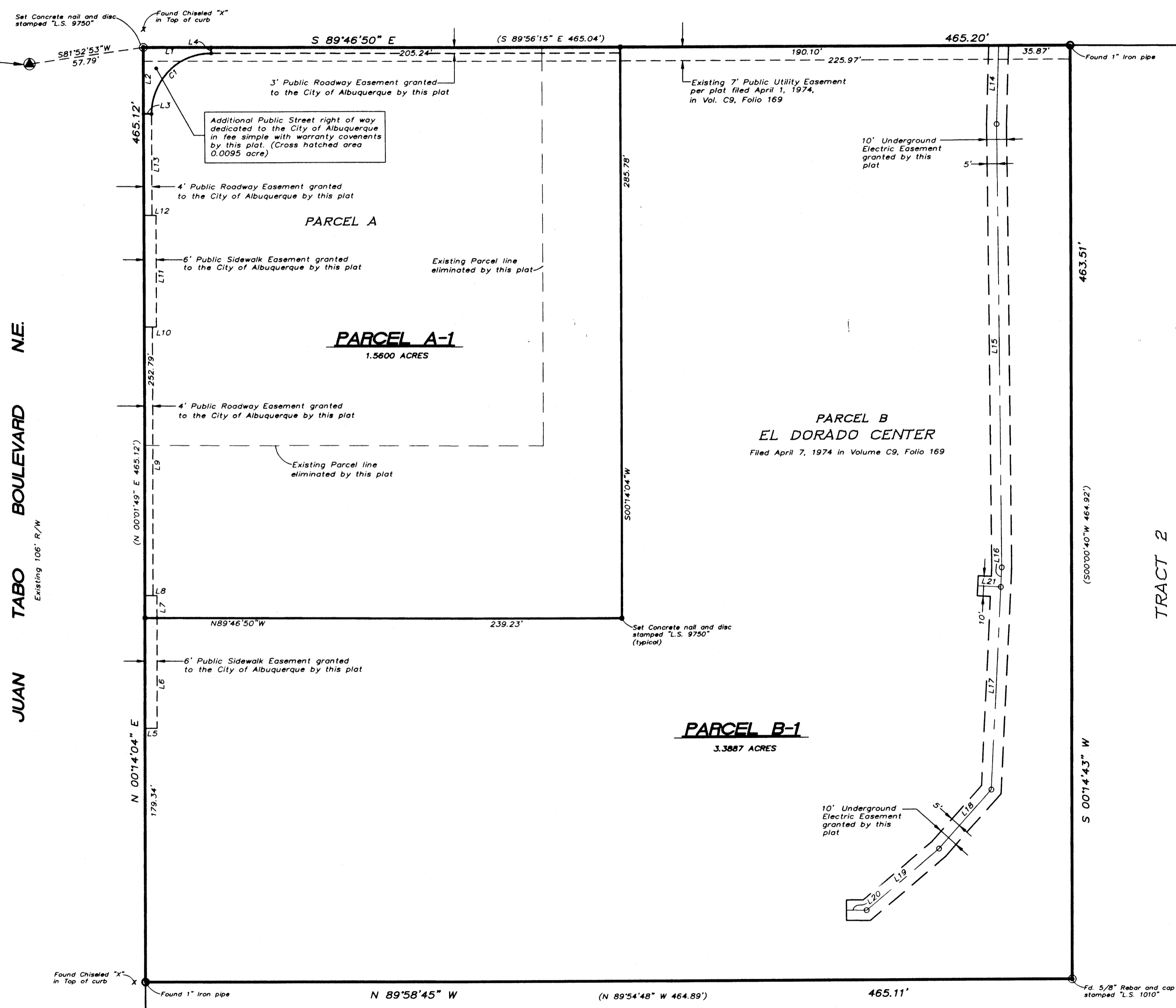
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CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JULY, 2007

NOTE

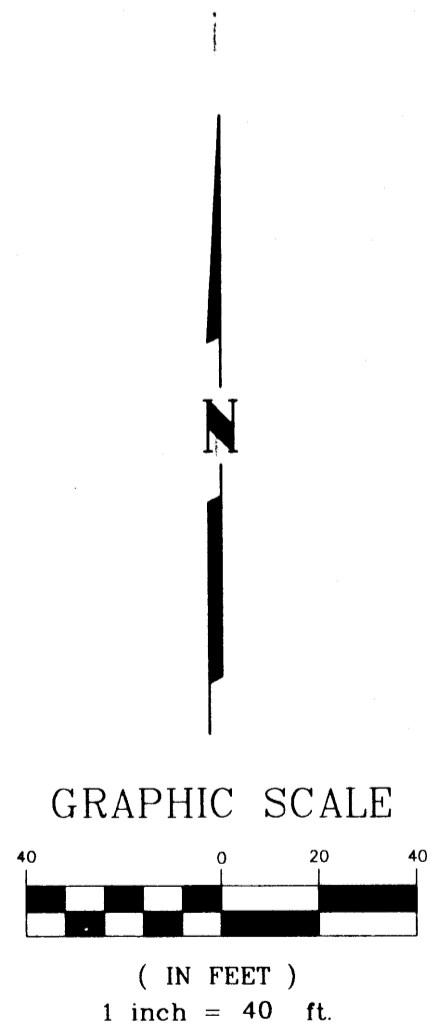
Parcels A-1 and B-1, El Dorado Center are subject to that certain "DECLARATION OF CROSS ACCESS AND DRAINAGE EASEMENTS" filed in the office of the County Clerk of Bernalillo County, New Mexico on the ____ day of _____, 2007, in Book ____ Page ____

MONGOMERY BOULEVARD N.E.
Existing 60' R/W

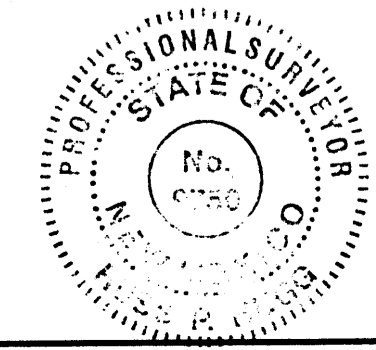
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New Mexico State Plane Coordinates,
Central Zone (NAD 27) as published:
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E= 420,725.87
Elevation= 5721.447 (SLD 29)
Ground to grid factor= 0.9996336



LINE TABLE		
LINE	LENGTH	BEARING
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L11	56.63'	N00°14'04"E
L12	2.00'	N89°45'56"W
L13	50.89'	N00°14'04"E
L14	39.05'	S01°56'30"W
L15	222.13'	S00°16'05"E
L16	9.67'	S03°04'04"W
L17	99.69'	S03°04'04"W
L18	39.40'	S42°07'10"W
L19	47.20'	S50°39'53"W
L20	10.17'	N89°52'40"W
L21	11.63'	N86°55'56"W



CURVE TABLE						
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C1	47.12'	30.00'	29.99'	42.42'	S45°13'37"W	89°59'05"



DOCN 2007114532
08/07/2007 03:10 PM Page: 2 of 2
PLAT R. \$12.00 B. 2007C P. 9213 H. Toulouse, Bernalillo County
FILED BY: [Signature]

SURV TEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

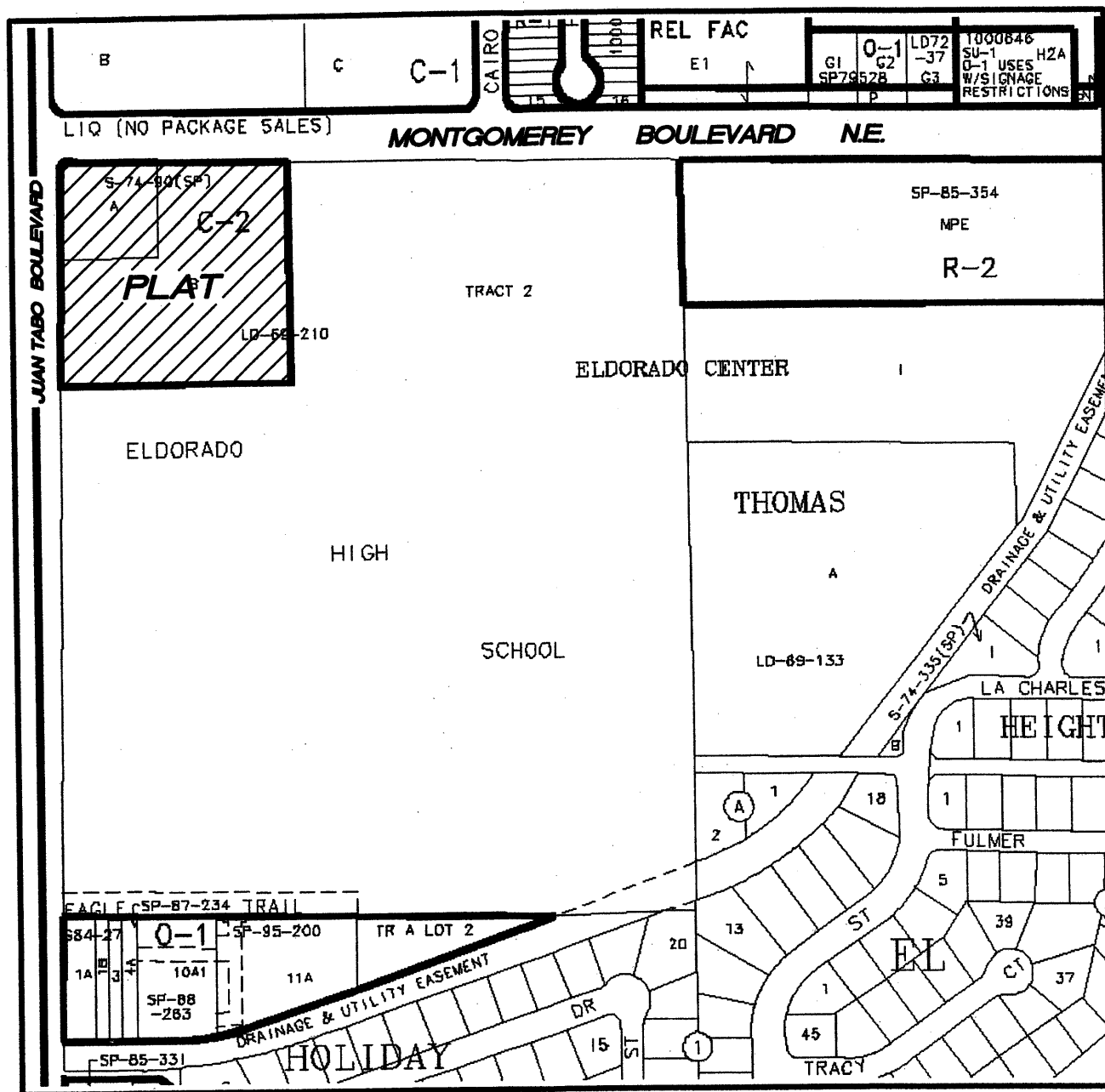
**PLAT OF
PARCELS A-1 AND B-1
EL DORADO CENTER**

(BEING A REPLAT OF PARCELS A AND B, EL DORADO CENTER)

SITUATE WITHIN
**SECTION 3, TOWNSHIP 10 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**

JULY, 2007

**PRELIMINARY PLAT
APPROVED BY DRB
ON 7/25/07**



**VICINITY MAP
NOT TO SCALE**

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TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

TRACT 1A : UPC #100905704506230105

Bernalillo County Treasurer _____ Date _____

LEGAL DESCRIPTION

Parcels "A" and "B" of El Dorado Center, Albuquerque New Mexico, as the same are shown and designated on the Replat of Tract 1, filed in the office of the County Clerk of Bernalillo County, New Mexico on April 7, 1974, in Volume C9, Folio 169.

Said parcels contain x.xx acres, more or less.

FREE CONSENT AND DEDICATION

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OWNER

Hinkle Income Properties, LLC
a New Mexico limited liability company

By: _____

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this _____ day of _____, 2007, by _____

Notary Public

My commission expires _____

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

PNM Electric Services _____ Date _____

PNM Gas Services _____ Date _____

QWest Corporation _____ Date _____

Comcast _____ Date _____

City Approvals:

City Surveyor _____ Date _____

Real Property Division _____ Date _____

Traffic Engineering, Transportation Division _____ Date _____

ABCWUA _____ Date _____

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Russ P. Hugg
NMPS No. 9750
July 9, 2007

PARCELS A-1 AND B-1 EL DORADO CENTER

(BEING A REPLAT OF PARCELS A AND B, EL DORADO CENTER)
SITUATE WITHIN
SECTION 3, TOWNSHIP 10 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JULY, 2007

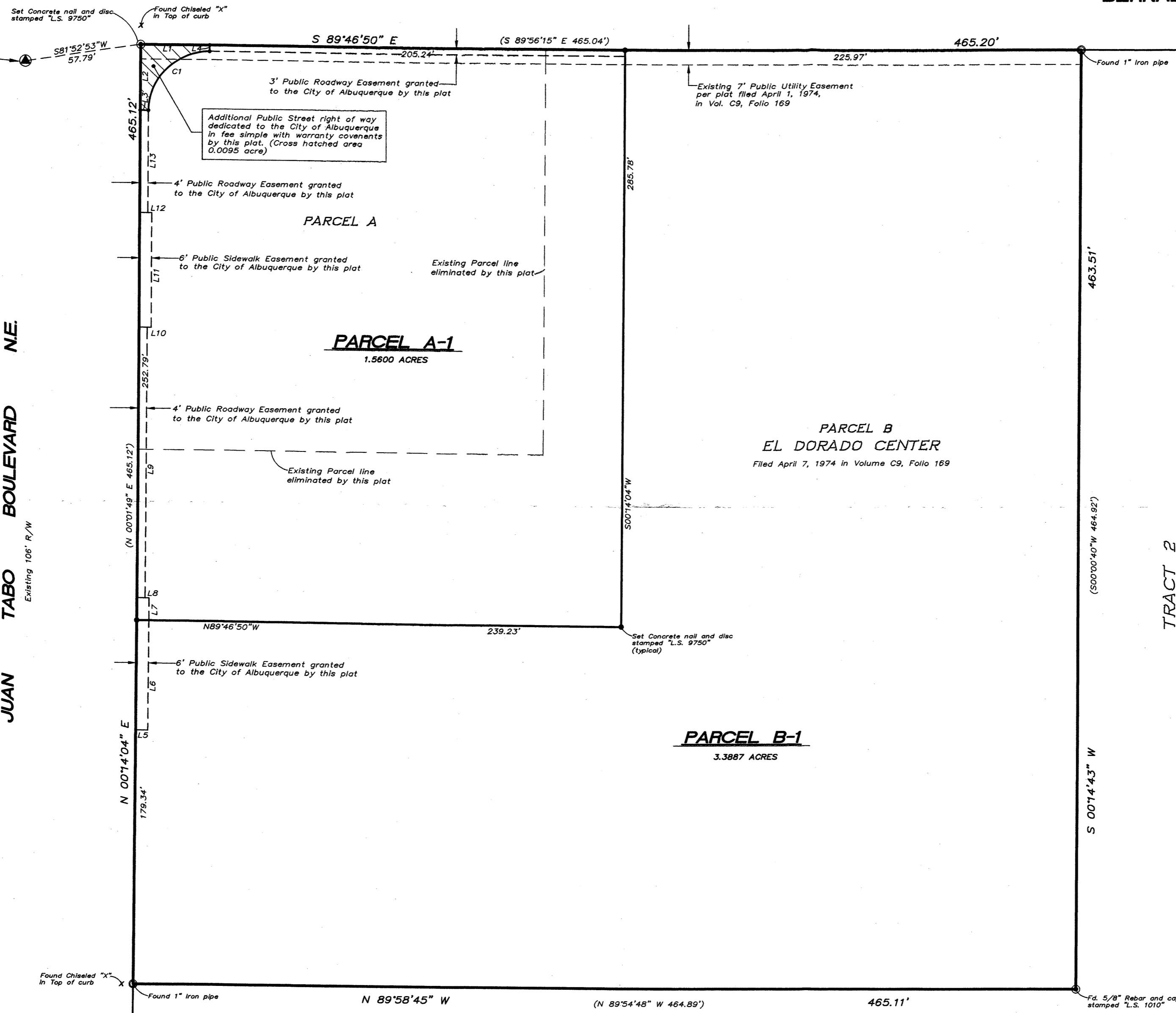
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MONGOMERY BOULEVARD N.E.

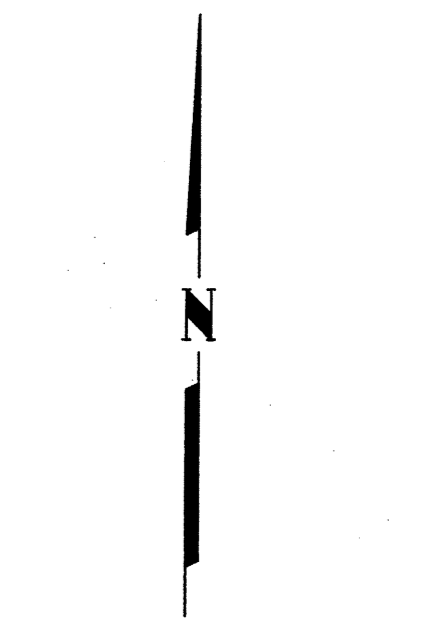
Existing 60' R/W

Albuquerque Control Survey Monument "JT-1A"
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L12	2.00'	N89°45'56"W
L13	50.89'	N00°14'04"E

TRACT 2
EL DORADO CENTER
Filed November 12, 1969 in Vol. A2, Folio 183
(BOARD OF EDUCATION)



GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
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TRACT 2
EL DORADO CENTER
Filed November 12, 1969 in Vol. A2, Folio 183
(BOARD OF EDUCATION)

PROJECT TYPE

DRAWINGS/SPECIFICATIONS BY:
 WALGREENS' CONSULTANT
 LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK UNLESS NOTED OTHERWISE BY:
 WALGREENS' CONTRACTOR
 LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

STORE		BUILDING	
NEW	<input type="checkbox"/>	NEW	<input type="checkbox"/>
REMODELING	<input type="checkbox"/>	EXISTING	<input type="checkbox"/>
RELOCATION	<input type="checkbox"/>	NEW SHELL ONLY	<input type="checkbox"/>
OTHERS	<input type="checkbox"/>		

PROJECT INFORMATION

LOCATION: DEVELOPMENT IS LOCATED AT THE SOUTHEAST CORNER OF MONTGOMERY AND JUAN TABO ALBUQUERQUE, NEW MEXICO

TRAFFIC COUNTS

MONTGOMERY : 40 MPH.
JUAN TABO: 40 MPH.
MONTGOMERY = 21,200 CARS
JUAN TABO = 34,800 CARS

PROJECT DATA

PARCEL SIZE: 68,150 S.F.
1.57 A.C. +/-
WALGREENS: 16,510 S.F.

PARKING ANALYSIS

REQUIRED: 1 SPACE PER 200 SF OF GROSS FLOOR AREA
LESS 20% OF FLOOR AREA FOR STORAGE
16,510 SF x 80% = 13,208 SF SALES AREA
13,208 SF / 200 = 67 REQUIRED SPACES
PROVIDED: 77 SPACES
INCLUDING 73 STANDARD SPACES
AND 4 ACCESSIBLE SPACES
(1 VAN ACCESSIBLE SPACE)

NO.	DATE	BY	DESCRIPTION	CONST.
8				
7				
6				
5				
4				
3				
2	2.2.07	JS	TO WALGREENS REVIEW	
1	10.25.06	JS	16510 SF WALGREENS/ORIENTATION	

REVISIONS

CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATIONS WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF NEW MEXICO AS SIGNIFIED BY MY HAND AND SEAL

PROJECT NAME
WALGREENS STORE
(SEC) MONTGOMERY AND JUAN TABO
ALBUQUERQUE, NEW MEXICO

GEORGE RAINHART, ARCHITECT & ASSOCIATES P.C.
2325 SAN PEDRO NE., SUITE 2-B
ALBUQUERQUE, NEW MEXICO 87110
PHONE (505) 884-9110 FAX (505) 837-9877
www.gra-arch.com

DRAWING TITLE

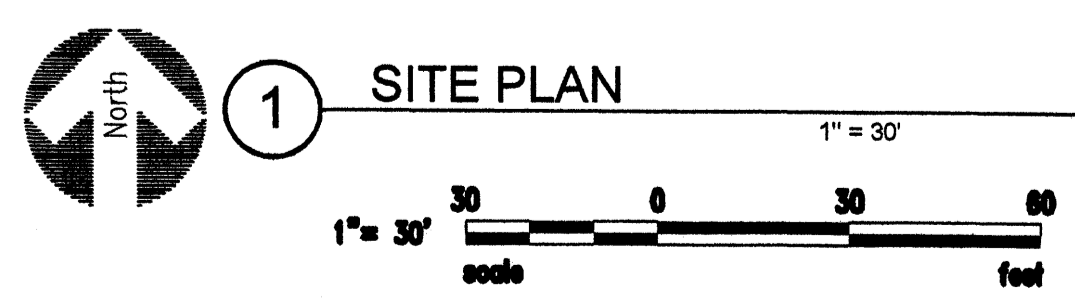
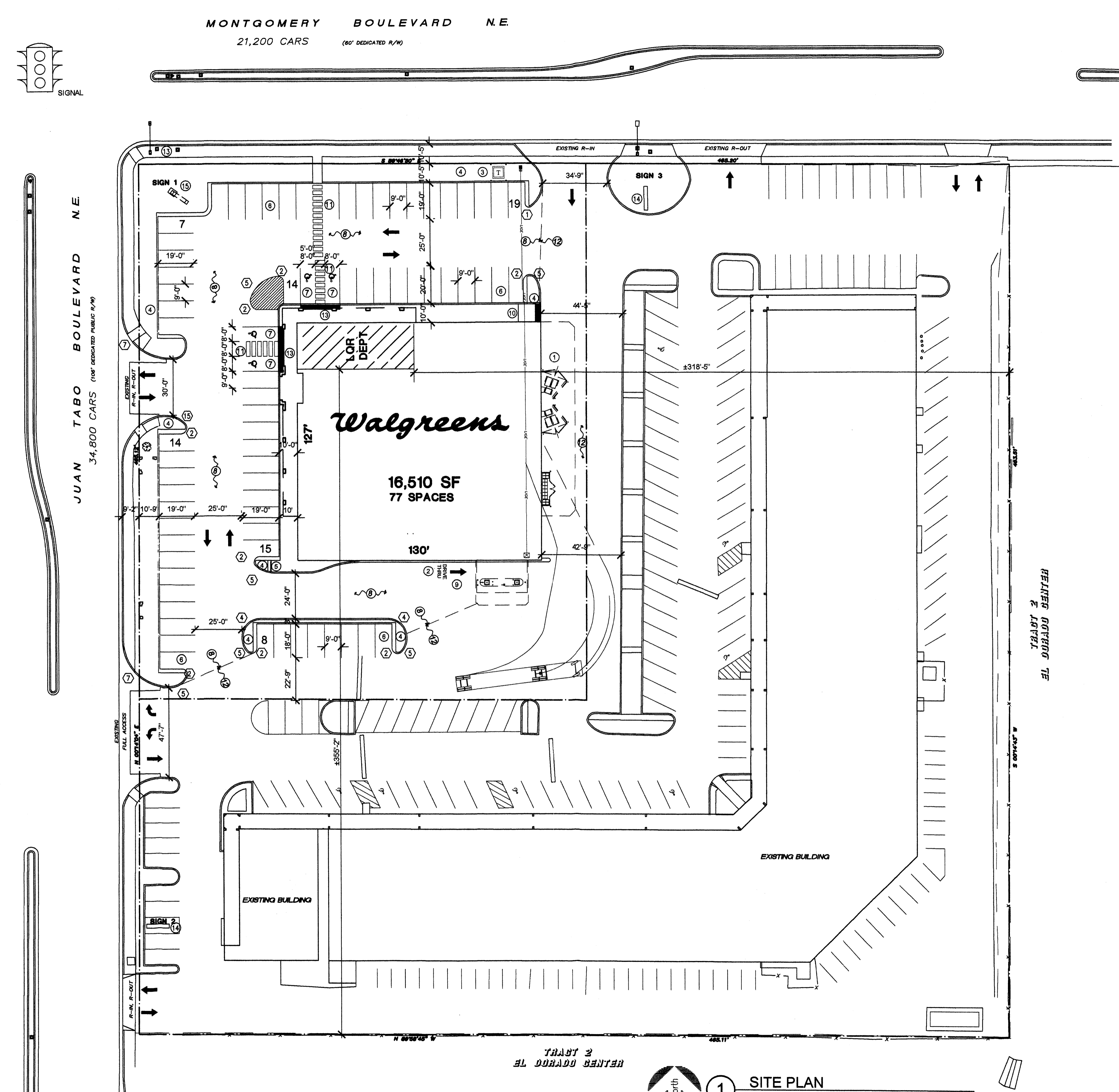
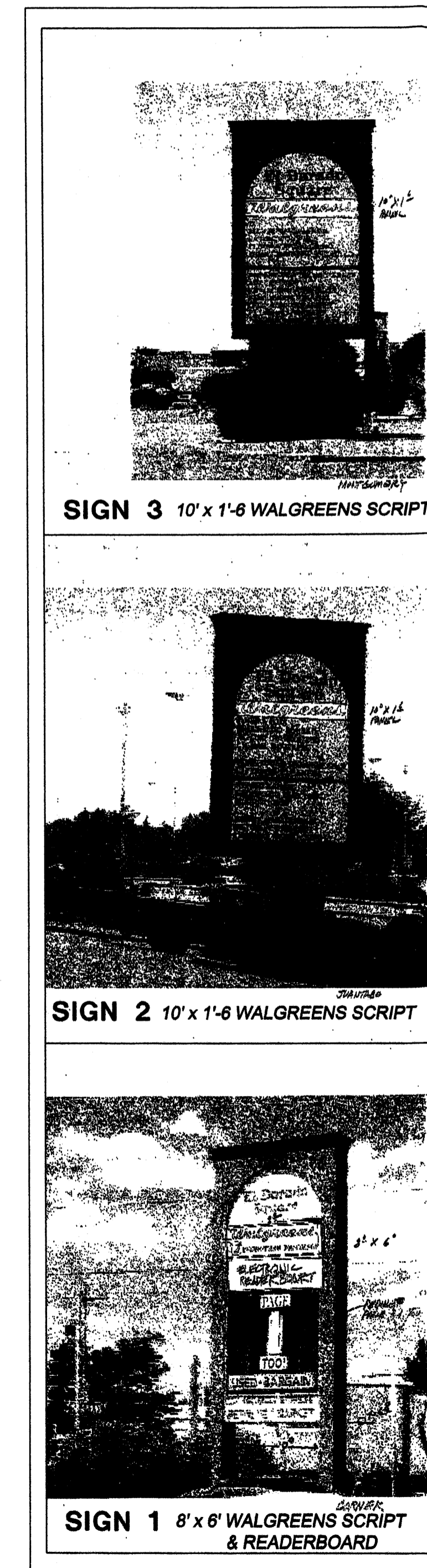
DATE	STORE NO.	DRAWING NO.
12/20/04	XXXX	
DRAWN BY: AOB	SCALE: 1:30	C1
REVIEWED BY:	RELEASED TO CONSTRUCTION:	

KEYED NOTES

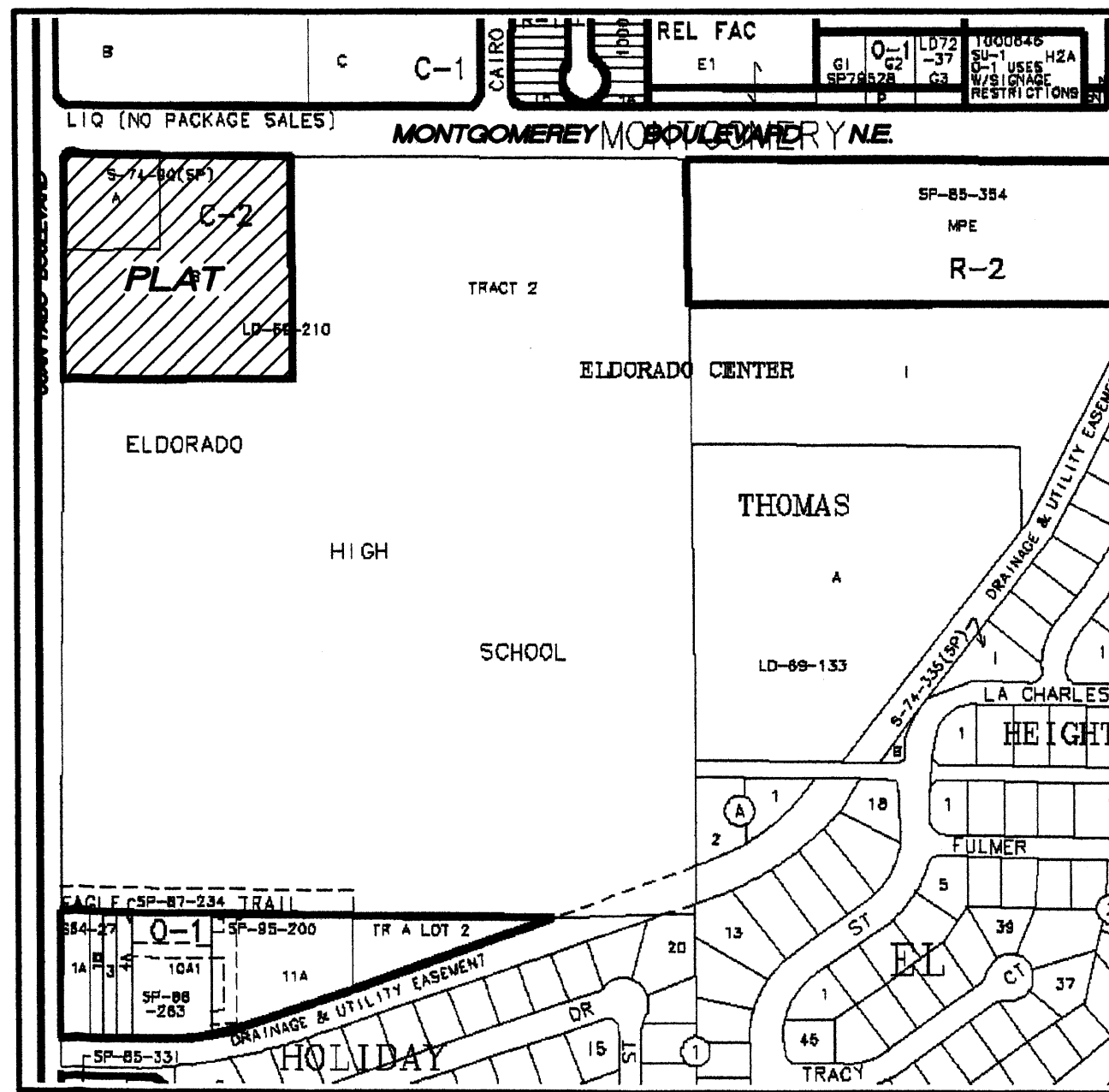
- COMPACTOR LOCATION - PAD AND ENCLOSURE TO CURRENT CITY OF ALBUQUERQUE AND WALGREENS REQUIREMENTS
- YELLOW PAINTED WALK AND 24" HIGH LETTERS
- TRANSFORMER
- NEW OR REVISED LANDSCAPE BUFFERS/ISLANDS
- BICYCLE RACK LOCATIONS - 7 BIKES
- STRIPING, YELLOW, 4" WIDE (TYPICAL)
- ACCESSIBLE SPACE WITH PAINTED SYMBOL AND SIGN
- STANDARD PAVING. SEE GEOTECHNICAL REPORT
- 1-LANE PHARMACY DRIVE-THRU
- ACCESSIBLE RAMP, INTEGRALLY COLORED RED CONCRETE W/DETECTABLE WARNING STRIP
- STRIPED ACCESSIBLE AISLE
- HEAVY DUTY ASPHALTIC PAVING FOR TRUCK TRAFFIC. SEE GEOTECHNICAL REPORT.
- FLUSH CURB W/ DETECTABLE WARNING SURFACE AND BOLLARDS
- EXISTING MONUMENT SIGN. WALGREENS ADDED.
- EXISTING MONUMENT SIGN. WALGREENS AND READER BOARD ADDED.

RADIUS INFORMATION:

- | | |
|-------------------|--------------------|
| ① RADIUS = 2'-0" | ⑦ RADIUS = 25'-0" |
| ② RADIUS = 3'-0" | ⑧ RADIUS = 30'-0" |
| ③ RADIUS = 5'-0" | ⑨ RADIUS = 40'-0" |
| ④ RADIUS = 10'-0" | ⑩ RADIUS = 50'-0" |
| ⑤ RADIUS = 15'-0" | ⑪ RADIUS = 60'-0" |
| ⑥ RADIUS = 20'-0" | ⑫ RADIUS = 100'-0" |



1 SITE PLAN



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Said parcels contain x.xx acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising, " PLAT OF PARCELS A-1 AND B-1, EL DORADO CENTER (BEING A REPLAT OF PARCELS A AND B, EL DORADO CENTER) SITUATE WITHIN SECTION 3, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the public and private easements as shown hereon. Said owner(s) and proprietor(s) do hereby dedicate the new street right of ways as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby warrant that they hold among them, complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

PARCEL A-1
Peterson Properties

By: _____

Peterson Properties

By: _____

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this _____ day of _____, 2007, by _____

Notary Public

My commission expires

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this _____ day of _____, 2007, by _____

Notary Public

My commission expires

**PLAT OF
PARCELS A-1 AND B-1
EL DORADO CENTER**

(BEING A REPLAT OF PARCELS A AND B, EL DORADO CENTER)

SITUATE WITHIN

**SECTION 3, TOWNSHIP 10 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**

JANUARY, 2007

PROJECT NUMBER: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

PNM Electric Services _____ Date

PNM Gas Services _____ Date

QWest Corporation _____ Date

Comcast _____ Date

City Approvals:

City Surveyor _____ Date

Real Property Division _____ Date

Traffic Engineering, Transportation Division _____ Date

Utilities Development _____ Date

Parks and Recreation Department _____ Date

AMAFCA _____ Date

City Engineer _____ Date

DRB Chairperson, Planning Department _____ Date

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Russ P. Hugg
NMPS No. 9750
January 19, 2007

SURV TEK, INC.

Consulting Surveyors Phone: 505-897-3366
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377

PLAT OF
PARCELS A-1 AND B-1
EL DORADO CENTER

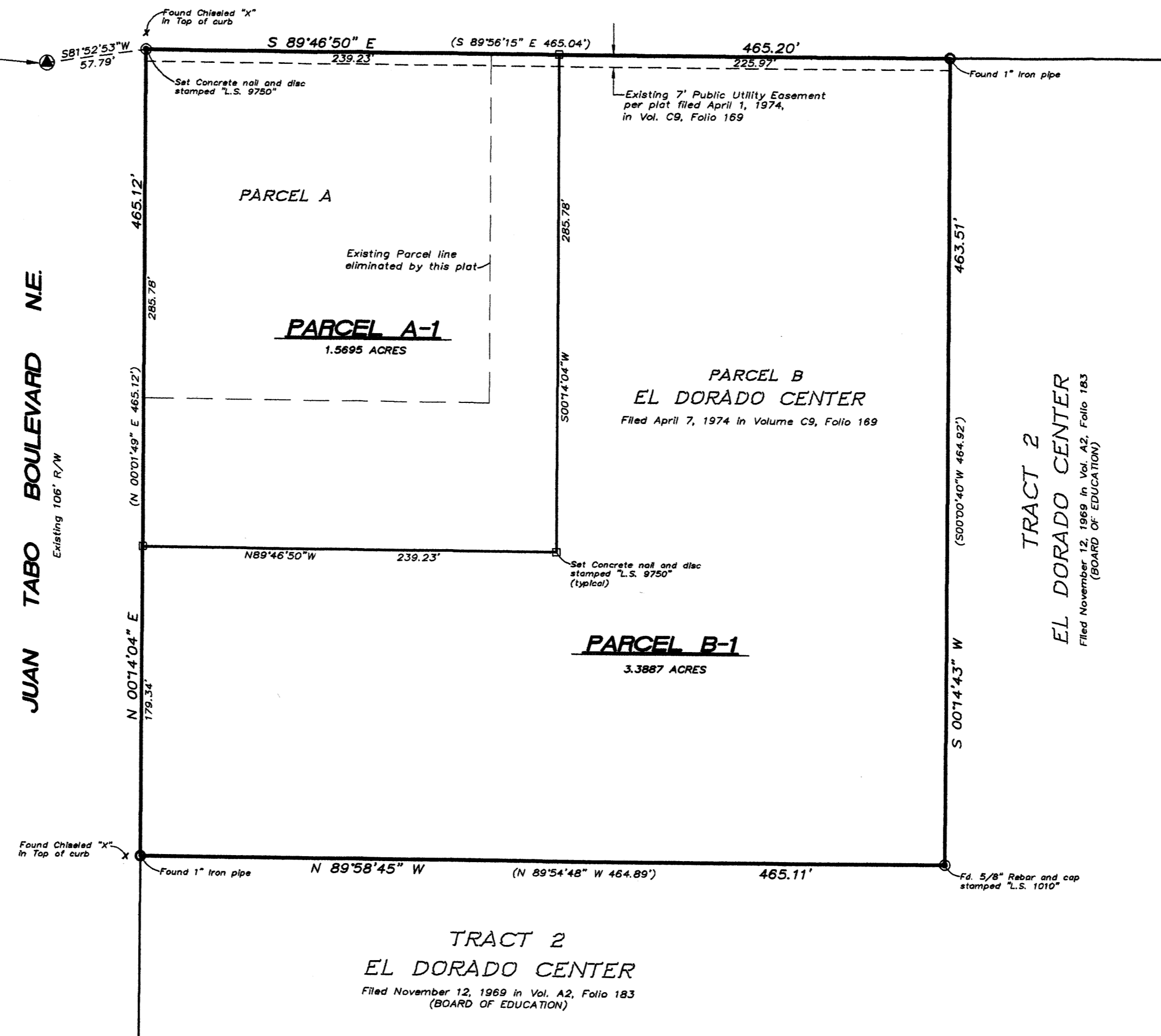
(BEING A REPLAT OF PARCELS A AND B, EL DORADO CENTER)

SITUATE WITHIN
SECTION 3, TOWNSHIP 10 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2007

MONTGOMERY BOULEVARD N.E.
 Existing 60' R/W

Albuquerque Control Survey Monument "JT-1A"
 New Mexico State Plane Coordinates,
 Central Zone (NAD 27) as published:
 N= 1,502,832.13
 E= 420,725.87
 Elevation= 5721.447 (SLD 29)
 Ground to grid factor= 0.9996336



GRAPHIC SCALE



(IN FEET)
 1 inch = 60 ft.

SHEET 2 OF 2

SURVOTEK, INC.

Consulting Surveyors
 8584 Valley View Drive, N.W. Albuquerque, New Mexico 87114
 Phone: 505-897-3368 Fax: 505-897-3377

070024. DWG