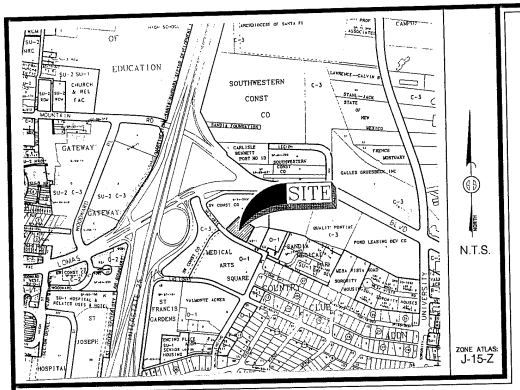
A.L.T.A./A.C.S.M. LAND TITLE SURVEY

TRACT K-1-B
LANDS OF SOUTHWESTERN CONSTRUCTION COMPANY
SECTION 16, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2003



Vicinity Map

LEGAL DESCRIPTION

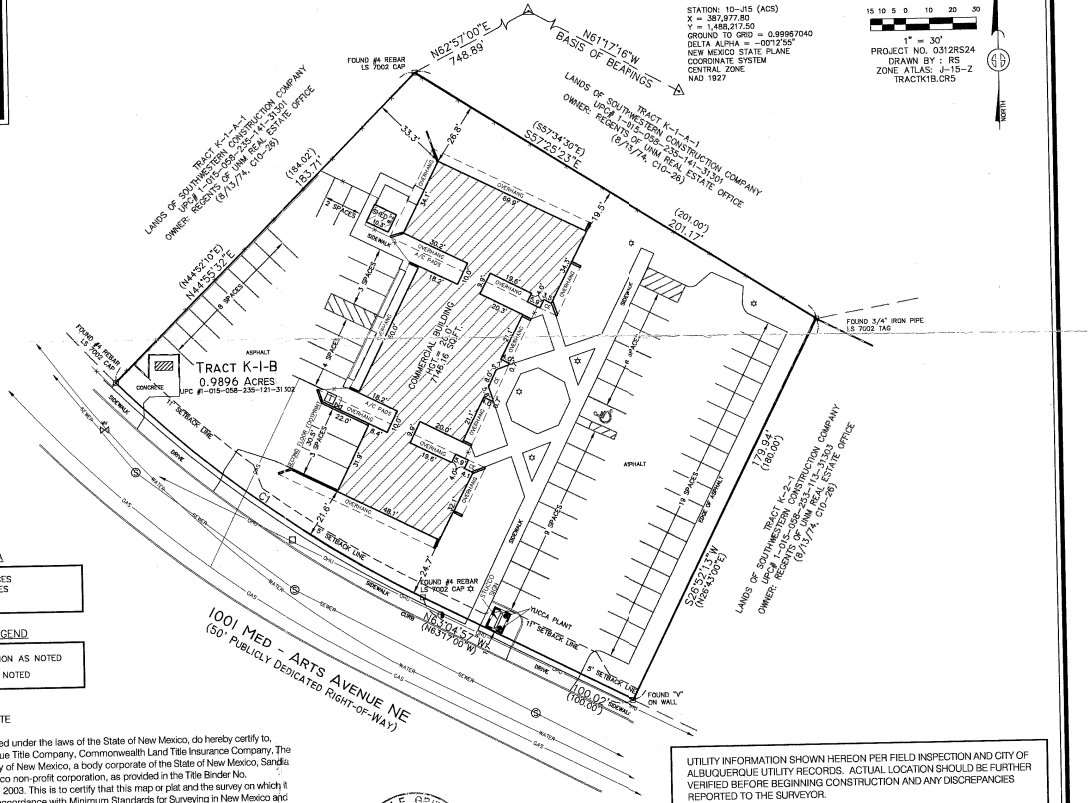
Tract lettered K-1-B of LANDS OF SOUTHWESTERN CONSTRUCTION COMPANY in the City of Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on October 13, 1972 in Plat Book C8, Page 192.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	505.00'	159.76'	18°07'35"	80.36'	N54°01'10"W	159.10'
	(505.00')	(159.33')	(18°04'38")	(80.33')	(S54°14'41"E)	(158.67')

STATION: 9--J15 (ACS)
X = 386,623.95
Y = 1,488,959.09
GROUND TO GRID = 0.99967130
DELTA ALPHA = -00°13'14"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

STATION: 10--J15 (ACS)
X = 387,977.80
Y = 1,488,217.50
GROUND TO GRID = 0.99967040
DELTA ALPHA = -00°12'55"
NEW MEXICO STATE PLANE
COORDINATE SYSTEM
CENTRAL ZONE
NAD 1927

1" = 30'
PROJECT NO. 0312RS24
DRAWN BY : RS
ZONE ATLAS: J-15--Z
TRACTK1B.CR5



NOTES
1. Basis of bearings per Lands of Southwestern Construction Company, filed October 13, 1972 in Plat Book C8, page 192.

2. Bearings and distances in ( ) parenthesis per said plat of Lands of Southwestern Construction Company, filed October 13, 1972 in Plat Book C8, page 192.

3. Subject property is located within Zone X, designating areas determined to be outside the 500-year flood plain according to the Flood Insurance Rate Map, Bernalillo County, New Mexico and Incorporated Areas per map no. 35001C0334 D, effective date September 20, 1996.

4. Access via Medical Arts Avenue NE.

5. Subject property is further identified by UPC #: 1-015-058-235-121-31302.

6. Documents used in preparation of survey:
a. Said plat of Lands of Southwestern Construction Company, filed October 13, 1972 in Plat Book C8, page 192.
b. Landamerica Albuquerque Title file no. 236855 SD, December 5, 2003.
c. Warranty Deed filed July 29, 1975 in Volume D987, Folio 125-130.

7. Property is Zoned C-2 (Community Commercial Zone).

8. Height: Structures up to 26 feet is permitted.

9. Setback: Front yard of not les than 5 feet and 11 feet from junction of a driveway.

10. No changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction. Observablee evidence of recent street or sidewalk construction or repairs.

SYMBOLS LEGEND

- ☼ = LIGHT POLE
- ◑ = POWER POLE
- -OHU- = OVERHEAD UTILITY LINE
- -GAS- = UNDERGROUND GAS LINE
- -SEWER- = UNDERGROUND SEWER LINE
- -WATER- = UNDERGROUND WATER LINE
- Ⓢ = SEWER MANHOLE
- □ = WATER METER
- ⋈ = WATER VALVE
- T = TRANSFORMER
- ▨ = DUMPSTER
- ⋈ = GAS METER
- ▬▬ = BLOCK WALL
- -x- = FENCE
- ➡ = TRAFFIC FLOW

PARKING DATA

54 STANDARD PARKING SPACES
01 HANDICAP PARKING SPACES
55 TOTAL PARKING SPACES

MONUMENT LEGEND

△ – FOUND CONTROL STATION AS NOTED
□ – FOUND MONUMENT AS NOTED

SURVEYORS CERTIFICATE

I, Gary E. Gritsko, licensed under the laws of the State of New Mexico, do hereby certify to, Landamerica Albuquerque Title Company, Commonwealth Land Title Insurance Company, The Regents of the University of New Mexico, a body corporate of the State of New Mexico, Sandia Foundation, a New Mexico non-profit corporation, as provided in the Title Binder No. 236855D, December 5, 2003. This is to certify that this map or plat and the survey on which it is based were made in accordance with Minimum Standards for Surveying in New Mexico and in accordance with the "Minimum Standard Detail Requirements for ALTA / ACSM Land Surveys", jointly established and adopted by ALTA and ACSM in 1999, and includes items 1, 2, 3, 4,6, 7(a),7(b1), 8, 9, 10, 11, 13, 15 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect in the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on this survey do not exceed the allowable Positional Tolerance.

Gary E. Gritsko — APRIL 27, 2004
GARY E. GRITSKO, N.M.P.S. #8686 — DATE

ORIGINAL DATE: Dec 18, 2003

GARY E. GRITSKO NEW MEXICO 8686 REGISTERED PROFESSIONAL LAND SURVEYOR

UTILITY INFORMATION SHOWN HEREON PER FIELD INSPECTION AND CITY OF ALBUQUERQUE UTILITY RECORDS. ACTUAL LOCATION SHOULD BE FURTHER VERIFIED BEFORE BEGINNING CONSTRUCTION AND ANY DISCREPANCIES REPORTED TO THE SURVEYOR.

SURVEYS SOUTHWEST, LTD.
333 LOMAS BLVD., N.E.
ALBUQUERQUE, NEW MEXICO
87102
PHONE: (505) 998-0303
FAX: (505) 998-0306

T10N R3E SEC. 16