

Vicinity Map - Zone Atlas C-11-Z

N.T.S.

Exceptions 9-13 (Lot 4A-1)

9 RESERVATIONS CONTAINED IN PATENT FROM UNITED STATES OF AMERICA, RECORDED IN BOOK 599, PAGE 143, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE

10 RESTRICTIVE COVENANTS RECORDED IN BOOK MISC. 218, PAGE 411 AND IN BOOK MISC. 219, PAGE 61, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. NOTE: THIS EXCEPTION OMITS ANY COVENANT, CONDITION OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS PROVIDED IN 42 U.S.C. SEC. 3604, UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT (A) IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, (B) IS EXEMPT UNDER 42 U.S.C. SEC. 3607, OR (C) RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE.
AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE

11 EASEMENTS AND NOTES AS SHOWN ON THE RECORDED PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 12, 2013, IN PLAT BOOK 2013C, PAGE 94.
AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS 1, 2 AND 3

12 RESERVATION OF ALL OIL, GAS, COAL, AND MINERALS BY SANTA FE PACIFIC RAILROAD COMPANY IN WARRANTY DEED FILED JANUARY 19, 1941, RECORDED IN BOOK 187, PAGE 131, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. SAID OIL, GAS, COAL, AND MINERALS CONVEYED TO CERRILLOS LAND COMPANY, A DELAWARE CORPORATION, IN SPECIAL WARRANTY DEED FILED SEPTEMBER 27, 1983, RECORDED IN BOOK D195A, PAGE 15, AS DOCUMENT NO. 1983065855, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, OIL AND GAS LEASE TO SANTA FE ENERGY COMPANY, A TEXAS CORPORATION, AS EVIDENCED BY MEMORANDUM OF OIL AND GAS LEASE FILED JULY 10, 1990, RECORDED IN BOOK 90-11, PAGE 5833, AS DOCUMENT NO. 199053083, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. OIL AND GAS LEASE TO SANTA FE ENERGY COMPANY, A TEXAS CORPORATION, AS EVIDENCED BY MEMORANDUM OF OIL AND GAS LEASE OPTION AGREEMENT FILED JULY 10, 1990, RECORDED IN BOOK 90-11, PAGE 5839, AS DOCUMENT NO. 199053086, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. PARTIAL RELEASE OF LEASE OPTION FILED OCTOBER 27, 1992, RECORDED IN BOOK 92-25, PAGE 3011, AS DOCUMENT NO. 1992107491, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
DOES NOT AFFECT SUBJECT PROPERTY

13 ANY POSSIBLE ASSESSMENTS FOR PAVING, SEWER AND WATER EXTENSIONS WHICH ARE OR MIGHT BE A LIEN LAW, BUT HAVE NOT YET BEEN FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO.
NOT SURVEY RELATED

Benchmark - NAVD 88

ACS MONUMENT "8-C10" HAVING AN ELEVATION OF 5392.936 FEET.

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 MAP NO. 35001C0112G, DATED SEPTEMBER 26, 2008.

Indexing Information

Section 14, Township 11 North, Range 2 East, N.M.P.M.
Subdivision: Volcano Cliffs Subdivision
Owner: Volcano Cliffs Inc. (Lot 1A-1)
Group I U26 VC LLC (Lot 1A-1)
UPC #: 101106413017030501 (Lot 1A-1)
101106417517930502 (Lot 4A-1)

Notes

- FIELD SURVEY PERFORMED IN JULY 2025.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.
- 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 OR RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, B11 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.
- THE COORDINATES SHOWN HEREON REFERENCE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE), USING A GROUND TO GRID FACTOR OF 0.999667901, WITH AN ORIGIN OF (0,0).

Record and Measured Legal Description (Lot 4A-1)

LOT NUMBERED FOUR A-ONE (4A-1) IN BLOCK NUMBERED THREE (3), VOLCANO CLIFFS SUBDIVISION UNIT 26, A REPLAT OF BLOCK 3, TOGETHER WITH, A PORTION OF KIMMICK DRIVE NW & CALLE NORTEA NW, VOLCANO CLIFFS SUBDIVISION, UNIT 26, WITHIN SECTION 14, T. 11 N., R.2 E., N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JANUARY 2013, AS THE SAME AS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 12, 2013, IN PLAT BOOK 2013C, PAGE 94.

Record Legal Description (Lot 1A-1)

LOT NUMBERED ONE A-ONE (1A-1) IN BLOCK NUMBERED THREE (3), VOLCANO CLIFFS SUBDIVISION UNIT 26, A REPLAT OF BLOCK 3, TOGETHER WITH, A PORTION OF KIMMICK DRIVE NW & CALLE NORTEA NW, VOLCANO CLIFFS SUBDIVISION, UNIT 26, WITHIN SECTION 14, T. 11 N., R.2 E., N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JANUARY 2013, AS THE SAME AS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 12, 2013, IN PLAT BOOK 2013C, PAGE 94.

LESS AND EXCEPT A CERTAIN PORTION OF LAND CONVEYED TO THE CITY OF ALBUQUERQUE IN WARRANTY DEED RECORDED MARCH 7, 2024, AS DOCUMENT NO. 2024015276, RECORDS OF BERNALILLO COUNTY NEW MEXICO.

Measured Legal Description

(Remaining Portion of Lot 1A-1)

LOT NUMBERED ONE A-ONE (1A-1) IN BLOCK NUMBERED THREE (3), VOLCANO CLIFFS SUBDIVISION UNIT 26, A REPLAT OF BLOCK 3, TOGETHER WITH, A PORTION OF KIMMICK DRIVE NW & CALLE NORTEA NW, VOLCANO CLIFFS SUBDIVISION, UNIT 26, WITHIN SECTION 14, T. 11 N., R.2 E., N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JANUARY 2013, AS THE SAME AS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 12, 2013, IN PLAT BOOK 2013C, PAGE 94.

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BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING MARKED BY A REBAR WITH CAP "LS 18374", WHENCE A TIE TO ACS MONUMENT "8-C10", BEARS THE FOLLOWING TWO COURSES:

N 00°16'54" E, A DISTANCE OF 23.19 FEET TO THE NORTHWEST CORNER OF LOT 4A-1, BLOCK 3, OF VOLCANO CLIFFS SUBDIVISION, AS SHOWN AND DESIGNATED ON SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 12, 2013, IN PLAT BOOK 2013C, PAGE 94, SAID POINT MARKED BY A REBAR WITH CAP "LS 14733" AND LYING ON THE SOUTHERLY RIGHT OF WAY OF PASEO DEL NORTE NW RIGHT OF WAY;

N 77°04'18" W, A DISTANCE OF 2,577.76 FEET;

THENCE, FROM SAID POINT OF BEGINNING, S 00°16'54" E, A DISTANCE OF 388.09 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, POINT LYING ON THE NORTHERLY RIGHT OF WAY OF VALIENTE ROAD NW, MARKED BY A 1/2" REBAR;

THENCE, COINCIDING WITH SAID NORTHERLY VALIENTE ROAD NW RIGHT OF WAY, N 89°41'06" W, A DISTANCE OF 752.15 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP "LS 14733";

THENCE, 39.26 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DELTA OF 89°58'44", AND A CHORD BEARING N 44°41'44" W, A DISTANCE OF 35.35 FEET TO A POINT OF TANGENCY, POINT LYING ON THE EASTERN RIGHT OF WAY OF KIMMICK DRIVE NW, MARKED BY A 1/2" REBAR;

THENCE, COINCIDING WITH SAID EASTERN KIMMICK DRIVE NW RIGHT OF WAY, N 00°17'39" E, A DISTANCE OF 345.19 FEET TO A POINT OF CURVATURE, MARKED BY A REBAR WITH CAP "LS 14733";

THENCE, 17.89 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, A DELTA OF 29°17'20", AND A CHORD BEARING N 14°56'18" E, A DISTANCE OF 17.70 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING AN ANGLE POINT AND LYING ON THE SOUTHERLY RIGHT OF WAY OF PASEO DEL NORTE NW, MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, COINCIDING WITH SAID SOUTHERLY PASEO DEL NORTE RIGHT OF WAY, S 89°44'37" E, A DISTANCE OF 772.58 FEET TO THE POINT OF BEGINNING, CONTAINING 6.9127 ACRES (301,118 SQ. FT.), MORE OR LESS.

THE PARCEL DESCRIBED HEREON IS THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 2502543 AND AN EFFECTIVE DATE OF JUNE 11, 2025.

**Boundary Survey,
ALTA/NSPS Land Title Survey
and
Topographic Map**
for
**Portion of Lot 1A-1 and all
of Lot 4A-1, Block 3**
Volcano Cliffs Unit 26
City of Albuquerque
Bernalillo County, New Mexico
July 2025

Surveyor's Certificate for ALTA Survey (Lot 1A-1)

To: Isaiah 61:3 Properties, LLC, a New Mexico limited liability company, Volcano Cliffs Inc., a New Mexico corporation, Old Republic 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 1-4, 7(a) and 8 of Table A thereof. The Field Work was completed on July 14, 2025.

Brian J. Martinez
N.M.R.P.S. No. 18374

Date

Revisions: 07/23/2025 - Original



Surveyor's Certificate for ALTA Survey (Lot 4A-1)

To: Isaiah 61:3 Properties, LLC, a New Mexico limited liability company, Group I U26 VC LLC, a New Mexico limited liability company, Old Republic 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 1-4, 7(a) and 8 of Table A thereof. The Field Work was completed on July 14, 2025.

Brian J. Martinez
N.M.R.P.S. No. 18374

Date

Revisions: 07/23/2025 - Original



Surveyor's Certificate for Boundary Survey

I, Brian J. Martinez, New Mexico Professional Surveyor No. 18374, do hereby certify that this boundary survey plat 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 plat of an existing tract or tracts.

Brian J. Martinez
N.M.R.P.S. No. 18374

Date



Surveyor's Certificate for Topographic Map

I, BRIAN J. MARTINEZ, 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.

BRIAN J. MARTINEZ
N.M.R.P.S. No. 18374

DATE

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 4414 RIO RANCHO, NM. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
cartesianbrian@gmail.com



Sheet 1 of 2
251082

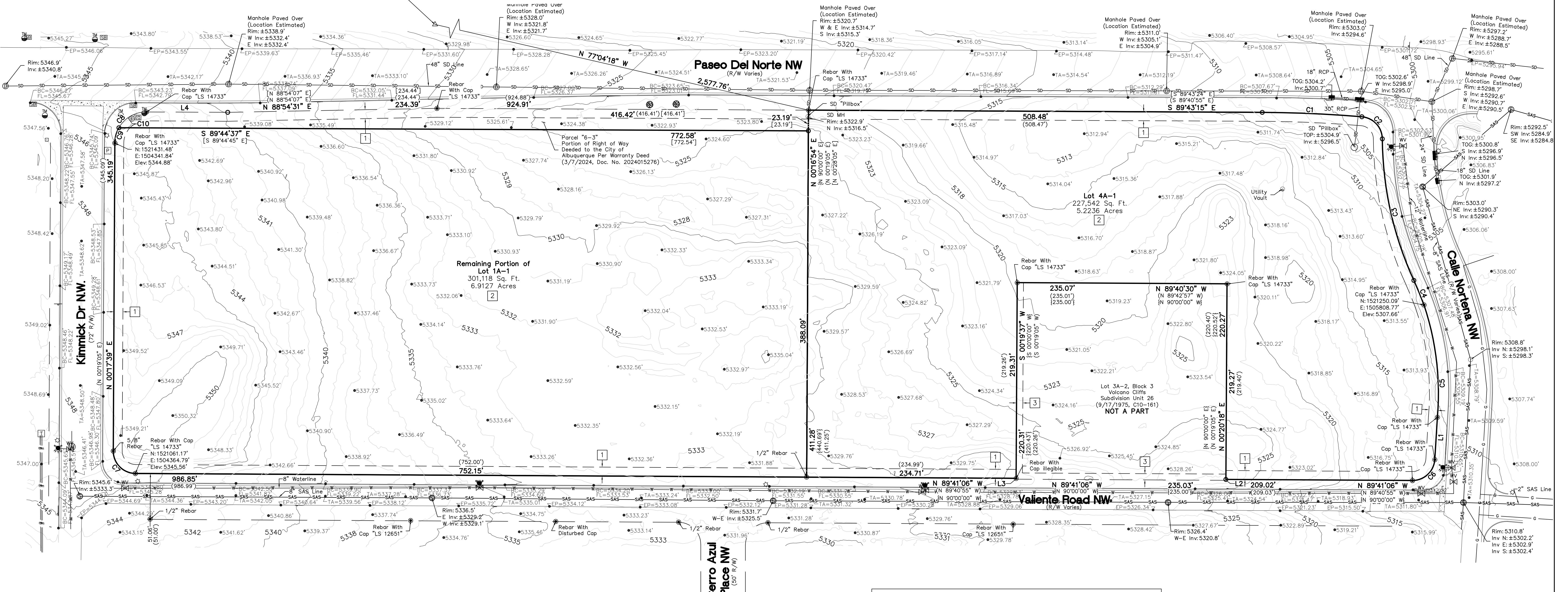
Boundary Survey,
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for
Portion of Lot 1A-1 and all
of Lot 4A-1, Block 3
Volcano Cliffs Unit 26
City of Albuquerque
Bernalillo County, New Mexico
July 2025

Legend

N 90°0'0" E	MEASURED BEARINGS AND DISTANCES	—W—	UNDERGROUND WATER UTILITY LINE
(N 90°0'0" E)	RECORD BEARINGS AND DISTANCES PER PLAT (08/12/2013, 2013C-94)	—S—	UNDERGROUND SANITARY SEWER LINE
[N 90°0'0" E]	RECORD BEARINGS AND DISTANCES PER PLAT (09/17/1975, C10-161)	—SD—	UNDERGROUND STORM DRAIN UTILITY LINE
[N 90°0'0" E]	RECORD BEARINGS AND DISTANCES PER DEED (3/7/2024, DOC. NO. 2024015276)	—P—	UNDERGROUND GAS UTILITY LINE
	FOUND MONUMENT AS INDICATED	—L—	UNDERGROUND ELECTRIC UTILITY LINE
	SET 1/2" REBAR WITH CAP "LS 16374"	5075.50	SPOT ELEVATION
	UNLESS OTHERWISE NOTED	BC 5075.50	BACK OF CURB ELEVATION
	WATER VALVE	FL 5075.50	TRANSFORMER
	FIRE HYDRANT	EP 5075.50	ELECTRIC CABINET
		TA 5075.50	SIGNAL BOX
			TRAFFIC MAST

ACS Monument "8_C10"
NAD 1983 CENTRAL ZONE
X=1502106.697*
Y=1521538.71*
Z=5392.936* (NAVD 1988)
G-G=0.999667901
Mapping Angle= -0°16'00.09"

*U.S. SURVEY FEET



Easement Notes

- ⑪ 1 EXISTING 10' P.U.E. (8/12/2013, 2013C-94)
- ⑪ 2 EXISTING BLANKET CROSS LOT PUBLIC DRAINAGE EASEMENT, TO BE DEFINED FURTHER BY FUTURE PLATTING ACTIONS (8/12/2013, 2013C-94)
- ⑪ 3 EXISTING 7' P.U.E. (09/17/1975, C10-161) AND SHOWN ON PLAT (8/12/2013, 2013C-94)

BAR SCALE
0 50' 100'
SCALE: 1" = 50'

Line Table		
Line #	Direction	Length (ft)
L1	S 03°29'11" W (S 03°28'32" W)	47.52' (47.57')
L2	N 00°18'54" E (S 00°19'05" W)	1.00' (1.00')
L3	N 00°18'54" E (S 00°19'05" W)	1.00' (1.00')
L4	S 89°44'04" E (S 89°43'24" E) [S 89°43'24" E]	91.31' (91.24') [91.24']

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	111.76' (111.73')	1422.00' (1422.00')	4°30'11"	111.73'	S 87°28'09" E
C2	37.00' (37.00')	25.00' (25.00')	84°48'28"	33.72'	S 42°48'50" E
C3	163.74' (163.74')	386.00' (386.00')	24°18'18"	162.52'	S 123°34'5" E
C4	29.66' (29.66')	456.46' (456.46')	3°43'21"	29.65'	S 22°22'06" E
C5	127.72' (127.71')	309.30' (309.30')	23°39'30"	126.81'	S 06°49'03" E
C6	37.89' (37.89')	25.00' (25.00')	86°49'43"	34.36'	S 46°54'03" W
C7	39.26' (39.27')	25.00' (25.00')	89°58'44"	35.35'	N 44°41'44" W
C8	54.96' (54.95')	35.00' (35.00')	89°58'18"	49.49'	N 45°16'47" E
C9	17.89'	35.00' (35.00')	29°17'20"	17.70'	S 14°56'18" W
C10	37.09'	35.00' (35.00')	60°42'45"	35.38' [35.43']	S 59°54'34" W