

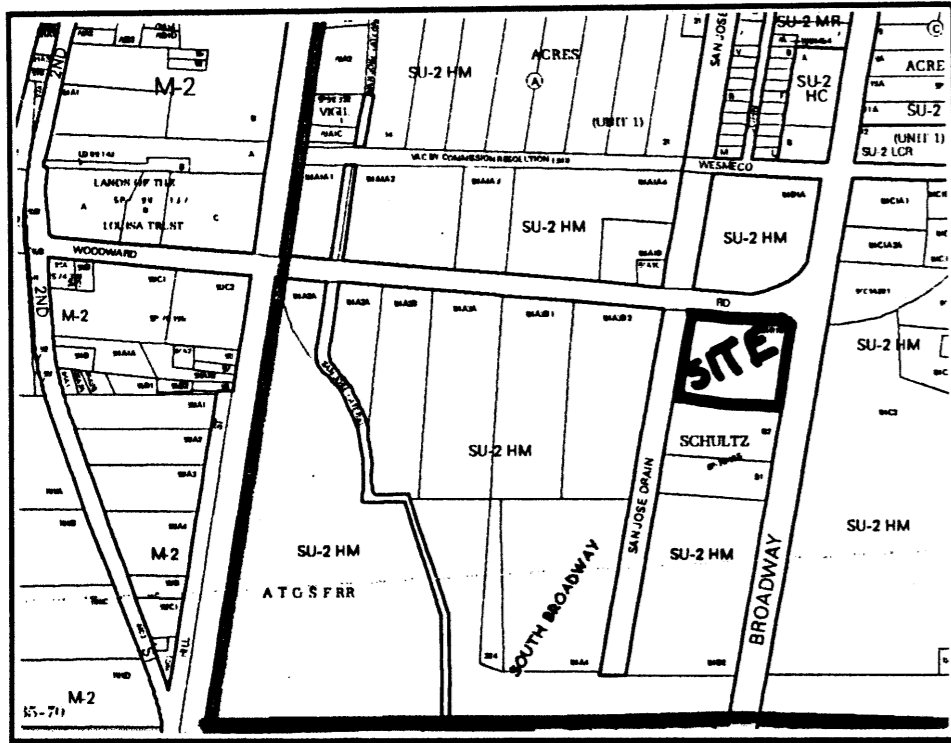
**PLAT OF
TRACTS C-1 AND C-2
SOUTH BROADWAY INDUSTRIAL ACRES**

WITHIN
SECTION 32, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2007

PROJECT NUMBER: 1005465
APPLICATION NUMBER: 07DRB-70277

UTILITY APPROVALS:

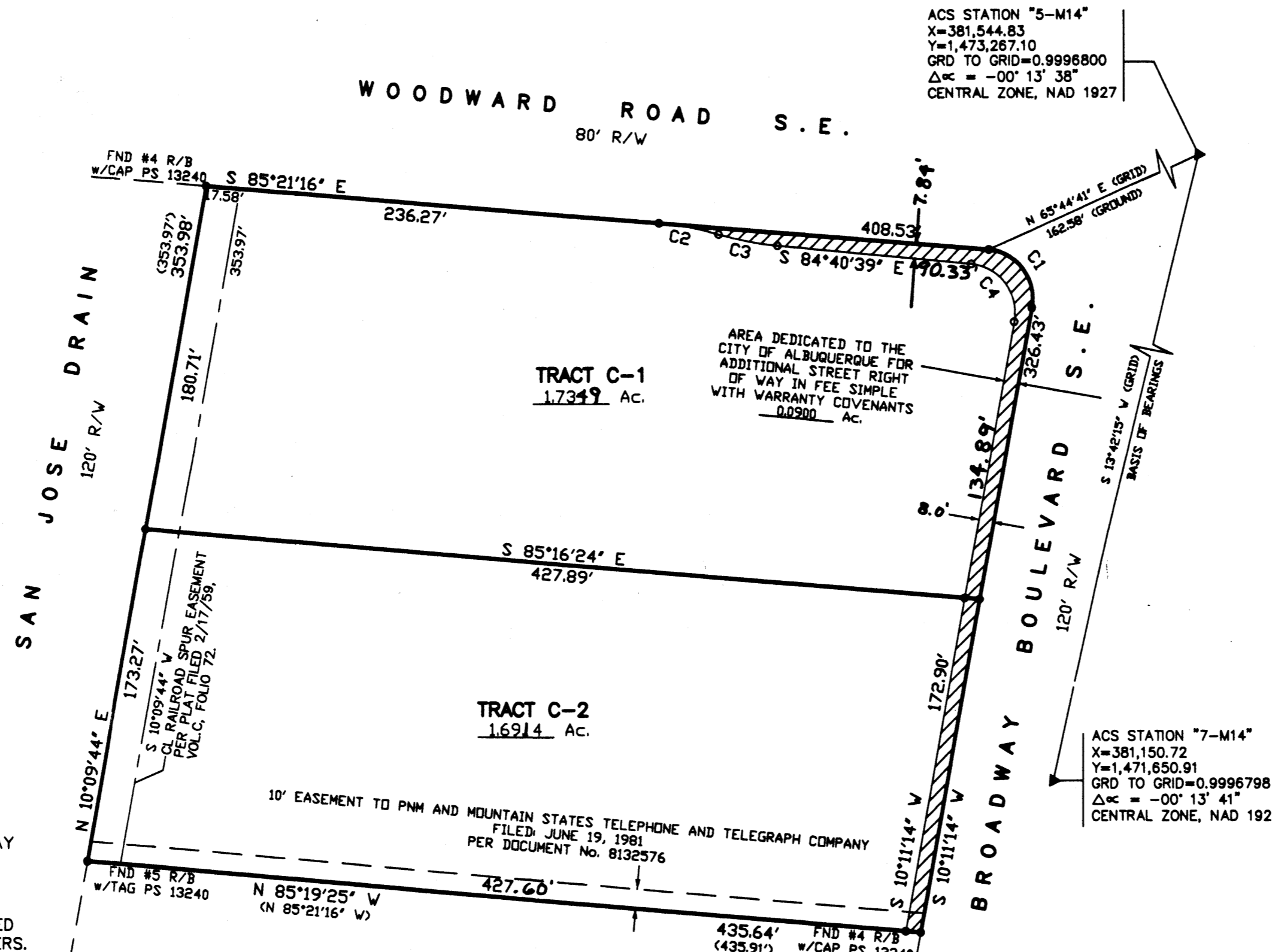
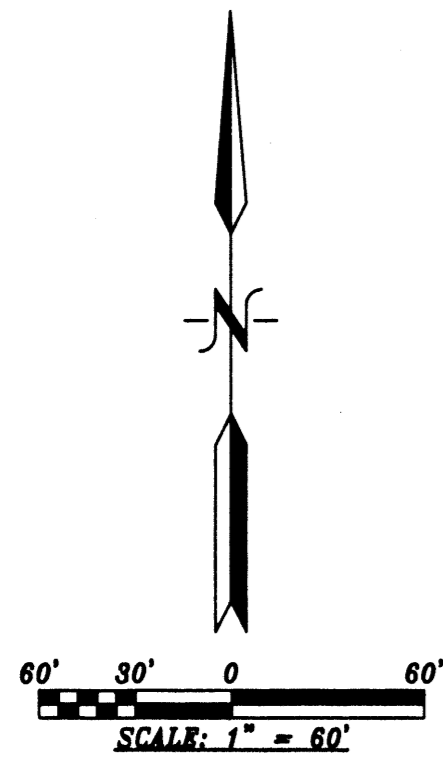
PNM ELECTRIC SERVICES 11/16/2007 DATE
John A. Pias
PNM GAS SERVICES 11/16/2007 DATE
John A. Pias
Deborah Schiller 11/28/07 DATE
QWEST TELECOMMUNICATIONS
Gyenne Barber 11-28-07 DATE
COMCAST
N/A
NEW MEXICO UTILITIES
N/A
CITY APPROVALS:
John A. Pias 11-6-07 DATE
CITY SURVEYOR
N/A
*REAL PROPERTY DIVISION (CONDITIONAL)
N/A
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)
N/A
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION
Roger A. Green 11-7-07 DATE
ABCWAU
Christina Sandoval 11/2/07 DATE
PARKS AND RECREATION DEPARTMENT
Bradley L. Bingham 11/2/07 DATE
AMAFCA
Bradley L. Bingham 11/2/07 DATE
CITY ENGINEER
Andrew Gmiec 12/3/07 DATE
DRB CHAIRPERSON, PLANNING DEPARTMENT



VICINITY MAP No. M-14

LEGAL DESCRIPTION

TRACT LETTERED "C" OF THE REVISED PLAT OF TRACTS A, B, C & D OF SOUTH BROADWAY INDUSTRIAL ACRES, LAND OF NEW MEXICO CREDIT CORPORATION, BERNALILLO COUNTY, NEW MEXICO, FOR ASSESSMENT PURPOSES, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 17, 1959, IN PLAT BOOK C4, PAGE 72.



PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO DIVIDE TRACT C INTO 2 TRACTS, DEDICATE ADDITIONAL RIGHT OF WAY AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- TOTAL AREA OF PROPERTY: 3.5218 ACRES.
- TALOS LOG NO. 2007213479
- BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
- DISTANCES ARE GROUND, BEARINGS ARE GRID.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- DATE OF FIELD WORK: AUGUST, 2007
- CURRENT ZONING: SU-2
- NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT

TRACT "B-2"
LANDS OF SCHULTZ
FILED: JUNE 30, 1976
VOLUME 811, FOLIO 132

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED. AND ALSO DO HEREBY DEDICATE RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS
Duke City Distributing Co., Inc 10/31/07 DATE

ACKNOWLEDGMENT

STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 31st DAY OF October, 2007

BY: John E. Mancini President Duke City Distributing Co., Inc
OWNERS NAME

NOTARY PUBLIC
MY COMMISSION EXPIRES: 23 Aug 2009 BY: Ernesto Hernandez

DOCH 2007164505

12/05/2007 03:09 PM Page: 1 of 1
PLAT R: \$7.00 B: 2007C P: 0335 M. Toulouse, Bernalillo County

CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	95°32'48"	S 36°59'36" E	25.00	41.69	37.02
C2	12°04'17"	S 79°19'08" E	150.00	31.60	31.54
C3	11°23'40"	S 78°58'49" E	156.67	31.16	31.11
C4	94°51'53"	S 37°14'43" E	35.00	57.95	51.95

SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)

I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS 31st DAY OF October, 2007.

Anthony L. Harris
ANTHONY L. HARRIS, P.S. # 11463



HARRIS SURVEYING, INC. PHONE: (505) 889-8056
418-D MONROE STREET N.E. FAX: (505) 889-8645
ALBUQUERQUE, NEW MEXICO 87110

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

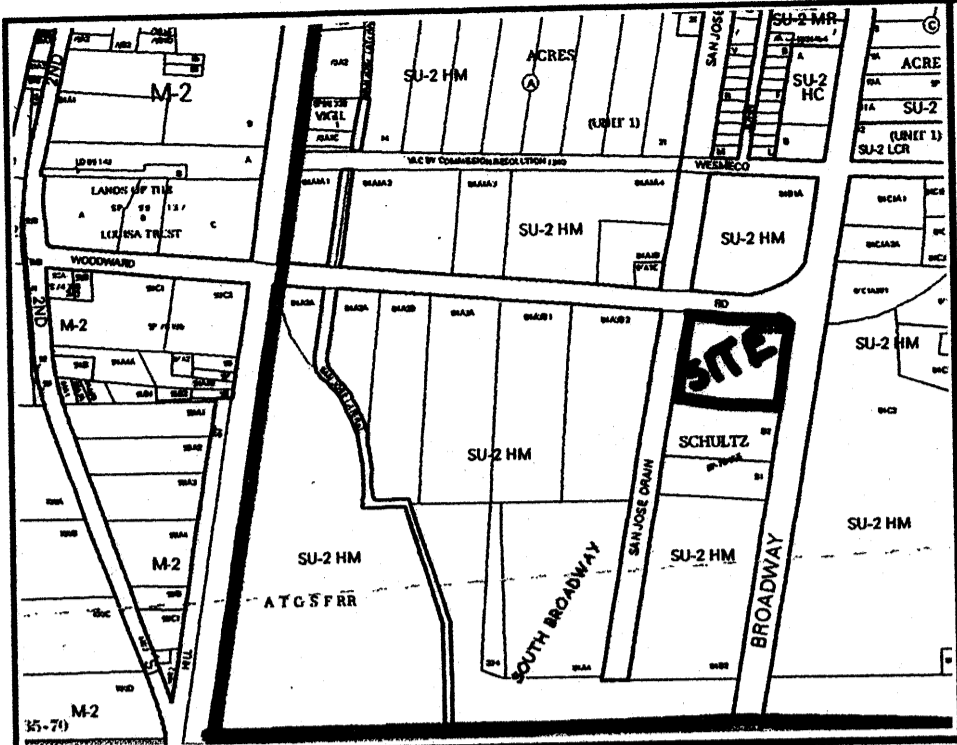
UPC# 104055282104018

PROPERTY OWNER OF RECORD: Duke City Dist.

BERNALILLO CO. TREASURER'S OFFICE: October 12/15/07

PLAT OF TRACTS C-1 AND C-2 SOUTH BROADWAY INDUSTRIAL ACRES

WITHIN
SECTION 32, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER, 2007



VICINITY MAP No. M-14

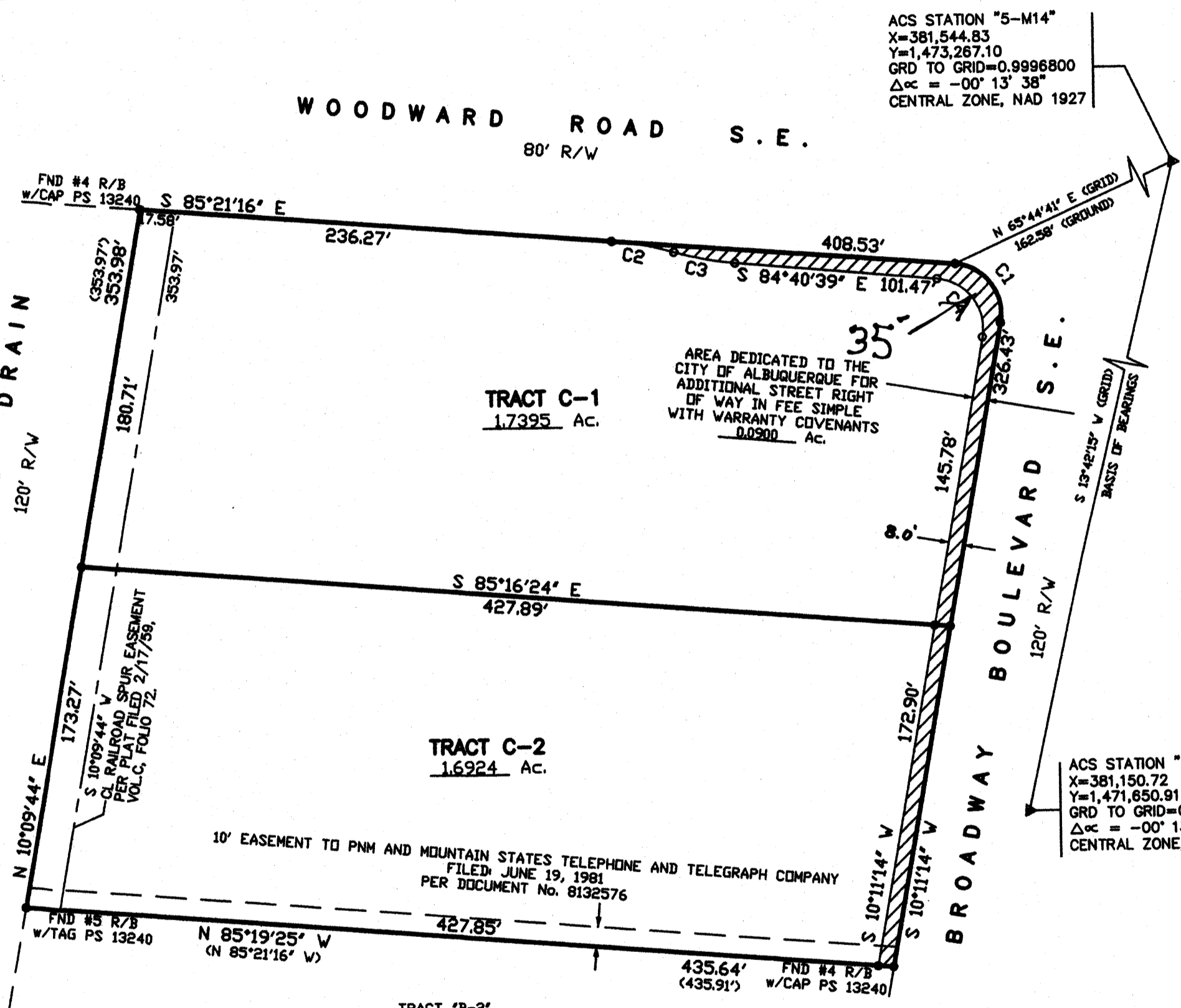
LEGAL DESCRIPTION

TRACT LETTERED "C" OF THE REVISED PLAT OF TRACTS A, B, C & D OF SOUTH BROADWAY INDUSTRIAL ACRES, LAND OF NEW MEXICO CREDIT CORPORATION, BERNALILLO COUNTY, NEW MEXICO, FOR ASSESSMENT PURPOSES, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON FEBRUARY 17, 1959, IN PLAT BOOK C4, PAGE 72.

N.T.S.

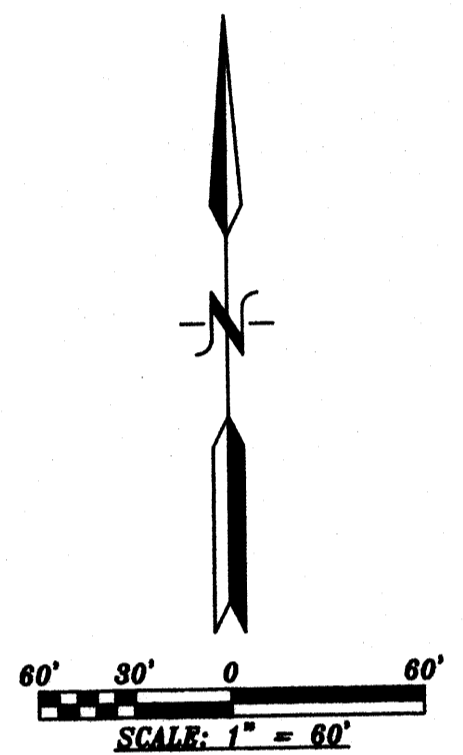
PROJECT NUMBER: _____
 APPLICATION NUMBER: _____
 UTILITY APPROVALS:
 PNM ELECTRIC SERVICES _____ DATE _____
 PNM GAS SERVICES _____ DATE _____
 QWEST TELECOMMUNICATIONS _____ DATE _____
 COMCAST _____ DATE _____
 NEW MEXICO UTILITIES _____ DATE _____
 CITY APPROVALS:
 CITY SURVEYOR: *[Signature]* DATE: 11-6-07
 *REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE _____
 **ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE _____
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE _____
 ABCWAU _____ DATE _____
 PARKS AND RECREATION DEPARTMENT _____ DATE _____
 AMAFCA _____ DATE _____
 CITY ENGINEER _____ DATE _____
 DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

Final
PRELIMINARY PLAT
APPROVED BY DRB
 ON 11/09/07



ACS STATION "5-M14"
 X=381,544.83
 Y=1,473,267.10
 GRID TO GRID=0.9996800
 Δα = -00° 13' 38"
 CENTRAL ZONE, NAD 1927

ACS STATION "7-M14"
 X=381,150.72
 Y=1,471,650.91
 GRID TO GRID=0.9996798
 Δα = -00° 13' 41"
 CENTRAL ZONE, NAD 1927



PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO DIVIDE TRACT C INTO 2 TRACTS, DEDICATE ADDITIONAL RIGHT OF WAY AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

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- TALOS LOG NO. 2007213479
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- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- DATE OF FIELD WORK: AUGUST, 2007
- CURRENT ZONING: SU-2
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TRACT "B-2"
 LANDS OF SCHULTZ
 FILED: JUNE 30, 1976
 VOLUME B11, FOLIO 132

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED, AND ALSO DO HEREBY DEDICATE RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS

ACKNOWLEDGMENT

STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
 THIS 31st DAY OF October, 2007

OFFICIAL SEAL
 JOHN E. MANCINI, President Duke City Distributing Co., Inc.
 NOTARY PUBLIC, STATE OF NEW MEXICO
 My Commission Expires: 23 Aug 2009
 NOTARY PUBLIC BY: *[Signature]*

SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)
 I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
 THIS 31st DAY OF October, 2007.

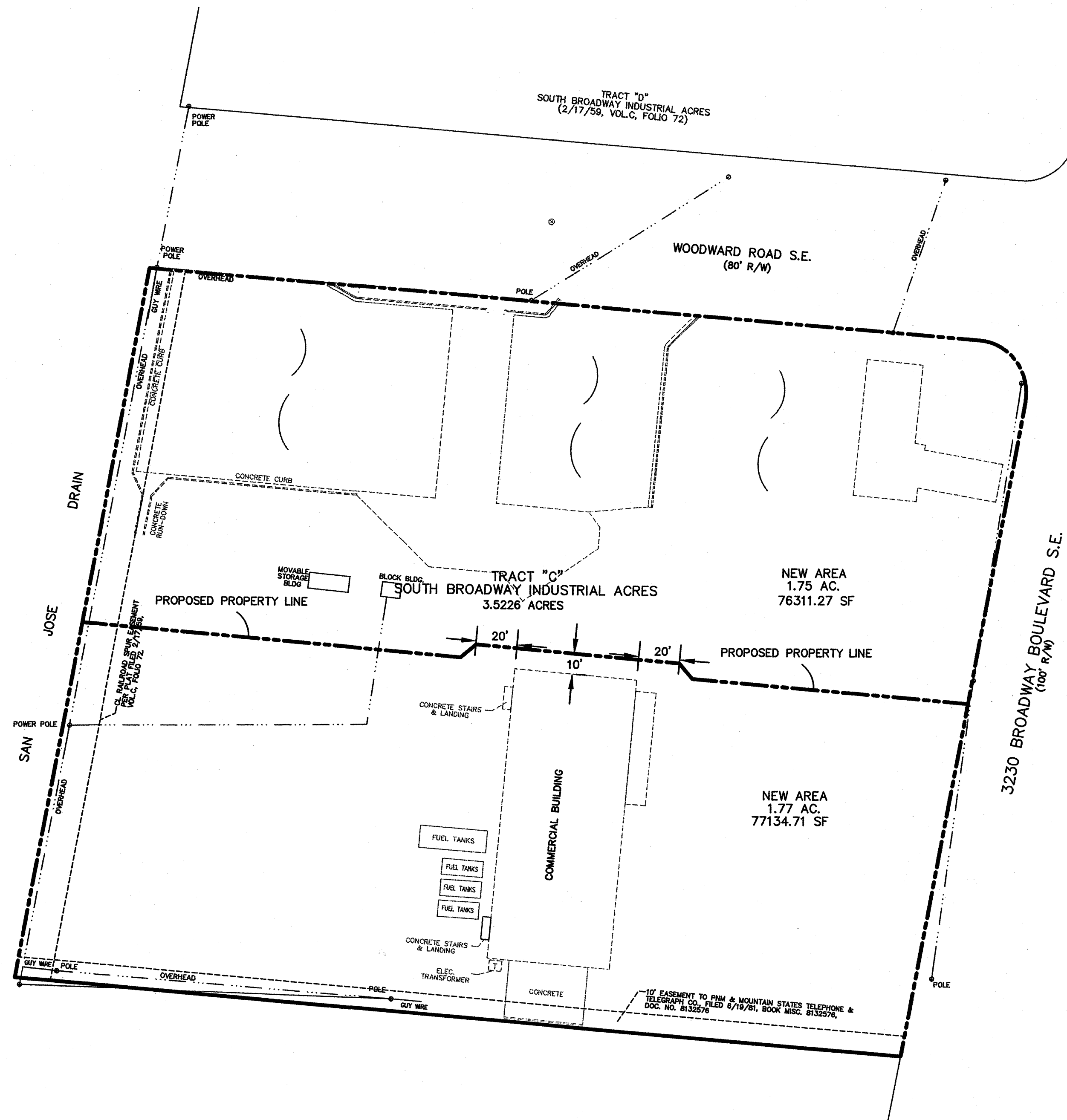
[Signature]
 ANTHONY L. HARRIS, P.S. # 11463

HARRIS SURVEYING, INC.
 4715-9 MORNING STREET, N.E.
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE: (505) 889-9058
 FAX: (505) 889-9045



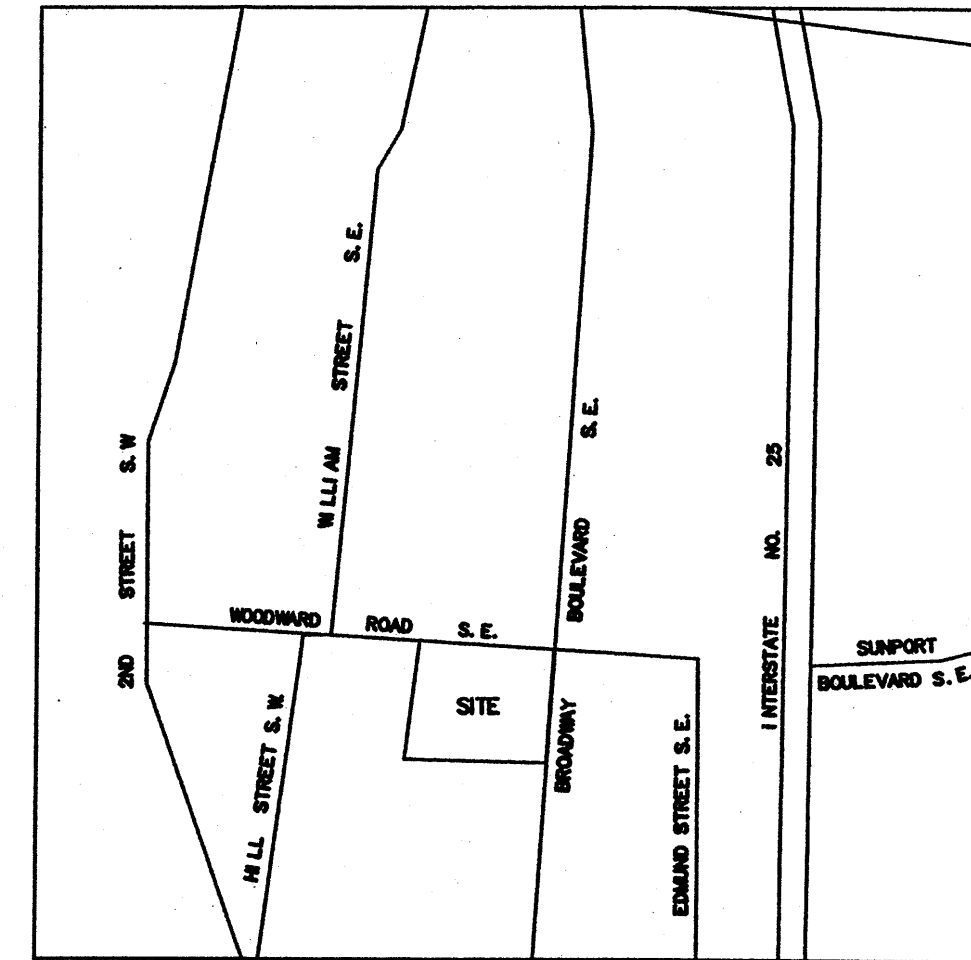
07-1087.DWG (AUGUST, 2007)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# _____
 PROPERTY OWNER OF RECORD: _____
 BERNALILLO CO. TREASURER'S OFFICE: _____

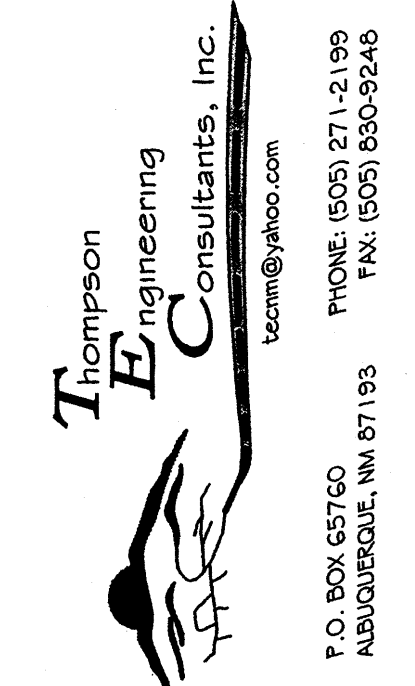
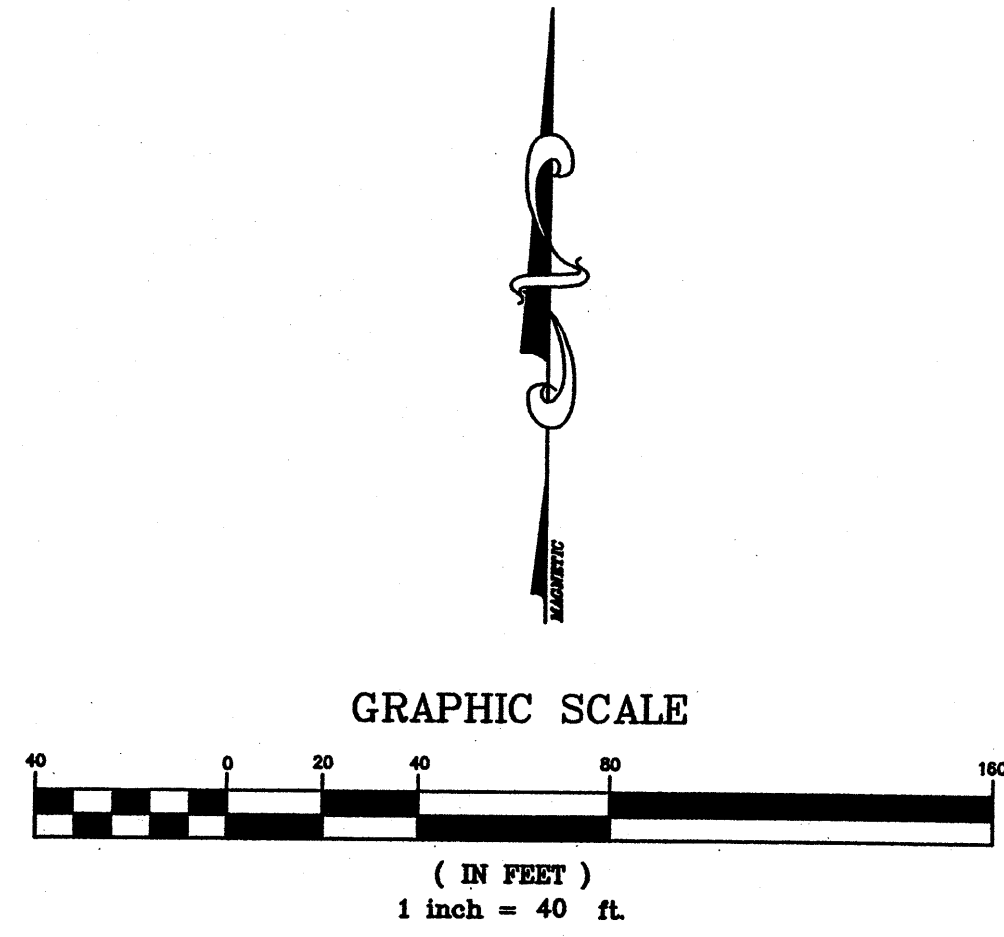


ACS CONTROL
STATION 6-814
Y=473267.10
X=301844.80
Z=111.800000
ELEVATION=111.80
CENTRAL ZONE
NAD 1983

ACS CONTROL
STATION 7-814
Y=474850.91
X=30180.75
Z=111.800000
ELEVATION=111.80
CENTRAL ZONE
NAD 1983



VICINITY MAP
NTS



Thompson
Engineering
Consultants, Inc.
P.O. BOX 65760
ADAMS, MISSOURI 64113-0760
PHONE: (816) 271-1299
FAX: (816) 850-9246

NO.	REVISION	BY	DATE

PROJECT: DRAWN BY: DEM
DATE: CHECKED BY:
HORIZ. SCALE: APPROVED BY:
VERT. SCALE: FILE:

DUKE CITY SUBDIVISION

SKETCH PLAT

CITY/COUNTY REVIEW		SIGN-OFF	DATE
DEPARTMENT	WASTEWATER MONIT. DIV.		
	WATER SERVICES		
	SUBDIVISION ENG.		
	STREETS		
	TRAFFIC		

SHEET No.
1 of 1