

LOCATION MAP

ZONE ATLAS M-14-Z

SCALE: NONE

SUBDIVISION DATA

Gross Acreage	1.6532 Ac.
Zone Atlas No.	M-14-Z
No. of Existing Lots	1 Lot
No. of Lots created	2 Lots
No. of Lots eliminated	1 Lot
Miles of full width streets created	0.00
Miles of half width streets created	0.00
Date of Survey	November, 2006
Utility Control Location System Log Number	2006481873
Zoning	SU-2 HM

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 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.

OWNER: East Road Corporation
A New Mexico Corporation

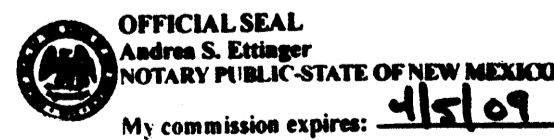
BY: Roger E. Waterman 2/9/07
Roger E. Waterman, President DATE

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on February 9, 2007
By Roger E. Waterman, President, East Road Corporation, A New Mexico Corporation on behalf of said Corporation.

Andrea S. Ettinger 4/5/07
NOTARY PUBLIC MY COMMISSION EXPIRES



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON JPCF: 1010068861821010818
PROPERTY OWNER OF RECORD: Roger E. Waterman
BERNALILLO COUNTY TREASURER'S OFFICE: Supria Campbell 2/23/07

LEGAL DESCRIPTION

Lot numbered One-A (1-A), Plat of BROADWAY INDUSTRIAL CENTER SUBDIVISION UNIT 2, within Section 32, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat of said subdivision, filed in the office of the county clerk of Bernalillo County, New Mexico, on April 9, 1999, in Plat Book 99C, Folio 82 and containing 1.6532 acres more or less.

NOTES

- All distances are ground distances: U.S. Survey foot.
- The basis of bearings references the ACS Monuments shown hereon, having NM State Plane coordinates (GRID_NAD 27).
- Both Lots 1A-1 and 1A-2 will provide separate stand alone Grading & Drainage plans at the time of further development.

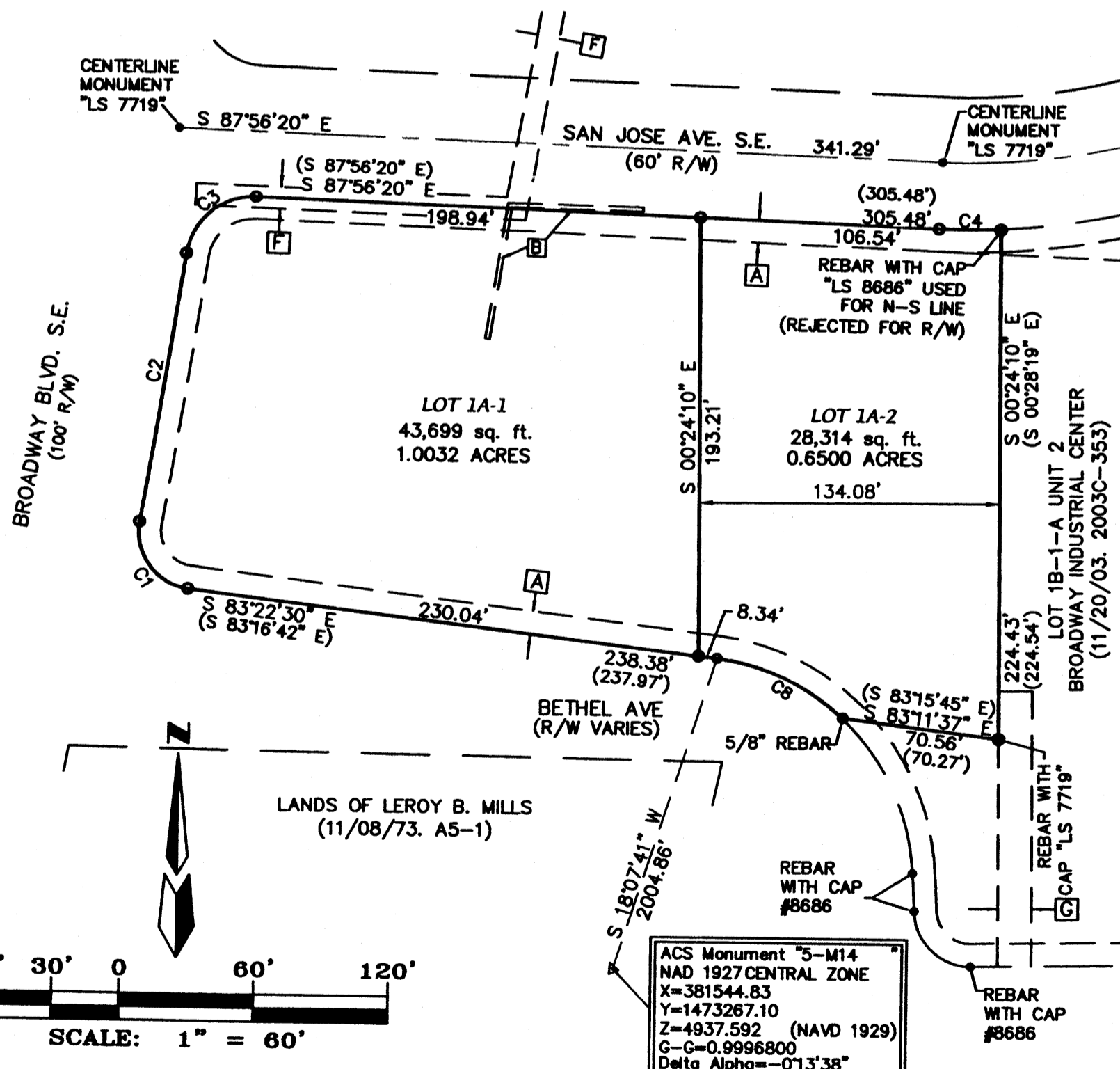
PURPOSE OF PLAT

- Subdivide Lot 1A, BROADWAY INDUSTRIAL CENTER UNIT 2 into 2 lots.



Easement Notes:

- A** EXISTING 10' PUBLIC UTILITY EASEMENT (9/11/98, 98C-280).
- B** EXISTING GUY ANCHOR EASEMENT (3/14/52, D201-321&322).
- F** EXISTING 10' UTILITY EASEMENT AND RIGHT-OF-WAY (03/14/1952, D201-321).
- G** EXISTING 15' PRIVATE SANITARY SEWER EASEMENT (03/26/01, A17-1243)



CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
C1	25.00' (25.00')	40.71' (40.66')	93°18'20"	S 36°43'20" E	36.36'
C2	4812.00' (4812.00')	120.69' (119.67')	1°26'13"	N 09°12'43" E	120.68'
C3	30.00' (30.00')	43.76' (43.76')	83°34'03"	S 50°16'38" W	39.98'
C4	330.00' (330.00')	27.65' (27.59')	4°48'04"	N 89°39'38" E	27.64'
CB	100.00' (100.00')	62.56' (63.71')	35°50'29"	N 65°27'16" W	61.54'

PLAT FOR
LOTS 1A-1 & 1A-2
BROADWAY INDUSTRIAL CENTER, UNIT 2
WITHIN THE
SECTION 32
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2007

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: 1005380
Application Number: 07 DRB- 00174

PLAT APPROVAL

Utility Approvals:

PNM Electric Services	<u>[Signature]</u>	<u>2/13/2007</u>
PNM Gas Services	<u>[Signature]</u>	<u>2/13/2007</u>
Qwest	<u>[Signature]</u>	<u>2/13/07</u>
Comcast	<u>[Signature]</u>	<u>2-13-07</u>
New Mexico Utilities, Inc.	<u>N/A</u>	

City Approvals:

City Surveyor	<u>[Signature]</u>	<u>2-13-07</u>
Real Property Division	<u>N/A</u>	
Traffic Engineering, Transportation Division	<u>[Signature]</u>	<u>2-21-07</u>
Water Utility Department	<u>[Signature]</u>	<u>2/21/07</u>
Parks and Recreation Department	<u>[Signature]</u>	<u>2/21/07</u>
City Engineer	<u>[Signature]</u>	<u>2/21/07</u>
DRB Chairperson, Planning Department	<u>[Signature]</u>	<u>2-23-07</u>

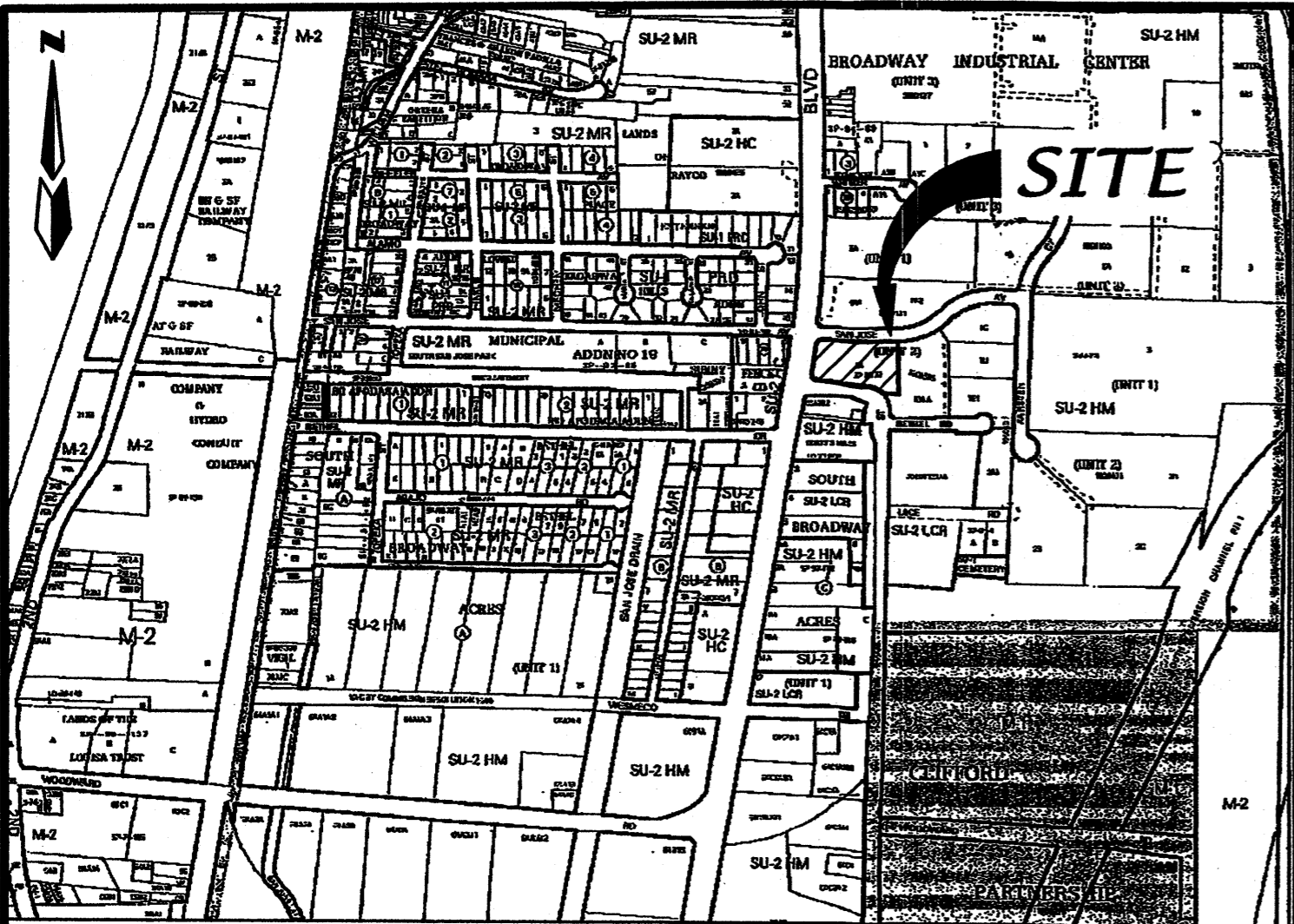
SURVEYOR'S CERTIFICATION

"I, Will Plotner Jr., 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."

Will Plotner Jr. 2/12/07
Will Plotner Jr., P.S. No. 14271 Date



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



LOCATION MAP

ZONE ATLAS M-14-Z

SCALE: NONE

SUBDIVISION DATA

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Zone Atlas No.....	M-14-Z
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Zoning.....	SU-2 HM

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OWNER: East Road Corporation
A New Mexico Corporation

BY: Roger E. Waterman 2/9/07
Roger E. Waterman, President DATE

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STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

This instrument was acknowledged before me on February 9, 2007
By Roger E. Waterman, President, East Road Corporation, A New Mexico Corporation on behalf of said Corporation.

Andrea S. Ettinger 4/5/07
NOTARY PUBLIC MY COMMISSION EXPIRES



Legend

- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD
- N 90°00'00" E MEASURED BEARING AND DISTANCES FOUND AS INDICATED
- ⊙ SET BATHEY MARKER "LS 14271"

LEGAL DESCRIPTION

Lot numbered One-A (1-A), Plat of BROADWAY INDUSTRIAL CENTER SUBDIVISION UNIT 2, within Section 32, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat of said subdivision, filed in the office of the county clerk of Bernalillo County, New Mexico, on April 9, 1999, in Plat Book 99C, Folio 82 and containing 1.6532 acres more or less.

NOTES

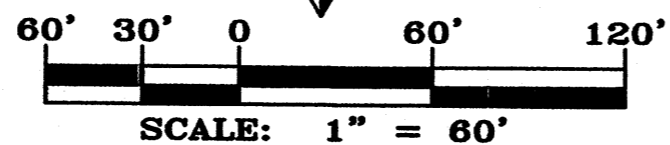
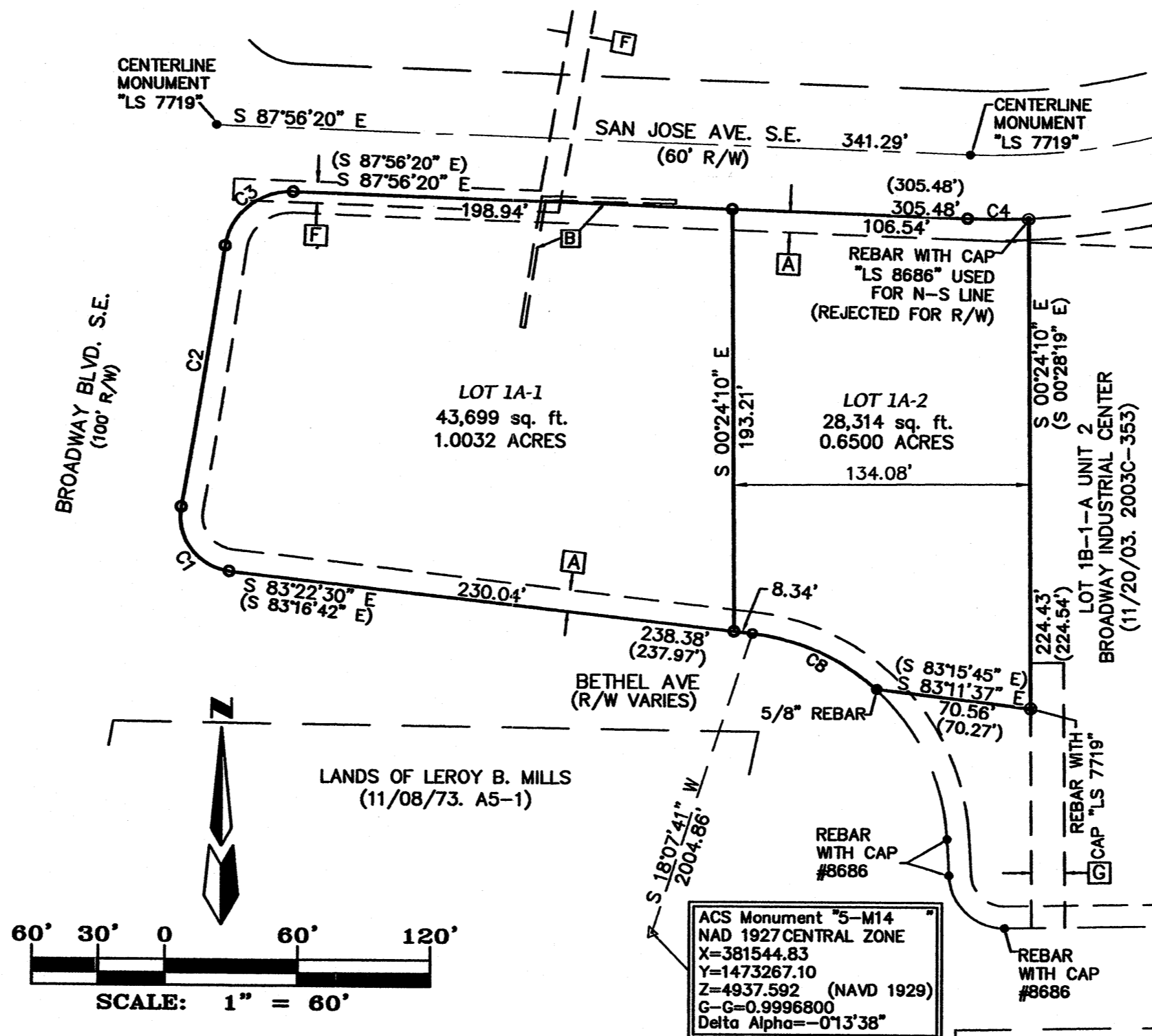
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PURPOSE OF PLAT

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LOTS 1A-1 & 1A-2
BROADWAY INDUSTRIAL CENTER, UNIT 2
WITHIN THE
SECTION 32
TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY, 2007

APPROVED AND ACCEPTED BY:

APPROVAL AND CONDITIONAL ACCEPTANCE as specified by the Albuquerque subdivision Ordinance, Chapter 14 Article 14 of the Revised Ordinances of Albuquerque, New Mexico, 1994.

Project Number: _____

Application Number: _____

PLAT APPROVAL

Utility Approvals:

PNM Electric Services _____ Date _____

PNM Gas Services _____ Date _____

Qwest _____ Date _____

Comcast _____ Date _____

New Mexico Utilities, Inc. _____ Date _____

City Approvals:

City Surveyor _____ Date _____

Real Property Division _____ Date _____

Traffic Engineering, Transportation Division _____ Date _____

Water Utility Department _____ Date _____

Parks and Recreation Department _____ Date _____

AMAFCA _____ Date _____

City Engineer _____ Date _____

DRB Chairperson, Planning Department _____ Date _____

PRELIMINARY PLAT
APPROVED BY DRB
ON 2/21/07

SURVEYOR'S CERTIFICATION

"I, Will Plotner Jr., 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."

Will Plotner Jr., P.S. No. 14271 _____ Date _____



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

Dwg: A6086-FPSHT1.dwg	Drawn: RICHARD	Checked: WWP	Sheet 1 of 1
Scale: N/A	Date: 02/08/07	Job: A06086	

Boundary and Topographic Map
for
Lots 1A
Broadway Industrial Center, Unit 2
City of Albuquerque
Bernalillo County, New Mexico
January 2007

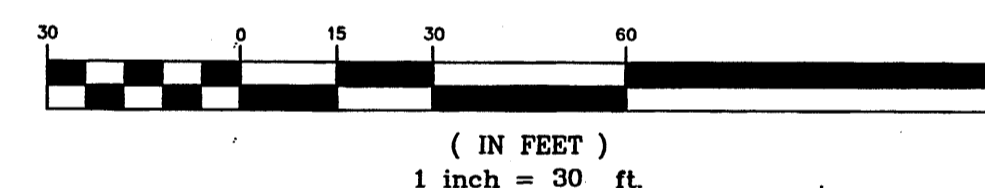
Legend

(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD
N 90°00'00" E	MEASURED BEARING AND DISTANCES FOUND AS INDICATED
⊙	SET BATHY MARKER "LS 14271"
⊙	WATER VALVE
⊙	FIRE HYDRANT
—	OVERHEAD UTILITY LINES
—	GUY WIRE
⊙	LIGHT POST
⊙	SANITARY SEWER MANHOLE
⊙	UTILITY POLE
⊙	STORM DRAIN INLET
⊙	CHAINLINK FENCE
⊙	COVERED AREA
⊙	UTILITY PEDESTAL
⊙	WALL
⊙	TELEPHONE CABINET
⊙	ELECTRIC CABINET
⊙	BOLLARD
⊙	SIGNAL BOX
TC 4976.60	TOP OF CURB ELEVATION
FL 4976.60	FLOWLINE ELEVATION
EP 4976.60	EDGE OF PAVEMENT ELEVATION
EDR 4976.60	EDGE OF DIRT ROAD ELEVATION
TA 4976.60	TOP OF ASPHALT ELEVATION
4976.60	GROUND SPOT ELEVATION

Benchmark

ACS MONUMENT "S-M14" HAVING AN ELEVATION OF 4937.59. (NAVD 29)

GRAPHIC SCALE



Notes

1. FIELD SURVEY PERFORMED IN NOVEMBER 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 (GRID-NA D 27).
4. PROPERTY CURRENTLY ZONED: SU-2 HM.
5. ZONE ATLAS PAGE M-14-Z.
6. TALOS LOG NUMBER 2006481873.
7. THE TOPOGRAPHIC DATA OF BETHEL ROAD AND ARNO STREET WAS GATHERED PRIOR TO CONSTRUCTION AND IS UNDER GOING CHANGES AT THE TIME OF THIS SURVEY.

Revision

1. 1/30/07-REMOVE NOTE THAT A TITLE COMMITMENT WAS NOT PROVIDED, AND REFLECT NEW LOCATION OF UTILITY/LIGHT POLE AT THE SOUTHWEST CORNER OF LOT 1A.

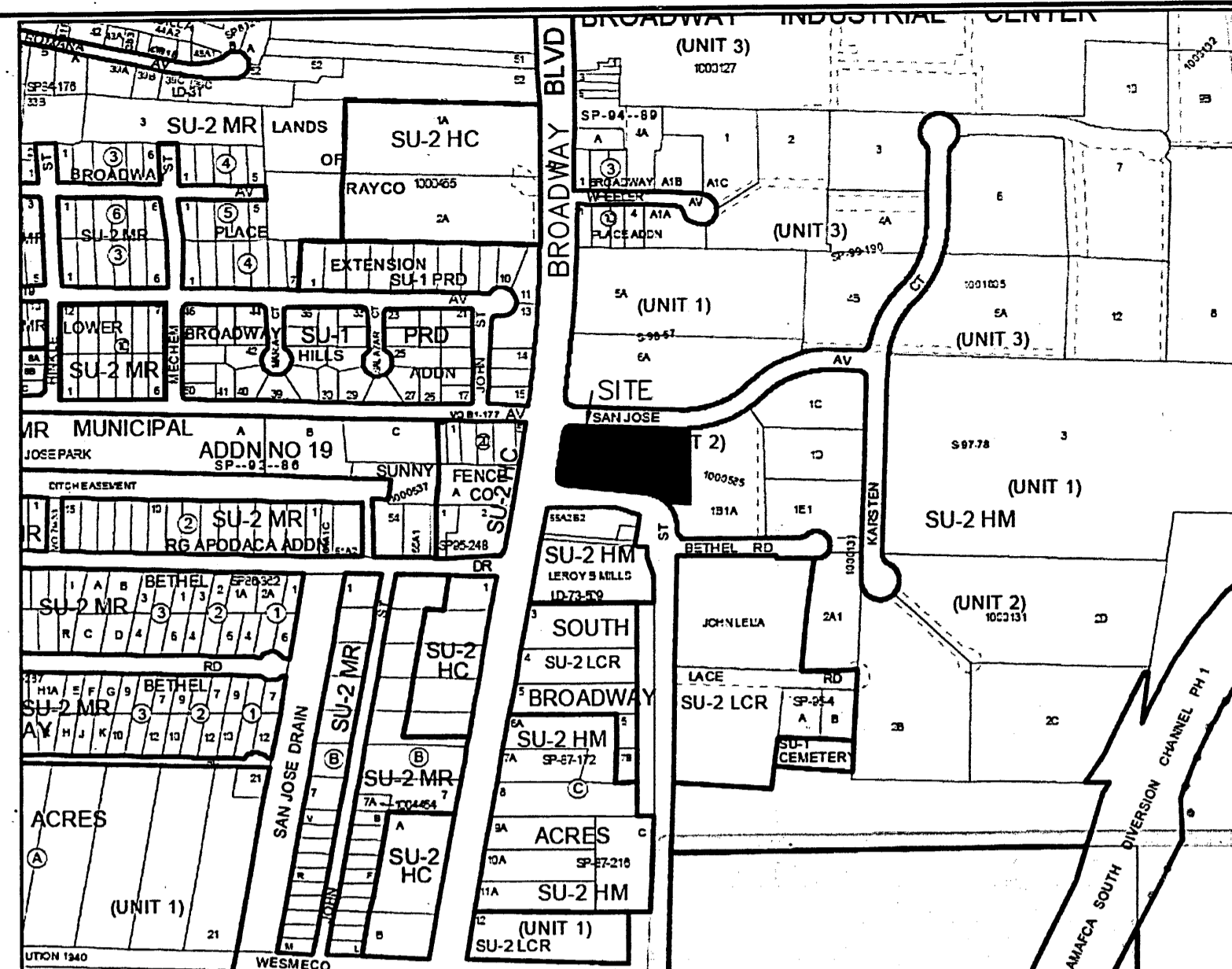
Surveyor's Certificate

I, WILL PLOTNER JR., A NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT A BOUNDARY SURVEY OF THE REAL PROPERTY SHOWN HEREON HAS BEEN SURVEYED, MONUMENTED AND PLATTED IN ACCORDANCE WITH THE STANDARDS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

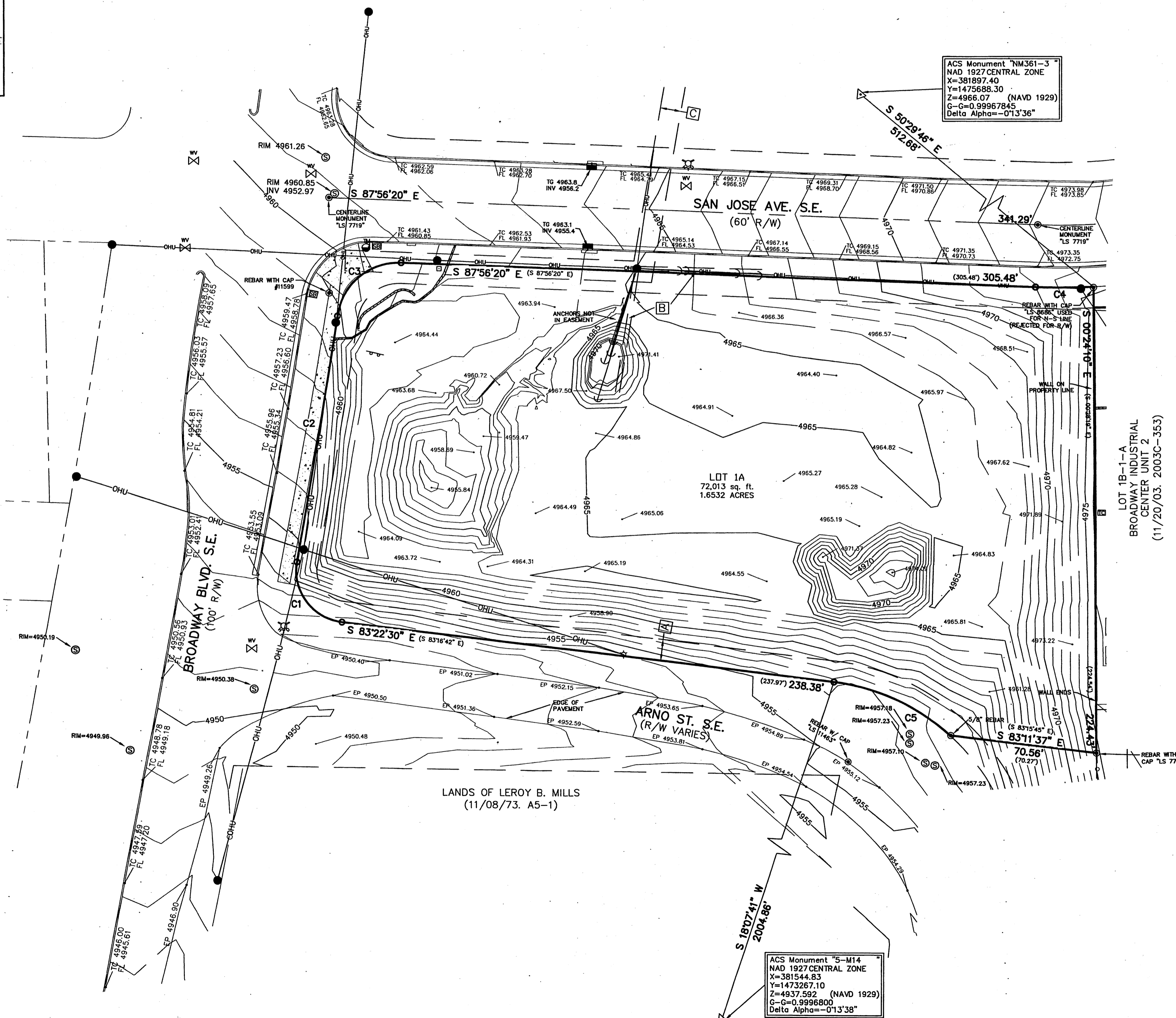
Will Plotner Jr. 1/30/07
WILL PLOTNER JR. N.M.P.S. No. 14271 DATE 1/30/07
NEW MEXICO No. 14271 REGISTERED PROFESSIONAL SURVEYOR

CARTESIAN SURVEYS INC.

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



Vicinity Map



Easement Notes

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Legal Lot 1A

LOT NUMBERED ONE-A (1-A), PLAT OF BROADWAY INDUSTRIAL CENTER SUBDIVISION UNIT 2, WITHIN SECTION 32 TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 9, 1999, IN PLAT BOOK 99C, FOLIO 82.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD DIR.	CHORD
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