

ALTA/NSPS LAND TITLE SURVEY

SURVEY LEGAL DESCRIPTION:

A tract of land situate within the Town of Atrisco Grant in projected Sections 16 and 21, Township 10 North, Range 2 East, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, being all of Tract T-1 of Right-Of-Way Map, UNSER DIVERSION CHANNEL CORRIDOR, as the same is shown and designated on said Plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 21, 1996, in Map Book 96C, Folio 77; LESS AND EXCEPTING THEREFROM that portion contained within that Dedication of Access Easement recorded November 16, 2001 in Book A27, Page 3963 as Document No. 2001135746, records of Bernalillo County, New Mexico

SURVEYOR'S CERTIFICATION:

TO:
(BUYER), TBD
(LENDER), TBD
(TITLE COMPANY), Old Republic National Title Company
(UNDERWRITER), 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 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2021, and includes Items 1, 2, 3, 4, 6, 7, 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

MARCH 10, 2023

WAYJOHN SURVEYING, INC.



NOTES CORRESPONDING TO SCHEDULE B:

- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 2301072 EFFECTIVE DATE MARCH 7, 2023 AT 8:00 A.M.
- (9) Reservations contained in Patent from United States of America, recorded August 21, 1905 in Book 35, Page 91, records of Bernalillo County, New Mexico. Item affects subject property. Item is not plotted hereon. Item is blanket in nature.
- (10) Easements and notes as shown, noted and provided for on the Plat recorded June 14, 1973 in Volume D5, folio 157, records of Bernalillo County, New Mexico. Item affects subject property. Item is plotted hereon.
- (11) Agreement for Atrisco Business Park Storm Water Improvements recorded August 25, 1993 in Book 93-23, Page 3090 as Document No. 93093160, records of Bernalillo County, New Mexico. Item affects subject property. Item is not plotted hereon. Item is blanket in nature.
- (12) Notice of Subdivision Plat Conditions recorded January 18, 1996 in Book 96-2, Page 4241 as Document No. 96006158, re-recorded February 21, 1996 in Book 96-5, Page 3282 as Document No. 96019781, records of Bernalillo County, New Mexico. Item affects subject property. Item is not plotted hereon. Item is blanket in nature.
- (13) Easements and notes as shown, noted and provided for on the Plat recorded February 21, 1996 in Volume 96C, folio 77, records of Bernalillo County, New Mexico. Item affects subject property. Item is plotted hereon.
- (14) Grant of Slope Easement for Floodway and Storm Drainage Works recorded November 15, 1996 in Book 96-30, Page 6239 as Document No. 960124875; as affected by Assignment of Easements recorded May 1, 2002 in Book A35, Page 6781 as Document No. 2002056941, records of Bernalillo County, New Mexico. Item affects subject property. Item is plotted hereon.
- (15) Underground Easement, and rights incident thereto, in favor of Public Service Company of New Mexico and US West Communications, Inc., recorded February 10, 1998 in Book 9805, Page 3398 as Document No. 1998014839, records of Bernalillo County, New Mexico. Item affects subject property. Item is plotted hereon.
- (16) Dedication of Access Easement, and rights incident thereto, recorded November 16, 2001 in Book A27, Page 3963 as Document No. 2001135746, records of Bernalillo County, New Mexico. Item affects subject property. Item is plotted hereon.
- (17) Declaration of Public Utility Easement, and rights incident thereto, recorded October 8, 2002 in Book A43, Page 32 as Document No. 2002130390, records of Bernalillo County, New Mexico. Item affects subject property. Item is plotted hereon.

SURVEYOR'S NOTES:

1. INGRESS AND EGRESS TO THE SUBJECT PROPERTY IS PROVIDED BY LOS VOLCANES ROAD, NW, A DEDICATED AND ACCEPTED RIGHT-OF-WAY, AND DAYTONA ROAD, NW, A PERMANENT ROADWAY EASEMENT 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:

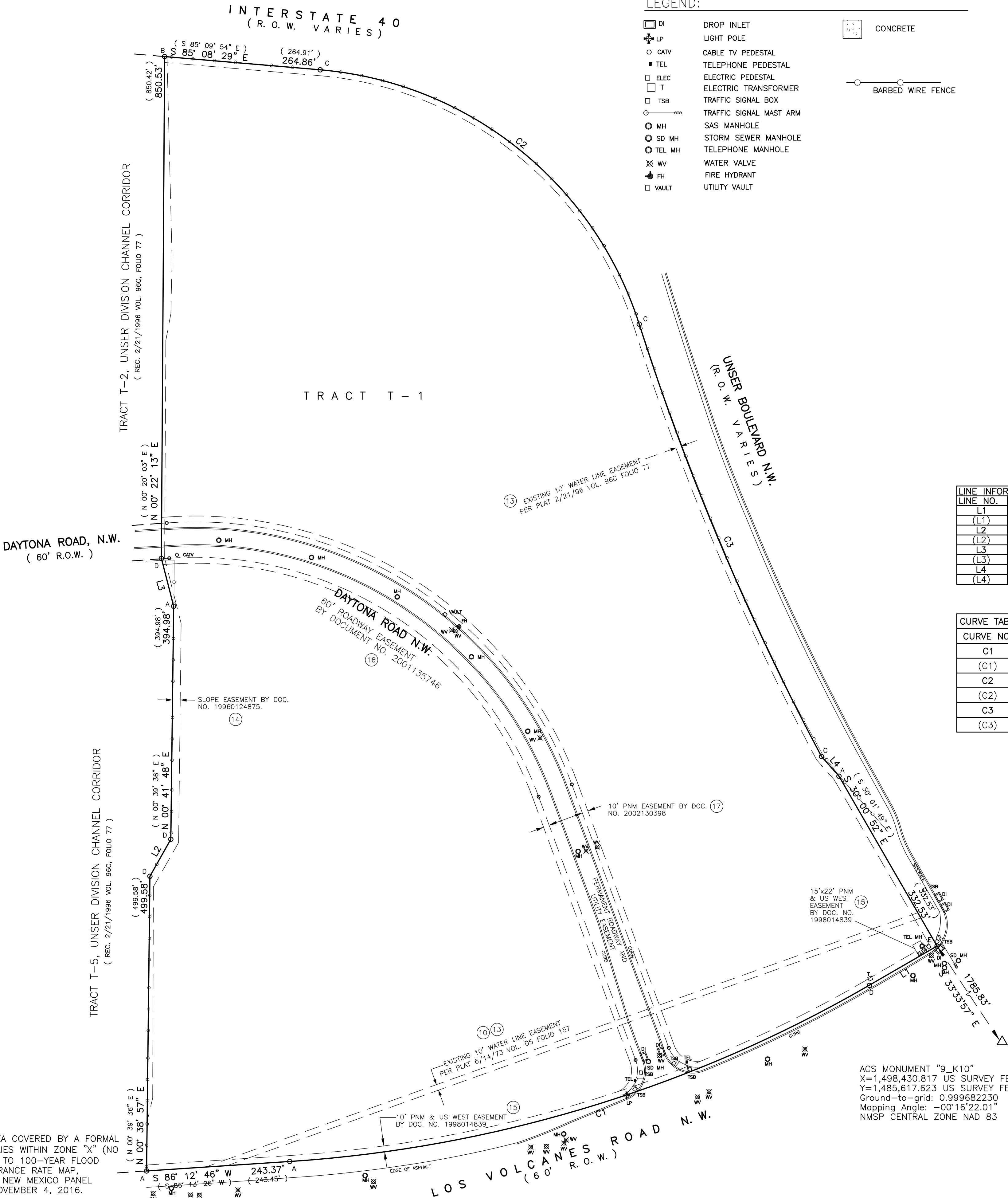
BEARINGS SHOWN HEREON ARE NEW MEXICO STATE PLANE GRID, BASED ON ALBUQUERQUE CONTROL SYSTEM MONUMENTATION. ALL BEARINGS AND DISTANCES ARE FIELD MEASURED. RECORD BEARINGS AND/OR DISTANCES ARE SHOWN IN PARENTHESES.

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 0328 J; EFFECTIVE DATE: NOVEMBER 4, 2016.

STATEMENT OF ENCROACHMENTS:

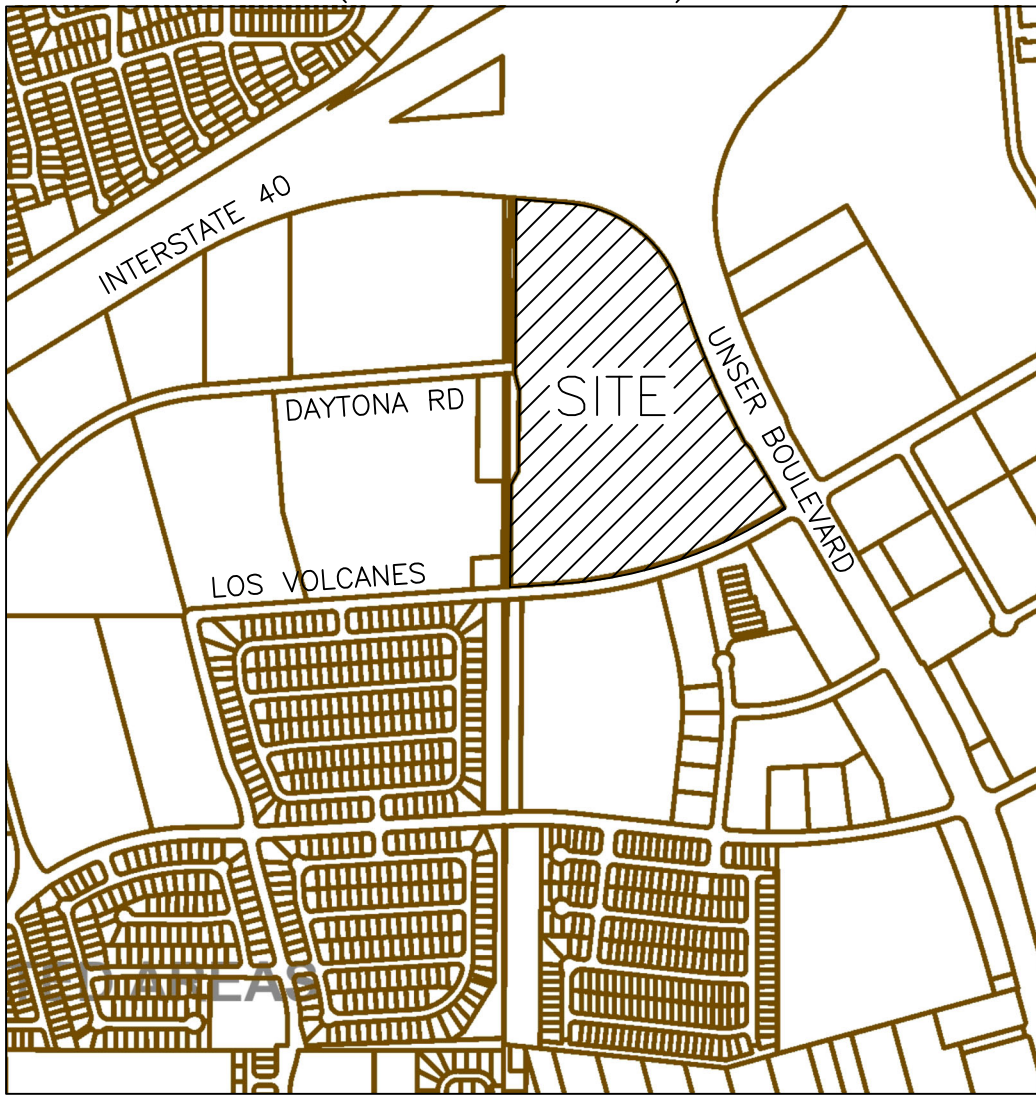
- (A) THERE ARE NO EDIFICIAL ENCROACHMENTS AT THE TIME OF THIS SURVEY.



LEGEND:

- DI DROP INLET
LP LIGHT POLE
CATV CABLE TV PEDESTAL
TEL TELEPHONE PEDESTAL
ELEC ELECTRIC PEDESTAL
T ELECTRIC TRANSFORMER
TSB TRAFFIC SIGNAL BOX
TSF TRAFFIC SIGNAL MAST ARM
MH SAS MANHOLE
SD MH STORM SEWER MANHOLE
TEL MH TELEPHONE MANHOLE
WV WATER VALVE
FH FIRE HYDRANT
VAULT UTILITY VAULT
- CONCRETE
BARBED WIRE FENCE

VICINITY MAP
(NOT TO SCALE)



AREA:

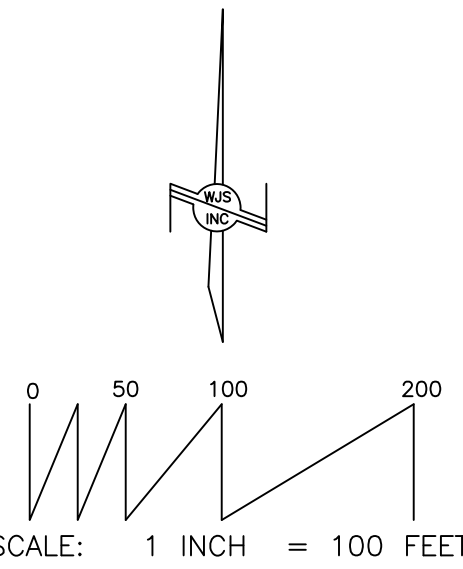
1,713,784.05 sq. ft. Gross
39.3431 Acres Gross
37.4201 Acres Net (excluding road easement)

PARKING:

0 STANDARD SPACES
0 HANDICAPPED SPACES
0 TOTAL SPACES

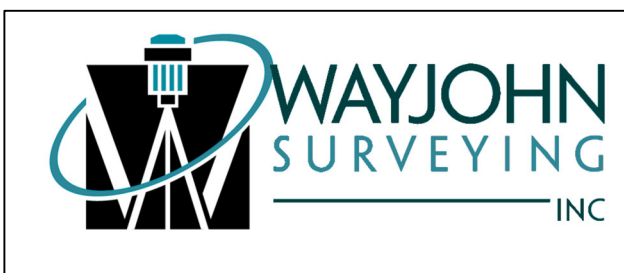
| LINE INFORMATION | | |
|------------------|-----------------|---------|
| LINE NO. | BEARING | LENGTH |
| L1 | S 59° 57' 33" W | 132.85' |
| (L1) | S 59° 57' 19" W | 132.85' |
| L2 | N 29° 27' 34" E | 72.07' |
| (L2) | N 29° 42' 53" E | 72.07' |
| L3 | N 14° 23' 47" W | 83.92' |
| (L3) | N 14° 03' 13" W | 83.92' |
| L4 | S 41° 30' 51" E | 44.79' |
| (L4) | S 41° 28' 57" E | 44.81' |

| CURVE TABLE | | | | |
|-------------|----------|----------|---------------|---------------------------|
| CURVE NO. | RADIUS | LENGTH | CENTRAL ANGLE | CHORD |
| C1 | 2259.83' | 1027.03' | 21° 16' 08" | S 73° 05' 36" W, 1027.02' |
| (C1) | 2259.83' | 1027.03' | 21° 16' 08" | S 73° 05' 29" W, 1027.03' |
| C2 | 622.78' | 733.39' | 67° 28' 20" | S 51° 26' 51" E, 691.74' |
| (C2) | 622.78' | 733.41' | 67° 28' 26" | S 51° 26' 50" W, 691.78' |
| C3 | 4415.20' | 796.35' | 10° 20' 03" | S 22° 52' 00" E, 795.27' |
| (C3) | 4415.20' | 796.27' | 10° 20' 01" | S 22° 51' 41" E, 795.22' |



FOUND/SET MONUMENT LEGEND:

- A: FOUND #5 REBAR - NO CAP
B: FOUND #5 REBAR AND CAP "LS 8516"
C: FOUND NMDOT BRASS CAP
D: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
E: SET #4 IN CONCRETE



1609 2nd Street, N.W., Albuquerque, NM 87102
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Date of Survey: 2/13/2023 & 3/6/2023 Draftsman: J J C
Date of Last Revision: N/A Job No.: ALTA-2-02-2023