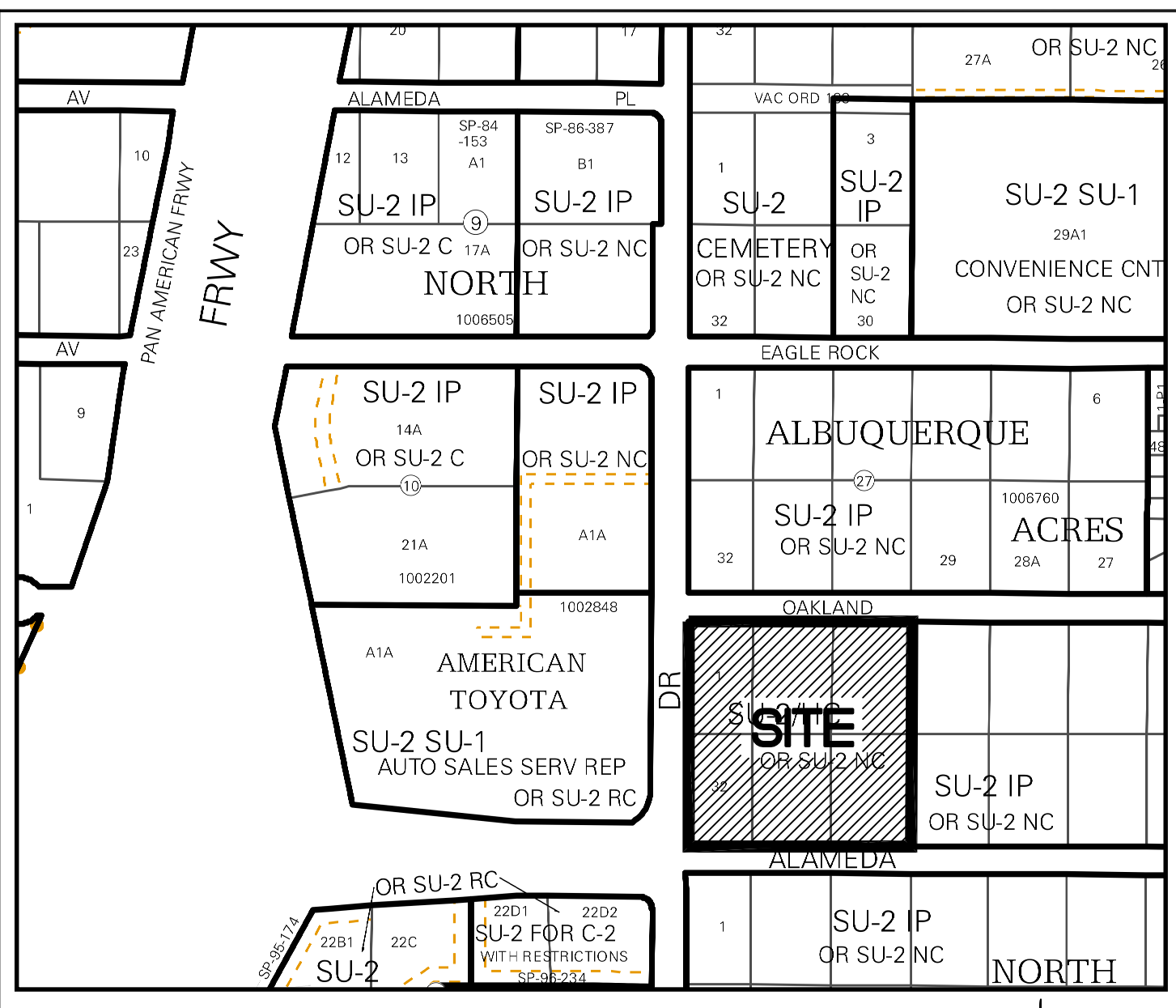


**Boundary Survey
and
Topographic Map
for
Portions of Lot 1, 30, 31 and 32
and all of Lots 2 and 3, Block 28
North Albuquerque Acres
Tract A, Unit B
City of Albuquerque
Bernalillo County, New Mexico
December 2017**

ACS Monument "10-C18"
NAD 1983 CENTRAL ZONE
X=1542565.263*
Y=1521423.885*
Z=5222.09* (NAVD 1988)
G-G=0.999665042
Mapping Angle=-0°11'19.43"

Line #	Direction	Length (ft)
L1	S 00°09'02" W [S 00°18'37" W]	32.01' [32.00']
L2	S 89°47'24" E [S 89°54'12" E]	49.03' [48.97']

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	47.15' [47.09']	30.00' [30.00']	90°02'48"	42.44'	N 45°11'12" E



Vicinity Map-Zone Atlas C-18-Z

Indexing Information

Section 13, Township 11 North, Range 3 East, N.M.P.M. as Projected into the Elena Gallegos Grant
Subdivision: North Albuquerque Acres
Owner: Vandy Investments LLC
UPC # 101806427340510332 (Lot 1)
101806428840510331 (Lot 2)
101806430340610330 (Lot 3)
101806430338310303 (Lot 30)
101806428838310302 (Lot 31)
101806427338310301 (Lot 32)

Flood Notes

BASED UPON SCALING, PORTIONS OF THIS PROPERTY LIE WITHIN FLOOD ZONE AO WHICH IS DEFINED AS A SPECIAL FLOOD HAZARD AREA (SFHA), SUBJECT TO INUNDATION BY 1% ANNUAL CHANCE FLOOD. THIS FLOOD DEPTH OF 1 FOOT AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP DATED AUGUST 16, 2012, MAP NO. 35001C0137H.

Documents

- TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE, HAVING FILE NO. 2289453-AL01 AND AN EFFECTIVE DATE OF NOVEMBER 28, 2017.
- PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 24, 1936 IN BOOK D, PAGE 130.
- CITY OF ALBUQUERQUE RIGHT-OF-WAY MAP, PROJECT #7663.91

Legal Description

LOTS NUMBERED ONE (1), TWO (2), THREE (3), THIRTY (30), THIRTY-ONE (31), AND THIRTY-TWO (32), IN BLOCK NUMBERED TWENTY-EIGHT (28), OF TRACT "A", UNIT "B" OF NORTH ALBUQUERQUE ACRES, WITHIN SECTION 13, TOWNSHIP 11 NORTH, RANGE 3 EAST, OF N.M.P.M., AS PROJECTED INTO THE ELENA GALLEGOS GRANT, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 24, 1936, IN PLAT BOOK D, FOLIO 130, LESS THAN AND EXCEPTING THAT PORTION OF LOTS NUMBERED ONE (1), THIRTY (30), THIRTY-ONE (31) AND THIRTY-TWO (32), BLOCK NUMBERED TWENTY-EIGHT (28), OF TRACT "A", UNIT "B" OF NORTH ALBUQUERQUE ACRES, AS THE SAME ARE SHOWN AND DESCRIBED ON THE WARRANTY DEED TO THE CITY OF ALBUQUERQUE FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 27, 2013, AS DOCUMENT NO. 2013108288.

THE REMAINING PORTIONS OF LOTS NUMBERED ONE (1), THIRTY (30), THIRTY-ONE (31), THIRTY-TWO (32) AND ALL OF LOTS NUMBERED TWO (2) AND THREE (3), DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE NORTHEAST CORNER OF SAID LOT 3, AND BEING A POINT ON THE SOUTHERLY RIGHT OF WAY OF OAKLAND AVENUE NE, MARKED WITH A PK NAIL WITH CAP "LS 14271", WHENCE A TIE TO ACS MONUMENT "10-C18", BEARING N 23°52'50" W, A DISTANCE OF 1142.43 FEET;

WHENCE, FROM SAID POINT OF BEGINNING, LEAVING SAID SOUTHERLY RIGHT OF WAY, S 00°09'02" W, A DISTANCE OF 436.35 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING A POINT ON THE NORTHERLY RIGHT OF WAY OF ALAMEDA BOULEVARD NE, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

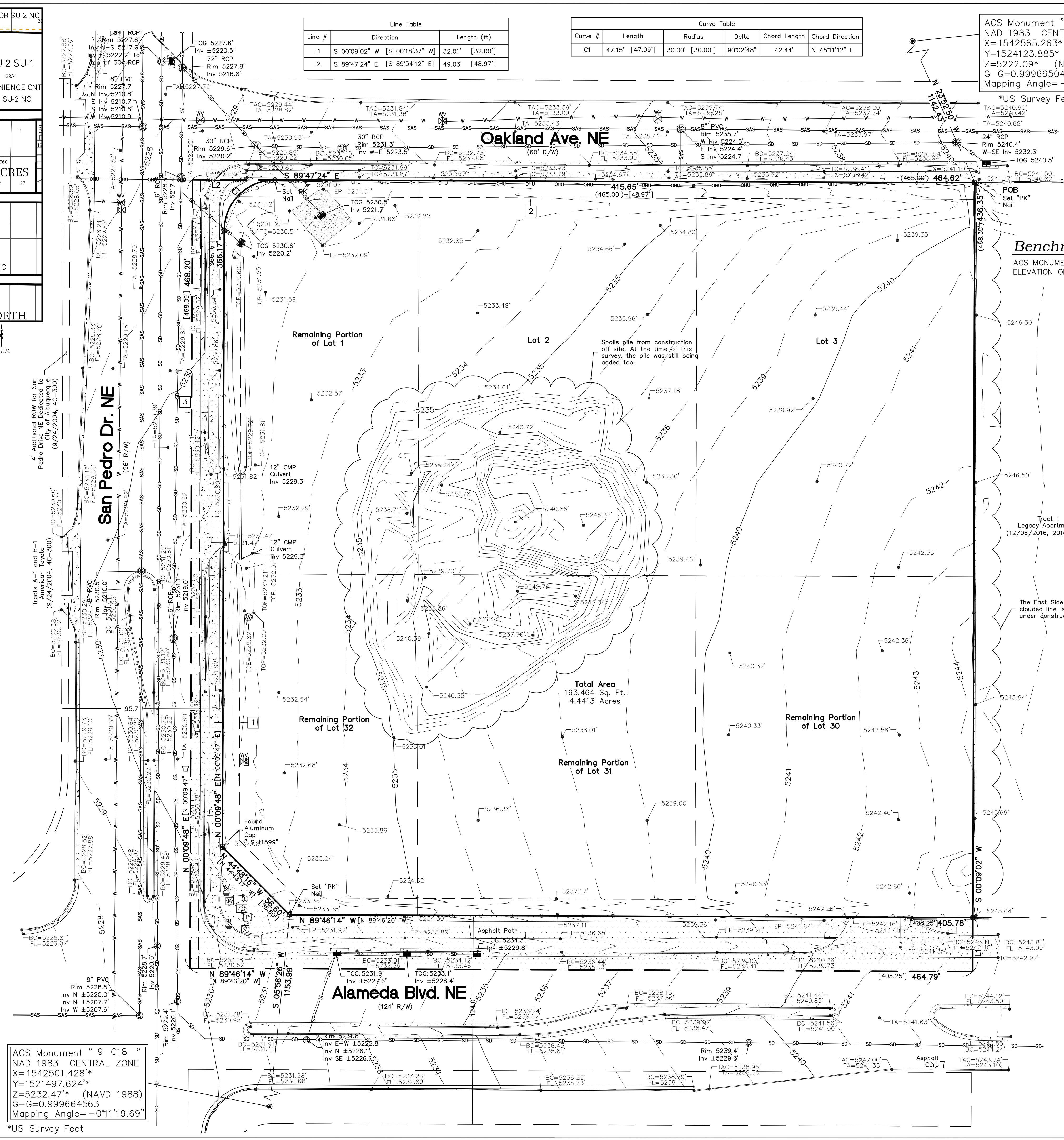
THENCE, COINCIDING WITH SAID NORTHERLY RIGHT OF WAY, N 89°46'14" W, A DISTANCE OF 405.78 FEET TO AN ANGLE POINT, MARKED WITH A PK NAIL WITH CAP "LS 14271";

THENCE, N 44°48'16" W, A DISTANCE OF 56.60 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF SAN PEDRO DRIVE NE, MARKED WITH AN ALUMINUM CAP "LS 11599";

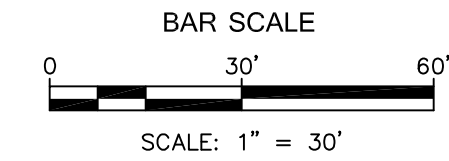
THENCE, COINCIDING WITH SAID EASTERLY RIGHT OF WAY, N 00°09'48" E, A DISTANCE OF 366.17 FEET TO A POINT OF TANGENCY, MARKED WITH A BATHEY MARKER WITH CAP "LS 14271";

THENCE, 47.15 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00, A DELTA OF 90°02'48", AND A CHORD BEARING N 45°11'12" E, A DISTANCE OF 42.44 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF OAKLAND AVENUE NE, MARKED WITH A PK NAIL WITH CAP "LS 14271";

THENCE, COINCIDING WITH SAID SOUTHERLY RIGHT OF WAY, S 89°47'24" E, A DISTANCE OF 415.65 FEET TO THE POINT OF BEGINNING, CONTAINING 4.4413 ACRES (193,464 SQ. FT.), MORE OR LESS.



Benchmark -NAVD 88
ACS MONUMENT "10-C18" HAVING AN ELEVATION OF 5222.09'.



Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (4/24/36, D-130)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (DOC. # 2013108288)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
▣	CONCRETE
▨	ASPHALT
▧	BLOCK WALL
—○—	CHAINLINK FENCE
□	BOLLARD
•	UTILITY POLE
—OH—	OVERHEAD UTILITY LINE
□	PULL BOX
⊕	ELECTRIC METER
⊙	TRAFFIC MAST
⊞	TELEPHONE CABINET
⊕	WATER VALVE
⊙	WELL HEAD
⊙	SANITARY SEWER MANHOLE
⊙	STORM DRAIN MANHOLE
5075.50	SPOT ELEVATION
BC 5075.50	BACK OF CURB ELEVATION
FL 5075.50	FLOW LINE ELEVATION
EP 5075.50	EDGE OF PAVEMENT ELEVATION
TA 5075.50	TOP OF ASPHALT ELEVATION
TC 5075.50	TOP OF CONCRETE ELEVATION
TAC 5075.50	TOP ASPHALT CURB ELEVATION
—W—	UNDERGROUND WATER UTILITY LINE
—SAS—	UNDERGROUND SANITARY SEWER LINE
—SD—	UNDERGROUND STORM DRAIN LINE
▨	PORTION CONVEYED TO THE CITY OF ALBUQUERQUE VIA DEED FILED SEPTEMBER 27, 2013 AS DOCUMENT NO. 2013108288.

Easement Notes

- EXISTING 10' TEMPORARY CONSTRUCTION EASEMENT (9/27/2013, DOC. NO. 2013108289) TO BE RELEASED UPON COMPLETION OF PROJECT NO. 7663.91 IF REQUESTED BY GRANTOR
- EXISTING 10' PNM EASEMENT (1/13/2017, DOC. NO. 2017003527)
- 5' TEMPORARY CONSTRUCTION EASEMENT FOR STORM DRAIN (1/13/2011, 1/13/11, DOC. 2011004805) TO BE RELEASED UPON COMPLETION OF PROJECT NO. 7663.91.

Notes

- FIELD SURVEY PERFORMED IN NOVEMBER 2017.
- ALL DISTANCES ARE GROUND DISTANCES; U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND) USING GROUND TO GRID FACTOR OF 0.9996648025.
- SOURCE INFORMATION FROM PLANS AND MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT THAT EXCAVATION MAY BE NECESSARY.

Surveyor's Certificate

I, WILL PLOTNER JR., A NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE TOPOGRAPHIC MAP SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner Jr. 12/15/17
Will Plotner Jr. Date
N.M.R.P.S. No. 14271



CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244