



LOCATION MAP  
NOT TO SCALE

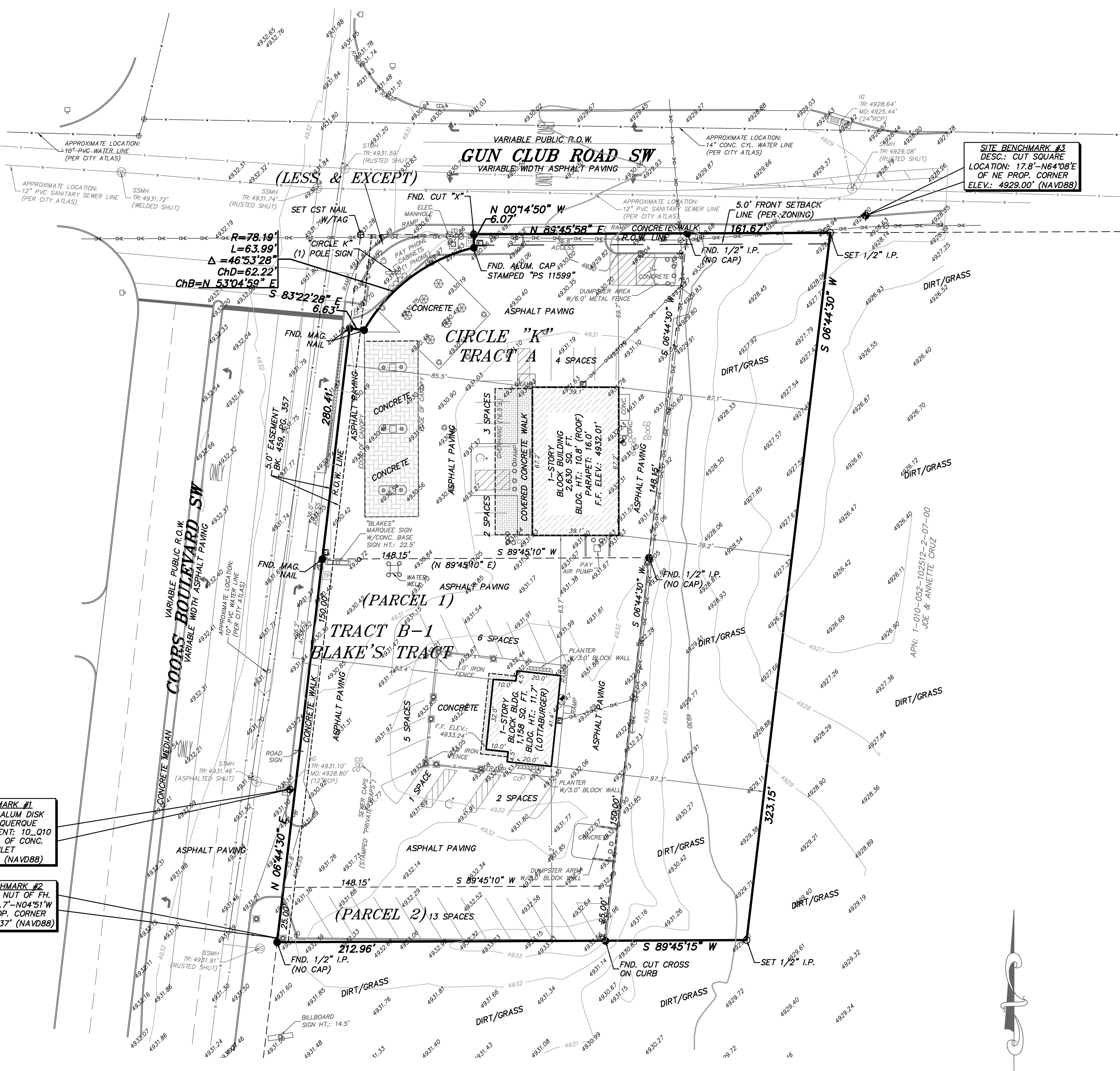
**FOR BID ONLY**

### EASEMENTS

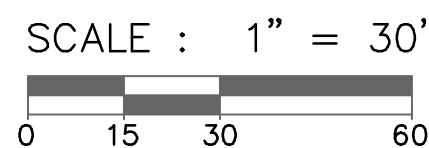
11. Reservations contained in Patent from United States of America recorded in Book 97, page 517, records of Bernalillo County, New Mexico. **DOCUMENT NOT PROVIDED.**
12. Easement executed by Hussmann Ventures, Inc., a Texas corporation in favor of Public Service Company of New Mexico, a New Mexico corporation and QWEST Corporation, filed February 25, 2006, Recorded in Book A112, page 4429 as Document No. 2006024523, records of Bernalillo County, New Mexico. **DOCUMENT NOT PROVIDED.**
14. Terms and conditions of that certain Stipulated Judgment filed August 9, 2007, recorded as Document No. 2007115503, records of Bernalillo County, New Mexico. **DOCUMENT NOT PROVIDED.**
15. Easement Granted to Public Service Company of New Mexico and the Mountain States Telephone and Telegraph Company, filed January 20, 1976, recorded in Book Misc. 459, page 357, as Document No. 5110A, records of Bernalillo County, New Mexico. **AFFECTS AND PLOTTED HEREON.**

**SITE BENCHMARK #1**  
DESC.: 3" 1/4" ALUM DISK  
CITY OF ALBUQUERQUE  
CONTROL MONUMENT: 10.010  
LOCATION: TOP OF CONC.  
DRAIN INLET  
ELEV.: 4931.81' (NAVD88)

**SITE BENCHMARK #2**  
DESC.: TOP NUT OF FH.  
LOCATION: 1.7'-N04°51'W  
OF SW PROP. CORNER  
ELEV.: 4933.37' (NAVD88)



## PRELIMINARY DRAWING



### GENERAL NOTES

1. The subject property has ingress and egress to Coors Boulevard SW & Gun Club Road SW, which are paved public rights-of way.
2. Bearings shown are based on the Plat and other documents. Basis of Bearings for this survey is N 06°44'30" E, per plat, as shown on the West line.
3. **SUBJECT PROPERTY:** APN: 1-010-052-3543961-02-443 & 1-010-052-3543961-02-44; OWNER(S): BLAKE'S LOTTABURGER & FELICE LAWRENCE; CONTAINS A TOTAL OF: 67,175 SQ. FT. OR 1.5421 ACRES, more or less.
4. Elevations shown hereon are based on NAVD88 Datum.

### UTILITY NOTES

The Aboveground utilities shown have been located from field survey information only. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further certifies that they are located as accurately as possible from the field information obtained.

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

### ZONING INFORMATION

According to Kyle Tsathikhili, City of Albuquerque, NM; ph: (505) 924-3860, the subject property has the following zoning designation:  
**"C-1" NEIGHBORHOOD COMMERCIAL**  
and subject to the following conditions:  
Min. Lot Area: N/A; Min. Frontage: N/A; Min. Lot Width: N/A;  
Max. Bldg. Coverage: N/A; Max. Bldg. Ht.: 26 Feet  
Setback Requirements:  
Front Side: 5 Feet; Interior Side: N/A; Rear: N/A  
Parking Requirements: 1 space per 200 sq. ft.  
Handicapped Parking Requirements: Per ADA  
Notes: Because there may be a need for interpretation of the applicable zoning codes, we refer you to the offices of the City of Albuquerque and the applicable zoning codes.

### STATEMENT OF ENCROACHMENTS

No observed or visible evidence of encroachments onto or over subject property's boundary lines as of date of survey, due to the unknown configuration of a established boundary.

### FLOOD NOTE

By graphic plotting only, this property is in Zone(s) "X" of the Flood Insurance Rate Map, Community Panel No. 35001C0339H, which bears an effective date of 8/16/2012 and is not in a Special Flood Hazard Area. By telephone, call dated 5/21/2014 to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

### LEGAL DESCRIPTION

Tract lettered "A" Plat of Circle "K" Tract, Bernalillo County, New Mexico, as the same is shown and designated on the plat of said tract filed in the office of the County Clerk of Bernalillo County, New Mexico on February 7, 1972 in Plat Book 86, page 79, LESS AND EXCEPTING that portion out to the State of New Mexico, Department of Transportation by Stipulated Judgment and order filed in District Court Cause CV-202-2005-08230 and recorded in the office of the County Clerk of Bernalillo County, New Mexico on August 9, 2007 as Document No. 2007115503.  
The property described above and shown hereon is the same as described in First American Title Company's Commitment No. 5011635-1922412-AL01 with an effective date of April 14, 2014.

**Parcel (1)**  
A portion of Tract B-1, Plat of Tract B-1 of Blake's Tract, Bernalillo County New Mexico, as the same is shown and designated on said plat filed in the office of the County Clerk of Bernalillo County, New Mexico on April 28, 1975 in Plat Book 810, page 79 and being more particularly described as follows:  
A certain parcel of Land situate within Section 15, Township 9 North, Range 2 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, and being identified as a portion of Tract 4A2B as said Tract is shown and designated on the Middle Rio Grande Conservancy District Property Map No. 52, Bernalillo County, New Mexico, and being more particularly described as follows:  
Beginning at the Northeast corner of the parcel herein described, whence the Northeast corner of Section 15, Township 9 North, Range 2 East, N.M.P.M., bears N. 53 deg. 03' E., 2077.79 feet distant, Thence S. 06 deg. 44' 30" W., 150.00 feet distant to the Southeast corner of the parcel herein described, thence, S. 89 deg. 45' 10" W., 148.15 feet distant to the Southwest corner of the parcel herein described, being a point on the Easterly right-of-way line of Coors Boulevard SW, Thence, N. 06 deg. 44' 30" E., 150.00 feet distant along the said Easterly right-of-way line of Coors Boulevard S.W. to the Northwest corner of the parcel herein described, Thence N. 89 deg. 45' 10" E., 148.15 feet distant to the Northeast corner and point of beginning. Said Tract also being known as Tract lettered "B", Plat of Tract "B" Blake's Tract, Bernalillo County, New Mexico, as the same is shown and designated on said plat filed in the office of the County Clerk of Bernalillo County, New Mexico on October 8, 1974 in Plat Book 89, page 200.

**Parcel (2)**  
A portion of Tract B-1, Plat of Tract B-1 of Blake's Tract, Bernalillo County New Mexico, as the same is shown and designated on said plat filed in the office of the County Clerk of Bernalillo County, New Mexico on April 28, 1975 in Plat Book 810, page 79 and being more particularly described as follows:  
A portion of Tract 4A2B on Middle Rio Grande Conservancy District Property Map No. 52, lying immediately South and Adjacent to said Tract "B" and being more particularly described as follows:  
Beginning at the Northwest corner of the parcel herein described, being identical to the Southwest corner of Tract "B" as the same is shown and designated on said filed plat, thence; N. 89 deg. 45' 10" E., 148.15 feet distance to the Northeast corner of the parcel herein described, thence;  
S. 06 deg. 44' 30" W., 25.00 feet distance to the Southeast corner of the parcel herein described, thence;  
S. 89 deg. 45' 10" W., 148.15 feet distance to the Southwest corner of the parcel herein described, thence, being a point on the Easterly right-of-way line of Coors Boulevard SW, thence; N. 06 deg. 44' 30" E., 25.00 feet distance along the Easterly right-of-way line of Coors Boulevard SW to the Northeast corner and place of beginning.

The property described above and shown hereon is the same as described in First American Title Company's Commitment No. 5011635-1922418-AL01 with an effective date of April 15, 2014.

### TOPOGRAPHIC SURVEY

**CIRCLE "K"/LOTTABURGER**  
4400 & 4404 COORS BOULEVARD SW  
CITY OF ALBUQUERQUE, BERNAILLO COUNTY, NEW MEXICO  
*Surveyor's Certification*

TO:  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR STATE OF NEW MEXICO. THE FIELD WORK WAS COMPLETED ON 05/19/2014.  
DATE OF MAP OR PLAT:  
  
LEROY W. FARLEY  
PLS NO.  
IN THE STATE OF: NEW MEXICO  
DATE OF SURVEY: 05/19/2014



Prepared By:  
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SYMBOL LEGEND

○ - PIPELINE VENT	○ - TELE. PED.	○ - TRAFFIC CONTROL BOX	○ - ROAD SIGN
○ - GAS METER	○ - ELEC. PEDESTAL	○ - POWER MANHOLE	○ - GROUND LIGHT
○ - SIGNAL LIGHT	○ - WATER VALVE	○ - UTILITY POLE	○ - GAS VALVE
○ - PIPELINE MIRROR	○ - POWER POLE	○ - TELE. U.G. MIRROR	○ - TELE. MANHOLE
○ - MAIL BOX	○ - PULL BOX	○ - ELEC. MANHOLE	○ - STOCKADE FENCE
○ - BUSH	○ - FIRE HYDRANT	○ - STIM. SEW. M.H.	○ - BARS WIRE FENCE
○ - CURB INLET	○ - TREE	○ - TV PED.	○ - CHAIN LINK FENCE
○ - SAN. SEW. M.H.	○ - STIM. SEW. M.H.	○ - LIGHT POLE	○ - WATER METER
○ - QUAY WIRE	○ - GUARD POST	○ - MONITOR WELL	○ - TRASH CAN
○ - CLEAN OUT	○ - TV PED.	○ - SAW - SEWER	○ - IRON GRADE
○ - FLAG POLE	○ - LIGHT POLE	○ - CHASE	○ - RECORD DRAIN
○ - ELEC. TRANS.	○ - MONITOR WELL	○ - WATER LINE	○ - ROOF DRAIN
○ - FIBER OPTIC	○ - STORM SEWER	○ - HANDICAPPED	○ - POINT OF MEASUREMENT
○ - UNDERGROUND TANK ACCESS	○ - CHASE	○ - CONCRETE	○ - WATER HYDRANT
○ - TOP OF RM	○ - FIRE RISE	○ - AUTO SPRINKLER	○ - BENCHMARK
○ - FLOW LINE	○ - POINT OF MEASUREMENT		

LIST OF ABBREVIATIONS

U/G - UNDERGROUND	HC - HANDICAPPED	CONC. - CONCRETE	RET. - RETAINING
APPROX - APPROXIMATE	ASPH - ASPHALT	TYP - TYPICAL	BUILD - BUILDING
PEDESTAL - PEDESTAL	PLTR - PLANTER	G/R - GAS REGULATOR	G/L - GROUND LIGHT
TRANS - TRANSFORMER	FT - FINISHED FLOOR	C - CENTER LINE	R.O.W. - RIGHT-OF-WAY
FENCE - FENCE	DIA. - DIAMETER	BUILD. - BUILDING	STRUCK LINE - BUILDING STRUCK LINE
EASEM. - EASEMENT	A/S - AUTO-SPRINKLER	DIST. - DISTANCE	BNG. - BEARING
W/US - WITH UNDERGROUND SEWER	MON. - MONITOR WELL	STAT. - STATIONARY	M - MEASURED
P - PLAT DIMENSION	IR - IRON GRADE	R - RECORD DIMENSION	RD - ROOF DRAIN
P.O.M. - POINT OF MEASUREMENT			

GREENBERG FARROW

COORS BLVD. SW & GUN CLUB RD. SW  
ALBUQUERQUE, NM

SCALE: 1" = 30'

REDUNED BY: DK

DATE: 05/19/2014

APPROVED BY: LF

DOWN BY: SF

JLN: N02051AD

FIELD BY: TH

SHEET 1 OF 1

MARK

DATE

REVISION

BY

MONUMENT LEGEND

○ - 1/2" IRON PIN SET

● - IRON PIN FOUND

○ - P-K NAIL SET (MAGNETIC NAIL)

○ - P-K NAIL FOUND (MAGNETIC NAIL)

✕ - CUT "X" SET

✕ - CUT "X" FOUND

◆ - BENCHMARK