

PLAT OF
TRACTS 1A, 2A, 2B & 2C
ST. JOSEPH HOSPITAL COMPLEX
ALBUQUERQUE, NEW MEXICO
APRIL, 1998

NMHC brass tablet stamped "STA 1-25-25"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X = 385,269.81 Y = 1,488,865.56
Ground-to-Grid Factor = 0.99967266
A.C. = -0013'14"
SLD 1929 Elevation = 5068.411

- LEGEND**
- BOUNDARY LINE
 - NEW LOT LINE
 - ADJOINING PROPERTY LINE
 - MONUMENT TIE LINE
 - EXISTING EASEMENT LINE
 - NEW EASEMENT LINE
 - ORIGINAL TRACT/LOT LINE
 - △ CITY OF ALBUQUERQUE SURVEY CONTROL MONUMENT
 - SET 5/8" REBAR W/ 1-1/4" YELLOW PLASTIC SURVEY CAP STAMPED "WEAVER LS 6544"
 - ⊙ BLOCK NUMBER
 - FOUND PK NAIL
 - × FOUND CHISELED "+" IN CONCRETE
 - FOUND 5/8" REBAR W/SURVEY CAP STAMPED "LS 4078"
 - FOUND 5/8" REBAR

NOTE: RECORD BEARING AND DISTANCES ARE SHOWN IN PARENTHESIS ().

CURVE DATA		TANGENT DATA	
CURVE	RADIUS	BEARING	DISTANCE
C1	5876.58'	211.22°	105.63'
C2	11.50'	11.20°	6.99'
C3	78.00'	76.92°	41.91'
C4	159.49'	94.77°	48.83'
C5	17.55'	28.43°	18.43'
C6	219.49'	130.43°	67.20'
C7	5676.58'	179.81°	89.91'
C8	30.00'	48.51°	31.41'
C9	30.00'	45.57°	28.48'
C10	30.00'	48.63°	31.54'
C11	25.00'	39.62°	25.35'
C12	25.00'	36.15°	22.06'
C13	5676.58'	31.42°	15.71'
C14	50.00'	29.89°	15.41'
C15	20.00'	31.38°	19.96'
C16	13.31'	18.98°	11.51'
C17	30.00'	47.78°	19.64'
C18	30.00'	34.78°	19.64'
C19	30.00'	34.71°	19.59'
T1	S143°33'43" W	60.27'	
T2	S63°48'31" W	51.78'	
T3	S101°21'05" W	65.57'	
T4	S80°37'32" E	60.25'	
T5	S83°53'35" E	59.94'	
T6	S80°37'34" W	58.55'	
T7	N80°41'20" W	34.02'	
T8	S79°21'06" E	15.57'	
T9	N45°43'49" E	62.90'	
T10	N45°59'54" E	63.62'	
T11	N50°26'49" E	44.00'	
T12	N57°33'20" E	44.23'	
T13	N76°59'02" E	47.61'	
T14	N76°55'20" E	29.73'	
T15	N86°24'26" E	29.73'	
T16	N86°20'40" E	8.00'	
T17	S80°17'20" E	8.00'	
T18	N09°12'26" E	13.99'	
T19	N09°08'40" E	13.99'	
T20	S100°31'19" W	22.00'	
T21	S09°59'33" W	6.00'	
T22	N09°12'26" E	6.00'	
T23	N83°39'29" W	13.09'	
T24	N83°43'15" W	13.09'	
T25	N09°13'00" E	13.09'	
T26	S81°29'45" E	41.37'	
T27	S36°36'29" W	24.87'	
T28	S65°00'03" W	36.87'	
T29	S09°17'32" W	6.54'	
T30	N06°14'56" E	6.00'	
T31	S83°45'24" E	62.47'	
T32	S49°37'23" E	23.17'	
T33	S83°45'24" E	20.28'	
T34	N50°33'16" E	21.51'	
T35	N84°00'09" W	8.01'	
T36	S83°45'24" E	31.95'	
T37	N47°07'18" E	14.00'	
T38	S09°51'26" W	25.50'	
T39	S43°41'34" E	30.00'	
T40	N09°12'07" E	8.00'	
T41	S09°30'01" W	26.00'	
T42	S09°12'07" W	8.01'	

NOTES (Continued from Sheet 1)

9. As a condition of approval of Phase One (1) of the development, as contained on the site plan (2-98-8), St. Joseph Development Corporation, its successors and assigns (hereinafter referred to as the "Owner"), will comply fully with the conditions imposed on the 1986 site development plan (2-86-7), except as modified by 2-88-8.

10. Approval of future phases of development on the Property will be contingent and conditioned upon by the Owner performing a Traffic Impact Study (TIS) to determine the adequacy of access and site circulation of the existing development and the traffic impacts of the proposed development(s) on the surrounding street network, and implementation by the Owner of any mitigation measures determined by the TIS which may include a direct connection from Elm Street to Woodward Place.

11. In the event that St. Joseph or Vendor request modifications to the Vendor site plan (2-75-6), or renegotiate the lease agreement for the Vendor Site, St. Joseph will perform a Traffic Impact Study (TIS) to determine the adequacy of access and site circulation of the existing development and the impact of subsequent development on the St. Joseph/Vendor property and surrounding street network. St. Joseph agrees to implement any mitigation measures determined by the TIS which may include a direct connection from Elm Street to Woodward Place.

NMHC brass tablet stamped "STA. 1-25-26"
Geographic Position (NAD 1927)
N.M. State Plane Coordinates (Central Zone)
X = 384,604.64 Y = 1,486,589.59
Ground-to-Grid Factor = 0.99967281
A.C. = -0013'18"
SLD 1929 Elevation = 5068.8