

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES	5075.50	SPOT ELEVATION
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (1/31/1997, 1997C-33)	BC 5075.50	BACK OF CURB ELEVATION
●	FOUND MONUMENT AS INDICATED	FL 5075.50	FLOW LINE ELEVATION
○	CONCRETE	TA 5075.50	TOP OF ASPHALT ELEVATION
☆	LIGHT POLE	TC 5075.50	TOP OF CONCRETE ELEVATION
WV	WATER VALVE	—G—	UNDERGROUND GAS UTILITY LINE
⊕	STORM DRAIN MANHOLE	—W—	UNDERGROUND WATER UTILITY LINE
⊗	IRRIGATION BOX	—E—	UNDERGROUND ELECTRIC UTILITY LINE
▨	BLOCK WALL	—SAS—	UNDERGROUND SEWER LINE
□	BOLLARD	—SD—	UNDERGROUND STORM DRAIN LINE
⊞	PULL BOX	—C—	UNDERGROUND FIBER OPTIC UTILITY LINE
⊙	FIRE HYDRANT	●	DECIDUOUS TREE
		●	CONIFEROUS TREE
		●	SHRUB

Surveyor's Observations

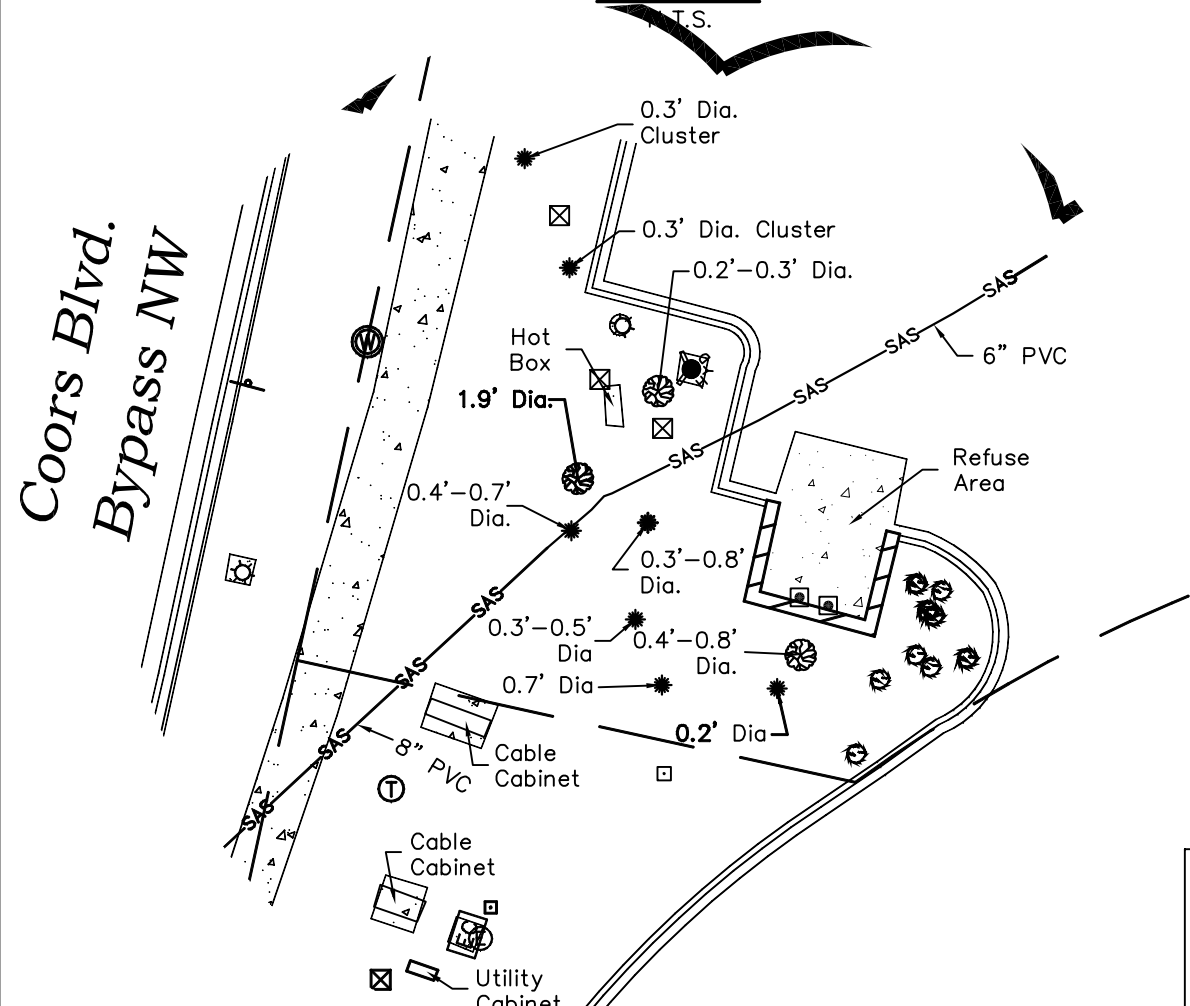
△ UNDERGROUND WATERLINE OUT OF EASEMENT BY AS MUCH AS 8.49 FEET.

Preliminary Boundary Survey and ALTA/NSPS Land Title Survey and Topographic Map for Proposed Tract B-4-A-3 2nd Revision Cottonwood Mall City of Albuquerque Bernalillo County, New Mexico November 2020

THE SUBJECT PROPERTY IS SUBJECT TO THE FOLLOWING:
CONSTRUCTION, OPERATIONS AND RECIPROCAL EASEMENT AGREEMENT
FILED DECEMBER 28, 1995, IN BOOK 95-31, PAGE 5334-5546, THE
ASSIGNMENT AND ASSUMPTION OF OPERATING AGREEMENT FILED
SEPTEMBER 23, 2004, IN BOOK A84, PAGE 4099, AND THE AGREEMENT
REGARDING RESTRICTION OF RESERVE TRACTS FILED DECEMBER 28, 1995,
IN BOOK 95-31, PAGE 5550-5610.

Proposed
Bubba's
33 site

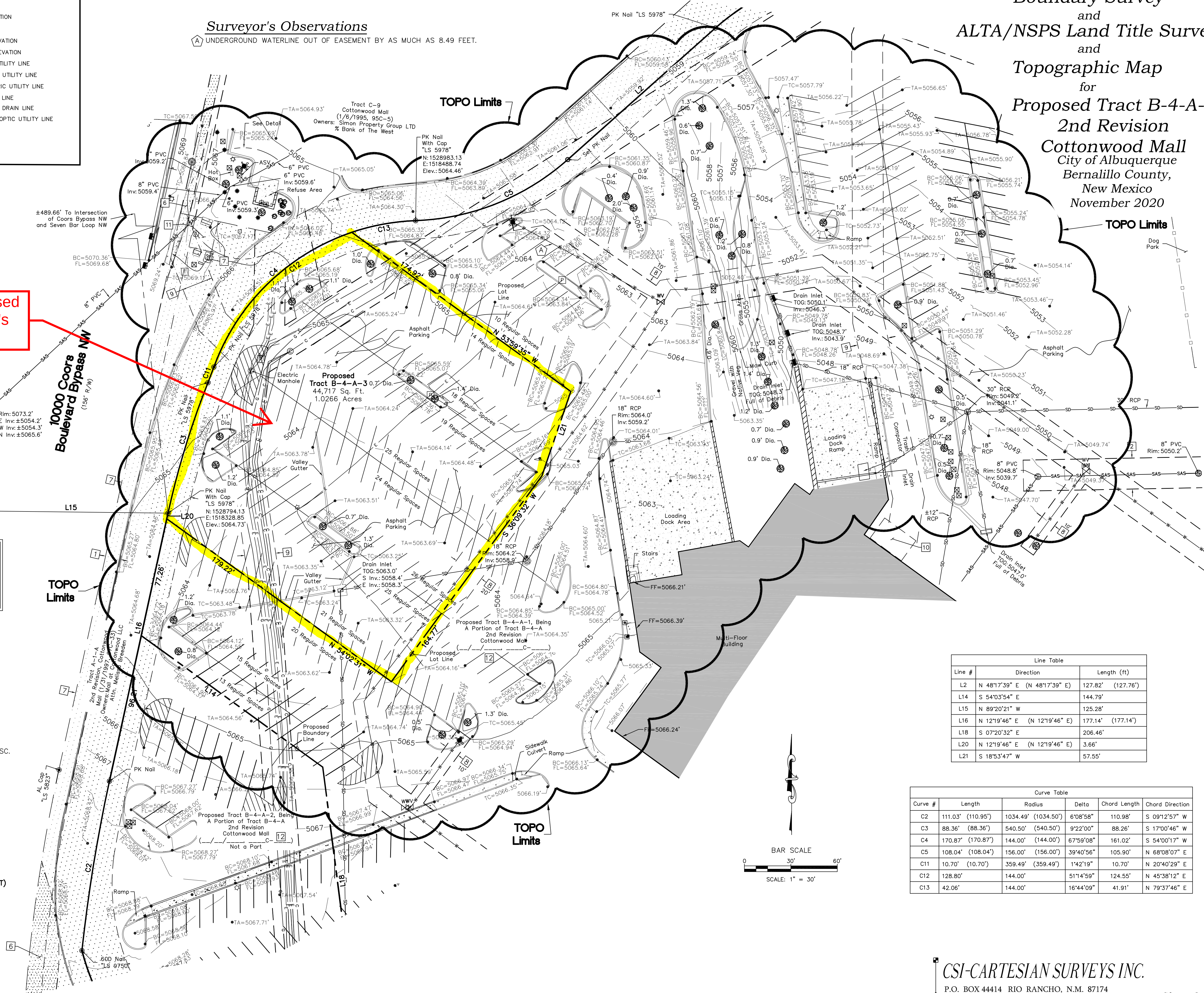
Detail



ACS Monument "10-B13"
NAD 1983 CENTRAL ZONE
X=1517724.365 *
Y=1528304.616 *
Z=5074.478 * (NAVD 1988)
G-G=0.999678411
Mapping Angle=-0°14'12.27"
* U.S. Survey Foot
GROUND
N:1528795.61
E:1518203.62
Elev.: 5074.50'

Easement Notes

- EXISTING 10' P.U.E. (1/6/1995, 95C-5)
- EXISTING 20' SANITARY SEWER EASEMENT (1/5/1995, BK. 95-1, PG. 2894-2900)
- EXISTING 7' MOUNTAIN BELL UNDERGROUND TELEPHONE EASEMENT (4/21/1965, MISC. R/W 143, PG. 329) [OUTSIDE OF LIMITS]
- EXISTING 30' GAS TRANSMISSION LINE EASEMENT (9/19/1994, BK. MISC. 94-26, PG. 9234-9339) [OUTSIDE OF LIMITS]
- EXISTING 50' SOUTHERN UNION EASEMENT (9/16/1930, BK. MISC. 112, PG. 515), (12/11/1931, BK. MISC. 123, PG. 152), (1/14/1946, BK. MISC. 220, PG. 547), (3/29/1956, BK. MISC. D346, PG. 356), AND (3/7/1961, BK. MISC. D585, PG. 409) [OUTSIDE OF LIMITS]
- EXISTING PUBLIC PEDESTRIAN ACCESS EASEMENT (1/6/1995, 95C-5) SHOWN HEREON AS
- EXISTING PERMANENT PRIVATE ACCESS EASEMENT (1/6/1995, 95C-5) SHOWN HEREON AS
- EXISTING WATERLINE EASEMENT, WIDTHS VARY, AS SHOWN HEREON (1/31/1997, 97C-33)
- EXISTING 20' P.U.E. (1/31/1997, 97C-33)
- EXISTING 25' X 16' PNM TRANSFORMER EASEMENT (1/31/1997, 97C-33)
- EXISTING 15' X 20' TRANSFORMER EASEMENT (7/18/95, 95C-263)
- EXISTING PRIVATE RECIPROCAL ACCESS, DRAINAGE AND UTILITY EASEMENT (1/6/95, 95C-5) (BLANKET)



Line Table		
Line #	Direction	Length (ft)
L2	N 48°17'39" E (N 48°17'39" E)	127.82' (127.76')
L14	S 54°03'54" E	144.79'
L15	N 89°20'21" W	125.28'
L16	N 12°19'46" E (N 12°19'46" E)	177.14' (177.14')
L18	S 07°20'32" E	206.46'
L20	N 12°19'46" E (N 12°19'46" E)	3.66'
L21	S 18°53'47" W	57.55'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C2	111.03' (110.95')	1034.49' (1034.50')	6°08'58"	110.98'	S 09°12'57" W
C3	88.36' (88.36')	540.50' (540.50')	9°22'00"	88.26'	S 17°00'46" W
C4	170.87' (170.87')	144.00' (144.00')	67°59'08"	161.02'	S 54°00'17" W
C5	108.04' (108.04')	156.00' (156.00')	39°40'56"	105.90'	N 68°08'07" E
C11	10.70' (10.70')	359.49' (359.49')	1°42'19"	10.70'	N 20°40'29" E
C12	128.80'	144.00'	51°14'59"	124.55'	N 45°38'12" E
C13	42.06'	144.00'	16°44'09"	41.91'	N 79°37'46" E

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