

**VICINITY MAP**

SCALE: 1" = 750'

**L-15**

**DEDICATION AND FREE CONSENT**

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner and does hereby grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees.

*Julie Weaks Gutierrez* 11/19/03  
 Julie C. Weaks Gutierrez, Vice-President for Business and Finance, Date  
 The University of New Mexico

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS

This instrument was acknowledged before me on this 19 day of November, 2003, by Julie C. Weaks Gutierrez, Vice-President for Business and Finance, The University of New Mexico.

*Melissa Vargas*  
 Notary Public



OFFICIAL SEAL  
 MELISSA VARGAS  
 NOTARY PUBLIC-STATE OF NEW MEXICO  
 My commission expires: 8/30/2004

**PLAT OF TRACT A, UNM/T-VI PARKING AREA**

ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

NOVEMBER, 2003

REGENTS OF THE UNIVERSITY OF NEW MEXICO  
 OWNER  
 SEC. 28, T 10 N, R 3 E, N.M.P.M.  
 LOCATION  
 ALBUQUERQUE T-VI PARKING LOT  
 SUBDIVISION

**COUNTY CLERK FILING DATA**

DRB PROJECT NUMBER 1002626

APPLICATION NUMBER 03DRB-00680

**APPROVALS:**

DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

UTILITIES DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO DATE

A.M.A.F.C.A. DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE

PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

*John B. Jant* 11-24-03  
 CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO DATE

**DESCRIPTION**

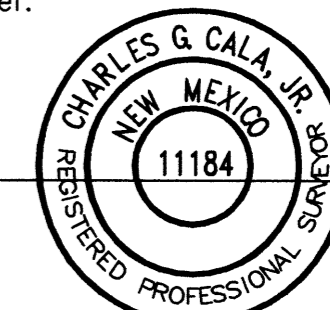
A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising portions of Parcel 4 and Parcel 6, Unplatted Lands of the Regents of the University of New Mexico as they are described by Correction Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 23, 1969, Book D861, Pages 359-364, Document Number 37183; together with a portion of the Unplatted Lands of the Regents of the University of New Mexico as described by Quitclaim Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 26, 1970, Book D871, Pages 306-307, Document Number 63733, and being more particularly described as follows:

Beginning at the southwest corner of the parcel herein described, being a point on the south description line of said Parcel 4, also being a point on the north property line of Tract CA, Albuquerque Sports Complex, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 29, 1983, Book C22, Page 183, whence the A.C.S. Control Station "SDC 14-9" bears S 74°54'38" W a distance of 3187.62 feet; thence N 00°30'39" E a distance of 611.46 feet to the northwest corner of the parcel herein described, being the northwest corner of said Parcel 6, also being the southwest corner of Tract 2, Unplatted Lands of Albuquerque Technical-Vocational Institute as described by Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 30, 1973, Book D952, Pages 434-435, Document Number 79998, and also being a point on the east description line of the Unplatted Lands of Albuquerque Technical-Vocational Institute as described by Quitclaim Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 01, 1988, Book D337A, Page 142, Document Number 8859371, (a.k.a. Tract A, T-VI Parking Lot); thence S 89°30'17" E a distance of 231.32 feet to the northeast corner of the parcel herein described, being a point on the north description line of said Parcel 6, also being a point on the south description line of said unplatted Tract 2; thence S 00°30'17" W a distance of 609.47 feet to the southeast corner of the parcel herein described, being a point on the south description line of said Parcel 4, also being a point on the north property line of said Tract CA; thence N 89°59'52" W a distance of 231.39 feet to the point of beginning and containing 3.2422 acres more or less.

**SURVEYORS CERTIFICATION**

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirement for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; 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.

*Charles G. Cala, Jr.*  
 Charles G. Cala, Jr., NMPS 11184

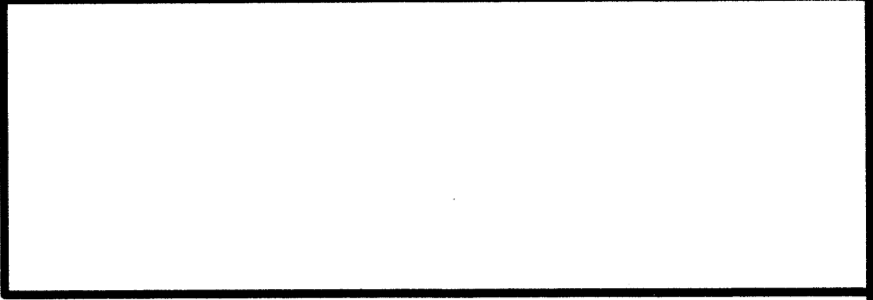


11-12-2003  
 Date



JEFF MORTENSEN & ASSOCIATES, INC.  
 6010-B MIDWAY PARK BLVD. NE.  
 ALBUQUERQUE NEW MEXICO 87109  
 ENGINEERS SURVEYORS (505) 345-4250  
 JOB #2003.170.3 PLAT2

PLAT OF  
**TRACT A, UNM/T-VI PARKING AREA**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2003



COUNTY CLERK FILING DATA

General Notes:

1. A boundary and improvement survey was performed in March, 2003. Property corners were found or set as indicated.
2. Site located within Section 28, Township 10 N, Range 3 E, N.M.P.M.
3. All distances are ground distances.
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. Record bearings and distances shown in parenthesis are based on the Plat of Survey of T-VI/UNM South Campus Lease Parcel, (see general note 7d).
5. Gross subdivision acreage = 3.2422 acres.
6. Easements, located on the subject property, are based upon the Commitment for Title Insurance issued by LandAmerica-Albuquerque Title company, dated March 13, 2003, (File No. 217852SD). Off site easements shown hereon are based on the Plat of Survey of Lands of Albuquerque Technical-Vocational Institute filed March 06, 1997, Book 97S, Page 15, Records of Bernalillo County, New Mexico.
7. The following documents were utilized for the preparation of this survey:
  - a. Plat of Survey, Lands of Albuquerque Technical-Vocational Institute filed March 06, 1997, Book 97S, Page 15, Records of Bernalillo County, New Mexico.
  - b. Summary Plat of Albuquerque Sports Complex filed December 29, 1983, Book C22, Page 183, Records of Bernalillo County, New Mexico.
  - c. Boundary Survey of Tract CA, Albuquerque Sports Complex prepared by Jeff Mortensen and Associates, Inc., certified on August 17, 1990 (unrecorded).
  - d. Plat of Survey of T-VI/UNM South Campus Lease Parcel prepared by Jeff Mortensen and Associates, Inc., certified on September 05, 1991 (unrecorded).
  - e. Commitment for Title Insurance prepared by LandAmerica Albuquerque Title Company dated March 13, 2003, File No. 217852SD.
  - f. Correction Deed, Parcel 6, filed May 23, 1969, Book D861, Pages 359-364, Doc. #37183, Records of Bernalillo County, New Mexico.
  - g. Correction Deed, Parcel 4, filed May 23, 1969, Book D861, Pages 359-364, Doc. #37183, Records of Bernalillo County, New Mexico.
  - h. Quitclaim Deed filed January 26, 1970, Book D871, Pages 306-307, Doc. #63733, Records of Bernalillo County, New Mexico.
  - i. ALTA/ACSM Land Title Survey of T-VI/UNM South Campus Lease Parcel prepared by Jeff Mortensen and Associates, Inc., certified on April 02, 2003 (unrecorded).
8. No public or private street mileage was created by this plat.
9. Prior to development, City of Albuquerque Water and Sanitary Sewer Service to Tract A, UNM/T-VI Parking Area must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary sewer availability statement.
10. The purpose of this plat is to:
  - a. Grant the necessary easement as shown.
  - b. Combine portions of unplatted Parcels 4 and 6; together with an unplatted parcel described by Quitclaim Deed to create Tract A, UNM/T-VI Parking Area.

KEYED NOTES

EXISTING EASEMENTS

- ① 10' PNM MST&T R.O.W. UNDERGROUND EASEMENT GRANTED BY DOCUMENT FILED 06-19-1974, BOOK MISC. 372, PAGES 521-522, DOC. #14913
- ② ACCESS AGREEMENT FOR CABLE TV FILED 01-27-1989, BOOK MISC. 707A, PAGES 567-575, DOC. #896703, (DEEDED PARCEL 6, SEE GENERAL NOTE 7f)

EXISTING EASEMENTS - OFFSITE

- ③ PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENT GRANTED BY DOCUMENT FILED 03-22-1995, BOOK 95-7, PAGES 3453-3458, DOC. #95-023512
- ④ 60' ACCESS EASEMENT RESERVED BY QUITCLAIM DEED FILED 07-05-1989, BOOK D363A, PAGES 973-974, DOC. #8957786

NEW EASEMENT

- ⑤ PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT SERVING UNM MARRIED STUDENT HOUSING PROPERTY TO THE EAST, MAINTENANCE TO BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER.

NEW EASEMENTS - OFFSITE

- ⑥ PRIVATE DRAINAGE EASEMENT GRANTED BY DOCUMENT FILED 11-10-2003, BOOK A68, PAGE 4034, DOC. #2003204465 SERVING UNM MARRIED STUDENT HOUSING.
- ⑦ NOT USED
- ⑧ PRIVATE NON-SPECIFIC DRAINAGE EASEMENT SERVING PROPOSED TRACT A GRANTED BY DOCUMENT FILED 10-31-2003, BOOK A67, PAGE 9328, DOC. #2003199744.
- ⑨ PRIVATE NON-SPECIFIC ACCESS EASEMENT SERVING PROPOSED TRACT A GRANTED BY DOCUMENT FILED 10-31-2003, BOOK A67, PAGE 9326, DOC. #2003199742.

MONUMENTATION

- (A) FOUND #5 REBAR W/CAP STAMPED "LS 3243" WITH WASHER STAMPED "NMPS 11184"
- (B) FOUND #5 REBAR, NO I.D., TAGGED W/WASHER STAMPED "NMPS 11184"
- (C) SET CHISELED "+" IN CONCRETE
- (D) FOUND #4 REBAR, NO I.D., 0.3' NORTH OF PROPERTY LINE
- (E) FOUND #5 REBAR AND CAP STAMPED "NEW MEXICO PS 11184", ON LINE



JEFF MORTENSEN & ASSOCIATES, INC.  
 □ 6010-B MIDWAY PARK BLVD. N.E.  
 □ ALBUQUERQUE □ NEW MEXICO 87109  
 □ ENGINEERS □ SURVEYORS (505) 345-4250  
 JOB #2003.170.3 PLAT2

PLAT OF  
**TRACT A, UNM/T-VI PARKING AREA**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2003

COUNTY CLERK FILING DATA



SCALE: 1" = 40'



EASEMENT TABLE

LINE	DIRECTION	DISTANCE
E1	N 89°59'52" W	171.98'
E2	S 85°21'24" W	12.35'
E3	N 89°59'52" W	47.12'
E4	N 00°30'39" E	12.50'
E5	S 89°59'52" E	39.12'
E6	S 84°03'49" E	28.48'
E7	S 89°59'52" E	163.92'
E8	S 00°30'17" W	8.56'
T1	S 00°30'17" W	29.05'

UNPLATTED  
 LANDS OF T-VI  
 TRACT TWO AS DESCRIBED BY DEED FILED 10-30-1973,  
 BOOK D952, PAGES 434-435, DOC. #79988

(L2)  
 L2

UNPLATTED  
 LANDS OF UNM  
 PARCEL 6 AS DESCRIBED BY CORRECTION DEED  
 FILED 05-23-1969, BOOK D861, PAGES 359-364, DOC. #37183

(L3)  
 L3

TRACT A  
 3.2422 AC. ±

UNPLATTED  
 LANDS OF UNM  
 REMAINING PORTION PARCEL 4 AS DESCRIBED BY CORRECTION DEED  
 FILED 05-23-1969, BOOK D861, PAGES 359-364, DOC. #37183

UNPLATTED  
 LANDS OF T-VI  
 AS DESCRIBED BY QUITCLAIM DEED  
 FILED 07-01-1988, BOOK D337A, PAGE 142, DOC. #8859371

UNPLATTED  
 LANDS OF T-VI  
 TRACT B AS DESCRIBED BY QUITCLAIM DEED  
 FILED 07-05-1989, BOOK D363A, PAGES 973-974, DOC. #8957786

BOUNDARY TABLE

LINE	DIRECTION	DISTANCE
L1	N 00°30'39" E	611.46'
(L1)	N 00°30'57" E	611.37'
L2	S 89°30'17" E	231.32'
(L2)	S 89°29'03" E	231.50'
L3	S 00°30'17" W	609.47'
(L3)	S 00°03'57" W	609.25'
L4	N 89°59'52" W	231.39'
(L4)	S 89°59'27" W	231.51'

TRACT CA  
 ALBUQUERQUE SPORTS COMPLEX  
 (FILED 12-29-1983, C22-183)

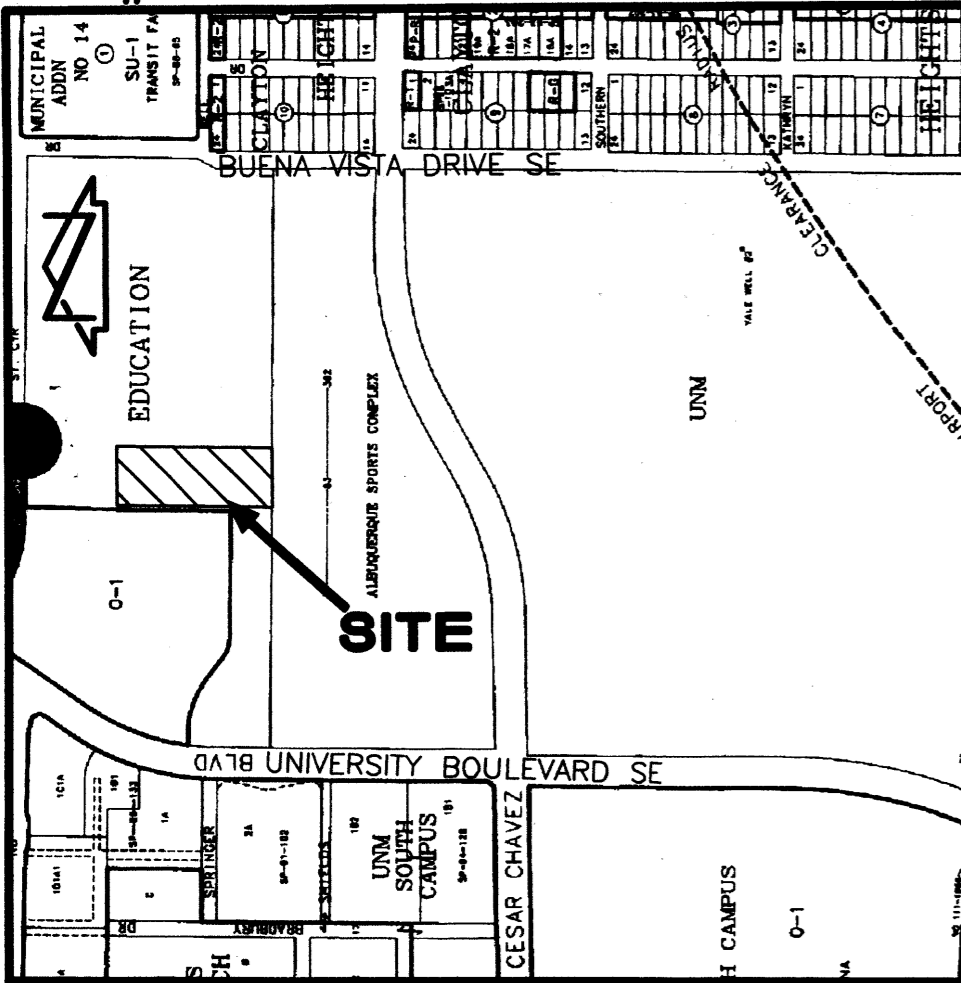
DESCRIPTION POINT  
 OF BEGINNING

S 74°54'38" W (GRID)  
 3187.62' (GROUND)

NEW MEXICO CENTRAL ZONE-NAD 1927  
 A.C.S. STA. "SDC 14-9"  
 X=383,959.11  
 Y=1,480,350.52  
 COMBINED FACTOR=0.99967467  
 DELTA ALPHA=-00°13'22"  
 ELEVATION=5034.6' (TRIG)



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 JOB #2003.170.3 PLAT2



**VICINITY MAP**

SCALE: 1" = 750'

**L-15**

**DEDICATION AND FREE CONSENT**

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner and does hereby grant the easements as shown, including the rights of ingress and egress and the right to trim interfering trees.

Julie C. Weaks Gutierrez 11/19/03  
 Julie C. Weaks Gutierrez, Vice-President for Business and Finance, Date  
 The University of New Mexico

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS

This instrument was acknowledged before me on this 19 day of November, 2003, by Julie C. Weaks Gutierrez, Vice-President for Business and Finance, The University of New Mexico.

Melissa Vargas  
 Notary Public



OFFICIAL SEAL  
 MELISSA VARGAS  
 NOTARY PUBLIC-STATE OF NEW MEXICO  
 My commission expires 8/30/2004

**PLAT OF**  
**TRACT A, UNM/T-VI PARKING AREA**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2003

**DESCRIPTION**

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising portions of Parcel 4 and Parcel 6, Unplatted Lands of the Regents of the University of New Mexico as they are described by Correction Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 23, 1969, Book D861, Pages 359-364, Document Number 37183; together with a portion of the Unplatted Lands of the Regents of the University of New Mexico as described by Quitclaim Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 26, 1970, Book D871, Pages 306-307, Document Number 63733, and being more particularly described as follows:

Beginning at the southwest corner of the parcel herein described, being a point on the south description line of said Parcel 4, also being a point on the north property line of Tract CA, Albuquerque Sports Complex, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 29, 1983, Book C22, Page 183, whence the A.C.S. Control Station "SDC 14-9" bears S 74°54'38" W a distance of 3187.62 feet; thence N 00°30'39" E a distance of 611.46 feet to the northwest corner of the parcel herein described, being the northwest corner of said Parcel 6, also being the southwest corner of Tract 2, Unplatted Lands of Albuquerque Technical-Vocational Institute as described by Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 30, 1973, Book D952, Pages 434-435, Document Number 79998, and also being a point on the east description line of the Unplatted Lands of Albuquerque Technical-Vocational Institute as described by Quitclaim Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 01, 1988, Book D337A, Page 142, Document Number 8859371, (a.k.a. Tract A, T-VI Parking Lot); thence S 89°30'17" E a distance of 231.32 feet to the northeast corner of the parcel herein described, being a point on the north description line of said Parcel 6, also being a point on the south description line of said unplatted Tract 2; thence S 00°30'17" W a distance of 609.47 feet to the southeast corner of the parcel herein described, being a point on the south description line of said Parcel 4, also being a point on the north property line of said Tract CA; thence N 89°59'52" W a distance of 231.39 feet to the point of beginning and containing 3.2422 acres more or less.

REGENTS OF THE UNIVERSITY OF  
 NEW MEXICO  
 OWNER  
 SEC. 28, T 10 N, R 3 E, N.M.P.M.  
 LOCATION  
 ALBUQUERQUE T-VI PARKING LOT  
 SUBDIVISION

2003218807  
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 6981845  
 Page: 1 of 3  
 12/08/2003 11:22A  
 Bk-2003C Pg-367  
 BIL-2003C PG.367  
 COUNTY CLERK FILING DATA

DRB PROJECT NUMBER 1002626

APPLICATION NUMBER 03DRB-00680

**APPROVALS:**

- Sheran Watson 12/5/03  
 DRB CHAIRPERSON, PLANNING DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- Roger A. Green 5-7-03  
 UTILITIES DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- Phil Davis 5-07-03  
 CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- Phil Davis 12-03-03  
 A.M.A.F.C.A. DATE
- Phil Davis 11-26-03  
 TRAFFIC ENGINEERING, TRANSPORTATION DIVISION, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- Christina Sandoval 5/7/03  
 PARKS AND RECREATION DEPARTMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE
- Phil Davis 11-24-03  
 CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO DATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND  
 PAID ON UPC # 10180043004610230  
 PROPERTY OWNER OF RECORD:  
BOARD OF EDUCATION  
 BERNALILLO COUNTY TREASURER'S OFFICE  
8/12/2003

**SURVEYORS CERTIFICATION**

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirement for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; 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.

Charles G. Cala, Jr.  
 Charles G. Cala, Jr., NMPS 11184

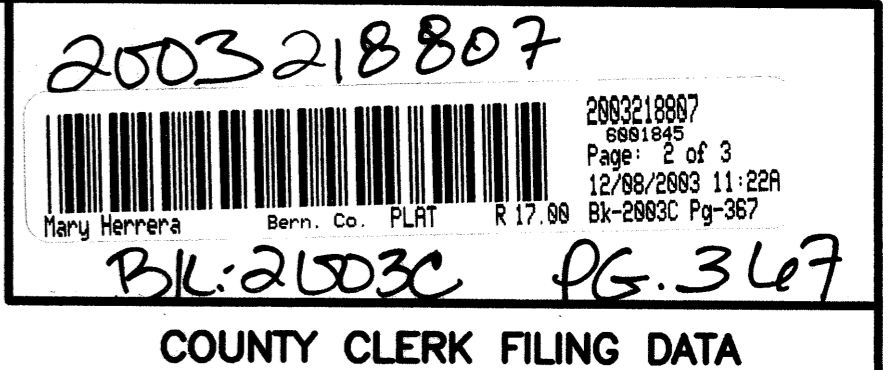


11-12-2003  
 Date



JEFF MORTENSEN & ASSOCIATES, INC.  
 6010-B MIDWAY PARK BLVD. N.E.  
 ALBUQUERQUE NEW MEXICO 87109  
 ENGINEERS SURVEYORS (505) 345-4250  
 JOB #2003.170.3 PLAT2

PLAT OF  
**TRACT A, UNM/T-VI PARKING AREA**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2003



## General Notes:

1. A boundary and improvement survey was performed in March, 2003. Property corners were found or set as indicated.
2. Site located within Section 28, Township 10 N, Range 3 E, N.M.P.M.
3. All distances are ground distances.
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. Record bearings and distances shown in parenthesis are based on the Plat of Survey of T-VI/UNM South Campus Lease Parcel, (see general note 7d).
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  - g. Correction Deed, Parcel 4, filed May 23, 1969, Book D861, Pages 359-364, Doc. #37183, Records of Bernalillo County, New Mexico.
  - h. Quitclaim Deed filed January 26, 1970, Book D871, Pages 306-307, Doc. #63733, Records of Bernalillo County, New Mexico.
  - i. ALTA/ACSM Land Title Survey of T-VI/UNM South Campus Lease Parcel prepared by Jeff Mortensen and Associates, Inc., certified on April 02, 2003 (unrecorded).
8. No public or private street mileage was created by this plat.
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  - a. Grant the necessary easement as shown.
  - b. Combine portions of unplatted Parcels 4 and 6; together with an unplatted parcel described by Quitclaim Deed to create Tract A, UNM/T-VI Parking Area.

## KEYED NOTES

## EXISTING EASEMENTS

- ① 10' PNM MST&T R.O.W. UNDERGROUND EASEMENT GRANTED BY DOCUMENT FILED 06-19-1974, BOOK MISC. 372, PAGES 521-522, DOC. #14913
- ② ACCESS AGREEMENT FOR CABLE TV FILED 01-27-1989, BOOK MISC. 707A, PAGES 567-575, DOC. #896703, (DEEDED PARCEL 6, SEE GENERAL NOTE 7f)

## EXISTING EASEMENTS - OFFSITE

- ③ PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENT GRANTED BY DOCUMENT FILED 03-22-1995, BOOK 95-7, PAGES 3453-3458, DOC. #95-023512
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## NEW EASEMENT

- ⑤ PRIVATE DRAINAGE EASEMENT GRANTED BY THIS PLAT SERVING UNM MARRIED STUDENT HOUSING PROPERTY TO THE EAST, MAINTENANCE TO BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER.

## NEW EASEMENTS - OFFSITE

- ⑥ PRIVATE DRAINAGE EASEMENT GRANTED BY DOCUMENT FILED 11-10-2003, BOOK A68, PAGE 4034, DOC. #2003204465 SERVING UNM MARRIED STUDENT HOUSING.
- ⑦ NOT USED
- ⑧ PRIVATE NON-SPECIFIC DRAINAGE EASEMENT SERVING PROPOSED TRACT A GRANTED BY DOCUMENT FILED 10-31-2003, BOOK A67, PAGE 9328, DOC. #2003199744.
- ⑨ PRIVATE NON-SPECIFIC ACCESS EASEMENT SERVING PROPOSED TRACT A GRANTED BY DOCUMENT FILED 10-31-2003, BOOK A67, PAGE 9326, DOC. #2003199742.

## MONUMENTATION

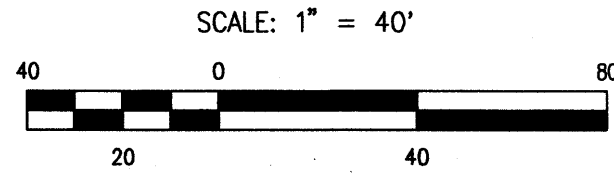
- (A) FOUND #5 REBAR W/CAP STAMPED "LS 3243" WITH WASHER STAMPED "NMPS 11184"
- (B) FOUND #5 REBAR, NO I.D., TAGGED W/WASHER STAMPED "NMPS 11184"
- (C) SET CHISELED "+" IN CONCRETE
- (D) FOUND #4 REBAR, NO I.D., 0.3' NORTH OF PROPERTY LINE
- (E) FOUND #5 REBAR AND CAP STAMPED "NEW MEXICO PS 11184", ON LINE



JEFF MORTENSEN & ASSOCIATES, INC.  
 □ 6010-B MIDWAY PARK BLVD. N.E.  
 □ ALBUQUERQUE □ NEW MEXICO 87109  
 □ ENGINEERS □ SURVEYORS (505) 345-4250  
 JOB #2003.170.3 PLAT2

PLAT OF  
**TRACT A, UNM/T-VI PARKING AREA**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 NOVEMBER, 2003

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 6661895  
 Page 3 of 3  
 12/88/2883 11:22A  
 Mary Herrera Bern. Co. PLAT R 17.00 Bk-2003C Pg-367  
**BK-2003C PG.367**  
 COUNTY CLERK FILING DATA



UNPLATTED  
 LANDS OF T-VI  
 TRACT TWO AS DESCRIBED BY DEED FILED 10-30-1973,  
 BOOK D952, PAGES 434-435, DOC. #79998

(L2)  
 L2

UNPLATTED  
 LANDS OF UNM  
 PARCEL 6 AS DESCRIBED BY CORRECTION DEED  
 FILED 05-23-1969, BOOK D861, PAGES 359-364, DOC. #37183

(L3)  
 L3

TRACT A  
 3.2422 AC. ±

UNPLATTED  
 LANDS OF UNM  
 REMAINING PORTION PARCEL 4 AS DESCRIBED BY CORRECTION DEED  
 FILED 05-23-1969, BOOK D861, PAGES 359-364, DOC. #37183

UNPLATTED  
 LANDS OF UNM  
 AS DESCRIBED BY QUITCLAIM DEED FILED 01-26-1970,  
 BOOK D871, PAGES 306-307, DOC. #63733

EASEMENT TABLE

LINE	DIRECTION	DISTANCE
E1	N 89°59'52" W	171.98'
E2	S 85°21'24" W	12.35'
E3	N 89°59'52" W	47.12'
E4	N 00°30'39" E	12.50'
E5	S 89°59'52" E	39.12'
E6	S 84°03'49" E	28.48'
E7	S 89°59'52" E	163.92'
E8	S 00°30'17" W	8.56'
T1	S 00°30'17" W	29.05'

UNPLATTED  
 LANDS OF T-VI  
 AS DESCRIBED BY QUITCLAIM DEED  
 FILED 07-01-1988, BOOK D337A, PAGE 142, DOC. #8859371

BOUNDARY TABLE

LINE	DIRECTION	DISTANCE
L1	N 00°30'39" E	611.46'
(L1)	N 00°30'57" E	611.37'
L2	S 89°30'17" E	231.32'
(L2)	S 89°29'03" E	231.50'
L3	S 00°30'17" W	609.47'
(L3)	S 00°03'57" W	609.25'
L4	N 89°59'52" W	231.39'
(L4)	S 89°59'27" W	231.51'

UNPLATTED  
 LANDS OF T-VI  
 TRACT B AS DESCRIBED BY QUITCLAIM DEED  
 FILED 07-05-1989, BOOK D363A, PAGES 973-974, DOC. #8957786

L1  
 (L1)

TRACT CA  
 ALBUQUERQUE SPORTS COMPLEX  
 (FILED 12-29-1983, C72-183)

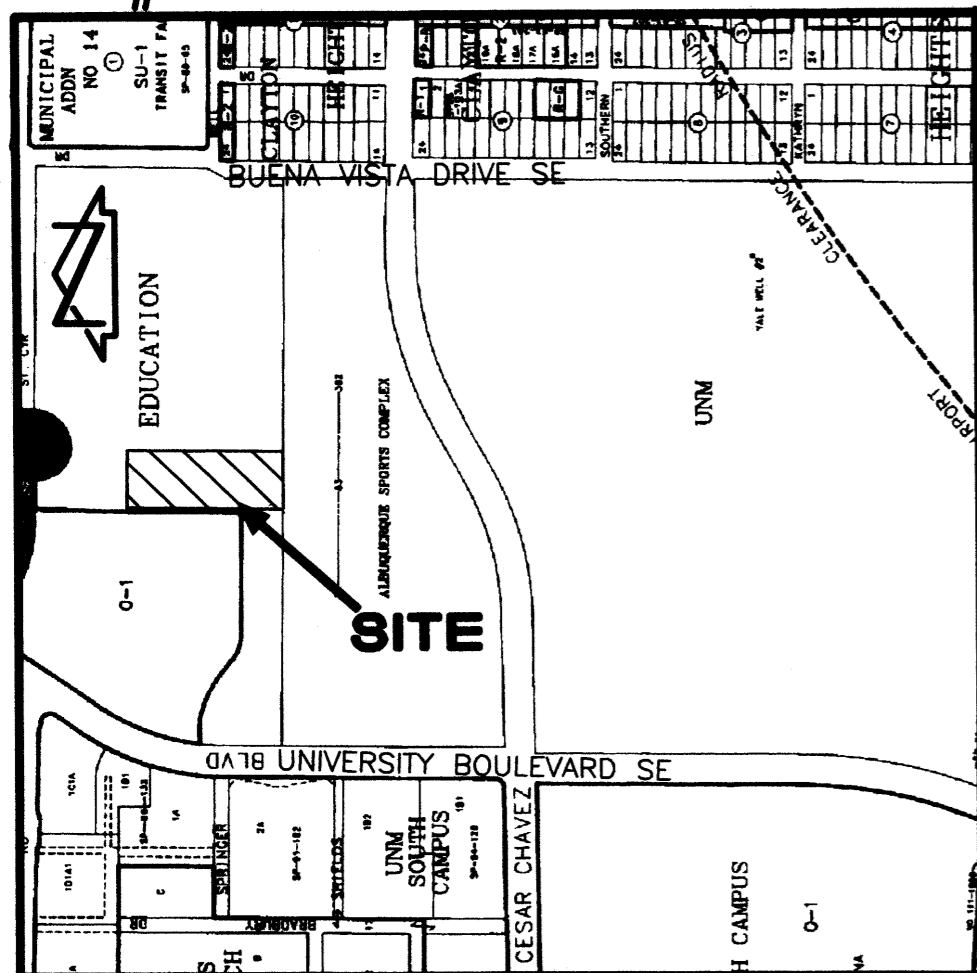
DESCRIPTION POINT  
 OF BEGINNING

S 74°54'38" W (GRID)  
 3187.62' (GROUND)

NEW MEXICO CENTRAL ZONE-NAD 1927  
 A.C.S. STA. "SDC 14-9"  
 X=383,959.11  
 Y=1,480,350.52  
 COMBINED FACTOR=0.99967467  
 DELTA ALPHA=-00'13"22"  
 ELEVATION=5034.6' (TRIG)



JEFF MORTENSEN & ASSOCIATES, INC.  
 6010-B MIDWAY PARK BLVD. N.E.  
 ALBUQUERQUE NEW MEXICO 87109  
 ENGINEERS SURVEYORS (505) 345-4250  
 JOB #2003.170.3 PLAT2



VICINITY MAP

SCALE: 1" = 750'

L-15

FREE CONSENT

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner.

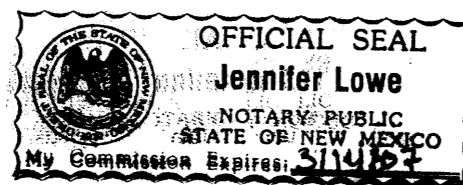
Julie C. Weaks Gutierrez, Vice-President for Business and Finance, The University of New Mexico. Date 4/23/03

ACKNOWLEDGEMENT

STATE OF NEW MEXICO )
COUNTY OF BERNALILLO ) SS

This instrument was acknowledged before me on this 23rd day of April, 2003, by Julie C. Weaks Gutierrez, Vice-President for Business and Finance, The University of New Mexico.

Jennifer Lowe, Notary Public, My Commission Expires 3/14/04



PLAT OF TRACT A, UNM/T-VI PARKING AREA ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO APRIL, 2003

REGENTS OF THE UNIVERSITY OF NEW MEXICO OWNER
SEC. 28, T 10 N, R 3 E, N.M.P.M. LOCATION
ALBUQUERQUE T-VI PARKING LOT SUBDIVISION

COUNTY CLERK FILING DATA

DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising portions of Parcel 4 and Parcel 6, Unplatted Lands of the Regents of the University of New Mexico as they are described by Correction Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 23, 1969, Book D861, Pages 359-364, Document Number 37183; together with a portion of the Unplatted Lands of the Regents of the University of New Mexico as described by Quitclaim Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 26, 1970, Book D871, Pages 306-307, Document Number 63733, and being more particularly described as follows:

Beginning at the southwest corner of the parcel herein described, being a point on the south description line of said Parcel 4, also being a point on the north property line of Tract CA, Albuquerque Sports Complex, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 29, 1983, Book C22, Page 183, whence the A.C.S. Control Station "SDC 14-9" bears S 74°54'38" W a distance of 3187.62 feet; thence N 00°30'39" E a distance of 611.46 feet to the northwest corner of the parcel herein described, being the northwest corner of said Parcel 6, also being the southwest corner of Tract 2, Unplatted Lands of Albuquerque Technical-Vocational Institute as described by Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 30, 1973, Book D952, Pages 434-435, Document Number 79998, and also being a point on the east description line of the Unplatted Lands of Albuquerque Technical-Vocational Institute as described by Quitclaim Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 01, 1988, Book D337A, Page 142, Document Number 8859371, (a.k.a. Tract A, T-VI Parking Lot); thence S 89°30'17" E a distance of 231.32 feet to the northeast corner of the parcel herein described, being a point on the north description line of said Parcel 6, also being a point on the south description line of said unplatted Tract 2; thence S 00°30'17" W a distance of 609.47 feet to the southeast corner of the parcel herein described, being a point on the south description line of said Parcel 4, also being a point on the north property line of said Tract CA; thence N 89°59'52" W a distance of 231.39 feet to the point of beginning and containing 3.2422 acres more or less.

DRB PROJECT #

APPROVALS:

PLANNING DIRECTOR, CITY OF ALBUQUERQUE, NEW MEXICO DATE

Roger A. Green 5-7-03

UTILITY DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

Buddy L. Bigham 5/7/03

CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO DATE

A.M.A.F.C.A. DATE

TRANSPORTATION DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

Christina Sandoval 5/7/03

PARKS & RECREATION, CITY OF ALBUQUERQUE, NEW MEXICO DATE

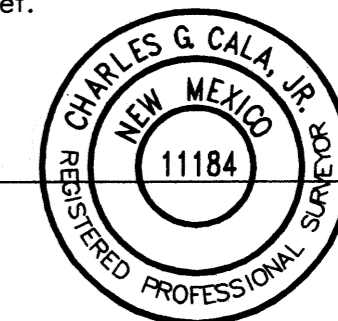
Phyllis Hat 4-24-03

CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO DATE

SURVEYORS CERTIFICATION

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirement for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; 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.

Charles G. Cala, Jr., NMPS 11184

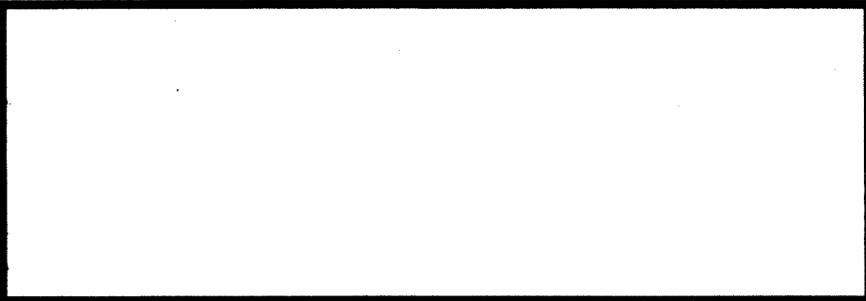


4-22-2003 Date



JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. NE.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (505) 345-4250
JOB #2003.170.3 PLAT

**PLAT OF  
TRACT A, UNM/T-VI PARKING AREA**  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
APRIL, 2003



COUNTY CLERK FILING DATA

**General Notes:**

1. A boundary and improvement survey was performed in March, 2003. Property corners were found or set as indicated.
2. Site located within Section 28, Township 10 N, Range 3 E, N.M.P.M.
3. All distances are ground distances.
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. Record bearings and distances shown in parenthesis are based on the Plat of Survey of T-VI/UNM South Campus Lease Parcel, (see general note 7d).
5. Gross subdivision acreage = 3.2422 acres.
6. Easements, located on the subject property, are based upon the Commitment for Title Insurance issued by LandAmerica-Albuquerque Title company, dated March 13, 2003, (File No. 217852SD). Off site easements shown hereon are based on the Plat of Survey of Lands of Albuquerque Technical-Vocational Institute filed March 06, 1997, Book 97S, Page 15, Records of Bernalillo County, New Mexico.
7. The following documents were utilized for the preparation of this survey:
  - a. Plat of Survey, Lands of Albuquerque Technical-Vocational Institute filed March 06, 1997, Book 97S, Page 15, Records of Bernalillo County, New Mexico.
  - b. Summary Plat of Albuquerque Sports Complex filed December 29, 1983, Book C22, Page 183, Records of Bernalillo County, New Mexico.
  - c. Boundary Survey of Tract CA, Albuquerque Sports Complex prepared by Jeff Mortensen and Associates, Inc., certified on August 17, 1990 (unrecorded).
  - d. Plat of Survey of T-VI/UNM South Campus Lease Parcel prepared by Jeff Mortensen and Associates, Inc., certified on September 05, 1991 (unrecorded).
  - e. Commitment for Title Insurance prepared by LandAmerica Albuquerque Title Company dated March 13, 2003, File No. 217852SD.
  - f. Correction Deed, Parcel 6, filed May 23, 1969, Book D861, Pages 359-364, Doc. #37183, Records of Bernalillo County, New Mexico.
  - g. Correction Deed, Parcel 4, filed May 23, 1969, Book D861, Pages 359-364, Doc. #37183, Records of Bernalillo County, New Mexico.
  - h. Quitclaim Deed filed January 26, 1970, Book D871, Pages 306-307, Doc. #63733, Records of Bernalillo County, New Mexico.
  - i. ALTA/ACSM Land Title Survey of T-VI/UNM South Campus Lease Parcel prepared by Jeff Mortensen and Associates, Inc., certified on April 02, 2003 (unrecorded).
8. No public or private street mileage was created by this plat.
9. The property surveyed hereon is currently not directly served by an access easement or public street right-of-way.
10. Prior to development, City of Albuquerque Water and Sanitary Sewer Service to Tract A, UNM/T-VI Parking Area must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary sewer availability statement.
11. The purpose of this plat is to combine portions of unplatted Parcels 4 and 6; together with an unplatted parcel described by Quitclaim Deed to create Tract A, UNM/T-VI Parking Area.

KEYED NOTES

EXISTING EASEMENTS

- ① 10' PNM MST&T R.O.W. UNDERGROUND EASEMENT GRANTED BY DOCUMENT FILED 06-19-1974, BOOK MISC. 372, PAGES 521-522, DOC. #14913
- ② ACCESS AGREEMENT FOR CABLE TV FILED 01-27-1989, BOOK MISC. 707A, PAGES 567-575, DOC. #896703, (DEEDED PARCEL 6, SEE GENERAL NOTE 7f)

EXISTING EASEMENTS - OFFSITE

- ③ PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENT GRANTED BY DOCUMENT FILED 03-22-1995, BOOK 95-7, PAGES 3453-3458, DOC. #95-023512
- ④ 60' ACCESS EASEMENT RESERVED BY QUITCLAIM DEED FILED 07-05-1989, BOOK D363A, PAGES 973-974, DOC. #8957786

MONUMENTATION

- (A) FOUND #5 REBAR W/CAP STAMPED "LS 3243" WITH WASHER STAMPED "NMPS 11184"
- (B) FOUND #5 REBAR, NO I.D., TAGGED W/WASHER STAMPED "NMPS 11184"
- (C) SET CHISELED "+" IN CONCRETE
- (D) FOUND #4 REBAR, NO I.D., 0.3' NORTH OF PROPERTY LINE
- (E) FOUND #5 REBAR AND CAP STAMPED "NEW MEXICO PS 11184", ON LINE

PRIOR TO FINAL PLAT SIGN-OFF BY THE PLANNING DIRECTOR AND THE CITY ENGINEER, AN EXECUTED AND RECORDED ACCESS EASEMENT SERVING PROPOSED TRACT A SHALL BE REFERENCED ON THIS PLAT.

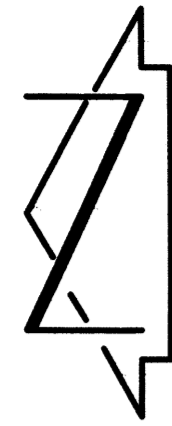


JEFF MORTENSEN & ASSOCIATES, INC.  
 6010-B MIDWAY PARK BLVD. N.E.  
 ALBUQUERQUE  NEW MEXICO 87109  
 ENGINEERS  SURVEYORS (505) 345-4250  
 JOB #2003.170.3 PLAT

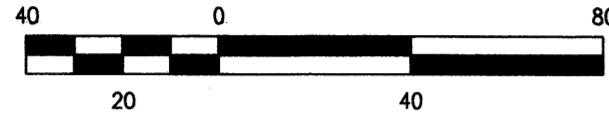


PLAT OF  
**TRACT A, UNM/T-VI PARKING AREA**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2003

COUNTY CLERK FILING DATA



SCALE: 1" = 40'



UNPLATTED  
 LANDS OF T-VI  
 TRACT TWO AS DESCRIBED BY DEED FILED 10-30-1973,  
 BOOK D852, PAGES 434-435, DOC. #79988

(L2)  
 L2

UNPLATTED  
 LANDS OF UNM  
 PARCEL 6 AS DESCRIBED BY CORRECTION DEED  
 FILED 05-23-1969, BOOK D861, PAGES 359-364, DOC. #37183

(L3)  
 L3

TRACT A  
 3.2422 AC. ±

UNPLATTED  
 LANDS OF UNM  
 REMAINING PORTION PARCEL 4 AS DESCRIBED BY CORRECTION DEED  
 FILED 05-23-1969, BOOK D861, PAGES 359-364, DOC. #37183

UNPLATTED  
 LANDS OF UNM  
 AS DESCRIBED BY QUITCLAIM DEED FILED 01-26-1970,  
 BOOK D871, PAGES 306-307, DOC. #63733

TRACT CA  
 ALBUQUERQUE SPORTS COMPLEX  
 (FILED 12-29-1983, 022-183)

UNPLATTED  
 LANDS OF T-VI  
 AS DESCRIBED BY QUITCLAIM DEED  
 FILED 07-01-1988, BOOK D337A, PAGE 142, DOC. #8859371

UNPLATTED  
 LANDS OF T-VI  
 TRACT B AS DESCRIBED BY QUITCLAIM DEED  
 FILED 07-05-1989, BOOK D363A, PAGES 973-974, DOC. #8957786

UNPLATTED  
 LANDS OF UNM  
 REMAINING PORTION PARCEL 4 AS DESCRIBED BY CORRECTION DEED  
 FILED 05-23-1969, BOOK D861, PAGES 359-364, DOC. #37183

DESCRIPTION POINT  
 OF BEGINNING

S 7°54'38" W (GRID)  
 3187.62' (GROUND)

APPROXIMATE VICINITY OF PROPOSED ACCESS EASEMENT  
 TO BE GRANTED TO SERVE PROPOSED TRACT A

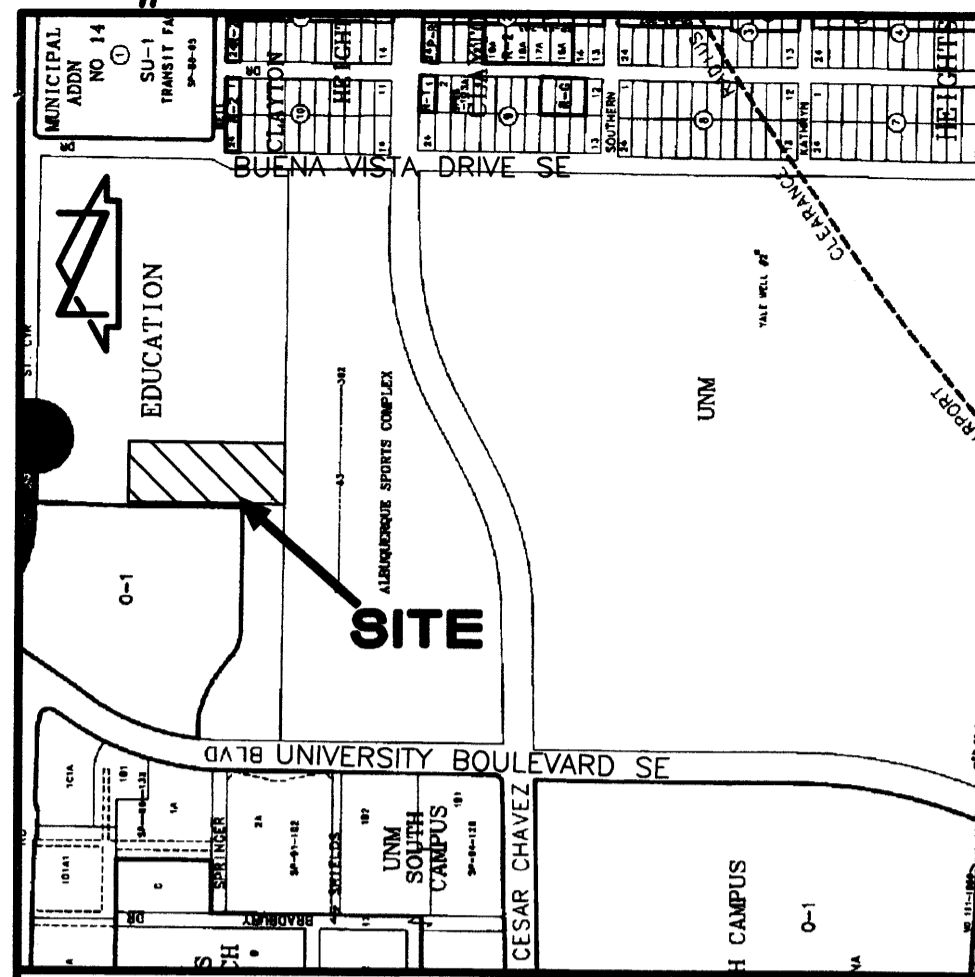
BOUNDARY TABLE

LINE	DIRECTION	DISTANCE
L1	N 00°30'39" E	611.46'
(L1)	N 00°30'57" E	611.37'
L2	S 89°30'17" E	231.32'
(L2)	S 89°29'03" E	231.50'
L3	S 00°30'17" W	609.47'
(L3)	S 00°03'57" W	609.25'
L4	N 89°59'52" W	231.39'
(L4)	S 89°59'27" W	231.51'

NEW MEXICO CENTRAL ZONE-NAD 1927  
 A.C.S. STA. "SDC 14-9"  
 X=383,959.11  
 Y=1,480,350.52  
 COMBINED FACTOR=0.99967467  
 DELTA ALPHA=-00°13'22"  
 ELEVATION=5034.6' (NGVD 29)



JEFF MORTENSEN & ASSOCIATES, INC.  
 6010-B MIDWAY PARK BLVD. N.E.  
 ALBUQUERQUE NEW MEXICO 87109  
 ENGINEERS SURVEYORS (505) 345-4250  
 JOB #2003.170.3 PLAT



**VICINITY MAP**

SCALE: 1" = 750'

**L-15**

**FREE CONSENT**

The subdivision hereon is with the free consent and in accordance with the desires of the undersigned owner.

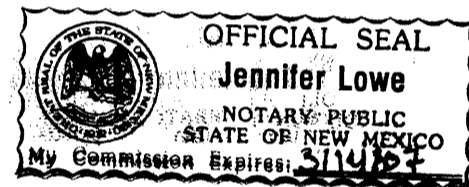
Julie C. Weaks Gutierrez 4/23/03  
 Julie C. Weaks Gutierrez, Vice-President for Business and Finance, Date  
 The University of New Mexico

**ACKNOWLEDGEMENT**

STATE OF NEW MEXICO )  
 COUNTY OF BERNALILLO ) SS

This instrument was acknowledged before me on this 23rd day of April, 2003, by Julie C. Weaks Gutierrez, Vice-President for Business and Finance, The University of New Mexico.

Jennifer Lowe  
 Notary Public



PLAT OF  
**TRACT A, UNM/T-VI PARKING AREA**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2003

REGENTS OF THE UNIVERSITY OF  
 NEW MEXICO  
 OWNER  
 SEC. 28, T 10 N, R 3 E, N.M.P.M.  
 LOCATION  
 ALBUQUERQUE T-VI PARKING LOT  
 SUBDIVISION

**COUNTY CLERK FILING DATA**

DRB PROJECT # 1002626

**APPROVALS:**

PLANNING DIRECTOR, CITY OF ALBUQUERQUE, NEW MEXICO DATE

UTILITY DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

CITY ENGINEER, CITY OF ALBUQUERQUE, NEW MEXICO DATE

A.M.A.F.C.A. DATE

TRANSPORTATION DEVELOPMENT, CITY OF ALBUQUERQUE, NEW MEXICO DATE

PARKS & RECREATION, CITY OF ALBUQUERQUE, NEW MEXICO DATE

JLB 4-24-03  
 CITY SURVEYOR, CITY OF ALBUQUERQUE, NEW MEXICO DATE

**DESCRIPTION**

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising portions of Parcel 4 and Parcel 6, Unplatted Lands of the Regents of the University of New Mexico as they are described by Correction Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 23, 1969, Book D861, Pages 359-364, Document Number 37183; together with a portion of the Unplatted Lands of the Regents of the University of New Mexico as described by Quitclaim Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 26, 1970, Book D871, Pages 306-307, Document Number 63733, and being more particularly described as follows:

Beginning at the southwest corner of the parcel herein described, being a point on the south description line of said Parcel 4, also being a point on the north property line of Tract CA, Albuquerque Sports Complex, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 29, 1983, Book C22, Page 183, whence the A.C.S. Control Station "SDC 14-9" bears S 74°54'38" W a distance of 3187.62 feet; thence N 00°30'39" E a distance of 611.46 feet to the northwest corner of the parcel herein described, being the northwest corner of said Parcel 6, also being the southwest corner of Tract 2, Unplatted Lands of Albuquerque Technical-Vocational Institute as described by Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 30, 1973, Book D952, Pages 434-435, Document Number 79998, and also being a point on the east description line of the Unplatted Lands of Albuquerque Technical-Vocational Institute as described by Quitclaim Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 01, 1988, Book D337A, Page 142, Document Number 8859371, (a.k.a. Tract A, T-VI Parking Lot); thence S 89°30'17" E a distance of 231.32 feet to the northeast corner of the parcel herein described, being a point on the north description line of said Parcel 6, also being a point on the south description line of said unplatted Tract 2; thence S 00°30'17" W a distance of 609.47 feet to the southeast corner of the parcel herein described, being a point on the south description line of said Parcel 4, also being a point on the north property line of said Tract CA; thence N 89°59'52" W a distance of 231.39 feet to the point of beginning and containing 3.2422 acres more or less.

PRELIMINARY PLAT  
 APPROVED BY DE  
 ON 5/7/03

**SURVEYORS CERTIFICATION**

I, Charles G. Cala, Jr., New Mexico Professional Surveyor No. 11184, do hereby certify; that this Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that the survey shows all easements made known to me by this owner, utility companies, or other parties expressing an interest; that this survey complies with the minimum requirement for Monumentation and Surveys of the Albuquerque Subdivision Ordinance; 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.

Charles G. Cala, Jr.  
 Charles G. Cala, Jr., NMPS 11184



4-22-2003  
 Date



JEFF MORTENSEN & ASSOCIATES, INC.  
 6010-B MIDWAY PARK BLVD. N.E.  
 ALBUQUERQUE NEW MEXICO 87109  
 ENGINEERS SURVEYORS (505) 345-4250  
 JOB #2003.170.3 PLAT

PLAT OF  
**TRACT A, UNM/T-VI PARKING AREA**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2003

COUNTY CLERK FILING DATA

## General Notes:

1. A boundary and improvement survey was performed in March, 2003. Property corners were found or set as indicated.
2. Site located within Section 28, Township 10 N, Range 3 E, N.M.P.M.
3. All distances are ground distances.
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. Record bearings and distances shown in parenthesis are based on the Plat of Survey of T-VI/UNM South Campus Lease Parcel, (see general note 7d).
5. Gross subdivision acreage = 3.2422 acres.
6. Easements, located on the subject property, are based upon the Commitment for Title Insurance issued by LandAmerica-Albuquerque Title company, dated March 13, 2003, (File No. 217852SD). Off site easements shown hereon are based on the Plat of Survey of Lands of Albuquerque Technical-Vocational Institute filed March 06, 1997, Book 97S, Page 15, Records of Bernalillo County, New Mexico.
7. The following documents were utilized for the preparation of this survey:
  - a. Plat of Survey, Lands of Albuquerque Technical-Vocational Institute filed March 06, 1997, Book 97S, Page 15, Records of Bernalillo County, New Mexico.
  - b. Summary Plat of Albuquerque Sports Complex filed December 29, 1983, Book C22, Page 183, Records of Bernalillo County, New Mexico.
  - c. Boundary Survey of Tract CA, Albuquerque Sports Complex prepared by Jeff Mortensen and Associates, Inc., certified on August 17, 1990 (unrecorded).
  - d. Plat of Survey of T-VI/UNM South Campus Lease Parcel prepared by Jeff Mortensen and Associates, Inc., certified on September 05, 1991 (unrecorded).
  - e. Commitment for Title Insurance prepared by LandAmerica Albuquerque Title Company dated March 13, 2003, File No. 217852SD.
  - f. Correction Deed, Parcel 6, filed May 23, 1969, Book D861, Pages 359-364, Doc. #37183, Records of Bernalillo County, New Mexico.
  - g. Correction Deed, Parcel 4, filed May 23, 1969, Book D861, Pages 359-364, Doc. #37183, Records of Bernalillo County, New Mexico.
  - h. Quitclaim Deed filed January 26, 1970, Book D871, Pages 306-307, Doc. #63733, Records of Bernalillo County, New Mexico.
  - i. ALTA/ACSM Land Title Survey of T-VI/UNM South Campus Lease Parcel prepared by Jeff Mortensen and Associates, Inc., certified on April 02, 2003 (unrecorded).
8. No public or private street mileage was created by this plat.
9. The property surveyed hereon is currently not directly served by an access easement or public street right-of-way.
10. Prior to development, City of Albuquerque Water and Sanitary Sewer Service to Tract A, UNM/T-VI Parking Area must be verified and coordinated with the Public Works Department, City of Albuquerque, via a request for a water and sanitary sewer availability statement.
11. The purpose of this plat is to combine portions of unplatted Parcels 4 and 6; together with an unplatted parcel described by Quitclaim Deed to create Tract A, UNM/T-VI Parking Area.

## KEYED NOTES

## EXISTING EASEMENTS

- ① 10' PNM MST&T R.O.W. UNDERGROUND EASEMENT GRANTED BY DOCUMENT FILED 06-19-1974, BOOK MISC. 372, PAGES 521-522, DOC. #14913
- ② ACCESS AGREEMENT FOR CABLE TV FILED 01-27-1989, BOOK MISC. 707A, PAGES 567-575, DOC. #896703, (DEEDED PARCEL 6, SEE GENERAL NOTE 7f)

## EXISTING EASEMENTS - OFFSITE

- ③ PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENT GRANTED BY DOCUMENT FILED 03-22-1995, BOOK 95-7, PAGES 3453-3458, DOC. #95-023512
- ④ 60' ACCESS EASEMENT RESERVED BY QUITCLAIM DEED FILED 07-05-1989, BOOK D363A, PAGES 973-974, DOC. #8957786

## MONUMENTATION

- (A) FOUND #5 REBAR W/CAP STAMPED "LS 3243" WITH WASHER STAMPED "NMPS 11184"
- (B) FOUND #5 REBAR, NO I.D., TAGGED W/WASHER STAMPED "NMPS 11184"
- (C) SET CHISELED "+" IN CONCRETE
- (D) FOUND #4 REBAR, NO I.D., 0.3' NORTH OF PROPERTY LINE
- (E) FOUND #5 REBAR AND CAP STAMPED "NEW MEXICO PS 11184", ON LINE

PRIOR TO FINAL PLAT SIGN-OFF BY THE PLANNING DIRECTOR AND THE CITY ENGINEER, AN EXECUTED AND RECORDED ACCESS EASEMENT SERVING PROPOSED TRACT A SHALL BE REFERENCED ON THIS PLAT.



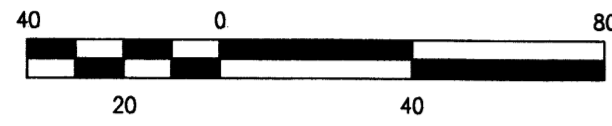
JEFF MORTENSEN & ASSOCIATES, INC.  
 □ 6010-B MIDWAY PARK BLVD. N.E.  
 □ ALBUQUERQUE □ NEW MEXICO 87109  
 □ ENGINEERS □ SURVEYORS (505) 345-4250  
 JOB #2003.170.3 PLAT

PLAT OF  
**TRACT A, UNM/T-VI PARKING AREA**  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
 APRIL, 2003

COUNTY CLERK FILING DATA



SCALE: 1" = 40'



UNPLATTED  
 LANDS OF T-VI  
 TRACT TWO AS DESCRIBED BY DEED FILED 10-30-1973,  
 BOOK D862, PAGES 434-435, DOC. #78998

(L2)  
 L2

UNPLATTED  
 LANDS OF UNM  
 PARCEL 6 AS DESCRIBED BY CORRECTION DEED  
 FILED 05-23-1969, BOOK D861, PAGES 359-364, DOC. #37183

(L3)  
 L3

TRACT A  
 3.2422 AC. ±

UNPLATTED  
 LANDS OF UNM  
 REMAINING PORTION PARCEL 4 AS DESCRIBED BY CORRECTION DEED  
 FILED 05-23-1969, BOOK D861, PAGES 359-364, DOC. #37183

UNPLATTED  
 LANDS OF UNM  
 AS DESCRIBED BY QUITCLAIM DEED FILED 01-26-1970,  
 BOOK D871, PAGES 386-387, DOC. #63733

TRACT CA  
 ALBUQUERQUE SPORTS COMPLEX  
 (FILED 12-29-1983, C22-183)

UNPLATTED  
 LANDS OF T-VI  
 AS DESCRIBED BY QUITCLAIM DEED  
 FILED 07-01-1988, BOOK D337A, PAGE 142, DOC. #8859371

UNPLATTED  
 LANDS OF T-VI  
 TRACT B AS DESCRIBED BY QUITCLAIM DEED  
 FILED 07-05-1989, BOOK D363A, PAGES 973-974, DOC. #8957786

UNPLATTED  
 LANDS OF UNM  
 REMAINING PORTION PARCEL 4 AS DESCRIBED BY CORRECTION DEED  
 FILED 05-23-1969, BOOK D861, PAGES 359-364, DOC. #37183

DESCRIPTION POINT  
 OF BEGINNING

S 74°54'38" W (GRID)  
 3187.62' (GROUND)

APPROXIMATE VICINITY OF PROPOSED ACCESS EASEMENT  
 TO BE GRANTED TO SERVE PROPOSED TRACT A

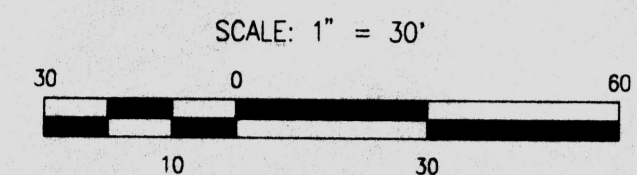
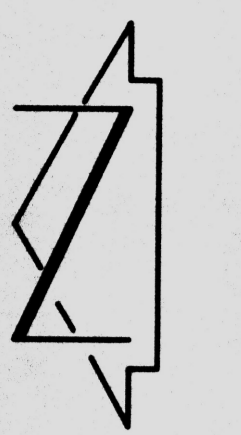
NEW MEXICO CENTRAL ZONE-NAD 1927  
 A.C.S. STA. "SDC 14-9"  
 X=383,959.11  
 Y=1,480,350.52  
 COMBINED FACTOR=0.99967467  
 DELTA ALPHA=-0°13'22"  
 ELEVATION=5034.6' (NGVD 29)

BOUNDARY TABLE

LINE	DIRECTION	DISTANCE
L1	N 00°30'39" E	611.46'
(L1)	N 00°30'57" E	611.37'
L2	S 89°30'17" E	231.32'
(L2)	S 89°29'03" E	231.50'
L3	S 00°30'17" W	609.47'
(L3)	S 00°03'57" W	609.25'
L4	N 89°59'52" W	231.39'
(L4)	S 89°59'27" W	231.51'



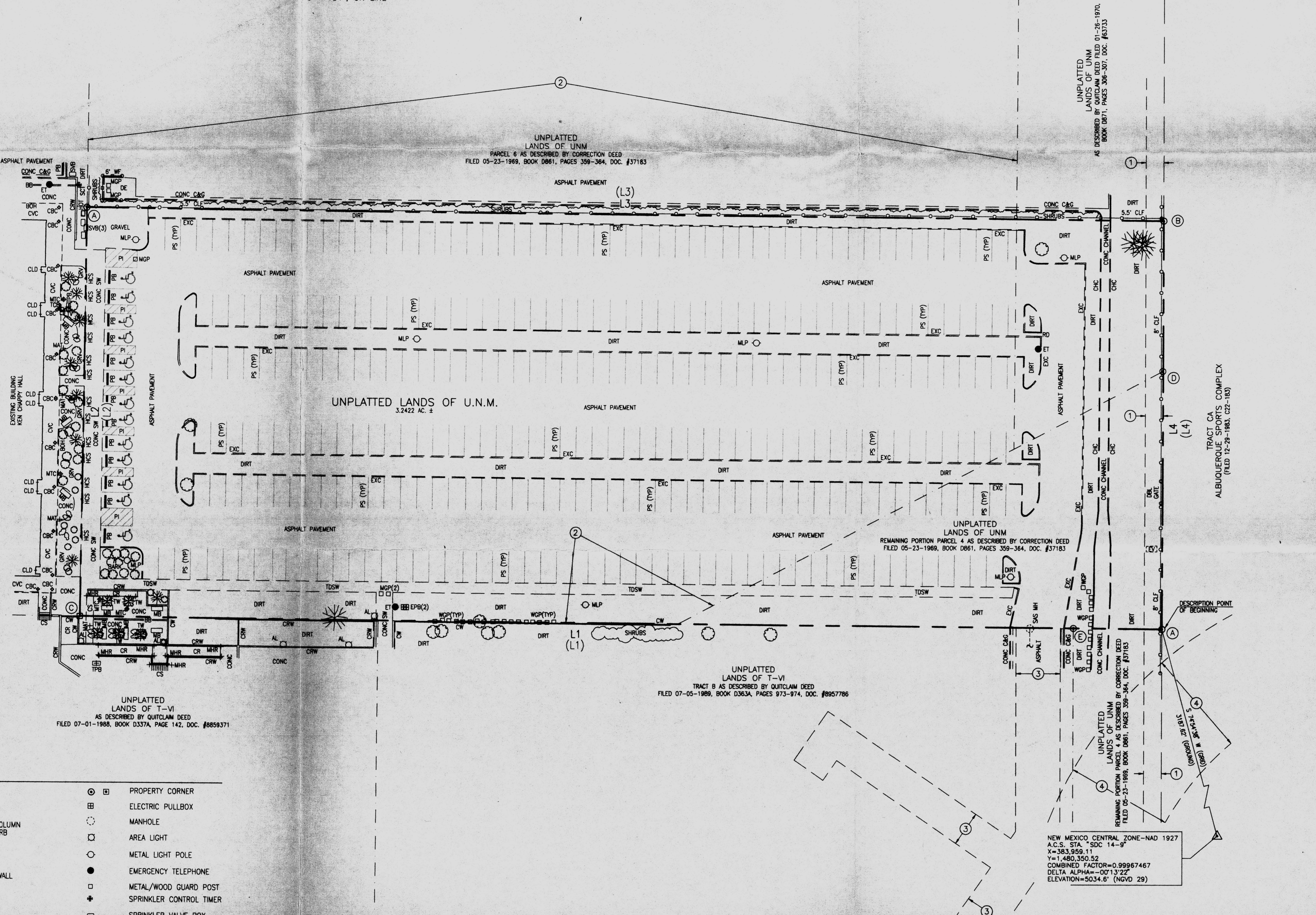
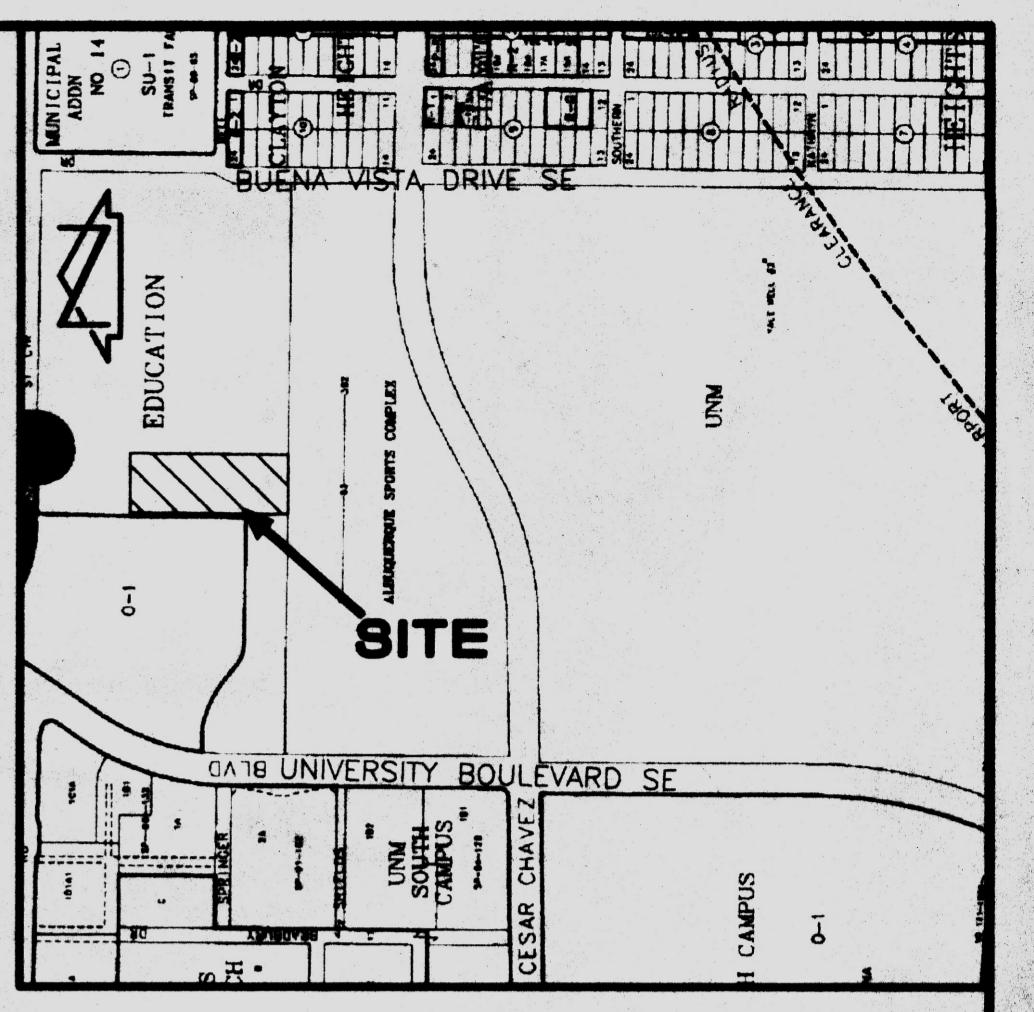
JEFF MORTENSEN & ASSOCIATES, INC.  
 6010-B MIDWAY PARK BLVD, N.E.  
 ALBUQUERQUE NEW MEXICO 87109  
 ENGINEERS SURVEYORS (505) 345-4250  
 JOB #2003.170.3 PLAT



KEYED NOTES

- (A) FOUND #5 REBAR W/CAP STAMPED "NMLS 3243" WITH WASHER STAMPED "NMPS 11184"
- (B) FOUND #5 REBAR, NO I.D., TAGGED W/WASHER STAMPED "NMPS 11184"
- (C) SET CHISELED "+" IN CONCRETE
- (D) FOUND #4 REBAR, NO I.D., 0.3' NORTH OF PROPERTY LINE
- (E) FOUND #5 REBAR AND CAP STAMPED "NEW MEXICO PS 11184", ON LINE
- (1) 10' PNM MST&T R.O.W. UNDERGROUND EASEMENT GRANTED BY DOCUMENT FILED 06-19-1974, BOOK MISC. 372, PAGES 521-522, DOC. #14913
- (2) ACCESS AGREEMENT FOR CABLE TV FILED 01-27-1989, BOOK MISC. 707A, PAGES 567-575, DOC. #896703, (DEEDED PARCEL 6, SEE GENERAL NOTE 7)
- (3) PUBLIC WATERLINE AND PUBLIC SANITARY SEWER EASEMENT GRANTED BY DOCUMENT FILED 03-22-1995, BOOK 95-7, PAGES 3453-3458, DOC. #95-023512, (OFFSITE)
- (4) 60' ACCESS EASEMENT RESERVED BY QUITCLAIM DEED FILED 07-05-1989, BOOK D363A, PAGES 973-974, DOC. #8957786, (OFFSITE)

*Proj 1002626*



LEGAL DESCRIPTION

A certain tract of land located within the Corporate Limits of the City of Albuquerque, New Mexico, comprising portions of Parcel 4 and Parcel 6, Unplatted Lands of the Regents of the University of New Mexico as they are described by Correction Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on May 23, 1969, Book D861, Pages 359-364, Document Number 37183; together with a portion of the Unplatted Lands of the Regents of the University of New Mexico as described by Quitclaim Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 26, 1970, Book D871, Pages 306-307, Document Number 63733, and being more particularly described as follows:

Beginning at the southwest corner of the parcel herein described, being a point on the south description line of said Parcel 4, also being a point on the north property line of Tract CA, Albuquerque Sports Complex, as the same is shown and designated on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on December 29, 1983, Book C22, Page 183, whence the A.C.S. Control Station "SDC 14-9" bears S 74°54'30" W a distance of 3187.62 feet; thence N 00°30'39" E a distance of 611.46 feet to the northwest corner of the parcel herein described, being the northwest corner of said Parcel 6, also being the southwest corner of Tract 2, Unplatted Lands of Albuquerque Technical-Vocational Institute as described by Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on October 30, 1973, Book D952, Pages 434-435, Document Number 79998, and also being a point on the east description line of the Unplatted Lands of Albuquerque Technical-Vocational Institute as described by Quitclaim Deed filed in the Office of the County Clerk of Bernalillo County, New Mexico on July 01, 1988, Book D337A, Page 142, Document Number 8859371, (a.k.a. Tract A, T-VI Parking Lot); thence S 89°30'17" E a distance of 231.32 feet to the northeast corner of the parcel herein described, being a point on the north description line of said Parcel 6, also being a point on the south description line of said unplatted Tract 2; thence S 00°30'17" W a distance of 609.47 feet to the southeast corner of the parcel herein described, being a point on the south description line of said Parcel 4, also being a point on the north property line of said Tract CA; thence N 89°59'52" W a distance of 231.39 feet to the point of beginning and containing 3.2422 acres more or less.

General Notes:

1. A boundary and improvement survey was performed in March, 2003. Property corners were found or set as indicated.
2. Site located within Section 28, Township 10 N, Range 3 E, N.M.P.M.
3. All distances are ground distances.
4. Bearings shown hereon are New Mexico State Plane Grid Bearings, Central Zone. Record bearings and distances shown in parenthesis are based on the Plat of Survey of T-VI/UNM South Campus Lease Parcel, (see general note 7d).
5. The property surveyed hereon contains 3.2422 acres.
6. Easements, located on the subject property, are based upon the Commitment for Title Insurance issued by LandAmerica-Albuquerque Title Company, dated March 13, 2003, (File No. 217852SD). Off-site easements shown hereon are based on the Plat of Survey of Lands of Albuquerque Technical-Vocational Institute filed March 06, 1997, Book 97S, Page 15, Records of Bernalillo County, New Mexico.
7. The following documents were utilized for the preparation of this survey:
  - a. Plat of Survey, Lands of Albuquerque Technical-Vocational Institute filed March 06, 1997, Book 97S, Page 15, Records of Bernalillo County, New Mexico.
  - b. Summary Plat of Albuquerque Sports Complex filed December 29, 1983, Book C22, Page 183, Records of Bernalillo County, New Mexico.
  - c. Boundary Survey of Tract CA, Albuquerque Sports Complex prepared by Jeff Mortensen and Associates, Inc., certified on August 17, 1990 (unrecorded).
  - d. Plat of Survey of T-VI/UNM South Campus Lease Parcel prepared by Jeff Mortensen and Associates, Inc., certified on September 05, 1991 (unrecorded).
  - e. Commitment for Title Insurance prepared by LandAmerica Albuquerque Title Company dated March 13, 2003, File No. 217852SD.
  - f. Correction Deed, Parcel 6, filed May 23, 1969, Book D861, Pages 359-364, Doc. #37183, Records of Bernalillo County, New Mexico.
  - g. Correction Deed, Parcel 4, filed May 23, 1969, Book D861, Pages 359-364, Doc. #37183, Records of Bernalillo County, New Mexico.
  - h. Quitclaim Deed filed January 26, 1970, Book D871, Pages 306-307, Doc. #63733, Records of Bernalillo County, New Mexico.
8. The subject property has 317 standard parking spaces and 13 handicapped parking spaces for a total of 330 parking spaces.
9. The property surveyed hereon is currently not directly served by an access easement or public street right-of-way.

BOUNDARY TABLE

LINE	DIRECTION	DISTANCE
L1	N 00°30'39" E	611.46'
(L1)	N 00°30'57" E	611.37'
L2	S 89°30'17" E	231.32'
(L2)	S 89°29'03" E	231.50'
L3	S 00°30'17" W	609.47'
(L3)	S 00°03'57" W	609.25'
L4	N 89°59'52" W	231.39'
(L4)	S 89°59'27" W	231.51'

**LEGEND**

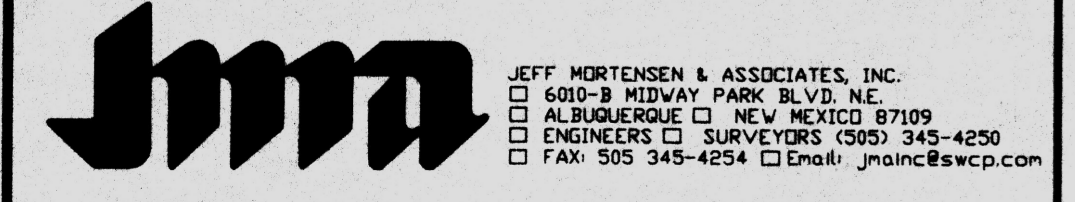
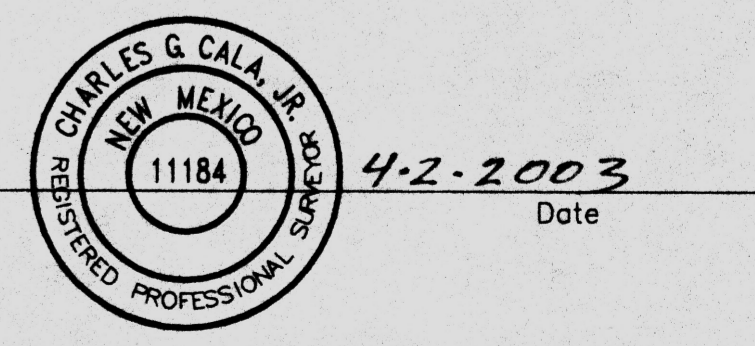
AL	AREA LIGHT	□	PROPERTY CORNER
BB	BRICK BAND	○	ELECTRIC PULLBOX
BOH	BUILDING OVERHANG	○	MANHOLE
CB&G	CURB AND GUTTER	○	AREA LIGHT
CBC	CONCRETE BUILDING COLUMN	○	METAL LIGHT POLE
CHC	CONCRETE HEADER CURB	○	EMERGENCY TELEPHONE
CLD	CENTERLINE DOOR	□	METAL/WOOD GUARD POST
CLF	CHAIN LINK FENCE	+	SPRINKLER CONTROL TIMER
CONC	CONCRETE	□	SPRINKLER VALVE BOX
CR	CONCRETE RAMP	□	TELEPHONE CABINET/PULLBOX
CRW	CONCRETE RETAINING WALL	+	METAL TRASH CAN
CS	CONCRETE STEPS	+	HANDICAPPED PARKING SIGN
CVC	COVERED CONCRETE	○	CHAIN LINK FENCE
CW	CONCRETE WALL	—	WOOD FENCE
DBL	DOUBLE	---	DESCRIPTION LINE
DE	CONCRETE DUMPSTER ENCLOSURE	---	ADJOINER LINE
EPB	ELECTRIC PULLBOX	---	PROPERTY LINE
ET	EMERGENCY TELEPHONE	○	DECIDUOUS TREE
EV	ELECTRIC VAULT	○	SHRUB
EXC	EXTRUDED CONCRETE CURB	○	SMALL DECIDUOUS TREE
GH	GRASS	○	LANDSCAPE ROCK
HCS	HANDICAPPED PARKING SIGN		
HOT	WATERLINE HOT BOX		
MAT	METAL ASH TRAY		
MB	METAL BENCH		
MGP	METAL GUARD POST		
MH	MANHOLE		
MHR	METAL HANDRAIL		
MLP	METAL LIGHT POLE		
MTC	METAL TRASH CAN		
PI	PAINTED ISLAND		
PS	PAINTED PARKING STRIPE		
RO	CONCRETE ROUNDOWN		
SAS	SANITARY SEWER		
SCT	SPRINKLER CONTROL TIMER		
SVB	SPRINKLER VALVE BOX		
SW	CONCRETE SIDEWALK		
TGB	TELEPHONE CABINET		
TDSW	CONCRETE TURNDOWN SIDEWALK		
TPB	TELEPHONE PULLBOX		
TV	TELEPHONE VAULT		
TW	TREE WELL		
TYP	TYPICAL		
WF	WOOD FENCE		
WCP	WOOD GUARD POST		

SURVEYORS CERTIFICATION

To The Albuquerque Technical and Vocational Institute District, Regents of the University of New Mexico, LandAmerica-Albuquerque Title Company:

This is to certify that this map or plot and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1, 2, 4, 8 and 9 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, the undersigned further certifies that proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance, and Closure Requirements for Surveying Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

*Charles G. Cole, Jr.*  
Charles G. Cole, Jr., NMPS 11184



**A.L.T.A./A.C.S.M. LAND TITLE SURVEY**  
**UNPLATTED LANDS OF THE REGENTS OF THE UNIVERSITY OF NEW MEXICO**

SURVEYED BY	R.G.W.	DATE	04-02-2003	BY		REVISIONS	JOB NO.	2003.170.3
DRAWN BY	J.N.T.	DATE	04-2003	BY				
APPROVED BY	C.G.C.	DATE		BY				