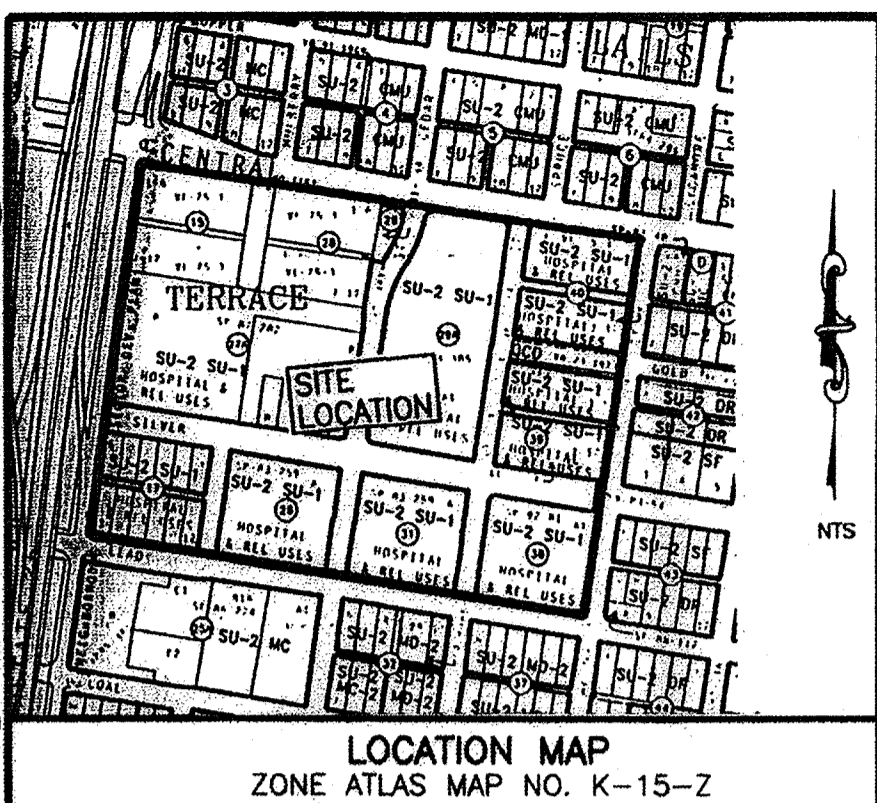


97C-138(1)



LOCATION MAP  
ZONE ATLAS MAP NO. K-15-Z

**SUBDIVISION DATA**

1. CASE NO.: DRB-96-241
2. VACATION NO.: 96-118
3. ZONE ATLAS INDEX NO.: K-15-Z
4. GROSS SUBDIVISION ACREAGE: 26.4411 ACRES
5. TOTAL NUMBER OF EXISTING TRACTS: 77
6. TOTAL NUMBER OF TRACTS CREATED: 9
7. DATE OF SURVEY: NOVEMBER, 1996
8. TALOS LOG NO.: SP-9605-2440-8330080

**NOTES:**

1. BEARINGS SHOWN ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE).
2. DISTANCES ARE GROUND DISTANCES.
3. THE PURPOSE OF THIS PLAT IS TO VACATE PUBLIC R.O.W., VACATE PUBLIC AND PRIVATE EASEMENTS, ELIMINATE EXISTING LOT LINES, GRANT NEW EASEMENTS, REPLAT EXISTING LOTS AND BLOCKS INTO TRACTS 1 THRU 9, PRESBYTERIAN HOSPITAL - MAIN CAMPUS, PHASE ONE.
4. UNLESS OTHERWISE INDICATED, ALL BOUNDARY CORNERS SHOWN THIS ARE MARKED WITH AN ALUMINUM CAP STAMPED "P.S. 10464".
5. CITY OF ALBUQUERQUE WATER AND SANITARY SEWER SERVICE TO THIS PROPERTY MUST BE VERIFIED AND COORDINATED WITH THE PUBLIC WORKS DEPARTMENT, CITY OF ALBUQUERQUE.

**PUBLIC UTILITY EASEMENTS**

- PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:
1. PNM Electric Services for the installation, maintenance, and service of overhead and underground electrical lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
  2. PNM Gas Services for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas service.
  3. U.S. West for the installation, maintenance, and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
  4. Jones Intercable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide cable TV service.

Included is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code caused by construction of pools, decking, or any structures adjacent to, within or near easements shown on this plat.

**PNM DISCLAIMER**  
By approving this plat, PNM does not waive or release any easement or easement rights (other than those released by this plat) which may have been granted by prior plat, replat, or document.

**PNM ELECTRIC/GAS SERVICES DISCLAIMER**

In approving this plat, PNM ELECTRIC/GAS SERVICES do not waive or release any easement or easement rights which may have been granted by prior plat, replat, or document which are not shown on this plat.

**LEGAL DESCRIPTIONS**

**TRACT 1**  
Lots 1-12 in Block 15, Lots 1-12 in Block 28, Terrace Addition, vacated 16 foot wide alley in Block 15, vacated 16 foot wide alley in Block 28, and vacated 60 foot wide Mulberry St. between southern right of way line of Central Ave. and the northerly right of way line of vacated Gold Ave., as shown and designated on "AMENDED MAP OF THE TERRACE ADDITION TO THE CITY OF ALBUQUERQUE", filed in the Office of the Probate Clerk and Recorder, Bernalillo County, New Mexico, on November 15, 1910, in Volume C2, Folio 71; together with Tract A and portion of Tract B, Block 27-A, Terrace Addition, as shown and designated on "REDIVISION OF LOTS 1-12, BLOCK 16 AND LOTS 1-7 & LOT 12, BLOCK 27 (NOW COMPRISING TRACTS A & B, BLOCK 27-A), TERRACE ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the Office of the County Clerk, Bernalillo County, New Mexico, on June 12, 1987, in Volume C33, Folio 184; together with Tract 1, Cedar St. SE realignment dedication and vacation, filed in the Office of the County Clerk, Bernalillo County, New Mexico, on September 30, 1981, in Volume C18, Folio 190; together with 17' wide portion of Oak St. SE vacated by Commission Ordinance No. 423 and quitclaimed by the City Quitclaim deed filed in the Office of the County Clerk, Bernalillo County, New Mexico, on May 25, 1936, in Book 144, Page 93; excluding therefrom the northerly portion of Block 28, deeded to the City of Albuquerque for additional right of way for Central Ave. by Warranty Deed #81 8951, filed in the Office of the County Clerk, Bernalillo County, New Mexico, on February 25, 1981, in Book D137A, Page 954-956.

**TRACT 2**  
Lots 8-11 in Block 27, Terrace Addition, as shown and designated on "AMENDED MAP OF THE TERRACE ADDITION TO THE CITY OF ALBUQUERQUE", filed in the Office of the Probate Clerk and Recorder, Bernalillo County, New Mexico, on November 15, 1910, in Volume C2, Folio 71; together with a portion of Tract B, Block 27-A, Terrace Addition, as shown and designated on "REDIVISION OF LOTS 1-12, BLOCK 16 AND LOTS 1-7 & LOT 12, BLOCK 27 (NOW COMPRISING TRACTS A & B, BLOCK 27-A), TERRACE ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the Office of the County Clerk, Bernalillo County, New Mexico, on June 12, 1987, in Volume C33, Folio 184.

**TRACT 3**  
Tract A-1, Block 29-A, Terrace Addition, as shown and designated on "REPLAT OF BLOCK 30 AND A REMAINING PORTION OF BLOCK 29, TOGETHER WITH VACATED ALLEYS THEREIN; AND VACATED GOLD AVE. S.E. BETWEEN CEDAR ST. S.E. AND SPRUCE ST. S.E. (NOW COMPRISING TRACT A-1, BLOCK 29-A) OF THE AMENDED MAP OF THE TERRACE ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the Office of the County Clerk, Bernalillo County, New Mexico, on December 22, 1983, in Volume C22, Folio 171.

**TRACT 4**  
Lots 1-12 in Block 39, Lots 1-12 in Block 40, Terrace Addition, as shown and designated on "AMENDED MAP OF THE TERRACE ADDITION TO THE CITY OF ALBUQUERQUE", filed in the Office of the Probate Clerk and Recorder, Bernalillo County, New Mexico, on November 15, 1910, in Volume C2, Folio 71; together with vacated 16 foot wide alley in Block 40, vacated Gold Avenue SE between the westerly right of way line of Sycamore Street SE and the easterly right of way line of Spruce Street SE.

**TRACT 5**  
Lots 1-6 and 10-12 in Block 17, as shown and designated on "AMENDED MAP OF THE TERRACE ADDITION TO THE CITY OF ALBUQUERQUE", filed in the Office of the Probate Clerk and Recorder, Bernalillo County, New Mexico, on November 15, 1910, in Volume C2, Folio 71, together with vacated 16 foot wide public alley in Block 17.

**TRACT 6**  
Lots 7-9 in Block 17, as shown and designated on "AMENDED MAP OF THE TERRACE ADDITION TO THE CITY OF ALBUQUERQUE", filed in the Office of the Probate Clerk and Recorder, Bernalillo County, New Mexico, on November 15, 1910, in Volume C2, Folio 71.

**TRACT 7**  
Lot A, Block 26, Terrace Addition, as shown and designated on "DEDICATION AND VACATION PLAT OF BLOCKS 26 & 31 OF THE AMENDED MAP OF THE TERRACE ADDITION TO THE CITY OF ALBUQUERQUE, ALBUQUERQUE, NEW MEXICO", filed in the Office of the County Clerk, Bernalillo County, New Mexico, on September 16, 1983, in Volume C22, Folio 30.

**TRACT 8**  
Lot A, Block 31, Terrace Addition, as shown and designated on "DEDICATION AND VACATION PLAT OF BLOCKS 26 AND 31 OF THE AMENDED MAP OF THE TERRACE ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO", filed in the Office of the County Clerk, Bernalillo County, New Mexico, on September 16, 1983, in Volume C22, Folio 30.

**TRACT 9**  
Tract A-1, Block 38, Terrace Addition, as shown and designated on "PLAT OF TRACT A-1, BLOCK 38, TERRACE ADDITION WITHIN SECTION 21, T10N, R3E, NMPM, ALBUQUERQUE, NEW MEXICO", filed in the Office of the County Clerk, Bernalillo County, New Mexico, on June 24, 1992, in Volume 92C, folio 129.

**OWNER'S CERTIFICATE**

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND/OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY DEDICATE ALL STREETS AND PUBLIC RIGHTS-OF-WAY SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS AND DO HEREBY GRANT ALL ACCESS, UTILITY AND DRAINAGE, EASEMENTS SHOWN HEREON. SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

BY: James H. Hinton Nov 20, 1996  
DATE  
JAMES HINTON, President & C.E.O.  
Presbyterian Healthcare Services  
Presbyterian Properties, Inc.  
101 Harper Drive, N.E.  
P.O. Box 26666  
Albuquerque, New Mexico 87125-6666

**ACKNOWLEDGEMENT**

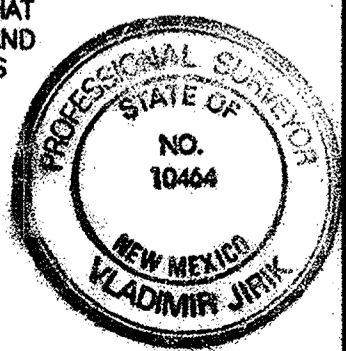
STATE OF NEW MEXICO } ss.  
COUNTY OF BERNALILLO }  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
ON 20th DAY OF November 1996.  
BY James H. Hinton of the Presbyterian Healthcare Services, and Presbyterian Properties, Inc., both being New Mexico Corporations, on behalf of said Corporations.  
MY COMMISSION EXPIRES: 8/1/97  
James H. Hinton  
NOTARY PUBLIC

97046577  
PLAT OF  
TRACTS 1 THRU 9  
**PRESBYTERIAN HOSPITAL - MAIN CAMPUS**  
**PHASE ONE**  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER 1996  
APPROVED AND ACCEPTED BY:  
Judy Woodward, Clerk & Recorder  
Deputy Clerk

9-97-36  
SUBDIVISION PLAT NO. 9-97-36  
CITY ENGINEER Kyle D. Mc...  
PLANNING DIRECTOR - ALBUQUERQUE/BERNALILLO COUNTY DEVELOPMENT REVIEW BOARD  
CITY ENGINEER ...  
A.M.A.F.C.A. ...  
TRAFFIC ENGINEER Robert W. Kane  
UTILITIES DEVELOPMENT DIVISION  
CITY OF ALBUQUERQUE PUBLIC WORKS  
Edward J. Stange  
PARKS DESIGN & DEVELOPMENT, INC.  
PROPERTY MANAGEMENT ...  
CITY SURVEYOR Will Ch...  
P.N.M. ELECTRIC/GAS SERVICES ...  
U.S. WEST COMMUNICATIONS ...  
JONES INTERCABLE, INC. Violet Watson

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON UPC#: 32 codes  
PROPERTY OWNER OF RECORD: Presbyterian Healthcare Serv  
BERNALILLO COUNTY TREASURER'S OFFICE: Benitez Statilla 5-892

**SURVEYOR'S CERTIFICATION**  
I, VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNER, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
Vladimir Jirik 11/19/96  
VLADIMIR JIRIK, N.M.P.S. NO. 10464 DATE



97C-138(1)

97C-138(1)

97C-138(1)

97C-138(2)

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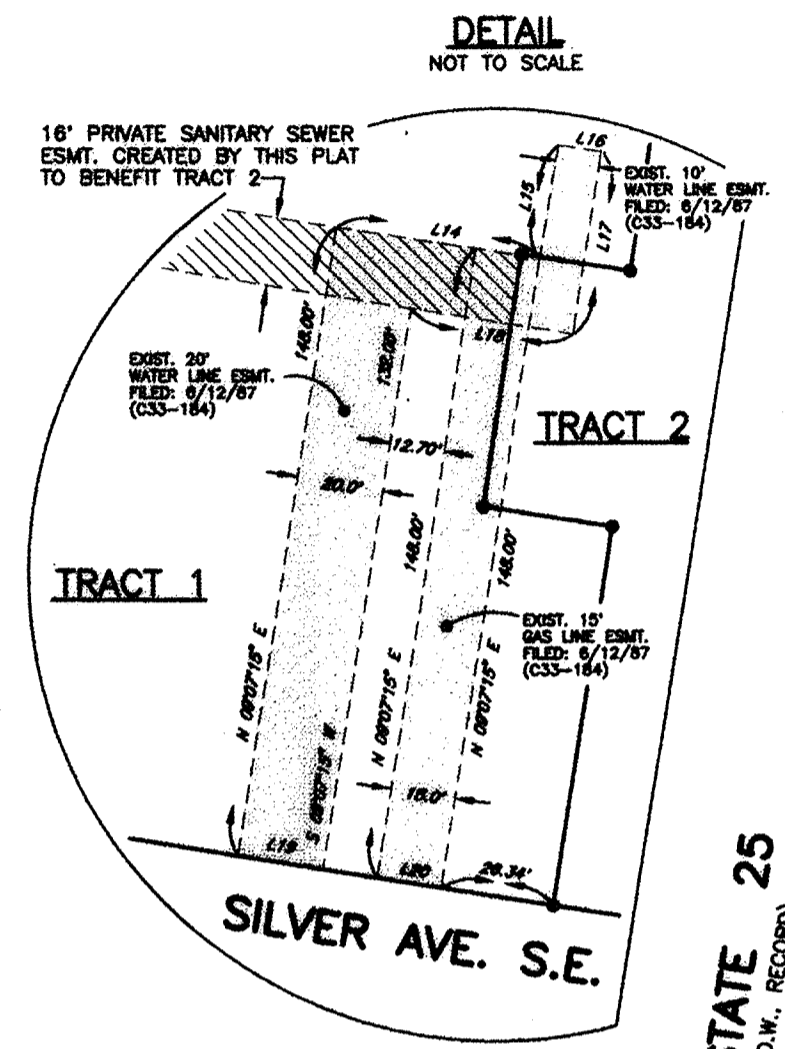
97046577

PLAT OF  
TRACTS 1 THRU 9  
**PRESBYTERIAN HOSPITAL - MAIN CAMPUS**  
**PHASE ONE**  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER 1996

State of New Mexico } SS  
County of Bernalillo }  
This instrument was filed for record on  
**MAY - 8 1997**  
At **10:35** o'clock **P.M.** Recorded in Vol. **138**  
of records of said County Folio **128**  
*Andrew Woodward*, Clerk & Recorder  
Deputy Clerk

ACS CONTROL STATION  
"4-K15"  
NEW MEXICO STATE PLANE  
COORDINATE SYSTEM  
(CENTRAL ZONE)(NAD 1927)  
Y=1,485,514.00  
X=384,645.71  
G=0.999967393  
Δα = -00°13'18"  
ELEV.=5045.08

ACS CONTROL STATION  
"3-K15"  
NEW MEXICO STATE PLANE  
COORDINATE SYSTEM  
(CENTRAL ZONE)(NAD 1927)  
Y=1,485,353.38  
X=385,738.57  
G=0.999967213  
Δα = -00°13'10"  
ELEV.=5077.91



**LINE TABLE**

LINE	DIRECTION	DISTANCE
L1	S 14°07'20" W	14.28'
L2	N 80°52'45" W	4.95'
L3	N 80°52'45" W	17.00'
L4	S 09°07'15" W	8.00'
L5	S 54°07'15" W	14.14'
L6	N 35°52'45" E	14.14'
L7	N 38°38'26" E	36.83'
L8	N 14°07'20" E	33.25'
L9	S 35°52'45" E	14.14'
L10	N 54°07'15" E	14.14'
L11	S 35°52'45" E	14.14'
L12	N 54°07'15" E	14.14'
L13	N 54°07'15" E	14.14'
L14	S 80°52'45" E	46.00'
L15	N 09°07'15" E	27.00'
L16	S 80°52'45" E	10.00'
L17	S 09°07'15" W	43.00'
L18	N 80°52'45" W	36.00'
L19	N 80°52'45" W	20.00'
L20	N 80°52'45" W	15.00'
L21	S 09°07'15" W	15.91'
L22	S 80°52'45" E	16.42'
L23	N 09°07'15" E	15.91'
L24	S 80°52'45" E	165.47'
L25	N 09°07'15" E	89.50'
L26	N 81°00'00" W	32.28'
L27	N 09°07'15" E	56.68'
L28	S 81°00'00" E	25.48'
L29	N 09°07'21" E	105.68'
L30	S 80°41'38" E	92.68'
L31	N 09°08'53" E	37.62'
L32	S 80°33'01" E	62.95'
L33	S 08°45'08" W	9.44'
L34	S 81°00'00" E	123.28'
L35	N 35°52'45" W	14.14'
L36	S 35°52'45" E	14.14'

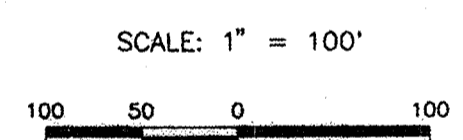
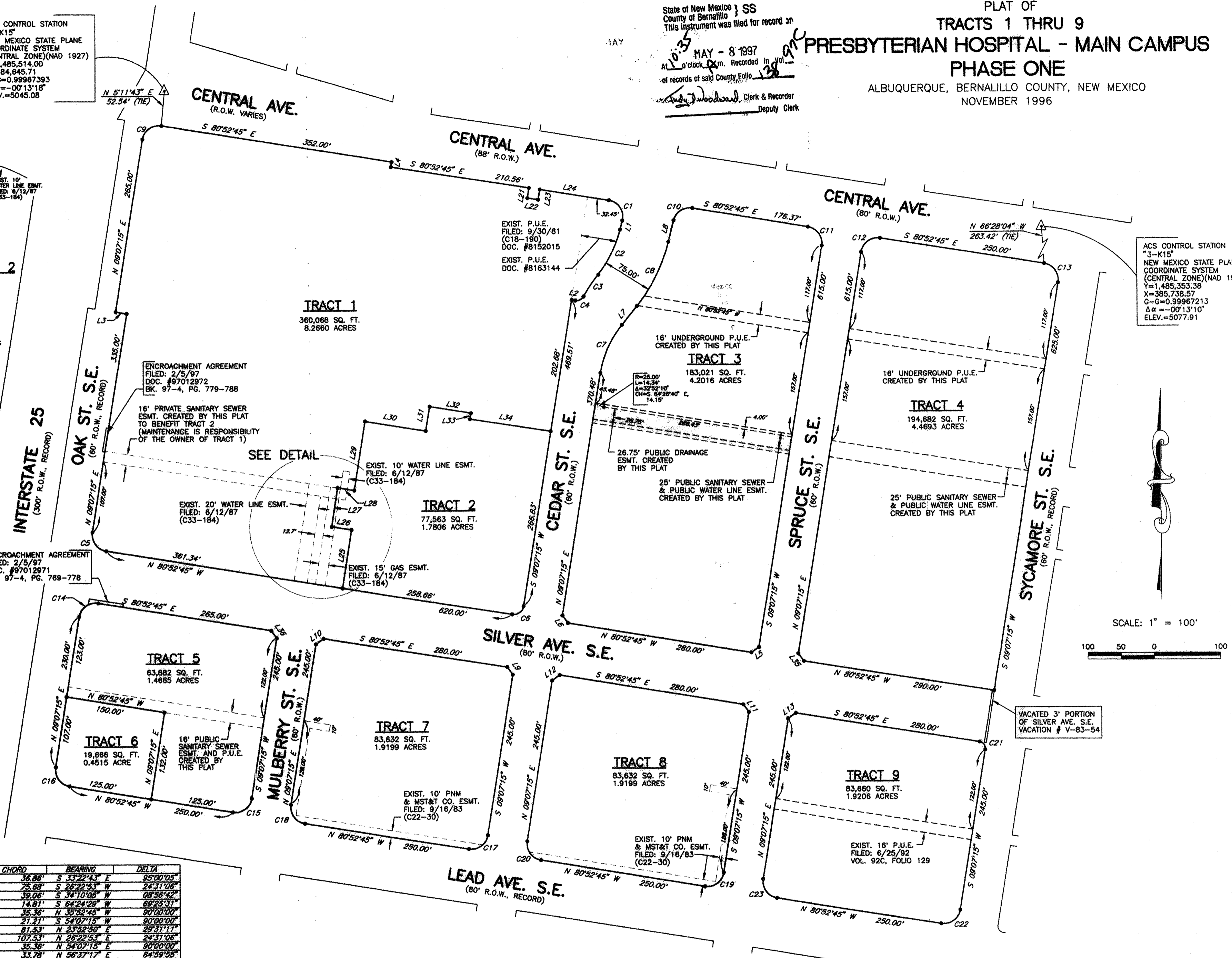
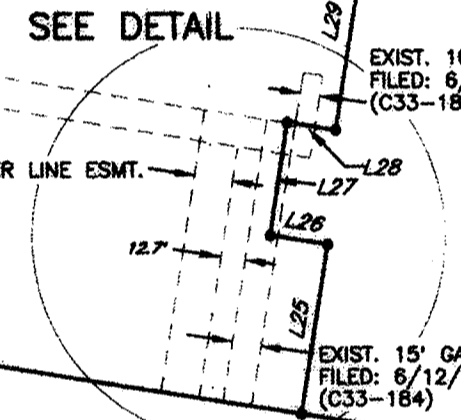
**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	25.00'	41.45'	38.86'	S 33°22'43" E	95°00'05"
C2	178.21'	76.26'	75.68'	S 26°22'53" W	24°31'06"
C3	250.42'	39.10'	39.06'	S 34°10'05" W	05°56'42"
C4	13.00'	15.78'	14.81'	S 64°24'29" W	69°25'31"
C5	25.00'	39.27'	35.36'	N 35°52'45" W	90°00'00"
C6	15.00'	23.56'	21.21'	S 54°07'15" W	90°00'00"
C7	160.00'	82.43'	81.53'	N 23°52'50" E	29°31'11"
C8	253.21'	106.36'	107.53'	N 26°22'53" E	24°31'06"
C9	25.00'	39.27'	35.36'	N 54°07'15" E	90°00'00"
C10	25.00'	39.27'	33.78'	N 56°37'17" E	84°59'55"
C11	25.00'	39.27'	35.36'	S 35°52'45" E	90°00'00"
C12	25.00'	39.27'	35.36'	N 54°07'15" E	90°00'00"
C13	25.00'	39.27'	35.36'	S 35°52'45" E	90°00'00"
C14	25.00'	39.27'	35.36'	N 54°07'15" E	90°00'00"
C15	25.00'	39.27'	35.36'	S 54°07'15" W	90°00'00"
C16	25.00'	39.27'	35.36'	N 35°52'45" W	90°00'00"
C17	25.00'	39.27'	35.36'	S 54°07'15" W	90°00'00"
C18	25.00'	39.27'	35.36'	N 35°52'45" W	90°00'00"
C19	25.00'	39.27'	35.36'	S 54°07'15" W	90°00'00"
C20	25.00'	39.27'	35.36'	N 35°52'45" W	90°00'00"
C21	10.00'	15.71'	14.14'	S 35°52'45" E	90°00'00"
C22	25.00'	39.27'	35.36'	S 54°07'15" W	90°00'00"
C23	25.00'	39.27'	35.36'	N 35°52'45" W	90°00'00"

ENCROACHMENT AGREEMENT  
FILED: 2/5/97  
DOC. #97012971  
BK. 97-4, PG. 769-778

ENCROACHMENT AGREEMENT  
FILED: 2/5/97  
DOC. #97012972  
BK. 97-4, PG. 779-788

16' PRIVATE SANITARY SEWER  
ESMT. CREATED BY THIS PLAT  
TO BENEFIT TRACT 2  
(MAINTENANCE IS RESPONSIBILITY  
OF THE OWNER OF TRACT 1)



VACATED 3' PORTION  
OF SILVER AVE. S.E.  
VACATION # V-83-54

**NOTES:**  
1. DRAINAGE EASEMENT WITHIN TRACT 3 SHOWN THUS

97C-138(3)

97C-138(3)

NOTES:

A. PUBLIC SERVICE COMPANY OF NEW MEXICO DOES HEREBY RELEASE, WAIVE, QUITCLAIM AND DISCHARGE ITS RIGHT, TITLE AND INTEREST IN THE EASEMENT (GRANTED BY PRIOR PLAT, REPLAT OR DOCUMENT) SHOWN TO BE VACATED ON THIS PLAT.

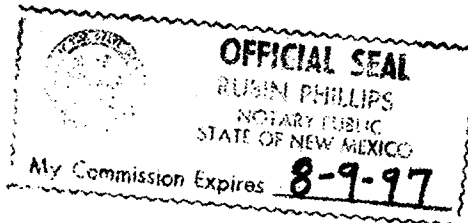
PNM ELECTRIC SERVICES BY [Signature]
PNM GAS SERVICES BY [Signature]

ACKNOWLEDGEMENT

STATE OF NM COUNTY OF BERN

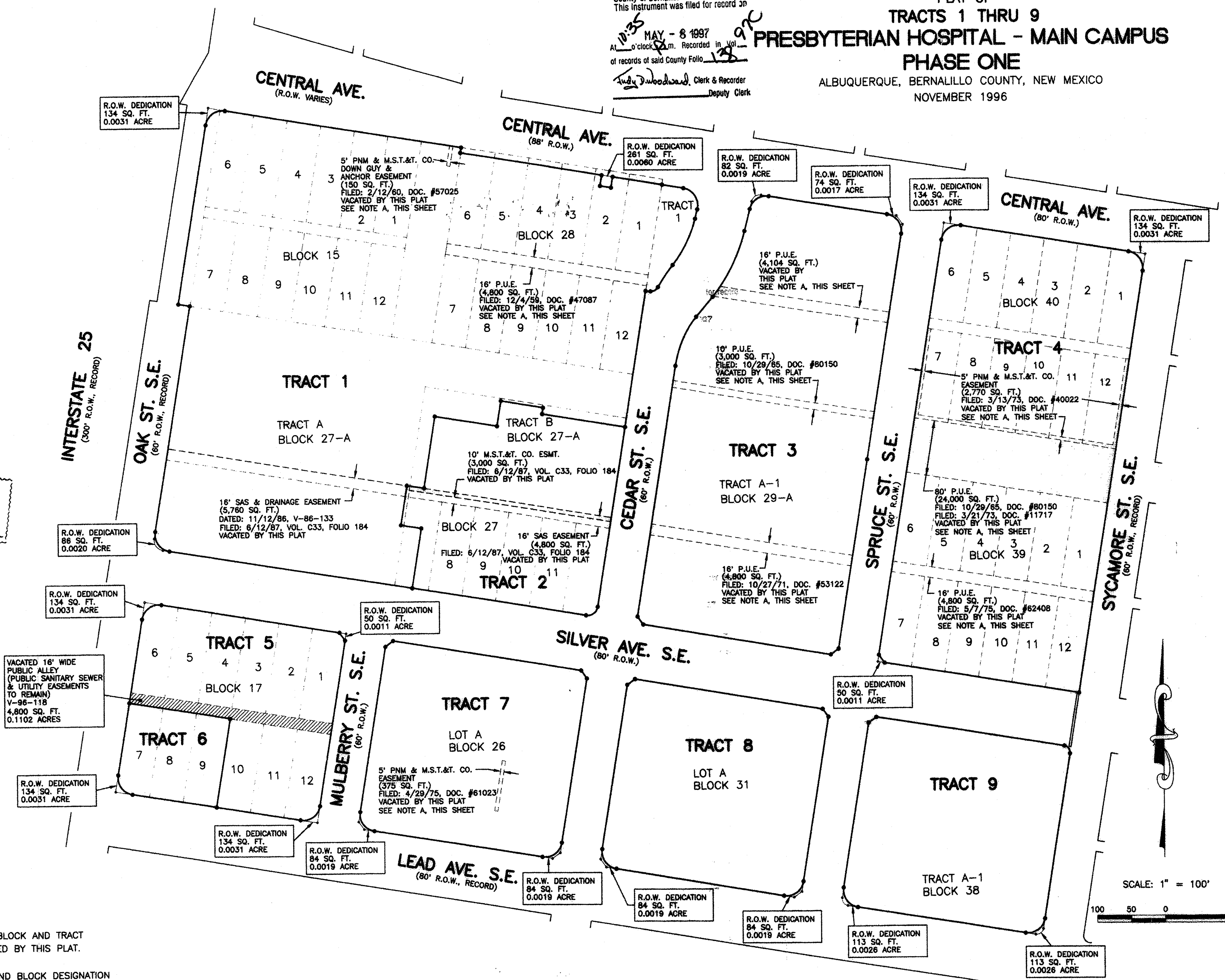
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON The 7th DAY OF JANUARY 1997 BY Rob Roberts OF THE PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION, ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC MY COMMISSION EXPIRES: 8-9-97



State of New Mexico } SS
County of Bernalillo
This instrument was filed for record on
MAY - 8 1997
Recorded in Vol. 138 of records of said County Folio 138
Audrey Woodward, Clerk & Recorder
Deputy Clerk

97046577 PLAT OF TRACTS 1 THRU 9 PRESBYTERIAN HOSPITAL - MAIN CAMPUS PHASE ONE ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO NOVEMBER 1996

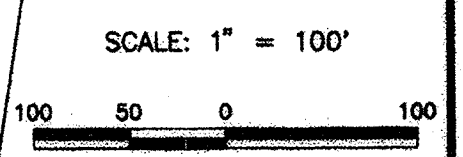


LEGEND

- EXISTING LOT, BLOCK AND TRACT LINES ELIMINATED BY THIS PLAT.
#, BLOCK # EXISTING LOT AND BLOCK DESIGNATION ELIMINATED BY THIS PLAT
VACATION OF PUBLIC R.O.W.
VACATION OF EASEMENTS

SUBDIVISION DATA

(CONT. FROM SHEET 1 OF 3)
9. R.O.W. DEDICATION - 1,969 SQ. FT.
10. R.O.W. VACATION - 4,800 SQ. FT.



VACATIONS & DEDICATIONS SHEET 3 OF 3 1/7/97 1048P10C - RJC

97C-138(3)

97C-138(3)