

EXHIBIT

For Existing
34 FOOT RAILROAD EASEMENT
within LOT A, RAFAR INVESTMENTS
ELENA GALLEGOS GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
JANUARY 2024

THAT CERTAIN STRIP OF LAND DESIGNATED AS A "34 FOOT RAILROAD EASEMENT" SITUATE WITHIN LOT A, RAFAR INVESTMENTS AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "RAFAR INVESTMENTS", RECORDED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON APRIL 30, 1974, IN PLAT BOOK B9, PAGE 101, AS DOCUMENT NUMBER 1974003319, SITUATED WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 14, TOWNSHIP 11 NORTH, RANGE 3 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO AND BEING MORE PARTICULAR DESCRIBED BY NAD 83 NEW MEXICO CENTRAL ZONE GRID BEARINGS AND GROUND DISTANCES AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SAID STRIP OF LAND HEREIN DESCRIBED, BEING THE NORTHEAST PROPERTY CORNER OF SAID LOT A, RAFAR INVESTMENTS; THENCE,

S.00°15'00"W., A DISTANCE OF 22.64 FEET ALONG EAST PROPERTY LINE OF SAID LOT A TO A POINT; THENCE,

S.26°13'35"W., A DISTANCE OF 39.85 FEET TO A POINT; THENCE,

ALONG THE ARC OF A CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 205.86 FEET, A RADIUS OF 620.81 FEET, A DELTA ANGLE OF 18°59'58", A CHORD DISTANCE OF 204.92 FEET AND A CHORD BEARING OF S.35°43'35"W. TO A POINT; THENCE,

S.45°13'35"W., A DISTANCE OF 47.57 FEET TO THE SOUTHERNMOST CORNER OF THE STRIP OF LAND HEREIN DESCRIBED, BEING AN ANGLE POINT ON THE WEST PROPERTY LINE OF SAID LOT A; THENCE,

N.01°07'28"W., A DISTANCE OF 46.99 FEET ALONG SAID WEST PROPERTY LINE OF SAID LOT A TO A POINT; THENCE,

N.45°13'35"E., A DISTANCE OF 15.13 FEET TO A POINT; THENCE,

ALONG THE ARC OF A CURVE TO THE LEFT HAVING AN ARC DISTANCE OF 194.59 FEET, A RADIUS OF 586.81 FEET, A DELTA ANGLE OF 18°59'58", A CHORD DISTANCE OF 193.70 FEET AND A CHORD BEARING OF N.35°43'35"E. TO A POINT; THENCE,

N.26°13'35"E., A DISTANCE OF 48.59 FEET TO A POINT ON THE NORTH PROPERTY LINE OF SAID LOT A; THENCE,

S.89°30'14"E., A DISTANCE OF 26.74 FEET TO THE POINT OF BEGINNING, SAID STRIP OF LAND HEREIN DESCRIBED HAVING AN AREA OF 0.2222 ACRES (9,679.61 SQ. FT.), MORE OR LESS.

I, CHRISTOPHER A. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 15702, DO HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND DIRECTION, MEETS THE MINIMUM STANDARDS FOR SURVEYING IN THE STATE OF NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Christopher A Medina

FEBRUARY 9, 2024

CHRISTOPHER A. MEDINA,
NEW MEXICO PROFESSIONAL SURVEYOR NO. 15702

DATE

TERRA LAND SURVEYS, LLC

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



SHEET 1 OF 2

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CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	620.64'	285.74'	S77°12'18"W	283.22'	26°22'43"
EC1	620.81'	205.86'	S35°43'35"W	204.92'	18°59'58"
EC2	586.81'	194.59'	N35°43'35"E	193.70'	18°59'58"

A.M.A.F.C.A. PARCEL A
02/01/2005, BK.2005C, PG.42
DOC.# 2005014984

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

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
EL1	S00°15'00"W	22.64'
EL2	S26°13'35"W	39.85'
EL3	S45°13'35"W	47.57'
EL4	N01°07'28"W	46.99'
EL5	N45°13'35"E	15.13'
EL6	N26°13'35"E	48.59'
EL7	S89°30'14"E	26.74'

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

TRACT 1
LOOP INDUSTRIAL PARK
12/1/1976
VOL. B12, FOLIO 31

TRACT 2
LOOP INDUSTRIAL PARK
12/1/1976
VOL. B12, FOLIO 31

LOT A
1.6725 ACRES
(72,853.63 SQ. FT.)

34.0' RAILROAD EASEMENT
FILED: 04/10/1974
VOL. B9, FOLIO 101
FILED: 06/26/1967
BK. D829, PG. 478
FILED: 07/29/1970
BK. MISC. 182, PG. 397
0.2222 ACERS ±
9,679.61 SQ. FT.

LOT B-1, RAFAR INVESTMENTS
02/01/2005, BK.2005C, PG.42
DOC.# 2005014984

