

VICINITY MAP
Not To Scale

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

- A. Plat entitled, "BULK LAND PLAT, TRACTS N-3-A & N-7-A, TANOAN PROPERTIES, BEING A REPLAT OF TRACTS N-3, N-4 & N-7, REVISION PLAT OF TANOAN PROPERTIES, PROJECTED SECTION 27, T1N, R4E, NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on September 24, 1997 in Volume 97C, Folio 293.
- B. Plat entitled, "AMENDED PLAT OF DESERT HEIGHTS AT TANOAN, A REPLAT OF TRACT N-1, TANOAN PROPERTIES, PROJECTED SECTION 27, T1N, R4E, NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on February 6, 1997 in Volume 97C, Folio 41.
- C. Plat entitled, "PLAT OF TRACT M-1-A, TANOAN PROPERTIES, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on October 11, 2002 in Plat Book 2002C, Page 335.
- D. Plat entitled, "PLAT OF TRACT M-1-A-1, M-1-A-2, M-1-A-3 & M-1-A-4, TANOAN PROPERTIES, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on October 11, 2002 in Plat Book 2002C, Page 335.
- E. Plat entitled, "PLAT OF SAUVIGNON SUBDIVISION PHASE II, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on October 26, 1999 in Volume 99C, Folio 298.
- F. Plat entitled, "PLAT OF HIGH DESERT, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on November 23, 1993 in Volume 93C, Folio 325.
- G. Plat entitled, "PLAT OF WILLOW BEND SUBDIVISION WITHIN PROJECTED SECTION 23, T1N, R4E, NMPM, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on May 21, 1993 in Volume 93C, Folio 145.
- H. Plat entitled, "TRACT T-1, PEPPERTREE SUBDIVISION (BEING A REPLAT OF TRACT T, PEPPERTREE SUBDIVISION AND PORTIONS OF ACADEMY ROAD N.E. AND TRAMWAY BOULEVARD N.E.), CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on August 16, 1995 in Volume 95C, Folio 305.
- I. Plat entitled, "PLAT OF TRACTS N-6-A AND N-6-B, TANOAN PROPERTIES, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on November 20, 1999 in Volume 99C, Folio 422.
- J. Plat entitled, "REVISION PLAT OF TANOAN PROPERTIES, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on May 7, 1985 in Volume C27, Folio 37.
- K. Plat entitled, "SECOND REVISION PLAT OF TANOAN PROPERTIES, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico in Volume C28, Folio 78.
- L. Plat entitled, "THIRD REVISION PLAT OF TANOAN PROPERTIES, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on June 20, 1986 in Volume C30, Folio 155.
- M. Plat entitled, "AMENDED SUMMARY PLAT OF TANOAN PROPERTIES, ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on May 18, 1984 in Volume C24, Folio 11.
- N. "NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, NEW MEXICO PROJECT NO. SP-(M)-4067 (200), BERNALILLO COUNTY", prepared by Santiago Romero, Jr., NMPS No. 7924, dated February 22, 1989.
- O. Title Commitment prepared by Fidelity National Title Insurance Company, Commitment No. FT927001152-9404B, Effective Date: February 27, 2014 [received by Survtek on 03/18/2014] (regarding Tract N-3-A, Tracts 17 and 18, and Tract N-2). THIS TITLE COMMITMENT APPEARS PRELIMINARY AND IS INCOMPLETE FOR THE SCOPE OF THIS SURVEY.

GENERAL NOTES

1. Bearings are New Mexico State Plane Grid Bearings, Central Zone - NAD 83.
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record plat or deed bearings and distances, where they differ from those established by this field survey, are shown in parentheses ().
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" or "HUGG L.S. 11808" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or "HUGG L.S. 11808" or a concrete nail with brass disk stamped "HUGG L.S. 9750" or "HUGG L.S. 11808" unless otherwise indicated hereon.
7. Field surveys were performed during the month of February, 2014.
8. Vertical Datum is based upon Albuquerque Central Survey Monument "3-E23", Elevation = 6009.561 feet.
9. Contour interval is one foot.
10. Photogrammetry provided by Aero Tech Mapping, Inc.

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) appears to lie within "ZONE X" (areas determined to be outside 0.2% annual chance floodplain), "ZONE AE" (Base Flood Elevations determined), "ZONE A0" (Flood depths of 1 to 3 feet [usually sheet flow on sloping terrain] average depths determined) For areas of alluvial fan flooding, velocities also determined) as shown on National Flood Insurance Program Flood Insurance Rate Maps Number 35001C0142H, Map Revised August 16, 2012, Number 35001C0144G, Map Revised September 26, 2008, Number 35001C0161G, Map Revised September 26, 2008, and Number 35001C0163, Map Revised August 16, 2012. FLOOD ZONE LINES, FLOOD ZONE CULVERT AND FLOOD ZONE STORM DRAIN TRANSCRIBED AND/OR DERIVED FROM SAID FLOOD INSURANCE RATE MAPS.

TOPOGRAPHIC AND BOUNDARY SURVEY
TRACT N-3-A AND A PORTION OF TRACT N-2
TANOAN PROPERTIES,
TRACTS 17 AND 18
HIGH DESERT,
A PORTION OF OLD TRAMWAY RIGHT OF WAY
AND
PARCEL 8-1
N.M.S.H.C. PROJECT SP-(M)-4067 (200)
SITUATE WITHIN
THE ELENA GALLEGOS GRANT
IN
PROJECTED SECTIONS 26 AND 27, TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2014

LEGAL DESCRIPTION

Legal descriptions for PARCEL 1 (Tract N-3-A), PARCEL 2 (Tracts 17 and 18), and PARCEL 3 (Tract N-2) are from Title Commitment prepared by Fidelity National Title Insurance Company, Commitment No. FT927001152-9404B, Effective Date: February 27, 2014 [received by Survtek on 03/18/2014]. THIS TITLE COMMITMENT APPEARS PRELIMINARY AND IS INCOMPLETE FOR THE SCOPE OF THIS SURVEY.

PARCEL 1:

Tract "N-3-A" of the Bulk Land Plat Tracts N-3-A and N-7-A, TANOAN PROPERTIES, being as replat of Tracts N-3, N-4 and N-7, Revision Plat of Tanoan Properties, projected Section 27, T1N, R4E, NMPM, Elena Gallegos Grant, City of Albuquerque, Bernalillo County, New Mexico as the same is shown and designated on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico on April 5, 2011 in Map Book 2011 C, folio 31 as document number 2011-32937.

PARCEL 2:

Tracts numbered Seventeen (17) and Eighteen (18), Plat of HIGH DESERT, Albuquerque, New Mexico, as the same are shown and designated on the Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on November 23, 1993, recorded in Plat Book 93C, folio 325.

PARCEL 3:

"TRACT N-2" of TANOAN PROPERTIES, Albuquerque, New Mexico, as the same is shown and designated on the revision plat of said land, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on May 7, 1985, recorded in Plat Book C27, folio 37.

EXCEPTING THEREFROM

A certain parcel or tract of land lying and being situate within the Elena Gallegos Land Grant and within projected Section 26, T1N, R4E, New Mexico Principal Meridian, County of Bernalillo, State of New Mexico, being and comprising a portion of TRACT N-2 of TANOAN PROPERTIES (filed May 7, 1985, Book C27, Page 37, in the Office of the County Clerk of Bernalillo County, State of New Mexico), being more particularly described as follows, to wit:

Beginning at a point 179.37 feet to the left of, westerly and opposite centerline of Survey "A" P.D.C. Station 328+65.37 of N.M.P. SP-(M)-4067(200), County of Bernalillo, State of New Mexico, said point also being on the present (1989) westerly right-of-way line of the westerly portion of Tramway Boulevard, point of beginning bears S. 45 deg. 51' 16" E, a distance of 888.20 feet from a City of Albuquerque Survey Control Monument, identified as "TUMBLE", having New Mexico State Plane coordinate values of X = 425,465.55, Y = 1,513,470.01, (Central Zone);
Thence, N. 00 deg. 00' 32" E, along the westerly right-of-way line of said N.M.P. SP-(M)-4067(200), a distance of 203.69 feet to a point;
Thence, N. 30 deg. 01' 09" E, a distance of 173.34 feet to a point;
Thence, N. 13 deg. 59' 09" E, a distance of 97.93 feet to a point;
Thence, N. 15 deg. 21' 17" E, a distance of 102.64 feet to a point on the projected Section Line dividing Section 26 and Section 23;
Thence, S. 89 deg. 36' 27" E, along said projected Section Line dividing Section 26 and Section 23, a distance of 57.30 feet to a point on the said present (1989) westerly right-of-way and access control line of Tramway Boulevard;
Thence, S. 19 deg. 54' 14" W, along the said present (1989) westerly right-of-way and access control line of Tramway Boulevard, a distance of 161.55 feet to a point on said westerly right-of-way of Tramway Boulevard;
Thence, S. 19 deg. 28' 52" W, along the said present (1989) westerly right-of-way line of Tramway Boulevard, a distance of 419.51 feet to the point of beginning; said certain parcel or tract of land having been acquired by the County of Bernalillo, New Mexico, in the condemnation suit filed in Cause CV-90-06580 in the District Court of Bernalillo County, New Mexico.

AND

Parcel 8-1, as the same is shown and designated on the survey entitled "NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, NEW MEXICO PROJECT NO. SP-(M)-4067 (200), BERNALILLO COUNTY", prepared by Santiago Romero, Jr., NMPS No. 7924, dated February 22, 1989, Final Map Dated 5/8/89.

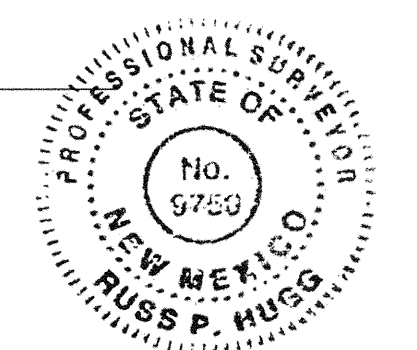
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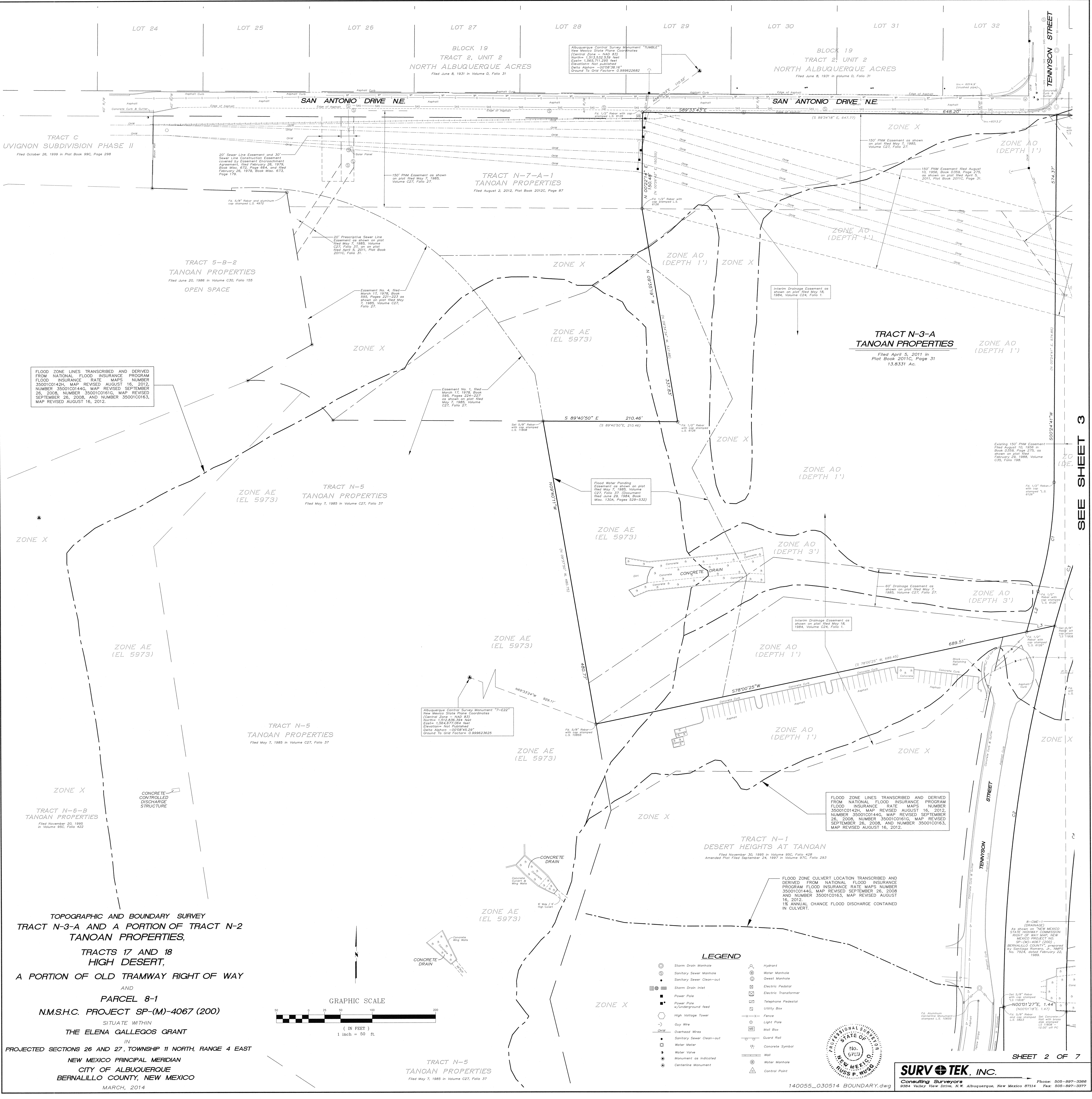
A portion of Old Tramway Right Of Way.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this Boundary Survey Plat was prepared from an actual ground survey performed by me or under my supervision; that I am responsible for this survey, with contours and additional physical features provided by photogrammetry; that this survey is true and correct to the best of my knowledge and belief; and that this Boundary Survey Plat and the field survey upon which it is based meet the Minimum Standards for Surveying in New Mexico; and that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act.

Russ P. Hugg
NMPS No. 9750
March 21, 2014



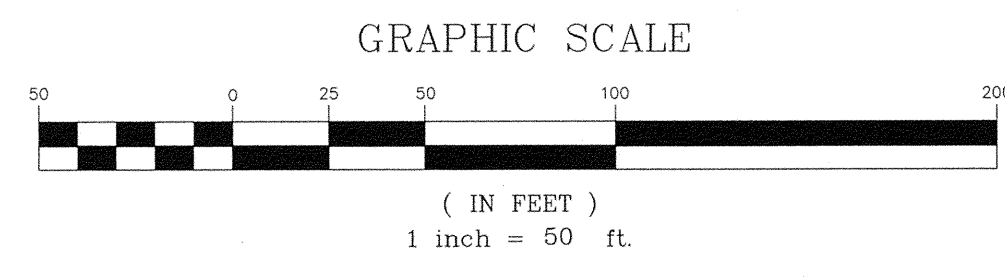


FLOOD ZONE LINES TRANSCRIBED AND DERIVED FROM NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS NUMBER 35001C0142H, MAP REVISED AUGUST 16, 2012, NUMBER 35001C0144G, MAP REVISED SEPTEMBER 26, 2008, NUMBER 35001C0161G, MAP REVISED SEPTEMBER 26, 2008, AND NUMBER 35001C0163, MAP REVISED AUGUST 16, 2012.

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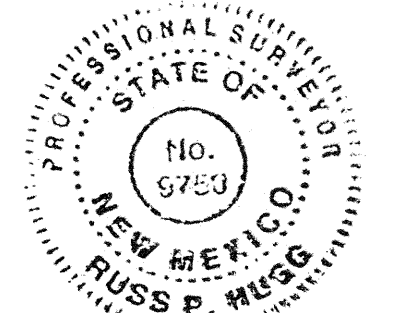
FLOOD ZONE CULVERT LOCATION TRANSCRIBED AND DERIVED FROM NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS NUMBER 35001C0144G, MAP REVISED SEPTEMBER 26, 2008 AND NUMBER 35001C0163, MAP REVISED AUGUST 16, 2012. 1% ANNUAL CHANCE FLOOD DISCHARGE CONTAINED IN CULVERT.

TOPOGRAPHIC AND BOUNDARY SURVEY
TRACT N-3-A AND A PORTION OF TRACT N-2
TANOAN PROPERTIES,
TRACTS 17 AND 18
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AND
PARCEL 8-1
N.M.S.H.C. PROJECT SP-(M)-4067 (200)
SITUATE WITHIN
THE ELENA GALLEGOS GRANT
IN
PROJECTED SECTIONS 26 AND 27, TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MARCH, 2014



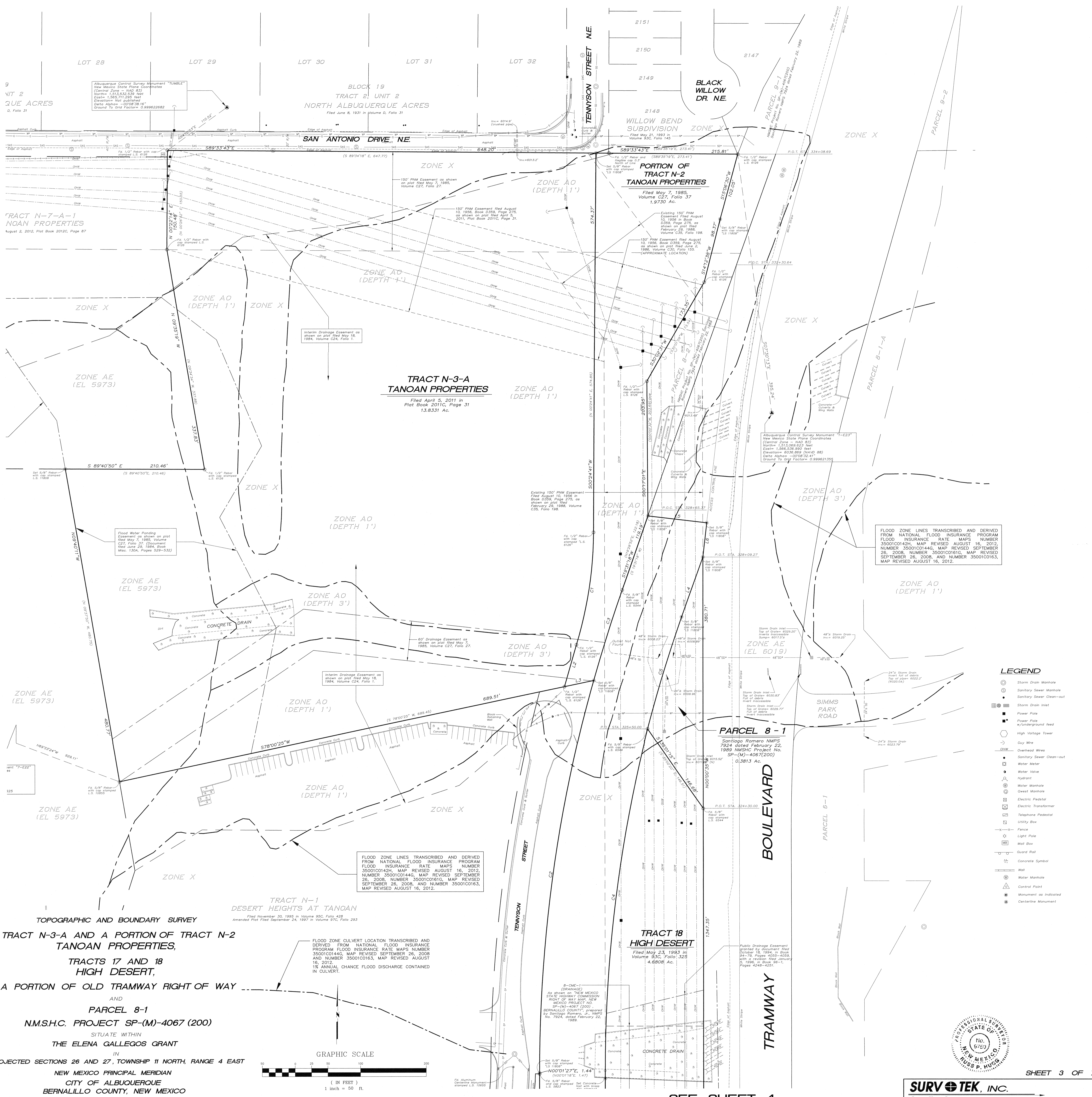
LEGEND

| | | | |
|---|-------------------------------|---|---------------|
| ○ | Storm Drain Manhole | ○ | Water Manhole |
| ● | Sanitary Sewer Manhole | ○ | Well Manhole |
| ○ | Sanitary Sewer Clean-out | ○ | Well |
| ○ | Storm Drain Inlet | ○ | Water Manhole |
| ○ | Paver Pipe | ○ | Control Point |
| ○ | Paver Pipe w/Underground Feed | | |
| ○ | High Voltage Tower | | |
| ○ | Guy Wire | | |
| ○ | Overhead Wires | | |
| ○ | Sanitary Sewer Clean-out | | |
| ○ | Water Meter | | |
| ○ | Water Valve | | |
| ○ | Monument as Indicated | | |
| ○ | Centering Monument | | |
| ○ | Hydrant | | |
| ○ | Electric Pedestal | | |
| ○ | Electric Transformer | | |
| ○ | Telephone Pedestal | | |
| ○ | Utility Box | | |
| ○ | Fence | | |
| ○ | Light Pole | | |
| ○ | Mail Box | | |
| ○ | Guard Rail | | |
| ○ | Concrete Symbol | | |
| ○ | Wall | | |
| ○ | Water Manhole | | |
| ○ | Control Point | | |

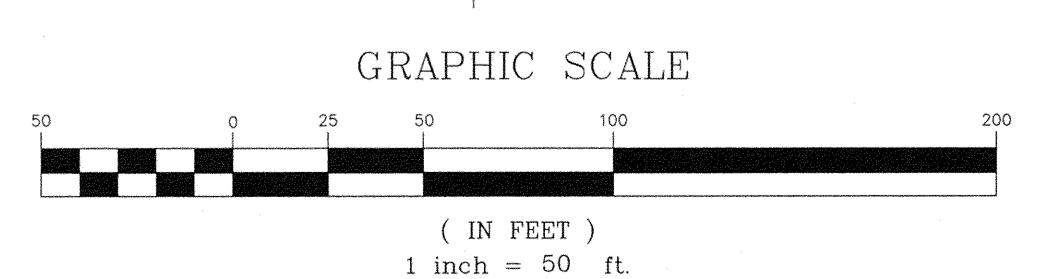


SEE SHEET 3

SEE SHEET 2



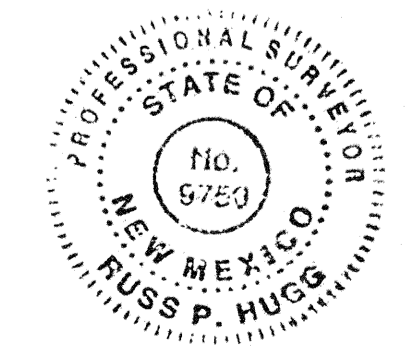
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- LEGEND**
- Storm Drain Manhole
 - Sanitary Sewer Manhole
 - Sanitary Sewer Clean-out
 - Storm Drain Inlet
 - Power Pole
 - Power Pole w/Underground Feed
 - High Voltage Tower
 - Guy Wire
 - Overhead Wires
 - Sanitary Sewer Clean-out
 - Water Meter
 - Water Valve
 - Hydrant
 - Water Manhole
 - Waste Manhole
 - Electric Pedestal
 - Electric Transformer
 - Telephone Pedestal
 - Utility Box
 - Fence
 - Light Pole
 - Mail Box
 - Guard Rail
 - Concrete Symbol
 - Wall
 - Water Manhole
 - Control Point
 - Monument as Indicated
 - Centerline Monument



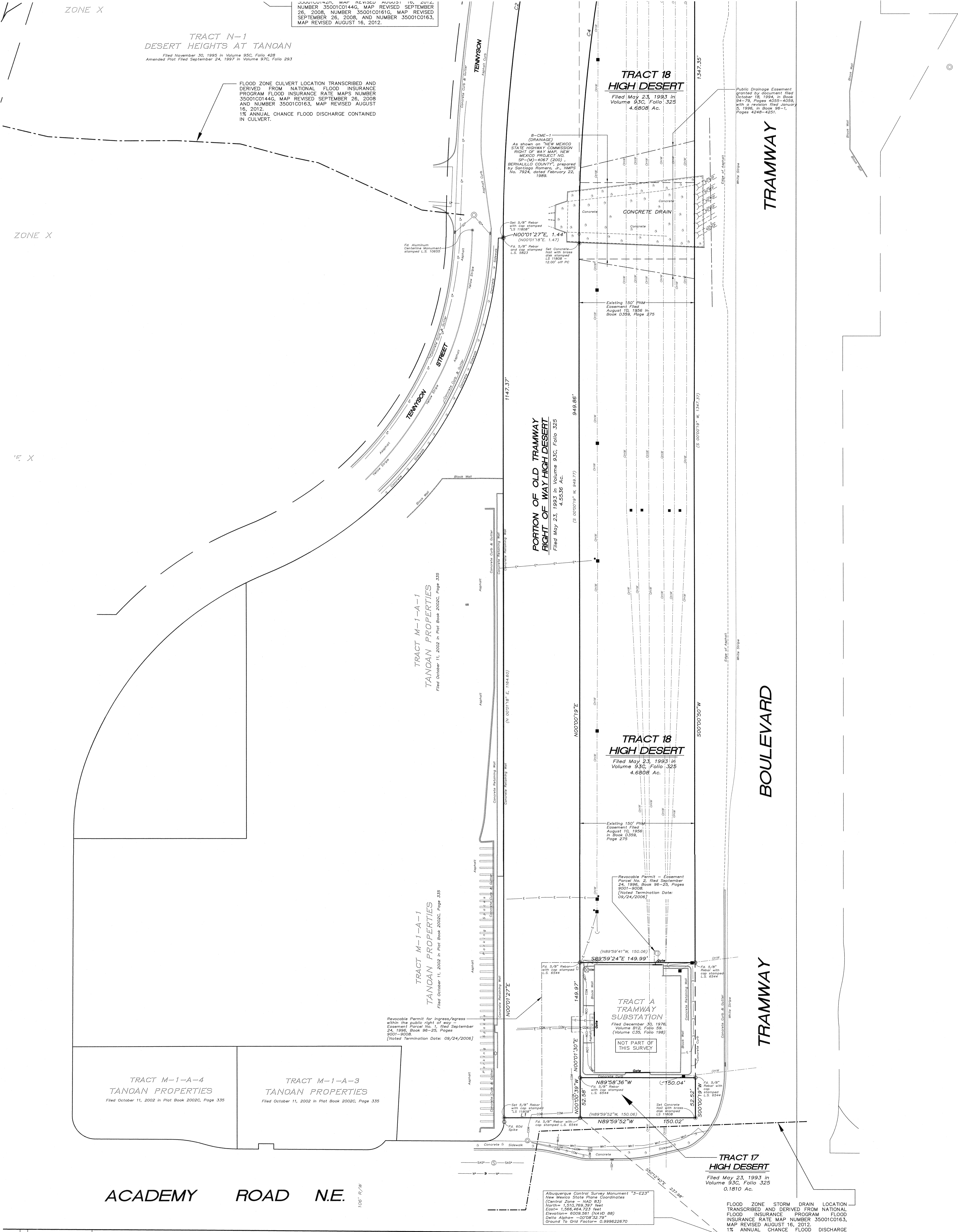
SURV TEK, INC.
 Consulting Surveyors
 6984 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Phone: 505-897-3366
 Fax: 505-897-3377

SEE SHEET 4

SEE SHEET 2

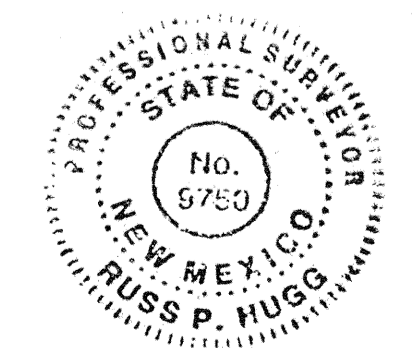
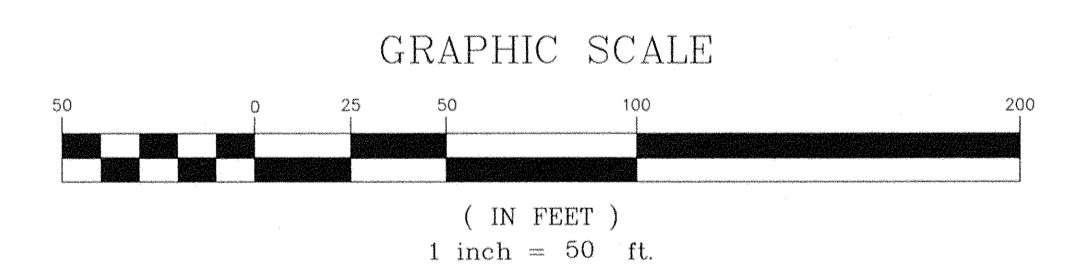
SEE SHEET 3

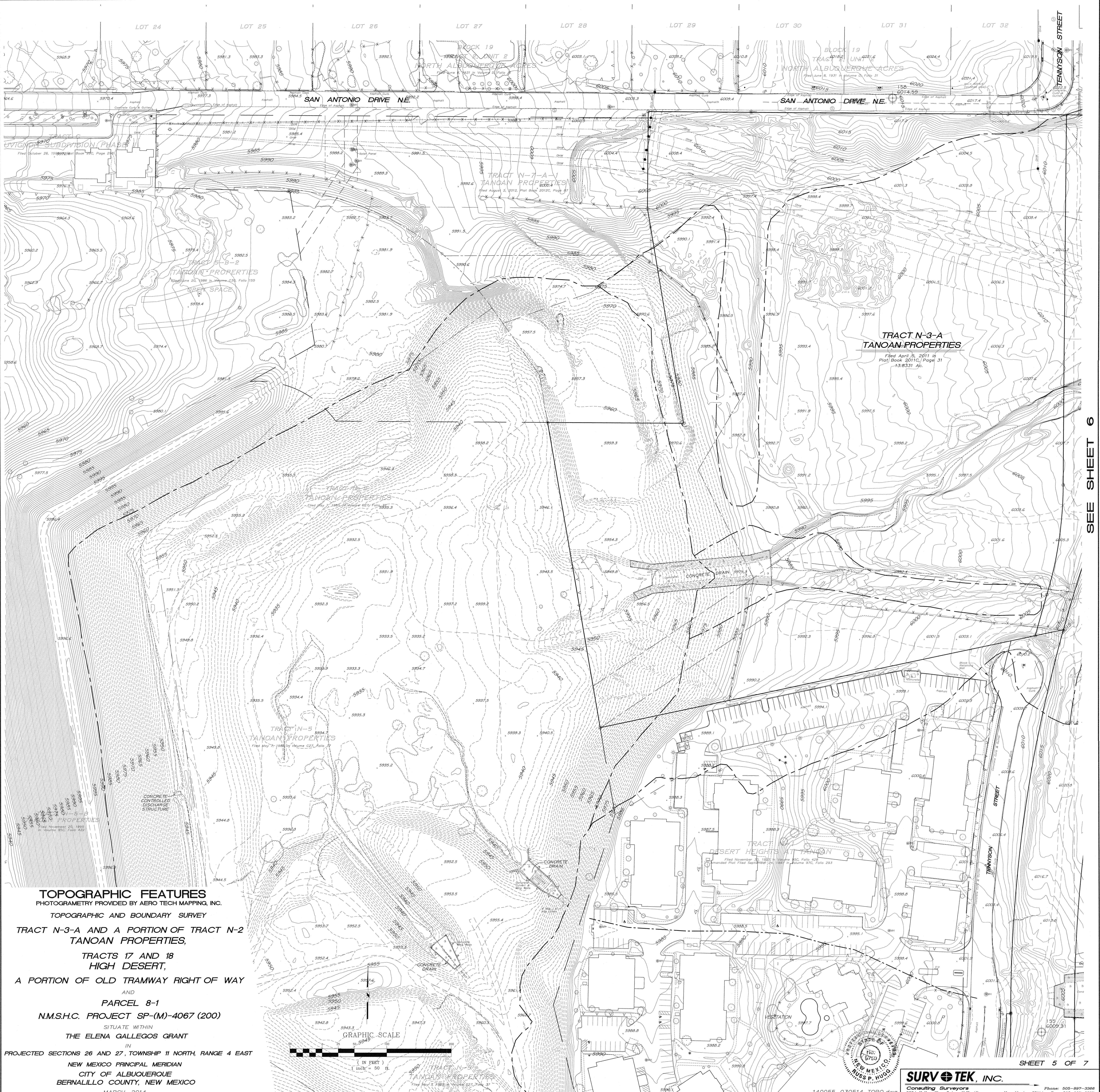
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LEGEND

- ⊙ Storm Drain Manhole
- ⊙ Sanitary Sewer Manhole
- ⊙ Sanitary Sewer Clean-out
- ⊙ Storm Drain Inlet
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- ⊙ Power Pole w/underground feed
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TOPOGRAPHIC FEATURES
PHOTOMETRY PROVIDED BY AERO TECH MAPPING, INC.

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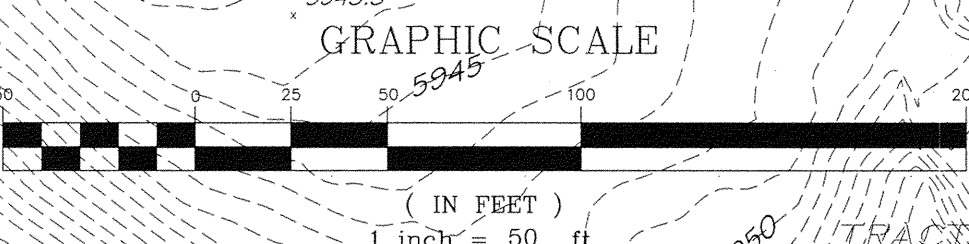
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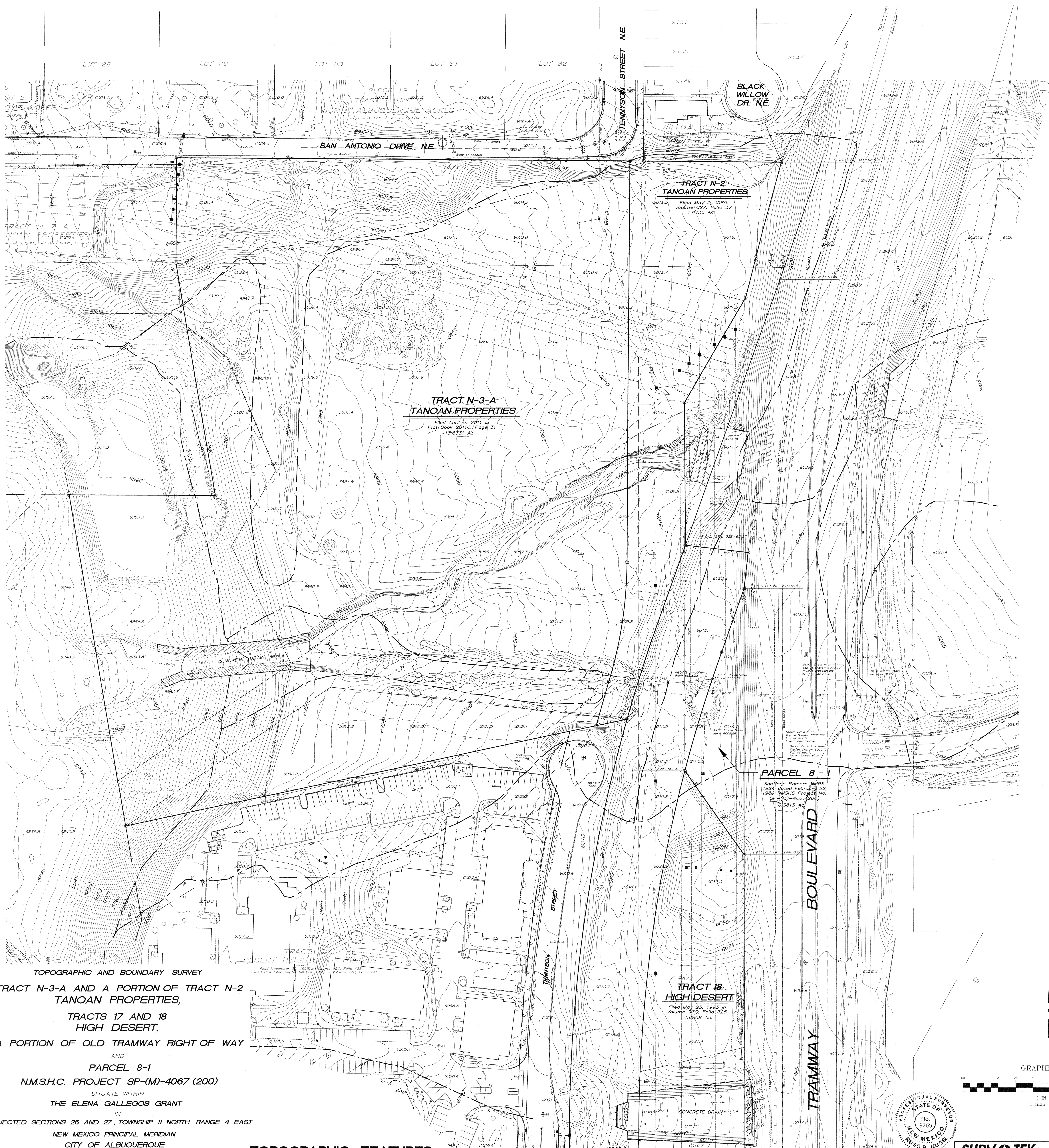
MARCH, 2014



SURV-TEK, INC.
Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3266 Fax: 505-897-3377

SEE SHEET 6

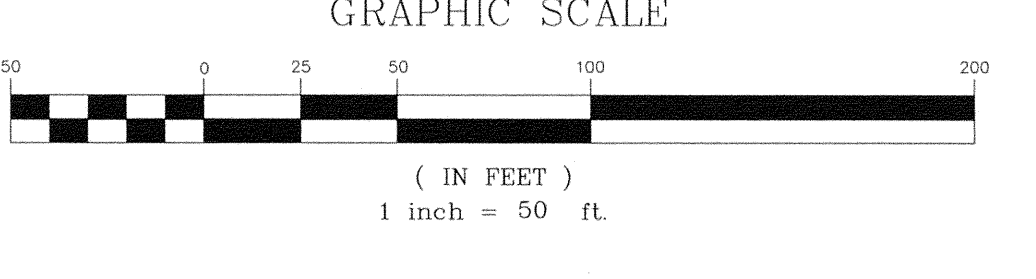
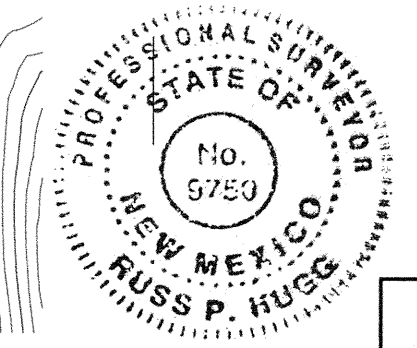
SEE SHEET 5



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SEE SHEET 7



SHEET 6 OF 7

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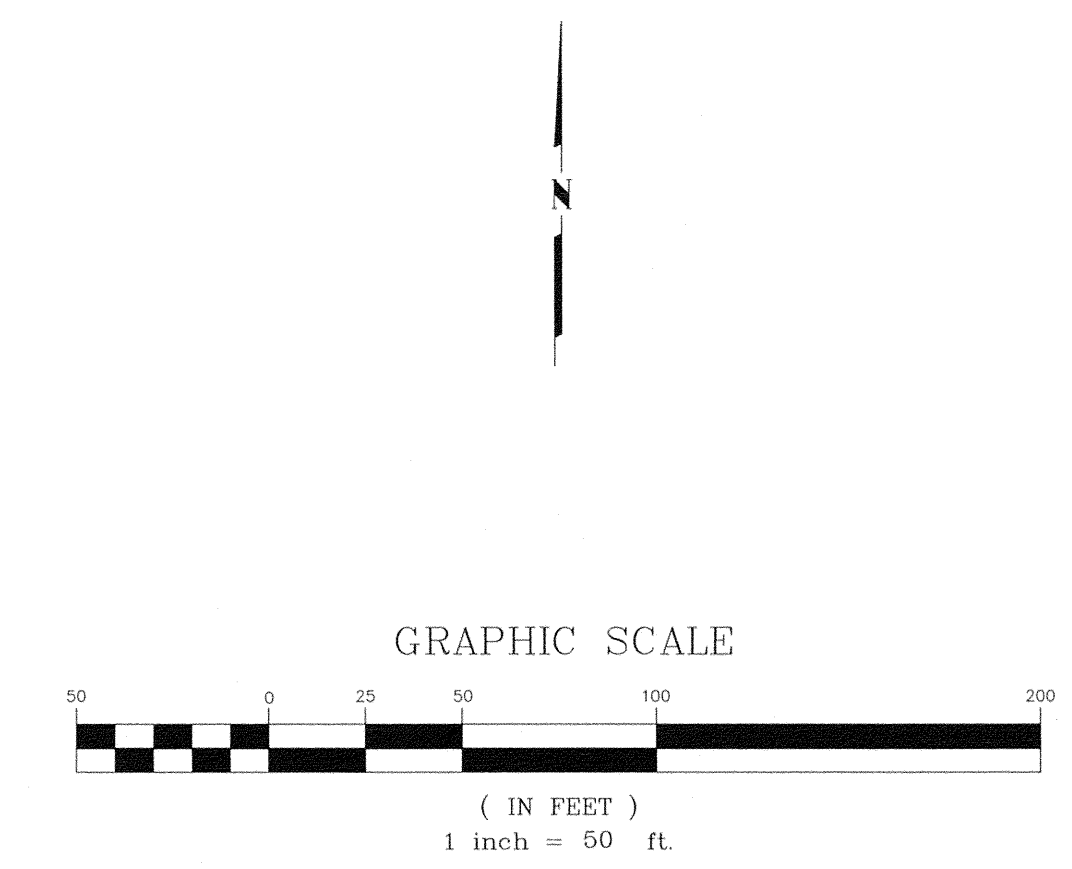
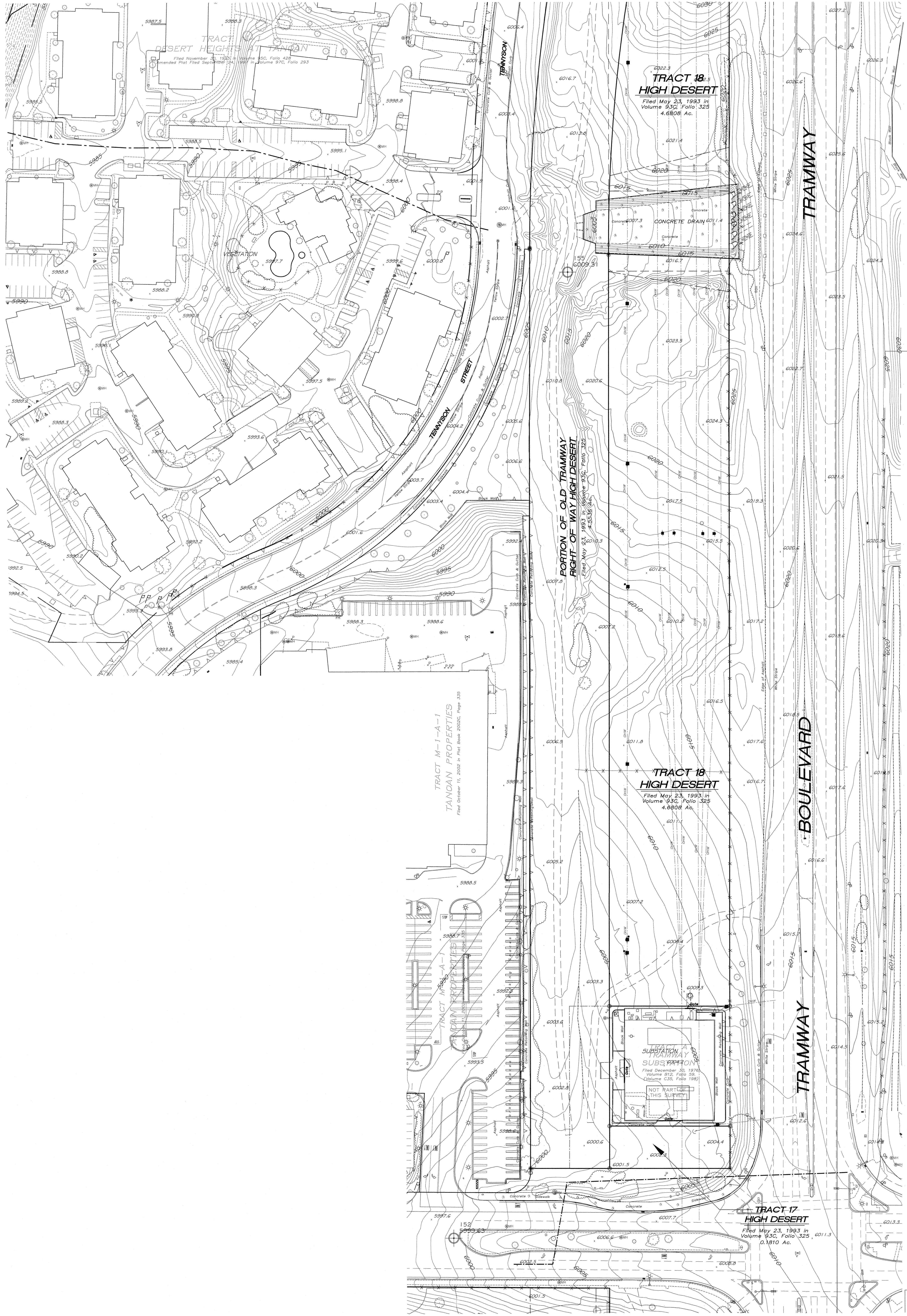
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SEE SHEET 5

SEE SHEET 6

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