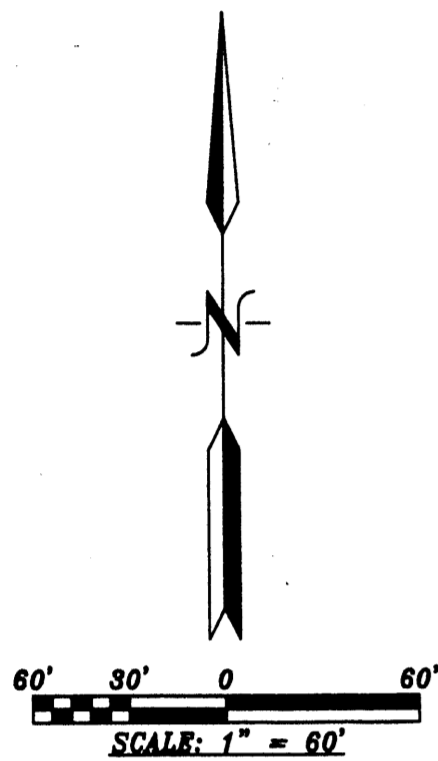


VICINITY MAP No. H-11



N.T.S.

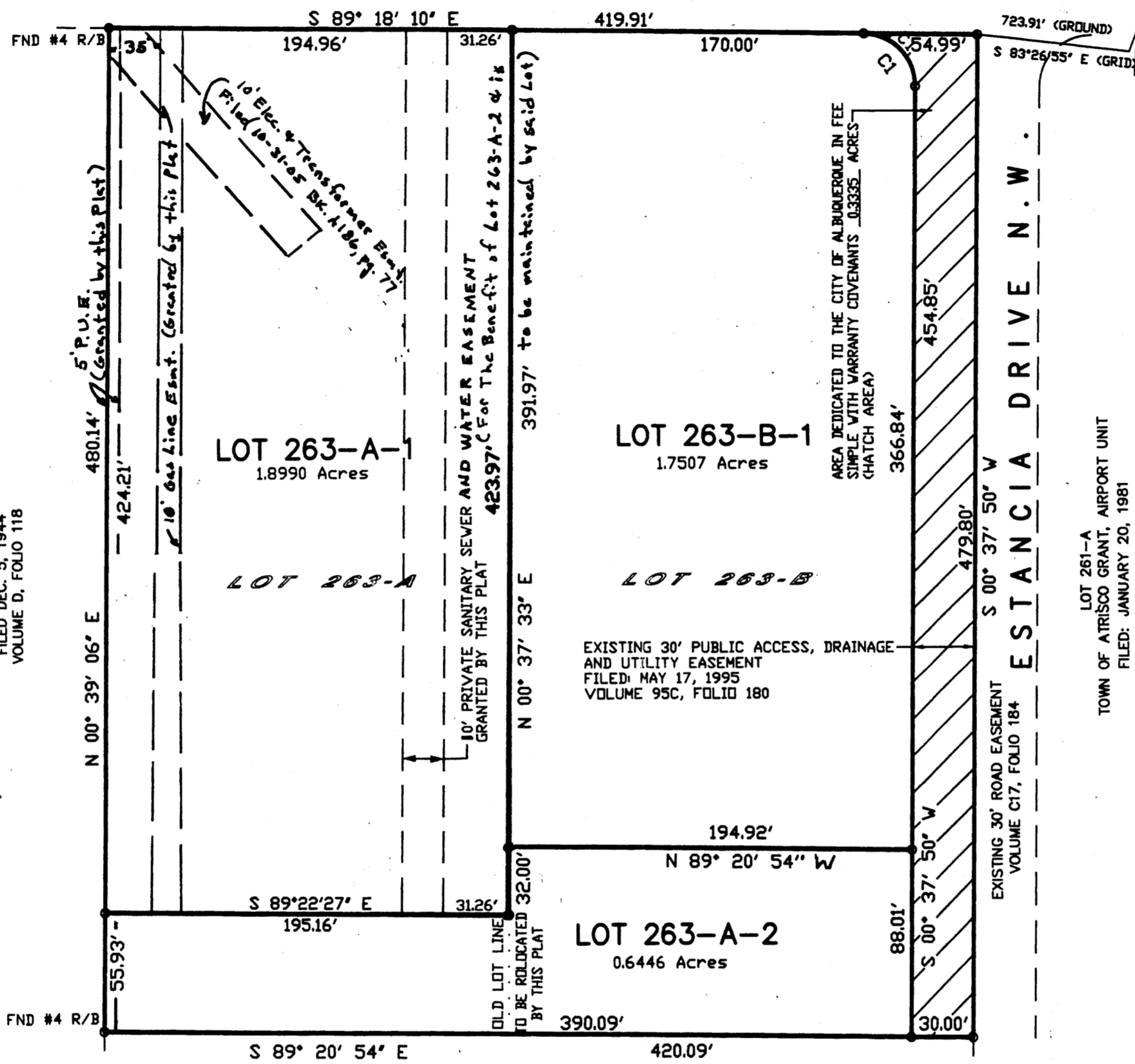
LEGAL DESCRIPTION

LOTS NUMBERED TWO HUNDRED SIXTY-THREE-A (263-A) AND TWO HUNDRED SIXTY-THREE-B (263-B) OF THE PLAT OF LOTS 263-A, 263-B, AND 263-C, TOWN OF ATRISCO GRANT, UNIT 8, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 17, 1995, IN VOLUME 95C, FOLIO 180

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	89°59'18"	N 44°21'25" W	25.00	39.26	35.35

ILIFF ROAD N.W.  
60' R/W

ACS STATION "2-H11"  
X=363,802.17  
Y=1,493,065.09  
GRD TO GRID=0.99967757  
ΔR = -00' 15' 43"  
CENTRAL ZONE, NAD 1927



PLAT OF  
LOTS 263-A-1, 263-A-2 and 263-B-1  
TOWN OF ATRISCO GRANT, UNIT 8

WITHIN  
PROJECTED SECTIONS 11 AND 14  
TOWN OF ATRISCO GRANT  
TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MARCH, 2007

PROJECT NUMBER: 1005544  
APPLICATION NUMBER: 07DRB-00587

UTILITY APPROVALS:  
PNM ELECTRIC SERVICES 5/18/2007  
PNM GAS SERVICES 3/16/2007  
QWEST TELECOMMUNICATIONS 5/16/07  
COMCAST 5-10-07  
NEW MEXICO UTILITIES

CITY APPROVALS:  
CITY SURVEYOR 4-24-07  
REAL PROPERTY DIVISION (CONDITIONAL)  
ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)  
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION 5-16-07  
UTILITIES DEVELOPMENT 5-18-07  
PARKS AND RECREATION DEPARTMENT 5/16/07  
CITY ENGINEER 5/16/07  
DRB CHAIRPERSON, PLANNING DEPARTMENT 5/14/07

PURPOSE OF PLAT:  
THE PURPOSE OF THIS PLAT IS TO DIVIDE LOTS 263-A AND 263-B INTO THREE (3) LOTS, DEDICATE ADDITIONAL RIGHT-OF-WAY AND GRANT ANY EASEMENTS AS SHOWN.

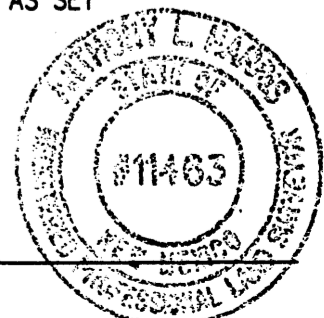
- GENERAL NOTES:
- UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
  - THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
  - TOTAL AREA OF PROPERTY: 4.6278 ACRES.
  - TALOS LOG NO. 2006310271
  - BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1927.
  - DISTANCES ARE GROUND, BEARINGS ARE GRID.
  - BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
  - DATE OF FIELD WORK: FEBRUARY, 2006.
  - CURRENT ZONING: C-2
  - PROPERTY LIES WITHIN THE TOWN OF ATRISCO GRANT BOUNDARIES
  - THERE IS A CROSS LOT DRAINAGE EASEMENT BETWEEN LOTS 263-A-1, 263-B-1 and 263-A-2 GRANTED BY THIS PLAT.
- FOR THE BENEFIT OF LOTS 263-A-1, 263-B-1 & 263-A-2  
IT IS TO BE MAINTAINED EQUALLY BY SAID LOTS.

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 DOES HEREBY DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS

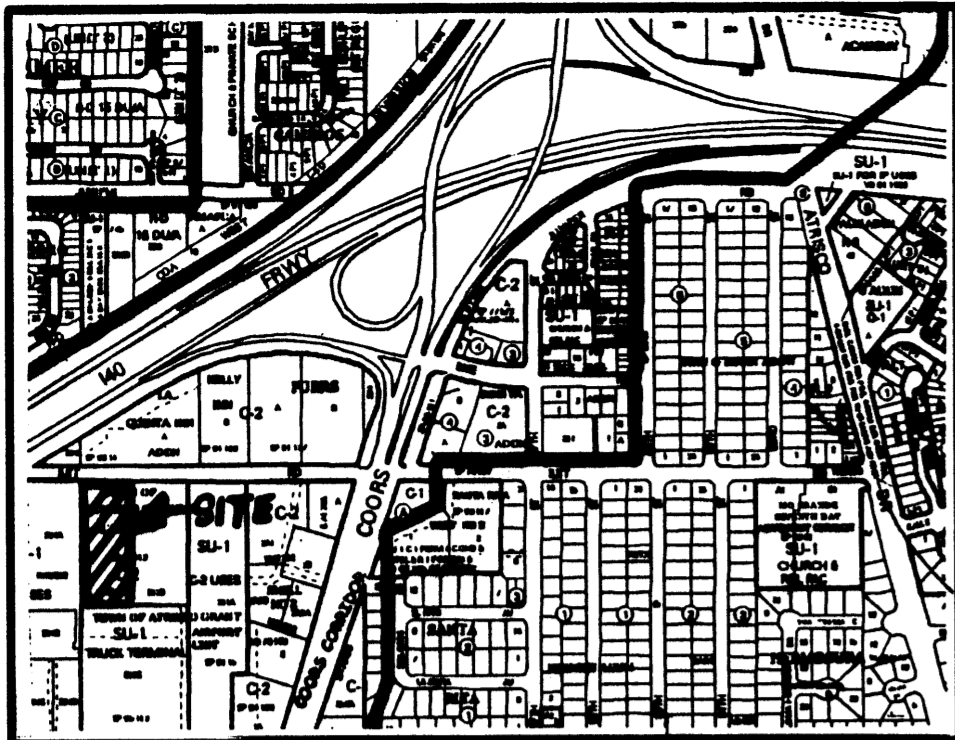
ACKNOWLEDGMENT  
STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 29th DAY OF March 20 07.  
BY: [Signature] OWNERS NAME  
MY COMMISSION EXPIRES: 9-2-07 BY: [Signature] NOTARY PUBLIC

OFFICIAL SEAL  
Melissa L. Balder  
NOTARY PUBLIC  
STATE OF NEW MEXICO  
My Commission Expires: 9-2-07

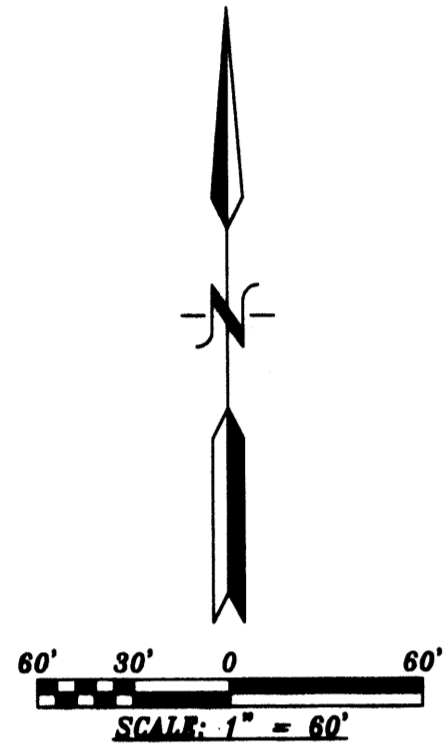
SURVEYORS CERTIFICATE:  
STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )  
I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND 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 23rd DAY OF April 2007.  
[Signature]  
ANTHONY L. HARRIS, P.S. # 11463



THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON  
UPC# 1010590903532401  
PROPERTY OWNER OF RECORD: EAGLE INVESTORS INC  
BERNALILLO CO. TREASURER'S OFFICE [Signature] 5-18-07



VICINITY MAP No. H-11



**PURPOSE OF PLAT:**

THE PURPOSE OF THIS PLAT IS TO DIVIDE LOTS 263-A AND 263-B INTO THREE (3) LOTS, 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: 4.6278 ACRES.
- TALOS LOG NO. 2006310271
- 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: FEBRUARY, 2006
- CURRENT ZONING: C-2
- PROPERTY LIES WITHIN THE TOWN OF ATRISCO GRANT BOUNDARIES

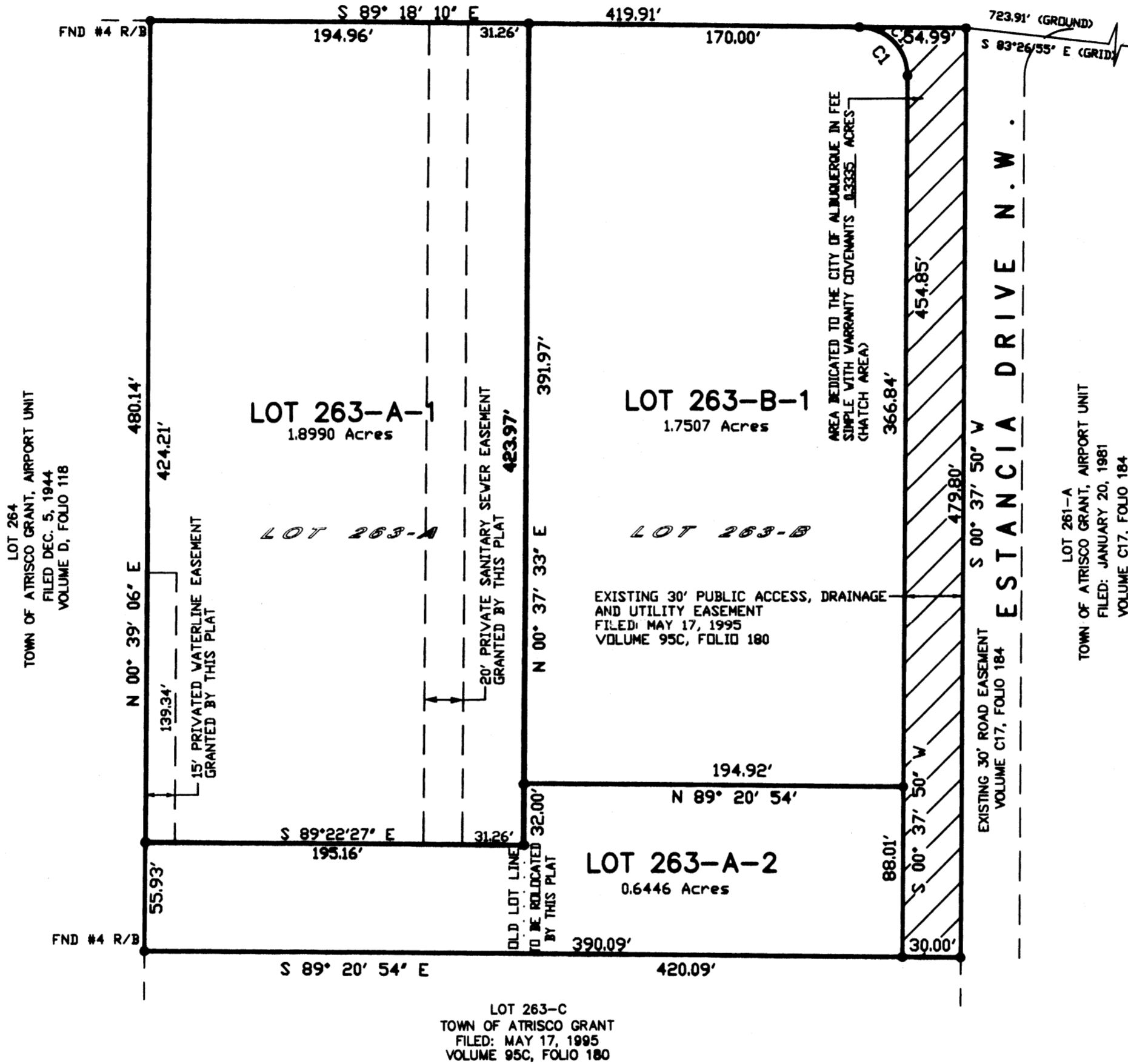
**LEGAL DESCRIPTION**

LOTS NUMBERED TWO HUNDRED SIXTY-THREE-A (263-A) AND TWO HUNDRED SIXTY-THREE-B (263-B) OF THE PLAT OF LOTS 263-A, 263-B, AND 263-C, TOWN OF ATRISCO GRANT, UNIT 8, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 17, 1995, IN VOLUME 95C, FOLIO 180

NUMBER	DELTA	ANGLE	CHORD	DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	89°59'18"		N 44°21'25" V		25.00	39.26	35.35

ILLIFF ROAD N.W.  
60' R/W

ACS STATION "2-H11"  
X=363,802.17  
Y=1,493,065.09  
GRD TO GRID=0.99967757  
Δα = -00° 15' 43"  
CENTRAL ZONE, NAD 1927



**PLAT OF**  
**LOTS 263-A-1, 263-A-2 and 263-B-1**  
**TOWN OF ATRISCO GRANT, UNIT 8**  
WITHIN  
PROJECTED SECTIONS 11 AND 14  
TOWN OF ATRISCO GRANT  
TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M.  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
MARCH, 2007

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 M. L. Harris DATE 4-24-07  
 \*\*REAL PROPERTY DIVISION (CONDITIONAL) \_\_\_\_\_ DATE \_\_\_\_\_  
 \*\*ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) \_\_\_\_\_ DATE \_\_\_\_\_  
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION \_\_\_\_\_ DATE \_\_\_\_\_  
 UTILITIES DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_  
 PARKS AND RECREATION DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_  
 AMAFCA \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
 DRB CHAIRPERSON, PLANNING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

**PRELIMINARY PLAT**  
**APPROVED BY DRB**  
ON 5/16/07

**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 DOES HEREBY DEDICATE ADDITIONAL RIGHT-OF-WAY TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS

\_\_\_\_\_  
DATE

**ACKNOWLEDGMENT**

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2007

BY: \_\_\_\_\_  
OWNERS NAME

MY COMMISSION EXPIRES: \_\_\_\_\_ BY: \_\_\_\_\_  
NOTARY PUBLIC



**SURVEYORS CERTIFICATE:**

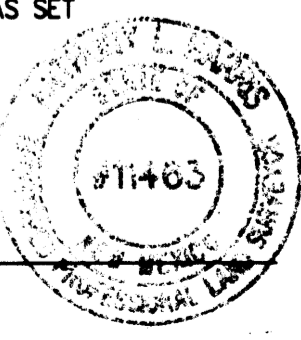
STATE OF NEW MEXICO ) S.S.  
COUNTY OF BERNALILLO )

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 23rd DAY OF April, 2007.

\_\_\_\_\_  
ANTHONY L. HARRIS, P.S. # 11463

HARRIS SURVEYING, INC. PHONE: (505) 889-0968  
4115-D MONROE STREET, N.E. FAX: (505) 889-0945  
ALBUQUERQUE, NEW MEXICO 87110



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

A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

OF

LOT 263-A-1  
TOWN OF ATRISCO GRANT  
UNIT 8

CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL, 2007

VICINITY MAP No. H-11

LEGAL DESCRIPTION

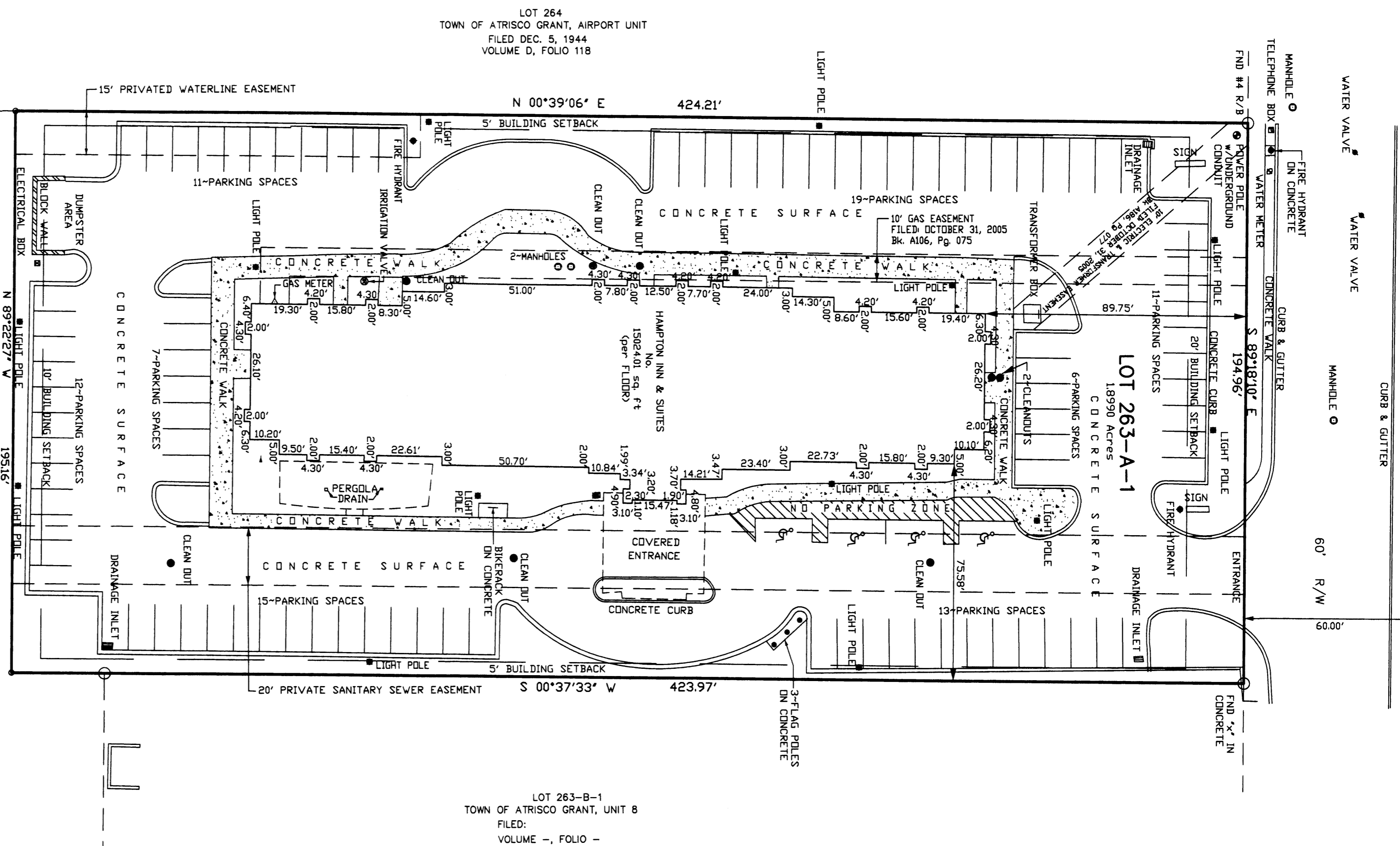
LOT NUMBERED TWO HUNDRED SIXTY-THREE-A (263-A) AS THE SAME IS SHOWN AND DESIGNATED ON THE PLATS OF LOTS 263-A, 263-B & 263-C, TOWN OF ATRISCO GRANT, UNIT 8, SITUATE WITHIN PROJECTED SECTIONS 11 & 14, TOWNSHIP 10 NORTH, RANGE 2 EAST, N.M.P.M., ALBUQUERQUE, NEW MEXICO, FILED IN THE OFFICE OF THE COUNTY CLERK BERNALILLO COUNTY, NEW MEXICO, ON MAY 17, 1995, IN PLAT BOOK 95C, PAGE 180.

GENERAL NOTES:

- 1: OWNER OF RECORD PER FIDELITY NATIONAL TITLE CO. TITLE BINDER DATED: JANUARY 31, 2007 IS EAGLE INVESTOR, INC.
- 2: LEGAL DESCRIPTION AND EASEMENTS SHOWN WAS PROVIDED BY FIDELITY NATIONAL TITLE CO. COMMITMENT NO. 07-17000231.
- 3: PLATS USED TO ESTABLISH BOUNDARY:  
A. PLAT OF LOTS 263-A, 263-B AND 263-C, TOWN OF ATRISCO GRANT, UNIT 8  
FILED: MAY 17, 1995 IN VOLUME 95C, FOLIO 180
- 4: FIELD WORK PERFORMED ON: MARCH 2007
- 5: TOTAL NUMBER OF PARKING SPACES: 91  
TOTAL NUMBER OF HANDICAP SPACES: 4  
TOTAL NUMBER OF REGULAR PARKING SPACES: 87

LEGEND

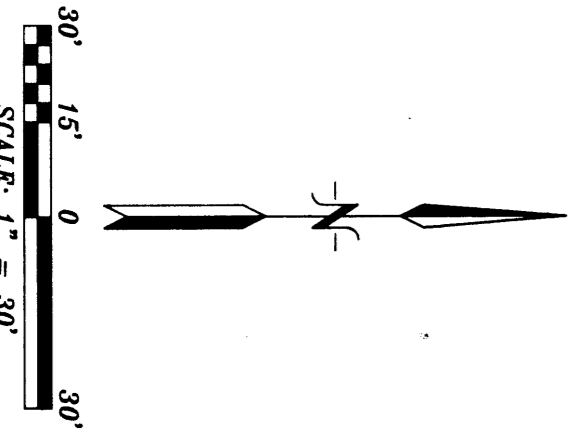
- = CLEANOUT
- = DRAINAGE INLET
- = ELECTRICAL BOX
- ◆ = FIRE HYDRANT
- ⊕ = GAS METER
- ⊗ = HANDICAP PARKING
- ⊙ = IRRIGATION VALVE
- = LIGHT POLE
- = MANHOLE
- = PERGOLA DRAIN
- = TELEPHONE BOX
- = TRANSFORMER BOX
- = WATER VALVE



LOT 264  
TOWN OF ATRISCO GRANT, AIRPORT UNIT  
FILED DEC. 5, 1944  
VOLUME D, FOLIO 118

LOT 263-A-2  
TOWN OF ATRISCO GRANT, UNIT 8  
FILED: -  
VOLUME - , FOLIO -

LOT 263-B-1  
TOWN OF ATRISCO GRANT, UNIT 8  
FILED: -  
VOLUME - , FOLIO -



The property shown hereon is NOT within the 100 year flood plain. Zone: X, FIRM Panel #3500200327E. Dated: 11-19-03

TO: IBC INC., AND ITS SUCCESSORS AND ASSIGNS. TBD AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NAPS IN 2005, AND INCLUDES ITEMS 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 10, 11(a), 11(b), 13, 16 AND 18 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NAPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NEW MEXICO, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

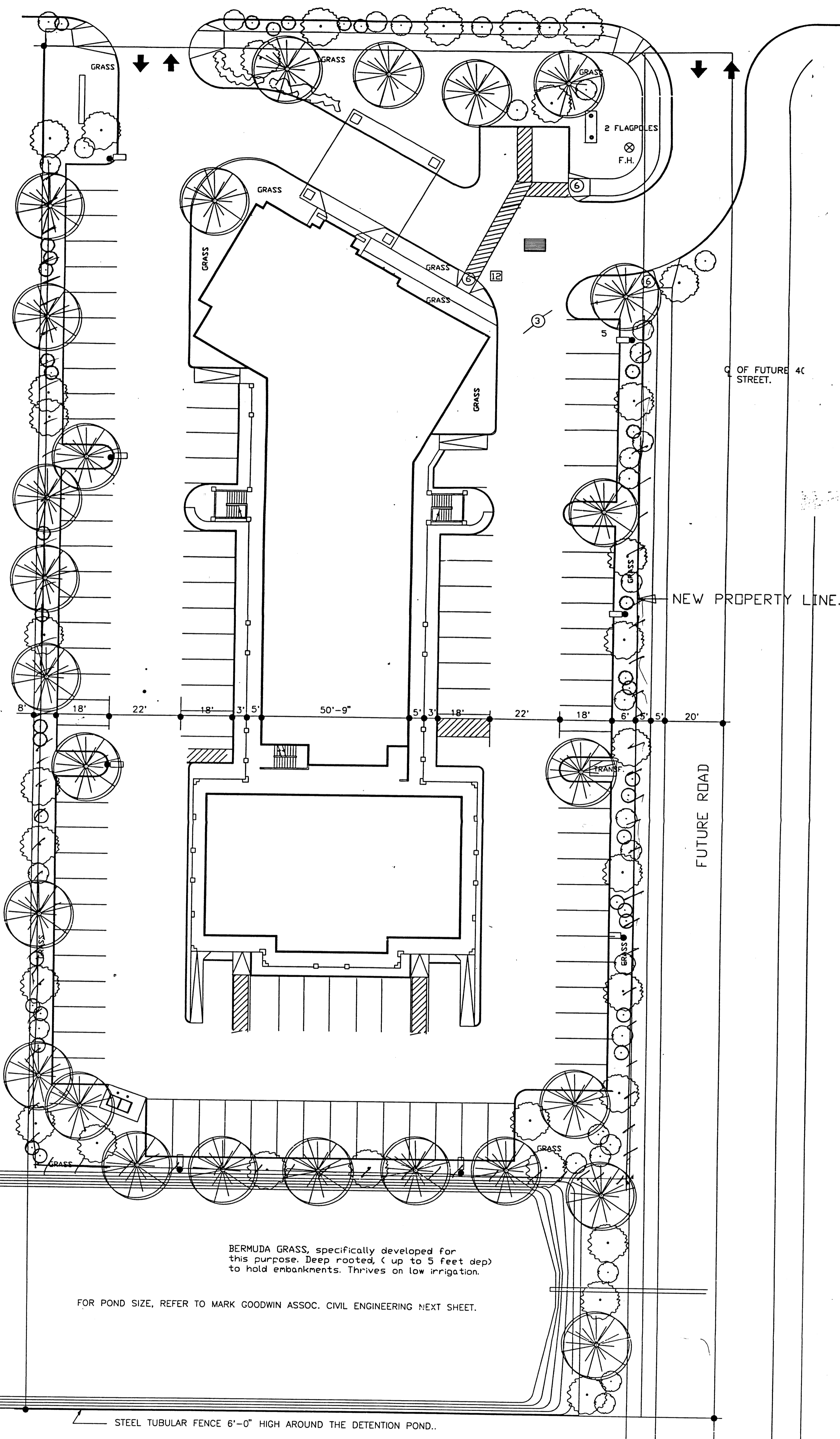
GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO THIS 31 DAY OF JANUARY, 2007

ANTHONY L. HARRIS, N.M.P.S. #11465

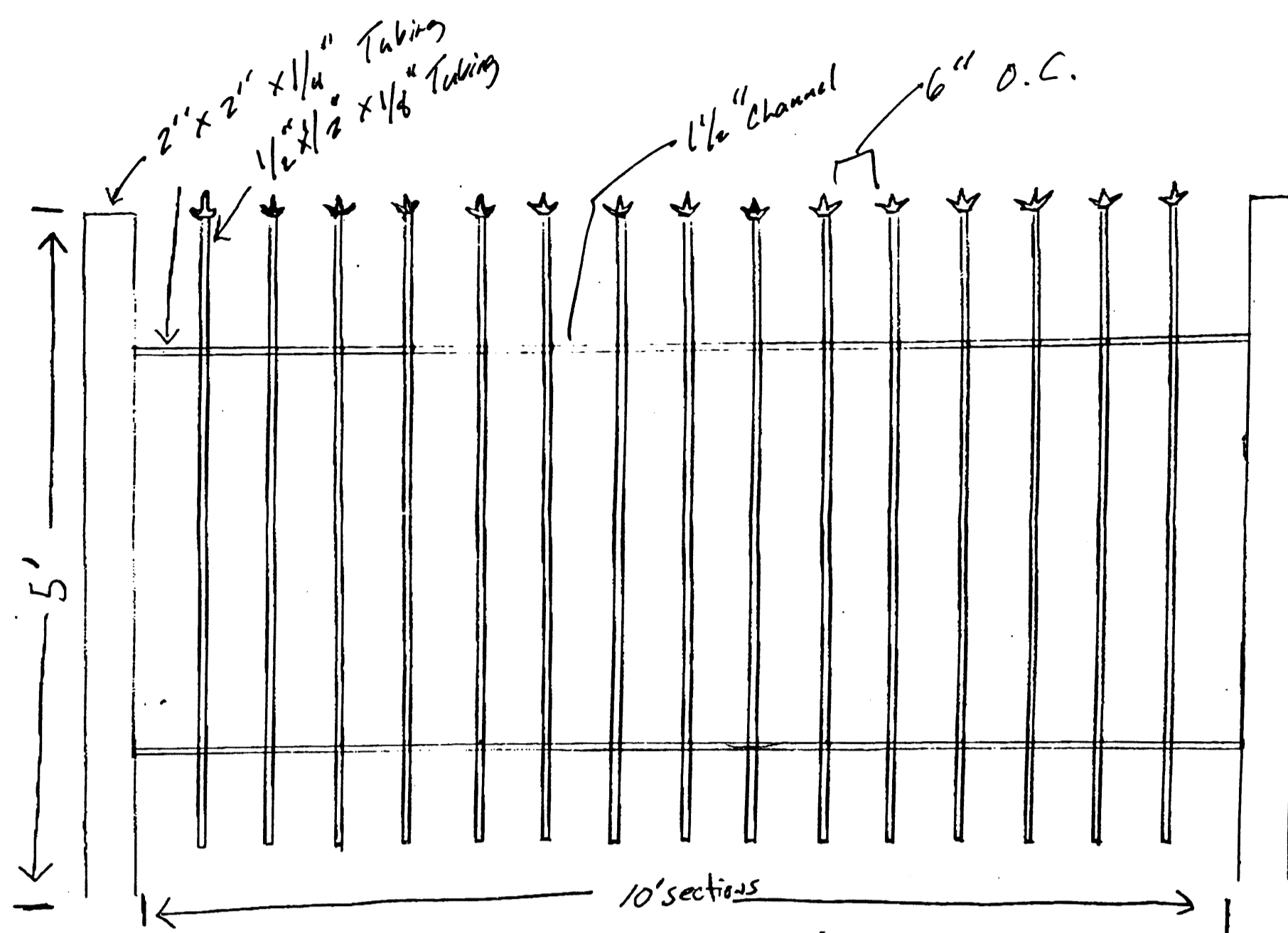
ALTA/ACSM SURVEYING, INC. N.M. P.A.C. (505) 889-8008  
ALBUQUERQUE, NEW MEXICO 87110 FAX: (505) 889-8645



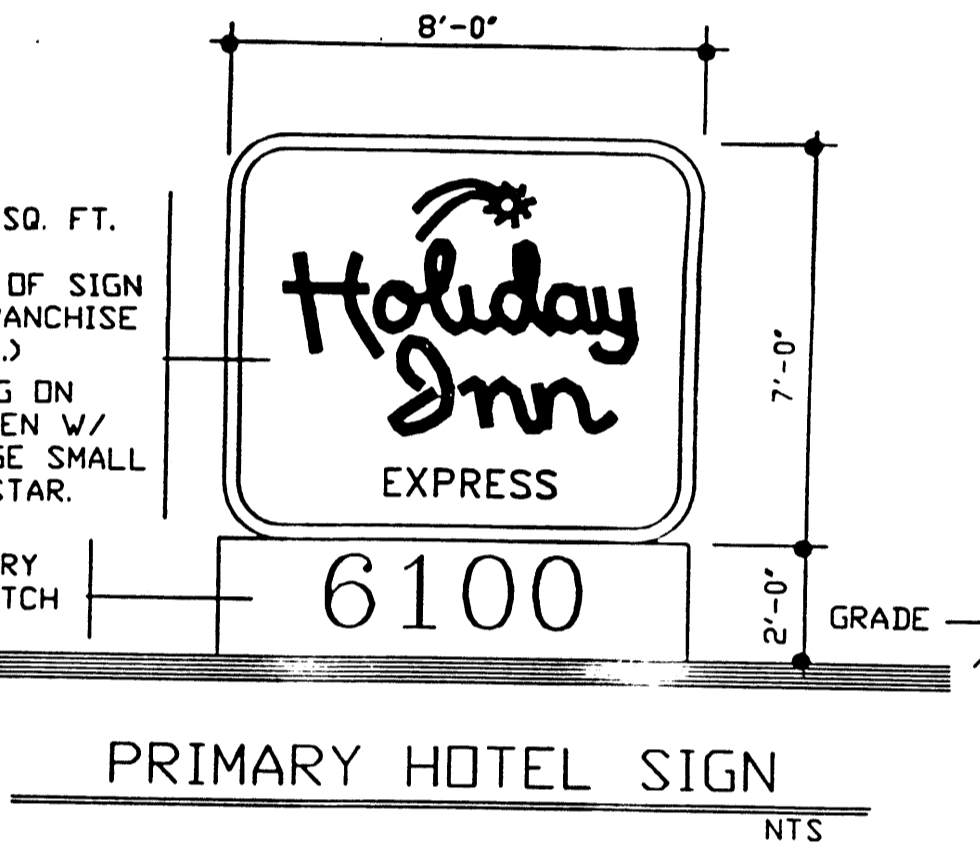
ILIFF ROAD N.W.



○ SITE LANDSCAPING PLAN  
scale: 1" = 20'



SIGN AREA 56 SQ. FT.  
(ACTUAL DESIGN OF SIGN  
WILL BE PER FRANCHISE  
STANDARDS)  
WHITE LETTERING ON  
PMS # 348C GREEN W/  
YELLOW & ORANGE SMALL  
HOLIDAY INN STAR.  
STUCCHED MASONRY  
PEDISTAL TO MATCH  
BUILDING.



Install 5' fence  
along property line.

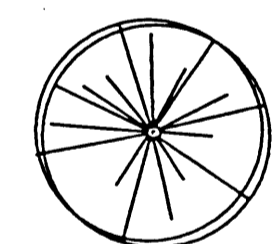
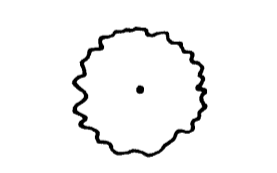
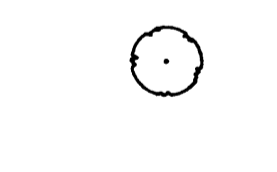
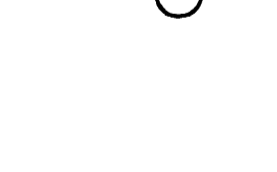


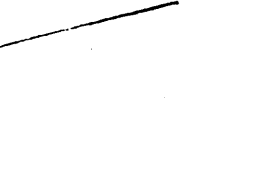
○ NOTES:

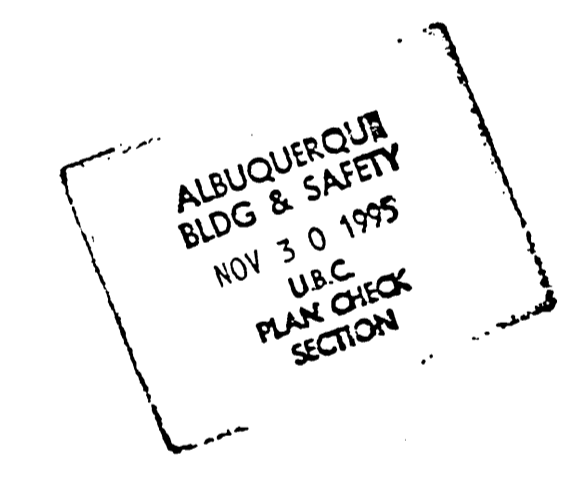
1. WASHED RIVER GRAVEL, 2" DEEP MIN. SHALL BE PLACED OVER A WEED BARRIER FABRIC IN ALL PLANTING BEDS. (Fabric barrier shall be similar to "typar" or equal.)
2. POP-UP SPRINKLERS (AUTOMATIC) SHALL BE IN ALL GRASS AREAS. PLANTING AREAS SHALL AN AUTOMATIC DRIP IRRIGATION SYSTEM FOR BOTH FLOWERS AND SHRUBS.
3. FLOWER AND SHRUB AREAS SHALL HAVE A NON-RUSTING STEEL EDGING APPROX. 1/8" THICK x 4" WIDE.
4. THE NURSERY SHALL MAINTAIN THE LANDSCAPING FOR 30 DAYS TO ESTABLISH THE PLANTING, THEN THE OWNER WILL MAINTAIN THE LANDSCAPING THEREAFTER.

CONTRACTOR NOTES:

LANDSCAPE CONTRACTOR SHALL SUBMIT CONSTRUCTION DOCUMENTS FOR PERMIT PRIOR TO EXECUTION OF WORK.

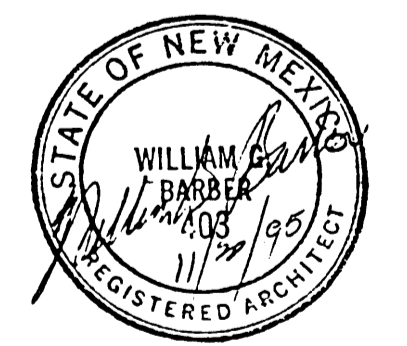
○ LEGEND:

-  TEXAS ASH - 2" caliber *Fraxinus texana*
-  DESERT WILLOW - *chilopsis linearis* - 2" caliber
-  APACHE PLUME - 5 gallon *Fatigula paradoxa*
-  DWARF PFITZER - 5 gallon *Juniper chinensis pfitzeriana compacta*
-  ANDORRA JUNIPER - 5 gallon *Juniperus horizontalis plunosa*
-  GRASS - BUFFALDGRASS - *Buchloe dactyloides*
-  GROUND COVER: LAVENDER COTTON - *santolina chamaecyparissus*.



SLINDARAM BUILDERS INC.  
2616 W. HWY- 66  
GALLUP, NM 87301  
(505) 722-6700  
Lic. No. 56306

Holiday Inn Express  
6100 Iliff  
Albuquerque, NM



164 Slind

SITE LANDSCAPING