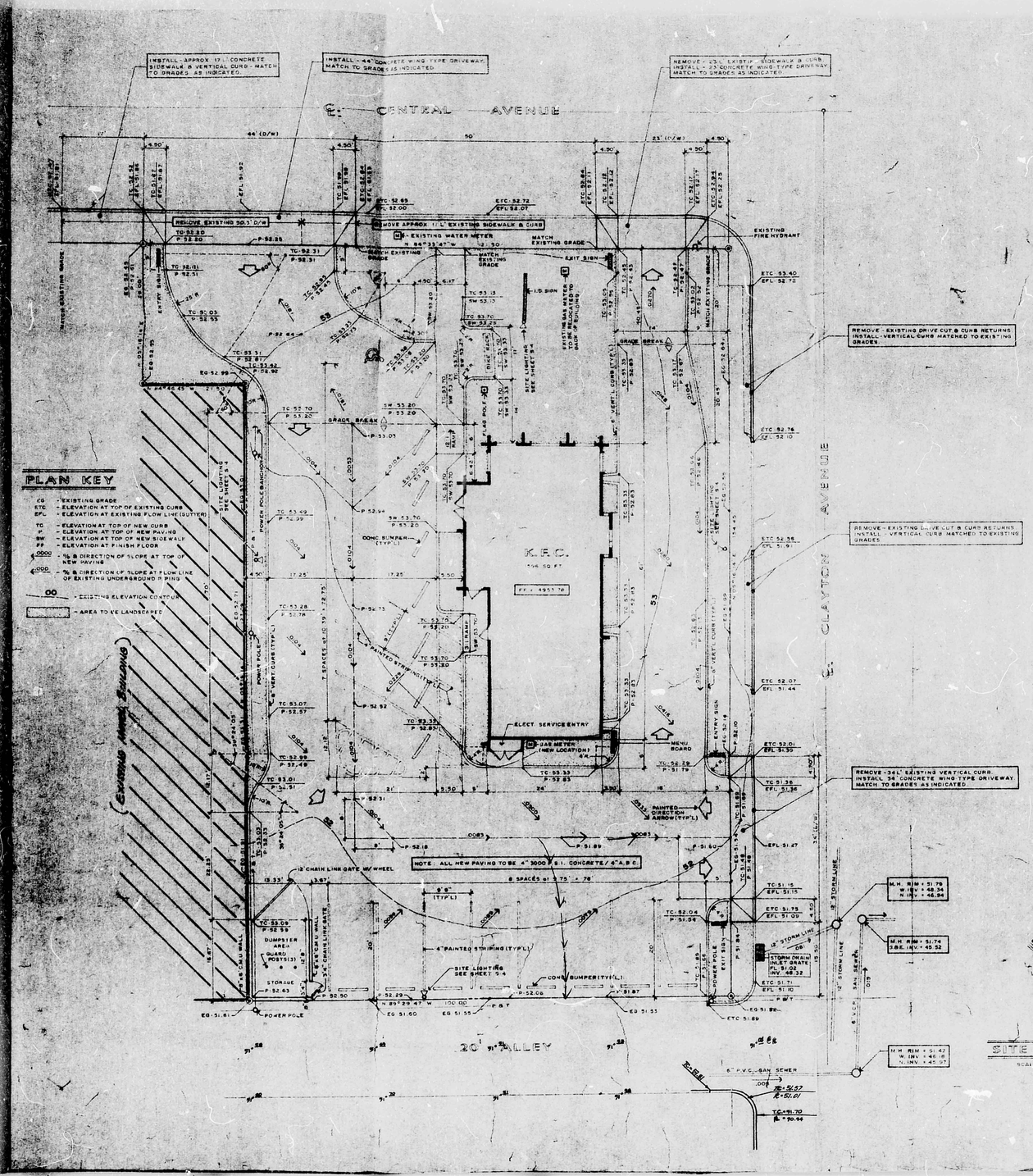


LEGAL DESCRIPTION

Lot 1, 2 and a portion of Lot 3 in Block 5 as shown on "A Subdivision Plat of Traction Park and Lux Electric Addition, old Albuquerque, Bernalillo County, New Mexico", as recorded in the office of the Bernalillo County Clerk, December 1, 1953, in Book D1, Page 65, and being more particularly described as follows:

Beginning for a tie at A.C.S. Control Station [illegible] 1,[illegible] feet to the Northeast corner of the tract herein described; thence, S 05° 16' 14" W, 154.15 feet to the South east corner of the tract of land herein described; thence, S 85° 30' 11" W, 100.00 feet to the Southwest corner of the tract of land herein described; thence, N 05° 16' 14" E, 127.[illegible] feet; thence, N 81° 16' 45" W, 21.51 feet; thence N 00° 16' 14" E, [illegible] feet to the Northwest corner of the tract herein described; thence, S 81° 55' 47" E, 121.50 feet to the Point of Beginning, and containing 0.37 Acres or 16,115.00 square feet, more or less.

BENCH MARK - A.C.S. B.M. NO. 8-J12

Elev. - 4951.62

ADDRESS: 2202 CENTRAL AVE. S.W.
OCCUPANCY: B-2
OCCUPANT LOAD: KITCHEN/SERVICE AREA = 1264 ÷ 200 = 7
SITDOWN EATING = 332# ÷ 15 = 22 = 29
CONSTRUCTION TYPE: V-N
SQUARE FOOTAGE: 1596 SQ. FT.
MAP: J-13-Z
ZONING: C-3
PARKING: 16 SEATS @ 1 SPACE PER 4 SEATS

REQ'D	PROVIDED
4	6

General Notes:

(1) Subject site is not located within the Flood Hazard Area, Reference is made to VOLUME I OF THE ALBUQUERQUE MASTER DRAINAGE STUDY.

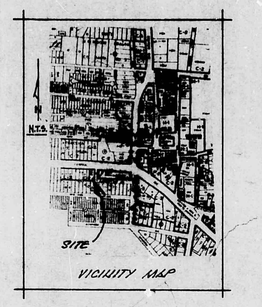
(2) Adjacent alley grades have been set in conformance with City of Albuquerque Engineering Division designed alley grades. (Reference is made to City of Albuquerque, Public Works Department, Engineering Division, Map No. 06-B-70-14-5812, Approval date January 14,1971.)

(3) Subject site has existing building improvements and presently completely paved and will be completely repaved with 1 1/2" asphaltic pavement; therefore, there will be no change in on-site surface drainage. New asphaltic overlay has no affect to offsite drainage.

(4) No access will be provided to the adjacent alley.

FRED W. CONRARDY, NEW MEX. CO P.E. & L.S. NO. 2933

E-R & ASSOCIATES
ALBUQUERQUE, NEW MEXICO



K13-07

12-28-81

DATE: SEPT. 23, 1981
DRAWN BY: R.E.W.
REVISIONS:

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CENTRAL AVE. & CLAYTON DR.
ALBUQUERQUE, N.M.

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