

EXHIBIT " A "

RECORDING STAMP

Location Map
Zone Atlas Map No. F-14-Z



Surveyor's Certificate

I, LARRY W. MEDRANO, A REGISTERED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS EXHIBIT FOR EASEMENT SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR THIS CLASSIFICATION OF SURVEY AS PER THE MINIMUM STANDARDS FOR LAND SURVEYING IN NEW MEXICO AS ADOPTED BY THE N.M. BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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

DATE

Acknowledgment

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF August
2021 BY LARRY W. MEDRANO, PRESIDENT, PRECISION SURVEYS, INC.

BY Carol A. Cisneros MY COMMISSION EXPIRES: 8-11-2024
NOTARY PUBLIC

PRECISION
SURVEYS, INC.

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

505.856.5700 PHONE
505.856.7900 FAX



OFFICIAL SEAL
CAROL A CISNEROS
Notary Public
State of New Mexico
My Commission Expires 8-11-2024

COORDINATE AND DIMENSION INFORMATION			PLSS INFORMATION				PROJECT INFORMATION		INDEXING INFORMATION
STATE PLANE ZONE: NM-C	GRID GROUND COORDINATES: GRID	TYPE: STANDARD	LAND GRANT ELENA GALLEGOS GRANT				CREW/TECH: MT/OT	DATE OF SURVEY 04/08/2021	PROPERTY OWNER J&M PROPERTIES LP DBA JMFP PROPERTIES LIMITED PARTNERSHIP
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	SECTION 32	TOWNSHIP 11 NORTH	RANGE 3 EAST	MERIDIAN NMPM	DRAWN BY: JK	CHECKED BY: LM	SUBDIVISION NAME MONTANO Y QUATRO
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM			CITY ALBUQUERQUE				PSI JOB NO. 216043EX	SHEET NUMBER 1 OF 3	UPC 101406149027810201
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000318331 GROUND TO GRID: 0.999681770			COUNTY BERNALILLO						
			STATE NM						

EXHIBIT "A"

Legal Description

EASEMENT "A"

A VARIABLE WIDTH PUBLIC SIDEWALK EASEMENT LYING AND SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 32, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF A PORTION OF TRACT 1–A–1, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 13, 1995, IN MAP BOOK 95C, PAGE 53, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (NAD 83–CENTRAL ZONE) AND GROUND DISTANCES (US SURVEY FEET) AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF DESCRIBED EASEMENT, FROM WHENCE A TIE TO A.G.R.S. MONUMENT "DOUGLAS" BEARS S 76°12'35" W, A DISTANCE OF 3329.60 FEET;

THENCE FROM SAID POINT OF BEGINNING, N 09°15'19" E, A DISTANCE OF 28.77 FEET TO THE NORTHWEST CORNER OF DESCRIBED EASEMENT;

THENCE S 36°01'06" E, A DISTANCE OF 6.94 FEET TO THE NORTHEAST CORNER OF DESCRIBED EASEMENT;

THENCE S 09°04'33" W, A DISTANCE OF 11.17 FEET TO AN ANGLE POINT;

THENCE S 18°35'48" W, A DISTANCE OF 6.73 FEET TO AN ANGLE POINT;

THENCE S 09°08'27" W, A DISTANCE OF 6.07 FEET TO THE SOUTHEAST CORNER OF DESCRIBED EASEMENT;

THENCE N 80°51'33" W, A DISTANCE OF 3.88 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0028 ACRES (120 SQUARE FEET), MORE OR LESS

EASEMENT "B"

A VARIABLE WIDTH PUBLIC SIDEWALK EASEMENT LYING AND SITUATE WITHIN THE ELENA GALLEGOS GRANT, PROJECTED SECTION 32, TOWNSHIP 11 NORTH, RANGE 3 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF A PORTION OF TRACT 1–A–1, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 13, 1995, IN MAP BOOK 95C, PAGE 53, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (NAD 83–CENTRAL ZONE) AND GROUND DISTANCES (US SURVEY FEET) AS FOLLOWS;

BEGINNING AT THE NORTHERNMOST CORNER OF DESCRIBED EASEMENT, FROM WHENCE A TIE TO A.G.R.S. MONUMENT "DOUGLAS" BEARS S 78°22'33" W, A DISTANCE OF 3279.21 FEET;

THENCE FROM SAID POINT OF BEGINNING, S 00°20'36" W, A DISTANCE OF 32.47 FEET TO THE SOUTHEAST CORNER OF DESCRIBED EASEMENT, LYING ON THE NORTH RIGHT OF WAY LINE OF MONTANO ROAD, N.W;

THENCE ALONG SAID NORTH RIGHT OF WAY LINE, N 80°43'43" W, A DISTANCE OF 5.03 FEET TO THE SOUTHWEST CORNER OF DESCRIBED EASEMENT;

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE, N 09°15'19" E, A DISTANCE OF 32.08 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0019 ACRES (81 SQUARE FEET), MORE OR LESS.



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

505.856.5700 PHONE
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COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROJECT INFORMATION		INDEXING INFORMATION	
STATE PLANE ZONE: NM-C		GRID /GROUND COORDINATES: GRID		TYPE: STANDARD	LAND GRANT ELENA GALLEGOS GRANT				CREW/TECH: MT/OT	DATE OF SURVEY 04/08/2021	PROPERTY OWNER J&M PROPERTIES LP DBA JMFP PROPERTIES LIMITED PARTNERSHIP
HORIZONTAL DATUM: NAD83		VERTICAL DATUM: NAVD88		ROTATION ANGLE: 0° 00' 00.00"	SECTION 32	TOWNSHIP 11 NORTH	RANGE 3 EAST	MERIDIAN NMPM	DRAWN BY: JK	CHECKED BY: LM	SUBDIVISION NAME MONTANO Y QUATRO
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				BASE POINT N = 0 E = 0							
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000318331		DISTANCE ANNOTATION: GROUND		CITY ALBUQUERQUE	COUNTY BERNALILLO	STATE NM	PSI JOB NO. 216043EX	SHEET NUMBER 2 OF 3	UPC 101406149027810201		
GROUND TO GRID: 0.999681770		BEARING ANNOTATION: GRID									

EXHIBIT "A"

FOUND PK NAIL WITH WASHER (ILLEGIBLE)

FOUND NO 4 REBAR WITH YELLOW PLASTIC CAP "NMPS 10464"

Legend

Scale: 1" = 20'

North Arrow

Fourth Street, N.W. (60' PUBLIC ROW)

Montano Road, N.W. (PUBLIC ROW-WIDTH VARIES)

PORTION TRACT 1-A-1 MONTANO Y QUATRO (02/13/1995, 95C-53)

EASEMENT "A" VARIABLE WIDTH PUBLIC SIDEWALK EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS DOCUMENT, AREA=0.0028 ACRES± 120 SQ. FT.±

EASEMENT "B" VARIABLE WIDTH PUBLIC SIDEWALK EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS DOCUMENT, AREA=0.0019 ACRES± 81 SQ. FT.±

EXISTING 6' SIDEWALK EASEMENT (02/13/1995, 95C-53)

EXISTING 5' PUBLIC UTILITY EASEMENT (07/08/1985, C27-159)

EXISTING 6' PNM EASEMENT (05/15/1985, BK. MISC. 229-A, PAGE 643)

COORDINATE AND DIMENSION INFORMATION

STATE PLANE ZONE:		GRID / GROUND COORDINATES:		TYPE:
NM-C	GRID	STANDARD		
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"		
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM		BASE POINT: N = 0, E = 0		
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000318331		DISTANCE ANNOTATION: GROUND		
GROUND TO GRID: 0.999681770		BEARING ANNOTATION: GRID		

PLSS INFORMATION

SECTION	TOWNSHIP	RANGE	MERIDIAN
32	11 NORTH	3 EAST	NMPM
CITY	ALBUQUERQUE	COUNTY	BERNALILLO
STATE	NM		

PROJECT INFORMATION

CREW/TECH:	DATE OF SURVEY
MT/OT	04/08/2021
DRAWN BY:	CHECKED BY:
JK	LM
PSI JOB NO.	SHEET NUMBER
216043EX	3 OF 3

INDEXING INFORMATION

PROPERTY OWNER	SUBDIVISION NAME	UPC
J&M PROPERTIES LP DBA JMFP PROPERTIES LIMITED PARTNERSHIP	MONTANO Y QUATRO	101406149027810201

FOUND PK NAIL WITH WASHER (ILLEGIBLE)

FOUND NO 4 REBAR WITH YELLOW PLASTIC CAP "NMPS 10464"

Legend

Scale: 1" = 20'

North Arrow

Fourth Street, N.W. (60' PUBLIC ROW)

Montano Road, N.W. (PUBLIC ROW-WIDTH VARIES)

PORTION TRACT 1-A-1 MONTANO Y QUATRO (02/13/1995, 95C-53)

EASEMENT "A" VARIABLE WIDTH PUBLIC SIDEWALK EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS DOCUMENT, AREA=0.0028 ACRES± 120 SQ. FT.±

EASEMENT "B" VARIABLE WIDTH PUBLIC SIDEWALK EASEMENT GRANTED TO THE CITY OF ALBUQUERQUE BY THIS DOCUMENT, AREA=0.0019 ACRES± 81 SQ. FT.±

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COORDINATE AND DIMENSION INFORMATION

STATE PLANE ZONE:		GRID / GROUND COORDINATES:		TYPE:
NM-C	GRID	STANDARD		
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"		
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM		BASE POINT: N = 0, E = 0		
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000318331		DISTANCE ANNOTATION: GROUND		
GROUND TO GRID: 0.999681770		BEARING ANNOTATION: GRID		

PLSS INFORMATION

SECTION	TOWNSHIP	RANGE	MERIDIAN
32	11 NORTH	3 EAST	NMPM
CITY	ALBUQUERQUE	COUNTY	BERNALILLO
STATE	NM		

PROJECT INFORMATION

CREW/TECH:	DATE OF SURVEY
MT/OT	04/08/2021
DRAWN BY:	CHECKED BY:
JK	LM
PSI JOB NO.	SHEET NUMBER
216043EX	3 OF 3

INDEXING INFORMATION

PROPERTY OWNER	SUBDIVISION NAME	UPC
J&M PROPERTIES LP DBA JMFP PROPERTIES LIMITED PARTNERSHIP	MONTANO Y QUATRO	101406149027810201

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROJECT INFORMATION		INDEXING INFORMATION									
STATE PLANE ZONE: NM-C		GRID /GROUND COORDINATES: GRID		TYPE: STANDARD		LAND GRANT ELENA GALLEGOS GRANT				CREW/TECH: MT/OT		DATE OF SURVEY 04/08/2021		PROPERTY OWNER J&M PROPERTIES LP DBA JMFP PROPERTIES LIMITED PARTNERSHIP					
HORIZONTAL DATUM: NAD83		VERTICAL DATUM: NAV88		ROTATION ANGLE: 0° 00' 00.00"		SECTION 32		TOWNSHIP 11 NORTH		RANGE 3 EAST		MERIDIAN NMPM		DRAWN BY: JK		CHECKED BY: LM		SUBDIVISION NAME MONTANO Y QUATRO	
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				BASE POINT N = 0 E = 0		CITY ALBUQUERQUE		COUNTY BERNALILLO		STATE NM		PSI JOB NO. 216043EX		SHEET NUMBER 3 OF 3		UPC 101406149027810201			
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000318331 GROUND TO GRID: 0.999681770				DISTANCE ANNOTATION: GROUND BEARING ANNOTATION: GRID															