

A.L.T.A / A.C.S.M. LAND TITLE SURVEY  
OF  
LOT 1  
SCHMIDER PARCEL

CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
NOVEMBER, 2002

LEGAL DESCRIPTION:

LOT 1 OF THE SCHMIDER PARCEL, A REDIVISION OF SUNDT'S INDUSTRIAL AREA, TRACT D, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, SAID NORTHWEST CORNER BEING A POINT ON THE NORTHERLY BOUNDARY OF LINE OF SAID TRACT D AND COMMON TO THE NORTHEAST CORNER OF NEWTON AND SMITH SUBDIVISION AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 4, 1959;  
THENCE S. 68 deg. 00' 34" E., 188.02 FEET DISTANCE ALONG SAID NORTHERLY BOUNDARY OF TRACT D TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;  
THENCE S. 16 deg. 44' 00" W., 632.68 FEET TO THE SOUTHEAST CORNER OF TRACT HEREIN DESCRIBED BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CANDELARIA ROAD N.E.;  
THENCE N. 73 deg. 20' 00" W., 195.54 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF CANDELARIA ROAD N.E. TO THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;  
THENCE N. 17 deg. 29' 00" E., 650.19 FEET TO THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED AND POINT OF BEGINNING.

GENERAL NOTES:

- OWNER OF RECORD PER ALBUQUERQUE TITLE CO. TITLE BINDER DATED: OCTOBER 14, 2002 IS ROLLINS LEASING CORP.
- LEGAL DESCRIPTION AND EASEMENTS SHOWN WAS PROVIDED BY ALBUQUERQUE TITLE CO. COMMITMENT No. 195678\_DS
- PLATS USED TO ESTABLISH BOUNDARY:  
A: PLAT OF SCHMIDER PARCEL  
FILED: APRIL 11, 1974 IN VOLUME B9, FOLIO 102
- FIELD WORK PERFORMED ON: NOVEMBER 11, 2002

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) S.S.

CERTIFY TO: HOMELESS ADVOCACY COALITION, INC., NEW MEXICO MORTGAGE FINANCE AUTHORITY  
AND ALBUQUERQUE TITLE COMPANY

I, ANTHONY L. HARRIS, A PROFESSIONAL SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THERE ARE NO ENCROACHMENTS FROM THIS PROPERTY TO ADJOINING PROPERTIES OR FROM ADJOINING PROPERTIES TO THIS PROPERTY UNLESS HEREON SHOWN. I FURTHER CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE (I) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM LAND IN 1998, AND INCLUDES ITEMS 1, 3, 8, 9, 10, 11, 12, OF TABLE A THEREOF, AND (II) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) ON AN URBAN SURVEY.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2002

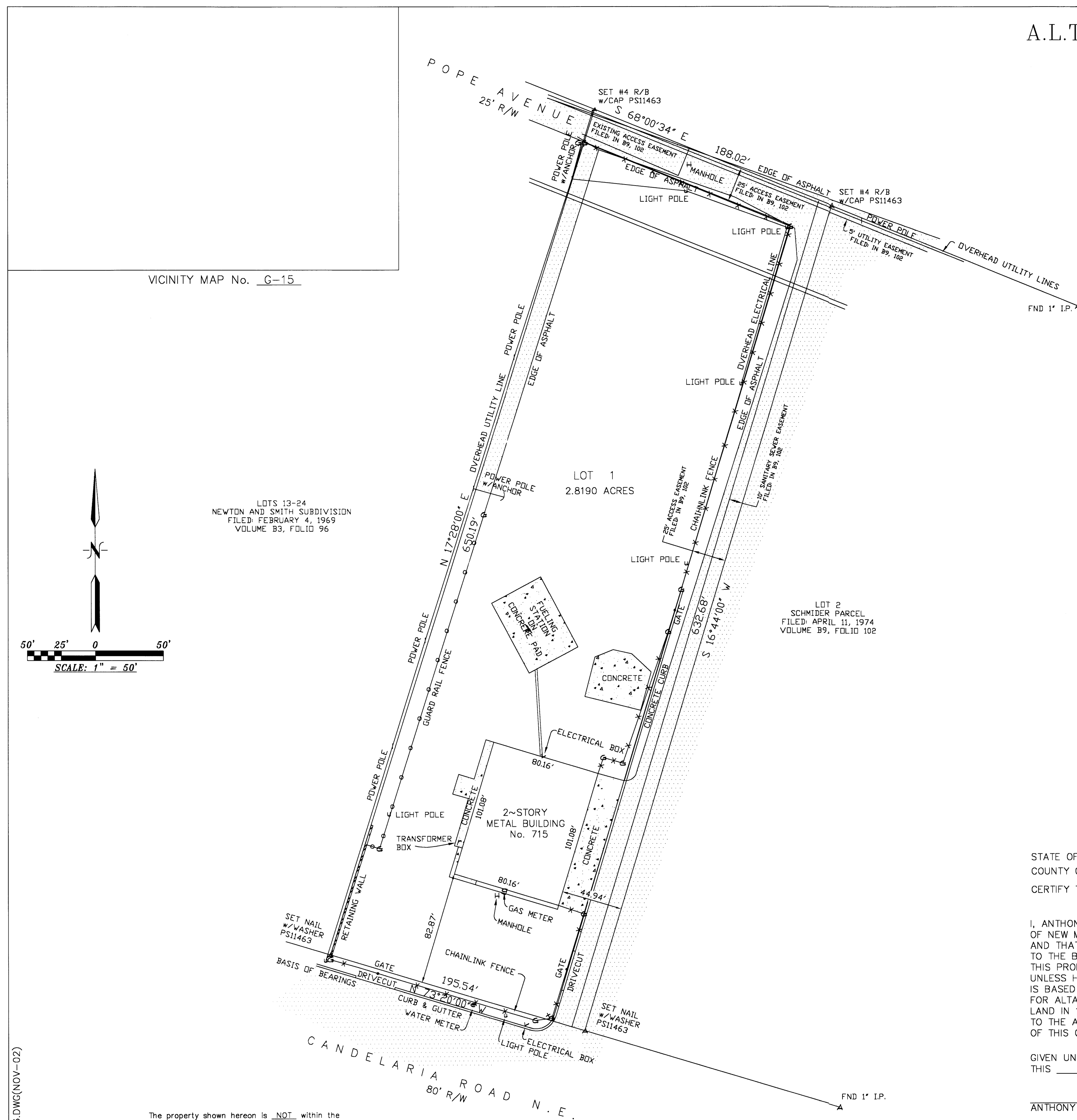
ANTHONY L. HARRIS, N.M.P.S. #11463

**HARRIS SURVEYING, INC.** PHONE: (505) 889-8056  
2412-D MONROE STREET, N.E. ALBUQUERQUE, NEW MEXICO 87110 FAX: (505) 889-8045

PLAT OF SURVEY  
OF

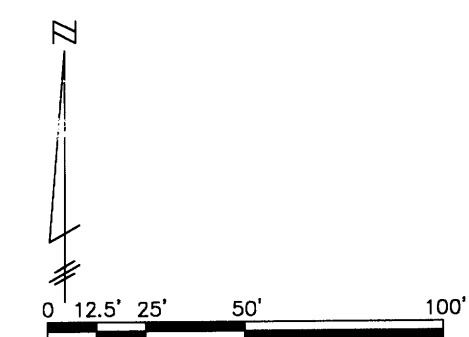
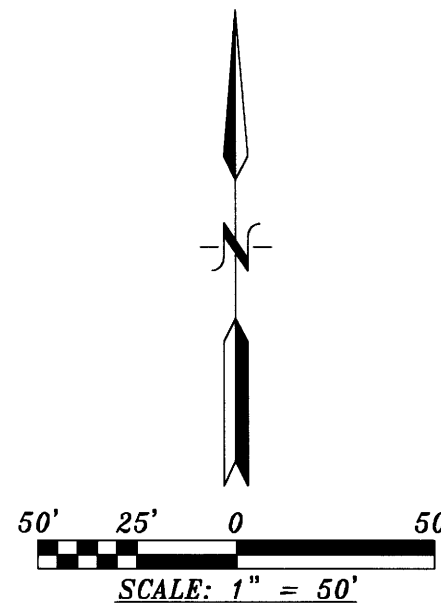
LEGAL DESCRIPTION:

N 90° 00' 00" E  
BEAR LANE  
LOT 4  
DOG



VICINITY MAP No. G-15

LOTS 13-24  
NEWTON AND SMITH SUBDIVISION  
FILED FEBRUARY 4, 1969  
VOLUME B9, FOLIO 96



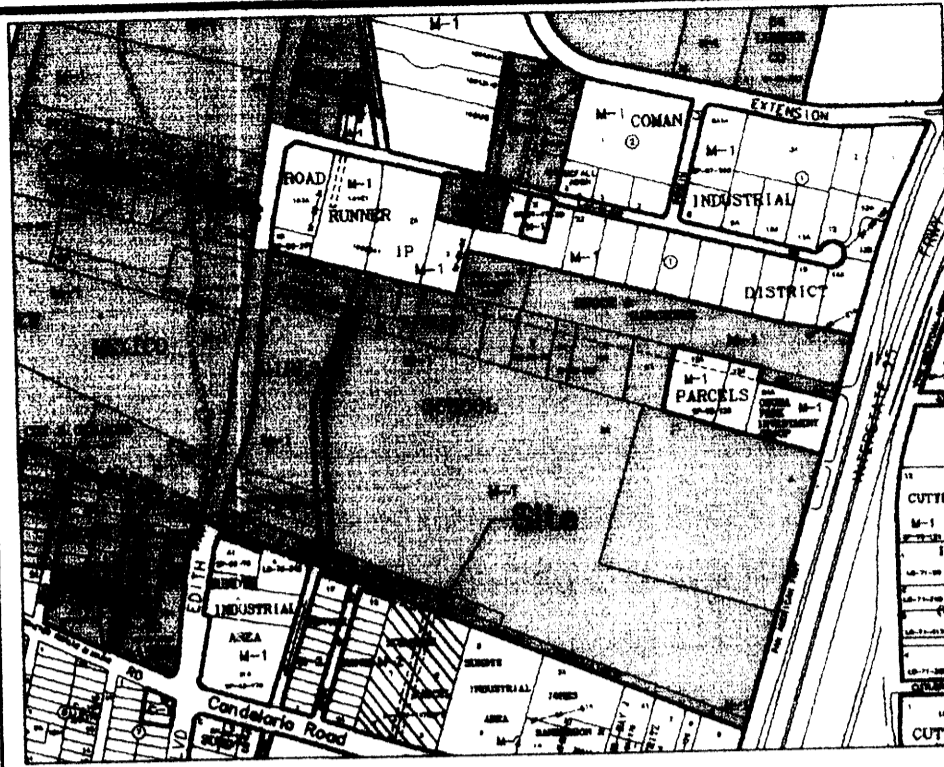
Order No. 02-0000  
Field Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Ordered By: \_\_\_\_\_  
SURVEYOR'S CERTIFICATE:  
State of New Mexico )  
County of Bernalillo ) S.S.  
I, Anthony L. Harris, a Professional Surveyor, licensed under the laws of the State of New Mexico, do hereby certify that I have surveyed the above described property and I am responsible for said survey and that the plat hereon drawn is a true and correct representation of said survey, to the best of my knowledge and belief, and meets the minimum standards for land surveys in the State of New Mexico; that the bearings and distances shown hereon are based on the 'flat or dead of record, unless otherwise indicated herein; that it shows all easements shown on the plat of record; that there are no encroachments from the said property onto adjoining properties onto said property, unless shown hereon and that it shows the location of all permanent improvements pertinent to the said survey.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2002.

Anthony L. Harris, N.M.P.S.#11463 HARRIS SURVEYING, INC. 100 year flood plain. Zone "X", FIRM Panel  
2412-D Monroe Street, NE Albuquerque, New Mexico 87110  
Telephone (505) 889-8056 FAX (505) 889-8045 # \_\_\_\_\_ Dated: \_\_\_\_\_

The property shown hereon is NOT within the  
100 year flood plain. Zone "X", FIRM Panel  
#2500200332 D Dated: 9-20-96

02-2106.DWG(NOV-02)



Vicinity Map  
no scale

Talos Log Number 2004382620  
Zone Atlas Page Number G15

**Subdivision Data**

1. Total gross acreage of Subdivision: 5.6128 acres.
2. Total number of lots created by this plat is 0.
3. DRB Project #1003592
4. Bearings are based on the southerly line of Lots 1 & 2 of the Schmitter Parcel as shown on plat filed 4/11/1974, Volume B9, Folio 102. To obtain New Mexico State Plane Grid Bearings (Central Zone) rotate plat bearings 00°07'30" in a clockwise direction.
5. Distances are ground distances.
6. Measured bearings & distances are identical to record bearings & distances.
7. The purpose of this plat is to reposition the lot line between Lots 1 & 2.
8. Unless otherwise indicated all corners are set 1/2" rebar w/cap LS 6126.
9. Documents used:
  - a. Title Policy File No. OP 32 022 93 002185 17-16286-d prepared by Rio Grande Title Company effective date December 31, 1990.
  - b. Title Policy File No. 02402984-MB prepared by Rio Grande Title Company effective date May 17, 2004.
  - c. Plat of Schmitter Parcel filed 04/11/1974, Volume B9, Folio 102.
  - d. Plat of Newton and Smith Subdivision filed 02/02/1959, Volume B3, Page 96.
  - e. Plat of Sundt's Industrial Area filed 07/23/1956, Volume C3, Folio 56.
  - f. Plat of Tract A, Lands of Jim D. Chavez, filed 06/07/1979, Volume C15, Folio 21.
  - g. Special Warranty Deed filed 12/20/2002 in Book A47, Page 713.
  - h. Mutual Easement Agreement filed in Book Misc. 228A, Page 298 Document No. 85-36799.
  - i. Property Use Restriction Agreement filed 12/26/2002 in Book A47, Page 715.
  - j. Easement filed 12/14/1964, Document No. 30643.
10. Date of fieldwork: December 30, 2004.
11. Zoning: M-2.

**PUBLIC UTILITY EASEMENTS**

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

1. The Public Service Co. of NM- Electric Services Division for the installation, maintenance, and service of overhead and underground electric lines, transformers, poles and any other equipment, fixtures, structures and related facilities reasonably necessary to provide electrical service.
  2. The Public Service Co. of NM-Gas Services Division for the installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
  3. Qwest for the installation, maintenance and service of all buried and aerial communication lines and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to above ground pedestals and closures.
  4. Comcast Cable for the installation, maintenance and service of such lines, cable and related equipment and facilities reasonably necessary to provide Cable TV service.
- Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electric Safety Code caused by construction or pools, decking, or any structures adjacent to, within, or near easements shown on this plat.

N/A	PNM ELECTRIC SERVICES	DATE
N/A	PNM GAS SERVICES	DATE
N/A	QWEST COMMUNICATIONS	DATE
N/A	COMCAST CABLE	DATE

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

**LEGAL DESCRIPTION**

Lot numbered One (1) and Lot numbered Two (2) of the Schmitter Parcel Albuquerque, New Mexico as the same are shown and designated on the replat of a portion of Tract D, Sundt's Industrial Area, filed in the office of the County Clerk of Bernalillo County, New Mexico on April 11, 1974 in Map Book B9, folio 102.

**FREE CONSENT AND DEDICATION**

The platting of the land comprising Lots 1-A & 2-A as shown hereon, and all easements shown hereon are with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof. Said owners do hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided.

Owner of Lot 1  
Homeless Advocacy Coalition, Inc., a New Mexico non-profit corporation

*Trey Hammond*  
Reverend Trey Hammond, Board Treasurer

**ACKNOWLEDGMENT**

State of New Mexico )  
County of Bernalillo ) SS

This instrument was acknowledged before me this 10 day of January, 2005 by  
Reverend Trey Hammond.

Notary Public, *[Signature]* My Commission expires 03/02/07

**FREE CONSENT AND DEDICATION**

The platting of the land comprising Lots 1-A & 2-A as shown hereon, and all easements shown hereon are with the free consent of and in accordance with the wishes and desires of the undersigned owners and proprietors thereof. Said owners do hereby grant all easements shown hereon, including the right of ingress and egress and the right to trim interfering trees. Said owner warrants that he holds complete and indefeasible title in fee simple to the land subdivided.

Owner of Lot 2  
Golden Slumbers, Inc., a New Mexico Corporation

*William Golden*  
William Golden, President

**ACKNOWLEDGMENT**

State of New Mexico )  
County of Bernalillo ) SS

This instrument was acknowledged before me this 10 day of January, 2005 by  
William Golden.

Notary Public, *[Signature]* My Commission expires 03/02/07

Plat of  
Lots 1-A & 2-A  
Schmitter Parcel

Being a Replat of  
Lots 1 & 2

Schmitter Parcel  
within

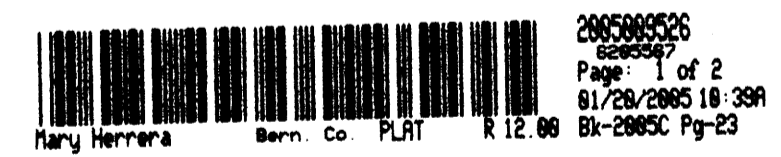
Town of Albuquerque Grant  
Projected Section 4, T.10N., R.3E., N.M.P.M.  
Albuquerque, Bernalillo County, New Mexico  
January 2005

The purpose of this plat is to reposition the lot line between Lots 1 & 2

DRB PROJECT # 1003592  
APP# 05-00059

**APPROVED AND ACCEPTED BY:**

- [Signature]* 1/19/05  
PLANNING DEPARTMENT, DRB CHAIR DATE
- Bradley J. Bingham* 1-19-05  
CITY ENGINEER/HYDROLOGY DATE
- Christina Sandoval* 1/19/05  
PARKS & RECREATION DATE
- [Signature]* 1-19-05  
TRANSPORTATION DEVELOPMENT DATE
- [Signature]* 1-11-05  
CITY SURVEYOR DATE
- N/A* 1-19-05  
REAL PROPERTY DATE
- Nancy S. Musnick* 1/19/2005  
UTILITY DEVELOPMENT DATE
- Bradley J. Bingham* 1-19-05  
A.M.A.F.C.A. DATE
- N/A* 1-19-05  
ENVIRONMENTAL HEALTH DATE



**SURVEYOR'S AFFIDAVIT**

I, Ronald A. Forstbauer, licensed New Mexico Land Surveyor No. 6126, do hereby certify that the plat shown hereon was prepared by me or under my direct supervision from an actual field survey and meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and the City Detailed Design Standards for surveying and meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Professional Land Surveyors effective October 1, 2000 and shows easements of record as indicated on Title Policy File No. OP 32 022 93 002185 17-16286-d issued by Rio Grande Title Company on December 31, 1990, and on Title Policy File No. 02402984-MB issued by Rio Grande Title Company, Inc., on May 17, 2004, and that the information shown hereon is true and correct to the best of my knowledge and belief.

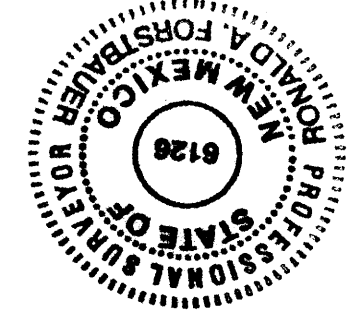
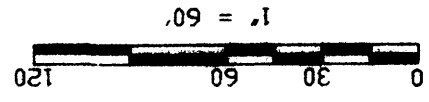
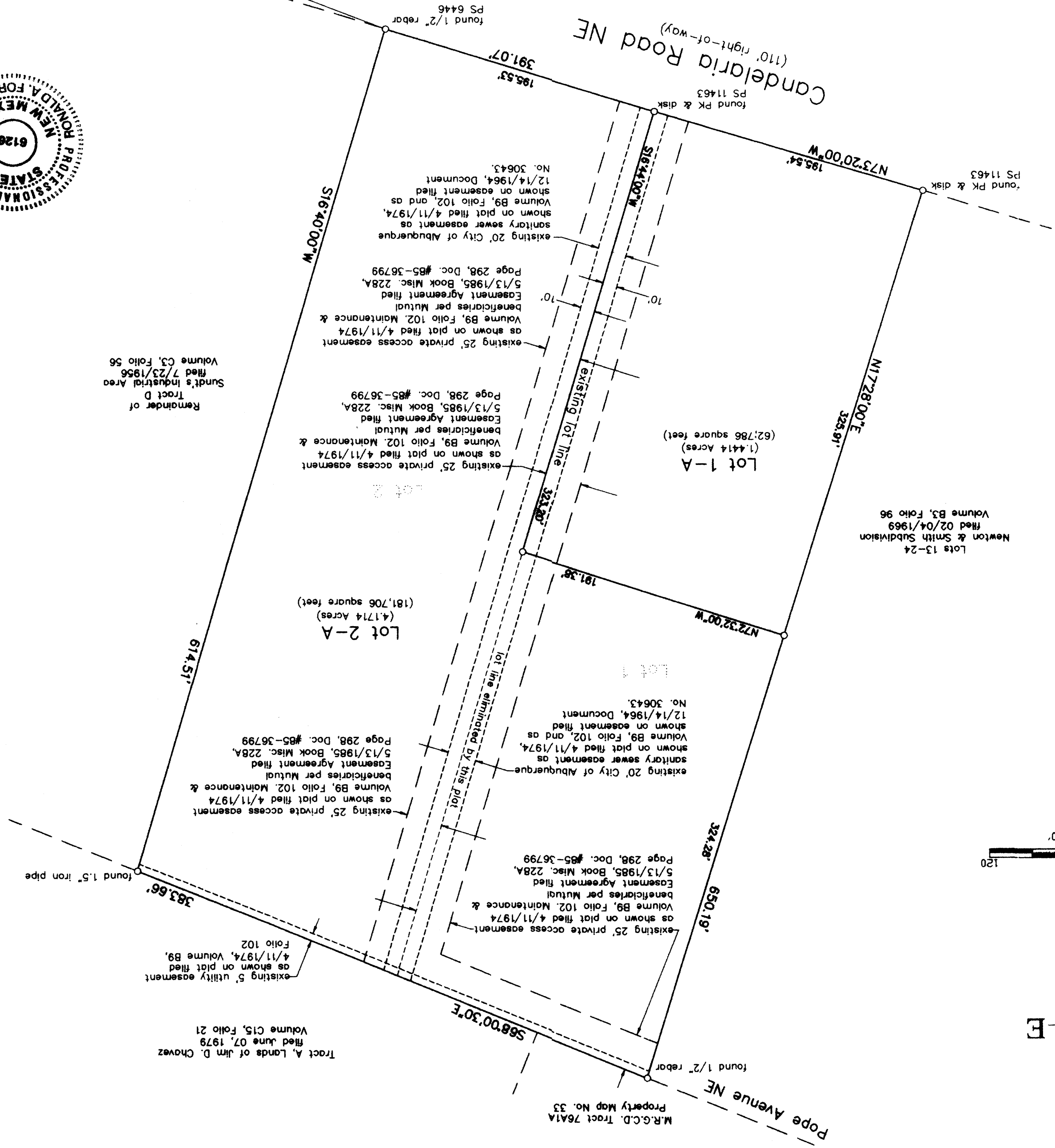
*Ronald A. Forstbauer* 1/16/05  
Ronald A. Forstbauer Date  
NMPS No. 6126



Forstbauer Surveying, L.L.C.  
4116 Lomas Boulevard NE  
Albuquerque, New Mexico 87110  
(505) 268-2112 Fax 268-2032

Plat of  
 Lots 1-A & 2-A  
 Being a Replat of  
 Lots 1 & 2  
 Schmitter Parcel  
 within  
 Town of Albuquerque Grant  
 Projected Section 4, T.10N., R.3E., N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico  
 January 2005

The purpose of this plat is to reposition the lot line between Lots 1 & 2



Ronald A. Forstbauer  
 NMPS No. 6126  
 Date 11/10/05

**SURVEYOR'S AFFIDAVIT**  
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ALBUQUERQUE CONTROL  
 SURVEY MONUMENT 9-H15  
 NEW MEXICO STATE PLANE  
 GRID COORDINATES  
 CENTRAL ZONE, NAD 1927  
 X=387,015.74  
 Y=1,497,331.15  
 GROUND/GRID FACTOR 0.9996738  
 Δcc-001302  
 NGVD 1929 ELEVATION 5034.93

Forstbauer Surveying, L.L.C.  
 4116 Lomas Boulevard NE  
 Albuquerque, New Mexico 87110  
 (505) 268-2112 Fax 268-2032

Barcode and identification information:  
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 Page: 2 of 2  
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 PLM  
 Harry Herrera