

EXHIBIT "A"

DESCRIPTION

A certain tract of land situate within the east half of Projected Section 21, Township 10 North, Range 3 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, being and comprising a portion of Lot 24-A, as described in the Plat entitled LOT 24-A, BLOCK 9 CROSSAN-KENNEDY ADDITION, filed in the office of the County Clerk of Bernalillo County, New Mexico on July 21, 2000, Book 2000C, Page 191, and being more particularly described as follows:

BEGINNING at a point on the westerly boundary line of the tract herein described, also being the easterly right-of-way of Interstate 25 Frontage Road, also being a point on the westerly boundary line of said Lot 24-A, said point being a found rebar with plastic cap stamped, "G. Gritsko NMPS 8686";

THENCE along the westerly boundary of the tract herein described, N9°08'53"E a distance of 0.77 feet to a point of curvature (non-tangent);

THENCE along the northerly boundary of the tract herein described 23.98 feet along the arc to the left, having a radius of 25.50 feet, a central angle of 53°52'29" and a chord bearing S40°51'04"E a distance of 23.10 feet;

THENCE S78°47'17"E a distance of 79.89 feet to a point of tangency;

THENCE 45.65 feet along the arc to the right, having a radius of 111.13 feet, a central angle of 23°32'01" and a chord bearing S66°57'48"E a distance of 45.33 feet to a point of tangency;

THENCE 16.25 feet along the arc to the left, having a radius of 8.90 feet, a central angle of 104°36'21" and a chord bearing N72°34'03"E a distance of 14.08 feet to a point of non-tangency;

THENCE S79°17'43"E a distance of 55.65 feet to a point of curvature (non-tangent);

THENCE 16.32 feet along the arc to the left, having a radius of 13.90 feet, a central angle of 67°16'40" and a chord bearing S47°15'34"E a distance of 15.40 feet to a point of tangency;

THENCE S80°53'54"E a distance of 85.59 feet to a point of tangency;

THENCE 4.78 feet along the arc to the left, having a radius of 14.00 feet, a central angle of 19°33'09" and a chord bearing N89°19'31"E a distance of 4.75 feet to the northeast corner of the tract herein described, also being a point on the easterly boundary of said Lot 24-A;

THENCE 19.64 feet along the arc to the right, having a radius of 20.02 feet, a central angle of 56°13'34" and a chord bearing S71°21'37"W a distance of 18.86 feet to a found PK nail with washer stamped "Cartesian Surveys PLS 14271";

THENCE along the southerly boundary of the tract herein described, also being the northerly right-of-way of Dr. Martin Luther King Jr. Ave. N80°34'18"W a distance of 138.03 feet;

THENCE N71°10'06"W a distance of 50.67 feet to a found rebar with plastic cap stamped, "G. Gritsko NMPS 8686";

THENCE N74°17'08"W a distance of 91.08 feet to a found rebar with plastic cap stamped, "G. Gritsko NMPS 8686";

THENCE 29.14 feet along the arc to the right, having a radius of 20.00 feet, a central angle of 83°28'36" and a chord bearing N32°32'50"W a distance of 26.63 feet to the POINT OF BEGINNING.

This tract contains 3161.9285 sq.ft. or 0.0726 acres, more or less.

SURVEYOR'S CERTIFICATION

I, Alan R. Benham, New Mexico Professional Surveyor No. 15700, do hereby certify that this Legal Description and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act.

Alan R. Benham
New Mexico Professional Surveyor No. 15700

Date: 5/27/15



Bohannon  **Huston**

Courtyard I 7500 Jefferson St. NE
Albuquerque, NM 87109 (505) 823-1000

EXHIBIT "A"

MULBERRY ST. NE

FOUND PK NAIL WITH WASHER STAMPED
"CARTESIAN SURVEYS PLS 14271"

FOUND PK NAIL WITH WASHER STAMPED
"CARTESIAN SURVEYS PLS 14271"

EXISTING 20' VACATED
PORTION OF GRAND AVENUE
UTILITY EASEMENTS
RESERVED CITY COMMISSION
ORDINANCE NO. 429

LOT 24-A, BLOCK 9
CROSSAN-KENNEDY ADDITION
FILED: JULY 21, 2000
(2000C-191)

DR. MARTIN LUTHER KING JR. AVE. NE

ROADWAY
RIGHT-OF-WAY
TAKE
0.0726 ACRES

FOUND REBAR WITH PLASTIC
CAP STAMPED "G. GRITSKO
NMPS 8686"

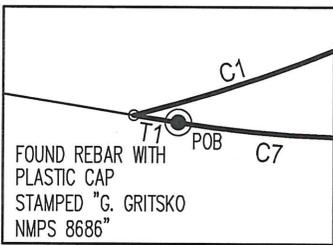
N74°17'08"W 91.08'
(BASIS OF BEARING)

FOUND REBAR WITH PLASTIC
CAP STAMPED "G. GRITSKO
NMPS 8686"

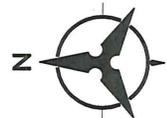
FOUND REBAR WITH PLASTIC
CAP STAMPED "G. GRITSKO
NMPS 8686"

I-25 FRONTAGE ROAD

SEE DETAIL "A"



DETAIL "A"
NOT TO SCALE



0 15 30



SCALE: 1" = 30'

Tangent Data		
ID	BEARING	DISTANCE
T1	N09°08'53"E	0.77'
T2	S79°17'43"E	55.65'
T3	N71°10'06"W	50.67'

Curve Data						
ID	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
C1	53°52'29"	12.96'	23.98'	25.50'	23.10'	S40°51'04"E
C2	23°32'01"	23.15'	45.65'	111.13'	45.33'	S66°57'48"E
C3	104°36'21"	11.52'	16.25'	8.90'	14.08'	N72°34'03"E
C4	67°16'40"	9.25'	16.32'	13.90'	15.40'	S47°15'34"E
C5	19°33'09"	2.41'	4.78'	14.00'	4.75'	N89°19'31"E
C6	56°13'34"	10.69'	19.64'	20.02'	18.86'	S71°21'37"W
C7	83°28'36"	17.84'	29.14'	20.00'	26.63'	N32°32'50"W



Bohannon & Huston

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