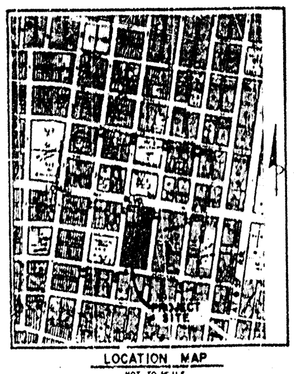


LOCATION MAP
NOT TO SCALE
ZONE ATLAS MAP NO J-14-Z

SUBDIVISION DATA

1. DRB No. DRB 86-462, V 86-126
2. Zone Atlas Index: J-14-Z
3. Gross Subdivision Acreage: 3.7778 Acres
4. This plat shows existing easements.
5. Total Number of tracts created: 4 Tracts
6. No streets created or deleted with this replat.
7. The purpose of this replat is to eliminate and relocate lot lines, vacate easements, and dedicate right-of-way.

NOTES

1. Basis of Bearing: Mandell Business and Residence Addition, filed November 19, 1948 (B-125). West Boundary = N08°52'40"E
2. Distances are ground distances.
3. Record bearings and distances of recorded plats are shown in parenthesis.
4. Date of Survey: September 1986
5. Found 5/8" rebar with red plastic cap stamped "PE & LS 2455" designated by ●
6. Found chiseled "+" in concrete designated by +
7. Found 5/8" rebar designed by ●
8. Found 1/2" rebar desigted by ●
9. A common reciprocal access easement is provided between all tracts.
10. A common reciprocal drainage easement is provided between all tracts.

SURVEYOR'S CERTIFICATION

I, Tom Klingenhagen, a registered Professional New Mexico Land Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Tom Klingenhagen
N.M.P.L.S. No. 5978

Bohannan-Huston, Inc.
Courtyard 1
7500 Jefferson N.E.
Albuquerque, N.M. 87109

State of New Mexico)
County of Bernalillo) ss

The foregoing instrument was acknowledged before me this 8 day of October, 1986, by Tom Klingenhagen.

My Commission Expires: 4-12-88 Notary Public

DESCRIPTION

A certain tract of land situate within the City of Albuquerque, Bernalillo County, New Mexico being Lots One (1) thru Twelve (12) and Lots Twenty-one (21) thru Twenty-four (24) of Block N and Lots One (1) thru Twelve (12) and Twenty-two (22) thru Twenty-four (24) of Block I, MANDELL BUSINESS AND RESIDENCE ADDITION as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on February 3, 1886 in Volume C, Folio 142, together with Lots Thirteen (13) thru Twenty (20) of Block H, MANDELL BUSINESS AND RESIDENCE ADDITION as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on November 19, 1948 in Volume B, Folio 125, together with a portion of Block Twenty (20) and an unnumbered triangular shaped tract of land within the FRANCISCO ARMIJO Y OTERO ADDITION as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on March 4, 1892 in Volume B3, Folio 16 together with a vacated portion of Fruit Street (Vacation Ordinance 194-1972) together with a vacated portion of an alley (Vacation Ordinance V-78-28) and being more particularly described by plat bearings and ground distances as follows:

BEGINNING at the southwest corner of Lot Twenty-four (24) of said Block N being the intersection of the easterly right-of-way of Fourth Street and the northerly right-of-way of Roma Avenue and from said point of beginning running thence along said easterly right-of-way,
N08°52'40"E, 434.45 feet to the northwest corner of said Lot Twenty-two (22) of Block I; thence leaving said right-of-way and continuing along the northerly boundary of said Lot 22,
S81°08'43"E, 150.54 feet to a point; thence continuing along the center of said vacated alley,
N08°54'50"E, 224.66 feet to a point on the southerly right-of-way of Lomas Boulevard, N.W.; thence continuing along said southerly right-of-way,
S81°15'33"E, 150.64 feet to a point on the westerly right-of-way of Third Street, N.W.; thence continuing along said westerly right-of-way,
S08°57'04"W, 659.72 feet to a point on the said northerly right-of-way of Roma Avenue; thence continuing along said northerly right-of-way,
N81°05'10"W, 300.48 feet to the point and place of beginning.

Tract contains 3.7778 acres, more or less.

APPROVALS

PLAT NUMBER _____

	DATE
PLANNING DIRECTOR	
CITY ENGINEER	
A.M.A.F.C.A.	
TRAFFIC ENGINEER	10-21-86
CITY SURVEYOR	10/20/86
PROPERTY MANAGEMENT	10/20/86
WATER RESOURCES	
PARKS AND RECREATION	10-21-86
PUBLIC SERVICE COMPANY OF NEW MEXICO	10-20-86
MOUNTAIN BELL	10/20/86
GAS COMPANY OF NEW MEXICO	10/20/86

FREE CONSENT AND DEDICATION

The foregoing replat of that certain tract of land situate within the City of Albuquerque, Bernalillo County, New Mexico, being and comprising Lots One (1) thru Twelve (12) and Lots Twenty-one (21) thru Twenty-four (24) of Block N and Lots One (1) thru Twelve (12) and Twenty-two (22) thru Twenty-four (24) of Block I, MANDELL BUSINESS AND RESIDENCE ADDITION as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on February 3, 1886 in Volume C, folio 142, together with Lots Thirteen (13) thru Twenty (20) of Block H, MANDELL BUSINESS AND RESIDENCE ADDITION as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on November 19, 1948 in Volume B, Folio 125, together with a portion of Block Twenty (20) and an unnumbered triangular shaped tract of land within the FRANCISCO ARMIJO Y OTERO ADDITION as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico on March 4, 1892 in Volume B3, Folio 16 together with a vacated portion of Fruit Street (Vacation Ordinance 194-1973) together with a vacated portion of an alley (Vacation Ordinance V-78-28) and now hereon shown and comprising SUNWEST CENTRE is with 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 grant all easements shown on this plat. Electrical Power and Communication easements are reserved for overhead distribution lines for pole type utilities and buried distribution lines, conduits and pipes for underground utilities, and other related equipment where shown or indicated, including the right of ingress and egress for construction and maintenance, and the right to trim interfering trees and shrubs.

SUNWEST BANK OF ALBUQUERQUE, N.A.

Vernon Doak, Vice President

State of New Mexico)
County of Bernalillo) ss

The foregoing instrument was acknowledged before me this 20th day of October, 1986 by Vernon Doak, Vice President of and on Behalf of Sunwest Bank of Albuquerque, N.A.

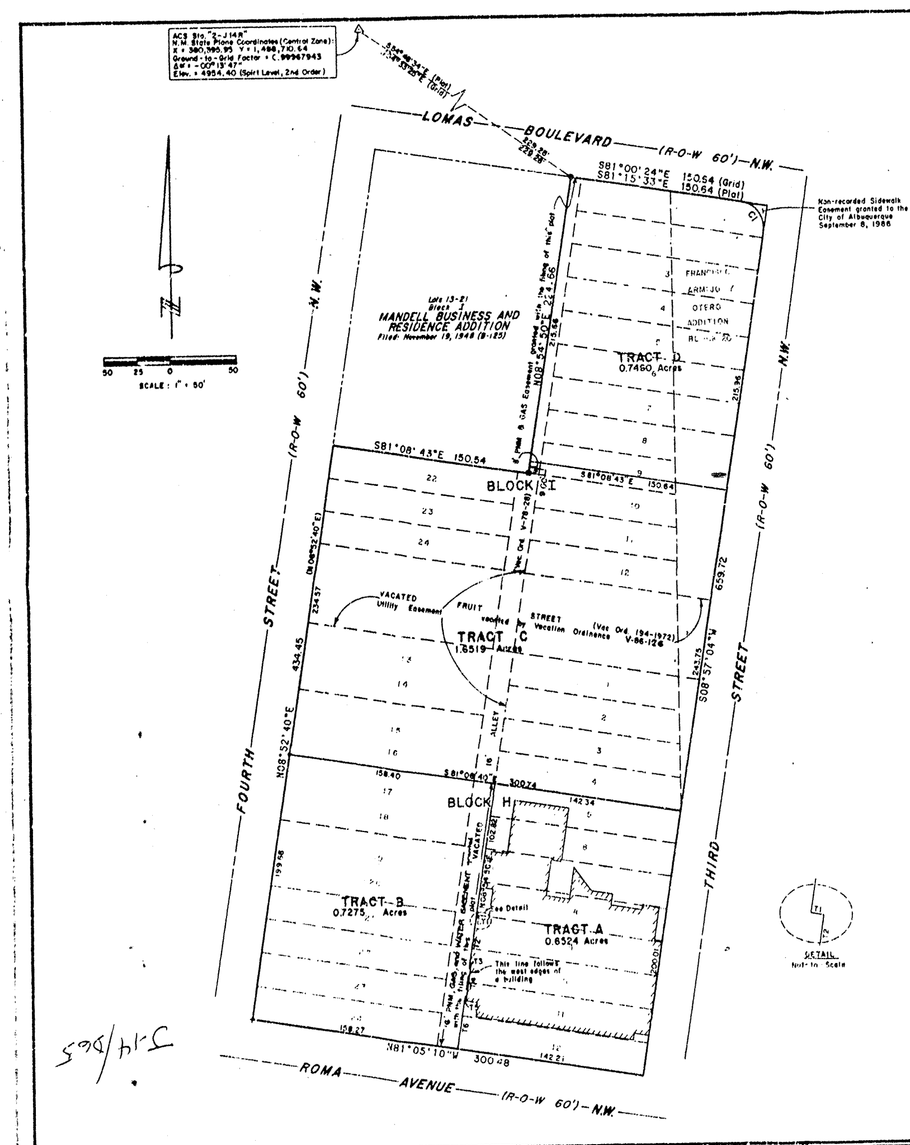
My commission Expires: 9-14-88 Notary Public

9-14-88

SUBDIVISION PLAT MAP FOR
TRACTS A,B,C & D
SUNWEST CENTRE
ALBUQUERQUE, NEW MEXICO
OCTOBER, 1986

JOB NO 63251

SHEET 1 OF 2 SHEETS



SUBDIVISION PLAT MAP FOR
TRACTS A,B,C & D
SUNWEST CENTRE
ALBUQUERQUE, NEW MEXICO
OCTOBER, 1986

TANGENT DATA		
NUMBER	BEARING	DISTANCE
T1	N81°05'10"W	0.14
T2	N08°56'15"E	34.38
T3	N81°05'10"W	1.00
T4	N08°56'15"E	26.05
T5	S81°05'10"E	1.12
T6	N08°54'50"E	36.70

CURVE DATA					
NUMBER	ARC	RADIUS	DELTA	CHORD	TANGENT
1	31.49	20.00	90°12'37"	28.34	20.07

SURVEYOR'S CERTIFICATION

I, Tom Klingenhagen, a registered Professional New Mexico Land Surveyor, certify that this plat was prepared by me or under my supervision, shows all easements of record, meets the minimum requirements for monumentation and surveys contained in the Albuquerque Subdivision Ordinance, and is true and accurate to the best of my knowledge and belief.

Tom Klingenhagen
N.M.P.L.S. No. 5978

Bohannan-Huston, Inc.
Courtyard 1
7500 Jefferson N.E.
Albuquerque, N.M. 87109

State of New Mexico)
County of Bernalillo) ss

The foregoing instrument was acknowledged before me this 8 day of October, 1986, by Tom Klingenhagen.

My Commission Expires: 4-12-88 Notary Public

RECEIVED DEC 10 1986 HYDROLOGY SECTION JOB NO. 63251

PRINTED OCT 23 1986
BOYLE ENGINEERING CORPORATION

SHEET 2 OF 2 SHEETS

CITY OF ALBUQUERQUE

D 20 B 5 A 2