



Zoning Data

ZONING DESIGNATION = SU-1 C-1 USES INCLUDING GROCERY STORE WITH PACKAGE LIQUOR SALES INCIDENTAL TO THAT USE, RESTAURANT WITH FULL-SERVICE LIQUOR FOR ON-PREMISE CONSUMPTION

STRUCTURE HEIGHT OF UP TO 26' IS PERMITTED AT ANY LEGAL LOCATION

NUMBER OF STRIPED PARKING SPACES = 0 VACANT LAND

Notes Corresponding to Schedule B II

- | SCH. B-2 ITEM NO. | DESCRIPTION |
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| [11] | RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA RECORDED IN BOOK 64, PAGE 412, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. |
| [12] | COVENANTS, CONDITIONS, RESTRICTIONS, AND CROSS-EASEMENTS AGREEMENT, BUT OMITTING ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN RECORDED JANUARY 14, 2010 AS DOCUMENT NUMBER 2010003656 AND IN AGREEMENT RECORDED FEBRUARY 9, 2010 AS DOCUMENT NO. 2010011822, AS AMENDED BY THAT CERTAIN AMENDMENT TO COVENANTS, CONDITIONS, RESTRICTIONS AND CROSS-EASEMENTS AGREEMENT RECORDED MAY 15, 2014 AS DOCUMENT NUMBER 2014-38924 AND AS SET FORTH ON THE PLAT RECORDED IN MAP BOOK 2010C, FOLIO 112, RECORDS OF BERNALILLO COUNTY. IMPACTS SUBJECT PROPERTY BLANKET EASEMENTS |
| [13] | RESTRICTION THAT NO WELL MAY BE DRILLED WITHOUT THE EXPRESS WRITTEN CONSENT OF NEW MEXICO UTILITIES, INC., AS SET FORTH IN DEEDS FILED IN BOOK 93-37, PAGE 5368 AND IN BOOK 93-37, PAGE 5394, AND RESTRICTION PROHIBITING THE INSTALLATION, MAINTENANCE OR USE OF A PRIVATE WATER SYSTEM (OR WELL) WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEW MEXICO UTILITIES, INC., AS SET FORTH IN SPECIAL WARRANTY DEED FILED IN BOOK 9814, PAGE 5777, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. |
| [14] | PUBLIC UTILITY EASEMENT TEN FEET (10') IN WIDTH ALONG THE STREET RIGHT OF WAY OF THE INSURED PREMISES, AS SHOWN ON THE RECORDED PLAT FILED IN BOOK 90C, PAGE 182, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. |
| [15] | EASEMENT FOR PUBLIC SANITARY SEWER AND WATER THIRTY (30) FEET IN WIDTH AFFECTING THE NORTHEASTERLY THIRTY (30) FEET; FOR PUBLIC WATER EASEMENT FIFTEEN (15) FEET IN WIDTH AFFECTING A SOUTHEASTERLY PORTION AND FOR ELECTRIC TRANSFORMERS AND SWITCHGEARS, AS INSTALLED, AS SET FORTH ON THE PLAT RECORDED IN MAP BOOK 2010C, FOLIO 112. |
| [16] | RESERVATIONS AS SET FORTH IN DEEDS FILED IN BOOK D513, PAGE 189, D357, PAGE 520 AND D752, PAGE 253, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. |
| [17] | STORM DRAINAGE AGREEMENT RECORDED IN BOOK A29, PAGE 1736 AS DOCUMENT NUMBER 2001-115374, RE-RECORDED IN BOOK A30, PAGE 991 AS DOCUMENT NUMBER 2002-991, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. |
| [18] | ANY POSSIBLE ASSESSMENTS FOR PAVING OR SEWER AND WATER EXTENSIONS WHICH ARE OR MIGHT BE A LIEN BY LAW, BUT HAVE NOT YET BEEN RECORDED. |
| [19] | IN COMPLIANCE WITH SUBSECTION D OF 13.14.18.10 NMAC, THE COMPANY HEREBY WAIVES ITS RIGHT TO DEMAND ARBITRATION PURSUANT TO THE TITLE INSURANCE ARBITRATION RULES OF THE AMERICAN LAND TITLE ASSOCIATION. NOTHING HEREIN PROHIBITS THE ARBITRATION OF ALL ARBITRABLE MATTERS WHEN AGREED TO BY BOTH THE COMPANY AND THE INSURED. |

- IMPACTS SUBJECT PROPERTY: AS SHOWN
- IMPACTS SUBJECT PROPERTY: NON-SURVEY MATTER

Notes

- FIELD SURVEY PERFORMED ON NOVEMBER 04-05, 2015
- ALL BEARINGS ARE GRID BEARINGS; N.M. STATE PLANE COORDINATES, CENTRAL ZONE-NAD 1983.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION OF ABOVE GROUND APPURTENANCES AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL THE 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 THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS PROPERTY LIES WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 02, TOWNSHIP 11 NORTH, RANGE 02 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO.
- NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.
- PLAT REFERENCES:
A. PLAT OF McMAHON MARKETPLACE (BEING A REPLAT OF TRACT 16A-1, PARADISE NORTH AND TRACT E-1-A-1, CRESTVIEW SUBDIVISION) FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 09, 2010 IN BOOK 2010C, PAGE 112.
- ELEVATION DATUM IS BASED ON NAVD 1988 FROM AGRS MONUMENT "9_A11", PUBLISHED ELEVATION (FEET) = 5302.836
- THIS MAP HAS BEEN PRODUCED ACCORDING TO PROCEDURES THAT HAVE BEEN DEMONSTRATED TO PRODUCE DATA THAT MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR A TOPOGRAPHIC MAP COMPILED AT A SCALE OF 1"=20' WITH A CONTOUR INTERVAL OF ONE FOOT. PROJECT GROUND TO GRID SCALE FACTOR= 0.999670857
- GPS CALIBRATION BASED ON ACS MONUMENT 9_A11 AVERAGE PROJECT GROUND TO GRID SCALE FACTOR= 0.999670857

Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. U35010104H, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND ELEVATION CERTIFICATION MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

Statement of Encroachments

- ENCROACHMENT OF BLOCK WALL ONTO SUBJECT PROPERTY

Legal Description

LOT NUMBERED ONE (1) PLAT OF McMAHON MARKETPLACE (BEING A REPLAT OF TRACT 16A-1, PARADISE NORTH AND TRACT E-1-A-1, CRESTVIEW SUBDIVISION), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED OF THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 24, 2010, IN PLAT BOOK 2010C, PAGE 112, AS DOC. NO. 2010096126.

Access Note

INGRESS AND EGRESS TO THE PREMISES IS PROVIDED BY UNSER BOULEVARD, N.W., THE SAME BEING A PAVED AND DEDICATED RIGHT OF WAY MAINTAINED BY THE CITY OF ALBUQUERQUE.

Surveyor's Certificate

I, LARRY W. MEDRANO, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEW MEXICO, LICENSE NUMBER 11993, DO HEREBY CERTIFY TO ALVARADO DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY AND FIDELITY NATIONAL TITLE INSURANCE COMPANY, AS FOLLOWS:

THAT THE ALTA/ACSM LAND TITLE SURVEY ON WHICH THIS CERTIFICATE APPEARS (THE SURVEY) IS BASED UPON A FIELD SURVEY CONDUCTED BY ME OR UNDER MY SUPERVISION ON NOVEMBER 4-5, 2015, AND THAT SUCH FIELD SURVEY AND THIS SURVEY WERE MADE IN ACCORDANCE WITH "THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ADOPTED BY ALTA AND ACSM IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b), 8, 9, 11(a)(b), 13, 16, AND 17 OF TABLE A THEREOF. THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NEW MEXICO, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

FOR PURPOSES OF IDENTIFYING EASEMENTS, RESERVATIONS AND PRIVATE RESTRICTIONS OF RECORD, I HAVE REVIEWED AND RELIED ON FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER FT00184553-STONEBERGER D DATED OCTOBER 30, 2015. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS REQUIREMENTS FOR LAND SURVEYS AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS.

TOPOGRAPHY BY FIELD SURVEYS USING GPS RTK MEASUREMENTS BASED ON SITE HORIZONTAL/VERTICAL CALIBRATION UTILIZING AGRS MONUMENTS. ELEVATIONS BASED ON AGRS MONUMENT 9_A11 (NAVD 1988). THIS SURVEY MEETS THE MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND SURVEYORS.

LARRY W. MEDRANO N.M.P.S. No. 11993

DATE



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