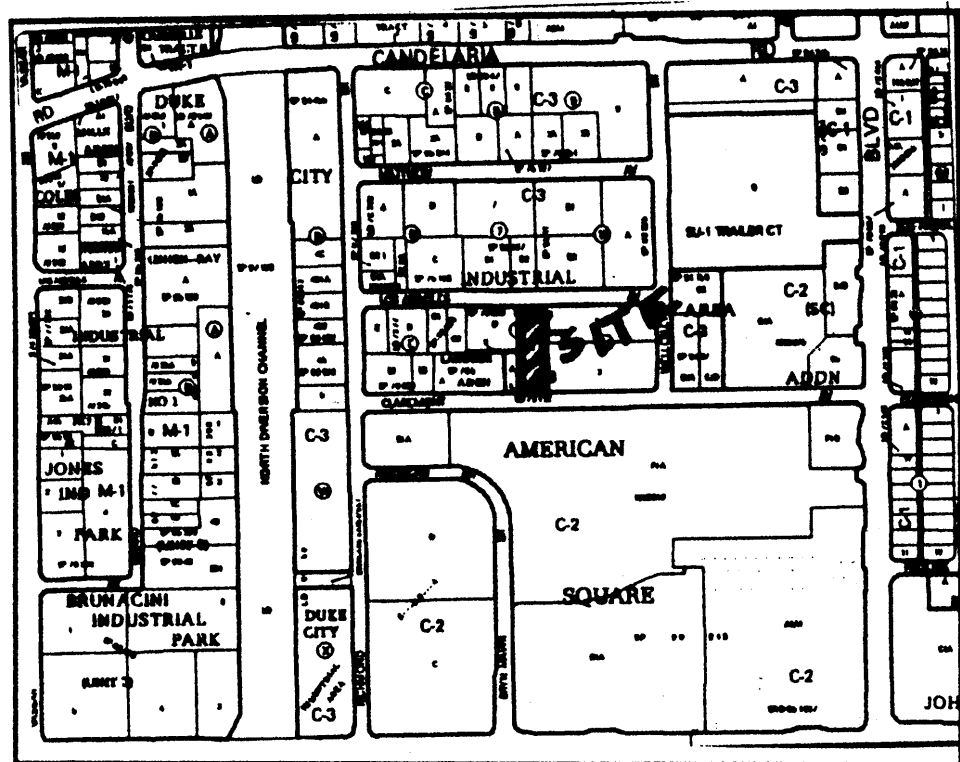


Doc# 2007096330
 Rpt # 0004978 Page 1 of 1 07/02/2007 02:25 PM
 PLRT R:57.00 B: 2007C P: 0173 M: Toulouse, Bernalillo County

PLAT OF TRACTS 1-A AND 1-B DUKE CITY INDUSTRIAL AREA BLOCK 6

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



VICINITY MAP No. H-16

LEGAL DESCRIPTION

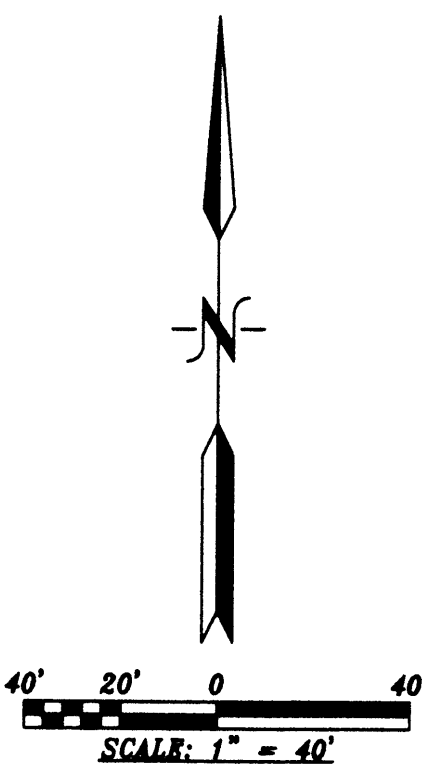
TRACT NUMBERED ONE (1) IN BLOCK NUMBERED SIX (6) OF THE PLAT OF TRACTS 1, 2, AND 3, BLOCK 6 AND 11, DUKE CITY INDUSTRIAL AREA, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 31, 2004 IN BOOK 2004C, PAGE 268

PURPOSE OF PLAT:

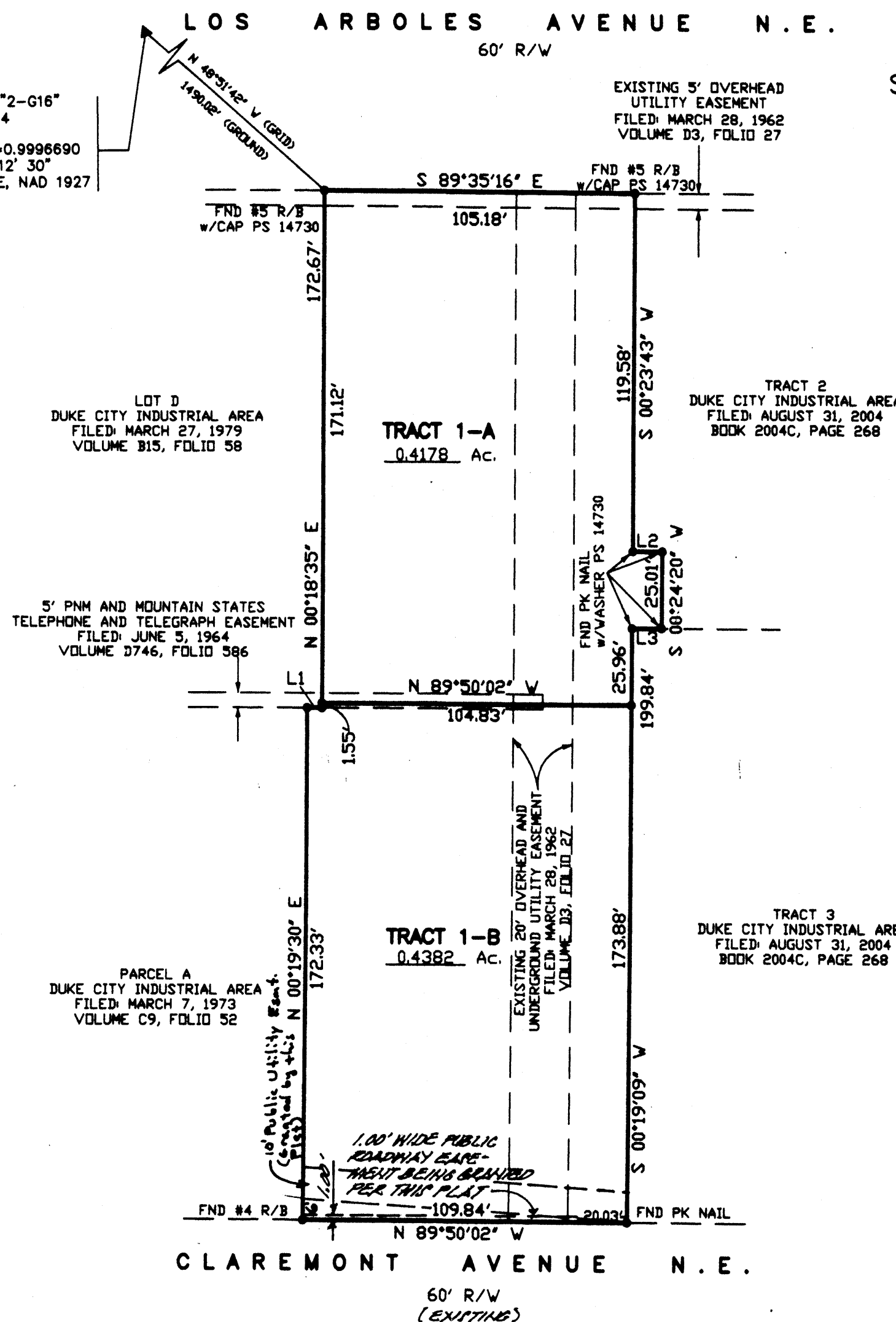
THE PURPOSE OF THIS PLAT IS TO DIVIDE TRACT 1 INTO 2 TRACTS AND GRANT ANY EASEMENTS AS SHOWN.

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: 0.8560 ACRES.
- TALOS LOG NO. 2007503511
- 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: MAY 2007
- CURRENT ZONING: C-3



ACS STATION "2-G16"
 X=1,497,888.94
 Y=391,741.75
 GRD TO GRID=0.9996690
 Δκ = -00° 12' 30"
 CENTRAL ZONE, NAD 1927



PROJECT NUMBER: 1006518
 APPLICATION NUMBER: 07 DRB-70039

UTILITY APPROVALS:

PNM ELECTRIC SERVICES	<u>Lead D. Mark</u>	<u>6-18-07</u>
PNM GAS SERVICES	<u>Lead D. Mark</u>	<u>6-18-07</u>
WEST TELECOMMUNICATIONS	<u>Robert R. ...</u>	<u>6/18/07</u>
COMCAST	<u>Donna Bab</u>	<u>6-22-07</u>
NEW MEXICO UTILITIES	<u>N/A</u>	

CITY APPROVALS:

CITY SURVEYOR	<u>John B. Hat</u>	<u>6-4-07</u>
*REAL PROPERTY DIVISION (CONDITIONAL)	<u>N/A</u>	
**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL)	<u>N/A</u>	
TRAFFIC ENGINEERING, TRANSPORTATION DIVISION	<u>John B. Hat</u>	<u>6-29-07</u>
UTILITIES DEVELOPMENT	<u>Roger J. Shea</u>	<u>6-13-07</u>
PARKS AND RECREATION DEPARTMENT	<u>David ...</u>	<u>6-13-07</u>
AMAFCA	<u>Bradley B. Dwyer</u>	<u>7/18/07</u>
CITY ENGINEER	<u>K. D. ...</u>	<u>6-13-07</u>
DRB CHAIRPERSON, PLANNING DEPARTMENT	<u>Andrew ...</u>	<u>6-29-07</u>

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 89°50'02" E	5.00'
L2	S 89°35'21" E	9.90'
L3	S 89°43'33" W	10.03'

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.

[Signature] 6-1-07
 DATE

ACKNOWLEDGMENT

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

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC THIS 1st DAY OF JUNE, 2007

BY: STEVEN COE, MANAGING MEMBER
 OWNERS NAME COE AND PETERSON, LLC

MY COMMISSION EXPIRES: 10/19/09 BY Colleen R. McGrath
 NOTARY PUBLIC

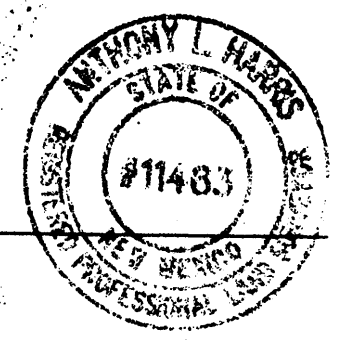
SURVEYORS CERTIFICATE:

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 1st DAY OF JUNE, 2007.

ANTHONY L. HARRIS, P.S. # 11463



HARRIS SURVEYING, INC.
 4415-D MONROE STREET N.E.
 ALBUQUERQUE, NEW MEXICO 87110
 PHONE: (505) 889-8056
 FAX: (505) 889-8045

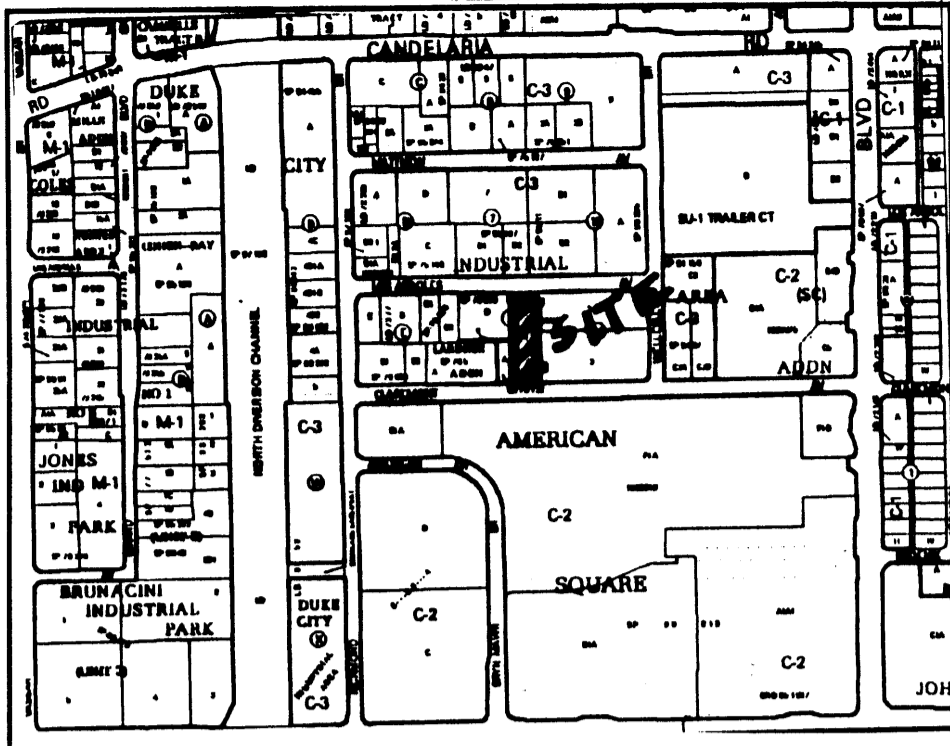
07-0686.DWG (MAY, 2007)

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON
 UPC# 01105939104210917

PROPERTY OWNER OF RECORD: BARRY JOHN & PATRILLA WONG
 BERNALILLO CO. TREASURER'S OFFICE: [Signature] 7-2-07

PLAT OF
TRACTS 1-A AND 1-B
DUKE CITY INDUSTRIAL AREA
BLOCK 6

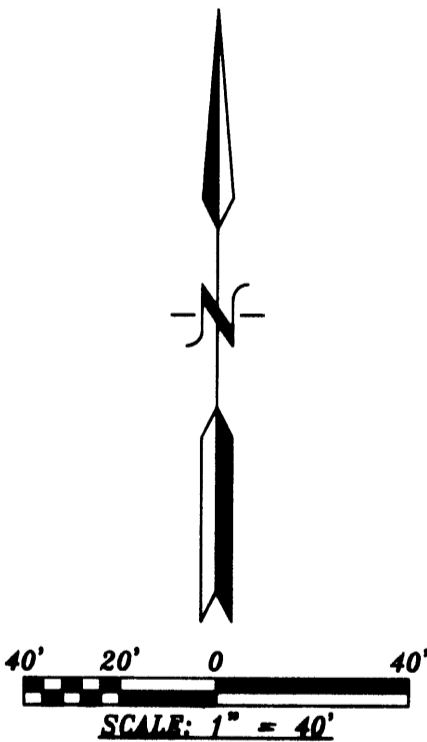
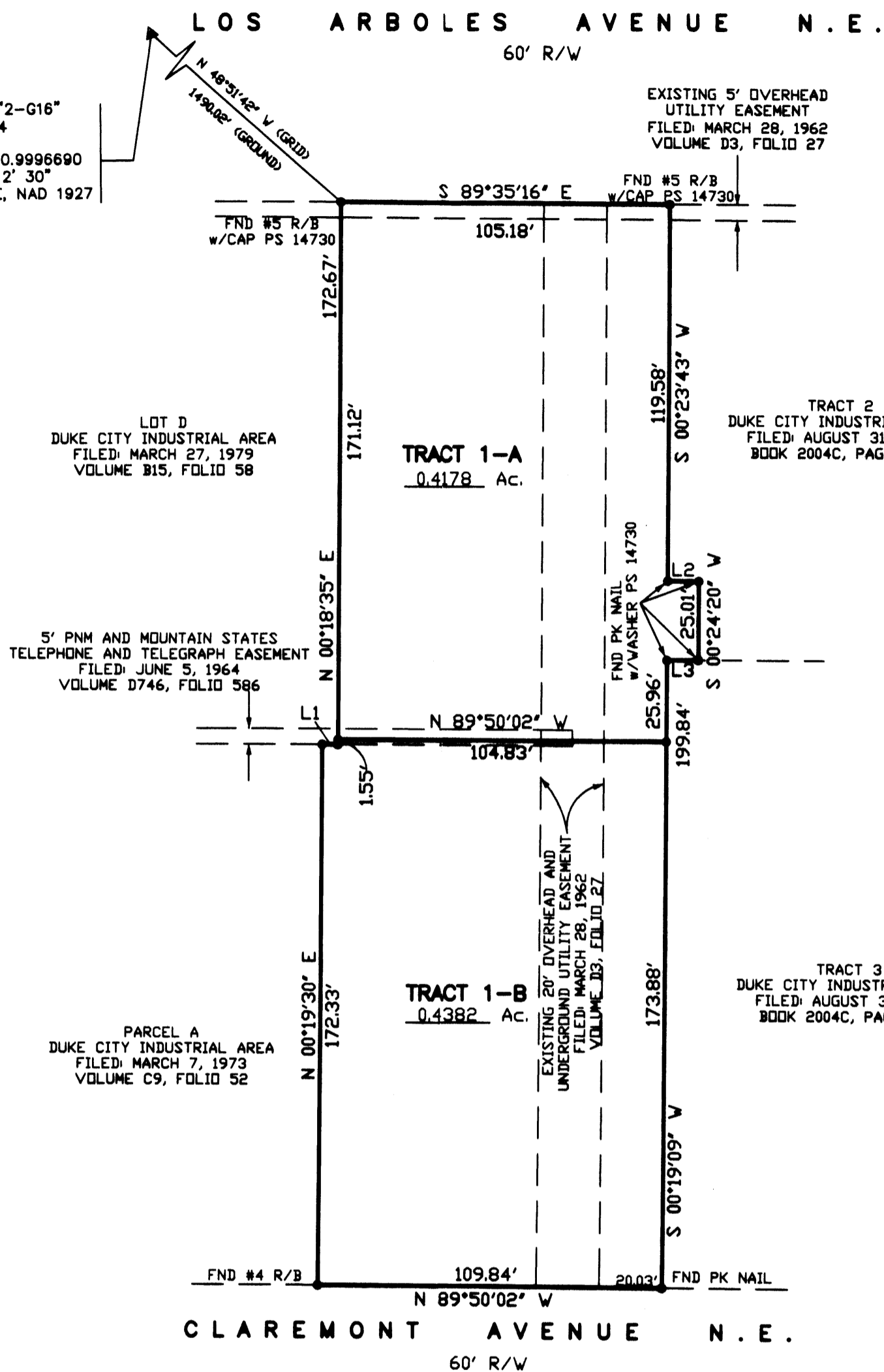
WITHIN
SECTION 10, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JUNE, 2007



VICINITY MAP No. H-16

LEGAL DESCRIPTION

TRACT NUMBERED ONE (1) IN BLOCK NUMBERED SIX (6) OF THE PLAT OF TRACTS 1, 2, AND 3, BLOCK 6 AND 11, DUKE CITY INDUSTRIAL AREA, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, 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 AUGUST 31, 2004 IN BOOK 2004C, PAGE 268



PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO DIVIDE TRACT 1 INTO 2 TRACTS AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

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- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- DATE OF FIELD WORK: MAY, 2007
- CURRENT ZONING: C-3

FREE CONSENT

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ACKNOWLEDGMENT

STATE OF NEW MEXICO) S.S.
COUNTY OF BERNALILLO)
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC
THIS 1st DAY OF JUNE 2007
BY: STEVEN COE, MANAGING MEMBER
COE AND PETERSON, LLC
OWNERS NAME
MY COMMISSION EXPIRES: 10/19/09 BY: COLLEEN R MCGRATH
NOTARY PUBLIC

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: 6-4-07
*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 _____

Final
**PRELIMINARY PLAT
APPROVED BY DRB
ON 6/13/07**

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 89°50'02" E	5.00'
L2	S 89°35'21" E	9.90'
L3	S 89°43'33" W	10.03'

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 1st DAY OF JUNE, 2007.



HARRIS SURVEYING, INC.
4112-B MONROE STREET N.E.
ALBUQUERQUE, NEW MEXICO 87110
PHONE: (505) 889-8066
FAX: (505) 889-8045

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

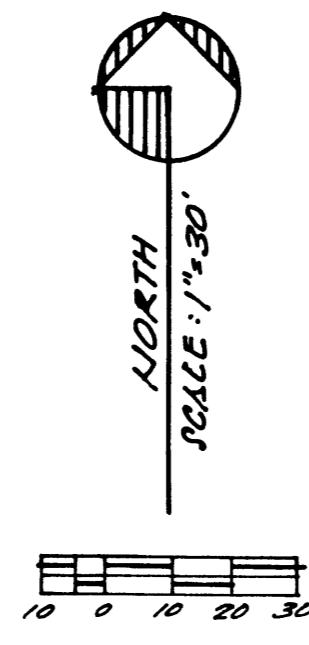
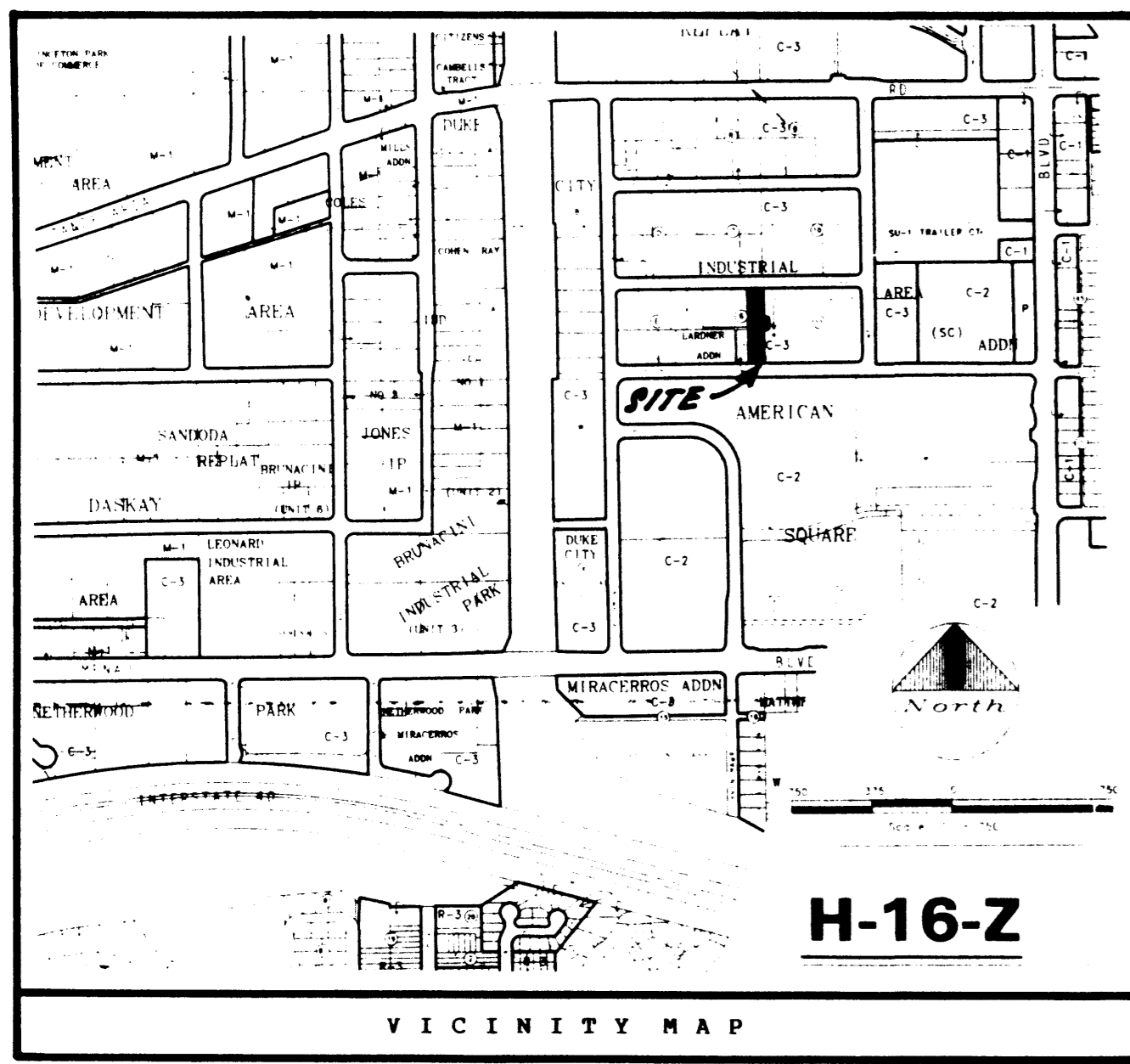


TABLE A-10. PEAK INTENSITY (IN/HR) AT $T_c = 0.2$ HOUR

Zone	Intensity [2-YR, 10-YR]
1	4.70 [1.84, 3.14]
2	5.05 [2.04, 3.41]
3	5.38 [2.21, 3.85]
4	5.81 [2.34, 3.83]

TABLE A-9. PEAK DISCHARGE (cfs/acre)

Zone	Treatment			100-YR [2-YR, 10-YR]
	A	B	C	
1	1.28 [0.00, 0.24]	2.03 [0.05, 0.78]	2.87 [0.47, 1.48]	4.37 [1.89, 2.89]
2	1.58 [0.00, 0.38]	2.28 [0.06, 0.95]	3.14 [0.60, 1.71]	4.70 [1.88, 3.14]
3	1.87 [0.00, 0.58]	2.80 [0.21, 1.19]	3.45 [0.78, 2.00]	5.02 [2.04, 3.38]
4	2.20 [0.06, 0.87]	2.92 [0.38, 1.45]	3.73 [1.00, 2.28]	5.25 [2.17, 3.87]

A.1 PRECIPITATION ZONES
 Bernalillo County's four precipitation zones are indicated in TABLE A-1 and on FIGURE A-1.

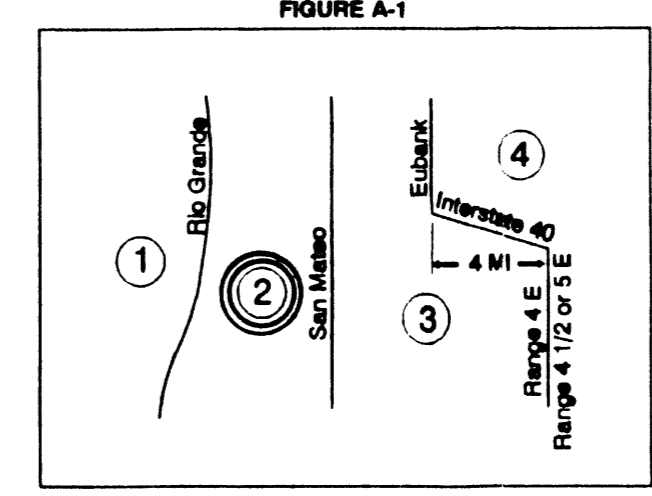
TABLE A-1. PRECIPITATION ZONES

Zone	Location
1	West of the Rio Grande
2	Between the Rio Grande and San Mateo
3	Between San Mateo and Eubank, North of Interstate 40; and between San Mateo and the East boundary of Range 4 East, South of Interstate 40
4	East of Eubank, North of Interstate 40, and East of the East boundary of Range 4 East, South of Interstate 40

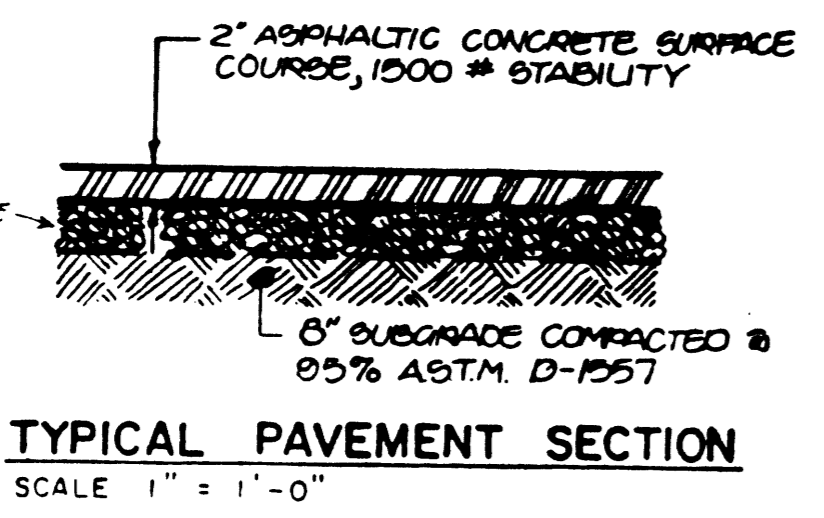
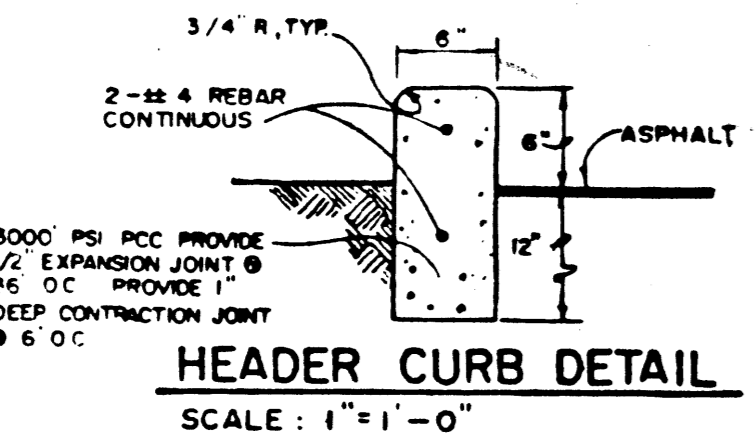
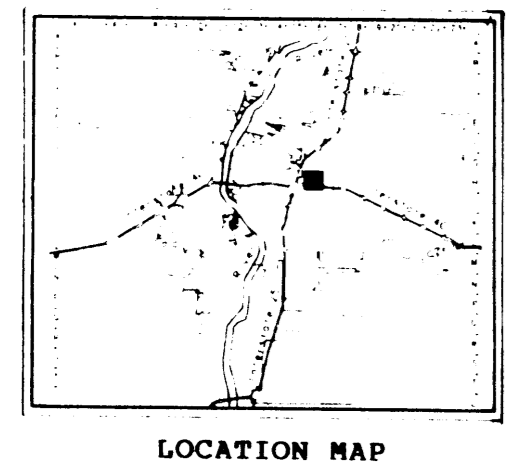
TABLE A-4. LAND TREATMENTS

Treatment	Land Condition
A	Soil uncompacted by human activity with 0 to 10 percent slopes. Native grasses, weeds and shrubs in typical densities with minimal disturbance to grading, groundcover and infiltration capacity. Croplands. Unlined arroyos.
B	Irrigated lawns, parks and golf courses with 0 to 10 percent slopes. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes greater than 10 percent and less than 20 percent.
C	Soil compacted by human activity. Minimal vegetation. Unpaved parking, roads, trails. Most vacant lots. Gravel or rock on plastic (desert landscaping). Irrigated lawns and parks with slopes greater than 10 percent. Native grasses, weeds and shrubs, and soil uncompacted by human activity with slopes at 20 percent or greater. Native grass, weed and shrub areas with clay or clay loam soils and other soils of very low permeability as classified by SCS Hydrologic Soil Group D.
D	Impervious areas, pavement and roofs.

Most watersheds contain a mix of land treatments. To determine proportional treatments, measure respective subareas. In lieu of specific measurement for treatment D, the area percentages in TABLE A-5 may be employed.



Where a watershed extends across a zone boundary, use the zone which contains the largest portion of the watershed.



CONSTRUCTION NOTES

- TWO (2) WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE AT 260-1990 FOR LOCATION OF EXISTING OVERHEAD OR SUBSURFACE UTILITIES.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL POTENTIAL OBSTRUCTIONS; SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM DELAY TO THE PROJECT.
- ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING SAFETY AND HEALTH.
- ALL CONSTRUCTION WITHIN CITY RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CITY OF ALBUQUERQUE STANDARDS AND PROCEDURES.

EROSION CONTROL MEASURES:

THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR MANAGEMENT FOR STORM RUN-OFF DURING CONSTRUCTION; HE SHALL INSURE THAT THE FOLLOWING MEASURES ARE TAKEN:

- ADJACENT PROPERTY SHALL BE PROTECTED AT ALL TIMES BY CONSTRUCTION OF BERMS, DIKES, SWALES, PONDS, AND OTHER TEMPORARY GRADING AS REQUIRED TO PREVENT STORM RUNOFF FROM LEAVING THE SITE AND ENTERING ADJACENT PROPERTIES.
- ADJACENT PUBLIC RIGHT-OF-WAYS SHALL BE PROTECTED AT ALL TIMES FROM STORM WATER RUNOFF FROM THE SITE. NO SEDIMENT BEARING WATER SHALL BE PERMITTED TO ENTER PUBLIC STREETS.
- THE CONTRACTOR SHALL IMMEDIATELY AND THOROUGHLY REMOVE ANY AND ALL SEDIMENT WITHIN PUBLIC STREETS THAT HAS BEEN ERODED FROM THE SITE AND DEPOSITED THERE.

GENERAL NOTES:

- TOPOGRAPHY SURVEY PERFORMED BY THE "TRANSIT-STADIA" METHOD.
- NO SEARCH HAS BEEN MADE FOR EASEMENTS OF RECORD WITHIN THE SUBJECT SITE OTHER THAN SHOWN ON THE PLAN HEREON.
- NO PERIMETER BOUNDARY CORNERS HAVE BEEN SET PER THIS SURVEY.
- THIS PLAN IS INTENDED FOR THE PAVING OF THE ADDITIONAL PARKING AREA OF THE SUBJECT PROPERTY AS SHOWN HEREON.

BENCH MARK REFERENCE:

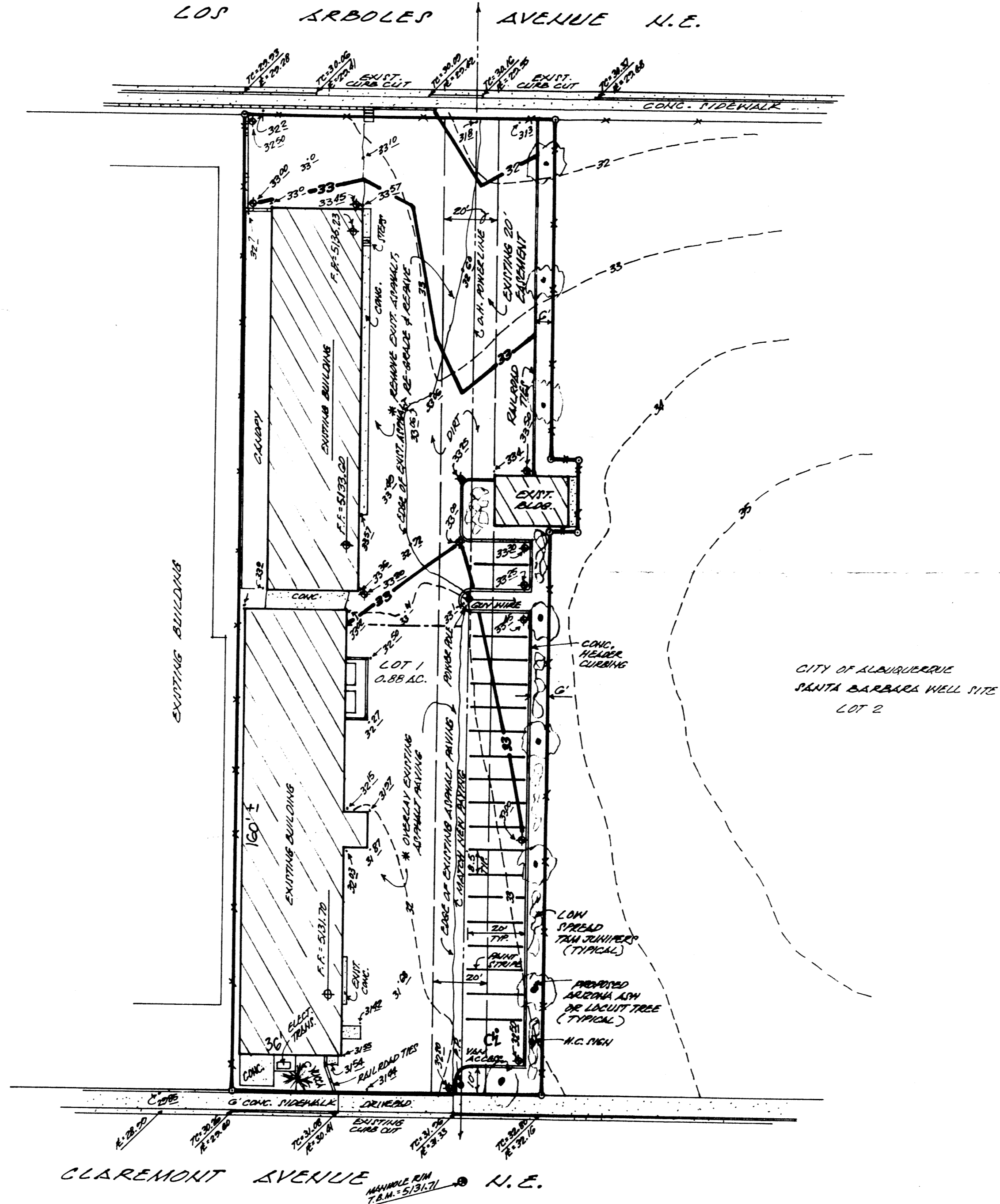
ACS STATION "1-G16"; M.S.L.D. ELEVATION = 5119.150, (PROJECT BENCH MARK AS SHOWN ON THE PLAN HEREON).

LEGAL DESCRIPTION:

LOT NUMBERED ONE (1) AS SHOWN ON THE PLAT OF LOTS ONE (1) & TWO (2) SANTA BARBARA WELL SITE AREA, COMPRISING PORTION OF BLOCKS NUMBERED SIX (6) AND ELEVEN (11), DUKE CITY INDUSTRIAL AREA, ALBUQUERQUE, NEW MEXICO, (PLAT PRESENTLY BEING REPLATED AS DESIGNATED, REFER TO THE ATTACHED COPY OF THE PROPOSED REPLAT).

LEGEND:

- EXISTING SPOT ELEVATION = 32.68
- EXISTING CONTOUR = 32
- PROPOSED SPOT ELEVATION = 33.25
- PROPOSED CONTOUR = 33
- TOP OF CURB / CURB FLOW ELEVATION = 72 + 30.26 R + 20.60
- EXISTING OR PROPOSED FENCE LINE = *



DRAINAGE COMMENTS:

AS SHOWN ON THE VICINITY MAP HEREON, THE SUBJECT SITE IS LOCATED ON THE NORTH SIDE OF CLAREMONT AVENUE N.E. BETWEEN RICHMOND DRIVE N.E. AND WELLESLEY DRIVE N.E., IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, (ZONE ATLAS MAP "H-16-2").

THE SUBJECT SITE IS PRESENTLY A DEVELOPED COMMERCIAL SITE THAT HAS EXISTING BUILDINGS AND ASPHALT PAVING THAT WILL BE PARTIALLY OVERLAPPED, (PORTION OF THE EXISTING ASPHALT PAVING WILL BE REMOVED, REGRADED, AND REPAVED AS SHOWN ON THE PLAN HEREON; THE SUBJECT SITE, 1.) DOES NOT LIE WITHIN A DESIGNATED FLOODPLAIN PER F.E.M.A. PANEL 23 OF 50, 2.) DOES NOT CONTRIBUTE TO THE OFFSITE FLOWS OF THE ADJACENT PROPERTIES FROM THE EXISTING OR PROPOSED ASPHALT PAVING, 4.) DOES NOT LIE ADJACENT TO A NATURAL OR ARTIFICIAL WATER COURSE, 5.) IS TO FREE-DISCHARGE THE FLOWS CREATED FROM SAID ASPHALT PAVING THROUGH THE EXISTING DRIVEPADS AS SHOWN ON THE PLAN HEREON.

CALCULATIONS:

PER SECTION 26.2, HYDROLOGY OF THE DEVELOPMENT PROCESS MANUAL, VOLUME 2, DESIGN CRITERIA FOR THE CITY OF ALBUQUERQUE, NEW MEXICO, JANUARY 1993, AND PER BERNALILLO COUNTY STORM DRAINAGE ORDINANCE NO. 90-6.

SITE AREA: 0.88 ACRE
 PRECIPITATION ZONE: TWO (2), TABLE A-1.
 PEAK INTENSITY: IN./HR. AT T_c = TWELVE (12) MINUTES, 100-YR. = 5.05, TABLE A-1
 LAND TREATMENT METHOD FOR CALCULATION OF " Q_p ", TABLES A-8 & A-9.
 "LAND TREATMENT FACTORS", TABLE A-4.

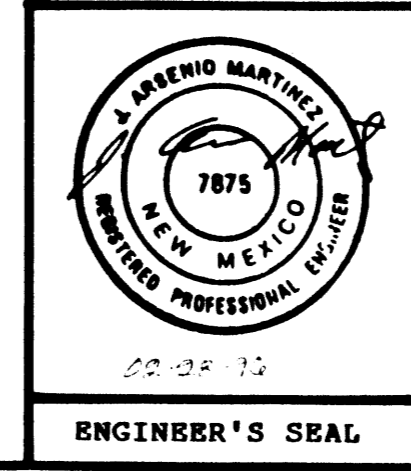
EXISTING CONDITIONS:

TREATMENT	AREA/ACRES	FACTOR	CFS
C	0.30	X 3.14	= 0.94
D	0.58	X 4.70	= 2.73
"Q_p" = 3.67 CFS			

PROPOSED CONDITIONS:

TREATMENT	AREA/ACRES	FACTOR	CFS
C	0.07	X 3.14	= 0.22
D	0.81	X 4.70	= 3.81
"Q_p" = 4.03 CFS			

** INCREASE OF FLOWS = 0.36 CFS



"SITE PLAN"
 A PROPOSED PAVING PLAN
 FOR
 DUKE CITY BUMPER SUPPLY, INC.
 (3229 CLAREMONT AVE. N.E.)
 ALBUQUERQUE, NEW MEXICO
 FEBRUARY, 1996