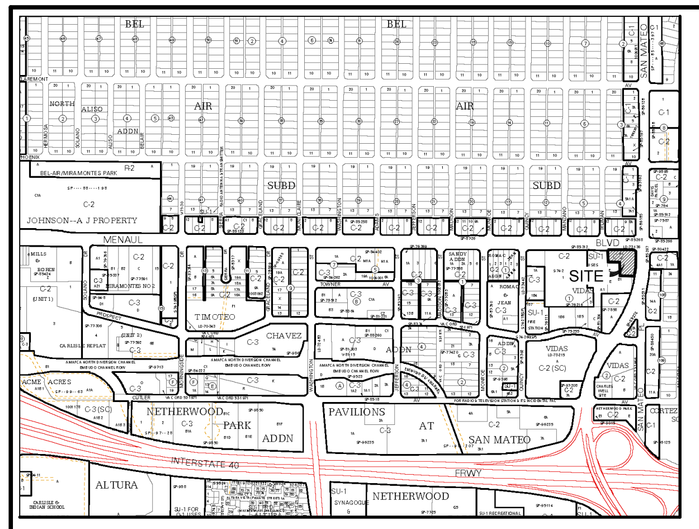


VICINITY MAP No. H-16

LEGAL DESCRIPTION

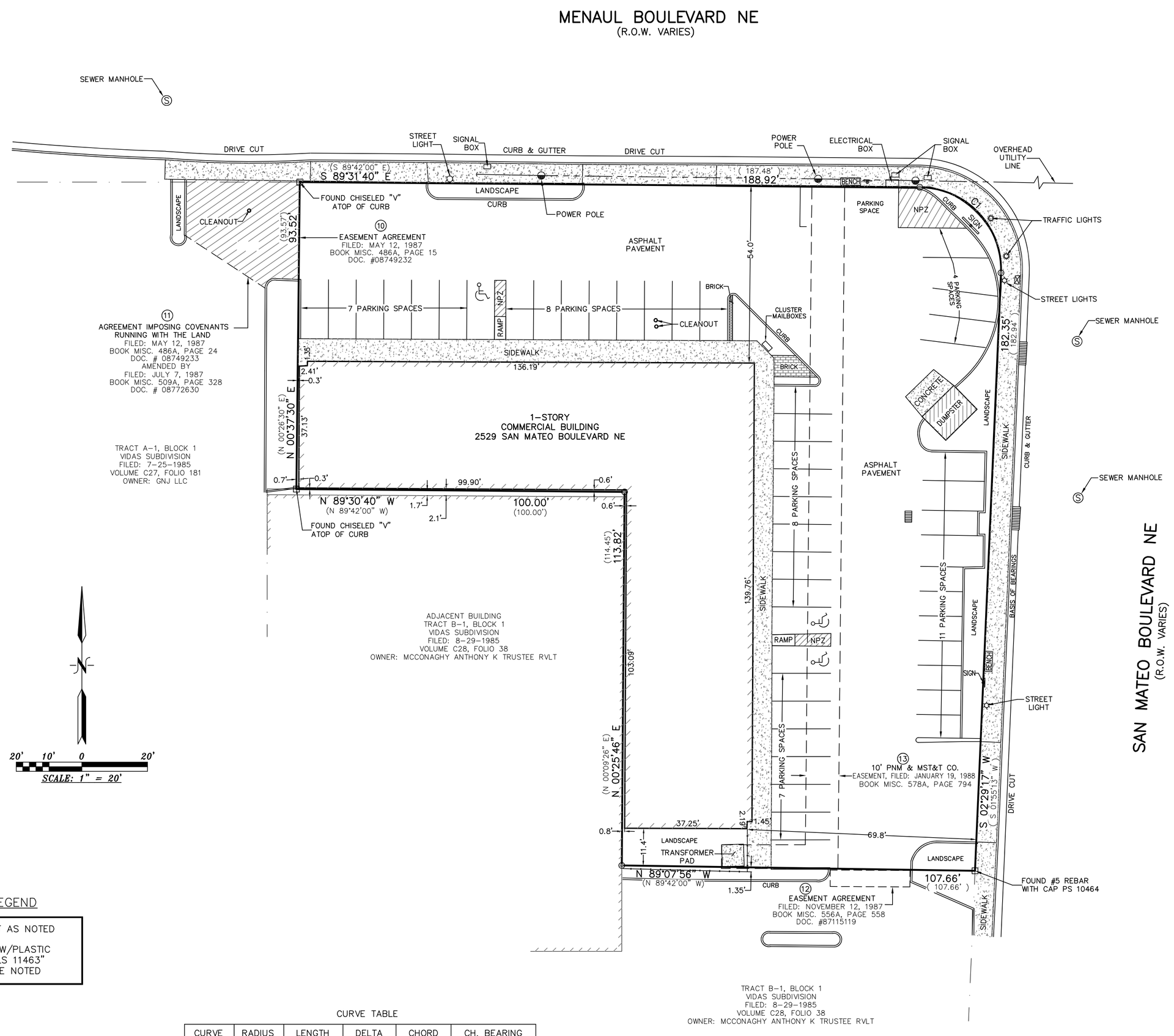
A CERTAIN TRACT OF LAND SITUATE WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 11, T. 10 N., R. 3 E., N.M.P.M., BEING A TRACT OF LAND AS SHOWN ON (LD 73-136), A SURVEY FOR ELMER C. SPROUL, VIDAS SUBDIVISION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 8, 1973 IN VOLUME D5, FOLIO 108, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT HEREIN DESCRIBED, BEING A POINT ON THE SOUTHERLY RIGH-OF-WAY OF MENAUL BOULEVARD NE AND ALSO BEING THE SAME POINT AS THE NORTHEAST CORNER OF TRACT A-1, BLOCK 1, VIDAS SUBDIVISION, 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 JULY 25, 1985 IN VOLUME C27, FOLIO 181, THENCE, FROM SAID POINT BEGINNING S 89°42'00" E, 187.48 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 91°31'09" HAVING A RADIUS OF 25.00 FEET AND AN ARC LENGTH OF 39.93 FEET TO A POINT OF TANGENCY, BEING A POINT ON THE WESTERLY RIGHT-OF-WAY OF SAN MATEO BOULEVARD NE; THENCE S 01°55'13" W, 182.94 FEET ALONG SAID WESTERLY RIGHT-OF-WAY TO THE SOUTHEAST CORNER OF SAID TRACT HEREIN DESCRIBED, BEING THE SAME POINT AS THE NORTHEAST CORNER OF TRACT B-1, VIDAS SUBDIVISION 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 AUGUST 29, 1985 IN VOLUME C28, FOLIO 38, THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY N 89°42'00" W, 107.66 FEET TO AN ANGLE POINT, THENCE N 00°09'26" W, 114.45 FEET TO AN ANGLE POINT, THENCE N 89°42'00" W, 100.00 FEET TO AN ANGLE POINT; THENCE N 00°26'30" E, 93.57 FEET TO A POINT OF BEGINNING, EXCEPTING THEREFROM ADDITIONAL RIGHT-OF-WAY CONDEMNED IN DISTRICT COURT CAUSE No. CV 85-4080 TO THE CITY OF ALBUQUERQUE.

A.L.T.A / N.S.P.S. LAND TITLE SURVEY
OF
A TRACT OF LAND
VIDAS SUBDIVISION

WITHIN

SOUTHEAST QUARTER (SE1/4) OF SECTION 11 T.10N., R.3E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
APRIL 2019



Schedule B-II Exceptions

(10) EASEMENT AGREEMENT RECORDED MAY 12, 1987 IN BOOK MISC. 486A, PAGE 15 AS DOCUMENT No. 08749232 RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AFFECTS THE PROPERTY AND IS SHOWN HEREON.

(11) AGREEMENT IMPOSING COVENANTS RUNNING WITH THE LAND, RECORDED MAY 12, 1987 IN BOOK MISC. 486A, PAGE 24, AS DOCUMENT No. 08749233 AND AMENDMENT AND RESTATED AGREEMENT IMPOSING COVENANTS RUNNING WITH THE LAND, RECORDED JULY 7, 1987 IN BOOK MISC. 509A, PAGE 328 AS DOCUMENT No. 08772630, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AFFECTS THE PROPERTY AND IS SHOWN HEREON.

(12) EASEMENT AGREEMENT RECORDED NOVEMBER 12, 1987 IN BOOK MISC. 556A, PAGE 558 AS DOCUMENT No. 87116119, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AFFECTS THE PROPERTY AND IS SHOWN HEREON.

(13) EASEMENT IN FAVOR OF PUBLIC SERVICE COMPANY OF NEW MEXICO AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, AND RIGHTS INCIDENT THERETO, RECORDED JANUARY 19, 1988, IN BOOK MISC. 578A, PAGE 794, AS DOCUMENT No. 884502, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AFFECTS THE PROPERTY AND IS SHOWN HEREON.

GENERAL NOTES:

1: OWNER OF RECORD PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE BINDER DATED: FEBRUARY 22, 2019 IS TAURUS SQUARE, LP, A DELAWARE LIMITED PARTNERSHIP

2: LEGAL DESCRIPTION AND EASEMENTS SHOWN WERE PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT No. 1900990

3: PLATS USED TO ESTABLISH BOUNDARY.
A: A SURVEY FOR ELMER C. SPROUL, VIDAS SUBDIVISION FILED: MARCH 8, 1973 IN VOLUME D5, FOLIO 109

4: FIELD WORK PERFORMED ON: APRIL 1, 2019

5: PARKING
HANDICAP: 3
REGULAR: 45
TOTAL: 48

6: CURRENT ZONING: MX-M

7: NPZ = NO PARKING ZONE

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S.S.

CERTIFY TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY & LASARDE ENTERPRISES LTD, A CALIFORNIA LIMITED PARTNERSHIP

I, ANTHONY L. HARRIS, A PROFESIONAL SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THERE ARE NO ENCROACHMENTS FROM THIS PROPERTY TO ADJOINING PROPERTIES OR FROM ADJOINING PROPERTIES TO THIS PROPERTY UNLESS HEREON SHOWN. I FURTHER CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS LANDS IN 2016, AND INCLUDES ITEMS: 1, 2, 3, 4, 6, 7(A), 7(C), 8, 9, 10, 11(A), 13, 14 AND 18 OF TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) ON AN URBAN SURVEY.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO
THIS 3rd DAY OF APRIL, 2019

ANTHONY L. HARRIS, N.M.P.S. #11463

ANTHONY L. HARRIS
STATE OF NEW MEXICO
#11463
REGISTERED PROFESSIONAL LAND SURVEYOR

MONUMENT LEGEND

⊡ – FOUND MONUMENT AS NOTED

◎ – SET 1/2" REBAR W/PLASTIC CAP STAMPED "PLS 11463" UNLESS OTHERWISE NOTED

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C1	25.00'	40.15'	92°00'57"	35.97'	S 43°31'12" E
	(25.00')	(39.93')	(91°31'09")	(35.82')	(S 43°56'26" E)

FLOOD NOTE

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X FIRM PANEL No. 35001C0352H DATED AUGUST 16, 2012 WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN

THE SURVEY OFFICE, LLC
333 LOMAS BOULEVARD N.E.
ALBUQUERQUE, NEW MEXICO 87102
PHONE: (505) 998-0303
FAX: (505) 998-0306

19-0299_MARCH 2019