ALTA/ACSM Land Title Survey
of
All of Block 9, Including Vacated Alleys,
Lots 1-4 & Wly. 18.54' of Lots 5-10, Block 10
BROWNWELL AND LAIL'S HIGHLAND ADDITION
Town of Albuquerque Grant
Projected Section 21, T.10N., R.3E., N.M.P.M.
City of Albuquerque
Bernalillo County, New Mexico

PROPERTY ADDRESS: 1501 CENTRAL AVENUE N.E.

LEGAL DESCRIPTION:
A certain tract of land situate within the City of Albuquerque, Bernalillo County, New Mexico, comprising all of Block numbered Nine (9), including vacated alleys (City Commission Ordinance No. 668 November 28, 1949), of the BROWNWELL AND LAIL'S HIGHLAND ADDITION, as the same is shown and designated on the map thereof, filed in the office of the Probate Clerk and Ex-officio Recorder of Bernalillo County, New Mexico on August 2, 1888;
AND all of Lots numbered One thru Four (1 thru 4) and the Westerly 18.54 feet of Lots numbered Five thru Ten (5 thru 10) in Block numbered Ten (10) of the BROWNWELL AND LAIL'S HIGHLAND ADDITION, as the same are shown and designated on the map thereof, filed in the office of the Probate Clerk and Ex-officio Recorder of Bernalillo County, New Mexico, on August 28, 1889 in Map Book D, Folio 0;
INCLUDING the vacated alleys situate within Block Ten (10), City Commission Ordinance No. No. 175-1968, filed January 27, 1969, in Misc. Book 127, Page 134;
INCLUDING Pine Street vacated by Environmental Planning Commission Land Controls Board Resolution V-78-42, filed March 10, 1978 in Misc. Book 676, Pages 314 & 315;
EXCEPTION THEREFROM the Southerly Ten feet (10') of Lots numbered Three (3) and Four (4) and that portion of Lot numbered Ten (10) in Block Ten (10) within the right-of-way of Central Avenue and University Boulevard. Said Tract of land being more particularly described as follows:

BEGINNING at the Southwest corner of the herein described tract of land, marked by a 5/8" rebar and survey cap, whence an ACS Station, an aluminum cap stamped "2-K16", having New Mexico State Plane Coordinates, Central Zone values, NAD 1927 of Y = 1,493,091.66', X= 387,800.39', bears S 83°09'05" E., a distance of 149.42 feet;

Thence, N.89°46'40"W., along the Southerly boundary line of the herein described tract of land, being also the Northerly right-of-way line of Central Avenue, a distance of 156.85 feet to a point on the Easterly boundary line of said Block Nine (9), marked by a 5/8" rebar and survey cap;

Thence, S.09°05'04"W., along said Easterly boundary line, being also the Westerly right-of-way line of vacated Pine Street, a distance of 10.01 feet to the Southeast corner of said Block Nine (9), a point on the Northerly right-of-way line of Central Avenue, marked by a 5/8" rebar and survey cap;

Thence, N.80°55'28"W., along the Southerly boundary line of said Block Nine (9), and the Northerly right-of-way line of Central Avenue, a distance of 316.83 feet to the Southwest corner of said block Nine (9), marked by PK nail and brass disc;

Thence, N.09°02'09"E., along the Westerly boundary line of said Block Nine (9) and Easterly right-of-way line of Ash Street, a distance of 300.05 feet to the Northwest corner of said Block Nine (9), a point on the Southerly right-of-way line of Cooper Avenue, marked by a PK nail and aluminum disc;

Thence, S.80°55'55"E., along the Northerly boundary line of said Block Nine (9) and the Southerly right-of-way line of Cooper Avenue, a distance of 318.18 feet to the Northeast corner of said Block Nine (9), marked by a 5/8" rebar and survey cap;

Thence, S.80°46'46"E., along the Northerly boundary line of said Pine Street, 60.00 feet to the Northwest corner of said Block Ten (10), marked by a railroad spike stamped "LS 3516";

Thence, S.80°53'34"E., along the Northerly line of said Block Ten (10), a distance of 109.40 feet to the Northeast corner of the herein described tract of land, being a point on Westerly right-of-way line of University Boulevard, marked by a 5/8" rebar with survey cap;

Thence, S.09°07'42"W., along the Easterly boundary line of the herein described tract of land, and said Westerly right-of-way line of University Boulevard, a distance of 282.00 feet to a point of curvature, marked by a railroad spike stamped "LS 3516";

Thence, continuing along said Easterly boundary line and said Westerly right-of-way line, Southwesterly along a curve concave to the Northwest, having a Central Angle of 90°00'00" and a radius of 15.00 feet, an arc distance of 23.56 feet, (chord bearing S.54°07'58"W., 21.24 feet) to a point of Tangency, marked by a chiseled cross;

Thence, N.89°46'40"W., along said right-of-way line, a distance of 3.34 feet to an angle point, marked by a PK nail and brass disc;

Thence, S.08°13'20"W., continuing along said right-of-way line, a distance of 13.34 feet to the point of beginning.

SURVEYOR'S CERTIFICATE:

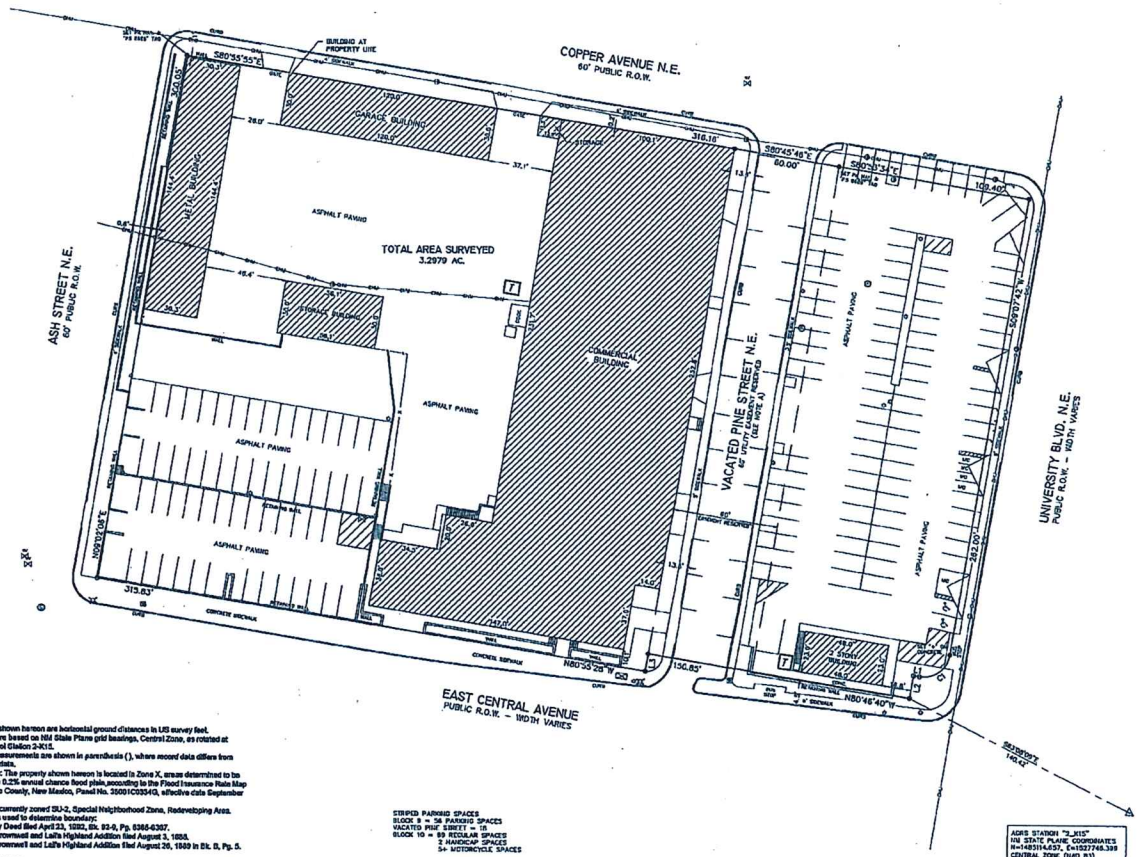
To: The Regents of The University of New Mexico
To: Lobo Development
To: Stewart Title Guaranty Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 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, 6, 7(a), 8, 9, 11(b) and 13 of Table A thereof. I further certify that this map or plat and the survey on which it is based were made in accordance with the Minimum Standards for Surveys in the State of New Mexico in effect at the time of this certification, and this plat and survey are true and correct to the best of my knowledge and belief. The field work was completed on August 12, 2011.

Date of certification: December 19, 2011

Gary E. Otero, N.M. Professional Surveyor No. 8685

GARY E. OTERO
NEW MEXICO
8685
LICENSED PROFESSIONAL SURVEYOR



NOTES:
1. Distances shown hereon are horizontal ground distances in US survey feet.
2. Bearings are based on NM State Plane grid bearings, Central Zone, as rotated at ACS Control Station 2-K15.
3. Record measurements are shown in parenthesis (), where record data differs from measured data.
4. Flood Note: The property shown hereon is located in Zone X, areas determined to be outside the 0.2% annual chance flood plain, according to the Flood Insurance Rate Map of Bernalillo County, New Mexico, Panel No. 35001C0334G, effective date September 26, 2008.
5. The site is currently zoned SU-2, Special Neighborhood Zone, Redeveloping Area.
6. Documents used to determine boundary:
   a. Warranty Deed filed April 23, 1992, Bk. 92-9, Pg. 8366-8367.
   b. Plat of Brownwell and Lail's Highland Addition filed August 2, 1888.
   c. Plat of Brownwell and Lail's Highland Addition filed August 26, 1889 in Bk. D, Pg. 5.

EASEMENT NOTES:
A. Easements reserved by the City of Albuquerque for public utilities in City Commission Ordinance No. 175-1968 adopted December 23, 1968, and recorded in Book Misc. 127, Page 134, as further evidenced in that deed recorded in Book D357A, Page 203, records of Bernalillo County, New Mexico.
B. Easements reserved by the City of Albuquerque for public utilities in that Environmental Planning Commission Land Controls Board Resolution No. V-78-42 adopted October 20, 1978, and recorded in Book Misc. 676, Page 314, and further evidenced in that deed recorded in Book D128A, Page 476, records of Bernalillo County, New Mexico.

STRIPED PARKING SPACES
BLOCK 9 = 56 PARKING SPACES
VACATED PINE STREET = 15
BLOCK 10 = 89 REGULAR SPACES
2 HANDICAP SPACES
3+ MOTORCYCLE SPACES

ACS STATION "2_K15"
NM STATE PLANE COORDINATES
N=1483114.457, E=1532748.389
CENTRAL ZONE (NAD 83)
D-G FACTOR: 0.999972744
MAPPING ANGLE: -0°12'06.22"

SYMBOLS LEGEND
- = TRAFFIC SIGNAL BOX
- = TRAFFIC SIGNAL
- = LIGHT POLE
- = POWER POLE
- = OVERHEAD UTILITY LINE
- = ANCHOR
- = SEWER MANHOLE
- = WATER VALVE
- = WATER METER
- = TRANSFORMER
- = DUMPSTER
- = TELEPHONE RISER
- = FIRE HYDRANT
- = MONITOR WELL
- = GAS VALVE
- = GAS METER
- = DROP INLET
- = HANDICAP PARKING SPACE
- = BLOCK WALL
- = FENCE

SCALE: 1" = 30'
0 30 60

LINE TABLE		
LINE	LENGTH	BEARING
L1	3.34	N80°46'40"W
L2	13.34	S08°13'20"W
L3	10.01	S09°05'04"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C1	23.56	15.00	S54°07'58"W	21.24	90°00'00"

MONUMENT LEGEND
- △ = FOUND CONTROL STATION AS NOTED
- ○ = FOUND PK NAIL & DISC "LS 3516"
- ● = SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "ORTEGO LS8685" UNLESS OTHERWISE NOTED
- ⊙ = FOUND #5 REBAR "PLS 3516" CAP
- ⊕ = FOUND HOLE IN BRICK

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Drawn By: CS File No.:11-191