

VICINITY MAP-ZONE ATLAS PAGE J-15 (NOT TO SCALE)

SYMBOLS LEGEND

→	TRAFFIC FLOW
○	POWER POLE
-OHU-	OVERHEAD UTILITY LINE
⊙	SEWER MANHOLE
□	WATER METER
⊗	WATER VALVE
⊠	TRANSFORMER
■	TELEPHONE RISER
⊙	ELECTRIC SERVICE BOX
⊕	FIRE HYDRANT
—	WALLS
-○-	CHAINLINK FENCE

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

**Tract 9-A-2 & a portion of Tract 4,
LANDS OF SPRINGER TRANSFER COMPANY**
Projected Section 16, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2008

LEGAL DESCRIPTION:

Parcel 1:
A tract of land situate within the Town of Albuquerque Grant, Bernalillo County, New Mexico, being and comprising a portion of Tract No. 4 of the Lands of Springer Transfer Company, as the same is shown and designated on the plat thereof, prepared by Ross Bayer Engineering Office, dated March 20, 1948, and revised March 11, 1952, which said tract of land is by reference to said above described plat, more particularly described as follows:

BEGINNING at the Southeast corner of the parcel herein described, a #4 rebar and cap set, being a point on the Westerly Right of Way line of University Boulevard, N.E., from whence the ACS Monument "NDC-22-1A" bears N75°42'34"E, 741.63 feet distant; Thence leaving said Right of Way line, N81°19'42"W, 528.73 feet to the Southwest corner, a #4 rebar found; Thence N08°40'14"E, 200.00 feet to the Northwest corner, a #4 rebar and cap set; Thence S81°19'04"E, 471.17 feet to the Northeast corner, a #5 rebar found, being a point on said Westerly Right of Way line; Thence along a curve to the right, having a radius of 1,869.86 feet, a central angle of 08°22'40", a chord S07°23'24"E, 208.03 feet, an arc length of 208.14 feet to the Point of Beginning.

Parcel 2:
Tract numbered Nine-A-Two (9-A-2), LANDS OF SPRINGER TRANSFER COMPANY, 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 February 5, 1999, in Map Book 99C, Folio 25.

SURVEY NOTES:

1. Basis of bearings is the plat of Lands of Springer Transfer Company, filed on February 5, 1999, in Plat Book 99C, Pg. 25.
2. Distances are horizontal ground distances in US feet.
3. Record bearings and distances are shown in parentheses (), where record measurements differ from actual measurements.
4. Property is identified by UPC # 1-015-058-357-349-10110 (Parcel 1) # 1-015-058-319-353-10125 (Parcel 2)
5. Subject property is located within 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 and Incorporated Areas, Panel No. 35001C0332 E, effective date November 18, 2003.
6. Documents used in preparation of survey:
 - a) Plat of Lands of Springer Transfer Company, filed February 5, 1999 in Plat Book 99C, Pg. 25.
 - b) LandAmerica Albuquerque Title commitment No. 6212001718, (no date).

EXCEPTIONS PER SCHEDULE B, PART II of Title Commitment:

- #11) Easement granted to Mountain States Telephone & Telegraph Company recorded in Book Misc. 71, Page 470, records of Bernalillo County, New Mexico (as to Parcel 1). AFFECTS AND PLOTTED ON SURVEY.
- #13) Easement granted to Public Service Company of New Mexico and Mountain States Telephone & Telegraph Company in Book D527, Page 21, records of Bernalillo County, New Mexico (as to Parcel 1). AFFECTS AND PLOTTED ON SURVEY.
- #14) Easement granted to the Public Service Company of New Mexico and U.S. West Communications, Inc. by document recorded in Book SCR66-26, Page 9123, records of Bernalillo County, New Mexico, (as to Parcel 1). AFFECTS AND PLOTTED ON SURVEY.
- #16) Maintenance of Private Access and Private Underground Easement as shown, noted and provided for on the plat recorded in Map Book 99C, Folio 25, and in the document recorded in Book 9903, Page 3926, records of Bernalillo County, New Mexico (as to Parcel 2). AFFECTS AND PLOTTED ON SURVEY.

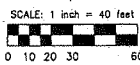
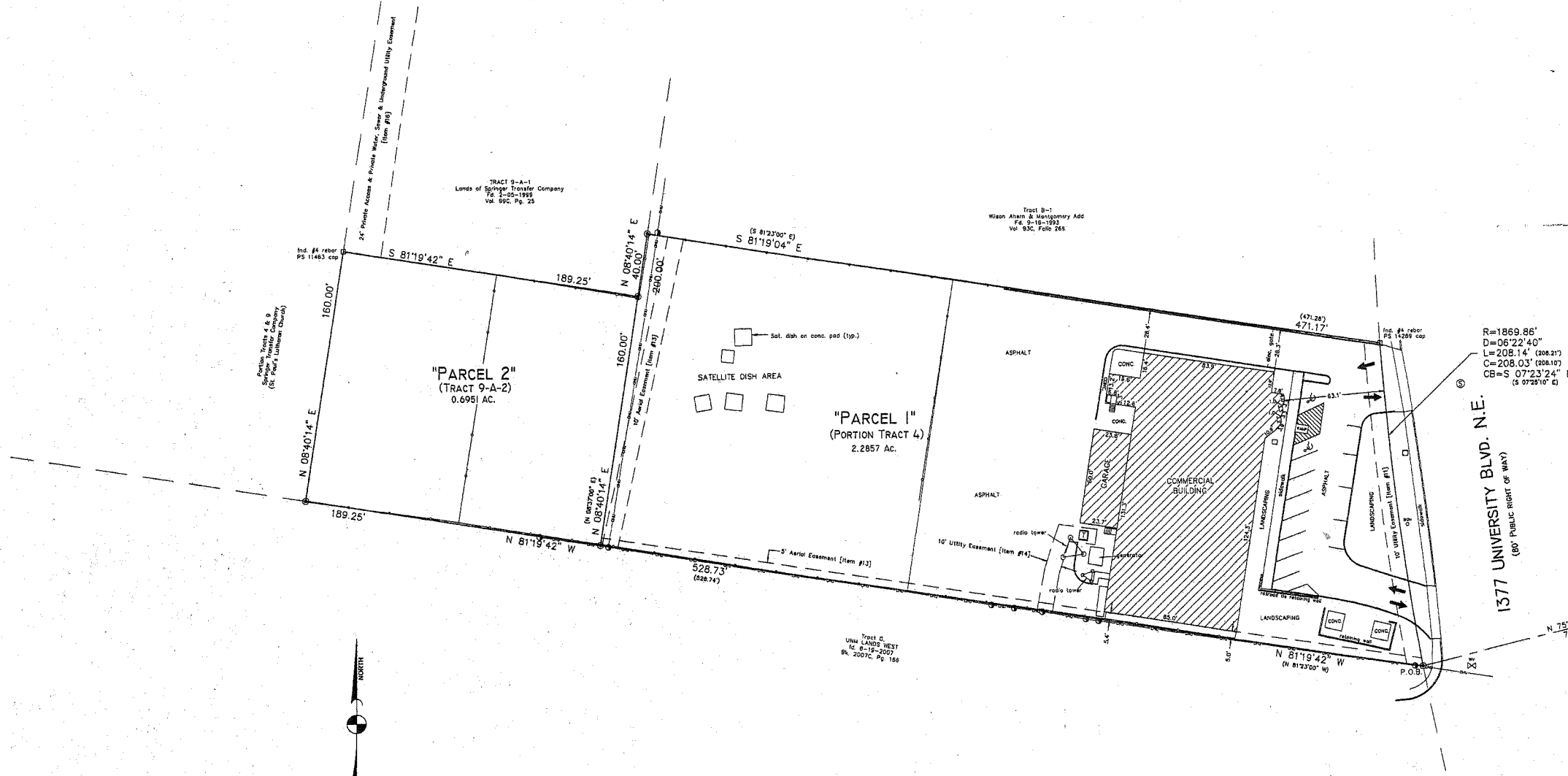
SURVEYOR'S CERTIFICATE:

I, Gary E. Gritsko, a licensed Professional Surveyor under the laws of the State of New Mexico, do hereby certify to LandAmerica Albuquerque Title, Commonwealth Land Title Insurance Company, LIN Television Corporation, and the Regents of the University of New Mexico, 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 2005, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 10, and 11(a) of Table A hereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Gary E. Gritsko
Gary E. Gritsko, NMPS 8686
Date Aug. 21, 2008



TO: ACS CONTROL STATION
"NDC-22-1A" ANAFCA BRASS CAP
NM STATE PLANE COORDINATES:
N=1490860.051, E=1528425.582
NAD83 DATUM, CENTRAL ZONE



MONUMENT LEGEND

□	FOUND MONUMENT AS NOTED
⊙	SET 1/2" REBAR WITH CAP STAMPED "G. GRITSKO PL58686" UNLESS OTHERWISE NOTED

PARKING DATA
13 TOTAL PARKING SPACES

ALPHA PROFESSIONAL SURVEYING, INC.
P.O. Box 46316, RIO RANCHO, NEW MEXICO 87174
PHONE: 505-892-1076 FAX: 505-891-0471
DRAWN BY: GEG FILE: 08-117