

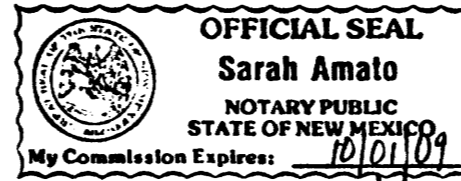
LEGAL DESCRIPTION

TRACT E-3 OF OSO GRANDE SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 29, 1984 AS DOCUMENT NUMBER 84-66204, RECORDED IN VOL. C-24, FOLIO 179.

FREE CONSENT

THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S) OF THE PROPERTY DESCRIBED HEREON DO HEREBY CONSENT TO THE PLATTING OF SAID PROPERTY AS SHOWN HEREON AND THE SAME IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY REPRESENT THAT THE UNDERSIGNED INDIVIDUALS ARE AUTHORIZED TO SO ACT. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

Paul S. Cauwels
 Paul S. Cauwels for Sun creek Apartments Limited Partnership 6/9/08



STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO)
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON JUNE 9th, 2008.

BY: Paul S. Cauwels for Sun creek Apartments Limited Partnership
 MY COMMISSION EXPIRES: 10/01/09 *Sarah Amato*
 NOTARY PUBLIC

UTILITY COMPANY APPROVALS:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

1. THE PUBLIC SERVICE COMPANY OF NEW MEXICO ELECTRIC SERVICES FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
2. THE PUBLIC SERVICE COMPANY OF NEW MEXICO GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.
3. QWEST COMMUNICATIONS FOR THE INSTALLATION, MAINTENANCE AND SERVICE OF ALL BURIED AND AERIAL COMMUNICATION LINES, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES, INCLUDING BUT NOT LIMITED TO ABOVE GROUND PEDESTALS AND CLOSURES.

INCLUDED, IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE, CHANGE, REMOVE, MODIFY, RENEW, OPERATE, AND MAINTAIN FACILITIES FOR THE PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURES SHALL NOT BE ERECTED OR CONSTRUCTED ON SAID EASEMENTS NOR SHALL ANY WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE CAUSED BY CONSTRUCTION OF POOLS, DECKING OR ANY STRUCTURES ADJACENT TO, WITHIN OR NEAR EASEMENTS SHOWN ON THIS PLAT.

IN APPROVING THIS PLAT, P.N.M. ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMERS/SWITCHEAR DOORS AND FIVE FEET (5') ON EACH SIDE.

Sernando Vigil June 17, 2008
 P.N.M. ELECTRIC/GAS SERVICES DATE
Donnell B. Babin 6/16/08
 QWEST COMMUNICATIONS DATE
Kenne Babin 6-17-08
 COMCAST CABLE DATE

PLAT OF
 TRACT E-3-A, OSO GRANDE SUBDIVISION
 Projected Section 33, T11N, R4E, NMPM
 Elena Gallegos Grant
 City of Albuquerque
 Bernalillo County, New Mexico
 June 2008

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO SHOW THE VACATION OF A 25' SEWER, DRAINAGE AND SIDEWALK EASEMENT.

CITY DEVELOPMENT REVIEW BOARD APPROVALS:

PROJECT NO. 1007281 APPLICATION NO. 08DRB-70266

<i>John B. Gant</i>	6-10-08
CITY SURVEYOR	DATE
<i>John S. Davis</i>	6/19/08
TRAFFIC ENGINEERING	DATE
<i>Christine Sandoval</i>	6/18/08
PARKS & RECREATION DEPARTMENT	DATE
<i>Tom Albrecht</i>	6-18-08
A.B.C.W.U.A.	DATE
<i>Bradley D. Brighan</i>	6/18/08
A.M.A.F.C.A.	DATE
<i>Gene A. Chen</i>	6-18-08
CITY ENGINEER	DATE
<i>Jack Chan</i>	6-19-08
DRB CHAIRPERSON/PLANNING DEPARTMENT	DATE

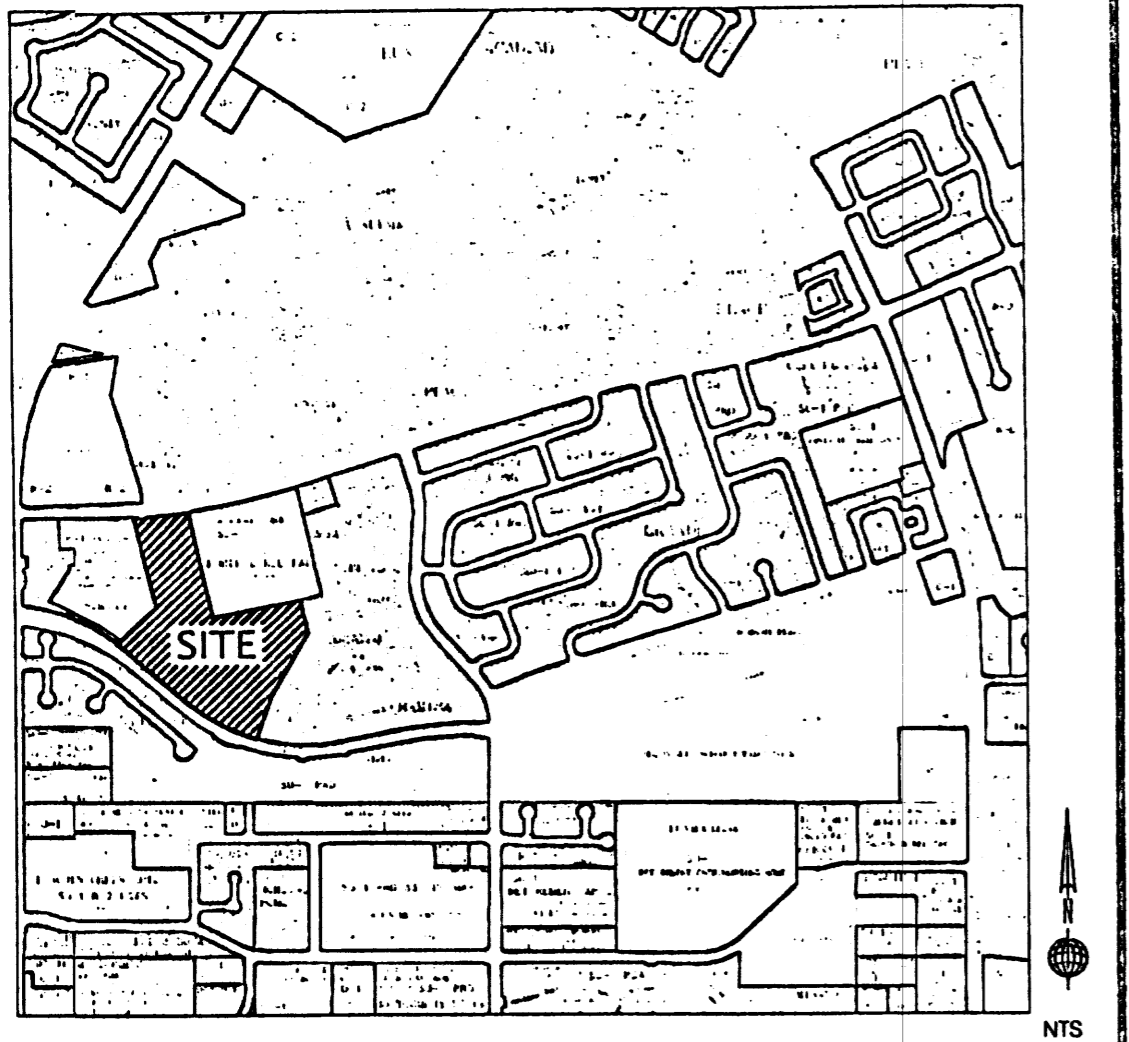
SURVEYORS CERTIFICATION

I, Gary E. Gritsko, 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 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.

Gary E. Gritsko June 9, 2008
 Gary E. Gritsko Date
 New Mexico Professional Surveyor, 8686



ALPHA PROFESSIONAL SURVEYING, INC.
 P.O. BOX 46316, RIO RANCHO, NEW MEXICO 87174
 (505) 892-1076 FAX (505) 891-0471
 DRAWN BY: GEG FILE NO: 08-0737



VICINITY MAP ZONE PAGE F21

SUBDIVISION NOTES

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS, CENTRAL ZONE, NAD83, AND ARE BASED ON GPS OBSERVATIONS REFERENCED TO ALBUQUERQUE GEODETIC CONTROL STATION "33-F21".
2. RECORD BEARINGS AND DISTANCES ARE IN PARENTHESIS () WHERE RECORD DATA DIFFERS FROM MEASURED DATA.
3. DISTANCES ARE GROUND DISTANCES IN US FEET.
4. PLAT SHOWS ALL EASEMENTS OF RECORD.
5. GROSS AREA: 14.7883 ACRES, MORE OR LESS
6. NUMBER OF EXISTING LOTS: 1
7. NUMBER OF LOTS CREATED: (no new lots created)

NOTE: SOLAR RESTRICTIONS

No property within the area of this plat 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 the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat. (Section 14-14-4-7)

DOCH 2008069703
 06/19/2008 10:36 AM Page: 1 of 2
 City of Albuquerque, Bernalillo County, New Mexico

THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON

UPC#: 10210611813330210
 PROPERTY OWNER OF RECORD:
PNM Associates
 BERNALILLO COUNTY TREASURER'S OFFICE:
L Romero 6/19/08

PLAT OF
 TRACT E-3-A, OSO GRANDE SUBDIVISION
 Projected Section 33, T11N, R4E, NMPM
 Elena Gallegos Grant
 City of Albuquerque
 Bernalillo County, New Mexico
 June 2008

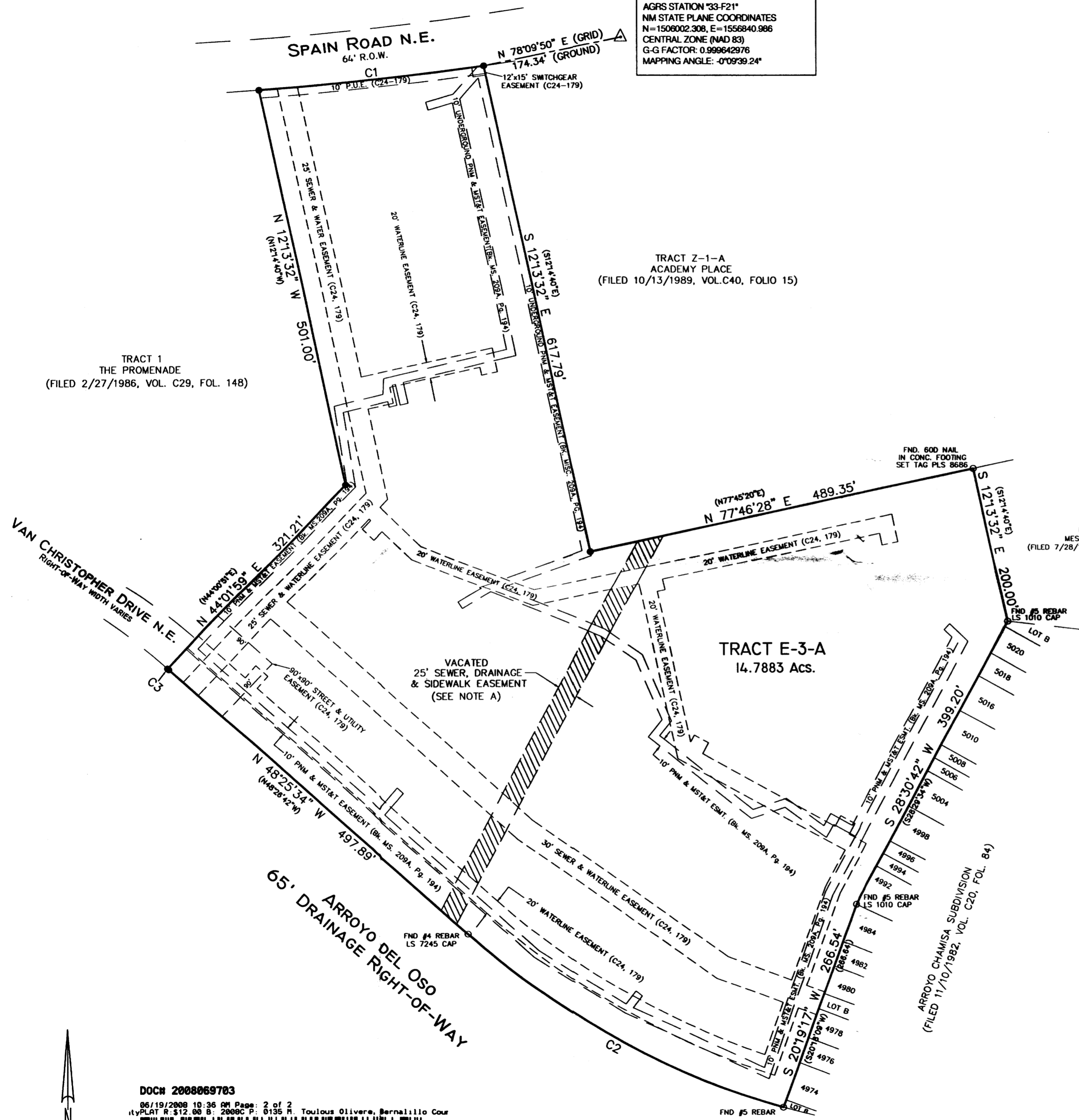
AGRS STATION "33-F21"
 NM STATE PLANE COORDINATES
 N=1506002.308, E=1556840.986
 CENTRAL ZONE (NAD 83)
 G-G FACTOR: 0.999642976
 MAPPING ANGLE: -0°09'39.24"

TRACT Z-1-A
 ACADEMY PLACE
 (FILED 10/13/1989, VOL. C40, FOLIO 15)

TRACT 1
 THE PROMENADE
 (FILED 2/27/1986, VOL. C29, FOL. 148)

EASEMENT NOTES:

A. 25' SEWER, DRAINAGE & SIDEWALK EASEMENT GRANTED BY THE PLAT OF OSO GRANDE SUBDIVISION, FILED ON DECEMBER 23, 1981 IN VOL. C19, FOLIO 53. AS NOTED ON THE PLAT OF TRACT E-3, OSO GRANDE SUBDIVISION, FILED ON AUGUST 29, 1984 IN VOL. C24, FOLIO 179, THE DRAINAGE PORTION OF THIS EASEMENT WAS VACATED. THE HATCHED AREAS SHOWN HEREON WERE VACATED BY THE DEVELOPMENT REVIEW BOARD AT ITS MEETING ON JUNE 4, 2008, AS VACATION NO. V-08DRB-70219.



LOT B
 MESA DEL OSO
 (FILED 7/28/1982, VOL. C19, FOL. 200)

FND. 600 NAIL
 IN CONC. FOOTING
 SET TAG PLS 8686

FND #5 REBAR
 LS 1010 CAP

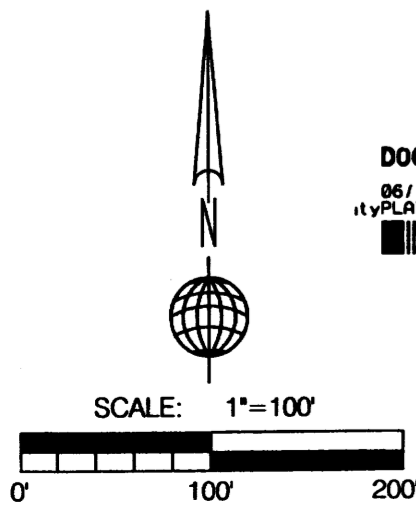
ARROYO CHAMISA SUBDIVISION
 (FILED 11/10/1982, VOL. C20, FOL. 84)

FND #5 REBAR

VACATED
 25' SEWER, DRAINAGE
 & SIDEWALK EASEMENT
 (SEE NOTE A)

DOCN 2008069783
 06/19/2008 10:36 AM Page: 2 of 2
 CityPLAT R: \$12.00 B: 2008C P: 0135 R: Toulous Olivera, Bernalillo Cour

CURVE	RADIUS	ARC	BEARING	CHORD
C1	4045.62	281.66	N 83°53'18" E	281.60
C2	998.66	449.92	N 61°19'57" W	446.12
C3	831.18	2.10	N 48°29'55" W	2.10



MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/ YELLOW PLASTIC CAP STAMPED "GEG/1310/LS888" UNLESS OTHERWISE NOTED

ALPHA PROFESSIONAL SURVEYING, INC.
 P.O. BOX 46316, RIO RANCHO, NEW MEXICO 87174
 (505) 892-1076 FAX (505) 891-0471
 DRAWN BY: GEG FILE NO: 08-073P

PLAT OF
TRACT E-3-A, OSO GRANDE SUBDIVISION
 Projected Section 33, T11N, R4E, NMPM
 Elena Gallegos Grant
 City of Albuquerque
 Bernalillo County, New Mexico
 June 2008

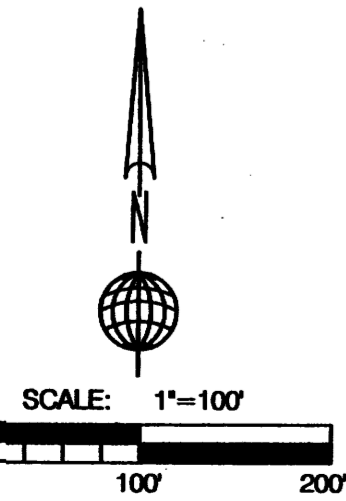
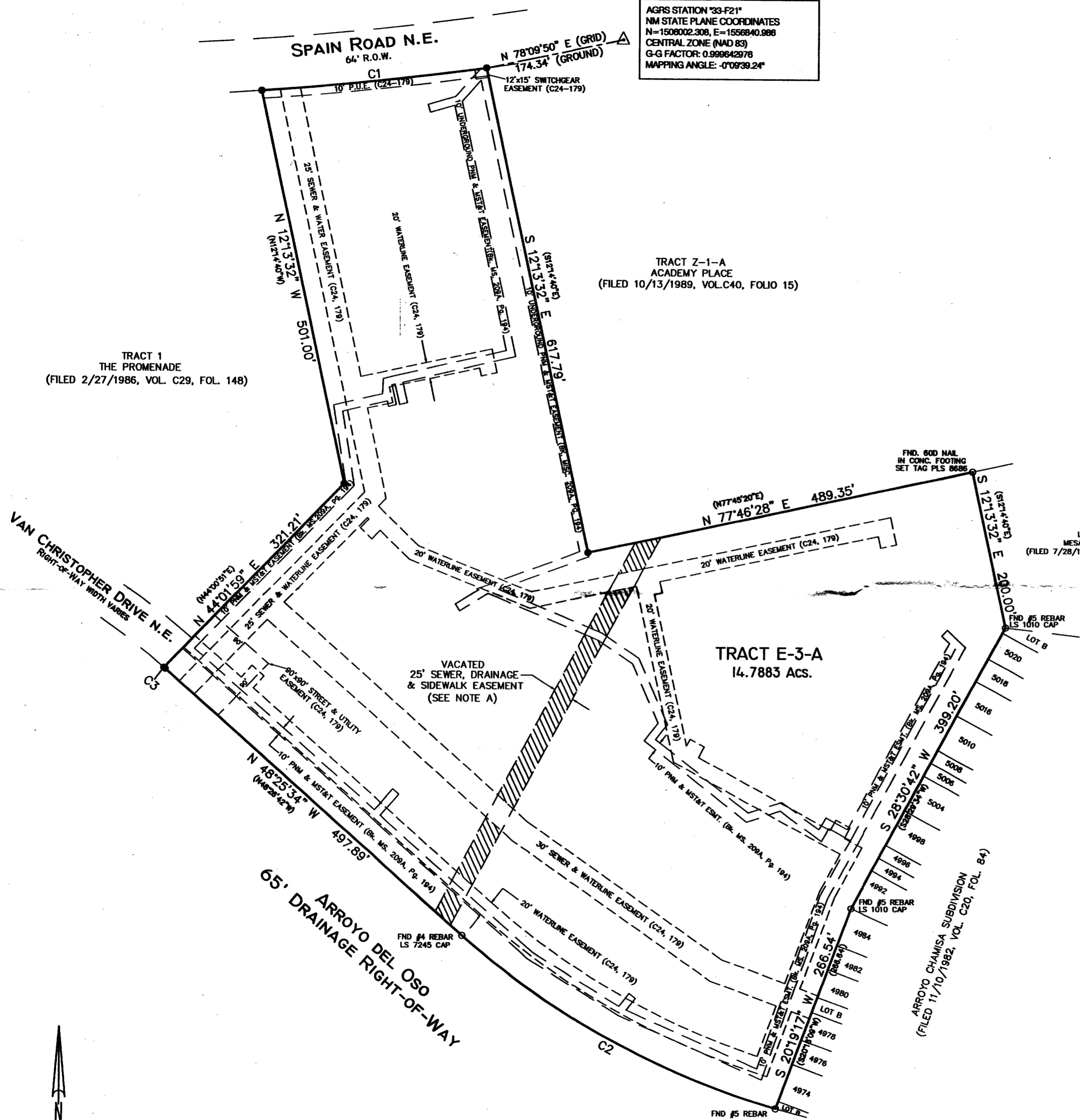
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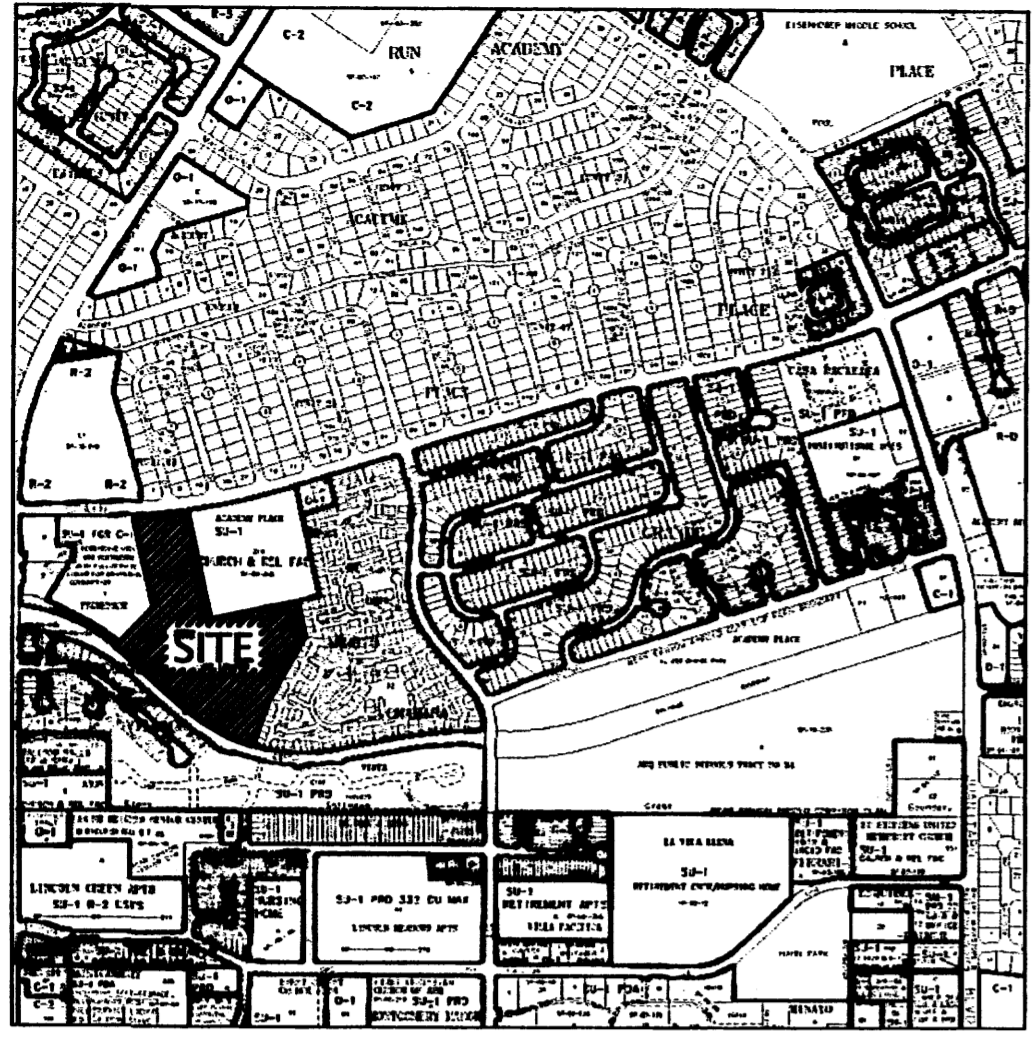


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 DRAWN BY: GEG FILE NO: 08-073P



VICINITY MAP

ZONE PAGE F21

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THIS IS TO CERTIFY THAT TAXES ARE CURRENT & PAID ON
UPC#:

PROPERTY OWNER OF RECORD:

BERNALILLO COUNTY TREASURERS OFFICE:

Talos Log No.: 2008-2403-89

LEGAL DESCRIPTION

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Paul S. Cauwels 6/9/08
Paul S. Cauwels for Sunccreek Apartments Limited Partnership



STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON JUNE 9th, 2008.

BY: Paul S. Cauwels for Sunccreek Apartments Limited Partnership

MY COMMISSION EXPIRES: 10/01/09

Sarah Amato
NOTARY PUBLIC

UTILITY COMPANY APPROVALS:

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

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IN APPROVING THIS PLAT, P.N.M. ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

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P.N.M. ELECTRIC/GAS SERVICES _____ DATE _____

QWEST COMMUNICATIONS _____ DATE _____

COMCAST CABLE _____ DATE _____

PLAT OF
TRACT E-3-A, OSO GRANDE SUBDIVISION
Projected Section 33, T11N, R4E, NMPM
Elena Gallegos Grant
City of Albuquerque
Bernalillo County, New Mexico
June 2008

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO SHOW THE VACATION OF A 25' SEWER, DRAINAGE AND SIDEWALK EASEMENT.

CITY DEVELOPMENT REVIEW BOARD APPROVALS:

PROJECT NO. 1007281 APPLICATION NO. 08DRB-

John B. Jant 6-10-08
CITY SURVEYOR DATE

TRAFFIC ENGINEERING _____ DATE _____

PARKS & RECREATION DEPARTMENT _____ DATE _____

A.B.C.W.U.A. _____ DATE _____

A.M.A.F.C.A. _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____ DATE _____

SURVEYORS CERTIFICATION

I, Gary E. Gritsko, 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.

Gary E. Gritsko June 9, 2008
Gary E. Gritsko Date
New Mexico Professional Surveyor, 8686



ALPHA PROFESSIONAL SURVEYING, INC.

P.O. BOX 46316, RIO RANCHO, NEW MEXICO 87174
(505) 892-1076 FAX (505) 891-0471
DRAWN BY: GEG FILE NO: 08-073P