



VICINITY MAP
SCALE: 1" = 40'

K-10



F.J.R.M. MAP PANEL 328 OF 825
SCALE: 1" = 40'

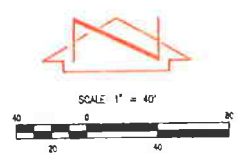
KEYED NOTES

EASEMENTS

- ① 10' PUBLIC UTILITY EASEMENT GRANTED BY PLAT 2009C-18
- ② 50' PRIVATE ACCESS EASEMENT GRANTED BY PLAT 2009C-18 TO SERVE LOTS 1 AND 2, UNM HOSPITALS CLINIC. MAINTENANCE IS THE RESPONSIBILITY OF THE OWNERS OF LOT 2, UNM HOSPITALS CLINIC
- ③ A BLANKET PRIVATE DRAINAGE EASEMENT ACROSS LOT 2, UNM HOSPITALS CLINIC TO CONVEY EXISTING AND DEVELOPED STORM RUNOFF SERVING LOT 1, UNM HOSPITALS CLINIC GRANTED BY PLAT 2009C-18. MAINTENANCE IS THE RESPONSIBILITY OF THE OWNER OF LOT 2, UNM HOSPITALS CLINIC. (OFFSITE)
- ④ EASEMENT RESERVED FOR DRAINAGE FACILITIES AS DEPICTED ON PLAT C15-100 (OFFSITE)

MONUMENTS

- Ⓐ FOUND #5 REBAR W/CAP STAMPED "PWT 10204", TAGGED W/WASHER STAMPED "NMPS 11184"
- Ⓑ FOUND #5 REBAR W/CAP STAMPED "PWT 10204" IN ASPHALT
- Ⓒ FOUND #5 REBAR W/CAP STAMPED "LS 7264", TAGGED W/WASHER STAMPED "NMPS 11184"



LEGAL DESCRIPTION

Lot 1, UNM Hospitals Clinic, Albuquerque, 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 January 22, 2009, Book 2009C, Page 18, Document #2009008044.

Notes:

- 1. A boundary and topographic survey was performed in February, 2009. Property corners were found as indicated.
- 2. All distances are ground distances.
- 3. Site located within projected Section 22, Township 10 North, Range 2 East, N.M.P.M. (Town of Atrisco Grant).
- 4. Bearings shown hereon are based upon the plat of UNM Hospitals Clinic filed January 22, 2009, Book 2009C, Page 18. A Control Survey was conducted at the site on February 05, 2009. Control was projected onto the subject site utilizing RTK GPS Observations combined with GE0003 to the established horizontal and vertical positions based upon NAVD 83 Datum. The established horizontal and vertical positions based upon NAVD 83 Datum. The established horizontal and vertical positions based upon NAVD 83 Datum. The established horizontal and vertical positions based upon NAVD 83 Datum. The established horizontal and vertical positions based upon NAVD 83 Datum.
- 5. Utility information shown hereon is based upon onsite surface evidence and City of Albuquerque Distribution and As-built Maps. Utility lines shown on this drawing are shown in an approximate manner only and such lines may exist where none are shown. If any such existing lines are shown, the location is based upon information provided by the owner of said utility, and the information may be incomplete, or may be obsolete by the time construction commences. The surveyor has conducted only a preliminary investigation of underground utility lines. The investigation is not conclusive, and may not be complete, therefore, makes no representation pertaining thereto, and assumes no responsibility or liability therefor. The property owner, developer, or contractor shall inform itself of the location of any utility line, pipeline, or underground utility line in or near the area of the work in advance of and during excavation work. The property owner, developer, or contractor is fully responsible for any and all damage caused by its failure to locate, identify and preserve any and all existing utilities, pipelines, and underground utility lines. In planning and conducting excavation, the contractor shall comply with state statutes, municipal and local ordinances, rules and regulations, if any, pertaining to the location of these lines and facilities.
- 6. The property surveyed hereon has a Zone X designation which is further described as Area determined to be outside the 0.2% annual chance floodplain based upon review of the National Flood Insurance Program, Flood Insurance Rate Maps, Panel 328 of 825, dated September 28, 2008.
- 7. The property surveyed hereon contains 1.8154 acres.
- 8. Easements shown hereon are based upon the Commitment for Title Insurance issued by Stewart Title of Albuquerque, LLC, dated January 28, 2009, (File No. 9011106C50).
- 9. The following documents and instruments were used for the performance and preparation of this survey:
 - a. Plat of UNM Hospitals Clinic, filed 01-22-2009, Book 2009C, Page 18, Records of Bernalillo County, New Mexico.
 - b. Plat of Atrisco Business Park, Unit 2, filed 08-30-1979, Book C15, Page 100, Records of Bernalillo County, New Mexico.
 - c. Plat of Atrisco Business Park, Unit 2, filed 08-03-1982, Book C20, Page 9, Records of Bernalillo County, New Mexico.
 - d. Plat of Town of Atrisco Grant, filed 12-05-1944, Book D, Page 117, Records of Bernalillo County, New Mexico.
 - e. Commitment for Title Insurance prepared by Stewart Title of Albuquerque, LLC, dated 01-28-2009.
- 10. The property surveyed hereon is subject to the Restrictive Covenants, filed 09-21-1946, Book D87, Page 313, Records of Bernalillo County, New Mexico.
- 11. The distance to the nearest intersection, Central Avenue and Unser Boulevard, is approximately 900 feet south of the property surveyed hereon.
- 12. There is no observable evidence the property surveyed hereon was used as a solid waste dump or sanitary landfill.

SURVEYORS CERTIFICATION

To The Regents of the University of New Mexico, City of Albuquerque, Stewart Title of Albuquerque, L.L.C.
This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 3, 4, 5, 8, 10, 11b, 14, 16, 17 and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of New Mexico, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

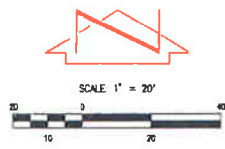
Charles G. Colo, Jr., NMPS 11184
Date: 2-16-2009



NO.	DATE	BY	REVISIONS	JOB NO.
1				2007.173.1
2				02-2009
3				1
4				2

A.L.T.A./A.C.S.M. LAND TITLE SURVEY
LOT 1, UNM HOSPITALS CLINIC

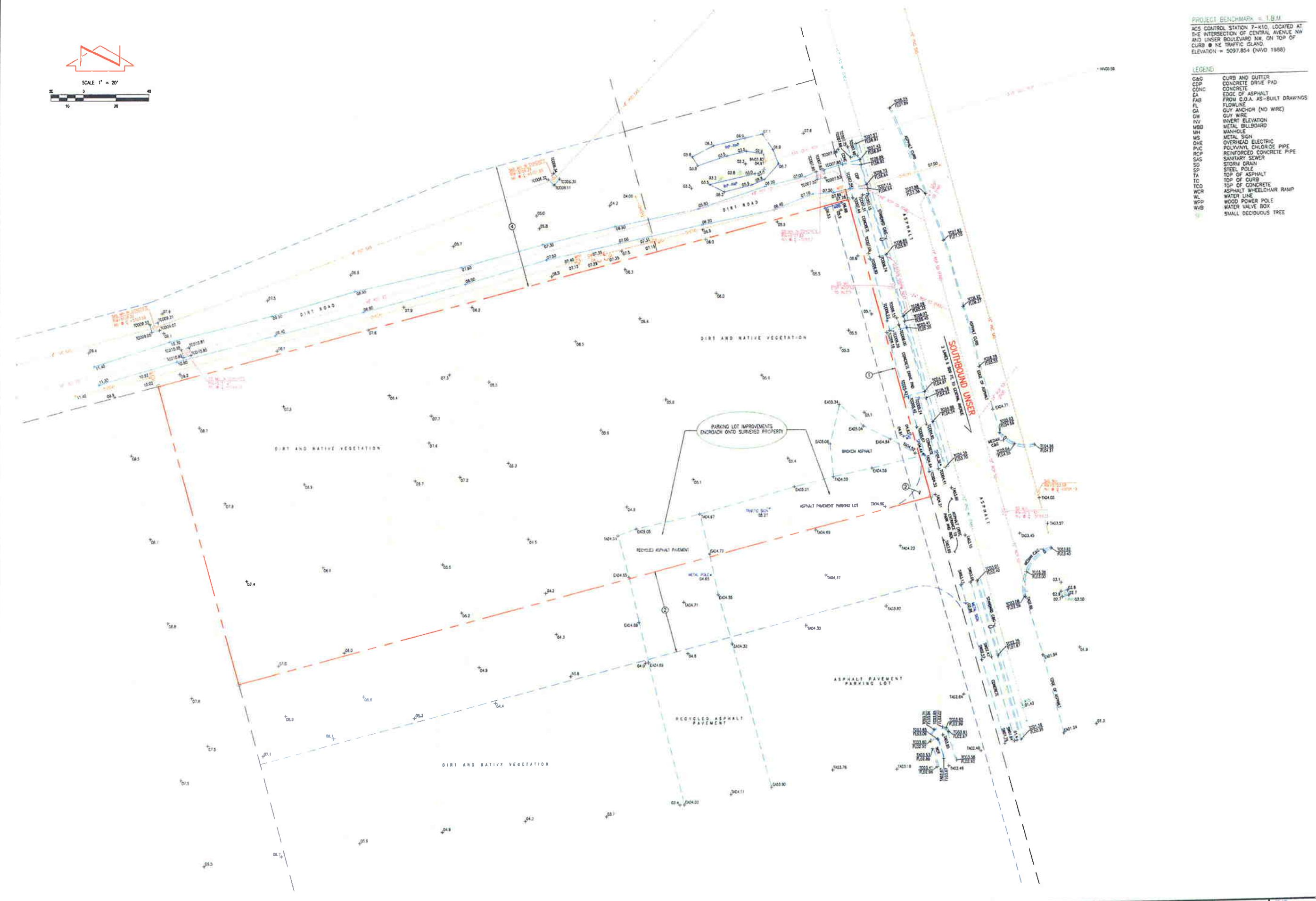
Plot Dates: 02-13-2009
 Plot Times: 2:57 pm
 Plot Name: 7121A1A1.DWG



PROJECT BENCHMARK = 1.8 M
 ACS CONTROL STATION 7-K10, LOCATED AT THE INTERSECTION OF CENTRAL AVENUE NW AND UNSER BOULEVARD NW ON TOP OF CURB @ THE TRAFFIC ISLAND.
 ELEVATION = 5097.854 (NAVD 1988)

LEGEND

C&D	CURB AND GUTTER
CDP	CONCRETE DRIVE PAD
CONC	CONCRETE
EA	EDGE OF ASPHALT
FAB	FROM C.O.A. AS-BUILT DRAWINGS
FL	FLOWLINE
GA	GUY ANCHOR (NO WIRE)
GW	GUY WIRE
INV	INVERT ELEVATION
MBB	METAL BILLBOARD
MH	MANHOLE
MS	METAL SIGN
OHE	OVERHEAD ELECTRIC
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
SAS	SANITARY SEWER
SD	STORM DRAIN
SP	STEEL POLE
TA	TOP OF ASPHALT
TC	TOP OF CURB
TCO	TOP OF CONCRETE
WCR	ASPHALT WHEELCHAIR RAMP
WL	WATER LINE
WPP	WOOD POWER POLE
WVB	WATER VALVE BOX
	SMALL DECIDUOUS TREE



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**A.L.T.A./A.C.S.M. LAND TITLE SURVEY
 LOT 1, UNM HOSPITALS CLINIC**

DATE	BY	REVISIONS
2007.173.1	J.M.C.	
02-2009	B.L.E.	
	C.C.C.	

JOB NO: 2007.173.1
 DATE: 02-2009
 SHEET: 2 OF 2