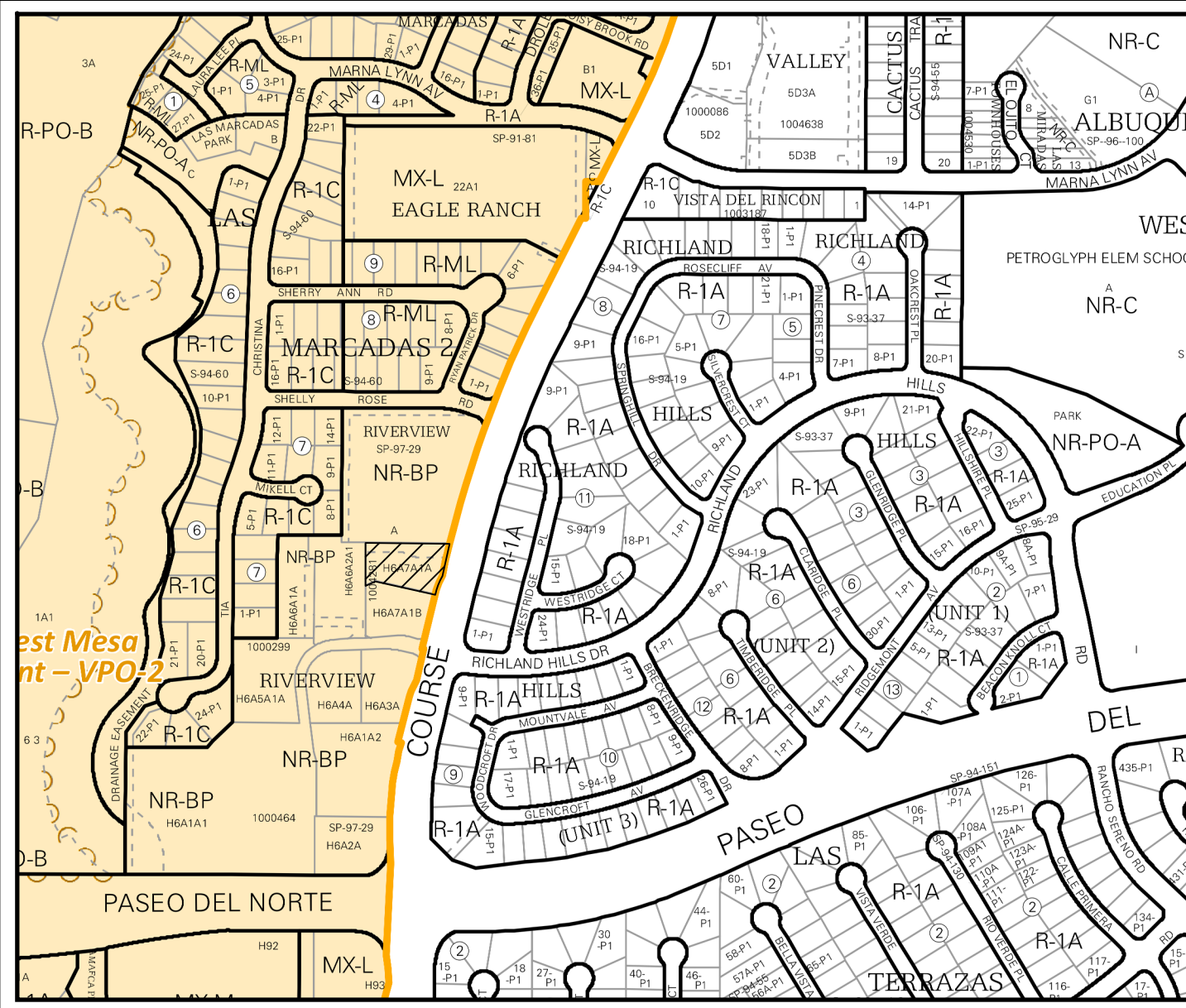


Boundary Survey and Topographic Map for Tract H-6A7A1-A Riverview Parcels City of Albuquerque Bernalillo County, New Mexico January 2020



Vicinity Map - Zone Atlas C-12-Z

Easement Notes

- 1 EXISTING P.U.E. & PUBLIC ACCESS EASEMENT (2/5/1997, 97C-38)
- 2 EXISTING 10' P.U.E. (2/5/1997, 97C-38)
- 3 EXISTING PUBLIC SIDEWALK EASEMENT (09/15/2005, 2005C-304)
- 4 EXISTING PRIVATE 20' NON-EXCLUSIVE EASEMENT FOR UTILITIES BENEFITING TRACT H-6A7A1-A (10/4/2005, BK. A104, PG. 6443, DOC. NO. 2005146846)
- 5 EXISTING PRIVATE RECIPROCAL EASEMENT FOR INGRESS/EGRESS AND PARKING OVER AND ACROSS THOSE ASPHALTED PORTIONS OF THE PREMISES EXCLUDING DRIVE THROUGH AISLES BENEFITING TRACTS H-67A1-A AND H-6A7A1-B TO BE MAINTAINED BY BOTH OWNERS (10/4/2005, BK. A104, PG. 6443, DOC. NO. 2005146846)
- 6 EXISTING RECIPROCAL CROSS LOT ACCESS, PARKING, AND DRAINAGE EASEMENT OUTSIDE OF BUILDINGS BENEFITING AND MAINTAINED BY THE OWNERS OF TRACTS H-67A1-A AND H-6A7A1-B (9/15/2005, 2005C-304)

Documents

1. TITLE COMMITMENT PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, HAVING FILE NO. 6218001804 AND AN EFFECTIVE DATE OF JANUARY 12, 2007.
2. PLAT OF RIVERVIEW PARCELS FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 15, 2005 IN BOOK 2005C, PAGE 304.
3. WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 12, 2007 IN BOOK A130, PAGE 7589.

Indexing Information

Section 13, Township 11 North, Range 2 East, N.M.P.M. as Projected into the Alameda Grant
Subdivision: Riverview Parcels
Owner: Alvarado Development LLC.
UPC #: 101206413528620918

Line #	Direction	Length (ft)
L1	S 13°40'50" W (S 13°58'42" W)	11.84' (10.65')
L2	S 66°02'29" W (S 66°02'26" W)	31.06' (31.06')
L3	N 89°31'03" W (N 89°50'32" W)	69.17' [68.56']
L4	N 00°24'00" W (N 00°18'30" W)	19.03' [19.03']

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	7.34' (7.34')	150.00' (150.00')	2°48'13"	7.34'	N 26°12'19" E
C2	36.46' (36.46')	150.00' (150.00')	13°55'36"	36.37'	S 20°38'38" W

Benchmark -NAVD 88

ACS MONUMENT "5_C12" HAVING AN ELEVATION OF 5149.424.

Legal Description

PARCEL H-6A7A1-A, RIVERVIEW PARCEL, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PARCELS H-6A7A1-A AND H-6A7A1-B, RIVERVIEW PARCELS WITHIN THE TOWN OF ALAMEDA GRANT, PROJECTED SECTION 13, TOWNSHIP 11 NORTH, RANGE 2 EAST, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 15, 2005, IN BOOK 2005C, PAGE 304.

Notes

1. FIELD SURVEY PERFORMED IN MAY 2005 AND JANUARY 2020.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD-83-CENTRAL ZONE).
4. NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.
5. THE EASEMENTS SHOWN HEREON ARE ONLY THE EASEMENTS AS SHOWN ON THE PLAT OF RECORD. A TITLE COMMITMENT WILL BE REQUIRED TO SHOW OTHER EASEMENTS.
6. WITH REGARD TO UNDERGROUND UTILITY LOCATIONS, SOURCE INFORMATION FROM PLANS AND MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, WHICH MAY AFFECT THIS SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. INVERT DATA SHOWN WITH A ± SHOULD BE CONSIDERED TAKEN FROM AS-BUILTS. (NM811 TICKET NO. 19DE310361).
7. THE COORDINATE VALUES SHOWN HEREON AT THE NORTHEAST AND NORTHWEST CORNER ARE MODIFIED NEW MEXICO STATE PLANE COORDINATES ON GROUND USING THE GROUND TO GRID FACTOR OF 0.999679308. THE ACS MONUMENT SHOWN HERE ON REFLECTS THE NEW MEXICO STATE PLANE VALUES AS SHOWN.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAPS DATED SEPTEMBER 26, 2008, MAP NO. 35001C0112G AND MAP NO. 35001C0116G DATED SEPTEMBER 26, 2008.

Surveyor's Observations

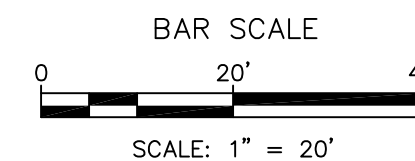
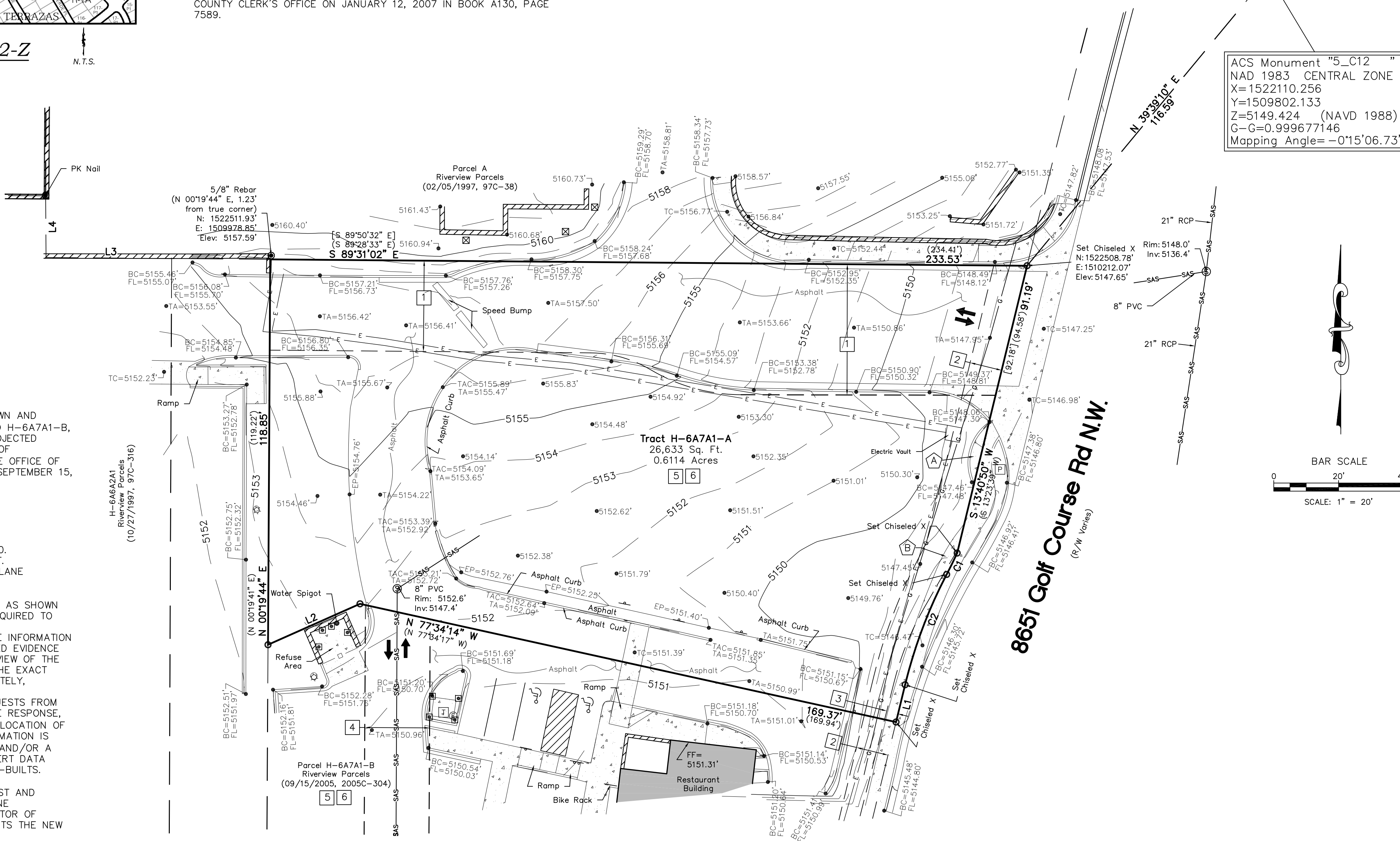
- A SIDEWALK INTO SUBJECT PROPERTY BY AS MUCH AS 3.15 FEET.
- B SIDEWALK INTO SUBJECT PROPERTY BY AS MUCH AS 3.62 FEET.

THIS PROPERTY IS SUBJECT TO AND THE BENEFICIARY OF THE DECLARATION OF CONDITIONS, RESTRICTIONS AND GRANT OF EASEMENTS BETWEEN CHARLIE K. ROMERO, ALAN IVENER AND RUTH IVENER AND FURR'S SUPERMARKETS, INC. AS FILED ON THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON OCTOBER 10, 1995 IN BOOK 95-24, PAGE 5600-5618, AS DOCUMENT NO. 95102891 AND AMENDMENT FILED FEBRUARY 25, 1997, IN BOOK 97-5, PAGE 5927-5935 AS DOCUMENT NO. 97019393.

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (9/15/2005, 2005C-304)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (10/27/1997, 97C-316)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
▭	CONCRETE
▭	UTILITY PEDESTAL
▭	METAL FENCE
▭	BLOCK WALL
▭	BOLLARD
▭	PULL BOX
▭	LIGHT POLE
▭	ELECTRIC METER
▭	TRANSFORMER
▭	SANITARY SEWER MANHOLE
▭	IRRIGATION BOX
▭	SIGN
▭	CURB CUT/INDICATION OF ACCESS TO ROADWAY
▭	UNDERGROUND GAS UTILITY LINE
▭	UNDERGROUND WATER UTILITY LINE
▭	UNDERGROUND SANITARY SEWER LINE
▭	UNDERGROUND ELECTRIC UTILITY LINE
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 9075.50	TOP OF CONCRETE ELEVATION
TAC 5075.50	TOP OF ASPHALT CURB ELEVATION

ACS Monument "5_C12"
NAD 1983 CENTRAL ZONE
X=1522110.256
Y=1509802.133
Z=5149.424 (NAVD 1988)
G-G=0.999677146
Mapping Angle=-0°15'06.73"



Surveyor's Certificate

I, Will Plotner Jr., New Mexico Professional Surveyor No. 14271, do hereby certify that this boundary survey plot and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the minimum standards for surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico subdivision act and that this instrument is a boundary survey plot of an existing tract or tracts.

Will Plotner Jr. *Will Plotner Jr.* 1/20/2020
N.M.R.P.S. No. 14271 Date



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. *Will Plotner Jr.* 1/20/2020
N.M.R.P.S. No. 14271 Date



CSI-CARTESIAN SURVEYS INC.

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