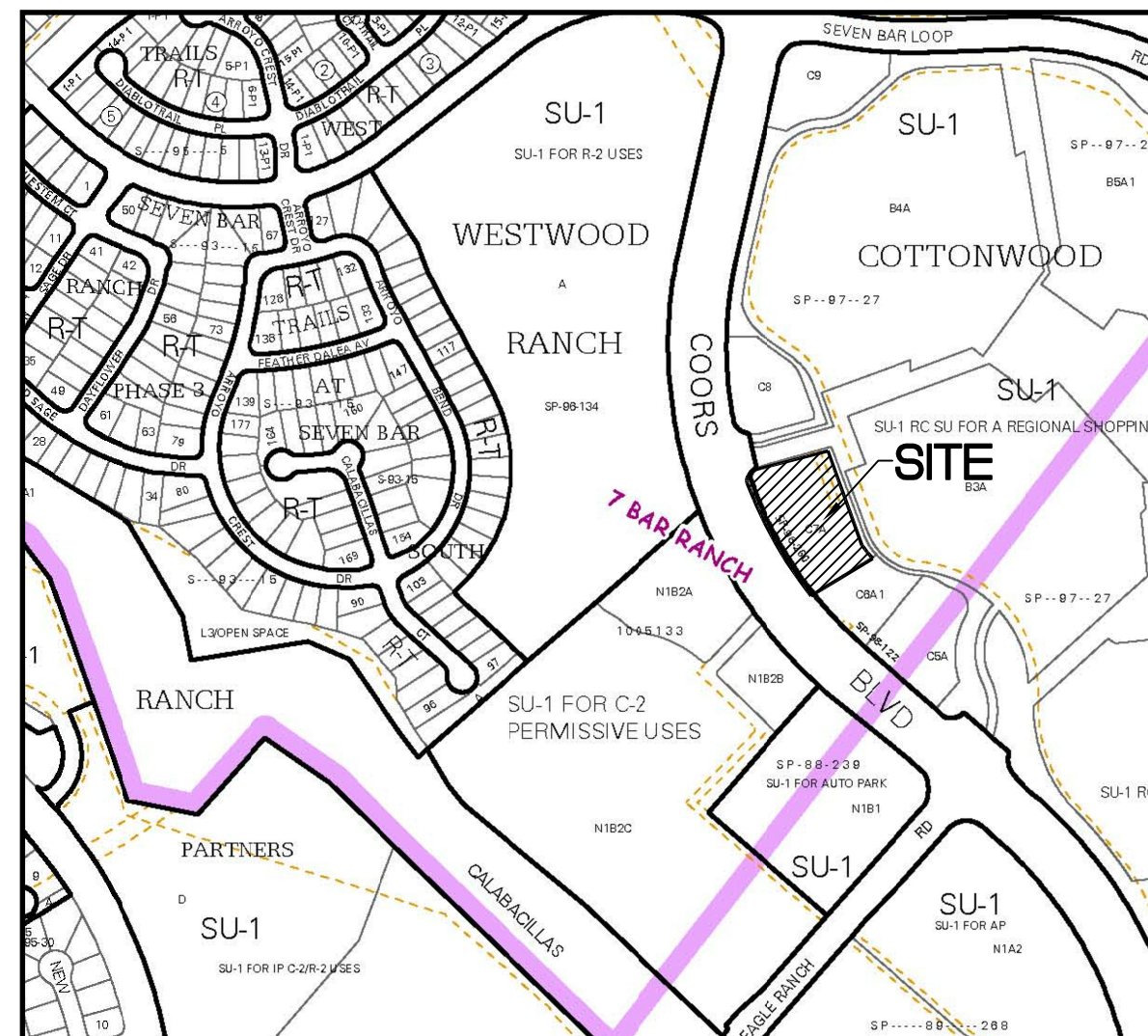


**Sketch Plat**  
for  
**Tracts C-7A-1 and C-7A-2**  
**Cottonwood Mall**  
City of Albuquerque  
Bernalillo County, New Mexico  
October 2015



Zone Atlas Page B-13-Z

**Notes**

1. FIELD SURVEY PERFORMED IN JANUARY 2013.
2. ALL DISTANCES ARE GROUND DISTANCES; U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES THE PLAT OF RECORD.

**Documents**

1. TITLE COMMITMENT PROVIDED BY FIDELITY TITLE, FILE NO. 000124394, EFFECTIVE DATE 01/03/2013.
2. PLAT OF RECORD FILED IN THE OFFICE OF THE COUNTY OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 2, 1998 BOOK 98C PAGE 181.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	14.21' (14.02')	25.00' (25.00')	32°34'5"	14.02'	N 36°31'19" W
C2	349.11' (349.18')	1068.00' (1068.00')	18°43'44"	347.56'	S 29°05'55" E
C3	40.90' (40.90')	25.00' (25.00')	93°44'21"	36.49'	S 27°07'15" W
C4	66.14' (66.16')	168.00' (168.00')	22°33'26"	65.72'	S 31°30'46" E
C5	83.48'	1068.00' (1068.00')	04°28'43"	83.46'	S 21°58'24" E
C6	265.63'	1068.00' (1068.00')	14°15'01"	264.94'	S 31°20'16" E

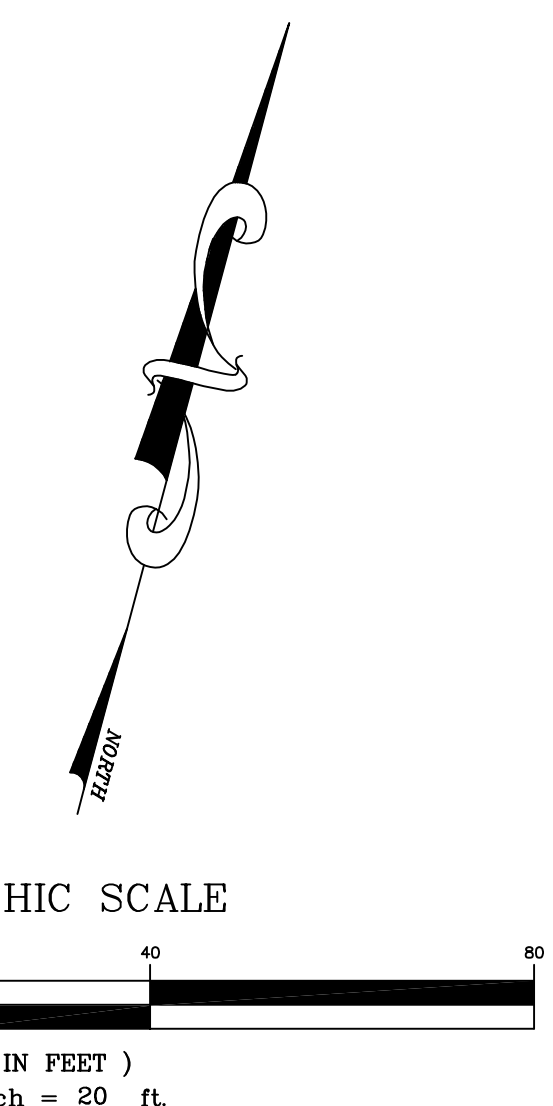
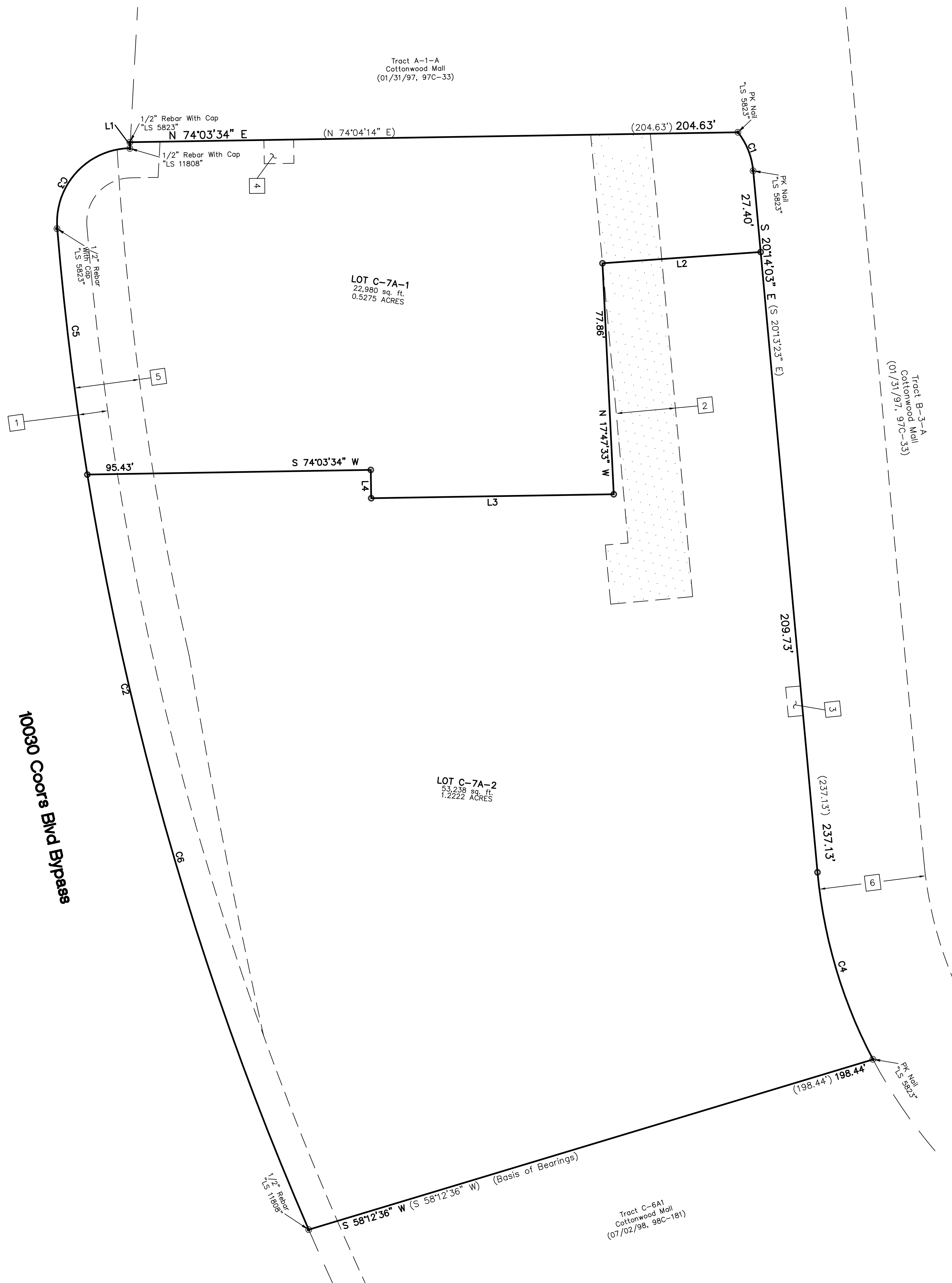
LINE TABLE		
LINE	LENGTH	BEARING
L1	2.00' (2.00')	N 11°52'17" W (N 11°51'37" W)
L2	53.39'	S 70°55'17" W
L3	81.67'	S 74°03'34" W
L4	9.53'	N 15°56'26" W

**Record and Measured Legal Description**

THAT CERTAIN PARCEL OF LAND SITUATE WITHIN THE TOWN OF ALAMEDA GRANT IN PROJECTED SECTION 8, TOWNSHIP 11 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING ALL OF TRACT C-7A OF THE COTTONWOOD MALL, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "TRACTS C-6A AND C-7A COTTONWOOD MALL (BEING A REPLAT OF TRACTS C-6 AND C-7, COTTONWOOD MALL) CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 16, 1996 IN VOLUME 96C, FOLIO 490.

TOGETHER WITH THAT CERTAIN PERMANENT, NON-EXCLUSIVE EASEMENT OVER, UPON AND ACROSS THE RING ROAD AND ENTRANCE DRIVES FOR PURPOSES OF ACCESS, INGRESS AND EGRESS TO AND FROM TRACT C-7A AS SET FORTH UNDER PARAGRAPH 4.B AT PAGE 2658 OF THAT CERTAIN COVENANTS, CONDITIONS AND RESTRICTIONS AGREEMENT: OUTLOT C-6/C-7 COTTONWOOD MALL RECORDED JANUARY 17, 1997 IN BOOK 97-2, PAGE 2650-2671, AS DOCUMENT NO. 97005377, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, SUBJECT TO ALL MATTERS CONTAINED IN SAID DOCUMENT, AND

TOGETHER WITH THOSE CERTAIN NON-EXCLUSIVE EASEMENT FOR ACCESS, UTILITY AND DRAINAGE AS CREATED BY PARAGRAPHS 3.A AND 4.A AT PAGES 5552 AND 5555, RESPECTIVELY, OF THAT CERTAIN AGREEMENT REGARDING RESTRICTION OF RESERVE TRACTS RECORDED DECEMBER 28, 1995, IN BOOK 95-31, PAGE 5550-5610, AS DOCUMENT NO. 95132177, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, SUBJECT TO ALL MATTERS CONTAINED IN SAID DOCUMENT, INCLUDING PARAGRAPH 6 AT PAGE 5563 OF SAID DOCUMENT.



**Easement Notes**

1. EXISTING 10' P.U.E. (01/06/95, 95C-5)
2. EXISTING 20' WATERLINE EASEMENT (12/16/96, 96C-490) SHOWN HEREON AS [Symbol]
3. EXISTING 10' X 5' P.N.M. EASEMENT (12/16/96, 96C-490)
4. EXISTING SIGN EASEMENT (05/09/97, BK. 97-12, PG. 7884)
5. EXISTING LANDSCAPE SETBACK PER THE COORS CORRIDOR PLANE AS SHOWN ON THE PLAT OF RECORD (SCALED FROM PLAT)(12/16/96, 96C-490)
6. EXISTING 36' ACCESS EASEMENT (01/06/95, 95C-5)

**Legend**

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT OF RECORD
●	FOUND AS INDICATED
○	SET PK NAIL WITH TAG "LS 14271"

**CARTESIAN SURVEYS INC.**  
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