

VICINITY MAP

SUBDIVISION DATA / NOTES

1. Total Number of Existing Lots: 1
2. Total Number of Lots created: 1
3. Gross Subdivision Acreage: 5.7080 Ac.
4. Total Mileage of Full Width Streets Created: 0
5. Bearings are New Mexico State Plane Grid Bearings (Central Zone).
6. Distances are ground distances.
7. Bearings and distances in parenthesis are record.
8. BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE NEW MEXICO STATE PLANE GRID, CENTRAL ZONE (NAD 1927) RECORD BEARINGS AND/OR DISTANCES ARE SHOWN IN PARENTHESES. REESTABLISHED CORNERS WERE BASED ON STREET CENTERLINE MONUMENTS.
9. Field Survey performed by WAYJOHN SURVEYING CO. on SEPTEMBER 05, 2003
10. This property is apparently affected by reservations, restrictions and agreements contained within easements, documents and memorandums as listed.
11. FLOOD INFORMATION: THIS PROPERTY DOES LIE IN AN AREA COVERED BY A FORMAL F.E.M.A. FLOOD STUDY. PROPERTY LIES WITHIN ZONE "X" (No Flood Hazard) AND IS NOT SUBJECT TO 100-YEAR FLOOD HAZARDS. REFERENCE: FLOOD INSURANCE RATE MAP, ALBUQUERQUE, NEW MEXICO PANEL 350002 0143 D EFFECTIVE DATE: SEPTEMBER 20, 1996.
12. City Standard Utility Note II:  
"City of Albuquerque Water and Sanitary Sewer Service to The Subject Property must be verified and coordinated with the Public Works Department, City of Albuquerque."

LEGAL DESCRIPTION

Lot numbered Ten (10), inclusive, of Interstate Business Park, Being a Replat of Tract 3A, Midtown Business Park, Albuquerque, New Mexico, as the same are shown and designated on the Plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 15, 2000, in Book 2000C, Page 131, as Doc. No. 2000047112.

DISCLOSURE STATEMENT

The intent of this plat is to vacate a Temporary Public Drainage Easement.

FREE CONSENT AND DEDICATION

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned Owner(s) and/or Proprietor(s) thereof and said Owner(s) and/or Proprietor(s) do hereby consent to all of the foregoing and do hereby certify that this subdivision is their free act and deed.

OWNER

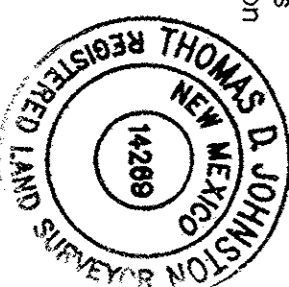
INTERSTATE BUSINESS PARK, LLC

*Patrick W. Hurley* *January 26, 2004*  
PATRICK W. HURLEY, MEMBER  
Date  
*John S. Koonitz* *January 26, 2004*  
JOHN S. KOONITZ, MEMBER  
Date  
*Lee S. Blaugrund* *January 26, 2004*  
LEE S. BLAUGRUND, MEMBER  
Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO }  
COUNTY OF BERNALILLO } SS  
This instrument was acknowledged before me on *Jan. 26* 2004, by PATRICK W. HURLEY, JOHN S. KOONITZ, and LEE S. BLAUGRUND, MEMBERS of INTERSTATE BUSINESS PARK, a LIMITED LIABILITY COMPANY, on behalf of said COMPANY.

My Commission Expires: *11-18-05*  
*Karen Lee Arfman*  
Notary Public



PLAT  
FOR  
LOT 10-A,  
INTERSTATE BUSINESS PARK

BEING A REPLAT OF  
LOT 10, INTERSTATE BUSINESS PARK  
SECTION 3, T. 10 N., R. 3 E., N.M.P.M.  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JANUARY 2004

APPROVALS

DRB PROJECT NO. 1000440  
APPLICATION NO. 04 DRB-00105  
Utility Approvals

*N/A*  
PNM ELECTRIC SERVICES DIVISION  
DATE

*N/A*  
PNM GAS SERVICES DIVISION  
DATE

*N/A*  
QWEST  
DATE

*N/A*  
COMCAST  
DATE

*Thomas D. Johnston*  
CITY SURVEYOR  
DATE *1-27-04*

*N/A*  
REAL PROPERTY DIVISION  
DATE

*N/A*  
ENVIRONMENTAL HEALTH DEPARTMENT  
DATE

*Roger A. Shaw*  
TRAFFIC ENGINEERING TRANSPORTATION DIVISION  
DATE *2-4-04*

*Christine Sandora*  
UTILITIES DEVELOPMENT  
DATE *2/4/04*

*Patricia J. Cook*  
PARKS AND RECREATION DEPARTMENT  
DATE *2/4/04*

*Paul A. Blythe*  
AMATECA  
DATE *2-04-04*

*Paul A. Blythe*  
CITY ENGINEER  
DATE *2/17/04*

*Paul A. Blythe*  
DRB CHAIRPERSON, PLANNING DEPARTMENT  
DATE *2-23-04*

SURVEYOR'S CERTIFICATION

I, Thomas D. Johnston, 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 plots of record or mode 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 14, Article 14, and further meets the Minimum Standards for Land Surveying in the State of New Mexico (effective November 1, 1989 and revisions effective December 25, 1991, February 2, 1994, and October 2000), and is true and correct to the best of my knowledge and belief.

*Thomas D. Johnston*  
DATE *1-26-04*

TRACT 3B, MIDTOWN  
BUSINESS PARK  
(FILED 1/12/1993 BK. 93C, P. 28)

PLAT  
FOR  
LOT 10-A,  
INTERSTATE BUSINESS PARK

BENGA REPLAT OF  
LOT 10, INTERSTATE BUSINESS PARK  
SECTION 3, T. 10 N. R. 3 E., NMPM  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
JANUARY 2004

280424453  
Page 2 of 3  
8275/2804 02:48P  
Bern. Co. PLAT R 17.88 BK-2804C Pg-51

ACS MONUMENT "1-25-20"  
x = 380.403.86  
y = 1,502,304.95  
Ground to Grid Factor:  
0.99967080  
 $\Delta = -00^{\circ} 12' 39''$   
NAD 1927  
NAD 1927

SCALE:  
1"=60'

60 40 20 0 60 120 FEET

BENCH MARK  
NMSHC BRASS CAP LOCATED APPROXIMATELY 750 FEET  
NORTHEAST OF SITE ON WEST SIDE OF I-25  
ELEV. 5079.46(NAD 29)

PROPERTY CORNERS  
UNLESS OTHERWISE INDICATED ALL PROPERTY CORNERS  
SHOWN AS "C" ARE SET WITH A No. 4 REBAR AND CAP  
STAMPED "WAYJOHN, P.S. 14269"

CURVE INFORMATION				
CURVE NO.	RADIUS	LENGTH	CENTRAL ANGLE	CHORD
C1	25.00'	11.06'	25°20'52"	S 79°22'25" W, 10.97'
C1	25.00'	11.06'	25°20'52"	S 79°22'25" W, 10.97'
C2	50.00'	231.44'	265°12'50"	S 40°33'39" E, 73.60'
C2	50.00'	231.44'	265°12'50"	S 40°33'39" E, 73.60'
C3	25.00'	16.82'	38°32'40"	N 26°06'16" E, 16.50'
C3	25.00'	16.82'	38°32'40"	N 26°06'16" E, 16.50'
C4	330.26'	11.11'	01°55'39"	N 44°24'51" E, 11.10'
C4	330.26'	11.11'	01°55'39"	N 44°24'51" E, 11.10'
C5	5779.81'	249.89'	02°28'38"	S 47°53'36" W, 249.87'
C5	5779.81'	249.89'	02°28'38"	S 47°53'36" W, 249.87'
TANGENT INFORMATION				
TANGENT NO.	BEARING	DISTANCE		
T1	S 00° 31' 28" W	36.67'		
(T1)	S 00° 31' 28" W	36.67'		



PLAT

FOR

LOT 10-A,

INTERSTATE BUSINESS PARK

BEING A REPLAT OF

LOT 10, INTERSTATE BUSINESS PARK

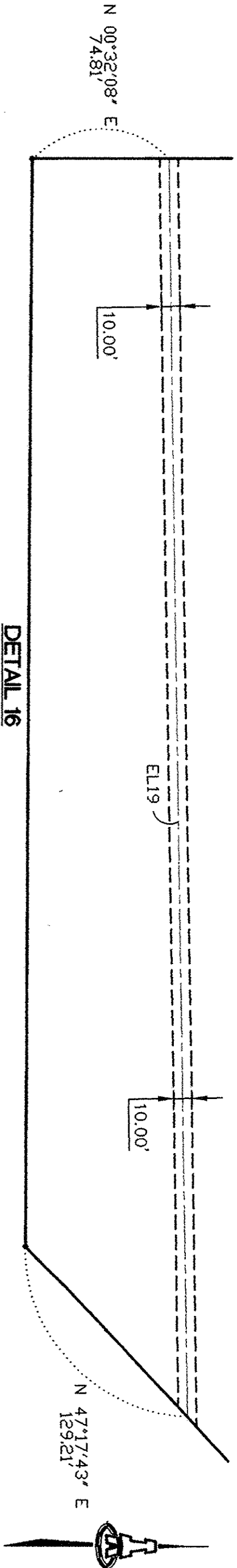
SECTION 3, T. 10 N., R. 3 E., NMPM

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

JANUARY 2004

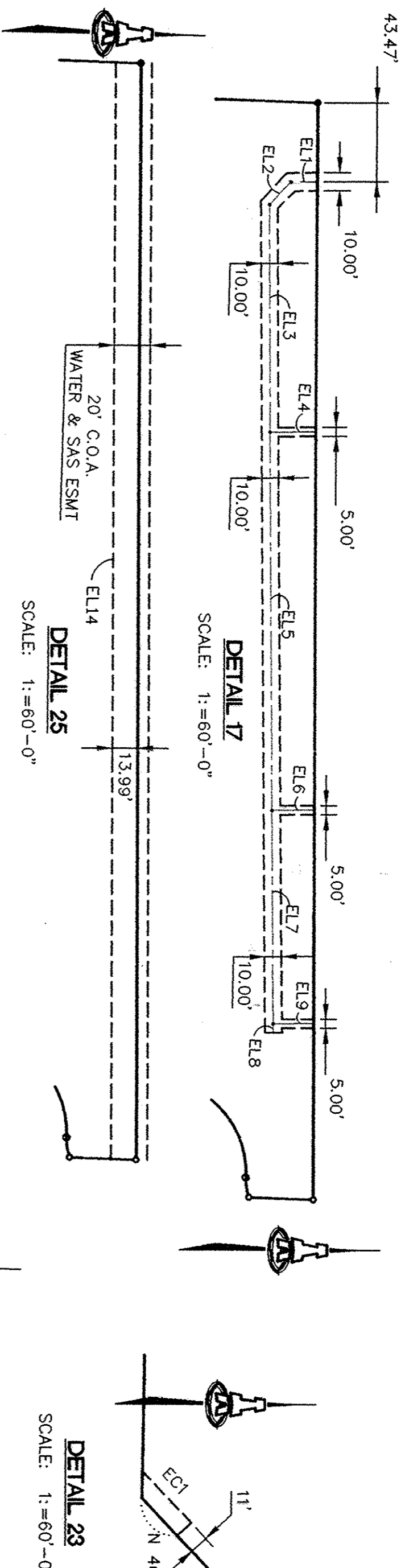
DETAIL 16

SCALE: 1"=60'-0"



DETAIL 17

SCALE: 1"=60'-0"

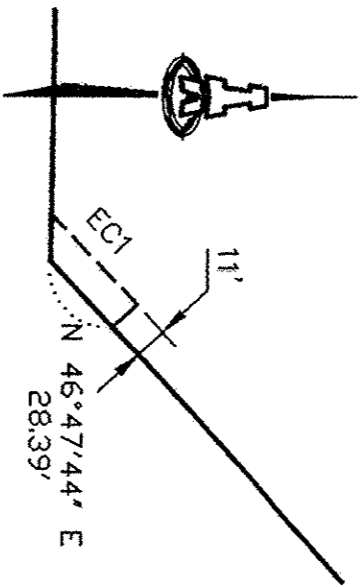


DETAIL 25

SCALE: 1"=60'-0"

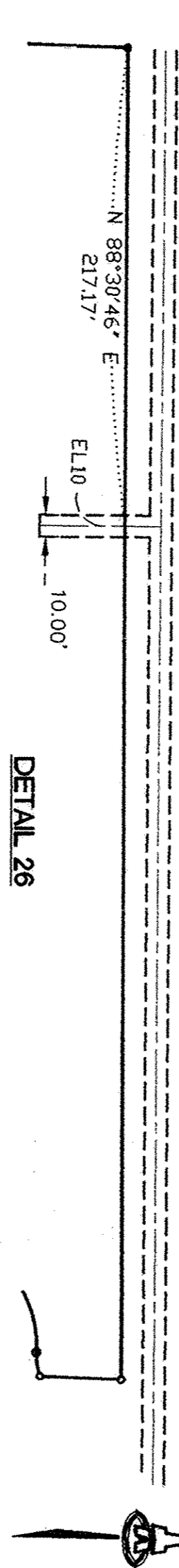
DETAIL 23

SCALE: 1"=60'-0"



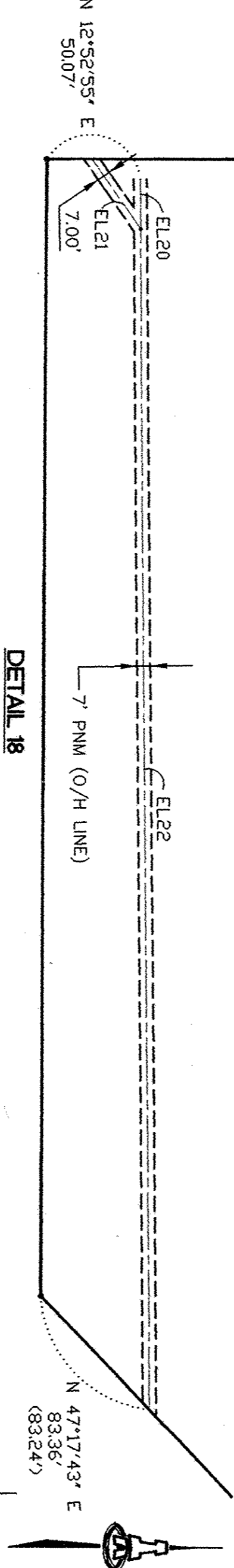
DETAIL 26

SCALE: 1"=60'-0"



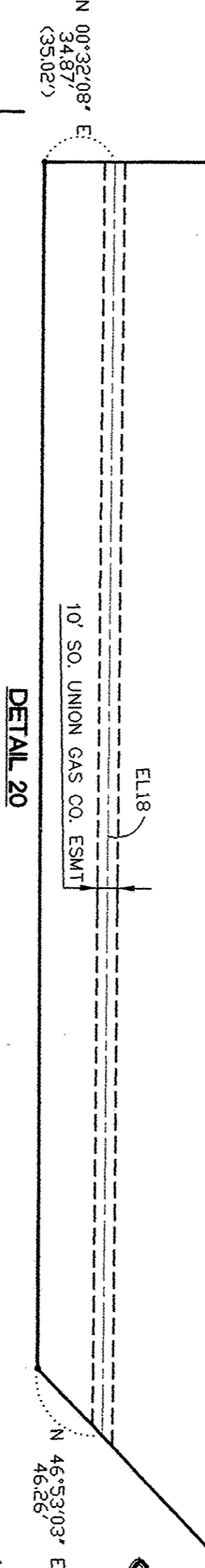
DETAIL 18

SCALE: 1"=60'-0"



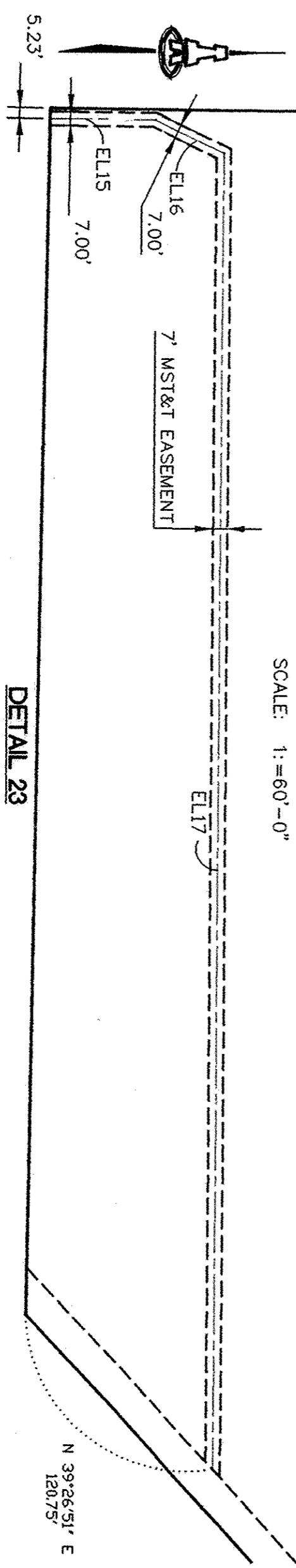
DETAIL 20

SCALE: 1"=60'-0"



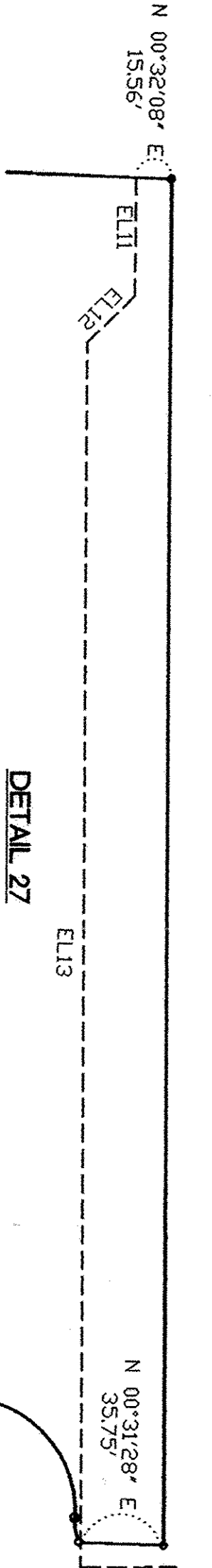
DETAIL 23

SCALE: 1"=60'-0"



DETAIL 27

SCALE: 1"=60'-0"



LINE	BEARING	DISTANCE
EL1	S 02°35'07" E	14.80
EL2	S 46°57'52" E	17.43
EL3	N 87°57'39" E	125.30
EL4	N 02°02'21" W	25.81
EL5	N 87°57'39" E	208.24
EL6	N 02°02'21" W	23.81
EL7	N 87°57'39" E	117.69
EL8	N 87°57'39" E	5.00
EL9	N 02°02'21" W	22.67
EL10	S 01°14'50" E	55.00
EL11	N 88°51'27" E	51.83
EL12	S 47°03'29" E	28.93
EL13	N 88°29'51" E	541.34
EL14	N 88°30'10" E	604.13
EL15	N 00°30'03" E	52.23
EL16	N 26°02'25" E	37.65
EL17	S 89°49'34" E	653.81
EL18	S 88°52'03" E	632.87
EL19	N 89°42'20" E	693.56
EL20	N 89°51'55" W	26.31
EL21	S 55°57'23" W	44.95
EL22	N 89°51'55" W	622.60

NOTES CORRESPONDING TO SCHEDULE B:

COMMITMENT NO. 3080301, EFFECTIVE DATE AUGUST 26, 2003, 8:00 AM

- RESERVATIONS AND EXCEPTIONS IN THE PATENT BY THE UNITED STATES OF AMERICA, RECORDED JULY 29, 1921, IN BOOK 72, PAGE 89, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. NOT GRAPHICALLY SHOWN HEREON. BLANKET IN NATURE.
- RESTRICTIVE COVENANTS AFFECTING THE INSURED PREMISES, RECORDED DECEMBER 2, 2002, BOOK 445, P. 8315, AS DOC. NO. 2002156750, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. NOT GRAPHICALLY SHOWN HEREON. ITEM IS BLANKET IN NATURE.
- TEN FOOT PUBLIC UTILITY EASEMENT ALONG STREET RIGHT OF WAY AS SHOWN ON RECORDED PLAT, RECORDED IN PLAT BOOK 2000C, PAGE 131, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. ITEM IS SHOWN HEREON.
- TEN FOOT PUBLIC UTILITY EASEMENT ALONG THE NORTHERLY TWENTY FEET OF THE SOUTHEASTERLY THIRTY-SEVEN FEET OF SUBJECT PROPERTY, AS SHOWN ON RECORDED PLAT, RECORDED IN PLAT BOOK 2000C, PAGE 131, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. ITEM IS SHOWN HEREON.
- ELEVEN FOOT CONSTRUCTION AND MAINTENANCE EASEMENT, AMENDED CAUSE NO. 96553, AS SHOWN ON RECORDED PLAT, RECORDED IN PLAT BOOK 2000C, PAGE 131, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. ITEM IS SHOWN HEREON.
- TEN FOOT GAS EASEMENT ALONG SOUTHERLY PORTION OF INSURED PREMISES, AS SHOWN ON RECORDED PLAT, RECORDED IN PLAT BOOK 92C, PAGE 28, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. ITEM IS SHOWN HEREON.
- TEN FOOT GAS EASEMENT ALONG NORTHERLY PORTION OF INSURED PREMISES, AS SHOWN ON RECORDED PLAT, RECORDED IN PLAT BOOK 2000C, PAGE 131, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. ITEM IS SHOWN HEREON.
- SEVEN FOOT PNM EASEMENT ALONG SOUTHERLY PORTION OF INSURED PREMISES, AS SHOWN ON RECORDED PLAT, RECORDED IN PLAT BOOK 2000C, PAGE 131, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. ITEM IS SHOWN HEREON.
- TEN FOOT SOUTHERN UNION GAS EASEMENT ALONG SOUTHEASTERLY PORTION OF PROPERTY RECORDED OCTOBER 15, 1965, IN BOOK R/W 143, P. 363, AS DOC. NO. 77971, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. ITEM IS SHOWN HEREON.
- TEN FOOT SOUTHERN UNION GAS EASEMENT ALONG SOUTHERLY PORTION OF PROPERTY RECORDED FEBRUARY 10, 1971, IN BOOK MSC 204, P. 35, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. ITEM IS SHOWN HEREON.
- SEVEN FOOT M.S.T. & T. EASEMENT ALONG THE SOUTHERLY PORTION OF PROPERTY RECORDED MAY 11, 1970, IN BOOK MSC 173, P. 529, AS DOC. NO. 76441 RECORDS OF BERNALILLO COUNTY, NEW MEXICO. ITEM IS SHOWN HEREON.
- TEN FOOT M.S.T. & T. EASEMENT ALONG THE WESTERLY TEN FEET OF PROPERTY RECORDED MAY 15, 1984, IN BOOK MSC 116-A, P. 452, AS DOC. NO. 84-35851 RECORDS OF BERNALILLO COUNTY, NEW MEXICO. ITEM IS SHOWN HEREON.
- SEVEN FOOT M.S.T. & T. EASEMENT ALONG THE NORTHERLY PORTION OF PROPERTY RECORDED JUNE 1, 1970, IN BOOK MSC 175, P. 558, AS DOC. NO. 78689 RECORDS OF BERNALILLO COUNTY, NEW MEXICO. ITEM IS SHOWN HEREON.
- TEMPORARY PUBLIC DRAINAGE EASEMENT TO THE CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION, RECORDED JANUARY 11, 1988, IN BOOK MSC 576-A, P. 138, AS BY THIS PLAT. (PROL. NO. 1000440, 030R8-02096)
- TWENTY FOOT WATER AND SEWER EASEMENT TO THE CITY OF ALBUQUERQUE, A NEW MEXICO MUNICIPAL CORPORATION, RECORDED AUGUST 31, 1992, IN BOOK MSC 660-A, P. 34, AS DOC. NO. 88-79631 RECORDS OF BERNALILLO COUNTY, NEW MEXICO. ITEM IS SHOWN HEREON.
- TEN FOOT PNM AND M.S.T. & T. EASEMENT ALONG THE NORTHERLY PORTION OF THE PROPERTY RECORDS OF BERNALILLO COUNTY, NEW MEXICO. ITEM IS SHOWN HEREON.
- RECIPROCAL ACCESS EASEMENT FOR THE BENEFIT OF TRACTS 8 AND 10, INTERSTATE BUSINESS PARK, AND TRACT 3B, MIDTOWN BUSINESS PARK, RECORDED JANUARY 29, 1992, IN BOOK BCR 92-2, P. 6574, AS DOC. NO. 9208288 RECORDS OF BERNALILLO COUNTY, NEW MEXICO. ITEM IS SHOWN HEREON.
- A TEMPORARY DRAINAGE EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE ACROSS TRACT 10 (05-15-2000; 2000-131), AND IS FURTHER DEFINED AS A BLANKET DRAINAGE EASEMENT IS GRANTED TO THE CITY OF ALBUQUERQUE BY THIS PLAT FOR CONVEYANCE FROM MIDTOWN PLACE NE TO YALE BLVD. NE OF SURFACE THAT WATER DRAINAGE OF APPROXIMATELY 14 CUBIC FEET PER SECOND OVER AND ACROSS THAT PORTION OF TRACT 10-A NOT COVERED BY FUTURE BUILD ENVELOPES TO BE DEFINED BY FUTURE DEVELOPMENT AND NOT FOUND ON SAID SCHEDULE B (COMMITMENT NO. 3080301).

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
EC1	5790.81	39.30	19.65	39.30	S 46°44'15" W	0°23'20"