

ALTA/NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATION:

TO:  
(BUYER), TBD  
(LENDER), TBD  
(TITLE COMPANY), Stewart Title Company  
(UNDERWRITER), Stewart Title Guaranty Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2016, and includes Items 1, 2, 3, 4, 6, 7(a), 7(b), 7(c), 8, 9, 10 & 11(a) (location of utilities per visible, above-ground, on-site observation) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Thomas D. Johnston, NMPS 14269  
DECEMBER 4, 2020



WAYJOHN SURVEYING, INC.

SURVEY LEGAL DESCRIPTION:

Parcel 1:  
A certain parcel of land located in the Alameda Grant, being more particularly described as follows:  
Beginning for a tie at the U. S. L. O. marker on the South boundary of the Town of Alameda Grant, which is a point common to Sections 15 and 16, T11N, R2E, N. M. P. M., Bernalillo County, New Mexico;  
Running thence N. 0° 02' E., a distance of 2,622.60 feet to the SW corner and Point of Beginning of the parcel herein described;  
Thence, N. 0° 02' E., a distance of 660.0 feet to the NW corner;  
Thence, N. 89° 55' 30" E., a distance of 330.0 feet to the NE corner;  
Thence, S. 0° 02' W., a distance of 660.0 feet to the SE corner;  
Thence, S. 89° 55' 30" W., a distance of 330.0 feet to the Point of Beginning.

Parcel 2:  
A certain parcel of land located in the Alameda Grant, being more particularly described as follows:  
Beginning for a tie at the U. S. L.O. marker on the south boundary of the Town of Alameda Grant, which is a point common to Sections 15 and 16, T11N, R2E, N.M.P.M., Bernalillo County, New Mexico;  
Running thence N. 0° 02' E., a distance of 2,622.60 feet to a point;  
Thence, N. 89° 55' 30" E., a distance of 330.0 to the SW corner and Point of Beginning of the parcel herein described;  
Thence, N. 0° 02' E., a distance of 660.0 feet to the NW corner;  
Thence, N. 89° 55' 30" E., a distance of 330.0 feet to the NE corner;  
Thence, S. 0° 02' W., a distance of 660.0 feet to the SE corner;  
Thence, S. 89° 55' 30" W., a distance of 330.0 feet to the Point of Beginning.

LESS AND EXCEPT that portion granted to the City of Albuquerque by document recorded August 29, 2006, in Book A123, Page 1068, as Doc. No. 2006131422  
A certain parcel of land identified as permanent right of way situate within projected Section Fifteen, Township 11 North, Range 2 East of the NMPM within the Town of Alameda Grant, Bernalillo County, City of Albuquerque, New Mexico, said parcel being further described as part 2 shown in the Warranty Deed filed in the office of the Bernalillo County Clerk December 15, 1999 in Book 9916, Page 2694;

Beginning at the Southeast Corner of the parcel herein described whence the ACS Monument "9-410" found in place bears S.53°03'13"E. 4,649.67 feet distant and on a point of curvature to the left; thence 155.48 feet along the arc of said curve with a Radius of 965.00 feet, a Central Angle of 09°13'54" and a Chord of 155.31 feet which bears N.70°05'03"W. to a point on the North line of said Tract 1 and the Southerly Right of Way of Paseo del Norte NW as shown and dedicated on the Bulk Land Plat of Tracts H-A & H-012 Ventana Ranch filed for record in the Office of the Bernalillo County clerk December 03, 2001 as shown in Book 2001C, Page 315; thence S.89°49'31"E. along said Southerly Right of Way a distance of 146.29 feet to the Northeast Corner of said Tract 2; thence S.00°16'59"W. along the East line of said Tract 2 a distance of 52.46 feet to the Point or Place of Beginning of said parcel.

SURVEYOR'S NOTES:

1. INGRESS AND EGRESS TO THE SUBJECT PROPERTY IS PROVIDED BY PASEO DEL NORTE, NW, AND UNIVERSE BOULEVARD, NW, DEDICATED AND ACCEPTED RIGHTS-OF-WAY MAINTAINED BY THE CITY OF ALBUQUERQUE.

2. THE TITLE LINES AND ACTUAL POSSESSION LINES ARE THE SAME.

3. THE SUBJECT PROPERTY IS NOT SERVED AND IS NOT SERVICED BY ANY ADJOINING PROPERTY FOR DRAINAGE, INGRESS AND EGRESS EXCEPT AS SHOWN.

4. MONUMENTATION RECOVERED, ACCEPTED OR SET IS AS NOTED HEREON.

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE NEW MEXICO STATE PLANE GRID, BASED ON ALBUQUERQUE CONTROL SYSTEM MONUMENTATION. ALL BEARINGS AND DISTANCES ARE FIELD MEASURED. RECORD BEARINGS AND/OR DISTANCES ARE SHOWN IN PARENTHESES.

ELEVATIONS:

ELEVATIONS SHOWN HEREON ARE NAVD 1988, BASED ON ALBUQUERQUE CONTROL SYSTEM MONUMENTATION.

TBM: NE PROPERTY CORNER (#4 REBAR "WAYJOHN 14269")  
ELEVATION: 5417.55'

FLOOD INFORMATION:

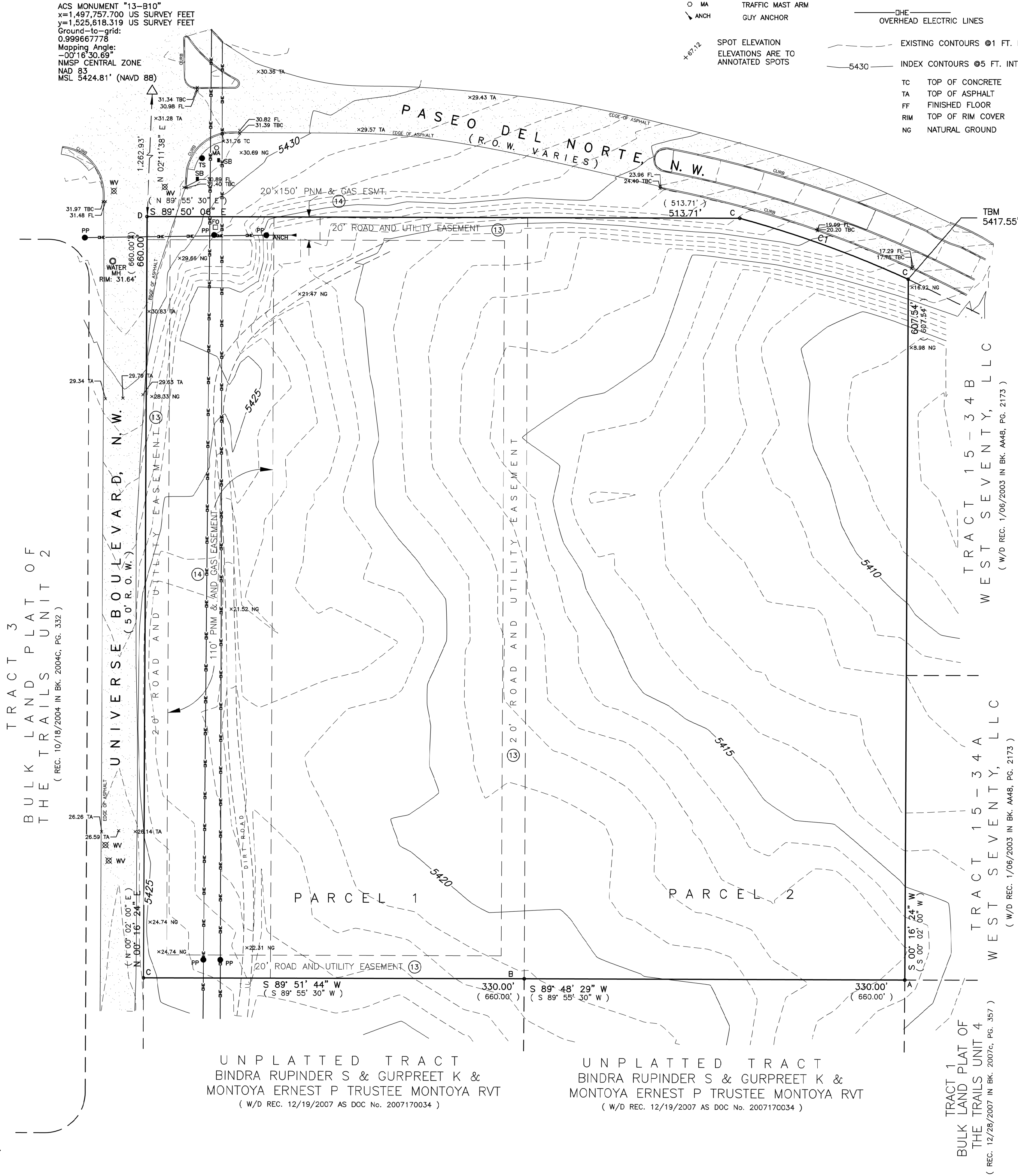
THIS PROPERTY DOES LIE IN AN AREA COVERED BY A FORMAL F.E.M.A. FLOOD STUDY. PROPERTY LIES WITHIN ZONE "X" (NO Flood Hazard) AND IS NOT SUBJECT TO 100-YEAR FLOOD HAZARDS. REFERENCE: FLOOD INSURANCE RATE MAP, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO PANEL 350002 0111 G; EFFECTIVE DATE: SEPTEMBER 26, 2008.

STATEMENT OF ENCROACHMENTS:

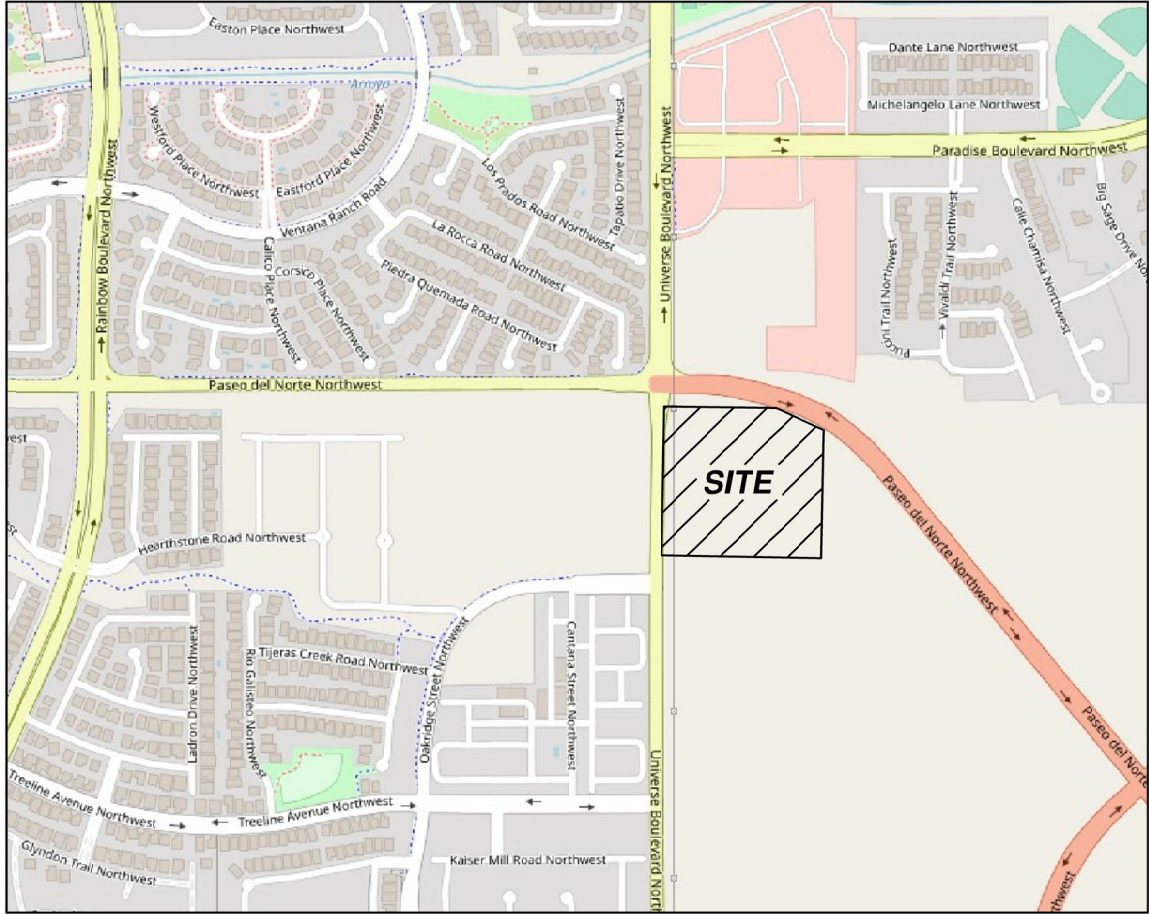
(A) THERE ARE NO EDIFICIAL ENCROACHMENTS AT THE TIME OF THIS SURVEY.

LEGEND:

- WV WATER VALVE  
FO FIBER OPTIC PEDESTAL  
PP POWER POLE  
MA TRAFFIC MAST ARM  
ANCH GUY ANCHOR
- MH MANHOLE (TYPE)  
SB TRAFFIC SIGNAL BOX
- DHE OVERHEAD ELECTRIC LINES
- SPOT ELEVATION  
ELEVATIONS ARE TO  
ANNOTATED SPOTS
- EXISTING CONTOURS @ 1 FT. INTERVALS  
INDEX CONTOURS @ 5 FT. INTERVALS
- TC TOP OF CONCRETE  
TA TOP OF ASPHALT  
FF FINISHED FLOOR  
RIM TOP OF RIM COVER  
NG NATURAL GROUND



VICINITY MAP  
(NOT TO SCALE)



NOTES CORRESPONDING TO SCHEDULE B:

STEWART TITLE GUARANTY COMPANY COMPANY COMMITMENT NO.  
1011805 EFFECTIVE DATE NOVEMBER 30, 2020 AT 8:00 A.M.

1. Reservations contained in Patent from United States of America, filed in Book 64, page 412, records of Bernalillo County, New Mexico. Item affects subject property. Item is not plotted hereon. Item is blanket in nature.
2. Reservations contained in Deeds recorded in Book D513, Page 189, in Book D239A, Page 795 as Doc No.1985037672, in Book 93-36, Page 4639 as Doc. No. 1993143457, in Book 96-33, Page 4756, as Doc. No. 1996136020 and in Book 97-1, Page 8224, as Doc. No. 1997003590 records of Bernalillo County, New Mexico. Item affects subject property. Item is not plotted hereon. Item is blanket in nature.
3. Easements as reserved in those Deeds recorded in Book 107A, Page 150 as document numbered 1979081890, records of Bernalillo County, New Mexico. Item affects subject property. Item is plotted hereon.
4. Public Service Company of New Mexico Joint Electric and Gas Easement, and incidental purposes thereto, recorded March 23, 2004 in Book A74 Page 7750 as Doc. No. 2004037861 records of Bernalillo County, New Mexico. Item affects subject property. Item is plotted hereon.

SITE RESTRICTIONS:

ZONE: MX-M MIX-USE MODERATE INTENSITY

ZONING REPORT NOT PROVIDED.  
SITE RESTRICTIONS ARE AVAILABLE FROM  
THE ALBUQUERQUE INTEGRATED  
DEVELOPMENT ORDINANCE. CABQ ZONING  
DEPT. (505) 924-3850.

AREA:

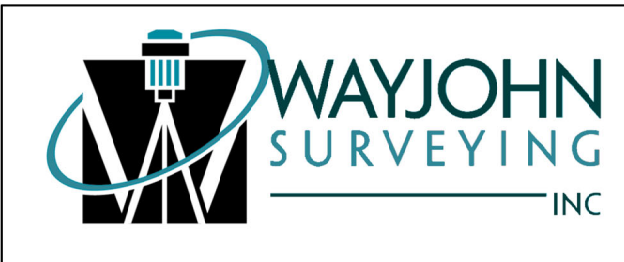
432,034.80 sq. ft  
9.9182 Acres

SCALE: 1 INCH = 50 FEET

FOUND/SET MONUMENT LEGEND:

- A: FOUND #5 REBAR AND CAP - "PS 11808"  
B: FOUND #5 REBAR AND CAP - "PS 7719"  
C: SET #4 REBAR AND CAP - "WAYJOHN PS 14269"  
D: SET PK NAIL AND DISK "WAYJOHN PS 14269"

CURVE TABLE				
CURVE NO.	RADIUS	LENGTH	CENTRAL ANGLE	CHORD
C1	965.00'	155.49'	09° 13' 55"	S 70° 05' 42" E, 155.32'
(C1)	965.00'	155.49'	--	S 70° 05' 56" E, 155.32'



1609 2nd Street, N.W., Albuquerque, NM 87102  
Phone: (505) 255-2052 Fax: (505) 255-2887

Job No.: ALTA-11-03-2020

Date of Survey: 12/03/2020 Draftsman: J T K

Date of Last Revision: 12/4/2020