



VICINITY MAP  
NOT TO SCALE

## GENERAL NOTES

- Bearings are New Mexico State Plane Grid Bearings, Central Zone - NAD83.
- Distances are ground.
- Distances along curved lines are arc lengths.
- Record plat or deed bearings and distances, where they differ from those established by this field survey, are shown in parentheses ( ).
- All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or "HUGG L.S. 11808" or a concrete nail with brass disk stamped "HUGG L.S. 9750" or "HUGG L.S. 11808" unless otherwise indicated herein.
- Field surveys were performed during the month of June, 2024.
- Vertical datum shown hereon is based upon the Albuquerque Control Survey Monument "10-E12" having a published elevation of 5009.741 feet (NAVD 88).
- Contour interval shown hereon is one (1') foot.
- City of Albuquerque Zone Atlas Page: E-12-Z

- The word Certify or Certification as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information and belief, as such, and does not constitute a guarantee, nor a warranty, expressed or implied.

- The surveyed property is currently zoned "MX-M" per the City of Albuquerque Zone Atlas, dated May 17, 2018.

The information shown hereon and/or contained within this note is not intended to imply conformance to any applicable zoning ordinance or restriction. The 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, Table A, Optional Survey Responsibilities and Specifications, states the surveyor cannot make a certification on the basis of an interpretation with respect to an interpretation of a zoning ordinance or restriction.

- The surveyed property is subject to all exceptions pertaining to the surveyed property as listed in SCHEDULE B - PART II of the Title Commitment prepared for this property by Old Republic National Title Insurance Company, Commitment for Title Insurance No. 2304279, dated November 13, 2023.

- The above described Title Commitment was used in defining easements as shown hereon. Circled numbers by the easement description correspond to the Title Commitment's SCHEDULE B - SECTION II item number. Where possible, said easements have been plotted. Only easements as provided for in said SCHEDULE B - SECTION II of the Commitment described above or designated on the plat of record are shown on this survey.

## EXCEPTIONS

As listed within the Title Commitment prepared for this property by Old Republic National Title Insurance Company, Commitment for Title Insurance No. 2304279, dated November 13, 2023.

- Reservations contained in Patents from United States of America, recorded in Book 77, Page 181 and in Book 144, Page 223, records of Bernalillo County, New Mexico. (Affects subject property- Not plottable)
- Terms and conditions of that certain Ground Lease dated April 1, 1981, by and between Joel P. Taylor and Nina Mae Taylor, his wife, et al, as Lessor, and Johnson Properties, Ltd., a New Mexico limited partnership, as Lessee, as evidenced by that certain Memorandum of Lease recorded April 8, 1981 in Book Misc. 843, Page 57 as Document No. 81-18393, records of Bernalillo County, New Mexico. (Affects subject property- None survey matter)
- Terms and conditions of that certain Shopping Center Ground Lease by and between Johnson Properties, Ltd., a New Mexico limited partnership, as Landlord, and Albertson's, Inc., a Delaware corporation, as Tenant, as evidenced by that certain Memorandum of Lease recorded August 23, 1983 in Book Misc. 41-A, Page 496 as Document No. 83-57012, said Lease being affected by Assignment and Assumption of Lease Agreement recorded August 30, 1999 in Book 9912, Page 2233 as Document No. 1999112579 and by Assignment and Assumption of Lease Agreement recorded May 31, 1990 in Book BCR 90-9, Page 3333 as Document No. 9042204, records of Bernalillo County, New Mexico. (Affects subject property- Not survey matter)
- Declaration of Restrictions and Grant of Easements recorded August 23, 1983 in Book Misc. 41-A, Page 509 as Document No. 83-57013, records of Bernalillo County, New Mexico, but omitting any restriction based on race, color, religion or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604. (Affects subject property- Blanket in nature, plottable items shown hereon)
- Attornment Agreement (Ground Lease) between Joel P. Taylor and Nina Mae Taylor, his wife and Don L. Kilgough, Trustee ("Owner"), and Albertson's Inc., a Delaware corporation ("Albertson's"), recorded August 23, 1983 in Book Misc. 41-A, Page 529 as Document No. 83-57014, records of Bernalillo County, New Mexico. (Affects subject property- Non survey matter)
- Ground Lease Agreement dated April 1, 1981, by and between Joel P. Taylor and Nina Mae Taylor, his wife, et al, as Lessor, and Johnson Properties, Ltd., a New Mexico limited partnership, as Lessee, as evidenced by that certain Memorandum of Lease recorded September 21, 1983 in Book Misc. 49-A, Page 375 as Document No. 83-64592, records of Bernalillo County, New Mexico (Affects subject property- Non survey matter).
- Terms and conditions of that certain Ground Lease Agreement dated April 1, 1981, by and between Joel P. Taylor and Nina Mae Taylor, his wife, et al, as Lessor, and Johnson Properties, Ltd., a New Mexico limited partnership as Lessee, as evidenced by that certain Memorandum of Lease recorded December 15, 1983 in Book Misc. 72-A, Page 619 as Document No. 83-86014, records of Bernalillo County, New Mexico. (Affects subject property- Non survey matter)
- Right-of-Way Easement, and rights incident thereto, granted to The Mountain States Telephone and Telegraph Company, a Colorado corporation, recorded December 23, 1985 in Book Misc. 108-A, Page 539 as Document No. 84-26230, records of Bernalillo County, New Mexico. (Affects subject property- Plotted hereon)
- Drainage Covenant by and between the City of Albuquerque, a municipal corporation and Johnson Properties, L.T.D., recorded May 15, 1984 in Book Misc. 116-A, Page 326 as Document No. 84-35744, records of Bernalillo County, New Mexico. (Affects subject property- Blanket in nature, not plottable)
- Easements and notes as shown on the Summary Replat recorded May 24, 1984 in Volume C24, folio 18, records of Bernalillo County, New Mexico. (Affects subject property- Easements plotted hereon)
- Underground Easement, and rights incident thereto, granted to Public Service Company of New Mexico, a New Mexico corporation and The Mountain States Telephone and Telegraph Company, a Colorado corporation, recorded October 17, 1984 in Book Misc. 165-A, Page 400 as Document No. 84-1956; the interest of Public Service Company of New Mexico, a New Mexico corporation, being affected by Waiver and Release of Easement recorded July 23, 2003 in Book A60, Page 7064 as Document No. 2003127343, records of Bernalillo County, New Mexico. (Affects subject property- Plotted hereon)
- Maintenance responsibilities and notes as shown on the Replat recorded May 22, 1985 in Volume C27, folio 59, records of Bernalillo County, New Mexico. (Affects subject property- Easements plotted hereon)
- Terms and conditions of that certain Ground Lease Agreement dated April 1, 1981, by and between Joel P. Taylor and Nina Mae Taylor, his wife, et al, as Lessor, and Johnson Properties, Ltd., a New Mexico limited partnership as Lessee, as evidenced by that certain Memorandum of Amended and Restated Ground Lease, recorded June 4, 1985 in Book Misc. 235-A, Page 467 as Document No. 85-43696, records of Bernalillo County, New Mexico. (Affects subject property- Non survey matter)
- Lease dated February 29, 1984, by and between Johnson Properties, Ltd., a New Mexico limited partnership, as Lessor, and Revco Discount Drug Centers of New Mexico, Inc., as Lessee, as evidenced by Assignment of Lease and Subleases recorded June 4, 1985 in Book Misc. 235-A, Page 473 as Document No. 85-43697, records of Bernalillo County, New Mexico. (Affects subject property- Non survey matter)
- Terms and conditions of that certain Ground Lease Agreement dated April 1, 1981, by and between Joel P. Taylor and Nina Mae Taylor, his wife, et al, as Lessor, and Johnson Properties, Ltd., a New Mexico limited partnership as Lessee, as evidenced by that certain Memorandum of Amended and Restated Ground Lease (Parcel 1-A-1) recorded June 4, 1985 in Book Misc. 235-A, Page 519 as Document No. 85-43708; as affected by Assignment and Assumption of Groundleases recorded November 8, 2005 in Book A106, Page 6280 as Document No. 2005166730, records of Bernalillo County New Mexico. (Affects subject property- Non survey matter)
- Terms and conditions of that certain Ground Lease Agreement dated April 1, 1981, by and between Joel P. Taylor and Nina Mae Taylor, his wife, et al, as Lessor, and Johnson Properties, Ltd., a New Mexico limited partnership as Lessee, as evidenced by that certain Memorandum of Amended and Restated Ground Lease recorded June 4, 1985 in Book Misc. 235-A, Page 524 as Document No. 85-43709, records of Bernalillo County, New Mexico. 25. Underground Easement, and rights incident thereto, granted to Public Service Company of New Mexico, a New Mexico corporation and The Mountain States Telephone and Telegraph Company, a Colorado corporation, recorded December 23, 1985 in Book Misc. 304-A, Page 561 as Document No. 85-8256A, records of Bernalillo County, New Mexico. (Affects subject property- Non survey matter)
- Underground Easement, and rights incident thereto, granted to Public Service Company of New Mexico, a New Mexico corporation and The Mountain States Telephone and Telegraph Company, a Colorado corporation, recorded December 23, 1985 in Book Misc. 304-A, Page 561 as Document No. 85-8256A, records of Bernalillo County, New Mexico. (Affects subject property- Plotted hereon)
- Underground Easement, and rights incident thereto, granted to Public Service Company of New Mexico, a New Mexico corporation and The Mountain States Telephone and Telegraph Company, a Colorado corporation, recorded April 1, 1987 in Book Misc. 469-A, Page 872 as Document No. 08732967, records of Bernalillo County, New Mexico. (Affects subject property- Plotted hereon)
- Underground Easement, and rights incident thereto, granted to Public Service Company of New Mexico, a New Mexico corporation and The Mountain States Telephone and Telegraph Company, a Colorado corporation, recorded May 12, 1987 in Book Misc. 485-A, Page 924 as Document No. 07049169, records of Bernalillo County, New Mexico. (Easement is offsite and does not affect subject property- Plotted hereon)
- Underground Easement, and rights incident thereto, granted to Public Service Company of New Mexico, a New Mexico corporation and The Mountain States Telephone and Telegraph Company, a Colorado corporation, recorded May 12, 1987 in Book Misc. 485-A, Page 935 as Document No. 08749160, records of Bernalillo County, New Mexico. (Affects subject property- Plotted hereon)
- Twenty foot (20') private drainage easements, twenty foot (20') waterline easements, public drainage easements and notes as shown, noted and provided for on the Redivision Plat recorded December 30, 1987 in Volume C35, folio 107, records of Bernalillo County, New Mexico. (Affects subject property- Easements plotted hereon)
- Grant of Easements recorded December 31, 1987 in Book Misc. 573-A, Page 242 as Document No. 87130544, records of Bernalillo County, New Mexico. (Affects subject property- Non-exclusive Ingress and Egress Easement of undisclosed width and location-Approximate location shown hereon)
- Terms and conditions of that certain Ground Lease by and between Joel P. Taylor and Nina Mae Taylor, his wife, et al, as Lessor, and Johnson Properties, Ltd., a New Mexico limited partnership, as Lessee, as evidenced by that certain Memorandum of Lease, recorded December 31, 1987 in Book Misc. 573-A, Page 284 as Document No. 87130548, records of Bernalillo County, New Mexico. (Affects subject property- Non survey matter)
- Terms and conditions of that certain Ground Lease by and between Joel P. Taylor and Nina Mae Taylor, his wife, et al, as Lessor, and Johnson Properties, Ltd., a New Mexico limited partnership, as Lessee, as evidenced by that certain Memorandum of Lease, recorded January 15, 1988 in Book Misc. 578-A, Page 181 as Document No. 883908, re-recorded January 21, 1988 in Book Misc. 580-A, Page 93 as Document No. 885547; said Lease being affected by Assignment and Assumption of Lease recorded December 2, 2003 in Book A69, Page 5098 as Document No. 2003215744, and by Assignment and Assumption of Lease recorded August 17, 2006 in Book A122, Page 4182 as Document No. 2006124520, records of Bernalillo County, New Mexico. (Affects subject property- Non survey matter)
- Underground Easement, and rights incident thereto, granted to Public Service Company of New Mexico, a New Mexico corporation and The Mountain States Telephone and Telegraph Company, a Colorado corporation, recorded September 16, 1988 in Book Misc. 664-A, Page 987 as Document No. 88084236, records of Bernalillo County, New Mexico. (Affects subject property- Plotted hereon)
- Terms and conditions of that certain Lease dated August 1, 1988, by and between Johnson Properties, Ltd., a New Mexico limited partnership, as Landlord, and Firestone Tire & Rubber Company, an Ohio corporation, as Tenant, as evidenced by those certain Evidences of Lease recorded March 15, 1989 in Book Misc. 725-A, Page 471 as Document No. 892227 and recorded March 21, 1989 in Book Misc. 727-A, Page 36 as Document No. 8923369, records of Bernalillo County, New Mexico. (Affects subject property- Non survey matter)
- Terms and conditions of that certain Shopping Center Ground Lease by and between Johnson Properties Ltd. IV, a New Mexico limited partnership, as Landlord, and First National Bank in Albuquerque, a national banking association, as Tenant, as evidenced by that certain Memorandum of Lease recorded May 31, 1990 in Book BCR 90-9, Page 3333 as Document No. 9042204, records of Bernalillo County, New Mexico. (Affects subject property- Non survey matter)
- Easements and notes as shown on the Plat recorded November 21, 1990 in Volume 90C, folio 287, records of Bernalillo County, New Mexico. (Affects subject property- Easements plotted hereon)
- Ten foot (10') public utility easement and fifteen foot (15') Gas Co. Easement and notes as shown on the Plat recorded November 28, 1990 in Volume 90C, folio 289, records of Bernalillo County, New Mexico. (Affects subject property- Easements plotted hereon)
- Terms and conditions of that certain Lease dated September 5, 1984, by and between Johnson Properties, Ltd., a New Mexico limited partnership, as Lessor, and Sam Ponce and Olga Ponce, as Lessees; said lease subsequently assigned to PS of New Mexico, LLC, a New Mexico limited liability, all as evidenced by that certain Assignment of Lease recorded March 4, 1996 in Book Misc. 96-6, Page 6083 as Document No. 96024549; said interest being encumbered by Collateral Assignment of Lease Agreements recorded March 4, 1996 in Book 96-6, Page 6092 as Document No. 96024552, records of Bernalillo County, New Mexico. 39. Second Grant of Easements recorded December 10, 1999 in Book 9916, Page 1453 as Document No. 1999151919, records of Bernalillo County, New Mexico. (Affects subject property- Non survey matter)

- Second Grant of Easements recorded December 10, 1999 in Book 9916, Page 1453 as Document No. 1999151919, records of Bernalillo County, New Mexico. (Affects subject property- plotted hereon)
- Sublease by and between Vodafone Airtouch Licenses LLC, a Delaware limited liability company, as Sublessor, and American Tower Delaware Corporation, a Delaware corporation, as Lessee, as evidenced by that certain Memorandum of Sublease recorded May 24, 2000 in Book A5, Page 9902 as Document No. 2000050104, records of Bernalillo County, New Mexico. (Affects subject property- Non survey matter)
- Permanent Easement, and rights incident thereto, granted to the City of Albuquerque, a New Mexico municipal corporation, recorded June 19, 2001 in Book A20, Page 8688 as Document No. 2001070305, records of Bernalillo County, New Mexico. (Affects subject property- plotted hereon)
- Underground Easement, and rights incident thereto, granted to Public Service Company of New Mexico, recorded July 23, 2003 in Book A60, Page 7061 as Document No. 2003127340, records of Bernalillo County, New Mexico. (Affects subject property- plotted hereon)
- Easements and notes as shown on the Plat recorded June 2, 2014 in Plat Book 2014C, Page 50 as Document No. 2014043842, records of Bernalillo County, New Mexico. (Affects subject property- Easements plotted hereon)
- Underground Easement (Electric), and rights incident thereto, granted to Public Service Company of New Mexico, recorded November 12, 2014 as Document No. 2014090239, records of Bernalillo County, New Mexico. (Affects subject property- plotted hereon)
- Terms and conditions of that certain Second Amended and Restated Ground Lease Agreement Covering Parcel 1-A-1-A-1 dated as of November 7, 2014 but effective as of April 1, 1981 by and between Taylor Family LLC Number 3, a New Mexico limited liability company, as the successor in interest to Joel Taylor and Nina Mae Taylor, as Landlord, and Montana Venture Partners LLC, a New Mexico limited liability company, as the successor in interest to Johnson Properties, Ltd. II, as Tenant, as evidenced by that certain Memorandum of Lease Covering Tract 1-A-1-A-1 recorded November 20, 2015 as Document No. 20150110104; as affected by Subordination, Non-Disturbance, Attornment and Estoppel Agreement recorded October 20, 2016 as Document No. 2016100562 and Reaffirmation of Ground Lessor's Consent, Non-Disturbance, Attornment and Estoppel Agreement recorded April 2, 2018 as Document No. 2018028233, records of Bernalillo County, New Mexico. (Affects subject property- Non survey matter)
- Second Lien Leasehold Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing executed by Albertson's LLC, a Delaware LLC, to Wilmington Trust, National Association, dated September 30, 2015, recorded November 12, 2015 as Document No. 2015098571, records of Bernalillo County, New Mexico. (Affects subject property- Non survey matter)
- Subordination, Nondisturbance and Attornment Agreement, by and between Dollar Tree Stores, Inc., a Virginia corporation, ("Tenant"), Montana Venture Partners LLC, a New Mexico limited liability company ("Landlord") and Wells Fargo Bank, National Association ("Lender"), recorded November 19, 2019 as Document No. 2019098903, records of Bernalillo County, New Mexico. (Affects subject property- Non survey matter)
- Rights of tenants or occupants under leases, subleases or rental agreements. (Affects subject property- Non survey matter)

## DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

- Plat entitled "SUMMARY REPLAT SHOWING TRACTS A-1-A-1, A-1-A-2 & A-1-A-3, OF THE PLAT OF LANDS OF JOEL P. TAYLOR, SITUATE WITHIN SECTION 25, T11N, R2E, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, MARCH 1983", filed March 31, 1983, in Volume C21, Page 19, records of Bernalillo County, New Mexico.
- Plat entitled "SUMMARY REPLAT SHOWING PARCELS "1", "2", "3" AND "4", OF THE PLAT OF LANDS OF JOEL P. TAYLOR, SITUATE WITHIN SECTION 25, T11N, R2E, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, AUGUST 1983", filed September 16, 1983, in Volume C22, Page 37, records of Bernalillo County, New Mexico.
- Plat entitled "SUMMARY REPLAT SHOWING PARCELS "1-A", "2-A", "3-A", "4-A" AND "5-A", OF THE PLAT OF LANDS OF JOEL P. TAYLOR, SITUATE WITHIN SECTION 25, T11N, R2E, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, APRIL 1984", filed May 24, 1984, in Volume C24, Page 18, records of Bernalillo County, New Mexico.
- Plat entitled "REPLAT SHOWING PARCELS "1-A-1", "1-A-2", AND "1-A-3", OF THE PLAT OF LANDS OF JOEL P. TAYLOR, SITUATE WITHIN SECTION 25, T11N, R2E, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, APRIL 1985", filed May 22, 1985, in Volume C27, Page 59, records of Bernalillo County, New Mexico.
- Plat entitled "REDIVISION OF PARCELS "4-A" AND "5-A", (NOW COMPRISING PARCELS "4-A1", "5-A1" & "5-A2") LANDS OF JOEL P. TAYLOR, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, APRIL 1987", filed December 30, 1987, in Volume C35, Page 107, records of Bernalillo County, New Mexico.
- Plat entitled "PLAT OF PARCELS 1-A-1-A AND 1-A-2-A, LANDS OF JOEL P. TAYLOR, ALBUQUERQUE, NEW MEXICO, JUNE 1990", filed November 21, 1990, in Volume 90C, Page 287, records of Bernalillo County, New Mexico.
- Plat entitled "PLAT OF PARCELS 4-A-1-A AND 4-A-1-B, LANDS OF JOEL P. TAYLOR, ALBUQUERQUE, NEW MEXICO, APRIL 1990", filed November 28, 1990, in Volume 90C, Page 289, records of Bernalillo County, New Mexico.
- Unfiled survey entitled "A.L.T.A./A.C.S.M. LAND TITLE SURVEY OF TRACT PARCEL 5-A1, LANDS OF JOEL P. TAYLOR, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, MARCH, 2003, prepared by Russ P. Hugg, NMPS No. 9750, for SURV-TEK, INC., Albuquerque, New Mexico.
- Unfiled survey entitled "A.L.T.A./A.C.S.M. LAND TITLE SURVEY OF TRACT PARCEL 5-A1-A, LANDS OF JOEL P. TAYLOR, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, OCTOBER, 2004, REVISED NOVEMBER 16, 2004, prepared by Russ P. Hugg, NMPS No. 9750, for SURV-TEK, INC., Albuquerque, New Mexico.
- Plat entitled "LANDS OF JOEL P. TAYLOR, TRACTS 5-A1-B-1 AND 5-A2-A-1, WITHIN SECTION 25, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, MAY, 2005", filed December 22, 2005, in Plat Book 2005C, Page 405, records of Bernalillo County, New Mexico.
- Plat entitled "CORRECTION PLAT OF LANDS OF JOEL P. TAYLOR, TRACTS 5-A1-B-1-A AND 5-A1-B-1-B, WITHIN SECTION 25, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AUGUST 2008", filed January 8, 2009, in Plat Book 2009C, Page 10, records of Bernalillo County, New Mexico.
- Plat entitled "PLAT OF PARCEL 1-A-1-A-1, LANDS OF JOEL P. TAYLOR (BEING A REPLAT OF PARCELS 1-A-1-A AND 1-A-2-A, LANDS OF JOEL P. TAYLOR) WITHIN SECTION 25, TOWNSHIP 11 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, APRIL 2014", filed June 2, 2014, in Plat Book 2014C, Page 50, records of Bernalillo County, New Mexico.
- Title Commitment prepared for the surveyed property by Old Republic National Title Insurance Company, Commitment for Title Insurance No. 2304279, dated November 13, 2023.

## BOUNDARY AND TOPOGRAPHIC SURVEY

# WEST PORTION OF PARCEL 3-A LANDS OF JOEL P. TAYLOR WITHIN SECTION 25, TOWNSHIP 11 NORTH, RANGE 2 EAST NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

JUNE , 2024

6200 COORS BOULEVARD N.W.

## LEGAL DESCRIPTION

As listed within the Title Commitment prepared for this property by Old Republic National Title Insurance Company, Commitment for Title Insurance No. 2304279, dated November 13, 2023.

Parcel numbered Three-A (3-A) of the Summary Replat showing Parcels "1-A", "2-A", "3-A", "4-A", and "5-A" of the Plat of LANDS OF JOEL P. TAYLOR, situate within Section 25, T11N, R2E, N.M.P.M., Bernalillo County, New Mexico, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 24, 1984 in Plat Book C24, folio 18.

## FLOOD ZONE DETERMINATION

The subject property (as shown hereon) appears to lie within Zone "X" (Area of minimal flood hazard) in accordance with the National Flood Insurance Program Rate Map No. 35001C0118 G, Effective Date 9-26-2008.

## SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this Boundary and Topographic Survey Plat was prepared from an actual ground survey performed by me or under my supervision; that I am responsible for this survey; that this survey is true and correct to the best of my knowledge and belief; and that this Boundary and Topographic Survey Plat and the field survey upon which it is based meet the Minimum Standards for Surveying in New Mexico; and that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a Survey Plat of a portion of one existing parcel.

IN WITNESS WHEREOF, this certificate is executed at Albuquerque, New Mexico, on the 20th day of June, 2024.

Russ P. Hugg  
NMPS No. 9750



SHEET 1 OF 2

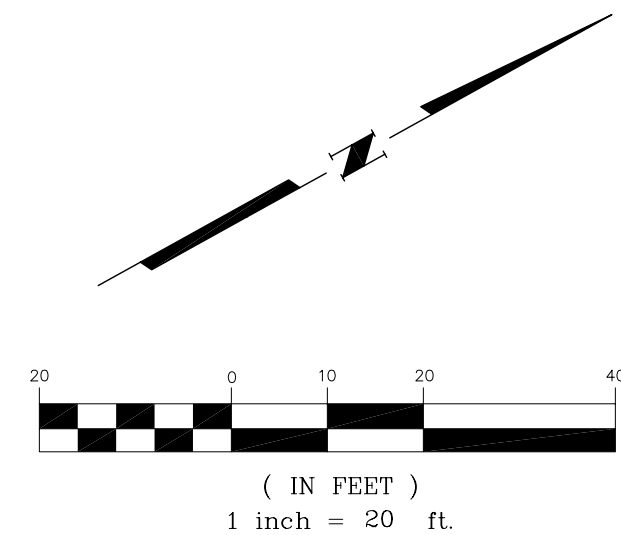
**SURV TEK, INC.**

Consulting Surveyors  
P.O. Box 68885, Albuquerque, New Mexico 87193

Phone: 505-897-3366

240018. DWG





LINE TABLE		
LINE	LENGTH	BEARING
L1	5.00'	N61°38'26"W
L2	20.00'	N61°38'26"W (20.00')
L3	30.00'	S28°21'34"W (30.00')
L4	20.00'	N28°21'34"E (20.00')

BOUNDARY AND TOPOGRAPHIC SURVEY

WEST PORTION OF PARCEL 3-A

LANDS OF JOEL P. TAYLOR

WITHIN

SECTION 25, TOWNSHIP 11 NORTH, RANGE 2 EAST

NEW MEXICO PRINCIPAL MERIDIAN

CITY OF ALBUQUERQUE

BERNALILLO COUNTY, NEW MEXICO

JUNE , 2024

Albuquerque Control Survey Monument "13-E11"

New Mexico State Plane Coordinates, Central Zone (NAD83) as published:

N= 1,511,150.048

E= 1,507,830.738

Ground to grid factor= 0.999679673

Delta Alpha= .001519.38

Elevation= 5109.053 (NAVD 88)

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	240.56'	350.00'	125.25'	235.85'	S01°54'31"W	39°22'49"
	(240.31')	(350.00')	(125.25')	(235.61')	(N01°44'34"E)	(39°20'19")
C2	329.35'	5807.58'	164.72'	329.30'	N28°57'03"E	3°14'57"
	(329.35')	(5807.58')	(164.72')	(329.30')	(N28°57'03"E)	(3°14'57")
C3	128.81'	82.00'	82.00'	115.97'	S72°17'47"W	90°00'09"
	(128.81')	(82.00')	(82.00')	(115.97')	(S72°17'47"W)	(90°00'09")
C4	39.73'	25.00'	25.47'	35.68'	N17°10'19"W	91°03'45"
	(39.73')	(25.00')	(25.47')	(35.68')	(N17°10'19"W)	(91°03'45")
C5	49.36'	5807.58'	24.68'	49.36'	N30°19'55"E	0°29'13"
	(49.36')	(5807.58')	(24.68')	(49.36')	(N30°19'55"E)	(0°29'13")
C6	249.03'	5807.58'	124.53'	249.01'	N28°51'36"E	2°27'25"
	(249.03')	(5807.58')	(124.53')	(249.01')	(N28°51'36"E)	(2°27'25")
C7	30.96'	5807.58'	15.48'	30.96'	N27°28'44"E	0°18'20"
	(30.96')	(5807.58')	(15.48')	(30.96')	(N27°28'44"E)	(0°18'20")
C8	249.03'	5807.58'	124.53'	249.01'	N28°51'36"E	2°27'25"

UTILITY DISCLAIMER

SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND UTILITIES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DERIVED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

NM 811 LOCATE REQUEST TICKET NUMBER 24.N170484, CREATION DATE: 06/17/24.

THERE MAY BE PRIVATE UNDERGROUND UTILITY LINES NOT WITHIN DOCUMENTED EASEMENTS THAT WERE NOT MARKED OUT BY UTILITY LINE-SPOTTING COMPANIES NOTIFIED BY NM811.

THIS PROJECT WAS CALLED IN TO NM811 AS A "DESIGN LOCATE". SOME UTILITY LINE-SPOTTING COMPANIES NOTIFIED BY NM811 CONSIDER "DESIGN LOCATE" CALLS AS LOW PROBABILITY AND IN SOME CASES DELAY RESPONSE, PARTIALLY COMPLETE OR NOT RESPOND AT ALL.

THE RETAINING OF A PRIVATE UTILITY LINE-SPOTTING COMPANY MAY BE NECESSARY FOR COMPLETE UTILITY LINE-SPOTTING OF A SUBJECT PROPERTY.

PAINT MARKS AND FLAGGING SET ON THE GROUND BY UTILITY COMPANIES AND OTHERS ARE USED TO DESIGNATE UNDERGROUND UTILITIES AS SHOWN HEREON: RED FOR ELECTRIC, BLUE FOR WATER, YELLOW FOR GAS, ORANGE FOR COMMUNICATIONS, GREEN FOR SEWER.

ANY PIPE SIZES OR MATERIAL TYPES SHOWN HEREON WERE DERIVED FROM ASBUILT PLANS AS PROVIDED BY THE VARIOUS UTILITY COMPANIES.

SURV-TEK, INC. MAKES NO REPRESENTATION THAT SAID INFORMATION IS CURRENT OR CORRECT.

ARCHITECT, ENGINEER, AND CONTRACTOR WILL BE RESPONSIBLE FOR VERIFICATION OF SAID INFORMATION DURING THEIR DESIGN PROCESS.

QUALIFIED SUBSURFACE UTILITY ENGINEERING (SUE) SERVICES MAY BE REQUIRED.

UTILITIES LABELED WITH AN ASTERISK (\*) ARE DERIVED OR TRANSCRIBED FROM PROVIDED PLANS AND MUST BE VERIFIED BY THE APPROPRIATE UTILITY.

UTILITIES LABELED WITH AN OUND SIGN (B) ARE ASSUMED UTILITY LOCATIONS AND MUST BE VERIFIED BY THE APPROPRIATE UTILITY.

NM 811 One Call did not line spot Private Utilities within the survey Area therefore All utilities should be field verified and spotted by the contractor(s) prior to commencement of any construction.

LEGEND

- Storm Drain Manhole
- Storm Drain Manhole as shown on provided plans - Not Found
- Sanitary Sewer Manhole
- Sanitary Sewer Manhole as shown on provided plans - Not Found
- Manhole Unknown Utility
- SAS - Sanitary Sewer Line
- SS - Storm Sewer Line
- Storm Drain Inlet
- Power Pole
- High Voltage Tower
- Guy Wire
- OHE - Overhead Wires
- COM - Communications Line
- CAB - Cable Television Line
- TEL - Telephone Line
- G - Gas Line
- UGE - Under Ground Electric
- W - Water Line
- Sanitary Sewer Clean-out
- Water Meter
- Water Valve
- Hydrant
- Cable Pedestal
- Electric Pedestal
- Electric Transformer
- Traffic Pull Box
- Telephone Pedestal
- Traffic Light Post
- Pedestrian/Traffic Light Post
- Utility Box
- Iron Rail Fence
- Guard Rail
- Light Pole w/2' conc base
- Bollard
- Concrete Symbol
- Gas Meter
- Utility Pedestal
- Fiber Optic Pedestal
- Sign
- Handicap Parking Sign
- Wall
- Telephone Manhole
- Water Manhole
- Electric Manhole

STORM SEWER MANHOLES

- A = 5010.02 RIM
- B = 5004.82 RIM



SHEET 2 OF 2

**SURV-TEK, INC.**

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