

ALTA / NSPS LAND TITLE SURVEY OF  
TRACT 52  
UNIT 2  
TOWN OF ATRISCO GRANT  
SITUATE WITHIN  
THE TOWN OF ATRISCO GRANT  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
JUNE, 2016

EXCEPTIONS

As listed in Schedule B – Section II, Exceptions in the Title Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment Number SP000004255, Effective Date: June 20, 2016.

- Reservations as contained in patent from the United States of America recorded in Book 35, page 91, records of Bernalillo County, New Mexico.  
(subject property lies within land described in said document – no plottable items)
- Taxes or assessments which are not shown as existing liens by the public records.
- 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 Arbitration Rules of the American Arbitration Association. Nothing herein prohibits the arbitration of all arbitrable matters when agreed to by both the Company and the insured.

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) appears to lie within "ZONE X" (Areas determined to be outside the 0.2% annual chance floodplain) as shown on National Flood Insurance Program Flood Insurance Rate Map Number 35001C0328H, Map Revised August 16, 2012.

GENERAL NOTES

- Bearings are grid based on New Mexico State Plane Coordinate System, Central Zone (NAD 83).
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parentheses ().
- All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- Field surveys were performed during the month of June 2016.
- Documents used in the preparation of this survey are as follows:
  - Plat entitled "PLAT SHOWING A PORTION OF TRACT ALLOTTED FROM TOWN OF ATRISCO GRANT, IN SCHOOL DISTRICT 28, BERNALILLO COUNTY, NEW MEXICO, SCALE: 1 INCH=500 FEET, ROSS-BEYER ENGINEERING OFFICE, C.B.B. JAN. 1941", filed in the office of the County Clerk of Bernalillo County, New Mexico on December 4, 1944, in Volume D, Folio 117.
  - Plat entitled "PLAT OF POINTE WEST SUBDIVISION, UNIT 3 AND UNIT 4, WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTION 28, TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, OCTOBER 1997", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 5, 1998, in Volume 98C, Folio 4.
  - Plat entitled "PLAT OF POINTE WEST SUBDIVISION, UNIT II, WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTIONS 27 AND 28, TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, MAY 1996", filed in the office of the County Clerk of Bernalillo County, New Mexico on August 28, 1996, in Volume 96C, Folio 372.
  - Plat entitled "PLAT OF LOTS 5A, 6, 7, 8, 9 AND 10, POINTE WEST SUBDIVISION, UNIT I AND UNIT II, WITHIN THE TOWN OF ATRISCO GRANT, PROJECTED SECTIONS 27 AND 28, TOWNSHIP 10 NORTH, RANGE 2 EAST, NMPM, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, OCTOBER, 2001", filed in the office of the County Clerk of Bernalillo County, New Mexico on January 16, 2001, in Plat Book 2001C, Page 15.
  - Title Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment Number SP000004255, Effective Date: June 20, 2016.
- This property is subject to all exceptions pertaining to this property as listed in SCHEDULE B, SECTION II of the Title Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment Number SP000004255, Effective Date: June 20, 2016.
- The above described Title Commitment was used in defining easements as shown hereon. Numbers in circles by the easements description correspond to the Title Commitments SCHEDULE B, SECTION II item number. Where possible, said easements have been plotted.
- There are no marked parking spaces on the subject property.
- The word Certify or Certification as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information and belief, as such, and does not constitute a guarantee, nor a warranty, expressed or implied.

LEGAL DESCRIPTION

As contained in the Title Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment Number SP000004255, Effective Date: June 20, 2016.

A parcel of land comprising property designated as Tract 52 in Unit No. Two of the Town of Atrisco Grant, as the same is shown and designated on Sheet 2 of 2 sheets of PLAT SHOWING A PORTION TRACTS ALLOTTED FROM TOWN OF ATRISCO GRANT IN School District No. 28, Bernalillo County, New Mexico, filed in the office of the County Clerk of Bernalillo County, New Mexico, in December 05, 1944, in Plat Book D, Folio 117 and more particularly described by survey of ELDER COMPANY in December 1971, with bearing related to the ORIGINAL TOWNSITE OF WESTLAND, as follows:

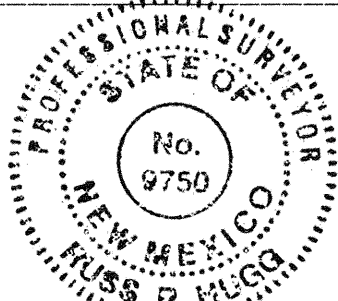
BEGINNING at the Northeast corner of the parcel herein described, being the Northeast corner of the said Tract 52, as the same is shown and designated on the aforesaid Plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 05, 1944, said beginning point being the point of intersection of the Southerly line of Sunset Gardens Road SW with the Westerly line of 82nd Street SW, marked by a 2 inch galvanized iron pipe stake set firmly in the ground; Running from said beginning point S. 2 deg. 22' 55" E., along said Westerly line of 82nd Street SW, 189.61 feet to the Southeast Corner marked by a 2 inch pipe stake in place; Thence S. 83 deg. 47' 35" W., 1038.96 feet to the Southwest corner, a point similarly marked on the Easterly line of 86th Street SW; Thence N. 30 deg. 24' 35" W., along said Street line, 302.31 feet to the Northwest corner, the point of intersection of said line with said Southerly line of Sunset Gardens Road SW marked by a 1 1/2 inch perforated iron pipe stake in place, set in concrete and bent; Thence East, along said Southerly line of Sunset Gardens Road SW, 1042.97 feet to the point of beginning.

SURVEYORS CERTIFICATION

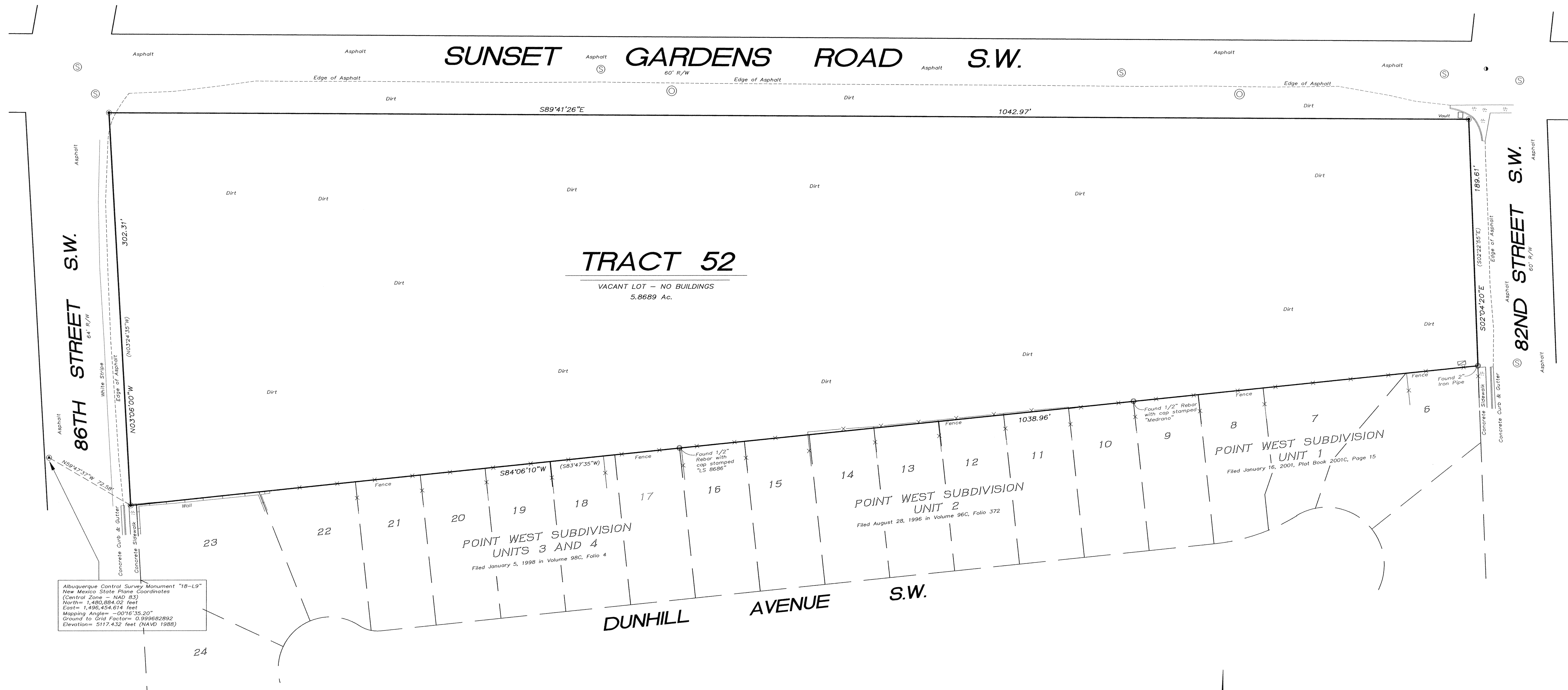
To:  
Thomas M. Wiley and Beulah D. Wiley;  
Robert E. Carrico and Lois E. Carrico;  
Monty Carrico, and  
Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 8, 11(a) and 16 of Table A thereof. The field work was completed on June 22, 2016.

Russ P. Hugg  
NMPS No. 9750  
June 30, 2016



AL.T.A. / N.S.P.S. LAND TITLE SURVEY OF  
**TRACT 52**  
**UNIT 2**  
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SITUATE WITHIN  
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Albuquerque Control Survey Monument "18-L9"  
New Mexico State Plane Coordinates  
(Central Zone - NAD 83)  
North= 1,480,884.02 feet  
East= 1,486,454.614 feet  
Mapping Angle= -0°16'35.20"  
Ground to Grid Factor= 0.999682892  
Elevation= 5117.432 feet (NAVD 1988)

**LEGEND**

- ⊙ Storm Drain Manhole
- ⊙ Sanitary Sewer Manhole
- Water Valve
- ⊞ Telephone Pedestal
- X-X- Fence
- ⊞ Concrete Symbol
- Wall

