

ALTANSPS LAND TITLE SURVEY

OF
PARCEL B

WITHIN THE TOWN OF ATRISCO GRANT
PROJECTED SECTIONS 5 AND 8
TOWNSHIP 9 NORTH, RANGE 2 EAST, N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

SHEET 1 OF 1

RECORD LEGAL DESCRIPTION

A TRACT OF LAND SITUATE, WITHIN THE TOWN OF ATRISCO GRANTED, PROJECTED SECTIONS 5 AND 8, TOWNSHIP 9 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO BEING ALL OF PARCEL B BULK LAND PLAT OF PARCELS A AND B ANDERSON HEIGHTS AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO, NEW MEXICO ON DECEMBER 3, 2003 IN BOOK 2003C PAGE 361 AND CONTAINING 28.3199 ACRES MORE OR LESS.

A.C.S. MONUMENT "TRANS"
STANDARD U.S.C.&G.S. BRASS TABLET
(FOUND IN PLACE)
N.M. STATE PLANE COORDINATES
N=1,471,822.67
E=354,899.45
GROUND TO GRID FACTOR = 0.99967921
EL=5118.370
CENTRAL ZONE
NAD 1927 / SLD 1929
DELTA ALPHA ANGLE = 0°16'42"

CURVE TABLE

CURVE NO.	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	8°17'43"	3078.00'	S7°08'17"E	445.25'	445.63'

LEGEND

() RECORD VALUE PER BULK LAND PLAT, TRACT A-1-A-2
BOC BACK OF CONCRETE CURB
C&G EX. CONCRETE CURB AND GUTTER
CLVLT EX. CENTURY LINK VAULT
EVLT EX. ELECTRIC VAULT
FH EX. FIRE HYDRANT
LP LIGHT POLE
PP POWER POLE
PL PROPERTY LINE
R.O.W. RIGHT OF WAY
SDI EX. STORM DRAIN INLET
SDMH EX. STORM DRAIN MANHOLE
SSMH EX. SANITARY SEWER MANHOLE
SWK EX. CONCRETE SIDEWALK
T-PED EX. TELEPHONE PEDESTAL
TRANS EX. ELECTRIC TRANSFORMER
WM EX. WATER METER
WV EX. WATER VALVE
--- W --- UNDERGROUND WATER LINE
--- SAS --- UNDERGROUND SEWER LINE
--- SD --- UNDERGROUND STORM DRAIN LINE
--- X --- EX. BARBED WIRE FENCE
--- ASP --- EX. ASPHALT PAVEMENT

BOUNDARY EVIDENCE

- 1 FOUND WALL NAIL
2 FOUND #5 REBAR W/ CAP STAMPED "7719"

TITLE COMMITMENT CITATIONS:

THE FOLLOWING PARAPHRASED ITEMS ARE QUOTED FROM COMMITMENT FOR TITLE INSURANCE, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 2404610, COMMITMENT DATE OF SEPTEMBER 20, 2024 AT 7:30 AM. COMMENTS ARE PLACED IN BRACKETS ([]).

SCHEDULE B, PART II - EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. [NO COMMENT]
- EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. [NO COMMENT]
- ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES. [NONE]
- ANY LIEN, CLAIM OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. [NO COMMENT]
- COMMUNITY PROPERTY, SURVIVORSHIP OR HOMESTEAD RIGHTS, IF ANY, OF ANY SPOUSE OF THE INSURED (OR VESTEE IN A LEASEHOLD OR LOAN POLICY). [NO COMMENT]
- WATER RIGHTS, CLAIMS OR TITLE TO WATER. [NO COMMENT]
- TAXES FOR YEAR 2024 AND THEREAFTER. [NO COMMENT]
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. [NO COMMENT]
- RESERVATIONS CONTAINED IN PATENT FROM THE UNITED STATES OF AMERICA, RECORDED IN BOOK 35 PAGE 91, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. [NO COMMENT]
- EASEMENT(S) RESERVED ACROSS THE LAND, COVENANTS AND CONDITIONS AS SHOWN AND NOTED ON THE RECORDED PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 3, 2003, IN PLAT BOOK 2003C PAGE 361. [SHOWN HEREON]
- PERMANENT EASEMENT RECORDED APRIL 20, 2005 IN BOOK A95, PAGE 4276 AS DOCUMENT NO. 2005054438, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. [SHOWN HEREON]
- AGREEMENT AND COVENANT RECORDED MAY 23, 2007 IN BOOK A137, PAGE 5870 AS DOCUMENT NO. 2007076135, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. [DOES NOT AFFECT THE LAND]
- PUBLIC SERVICE COMPANY OF NEW MEXICO UNDERGROUND EASEMENT (ELECTRIC) RECORDED DECEMBER 10, 2009 AS DOCUMENT NO. 2009134292, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. [SHOWN HEREON]
- NOTICE OF ANDERSON HEIGHTS HOMEOWNERS ASSOCIATION, INC., RECORDED MARCH 15, 2019 AS DOCUMENT NO. 2019019999, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. [NO COMMENT]
- EASEMENTS AND RIGHTS INCIDENT THERETO AS SET FORTH IN DOCUMENT RECORDED FEBRUARY 5, 1952 IN BOOK D197, PAGE 567, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. [SHOWN HEREON]
- EASEMENTS AND RIGHTS INCIDENT THERETO AS SET FORTH IN DOCUMENT RECORDED APRIL 20, 1978 IN BOOK MISC. 602, PAGE 558, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. [SHOWN HEREON]
- RESERVATIONS AS SET FORTH IN SPECIAL WARRANTY DEED RECORDED JULY 14, 1981 IN BOOK D146, PAGE 417, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. [NO COMMENT]
- RIGHTS OF TENANTS OR OCCUPANTS UNDER ANY UNRECORDED LEASE OR RENTAL AGREEMENTS. [NO COMMENT]
- TWENTY FOOT PUBLIC SANITARY SEWER EASEMENT GRANTED TO COA AS SHOWN AND NOTED ON THE RECORDED PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO, NEW MEXICO, ON MAY 29, 2007, IN PLAT BOOK 2007C PAGE 145. [SHOWN HEREON]
- FIFTY FOOT PNM GAS PIPELINE EASEMENT (QUITCLAIM DEED: 03/27/2000, A3-9161). [SHOWN HEREON]

NOTES:

- BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM OF 1927 (NAD27), NEW MEXICO CENTRAL ZONE, GRID BEARINGS.
- DISTANCES SHOWN HEREON ARE SURFACE VALUES, USING A GROUND SCALE FACTOR OF 1.00032089, SCALED AT N=0, E=0.
- UNIT OF MEASURE: U.S. SURVEY FOOT.
- MONUMENTS PLACED: NONE (PURSUANT TO TABLE A ITEM 1).
- ADDRESS OF PROPERTY - VACANT LAND ADJACENT TO 118TH & DENNIS CHAVEZ SE WAS OBSERVED AT TIME OF SURVEY AND CONFIRMED FORM CITY OF ALBUQUERQUE GIS WEBPAGE <https://coagisweb.cabq.gov/>. (PURSUANT TO TABLE A ITEM 2).
- SUBJECT PROPERTY LIES WITHIN ZONE X (OUTSIDE 100 YEAR FLOODPLAIN), ACCORDING TO FEMA FIRM MAP NO. 3501C0319H, AUGUST 16, 2012. (PURSUANT TO TABLE A ITEM 3). THERE IS A SMALL AREA OF ZONE AE OCCURRING WITHIN THE FUTURE 118TH STREET RIGHT OF WAY DEDICATION.
- SUBJECT PROPERTY CONTAINS THE FOLLOWING ACREAGE: 28.3199 ACRES OR 1,233,615 SQUARE FEET (PURSUANT TO TABLE A ITEM 4).
- SUBJECT PARCEL IS ZONED (MX-L).
- ADJOINING PROPERTY OWNER INFORMATION WAS OBTAINED FROM CITY OF ALBUQUERQUE GIS WEBPAGE <https://coagisweb.cabq.gov/>. (PURSUANT TO TABLE A ITEM 13).
- EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE NOT OBSERVED ON SUBJECT PARCEL IN THE PROCESS OF CONDUCTING THE FIELD WORK. (PURSUANT TO TABLE A ITEM 16).
- EASEMENTS SHOWN HEREON AS DERIVED FROM TITLE COMMITMENT, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 2404610. NO ADDITIONAL RESEARCH HAS BEEN PERFORMED BY THE UNDERSIGNED. (PURSUANT TO TABLE A ITEM 18)

REFERENCE DOCUMENTS

- USBR PWER LINE EASEMENT RECORDED FEBRUARY 5, 1952, DOCUMENT 0195-567.
- PNM EASEMENT RECORDED APRIL 20, 1978 DOCUMENT 502, 558-56.1
- PUBLIC ACCESS EASEMENT GRANTED BULK LAND PLAT OF PARCELS A AND B ANDERSON HEIGHTS RECORDED DECEMBER 3, 2003 DOCUMENT 2003216737.
- BLANKET PUBLIC DRAINAGE EASEMENT GRANTED TO CITY OF ALBUQUERQUE BY BULK LAND PLAT OF PARCELS A AND B ANDERSON HEIGHTS RECORDED DECEMBER 3, 2003 DOCUMENT 2003216737.
- PUBLIC DRAINAGE EASEMENT GRANTED TO CITY OF ALBUQUERQUE RECORDED APRIL 20, 2005 DOCUMENT 2005054438.
- PNM GAS PIPELINE EASEMENT GRANTED MARCH 27, 2000 BY DOCUMENT A3-9161.
- PNM UNDERGROUND EASEMENT RECORDED DECEMBER 10, 2009 DOCUMENT 2009134292.
- ALBUQUERQUE BERNALILLO COUNTY WATER UTILITY AUTHORITY SANITARY SEWER EASEMENT RECORDED MAY 29, 2007 IN PLAT BOOK 2007C PAGE 145.

CERTIFICATION

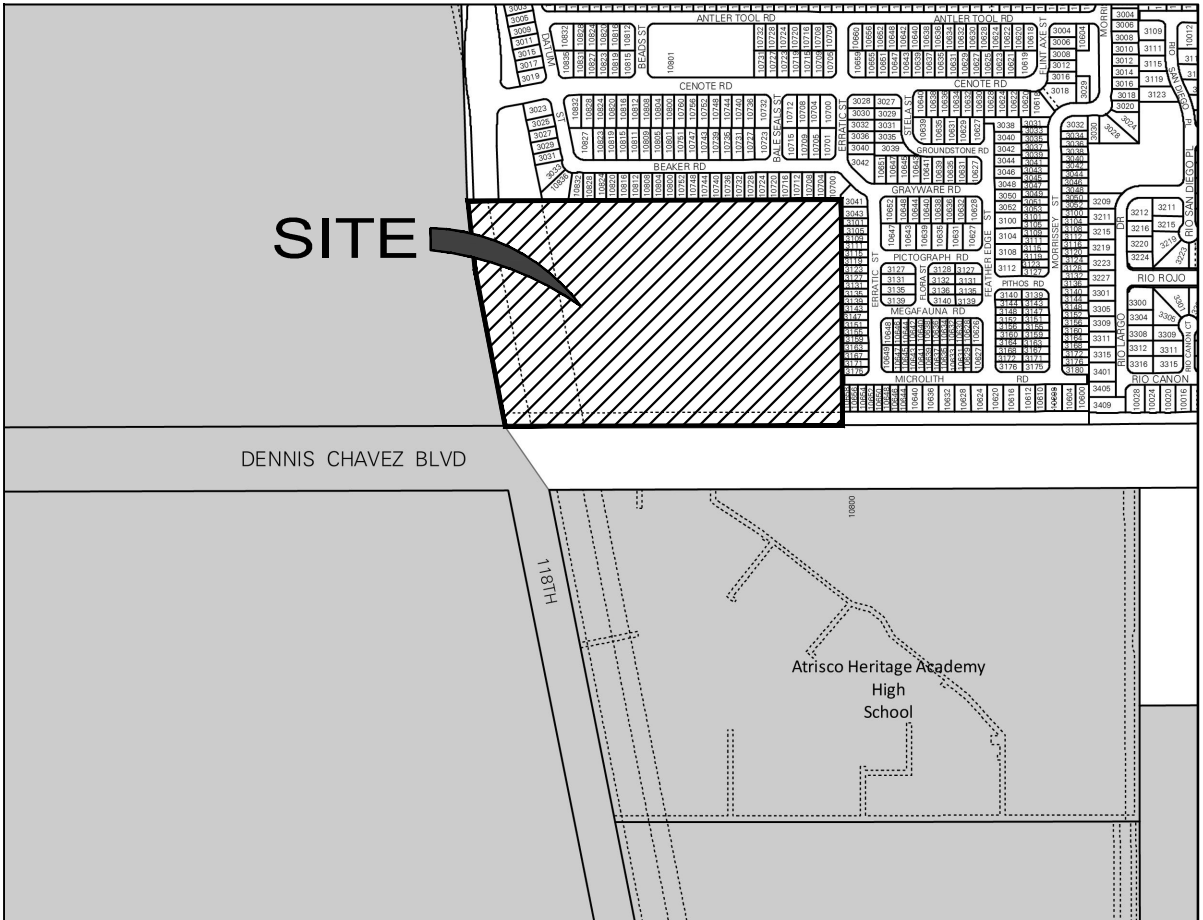
TO LGI HOMES - NEW MEXICO, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, A FLORIDA CORPORATION:

THIS IS TO CERTIFY THAT THIS MAP OF PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 13, 16, 18 OF TABLE A THEREOF.

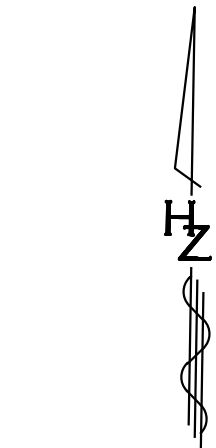
THE FIELD WORK WAS COMPLETED ON OCTOBER 15, 2024.

DATE OF MAP: DECEMBER 13, 2024

Scott Eddings
SCOTT EDDINGS, PE #12856



ZONE ATLAS P-08-Z
N.T.S.



SCALE: 1" = 100'