

ALTA/NSPS Land Title Survey

Lot 1, Block C
Louisiana Subdivision
Albuquerque, Bernalillo County, New Mexico
January 2025

Notes Corresponding to Schedule B-II

TITLE COMMITMENT NO. SP000167337 PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED JUNE 24, 2024

- SCH. B-II
ITEM NO.
DESCRIPTION
- [9] RESERVATIONS AS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA RECORDED IN BOOK 77, PAGE 91, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
10. INTENTIONALLY OMITTED
- [11] EASEMENT FOR UTILITIES FIVE (5) FEET IN WIDTH AFFECTING THE WESTERLY, SOUTHERLY AND EASTERLY FIVE (5) FEET OF THE PREMISES AS SET FORTH ON THE PLAT RECORDED IN MAP BOOK C6, FOLIO 168, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- [12] ANY POSSIBLE ASSESSMENTS FOR PAVING OR SEWER AND WATER EXTENSIONS WHICH ARE OR MIGHT BE A LIEN BY LAW, BUT HAVE NOT YET BEEN RECORDED.

Key Note Legend

- AFFECTS SUBJECT PROPERTY: AS SHOWN
- AFFECTS SUBJECT PROPERTY: NON-SURVEY MATTER

Legal Description per Title Commitment

LOT NUMBERED ONE (1) OF REPLAT OF A PORTION OF BLOCK "C" LOUISIANA SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 12, 1967, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS SURVEY AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SUBDIVISION HEREIN DESCRIBED, SAID SOUTHWEST CORNER BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LOUISIANA BOULEVARD N.E., WHENCE THE POINT OF INTERSECTION COMMON TO SAID EASTERLY RIGHT-OF-WAY LINE OF LOUISIANA BOULEVARD N.E. WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF PROSPECT PLACE N.E., BEARS N 00 DEG. 18' 00" W., 130.00 FEET DISTANCE;

THENCE, N 00 DEG. 18' 00" W., 100.06 FEET DISTANCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF LOUISIANA BOULEVARD N.E. TO A POINT OF CURVATURE; THENCE, NORTHEASTERLY 47.06 FEET DISTANCE ALONG THE ARC OF A CURVE, BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 30.00 FEET AND A LONG CHORD WHICH BEARS N 44 DEG. 38' 30" E., 42.38 FEET DISTANCE) TO A POINT OF TANGENCY, SAID POINT OF TANGENCY BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PROSPECT PLACE N.E.;

THENCE, N 89 DEG. 35' 00" EAST, 267.13 FEET DISTANCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF PROSPECT PLACE N.E. TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY 312.93 FEET DISTANCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF PROSPECT PLACE N.E. ALONG THE ARC OF A CURVE BEARING TO THE RIGHT (SAID ARC HAVING A RADIUS OF 619.89 FEET AND A CHORD WHICH BEARS S 75 DEG. 57' 17" EAST, 308.82 FEET DISTANCE) TO A POINT ON CURVE, SAID POINT ON CURVE BEING THE NORTHEAST CORNER OF THE SUBDIVISION HEREIN DESCRIBED;

THENCE, S 28 DEG. 20' 26" WEST, 130.00 FEET DISTANCE TO THE SOUTHEAST CORNER OF THE SUBDIVISION HEREIN DESCRIBED, SAID SOUTHEAST CORNER BEING A POINT ON CURVE, THENCE, NORTHWESTERLY 247.30 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 489.89 FEET AND A CHORD WHICH BEARS N 75 DEG. 54' 33" WEST, 244.63 FEE DISTANCE) TO A POINT OF TANGENCY, THENCE S 89 DEG. 35' 00" WEST., 297.71 FEET DISTANCE TO THE SOUTHWEST CORNER OF THE SUBDIVISION HEREIN DESCRIBED AND PLACE OF BEGINNING.

Access Note

INGRESS AND EGRESS TO THE PREMISES IS PROVIDED BY PROSPECT PLACE, N.E., THE SAME BEING A PAVED AND DEDICATED RIGHT OF WAY MAINTAINED BY THE CITY OF ALBUQUERQUE.

Surveyor's Certificate

TO TA ACQUISITIONS, LLC 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 2021 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, 5, 8, 9 AND 16, 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 18, 2024.

DATE OF PLAT OR MAP: JANUARY 9, 2024

I FURTHER CERTIFY THAT THIS SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM STANDARD REQUIREMENTS FOR LAND SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY BELIEF.

TOPOGRAPHY BY BY FIELD SURVEYS USING GPS RTK MEASUREMENTS BASED ON ALBUQUERQUE GEOGRAPHIC REFERENCE SYSTEM (AGRS) MONUMENTS. ELEVATIONS BASED ON AGRS MONUMENT "15_H18" (NAVD 1988). THIS SURVEY MEETS THE MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS.



LARRY W. MEDRANO
N.M.P.S. No. 11993

DATE

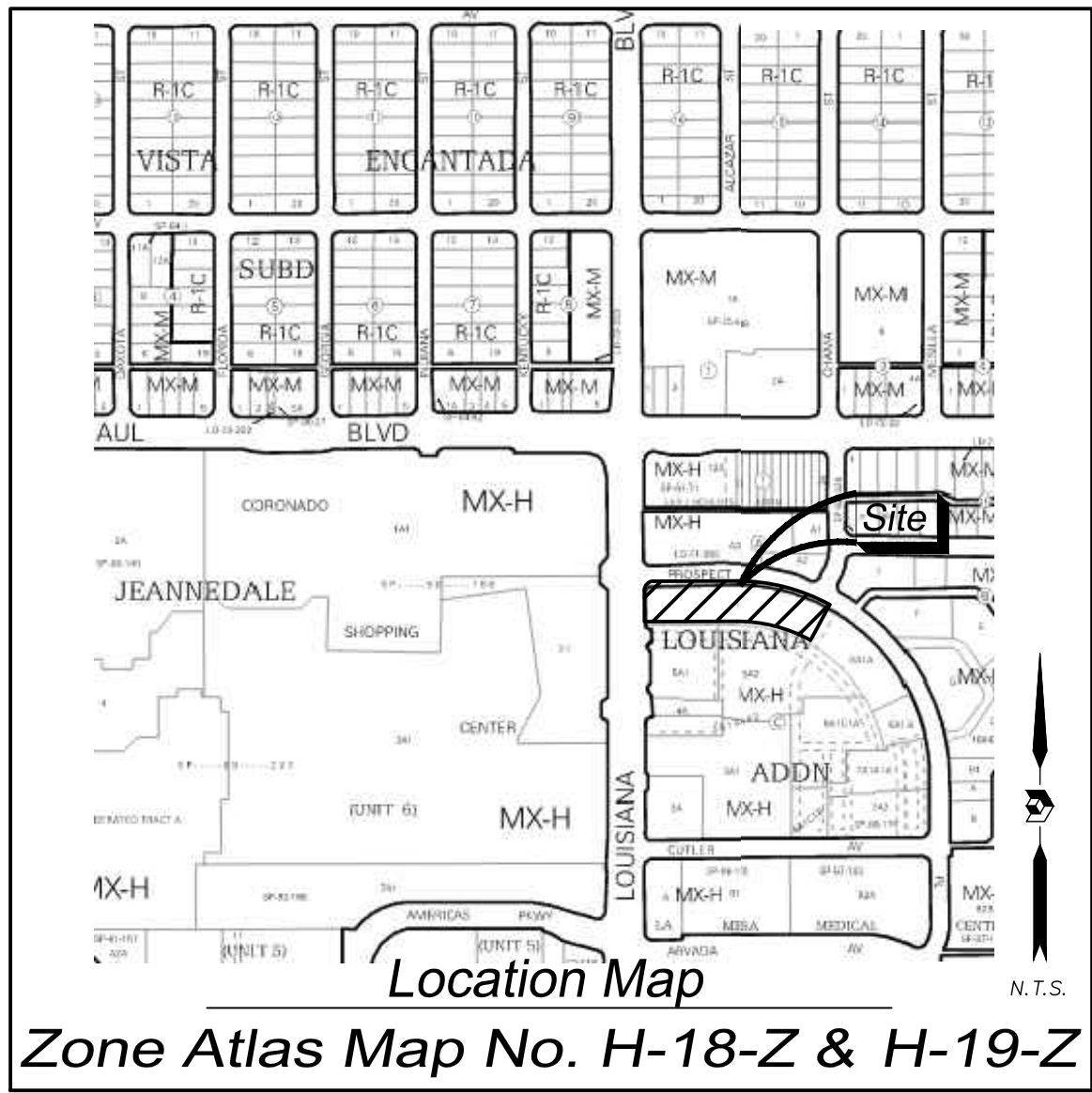
DIGITAL SIGNATURE IS INVALID WITHOUT DIGITAL CERTIFICATION

Notes

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION OF VISIBLE ABOVE GROUND APPURTENANCES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
3. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED
4. THIS MAP HAS BEEN PRODUCED ACCORDING TO PROCEDURES THAT HAVE BEEN DEMONSTRATED TO PRODUCE DATA THAT MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR A TOPOGRAPHIC MAP COMPILED AT A SCALE OF 1"=20' WITH A CONTOUR INTERVAL OF ONE FOOT.
5. VESTING DOCUMENT: SPECIAL WARRANTY DEED (05/02/2024, DOC. NO. 2024029629

Statement of Encroachments

- (A) APPARENT ENCROACHMENT OF MONUMENT SIGN ON PUBLIC UTILITY EASEMENT
- (B) APPARENT ENCROACHMENT OF BRICK WALL ON PUBLIC UTILITY EASEMENT
- (C) APPARENT ENCROACHMENT OF TRANSFORMER ON SUBJECT PROPERTY



Zoning Data

NUMBER OF STRIPED PARKING SPACES:

REGULAR = 21
HANDICAPPED= 2
TOTAL= 23

ZONING REPORT NOT PROVIDED

Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0352H, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

REVISIONS			COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROPERTY INFORMATION				PROJECT INFORMATION			
NO.	DATE	BY / DESCRIPTION	STATE PLANE ZONE:	GRID (GROUND COORDINATES):	GEOID:	LAND GRANT									CREW/TECH:	DATE OF SURVEY		
			NM-C	GRID	GEOID 18	N/A									MC/WB/RR	12/18/2024		
			HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS	SECTION 7	TOWNSHIP 10 NORTH	RANGE 4 EAST	MERIDIAN NMPM	SUBDIVISION NAME	ADDRESS		DRAWN BY: JK		CHECKED BY: LM		
			CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0			LOUISIANA SUBDIVISION			2444 LOUISIANA BLVD NE					
			COMBINED SCALE FACTOR:							CITY			COUNTY		STATE			
			GRID TO GROUND: 1.000339013							ALBUQUERQUE			BERNALILLO		NM			
			GROUND TO GRID: 0.999661102							UPC			101905903521030910					



OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113

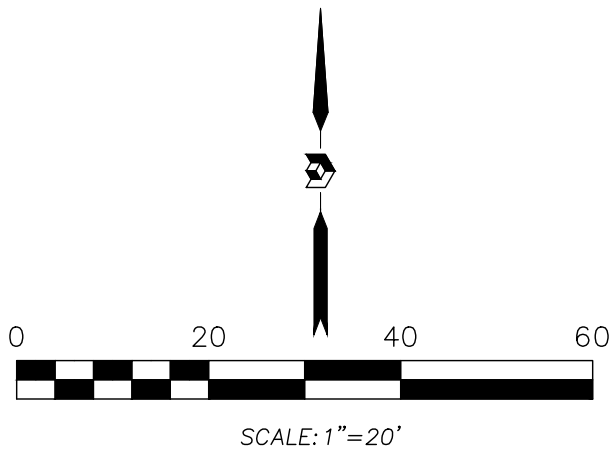
505.856.5700 PHONE
505.856.7900 FAX

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Lot 1, Block C
Louisiana Subdivision
Albuquerque, Bernalillo County, New Mexico
January 2025

Louisiana Boulevard, N.E.
(106' PUBLIC ROW)

A.G.R.S. MONUMENT "15_H18"
STANDARD C.O.A. ALUMINUM DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,495,111.771 US SURVEY FEET
E=1,545,019.848 US SURVEY FEET
PUBLISHED EL=5303.39 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=0.999660624
DELTA ALPHA ANGLE=-0°11'00.43"



Prospect Place, N.E.
(64' PUBLIC ROW)

Point of Beginning

Lot 1, Block C
LOUISIANA SUBDIVISION
(05/12/1967, C6-168)
AREA=1.7186 ACRES±
74,864 SQ. FT.±

Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES
(N 90°00'00" E)
- RECORD BEARINGS AND DISTANCES
 - FOUND & USED MONUMENT AS DESIGNATED
 - CONTROL POINT SET THIS SURVEY
 - GAS METER
 - TRANSFORMER
 - UNKNOWN PEDESTAL
 - TELEPHONE MANHOLE
 - ROOF DRAIN
 - GUARD POST
 - UTILITY POLE
 - LIGHT POLE
 - WATER VALVE
 - SANITARY SEWER MANHOLE
 - PULLBOX
 - FIRE HYDRANT
 - SIGN
 - CURB INLET
 - MEDIAN DROP INLET
 - WATER METER
 - HANDICAP PARKING SPACE
 - WALL HYDRANT
 - WATER MANHOLE
 - METAL FENCE
 - EDGE OF ASPHALT
 - OVERHEAD UTILITY LINE

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	47.00'	42.34'	N 44°57'56" E	89°46'18"
	(R=30.00')	(L=47.06')			(Δ=89°53')

A.G.R.S. MONUMENT "20_H18"
STANDARD C.O.A. ALUMINUM DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,493,154.978 US SURVEY FEET
E=1,545,048.21 US SURVEY FEET
PUBLISHED EL=5283.222 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=0.999661580
DELTA ALPHA ANGLE=-0°11'00.11"

N/F UPTOWN TOWER LLC
TRACT 5-A-1, BLOCK C
LOUISIANA SUBDIVISION
(11/03/2016, 2016C-137)

N/F UPTOWN TOWER LLC & ALLEN FAMILY INVESTMENTS LLC & ALLEN
FAMILY INVESTMENTS 2
TRACT 5-A-2, BLOCK C
LOUISIANA SUBDIVISION
(11/03/2016, 2016C-137)

PRECISION
SURVEYS, INC.

OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

PROJECT INFORMATION

CREW/TECH: MC/WB/RR	DATE OF SURVEY 12/18/2024
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO. 245337AL	SHEET NUMBER 2 OF 2

ALTA/NSPS Land Title Survey

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Albuquerque, Bernalillo County, New Mexico
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DATE OF PLAT OR MAP: JANUARY 9, 2024

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LARRY W. MEDRANO
N.M.P.S. No. 11993

DATE

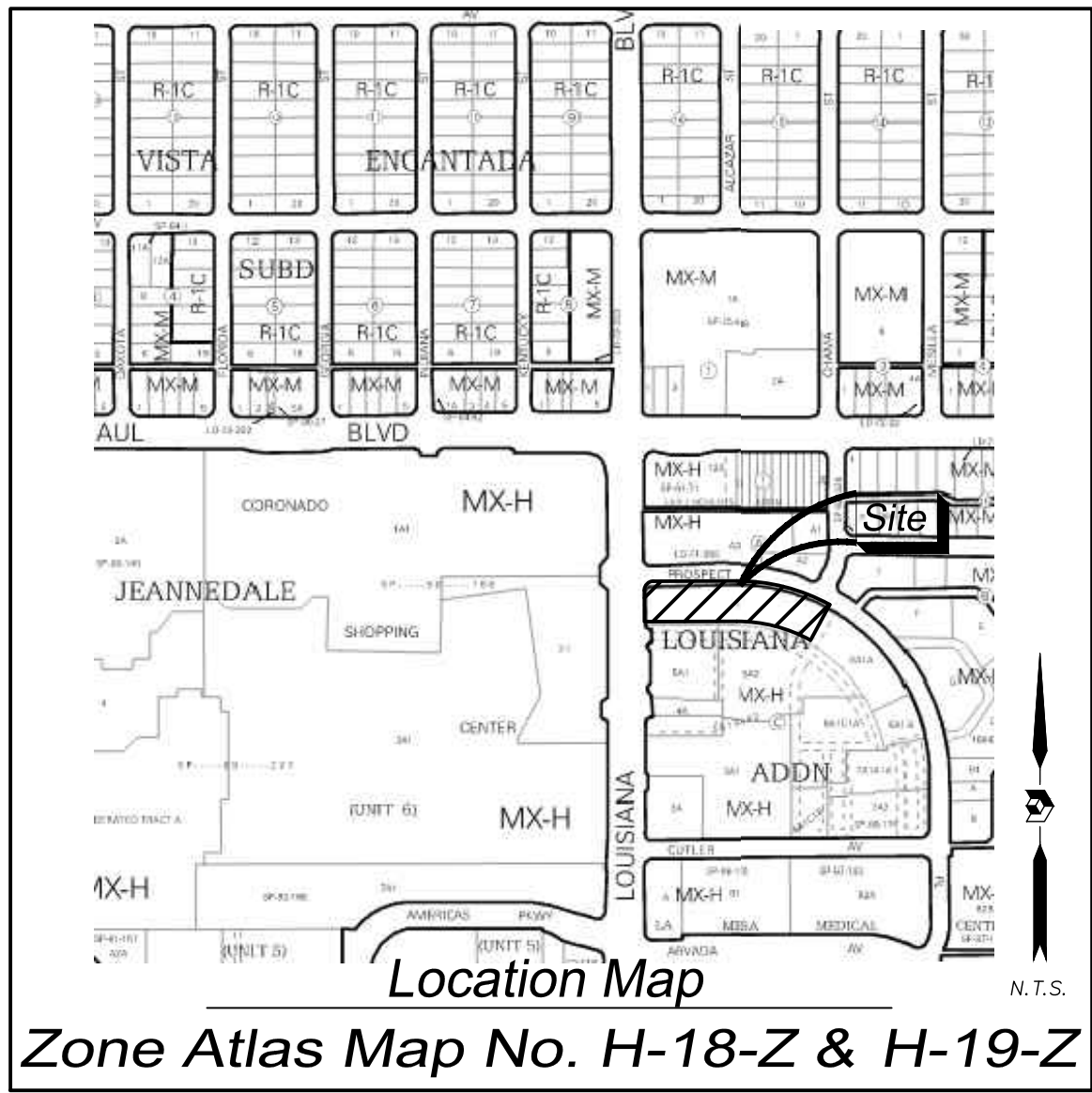
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5. VESTING DOCUMENT: SPECIAL WARRANTY DEED (05/02/2024, DOC. NO. 2024029629

Statement of Encroachments

- (A) APPARENT ENCROACHMENT OF MONUMENT SIGN ON PUBLIC UTILITY EASEMENT
- (B) APPARENT ENCROACHMENT OF BRICK WALL ON PUBLIC UTILITY EASEMENT
- (C) APPARENT ENCROACHMENT OF TRANSFORMER ON SUBJECT PROPERTY



Zoning Data

NUMBER OF STRIPED PARKING SPACES:

REGULAR = 21
HANDICAPPED= 2
TOTAL= 23

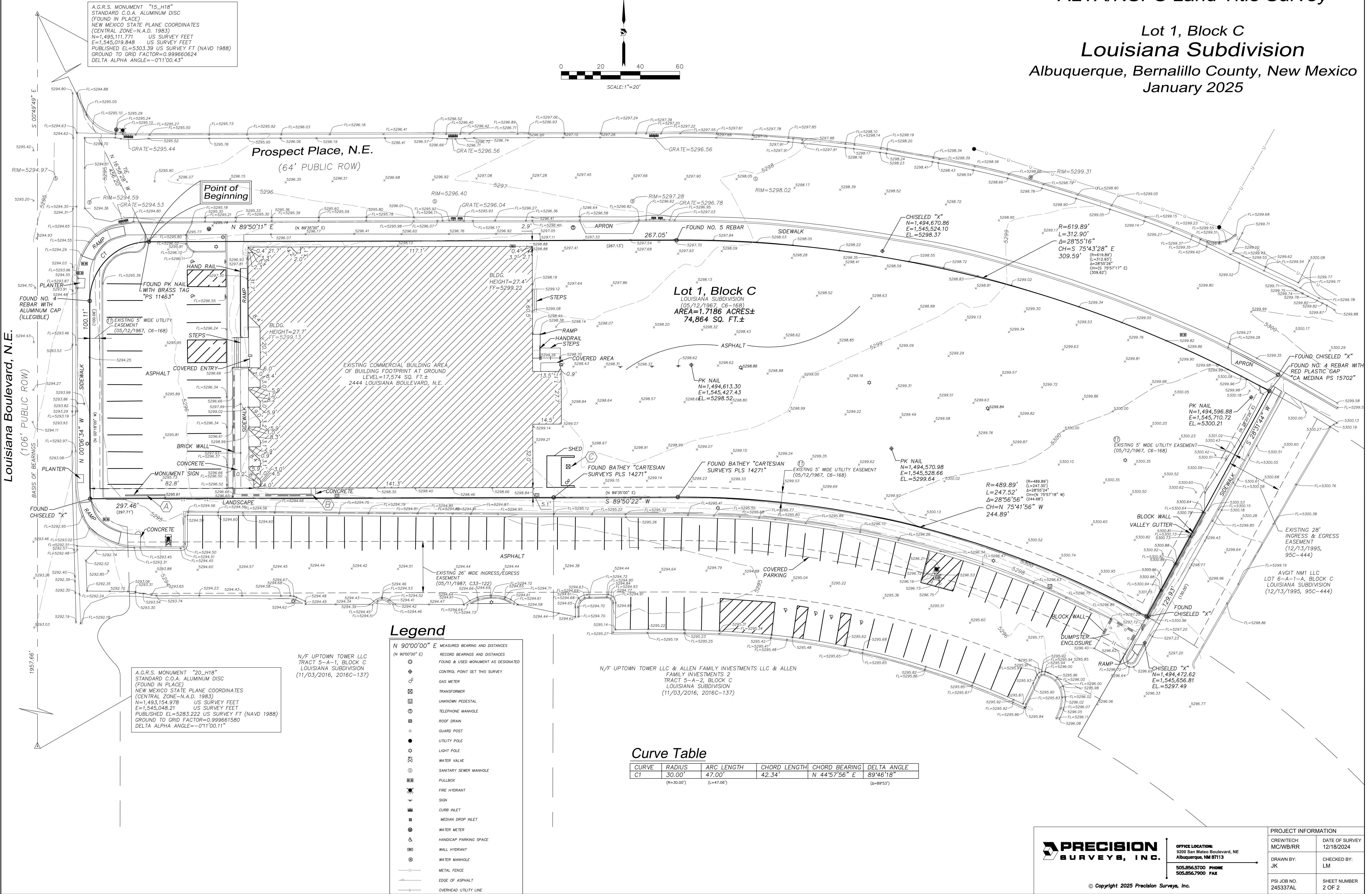
ZONING REPORT NOT PROVIDED

Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0352H, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

REVISIONS			COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROPERTY INFORMATION				PROJECT INFORMATION				
NO.	DATE	BY	DESCRIPTION	STATE PLANE ZONE:	GRID (GROUND COORDINATES):	GEOID:	LAND GRANT		PROPERTY OWNER				CREW/TECH:		DATE OF SURVEY				
				NM-C	GRID	GEOID 18	N/A		PROPERTY OWNER EL GRUPO, LLC A NEW MEXICO LIMITED LIABILITY COMPANY, STEVEN PAUL JACKSON, DEAN MAPLE & KIMBERLY GRACE MAPLE				MC/WB/RR		12/18/2024				
				HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	YES		BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0				DRAWN BY: JK		CHECKED BY: LM				
				CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				SECTION 7		TOWNSHIP 10 NORTH		RANGE 4 EAST		MERIDIAN NMPM		SUBDIVISION NAME LOUISIANA SUBDIVISION			
				COMBINED SCALE FACTOR: GRID TO GROUND: 1.000339013 GROUND TO GRID: 0.999661102				CITY ALBUQUERQUE		COUNTY BERNALILLO		STATE NM		UPC 101905903521030910		ADDRESS 2444 LOUISIANA BLVD NE			
				DISTANCE ANNOTATION: GROUND BEARING ANNOTATION: GRID ELEVATION TRANSLATION: ±0.00'				ELEVATIONS VALID: YES								OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113			
														505.856.5700 PHONE 505.856.7900 FAX					
© Copyright 2025 Precision Surveys, Inc.														PSI JOB NO. 245337AL		SHEET NUMBER 1 OF 2			

Lot 1, Block C
Louisiana Subdivision
Albuquerque, Bernalillo County, New Mexico
January 2025



PRECISION SURVEYS, INC.

OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113

505.856.5700 PHONE
505.856.7900 FAX

PROJECT INFORMATION

CREW/TECH: MC/WB/RR	DATE OF SURVEY 12/18/2024
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO. 245337AL	SHEET NUMBER 2 OF 2