

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 1.9616 ACRES±
 ZONE ATLAS INDEX NO: G-14-Z
 NO. OF TRACTS CREATED: 2
 NO. OF LOTS CREATED: 0
 MILES OF FULL-WIDTH STREETS CREATED: 0
 DATE OF SURVEY: AUGUST 24, 2007

Disclosure Statement:

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING REMAINING PORTIONS OF EIGHT LOTS AND ONE TRACT INTO TWO NEW TRACTS, TO GRANT AN EASEMENT AND TO DEDICATE ADDITIONAL STREET RIGHT OF WAY FOR CANDELARIA ROAD, NW AND FOURTH STREET, NW, TO THE CITY OF ALBUQUERQUE.

Notes:

- MISC. DATA: ZONING P, C-1 AND C-3
- BEARINGS SHOWN ARE GRID BEARINGS (NEW MEXICO STATE PLANE CENTRAL ZONE - NAD 1927).
- ALL DISTANCES ARE GROUND DISTANCES-US SURVEY FOOT.
- THIS PROPERTY LIES WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 5, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- PLAT SHOWS ALL EASEMENTS OF RECORD.
- SP NO. 2007390078.

Easements

THIS PLAT SHOWS EXISTING RECORDED AND APPARENT EASEMENTS AS NOTED.

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON AND JOINT USE OF:

- PNM ELECTRIC SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, COMMUNICATION FACILITIES, TRANSFORMERS, POLES AND ANY OTHER EQUIPMENT, FIXTURES, STRUCTURES AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICE.
- PNM GAS SERVICES FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS.
- QWEST CORPORATION 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.
- COMCAST CABLE 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 ERRECTED 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.

EASEMENTS FOR ELECTRIC TRANSFORMERS/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN FEET (10') IN FRONT OF TRANSFORMER/SWITCHGEAR DOOR AND FIVE FEET (5') ON EACH SIDE.

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND GAS SERVICES (PNM) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES HEREON. CONSEQUENTLY, PNM DOES NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS TO WHICH IT MAY BE ENTITLED.

DOCH 2007151771
 10/31/2007 02:51 PM Page 1 of 2
 PLAT R:12 00 B: 2007 Page: 0323 R. Toulouse, Bernalillo County

Plat of
 Tracts "A" and "B"
**New Mexico Bank
 and Trust**
 Albuquerque, Bernalillo County, New Mexico
 October 2007

Project No. 1006890
 Application No. 07DRB- 70308

Utility Approvals

Charles F. Brown 10-25-07
 PNM ELECTRIC SERVICES DATE
Charles F. Brown 10-25-07
 PNM GAS SERVICES DATE
Daniel R. Del... 10/25/07
 QWEST TELECOMMUNICATIONS DATE
Gene Bulson 10-30-07
 COMCAST DATE

City Approvals

[Signature] 10-23-07
 CITY SURVEYOR DATE
 N/A *[Signature]* 10/29/07
 REAL PROPERTY DIVISION DATE
 N/A *[Signature]* 10/29/07
 ENVIRONMENTAL HEALTH DEPARTMENT DATE
[Signature] 10-24-07
 TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT DATE
[Signature] 10-24-07
 WATER UTILITY DEPARTMENT ABCWUA DATE
Christina Sandoval 10/24/07
 PARKS AND RECREATION DEPARTMENT DATE
Bradley J. Bingham 10/24/07
 AMAFCA DATE
Bradley J. Bingham 10/24/07
 CITY ENGINEER DATE
[Signature] 10/29/07
 DRB CHAIRPERSON PLANNING DEPARTMENT

THIS IS TO CERTIFY THAT THE MEASUREMENTS AND CALCULATIONS WERE MADE AND PAID ON UPC # 10406033114640901 See attached
 PROPERTY OWNER OF RECORD
New Mexico Bank and Trust
 COUNTY CLERK'S OFFICE
[Signature] 10/31/07

Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

[Signature] 10/29/07
 LARRY W. MEDRANO
 N.M.P.S. No. 11993
 DATE



**PRECISION
 SURVEYS, INC.**

8500-A Jefferson Street, NE
 Albuquerque, NM 87113
 866.442.8011 TOLL FREE
 505.856.5700 PHONE
 505.856.7900 FAX

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 5, TOWNSHIP 10, NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO COMPRISING OF LOTS NUMBERED FIVE (5), SIX (6), SEVEN (7), EIGHT (8), NINE (9), TEN (10), ELEVEN (11) AND THE EAST THIRTY-EIGHT FEET (38') OF LOT NUMBERED TWELVE (12) IN BLOCK NUMBERED SEVENTEEN (17) OF MONKBRIDGE, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 24, 1917, IN VOLUME C2, FOLIO 88, LESS AND EXCEPT THAT PORTION OF LOT 10, CONVEYED TO THE CITY OF ALBUQUERQUE, NEW MEXICO IN THAT CERTAIN WARRANTY DEED RECORDED SEPTEMBER 26, 1958, IN BOOK D444, PAGE 175, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, LESS THAN AND EXCEPTING THOSE PORTIONS OF LOTS 11 AND 12 CONVEYED TO THE CITY OF ALBUQUERQUE BY WARRANTY DEED RECORDED MAY 24, 1960, IN BOOK D543, PAGE 619, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, WHICH IS INCLUDED IN THE PRESENT RIGHT-OF-WAY OF CANDELARIA ROAD N.W.

TOGETHER WITH:
 TRACT NUMBERED FIFTEEN-A (15-A) OF THE REPLAT OF THE WEST TWO (2) FEET OF LOT NUMBERED TWELVE, ALL OF LOTS NUMBERED THIRTEEN (13), FOURTEEN (14) AND FIFTEEN (15) IN BLOCK NUMBERED SEVENTEEN (17) OF MONKBRIDGE, AS THE SAME IS SHOWN AND DESIGNATED ON THE CORRECT PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 10, 1994, IN VOLUME 94C, FOLIO 265, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE GRID BEARINGS CENTRAL ZONE-NORTH AMERICAN DATUM OF 1927) AND GROUND DISTANCES (U.S. SURVEY FOOT) AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF DESCRIBED TRACT LYING ON THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF FOURTH STREET, NW AND THE NORTH RIGHT OF WAY LINE OF CANDELARIA ROAD, NW, MARKED BY A FOUND CHISELED "V" IN CONCRETE, FROM WHENCE A TIE TO ALBUQUERQUE CONTROL SURVEY MONUMENT "5-615" BEARS S 70°52'53" E, A DISTANCE OF 1,847.53 FEET;

THENCE FROM SAID BEGINNING POINT, N 70°58'51" W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 278.13 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 4071";

THENCE N 70°53'57" W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 110.97 FEET TO A POINT OF CURVATURE MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 35.35 FEET, A DELTA ANGLE OF 81°00'45", AND A CHORD OF N 31°03'20" W, A DISTANCE OF 32.48 FEET TO A POINT OF TANGENCY LYING ON THE EAST RIGHT OF WAY LINE OF FIFTH STREET, NW, MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 09°06'46" E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 173.83 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT MARKED BY A FOUND PK NAIL WITH WASHER "PS 10042";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, S 70°34'44" E, A DISTANCE OF 132.27 FEET TO AN ANGLE POINT MARKED BY A FOUND CONCRETE NAIL WITH TAG "PS 4071";

THENCE S 71°07'52" E, A DISTANCE OF 77.88 FEET TO AN ANGLE POINT MARKED BY A FOUND NUMBER 4 REBAR (BENT);

THENCE N09°08'04" E, A DISTANCE OF 34.96 FEET TO AN ANGLE POINT, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 4071";

THENCE S 71°10'25" E, A DISTANCE OF 200.07 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT LYING ON SAID WEST RIGHT OF WAY LINE OF FOURTH STREET, NW, MARKED BY A SET NUMBER 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°03'41" W ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 230.01 FEET TO THE POINT OF BEGINNING, CONTAINING 1.9616 ACRES (85,447 SQUARE FEET), MORE OR LESS, NOW COMPRISING TRACTS "A" AND "B", NEW MEXICO BANK AND TRUST.

Free Consent and Dedication

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS MARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED.

SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS

SAID OWNER AND/OR PROPRIETOR DOES HEREBY DEDICATE ADITONAL STREET AND PUBLIC RIGHTS OF WAY FOR CANDELARIA ROAD, NW AND FOURTH STREET, NW SHOWN HEREON TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE WITH WARRANTY COVENANTS.

[Signature] 10-23-07
 STEPHEN MONTOYA
 EXECUTIVE VICE-PRESIDENT
 NEW MEXICO BANK AND TRUST, INC.
 A NEW MEXICO CORPORATION

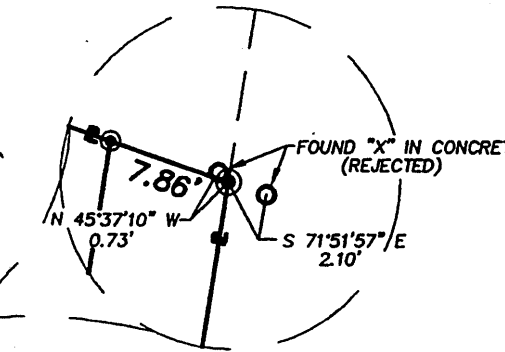
Acknowledgment
 STATE OF NEW MEXICO) SS
 COUNTY OF BERNALILLO)
 OFFICIAL SEAL
 Lisa Parish
 NOTARY PUBLIC
 STATE OF NEW MEXICO
 My Commission Expires: 9-6-2011

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF October, 2007 BY STEPHEN MONTOYA, EXECUTIVE VICE-PRESIDENT, NEW MEXICO BANK AND TRUST, INC., A NEW MEXICO CORPORATION.

BY *[Signature]* MY COMMISSION EXPIRES: Sept. 6, 2011
 NOTARY PUBLIC

Plat of
Tracts "A" and "B"
**New Mexico Bank
and Trust**
Albuquerque, Bernalillo County, New Mexico
October 2007

DOCH 2007151771
10/31/2007 02:51:PM Page: 2 of 2
PLAT R:\$12.00 B: 2007C P: 0323 M. Toulouse, Bernalillo County



R=25.00'
L=35.35'
Δ=81°00'45"
TAN=21.36
CH=N 31°03'20" W 32.48'

Tract "B"
AREA=0.8870 ACRES ±
38,639 SQ. FT. ±

Tract "A"
AREA=0.9803 ACRES ±
41,831 SQ. FT. ±

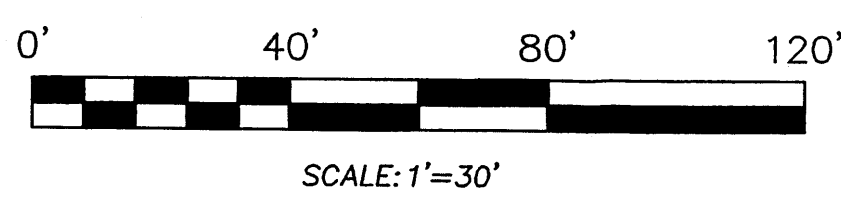
A.C.S. MONUMENT "NW47-10"
STANDARD A.C.S. BRASS TABLET
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
X=383,367.65
Y=1,500,747.69
PUBLISHED EL.=4967.496 (NAVD 1929)
GROUND TO GRID FACTOR=0.99967781
DELTA ALPHA ANGLE=-01°3'28"

A.C.S. MONUMENT "S-015"
STANDARD A.C.S. BRASS TABLET
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
X=383,824.73
Y=1,498,559.33
PUBLISHED EL.=4975.80 (NAVD 1929)
GROUND TO GRID FACTOR=0.99967775
DELTA ALPHA ANGLE=-01°3'24.5"

Fifth Street, N.W.
(60' ROW)

Fourth Street, N.W.
(60' ROW)

Candelaria Road, N.W.
(80' ROW)



Legend

- (N 90°00'00" E) RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS
- N 90°00'00" E MEASURED BEARING AND DISTANCES
- FOUND AND USED MONUMENT AS DESIGNATED
- DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	30.00'	52.33'	99°56'28"	35.72'	N 59°01'55" E	45.94'
C2	30.00'	41.89'	80°00'43"	25.18'	S 30°53'35" E	38.57'

Solar Note:

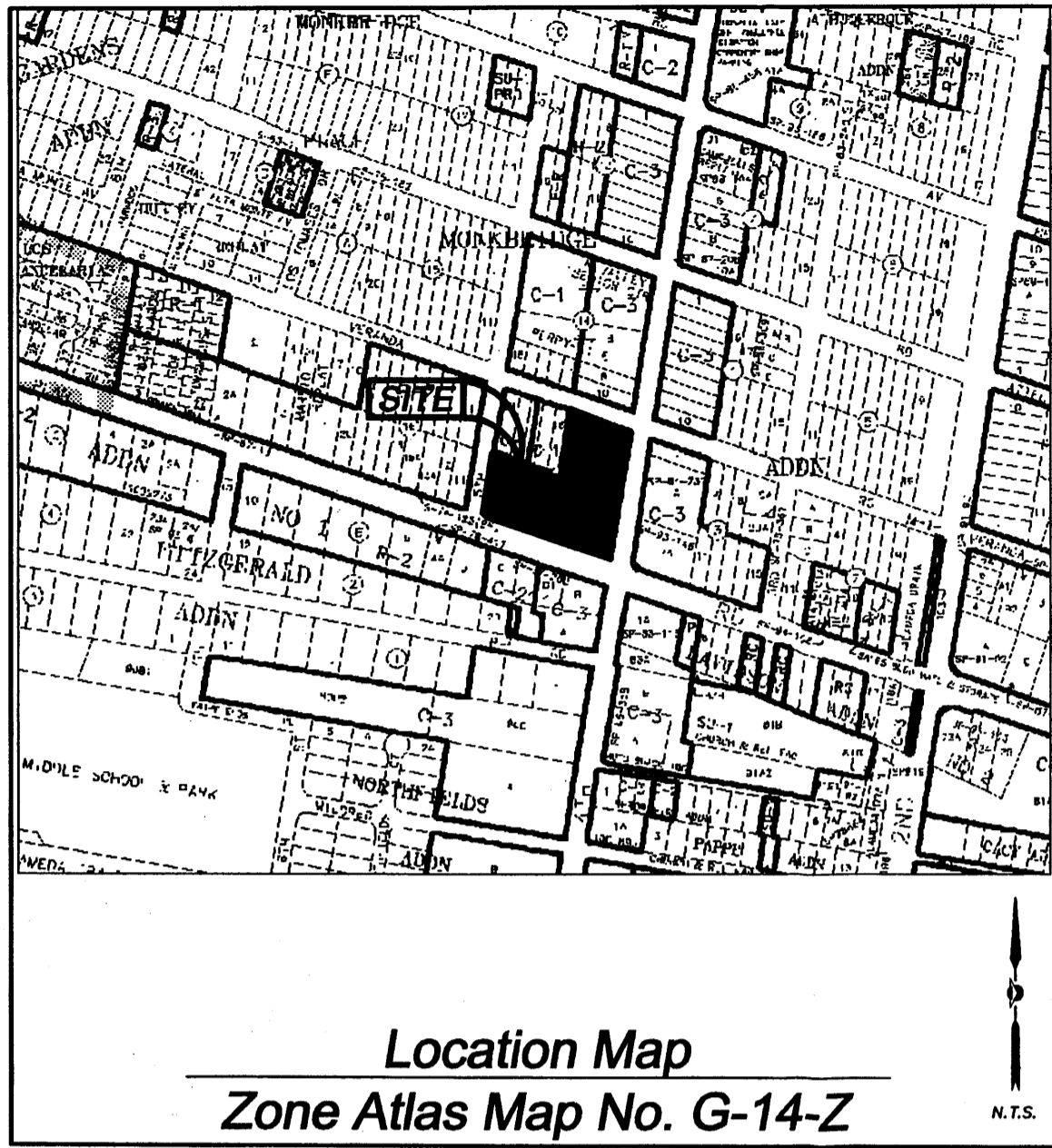
NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF PROPOSED PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT OR SITE DEVELOPMENT PLAN FOR SUBDIVISION.

PRECISION SURVEYS, INC.

8500-A Jefferson Street, NE
Albuquerque, NM 87113

866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

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Location Map
Zone Atlas Map No. G-14-Z

Subdivision Data:

GROSS SUBDIVISION ACREAGE: 1.9616 ACRES±
ZONE ATLAS INDEX NO: G-14-Z
NO. OF TRACTS CREATED: 2
NO. OF LOTS CREATED: 0
MILES OF FULL-WIDTH STREETS CREATED: 0
DATE OF SURVEY: AUGUST 24, 2007

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Notes:

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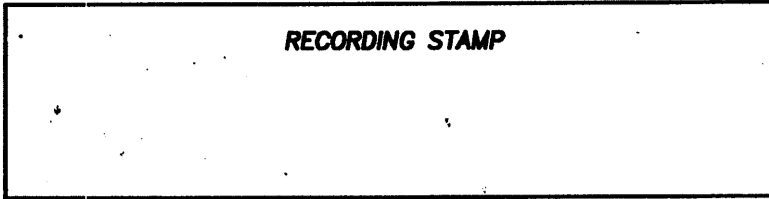
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THENCE FROM SAID BEGINNING POINT, N 70°59'51" W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 278.13 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 4071";

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Free Consent

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND/OR PROPRIETOR. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. SAID OWNER AND/OR PROPRIETOR DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE TO THE LAND SUBDIVIDED.

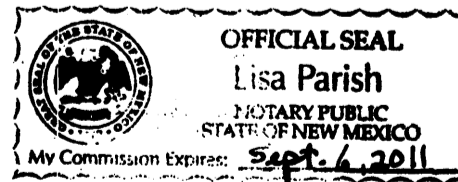
SAID OWNER AND/OR PROPRIETOR DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

Stephen Montoya
STEPHEN MONTOYA
EXECUTIVE VICE-PRESIDENT
NEW MEXICO BANK AND TRUST, INC.
A NEW MEXICO CORPORATION
DATE: 10-3-07

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 2nd DAY OF October, 2007 BY
STEPHEN MONTOYA, EXECUTIVE VICE-PRESIDENT, NEW MEXICO BANK AND TRUST, INC., A NEW MEXICO CORPORATION.

BY *Lisa Parish* MY COMMISSION EXPIRES: Sept. 6, 2011
NOTARY PUBLIC



Plat of
Tracts "A" and "B"
**New Mexico Bank
and Trust**
Albuquerque, Bernalillo County, New Mexico
October 2007

Project No. _____

Application No. 07DRB-

Utility Approvals

PNM ELECTRIC SERVICES _____ DATE _____

PNM GAS SERVICES _____ DATE _____

QWEST TELECOMMUNICATIONS _____ DATE _____

COMCAST _____ DATE _____

City Approvals

[Signature]
CITY SURVEYOR _____ DATE 10-4-07

REAL PROPERTY DIVISION _____ DATE _____

ENVIRONMENTAL HEALTH DEPARTMENT _____ DATE _____

TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT _____ DATE _____

WATER UTILITY DEPARTMENT _____ DATE _____

PARKS AND RECREATION DEPARTMENT _____ DATE _____

AMAFCA _____ DATE _____

CITY ENGINEER _____ DATE _____

DRB CHAIRPERSON, PLANNING DEPARTMENT _____



Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF STANDARDS FOR LAND SURVEYS OF THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

[Signature]
LARRY W. MEDRANO
N.M.P.S. No. 11993
DATE: 10/2/07



**PRECISION
SURVEYS, INC.**

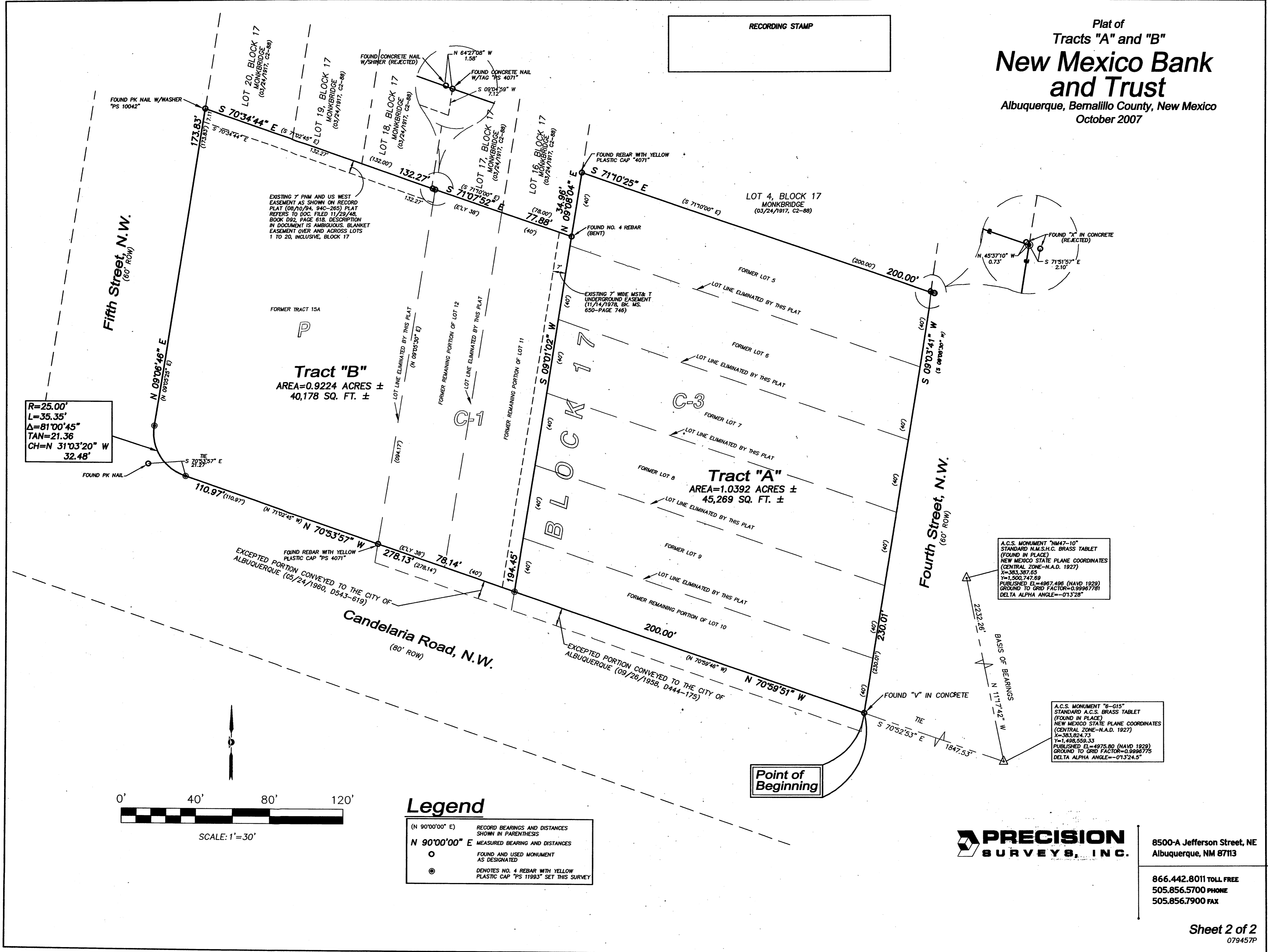
8500-A Jefferson Street, NE
Albuquerque, NM 87113

866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

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Plat of
Tracts "A" and "B"
**New Mexico Bank
and Trust**
Albuquerque, Bernalillo County, New Mexico
October 2007

RECORDING STAMP



R=25.00'
L=35.35'
Δ=81°00'45"
TAN=21.36
CH=N 31°03'20" W
32.48'

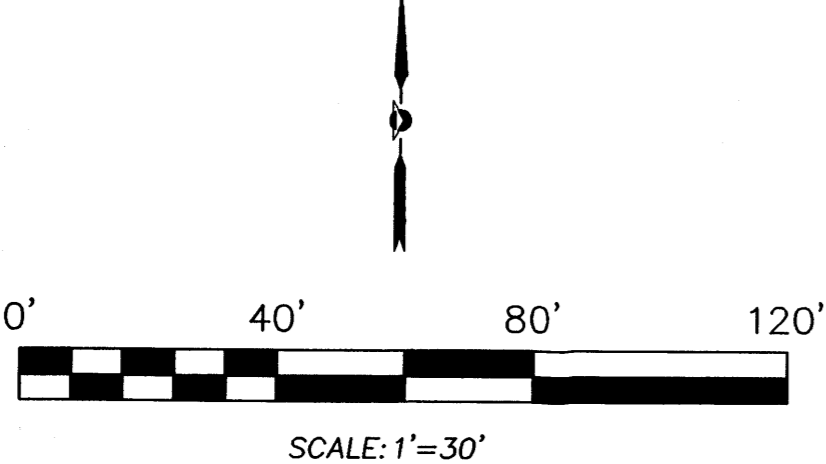
EXISTING 7' PHM AND US WEST
EASEMENT AS SHOWN ON RECORD
PLAT (09/10/94, 94C-265) PLAT
REFERS TO DOC. FILED 11/23/48,
BOOK D92, PAGE 618. DESCRIPTION
IN DOCUMENT IS AMBIGUOUS. BLANKET
EASEMENT OVER AND ACROSS LOTS
1 TO 20, INCLUSIVE, BLOCK 17

Tract "B"
AREA=0.9224 ACRES ±
40,178 SQ. FT. ±

Tract "A"
AREA=1.0392 ACRES ±
45,269 SQ. FT. ±

A.C.S. MONUMENT "M44-10"
STANDARD N.M.S.H.C. BRASS TABLET
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
X=383,387.85
Y=1,500,747.69
PUBLISHED EL=4967.486 (NAVD 1929)
GROUND TO GRID FACTOR=0.99967781
DELTA ALPHA ANGLE=-01°3'28"

A.C.S. MONUMENT "6-G15"
STANDARD A.C.S. BRASS TABLET
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1927)
X=383,824.73
Y=1,498,559.33
PUBLISHED EL=4975.80 (NAVD 1929)
GROUND TO GRID FACTOR=0.9996775
DELTA ALPHA ANGLE=-01°3'24.5"



Legend

(N 90°00'00" E) RECORD BEARINGS AND DISTANCES
SHOWN IN PARENTHESIS
N 90°00'00" E MEASURED BEARING AND DISTANCES

○ FOUND AND USED MONUMENT
AS DESIGNATED

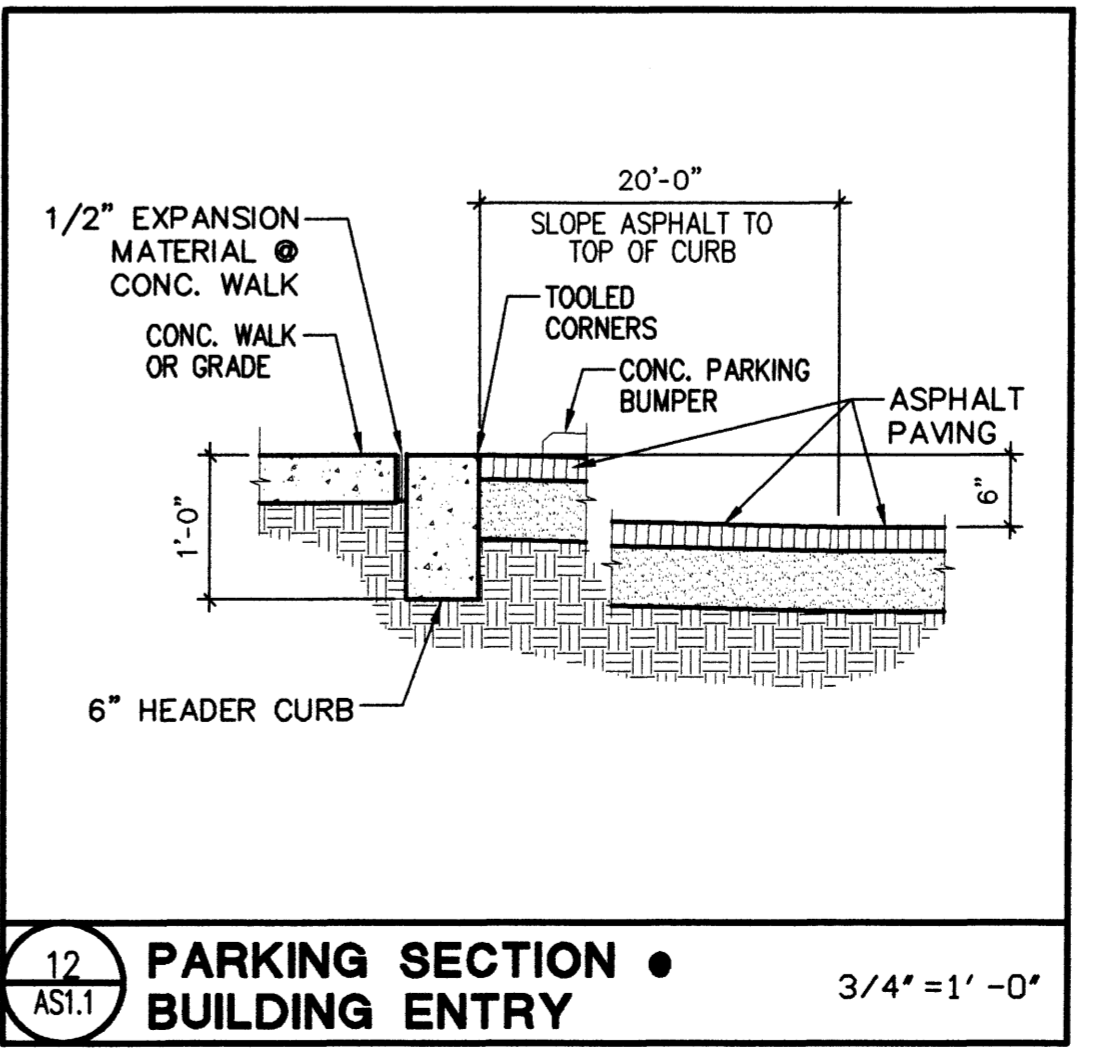
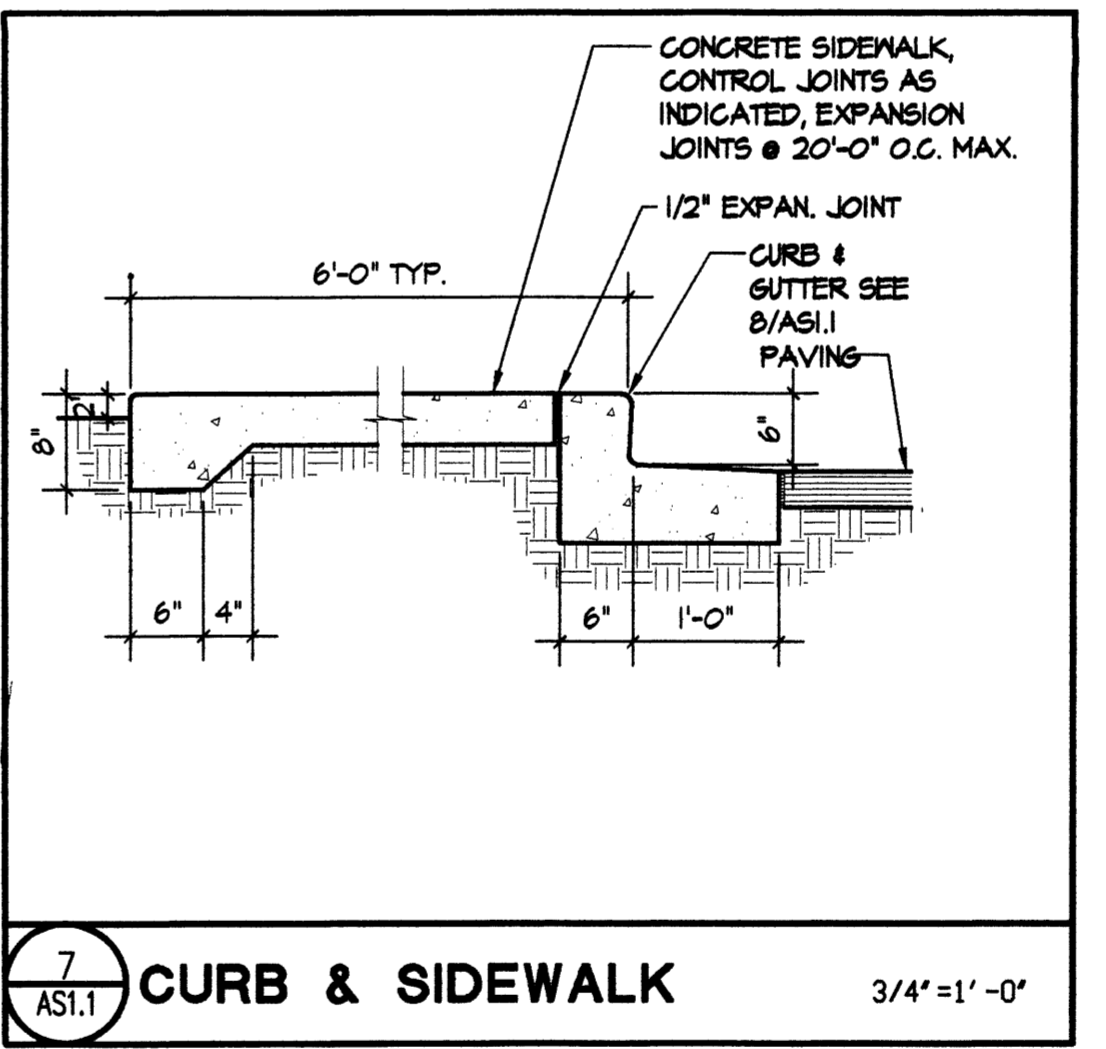
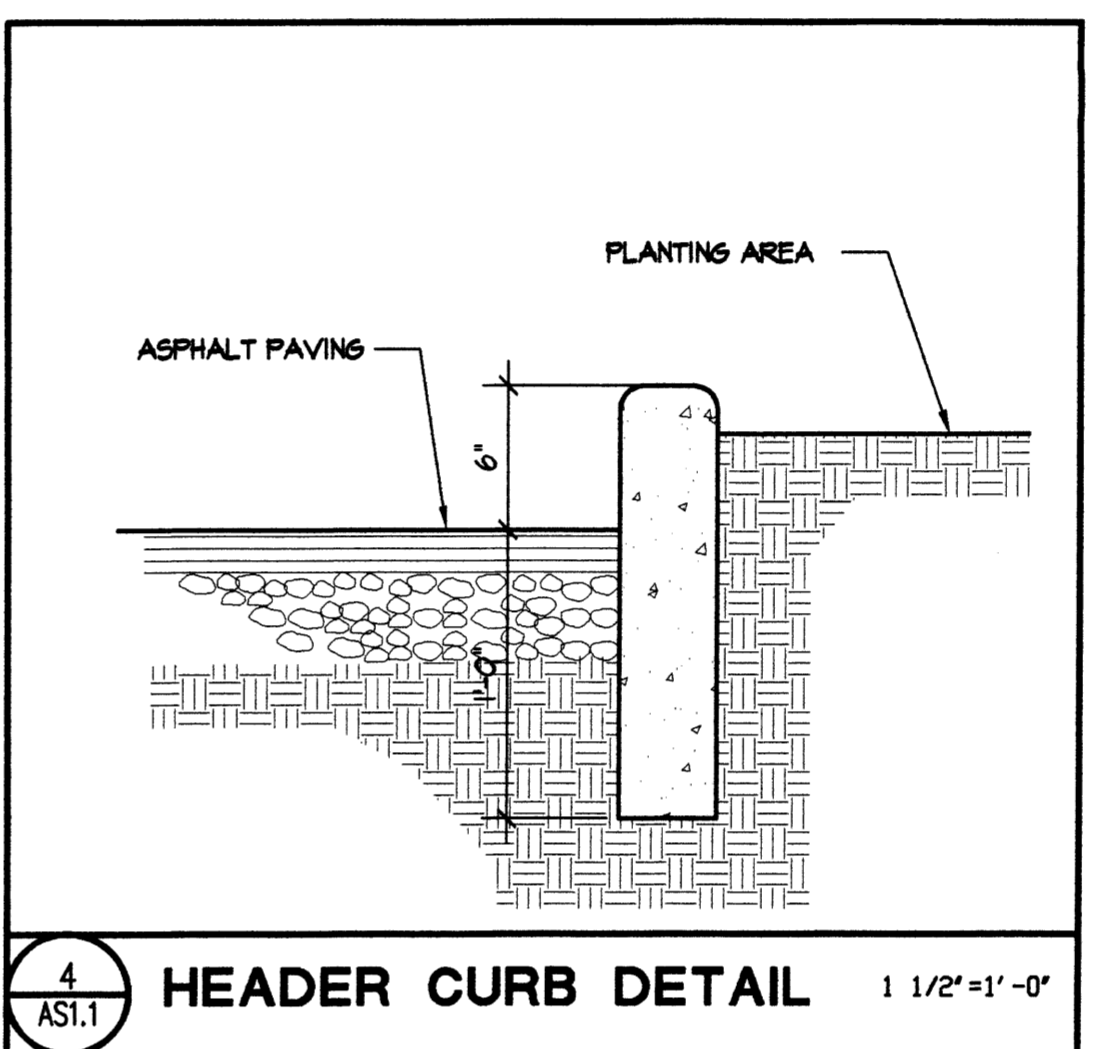
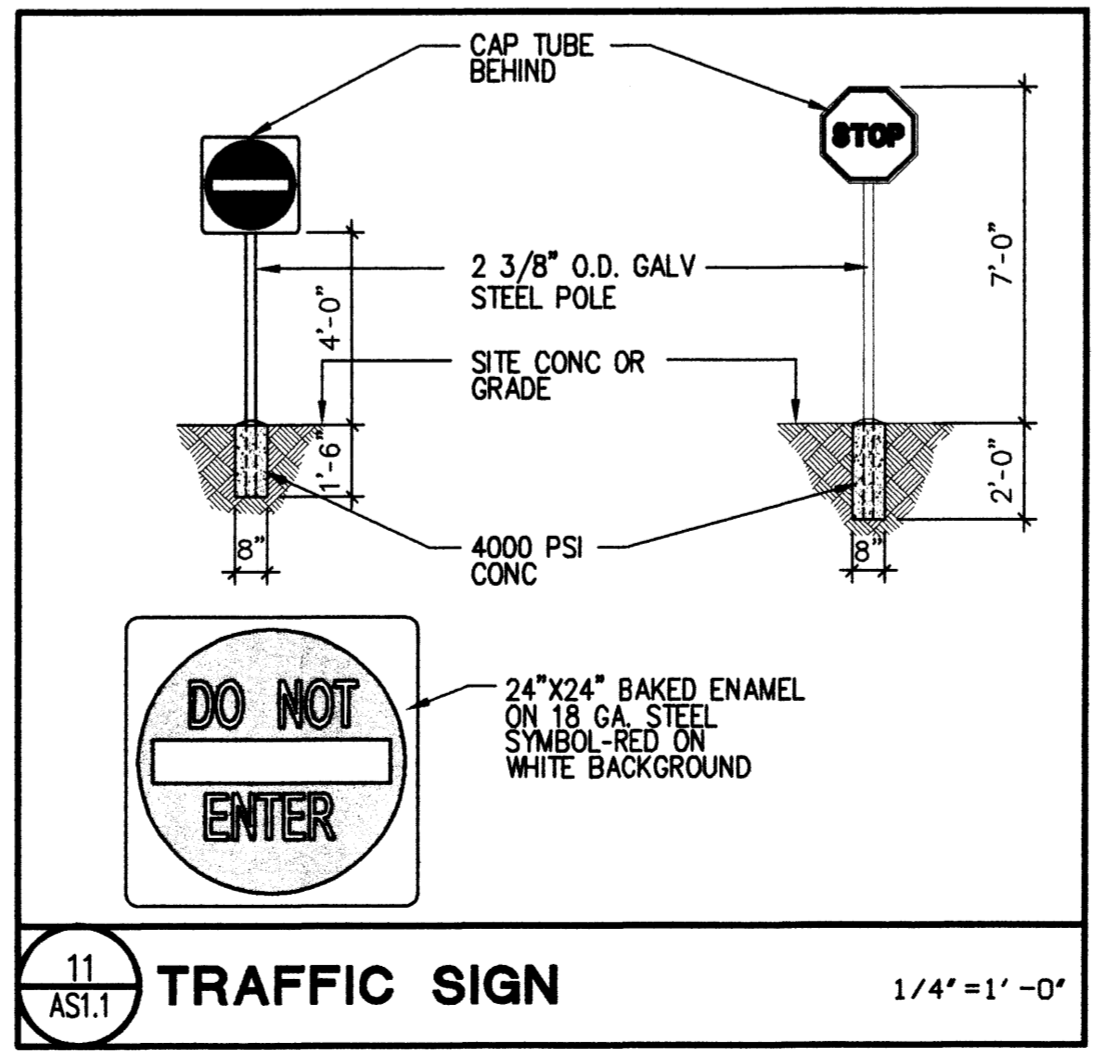
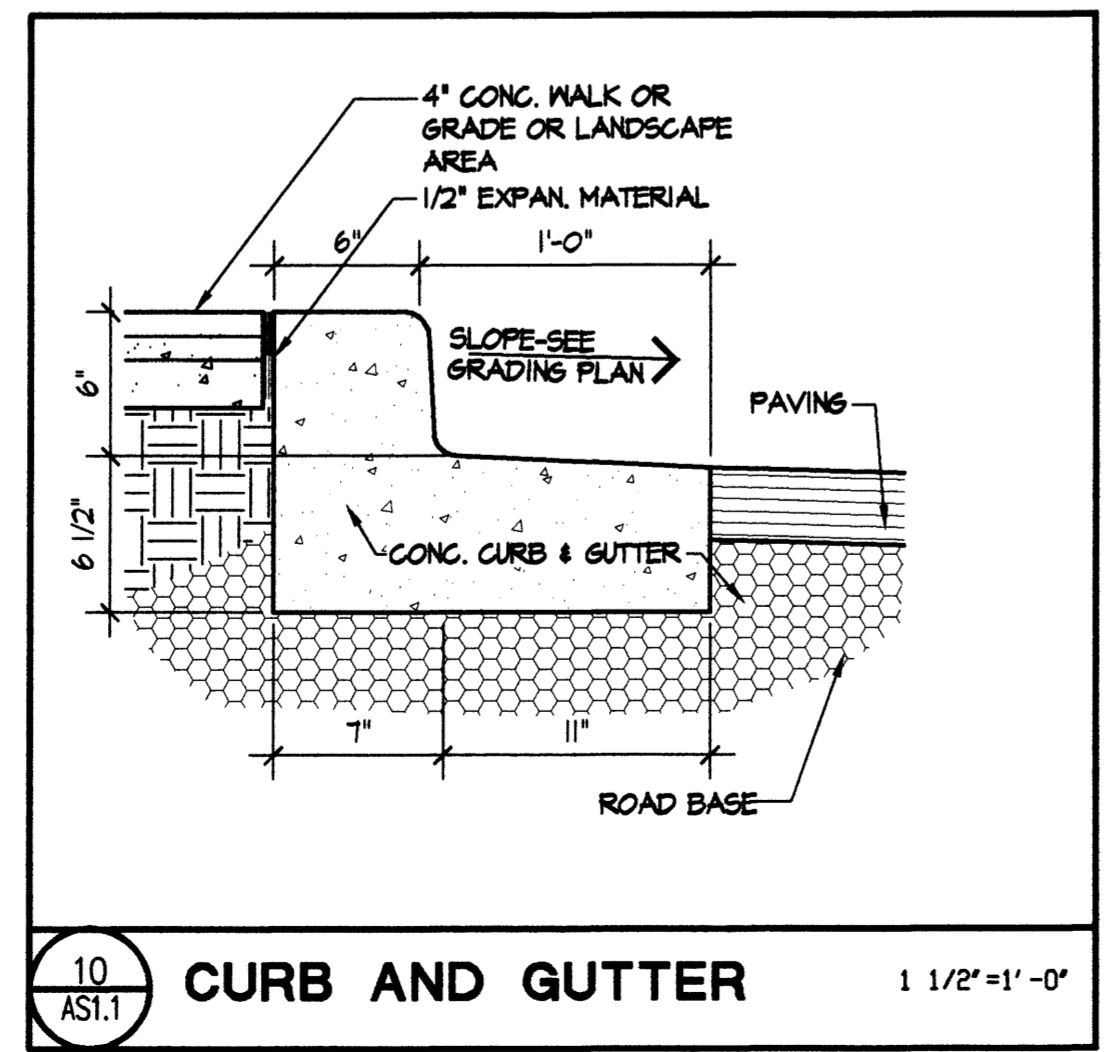
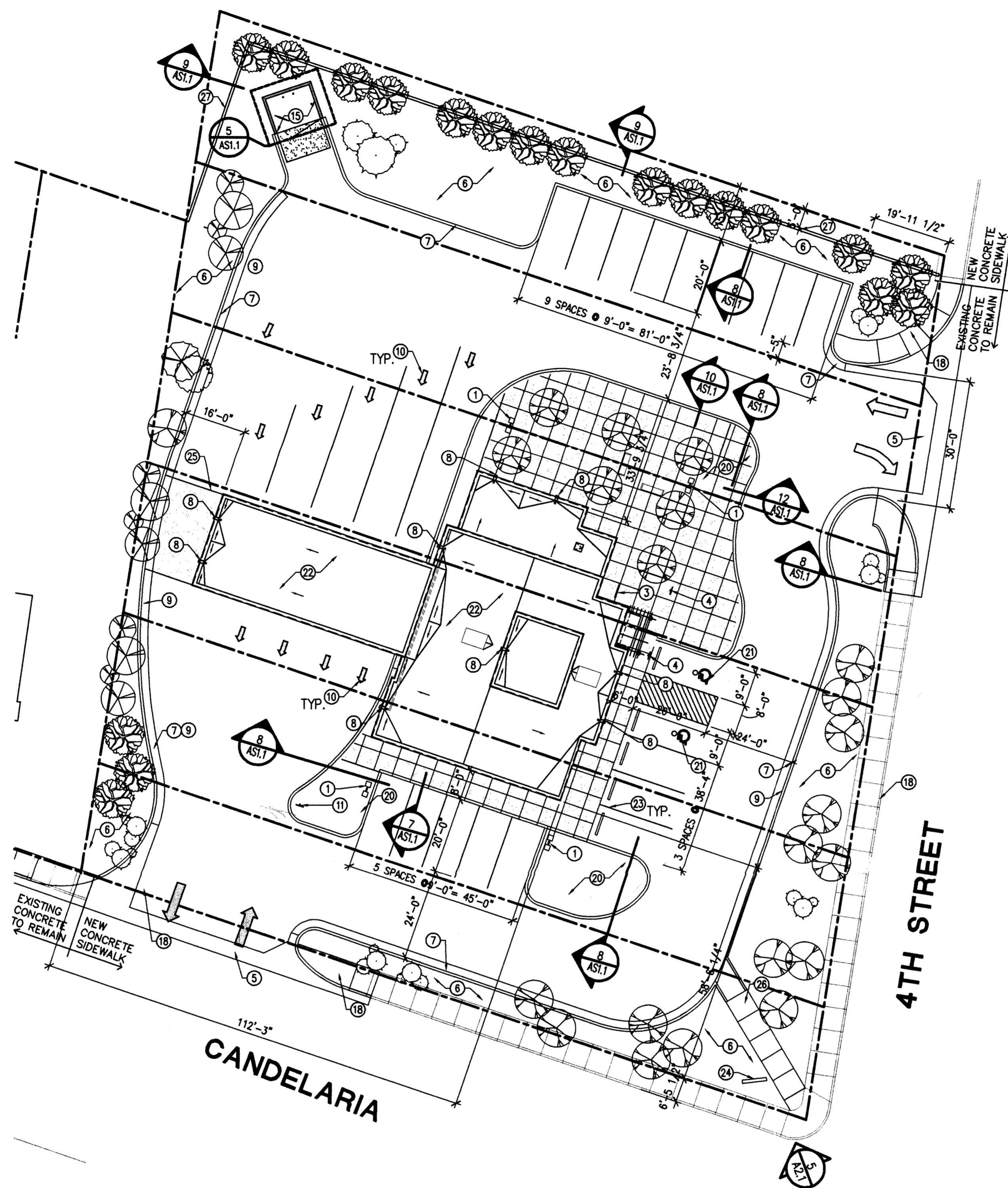
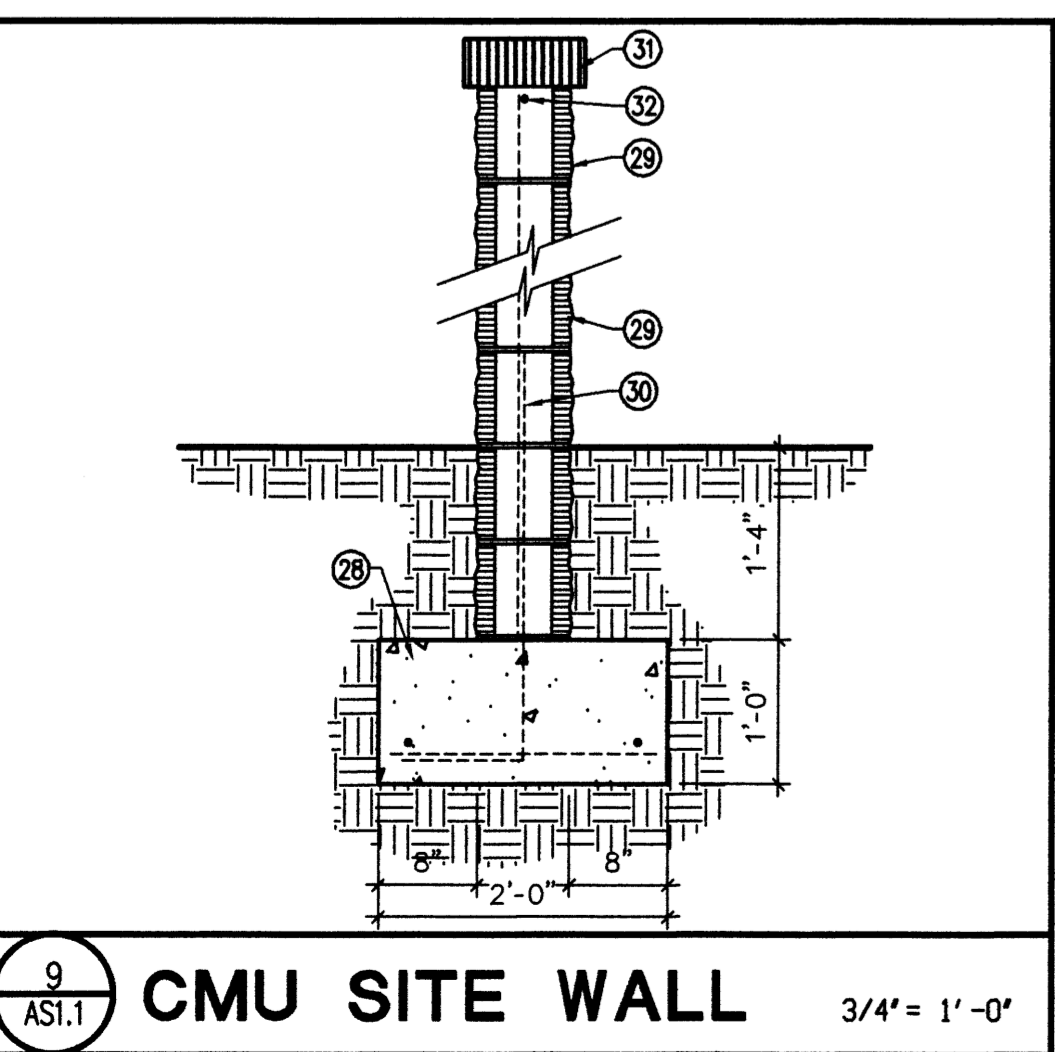
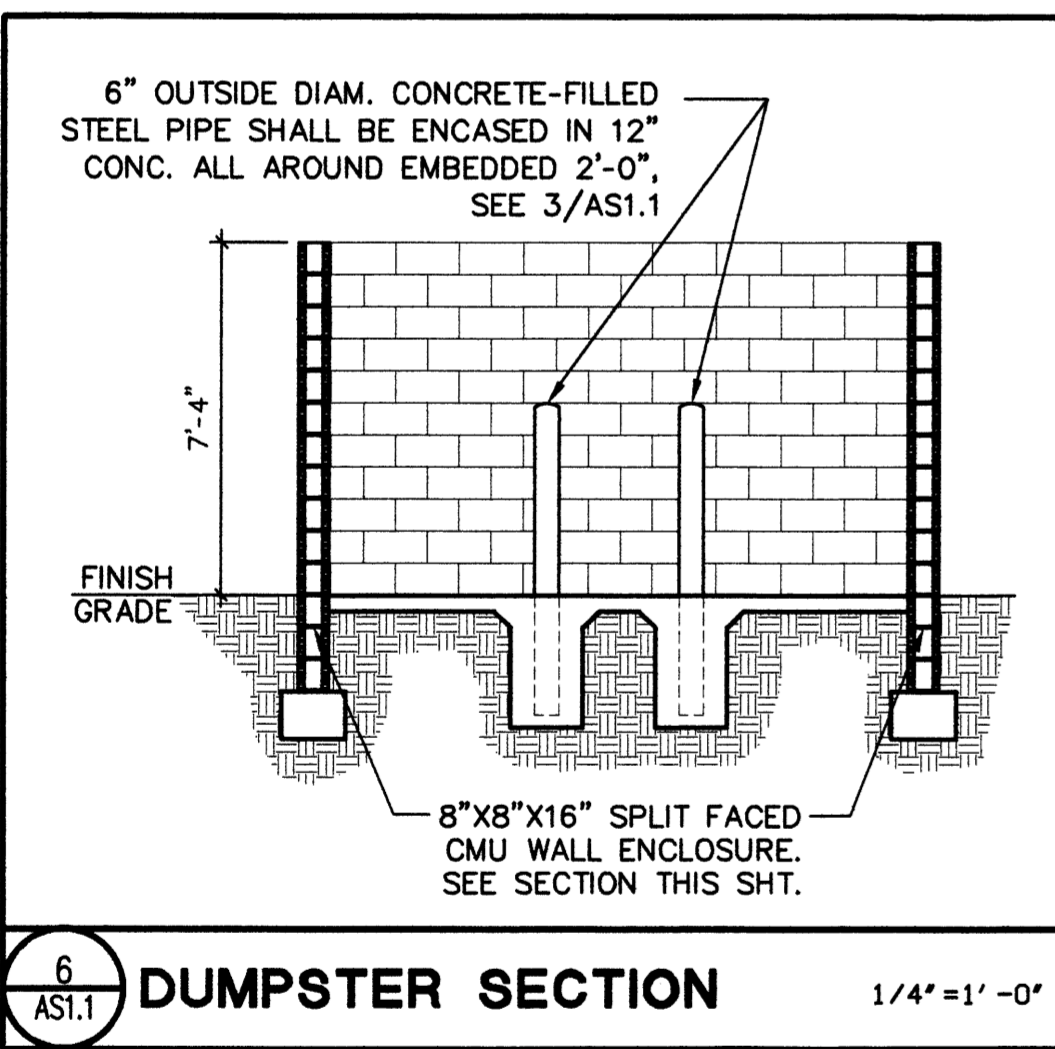
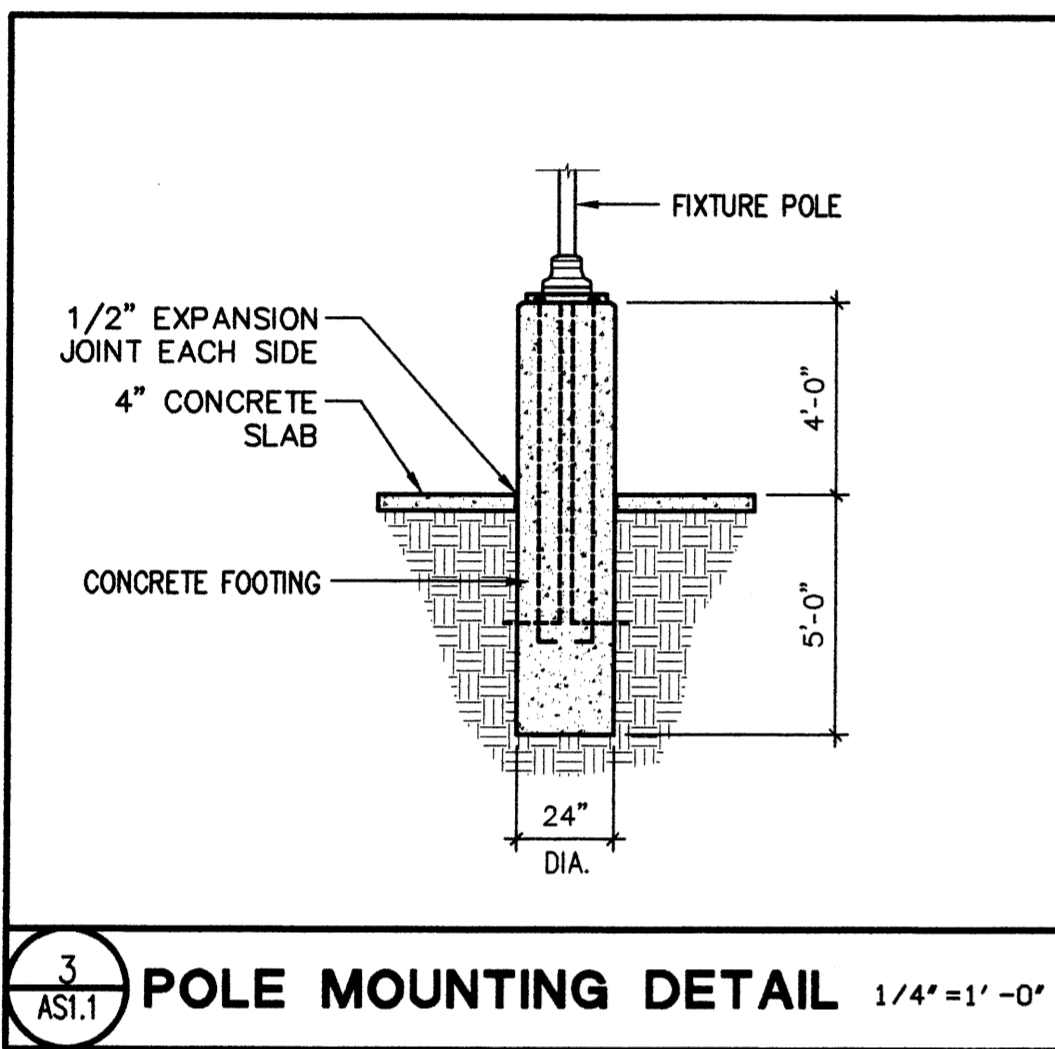
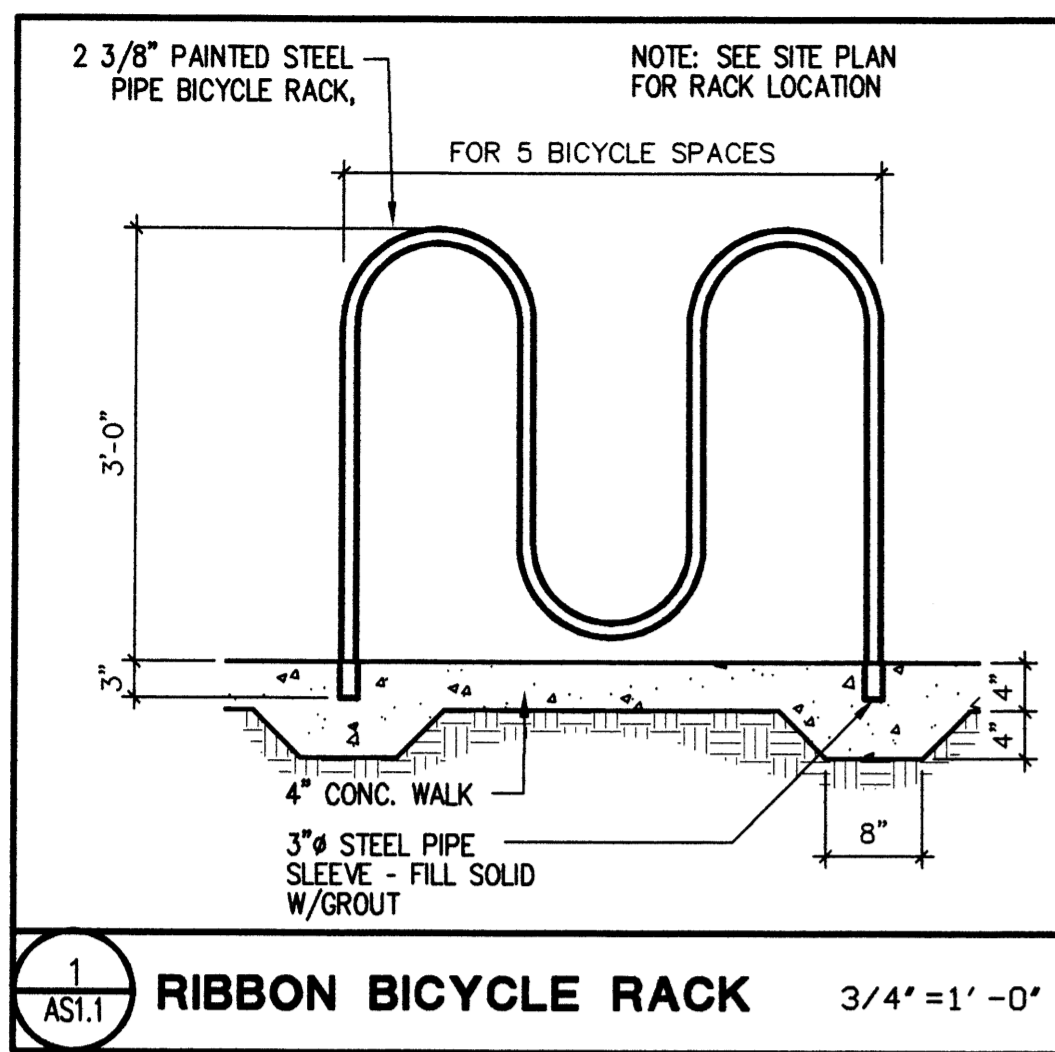
● DENOTES NO. 4 REBAR WITH YELLOW
PLASTIC CAP "PS 11993" SET THIS SURVEY

**PRECISION
SURVEYS, INC.**

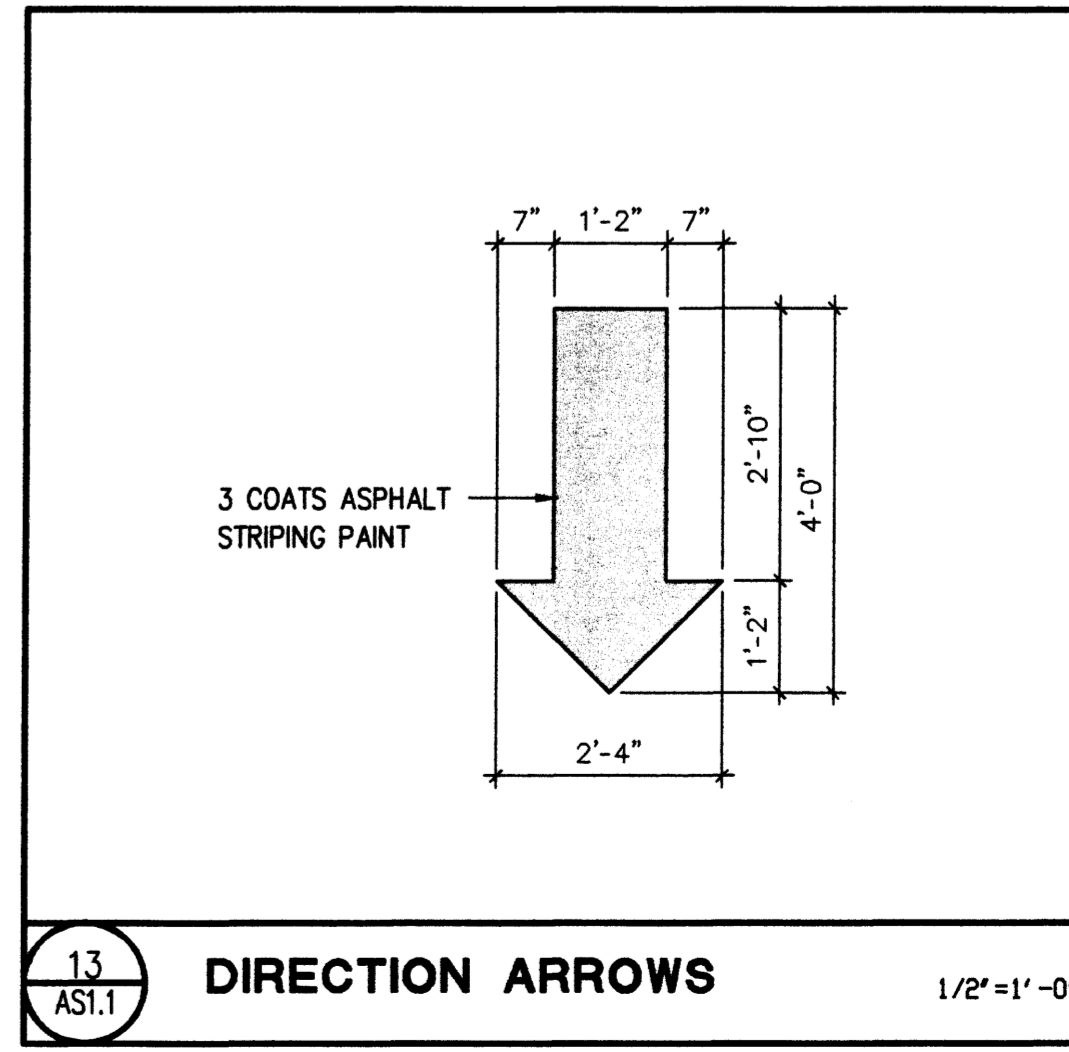
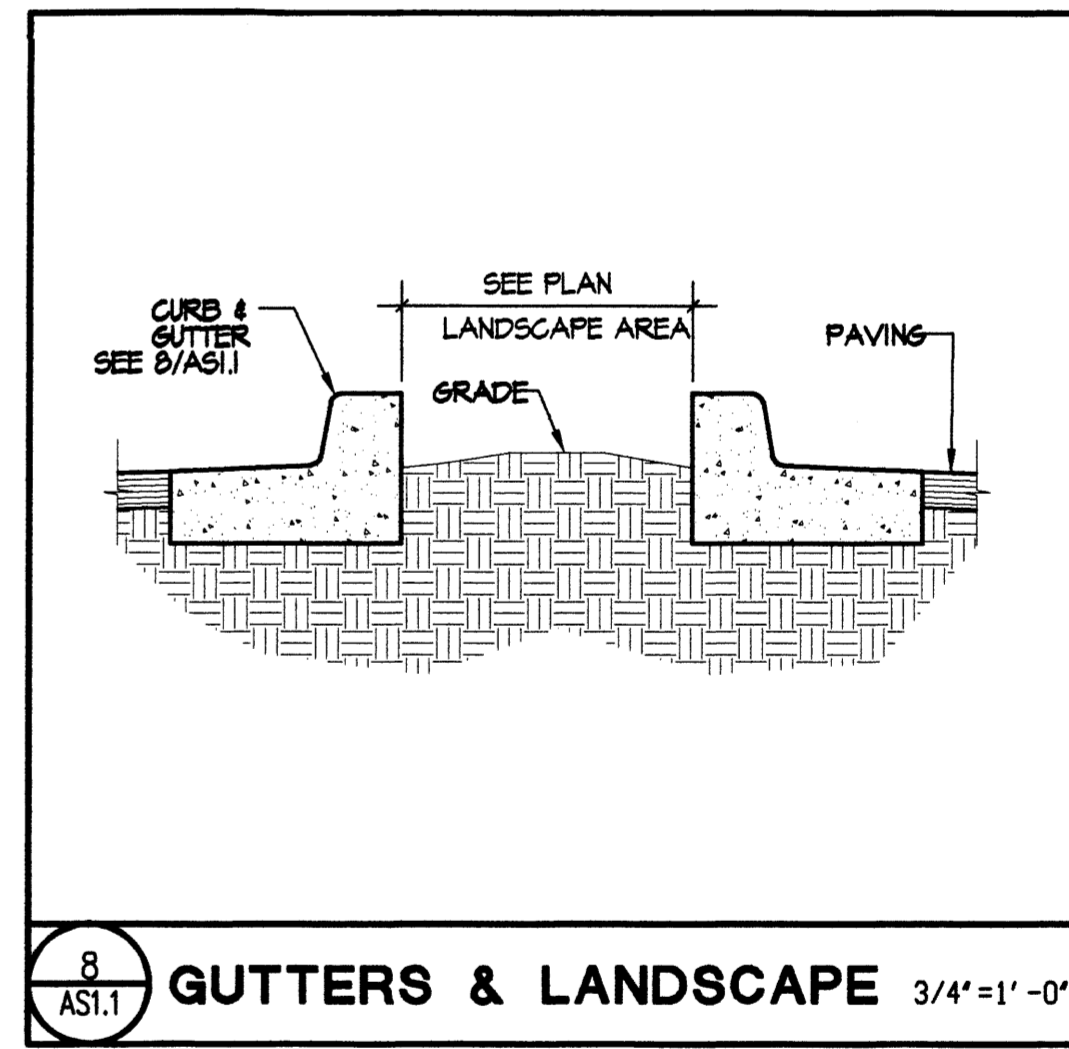
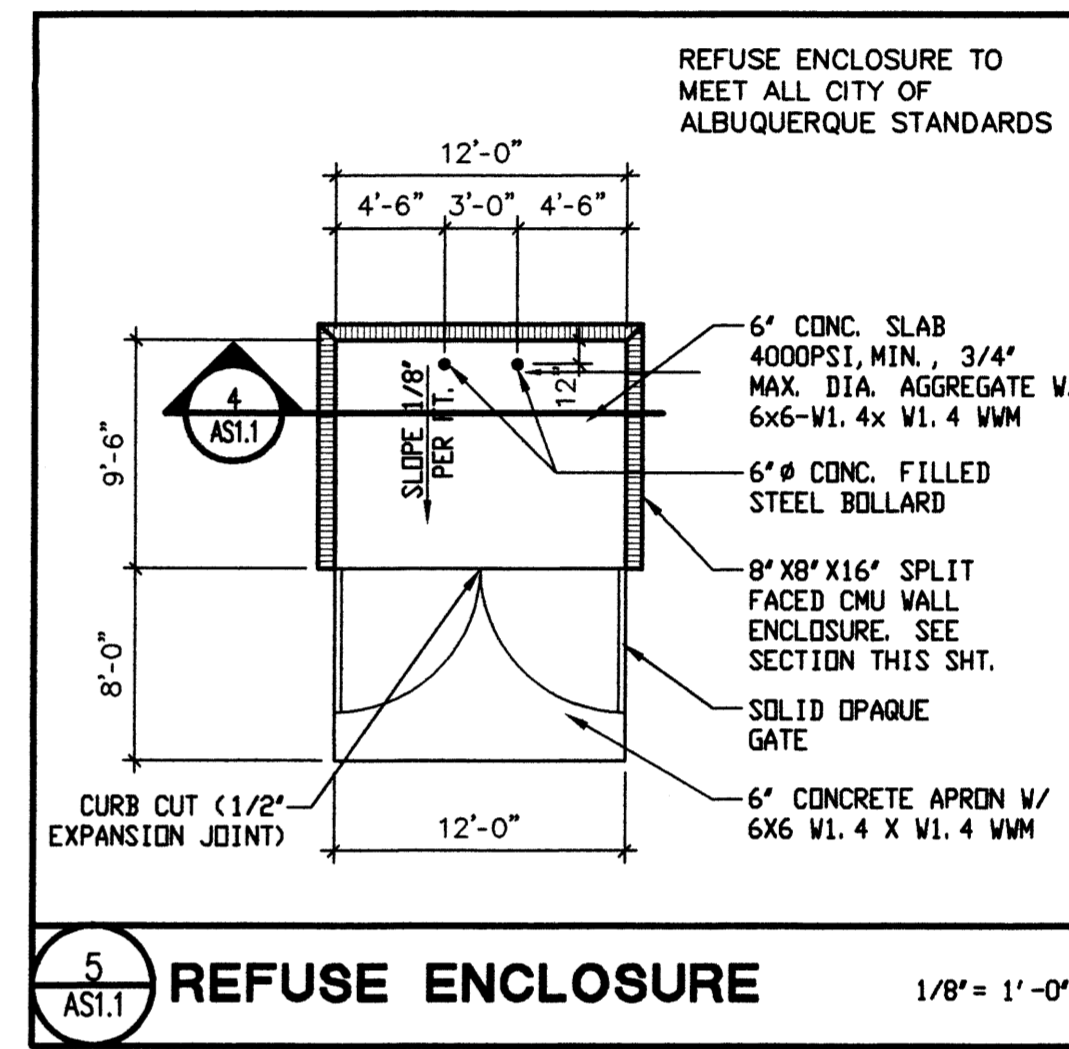
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- KEYED NOTES:**
- SITE LIGHTING, SEE DETAIL 3/AS1.1, REFER TO ELECTRICAL DRAWINGS.
 - NOT USED.
 - RIBBON BICYCLE RACK (5 SPACES), SEE DETAIL 1/AS1.1.
 - HANDICAP PARKING SIGN, SEE DETAIL 11/AS1.1.
 - NEW CURB AND GUTTER AND CURB CUTS PER COA STANDARDS.
 - LANDSCAPE AREA.
 - 6" CONCRETE CURB & GUTTER. SEE DETAIL 2/AS1.1.
 - OVERFLOW SCUPPER LOCATION.
 - FIRE LANE CURB TO BE PAINTED RED W/ WHITE LETTERING TO READ "FIRE LANE NO PARKING" A MINIMUM OF 15'-0" APART.
 - PAINTED DIRECTION ARROWS, SEE DETAIL 13/AS1.1.
 - TRAFFIC SIGN TO READ "DO NOT ENTER", SEE DETAIL 11/AS1.1.
 - TRAFFIC SIGN TO READ "STOP", SEE DETAIL 11/AS1.1.
 - WROUGHT IRON GATE.
 - INSTALL NEW 15" CONCRETE CURB & GUTTER.
 - REFUSE ENCLOSURE, SEE DETAIL 5/AS1.1.
 - ASPHALT SECTION: ASPHALT OVER 6" AGGREGATE BASE COURSE ON 12" COMPACTED SUB GRADE, STRIPING AS SHOWN.
 - SITE SIGNAGE. SEE DETAIL 5/A2.1.
 - 4'-0" CONCRETE SIDEWALK. INSTALL PER C.O.A. STANDARDS.
 - 18" CONCRETE MDV STRIP. SEE DETAIL 9/AS1.1.
 - LANDSCAPE AREA W/CURB & GUTTER EACH SIDE. SEE DETAIL 8/AS1.1.
 - HANDICAP PARKING SYMBOL, PAINT IN ACCORDANCE WITH ADA GUIDELINE 4.30.2.
 - BANK BUILDING CONSTRUCTION.
 - CONCRETE PAVING BUMPER. SECURE IN PLACE W/ (2) #4 REBAR.
 - NEW SIGN.
 - 6" CONCRETE DRIVE APRON OVER 12" COMPACTED BASE COURSE ON COMPACTED SUB GRADE.
 - CONCRETE SIDEWALK WITH TURN EDGE.
 - 8" X 8" X 16" SPLIT FACE CMU. SEE SECTION INDICATED.



NCA ARCHITECTS - PLANNERS - AIA

1306 RIO GRANDE BLVD NW ALBUQUERQUE, NM 87104
505-255-6400 505-268-6954 FAX
WWW.NCA-ARCHITECTS.COM

ARCHITECT

STATE OF NEW MEXICO REGISTERED ARCHITECT

ROBERT CALVANI NO. 1053

CONSULTANT

PROJECT TITLE

NEW MEXICO

ALBUQUERQUE

NMB & CANDELARIA
4th & CANDELARIA

ARCHITECTURAL SITE PLAN

REVISIONS

MK	DATE	DESCRIPTION
SMV		CHECKED BY: JL
JOB NUMBER: A07.16		
DATE: 06.08.07		
SHEET NO.		

AS1.1

N:\2007 Projects\A0716 NMB&C\4th & Candelaria - Construction Drawings\A0716 - AS1.dwg 10/11/2007 2:44:59 PM, Inwood RFP Printer