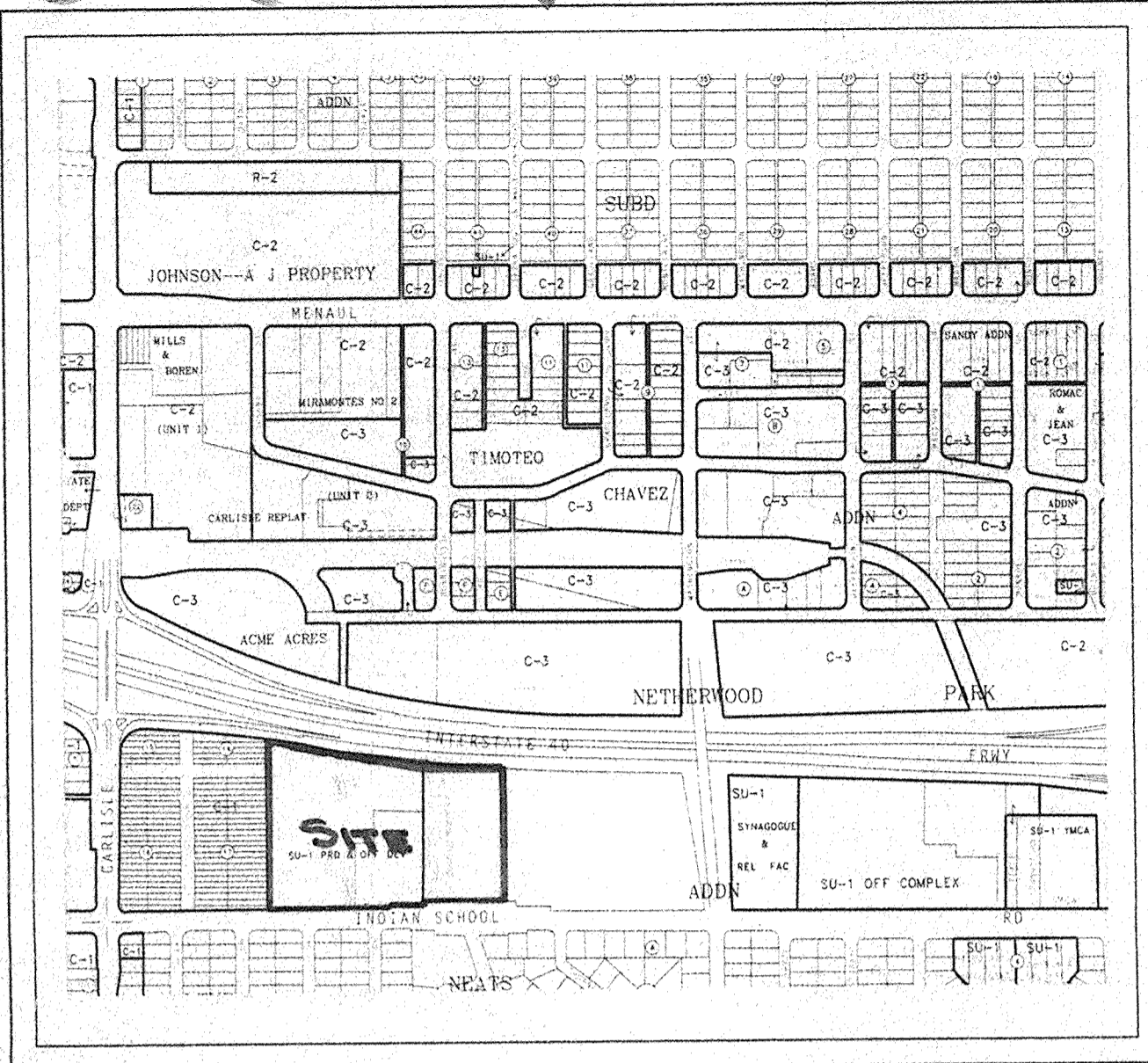


DRB-97-386

DRB-97-386



Vicinity Map
N.T.S.

GENERAL NOTES

- 1. Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27) and rotated to grid at the Albuquerque Control Survey Monument "I-40-11".
- 2. Distances are ground.
- 3. All corners are a 5/8" rebar and survcap stamped "HUGG LS 5823" unless otherwise indicated.
- 4. Bearings and Distances shown in parenthesis () are record.
- 5. Zone Atlas Page H-17
- 6. U.C.L.S. Log Number 97063009060162

DISCLOSURE STATEMENT

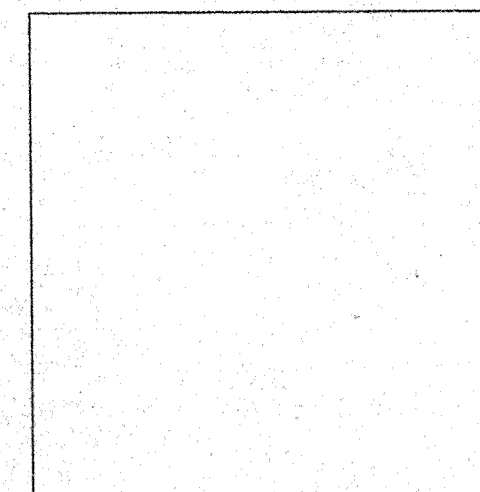
The purpose of this replat is to combine Parcels A-1 and A-2, Indian School Property-Joint Venture and Tract A-2, Netherwood Park Addition, into two (2) tracts, show the vacation of a public utility easement, to grant additional easements as shown hereon, and to dedicate to the City of Albuquerque in fee simple the Bikeway as shown hereon.

NOTE:

There is a Reciprocal Access and Maintenance Agreement between the owners of Parcels A-1 and A-2 of the Indian School Property-Joint Venture filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 30, 1984, in Volume Misc. 169A, folio 505-511.

NOTE:

Prior to development, City of Albuquerque Water and Sanitary Sewer Service to this property must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sewer availability statement.



Reserved for County Clerk Seal

TRACTS A AND B
ALTURA COMPLEX

(BEING A REPLAT OF TRACT A-2, NETHERWOOD PARK ADDITION AND PARCELS A-1 AND A-2 OF THE INDIAN SCHOOL PROPERTY - JOINT VENTURE)

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

JULY, 1997

97136939

State of New Mexico }
County of Bernalillo } SS
This instrument was filed for record

SP-98-8

11:53 AM 30 1997
At 11:53 AM, Recorded in Vol. 368
of records of said County Clerk

Judy Woodward, Clerk & Recorder
Deputy Clerk

APPROVALS

- Kathleen Dine* 12-09-97
Traffic Engineer, City of Albuquerque
Public Works Department
- Neil C. ...* 100397
City Surveyor, City of Albuquerque
Public Works Department
- Roger A. ...* 12/9/97
Utility Development Division, City of Albuquerque
Public Works Department
- Frank ...* 12-10-97
Albuquerque Metropolitan Arroyo Flood
Control Authority
- Frank ...* 12-10-97
City Engineer, City of Albuquerque
Public Works Department
- Scott L. ...* 12-15-97
Property Management, City of Albuquerque
- Richard ...* 12-9-97
City of Albuquerque, Design & Development, CIP
- Lyne ...* 12/29/97
APPROVAL as specified by the Albuquerque Subdivision Ordinance.
Chairman, Albuquerque/Bernalillo County
Development Review Board

DRB-97-386

V-97-122

SURVEYORS CERTIFICATION

I, Garry P. Hugg, New Mexico Professional Surveyor Number 5823, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

Garry P. Hugg
Garry P. Hugg
NMPS No. 5823
July 10, 1997



SHEET 1 OF 3

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC # 1017 059 203 037 30509
PROPERTY OWNER OF RECORD: *Clara Steven ...*
Indian School Property
Bernalillo County Treasurer's Office:
Haris C. ...
* 101705920303730509

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. PNM Electric Services for installation, maintenance and service of underground electrical lines, transformers and other equipment and related facilities reasonably necessary to provide electrical service.
- B. PNM Gas Services for installation, maintenance and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas service.
- C. U.S. West Communications for installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to, ground pedestals and closures.
- D. Jones Intercable for the installation, maintenance and service of such lines, cable and other related equipment and facilities reasonably necessary to provide Cable TV service.

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 the 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 subsurface), hot tub, concrete or wood pool decking, or other structure shall 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 by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

APPROVALS

- Rene Phel* 11-20-97
PNM Gas Services
- Rene Phel* 11-20-97
PNM Electric Services
- Norma S Carrillo* 10-16-97
U. S. West Communications
- Violet Watson* 10-17-97
Jones Intercable

LEGAL DESCRIPTION

That certain parcel of land situate within Section 11, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising Tract A-2, Netherwood Park Addition, as the same is shown and designated on the plat entitled "TRACTS A-1 AND A-2, NETHERWOOD PARK ADDITION (BEING A REPLAT OF TRACT A, NETHERWOOD PARK ADDITION, AND A VACATED PORTION OF MORNINGSIDE DRIVE N.E.), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 16, 1997, in Volume 97C, folio 188, and Parcels A-1 and A-2, Indian School Property-Joint Venture, as the same are shown and designated on the plat entitled "SUMMARY PLAT SHOWING INDIAN SCHOOL PROPERTY-JOINT VENTURE, PARCEL "A-1" & PARCEL "A-2" OF THE NETHERWOOD PARK ADDITION - SECOND FILING, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico, on , in Volume C22, folio 54, more particularly described by survey performed by Garry P. Hugg, New Mexico Professional Surveyor Number 5823, using New Mexico State Plane Coordinate System, Central Zone (NAD27), grid bearings and ground distances as follows:

Beginning at the Northwest corner of the parcel herein described, the Northwest corner of said Parcel A-1 (a 5/8" rebar and cap stamped LS 5823 set), a point on curve on the Southerly right of way line of Interstate 40, whence the Albuquerque Control Survey Monument "1-40-11" bears N 50° 36' 28" W, 918.27' distant; Thence Southeasterly along said Southerly right of way line of Interstate 40 on the following three courses,

Southeasterly , 86.12 feet on the arc of a curve to the left (said curve having a radius of 3485.17 feet, a central angle of 01° 24' 57" and a chord which bears S 79° 03' 19" E, 86.12 feet) to a point on curve (a 5/8" rebar and cap stamped LS 5823 set); Thence,

Southeasterly , 391.63 feet on the arc of a curve to the left (said curve having a radius of 5792.85 feet, a central angle of 03° 52' 25" and a chord which bears S 80° 20' 21" E, 391.56 feet) to a point on curve (a 5/8" rebar and cap stamped LS 5823 set); Thence,

Southeasterly , 215.08 feet on the arc of a curve to the left (said curve having a radius of 5854.58 feet, a central angle of 02° 06' 18" and a chord which bears S 82° 12' 00" E, 215.07 feet) to a point on curve and the Northeast corner of said Parcel A-2, (a 5/8" rebar and cap stamped LS 5823 set); Thence leaving said Southerly right of way line of Interstate 40,

S 00° 28' 02" W, 10.06 feet to a point on curve and the Northwest corner of said Tract A-2, (a 5/8" rebar and cap stamped LS 5823 set); Thence,

Southeasterly , 289.07 feet on the arc of a curve to the left (said curve having a radius of 5864.58 feet, a central angle of 02° 49' 27" and a chord which bears S 84° 40' 31" E, 289.04 feet) to a point on curve, the Northeast corner of said Tract A-2 and the Northeast corner of the parcel herein described (a 5/8" rebar and cap stamped LS 5823 found in place); Thence,

S 00° 28' 02" W, 539.61 feet to the Southeast corner of said Tract A-2 and the Southeast corner of the parcel herein described, a point on the Northerly right of way line of Indian School Road N.E. (a 5/8" rebar and cap stamped LS 5823 set); Thence Westerly along said Northerly right of way line of Indian School Road N.E. on the following eleven (11) courses,

N 81° 46' 35" W, 71.85 feet to a point (a 5/8" rebar and cap stamped LS 5823 set); Thence,

N 89° 30' 38" W, 102.81 feet to a point (a 5/8" rebar and cap stamped LS 5823 set); Thence,

S 57° 03' 43" W, 64.68 feet to a point (a 5/8" rebar and cap stamped LS 5823 set); Thence,

S 00° 27' 56" W, 2.40 feet to a point (a 5/8" rebar and cap stamped LS 5823 set); Thence,

N 89° 30' 38" W, 69.89 feet to a point (a 5/8" rebar and cap stamped LS 5823 set); Thence,

S 00° 25' 36" W, 18.88 feet to a point (a cross found chiseled in concrete sidewalk); Thence,

N 89° 32' 59" W, 146.02 feet to a point (a 5/8" rebar and cap stamped LS 1010 found in place); Thence,

N 81° 31' 58" W, 77.76 feet to a point (a 5/8" rebar and cap stamped LS 5823 set); Thence,

N 89° 32' 59" W, 204.98' feet to a point (a 5/8" rebar and cap stamped LS 5823 set); Thence,

S 53° 29' 38" W, 35.03 feet to a point (a cross found chiseled in concrete sidewalk); Thence,

N 89° 32' 59" W, 218.16 feet to the Southwest corner of said Parcel A-1 and the Southwest corner of the parcel herein described (a PK nail found in concrete sidewalk); Thence,

N 00° 26' 09" E, 737.35 feet to the Northwest corner and point of beginning of the parcel herein described.

Said parcel contains 14.1610 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising TRACTS A AND B, ALTURA COMPLEX, (BEING A REPLAT OF TRACTS A-2, NETHERWOOD PARK ADDITION AND PARCELS A-1 AND A-2 OF THE INDIAN SCHOOL PROPERTY - JOINT VENTURE), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant to the use of the public forever all public easements shown hereon. Said owner(s) and proprietor(s) do hereby dedicate to the City of Albuquerque in fee simple with warranty covenants the bikeway shown hereon and do hereby consent to all of the foregoing and represent that they are so authorized to act.

OWNER OF TRACT A, ALTURA COMPLEX

Steve Clark
N/A STEPHEN L. CLARK
Steve Clark, a married man dealing in his sole and separate property

OWNERS OF TRACT B, ALTURA COMPLEX

Development Services LTD. CO.

Gordon L. Skarsgard
Gordon L. Skarsgard, Managing Member

Indian School Property LTD. PTN.

Gordon L. Skarsgard
Gordon L. Skarsgard, Managing G.P.

Ladrillo Partnership

Gordon L. Skarsgard
Gordon L. Skarsgard, Managing Partner

Makoti Investments LTD. Co.

Gordon L. Skarsgard
Gordon L. Skarsgard, Managing G.P.

New Mexico Brick Co., Inc.

W. R. Jurgena
W. R. Jurgena, President

Gordon L. Skarsgard
Gordon L. Skarsgard, Individual

Joseph Smith
Joseph Smith, Individual

Charles Phillippi
Charles Phillippi, Individual

ACKNOWLEDGMENT

State of Kansas SS
County of Selegwick

This Instrument was acknowledged before me on this 27 day of SEPTEMBER, 1997, by Steve Clark.

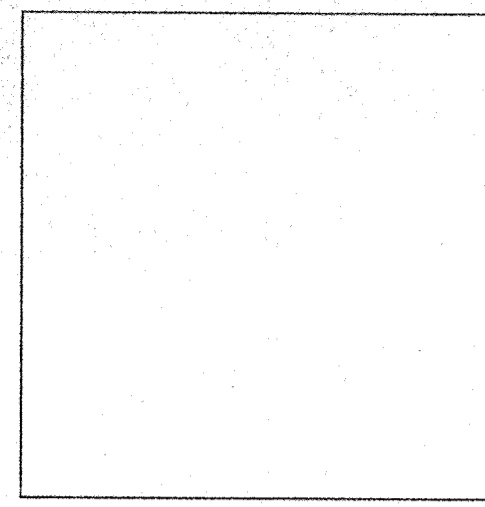
Sharon K. Pack
Notary Public - State of Kansas
My Appt. Expires 6-6-2000

ACKNOWLEDGMENT

State of New Mexico SS
County of Bernalillo

This Instrument was acknowledged before me on this 27 day of OCTOBER, 1997, by Gordon L. Skarsgard, W.R. Jurgena, Joseph Smith and Charles Phillippi.

Donna G. Sawyer
Notary Public
Commission Expires 1-25-98



**TRACTS A AND B
ALTURA COMPLEX**

(BEING A REPLAT OF TRACT A-2, NETHERWOOD PARK ADDITION AND PARCELS A-1 AND A-2 OF THE INDIAN SCHOOL PROPERTY - JOINT VENTURE)

**CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**

SEPTEMBER, 1997

97136939

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on

11:53 DEC 30 1997
At 8 o'clock AM Recorded in
of records of said County Folio 368

Andy Woodward Clerk & Recorder
Deputy Clerk

U S WEST COMMUNICATIONS QUITCLAIM

KNOW ALL MEN BY THESE PRESENTS: That U S WEST COMMUNICATIONS, INC., a Colorado Corporation, hereinafter called "Company" for and in consideration of One Dollar (\$1.00) and other good and valuable considerations in hand paid, the receipt whereof is hereby confessed and acknowledged, does hereby release, remise and quitclaim all the right, title and interest in the easements shown to be vacated on this plat and hereby expressly excepting and reserving to the Company, any and all interest otherwise acquired in said property, except as shown to be vacated.

IN WITNESS WHEREOF, the Company has caused these presents to be executed by its duly authorized officer this 16th day of OCTOBER, 1997.

U S WEST COMMUNICATIONS, INC.
By: Debbie Bonney
Manager - Network and Technology Services

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 16th day of OCTOBER, 1997, by DEBBY BONNEY as the Manager/Network and Technology Services of U S West Communications, Inc., a Colorado Corporation, on behalf of the corporation.

Witness my hand and official seal.

Norma S Carrillo My commission expires 2-6-99

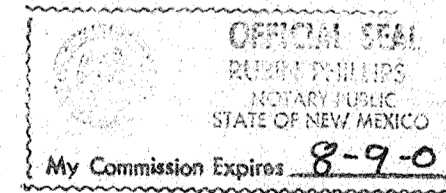
Notary Public
NORMA S. CARRILLO
NOTARY PUBLIC
STATE OF NEW MEXICO
Commission Expires 2-6-99

**NOTE "A"
PNM GAS AND ELECTRIC SERVICES
EASEMENT RELEASE APPROVAL**

Public Service Company of New Mexico does hereby release, waive, quitclaim and discharge its right, title and interest in the easements (granted by prior plat, replat or document) shown to be vacated on this plat.

PUBLIC SERVICE COMPANY OF NEW MEXICO

By: Rob Roberts



STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 20th day of NOV, 1997, by ROB ROBERTS of

the Public Service Company of New Mexico, a New Mexico Corporation, on behalf of said corporation.

Rob Roberts My commission expires 8-9-01

Notary Public



97136939

State of New Mexico) SS
County of Bernalillo)
This instrument was filed for record on

TRACTS A AND B

11:53 A.M. 30 1997 97C
AL... clock... Recorded...
of records of said County File... 308

ALTURA COMPLEX
(BEING A REPLAT OF TRACT A-2, NETHERWOOD PARK
ADDITION AND PARCELS A-1 AND A-2 OF THE
INDIAN SCHOOL PROPERTY - JOINT VENTURE)

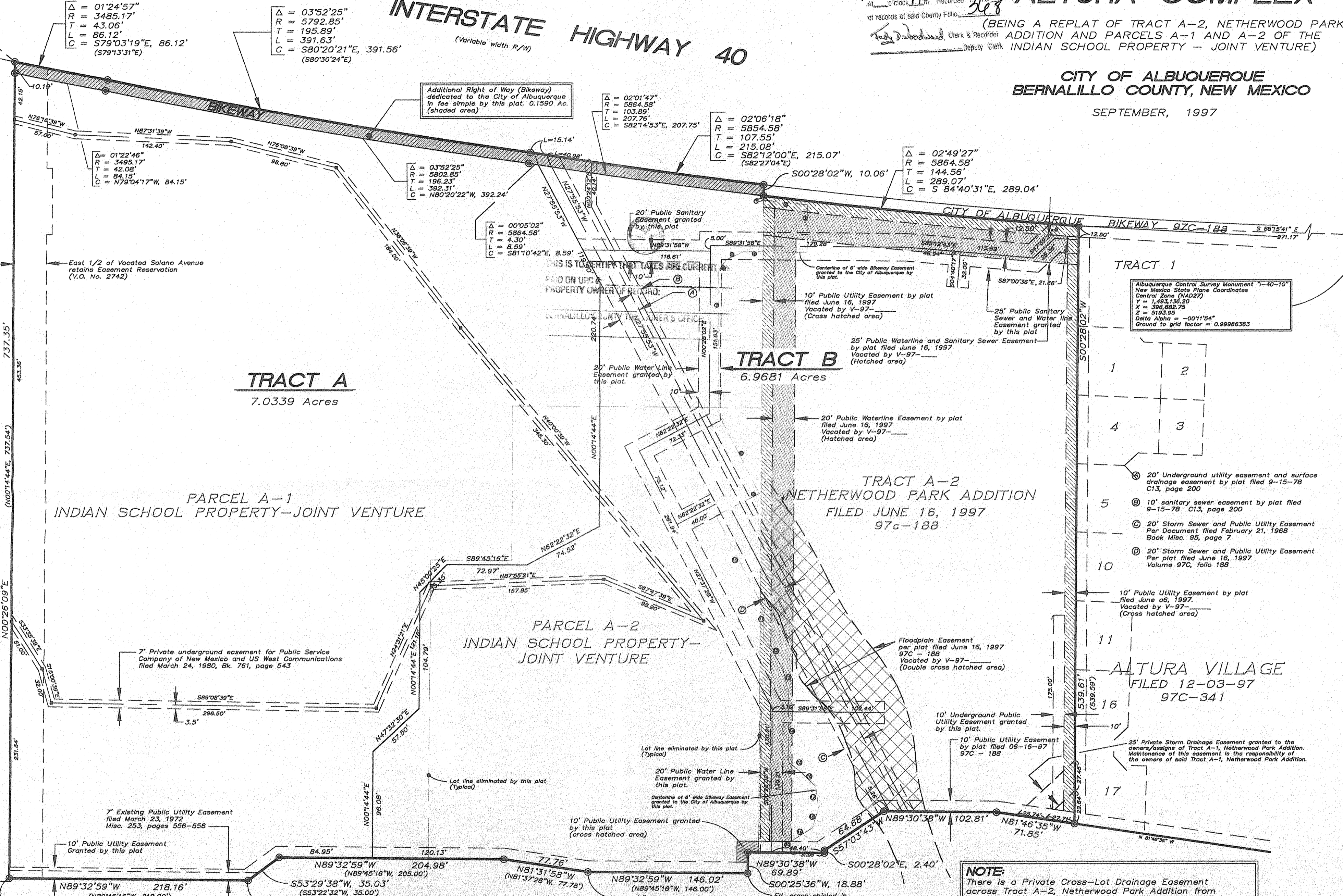
**CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO**

SEPTEMBER, 1997

Albuquerque Control Survey Monument "1-40-11"
New Mexico State Plane Coordinates
Central Zone (NAD27)
Y = 1,493,896.40
X = 394,232.08
Z = 1135.46
Delta Alpha = -0012'12"
Ground to grid factor = 0.99966724

INTERSTATE HIGHWAY 40
(Variable width R/W)

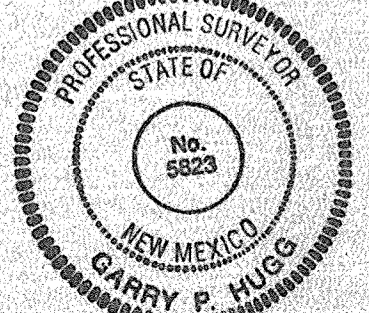
LINE	BEARING	DIST.
1	S84°02'57"W	3.74'
2	S84°02'57"E	40.88'
3	S00°43'33"W	42.82'
4	S89°45'17"W	58.40'
5	S84°13'57"W	17.37'
6	S32°39'56"W	12.08'
7	S00°04'30"W	128.01'
8	S22°22'22"E	83.47'
9	S83°35'42"W	44.48'
10	S22°35'42"E	84.80'
11	S01°03'11"W	28.79'
12	S83°33'10"E	18.84'
13	S13°48'02"W	82.44'
14	S00°14'44"W	63.80'
15	S51°46'33"E	114.74'
16	S45°31'59"E	18.40'
17	S02°27'01"E	18.40'
18	S16°57'23"W	18.84'
19	S59°04'07"W	23.17'
20	S03°36'52"W	16.18'



Albuquerque Control Survey Monument "1-40-10"
New Mexico State Plane Coordinates
Central Zone (NAD27)
Y = 1,493,136.20
X = 398,882.75
Z = 5193.85
Delta Alpha = -0011'54"
Ground to grid factor = 0.99966363

- 1
 - 2
 - 3
 - 4
 - 5
 - 10
 - 11
 - 16
 - 17
- 20' Underground utility easement and surface drainage easement by plat filed 9-15-78 C13, page 200
- 10' sanitary sewer easement by plat filed 9-15-78 C13, page 200
- 20' Storm Sewer and Public Utility Easement Per Document filed February 21, 1968 Book Misc. 85, page 7
- 20' Storm Sewer and Public Utility Easement Per plat filed June 16, 1997 Volume 97C, folio 188
- 10' Public Utility Easement by plat filed June 16, 1997 (Cross hatched area)
- 10' Public Utility Easement by plat filed June 16, 1997 (Cross hatched area)
- 10' Underground Public Utility Easement granted by this plat.
- 10' Public Utility Easement by plat filed 06-16-97 97C - 188
- 25' Private Storm Drainage Easement granted to the owners/assigns of Tract A-1, Netherwood Park Addition. Maintenance of this easement is the responsibility of the owners of said Tract A-1, Netherwood Park Addition.

NOTE:
There is a Private Cross-Lot Drainage Easement across Tract A-2, Netherwood Park Addition from Lots 1, 4, 5, 10, 11, 16 and 17, Altura Village per the approved Drainage and Grading plan, filed in the office of the County Clerk of Bernalillo County, New Mexico, on November 10, 1997 as Document Number 97188455. Maintenance will be by the Grantor.



SHEET 3 OF 3

SURV TEK, INC.
Consulting Surveyors
5643 Paradise Blvd. N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3366
Fax: 505-897-3377

970288S3
(IN FEET)
1 inch = 60 ft.

