

PURPOSE PLAT:

THE PURPOSE OF THIS ALTA/NSPS SURVEY AND PLAT IS TO DEFINE THE EXTERIOR BOUNDARY OF LOTS A, B-1, AND C OF RAFAR INVESTMENTS AND SHOW IMPROVEMENTS.

NOTES:

- FIELD SURVEY PERFORMED IN SEPTEMBER 2021.
- ALBUQUERQUE GEODETIC REFERENCE SYSTEM STATIONS (AGRS) USED:
 - ACS STATION "13-D16 1991" DATA
FOUND STANDARD CITY OF ALBUQUERQUE ALUMINUM DISC
NAD 83 NEW MEXICO CENTRAL ZONE STATE PLANE COORDINATES
NORTHING: 1,518,996.001 US SURVEY FEET EASTING: 1,534,181.325 US SURVEY FEET
ELEV.=5,073.471 US SURVEY FEET (NAVD 1988)
COMBINED GROUND TO GRID FACTOR = 0.999673570
DELTA ALPHA = (-) 0°12'17.26"
 - ACS STATION "NDC 7" DATA
FOUND A.M.A.F.C.A. BRASS DISC
NAD 83 NEW MEXICO CENTRAL ZONE STATE PLANE COORDINATES
NORTHING: 1,522,698.249 US SURVEY FEET EASTING: 1,534,340.591 US SURVEY FEET
ELEV.=5,065.34 US SURVEY FEET (NAVD 1988)
COMBINED GROUND TO GRID FACTOR = 0.999674466
DELTA ALPHA = (-) 0°12'16.43"
- BASIS OF BEARINGS FOR THIS SURVEY ARE NAD 83 NEW MEXICO CENTRAL ZONE GRID BEARINGS BEING BASED ON A LINE BETWEEN THE ACS CONTROL STATIONS LISTED ABOVE BEARING = N.02°27'48"E.
- ALL DISTANCES SHOWN ARE GROUND DISTANCES.
- BEARINGS AND DISTANCES SHOWN IN PARENTHESIS () ARE PER RECORDED DEEDS AND PLATS REFERENCED IN DOCUMENTS USED.
- PROJECT BENCHMARK IS NATIONAL GEODETIC SURVEY STATION G-442 BEING A FOUND STAINLESS STEEL ROD BENEATH A 5 1/2" NGS ACCESS COVER STAMPED "G-442, 1994" LOCATED AT THE INTERSECTION OF PASEO DEL NORTE NORTH FRONTAGE ROAD & WASHINGTON ST. N.E. ELEVATION =5,112.85 FEET (NAVD 88 VERTICAL DATUM).

DOCUMENTS USED:

- PLAT ENTITLED, "PLAT OF LOT B-1, RAFAR INVESTMENTS & A.M.A.F.C.A. PARCEL A" FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 1, 2005 IN BK. 2005C, PG. 42.
- PLAT ENTITLED, "RAFAR INVESTMENTS LOTS A, B, C, OF TRACT C-2" FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 30, 1974 IN VOLUME B5, FOLIO 101.
- PLAT ENTITLED, "TRACTS 1 & 2 LOOP INDUSTRIAL PARK" FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 1, 1976 IN VOLUME B12, FOLIO 31.
- PLAT ENTITLED, "LANDS OF LOS ANGELES INVESTORS" FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 30, 1977 IN VOLUME D8, FOLIO 20.
- PLAT ENTITLED, "CLIFFORD INDUSTRIAL PARK" FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE IN VOLUME C21, FOLIO 44.
- DOCUMENT ENTITLED, "SPECIAL WARRANTY DEED" FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 26, 1987 IN BK. D312, PAGE 788-791.
- PLAT ENTITLED, "A.M.A.F.C.A. NORTH DIVERSION CHANNEL AND INLET CHANNELS DRAINAGE RIGHT-OF-WAY PHASE 4" FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 11, 1996 IN VOLUME 96C, FOLIO 429.
- DOCUMENT ENTITLED, "CORRECTION WARRANTY DEED" FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 15, 2005 IN BOOK A100, PAGE 1828 AS DOCUMENT NUMBER 2005102138.

LEGAL DESCRIPTION:

LOT A AND LOT C OF RAFAR INVESTMENTS AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "RAFAR INVESTMENTS", FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 30, 1974, IN VOLUME B5, FOLIO 101, TOGETHER WITH LOT B-1 OF RAFAR INVESTMENTS AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "LOT B-1, RAFAR INVESTMENTS & A.M.A.F.C.A. PARCEL A", FILED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 1, 2005 IN PLAT BOOK 2005C, PAGE 42.

TITLE COMMITMENT NOTE:

NO TITLE COMMITMENT PROVIDED TO SURVEYOR. INFORMATION SHOWN TAKEN FROM TITLE SEARCHES PROVIDED BY STEWART TITLE OF ALBUQUERQUE. SURVEYOR MAKES NO GUARANTEE THAT ALL EASEMENTS OF RECORD ARE SHOWN.

SITE DATA NOTES:

- THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF NEW MEXICO.
- AREA LIES WITHIN FLOOD ZONE X (OTHER AREAS). AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP PER FIRM MAP PANEL 136 OF 825, MAP NO. 35001C0136G, MAP REVISED DATE 09/26/2008, BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS.
- ACREAGE FOR SURVEYED TRACTS:
LOT A = 1.6725 ACRES (72,853.63 SQUARE FEET)
LOT B-1 = 6.6841 ACRES (291,157.60 SQUARE FEET)
LOT C = 1.1892 ACRES (51,800.28 SQUARE FEET)
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTHMOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
- ACCESS OF SUBJECT TRACTS:
LOT A HAS ACCESS TO WASHINGTON STREET VIA A 40.0' ACCESS ROAD EASEMENT. SEE EASEMENT LETTERED B SHOWN ON SHEET 2 OF 2.
LOT B-1 HAS DIRECT ACCESS TO WASHINGTON STREET.
LOT C HAS DIRECT ACCESS TO WASHINGTON STREET.
- CONTOURS SHOWN ARE AT A 1 FOOT CONTOUR INTERVAL REFERENCED TO THE NAVD 88 VERTICAL DATUM. THE PROJECT BENCHMARK IS N.G.S. STATION "G 442" ELEVATION = 5,112.85 FEET.
- THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- NO WETLAND DELINEATION MARKERS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- NO VISIBLE EVIDENCE OF CEMETERY OR BURIAL GROUNDS WERE OBSERVED IN THE PROCESS OF CONDUCTION THE FIELDWORK.
- PROPERTY SITE ADDRESS: 8225 WASHINGTON STREET NORTHEAST, ALBUQUERQUE, NM 87113.
- AT TIME OF SURVEY NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.

**ALTA/NSPS LAND TITLE SURVEY
LOTS A, B-1, & C
RAFAR INVESTMENTS
SITUATE WITHIN
PROJECTED SECTION 14 T. 11 N., R. 3 E., N.M.P.M.
ELENA GALLEGOS GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
SEPTEMBER 2021**

SURVEYOR CERTIFICATION

TO: OFT NV DEVELOPMENT, LLC
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 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY A.L.T.A. AND N.S.P.S., AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN SEPTEMBER 2021.

DATE OF PLAT: OCTOBER 5, 2021

SIGNED: Christopher A Medina
CHRISTOPHER A. MEDINA NMPLS NO. 15702



REVISIONS

NO.	DATE	DESCRIPTION	BY

TERRA LAND SURVEYS, LLC

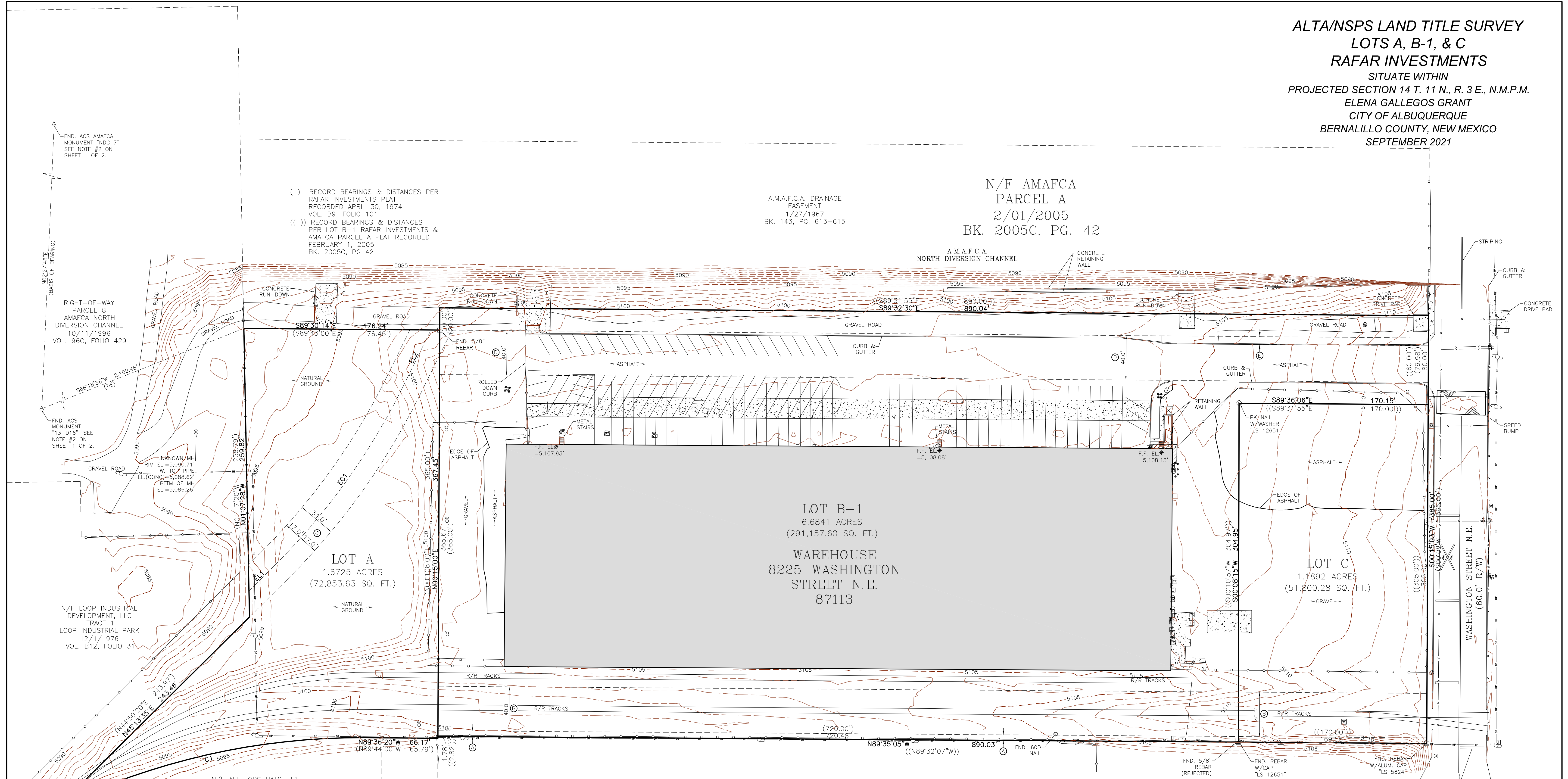
P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513

ALTA/NSPS LAND TITLE SURVEY
 LOTS A, B-1, & C
 RAFAR INVESTMENTS
 SITUATE WITHIN
 PROJECTED SECTION 14 T. 11 N., R. 3 E., N.M.P.M.
 ELENA GALLEGOS GRANT
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 SEPTEMBER 2021

N/F AMAFCA
 PARCEL A
 2/01/2005
 BK. 2005C, PG. 42

A.M.A.F.C.A. DRAINAGE
 EASEMENT
 1/27/1967
 BK. 143, PG. 613-615

() RECORD BEARINGS & DISTANCES PER
 RAFAR INVESTMENTS PLAT
 RECORDED APRIL 30, 1974
 VOL. B9, FOLIO 101
 (() RECORD BEARINGS & DISTANCES
 PER LOT B-1 RAFAR INVESTMENTS &
 AMAFCA PARCEL A PLAT RECORDED
 FEBRUARY 1, 2005
 BK. 2005C, PG 42



FND. ACS AMAFCA
 MONUMENT "NDC 7".
 SEE NOTE #2 ON
 SHEET 1 OF 2.

RIGHT-OF-WAY
 PARCEL G
 AMAFCA NORTH
 DIVERSION CHANNEL
 10/11/1996
 VOL. 96C, FOLIO 429

FND. ACS
 MONUMENT
 "13-D16". SEE
 NOTE #2 ON
 SHEET 1 OF 2.

N/F LOOP INDUSTRIAL
 DEVELOPMENT, LLC
 TRACT 1
 LOOP INDUSTRIAL PARK
 12/1/1976
 VOL. B12, FOLIO 31

N/F ALL TOPS HATS LTD
 TRACT 2
 LOOP INDUSTRIAL PARK
 12/1/1976
 VOL. B12, FOLIO 31

N/F SPECTRUM PASEO, LLC
 8/03/2015
 DOC.# 2015067072

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	620.64'	285.74'	283.22'	S77°12'18"W	26°22'43"
	(620.64')	(285.74')	(283.26')	(S77°04'40"W)	(26°22'45")

EASEMENT LINE TABLE

LINE BEARING	DISTANCE
EL1 N45°13'35"E	51.31'35"
EL2 N26°13'35"E	55.01'

EASEMENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
EC1	1603.61'	1200.23'	1199.31'	N35°43'35"E	18°59'58"

N/F ALL TOPS HATS
 LTD.
 7/22/2013
 DOC.# 2013082873

- LEGEND**
- △ FOUND CONTROL MONUMENT (AS NOTED)
 - FOUND REBAR (AS NOTED)
 - ◇ FOUND PK NAIL (AS NOTED)
 - FOUND NAIL (AS NOTED)
 - SET 1/2" REBAR W/CAP STAMPED "CA MEDINA PS 15702"
 - ⊕ ELECTRIC METER
 - ⊞ TELEPHONE PEDESTAL
 - ⊞ TRANSFORMER
 - ⊞ ELECTRIC BOX
 - ⊞ POWER POLE
 - ⊞ FIRE HYDRANT
 - ⊞ WATER METER
 - ⊞ WATER VALVE
 - ⊞ GAS METER
 - ⊞ CLEANOUT
 - ⊞ UNKNOWN MANHOLE
 - ⊞ UNKNOWN VALVE

- LEGEND CONT.'**
- ⊞ RAILROAD SWITCH
 - ⊞ MAIL BOX
 - ⊞ BOLLARD
 - ⊞ FINISH FLOOR ELEVATION
 - ⊞ GATE
 - ⊞ OVERHEAD POWER LINE
 - ⊞ UNDERGROUND WATER LINE
 - ⊞ UNDERGROUND ELECTRIC LINE
 - ⊞ GUARD RAIL
 - ⊞ CHAINLINK FENCE
 - ▨ BUILDING HATCH
 - ▨ CANOPY HATCH
 - ▨ CONCRETE HATCH

- EASEMENT LEGEND:**
- ⊞ 5' POWERLINE, PNM & MST&T EASEMENT
 FILED: 04/10/1974
 VOL. B9, FOLIO 101
 FILED: 06/26/1967
 BK. 0829, PG. 478
 FILED: 12/20/1967
 BK. 89, PG. 310
 - ⊞ 40.0' RAILROAD EASEMENT
 FILED: 04/10/1974
 VOL. B9, FOLIO 101
 - ⊞ 34.0' RAILROAD EASEMENT
 FILED: 04/10/1974
 VOL. B9, FOLIO 101
 FILED: 06/26/1967
 BK. 0829, PG. 478
 FILED: 07/29/1970
 BK. MISC. 182, PG. 397
 - ⊞ 40.0' ACCESS ROAD EASEMENT
 FILED: 04/10/1974
 VOL. B9, FOLIO 101
 - ⊞ 7'x240' MST&T
 FILED: 07/22/1974
 BK. MISC. 377, PG. 856

