

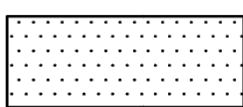
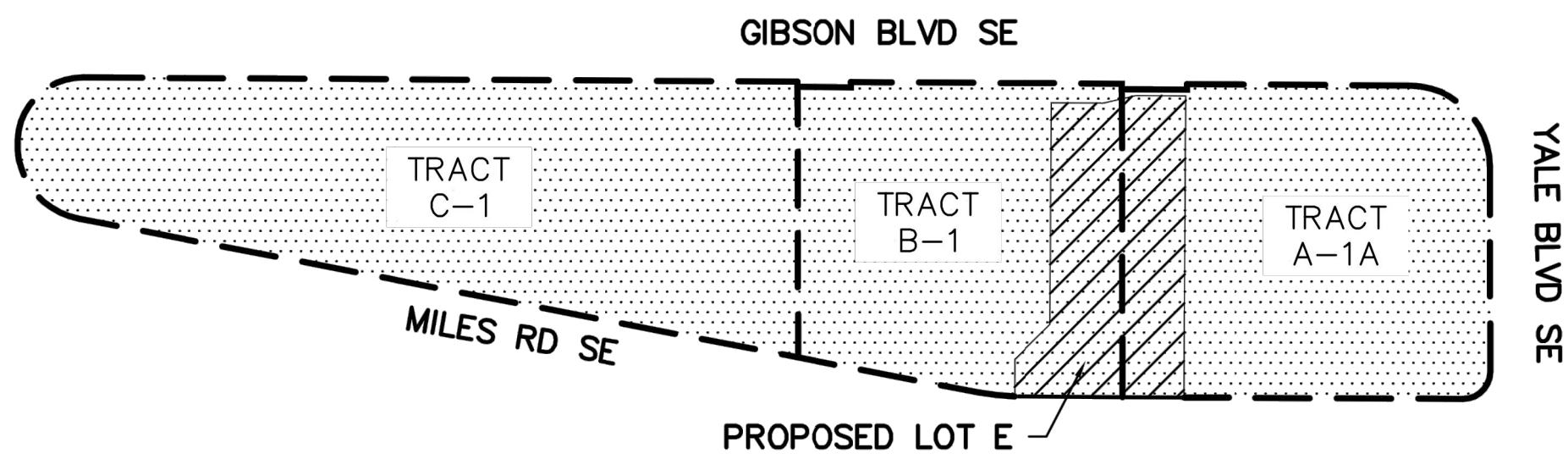
Vicinity Map - Zone Atlas M-15-Z

Documents

1. TITLE COMMITMENT PROVIDED BY FIRST NATIONAL TITLE, HAVING FILE NO. NTS-200885-NM AND AN EFFECTIVE DATE OF JANUARY 17, 2022.
2. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON _____, IN BOOK _____, PAGE _____.
3. PLAT OF TRACTS A-1, B-1, C-1 AND X-1, LOVELACE HEIGHTS ADDITION AND TRACT 1-A, NEWPORT INDUSTRIAL PARK WEST, UNIT 2, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 30, 1985, IN BOOK C28, PAGE 44.
4. SPECIAL WARRANTY DEED FOR TRACTS A-1-A, B-1 AND C-1 OF LOVELACE HEIGHTS ADDITION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 25, 2021, AS DOC. NO. 2021100642.
5. REPLAT OF TRACT A-1A, LOVELACE HEIGHTS ADDITION, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 11, 1987, IN VOL. C33, FOL. 29.

Detail for Offsite Easements

N.T.S.



PROPERTIES SUBJECT TO THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS AS THE SAME IS SHOWN AND DESIGNATED IN THE DOCUMENT FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 29, 2021, AS DOCUMENT NO. 2021116117.

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. 35001C0361G, DATED SEPTEMBER 26, 2008.

Indexing Information

Section 33, Township 10 North, Range 3 East, N.M.P.M.
Subdivision: Lovelace Heights Addition
Owner: I25 & Gibson, LLC
UPC #: TBD

Record Legal Description-Being a Portion of:

PARCEL ONE:

TRACTS "B-1" AND "C-1" OF LOVELACE HEIGHTS ADDITION, BEING A REPLAT OF LOVELACE HEIGHTS ADDITION AND TRACT 1-A OF NEWPORT INDUSTRIAL PARK WEST - UNIT 2, ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID REPLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 30, 1985, IN VOLUME C28, FOLIO 44.

PARCEL ID NUMBERS:

101505550050811603
101505547050811602

PARCEL TWO:

TRACT "A-1A" OF LOVELACE HEIGHTS ADDITION, BEING A REPLAT OF TRACT A-1 OF SAID ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON SAID REPLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 11, 1987, IN VOLUME C33, FOLIO 29.

PARCELS ID NUMBER:

101505541251311601

ALL PARCELS:

ALSO KNOWN OF RECORD AS: SWQ OF GIBSON BOULEVARD & YALE BOULEVARD, ALBUQUERQUE, NM 87108

Measured Legal Description

PROPOSED LOT E OF LOVELACE HEIGHTS ADDITION AS SHOWN AND DESIGNATED PLAT ENTITLED "PLAT OF LOTS A THRU F, LOVELACE HEIGHTS ADDITION (BEING A REPLAT OF TRACTS A-1-A, B-1 AND C-1, LOVELACE HEIGHTS ADDITION), WITHIN SECTION 33, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON _____, 2022, IN BOOK _____, PAGE _____.

THE PARCEL DESCRIBED HEREON IS THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY FIRST NATIONAL TITLE, HAVING FILE NO. NTS-200885-NM AND AN EFFECTIVE DATE OF JANUARY 17, 2022.

Notes

1. FIELD SURVEY PERFORMED IN APRIL 2022.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.
5. PERTAINING TO TABLE A OPTION 16, THERE WAS EVIDENCE OF THE DEMOLITION OF THE COVERED PARKING STRUCTURES.
6. PERTAINING TO TABLE A OPTION 11, 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 AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 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 EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. (NM811 TICKET NO. 22MA210010)
7. PERTAINING TO TABLE A OPTION 17, WHILE NO SPECIFIC INFORMATION IS AVAILABLE BY THE CONTROLLING JURISDICTION CONCERNING PLANNED STREET WIDENING, THE SURVEYOR REFERS TO THE FOLLOWING WEBSITE FOR LONG RANGE STREET CLASSIFICATION, THE STREET WIDTH AND RETURN REQUIREMENTS FOR THE DIFFERENT CLASSIFICATIONS AND EVEN SPECIAL PLANNED CORRIDOR AND MASTER PLANS: [HTTP://WWW.CABQ.GOV/GIS](http://www.CABQ.GOV/GIS). HOWEVER, THERE IS A CURRENT PLATTING ACTION WHICH THE RIGHT OF WAY OF GIBSON AND YALE BOULEVARD SE WILL HAVE DEDICATIONS AS OUTLINED ON SURVEY
8. PERTAINING TO TABLE A OPTION 20, NO WETLAND DELINEATION MARKERS WERE OBSERVED IN THE FIELD DURING THIS SURVEY.
9. PERTAINING TO TABLE A OPTION 2, WHILE THE ADDRESS HAS NOT YET BEEN ASSIGNED TO LOT E, THE CURRENT ADDRESSES ASSIGNED TO THE CURRENT TRACTS ARE AS FOLLOWS: 2121 YALE BOULEVARD SE, ALBUQUERQUE, NM 87109 (FOR TRACT A-1) 5200 GIBSON BOULEVARD SE, ALBUQUERQUE, NM 87109 (FOR TRACT B-1)
10. THIS PARCEL IS CURRENTLY IN THE PROCESS OF BEING REPLATTED. CONVEYING TITLE OF PROPOSED LOT E WITHOUT FINALIZING THE REPLAT AND RECORDING THE REPLAT WOULD VIOLATE THE NEW MEXICO SUBDIVISION ACT. THE PURPOSE OF THIS SURVEY IS NOT TO AID IN THE CONVEYANCE PREMATURELY, BUT PROVIDE THE BUYERS AN OPPORTUNITY TO CONDUCT DUE DILIGENCE INSPECTION OF THE PREMISES AS IT CURRENTLY RESTS AND REFLECTED ON THE TITLE COMMITMENT.
11. CURRENTLY NO BILLBOARDS EXISTING ON THE SUBJECT PROPERTY, PROPOSED LOT E.

Preliminary **Boundary Survey, Topographic Map** *and* **ALTA/NSPS Land Title Survey** *for* **Proposed Lot E** **Lovelace Heights Addition** *(Being a Portion of Tracts A-1A, B-1 and C-1, Lovelace Heights Addition)* **City of Albuquerque** **Bernalillo County, New Mexico** **May 2022**

Surveyor's Certificate for Topographic Map

I, WILL PLOTNER JR., 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.

Will Plotner Jr.
Will Plotner Jr.
N.M.R.P.S. No. 14271
5/12/2022
Date



Surveyor's Certificate for ALTA Survey

To: BB Holdings NM, LLC, an Oregon limited liability company, DB Franchising USA, LLC, an Oregon limited liability company, Dutch Bros., LLC, an Oregon limited liability company, Dutch Mafia, LLC, an Oregon limited liability company, Boersma Bros., LLC, an Oregon limited liability company, Dutch Bros Inc., a Delaware Corporation, Real Rock Holdings, First 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 1-5, 7(a), 7(b1), 7(c), 8, 9, 11(a), 11(b), 13, 16, 17 and 20 of Table A thereof. The Field Work was completed on April 18, 2022.

Will Plotner Jr.
Will Plotner Jr.
N.M.R.P.S. No. 14271
5/12/2022
Date

Revisions: 4/26/2022 - Preliminary - Waiting for
plot to be finalized and
recorded
5/12/2022 - Revised to add names to
Certificate



Surveyor's Certificate for Boundary Survey

I, Will Plotner Jr., New Mexico Professional Surveyor No. 14271, 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.

Will Plotner Jr.
Will Plotner Jr.
N.M.R.P.S. No. 14271
5/12/2022
Date

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
wplotnerjr@gmail.com



- Exceptions 10-23**
- (10) COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN INSTRUMENT RECORDED INSTRUMENT NUMBER 2021116117, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.
AFFECTS SUBJECT PROPERTY--BLANKET IN NATURE--SHOWN HEREON AS [1][2][3][4] AND [5]
- 11 SOLE SEPARATE PROPERTY AGREEMENT AND CONVEYANCE OF RECORD IN BOOK 9902, PAGE 9644, INSTRUMENT NUMBER 1999019701.
NOT SURVEY RELATED
- 12 AGREEMENT OF UNCONDITIONAL GUARANTY BETWEEN DR PARTNERS D/H/A DONREY OUTDOOR ADVERTISING COMPANY AND RICHARD CHAVES OF RECORD IN BOOK 97-30, PAGE 9443, INSTRUMENT NUMBER 1997116275.
AMBIGUOUS--UNABLE TO PLOT
- 13 LEASE AGREEMENT BETWEEN MRC PARTNERSHIP, INC. AND DONREY OUTDOOR ADVERTISING COMPANY OF RECORD IN BOOK 94-28/8155, INSTRUMENT NUMBER 1994123262.
BLANKET IN NATURE--APPEARS TO HAVE EXPIRED
- (14) ENCROACHMENT AGREEMENT AND COVENANTS OF RECORD IN MISC. BOOK 446A, PAGE 263, INSTRUMENT NUMBER 87-9030.
AFFECTS SUBJECT PROPERTY--SHOWN HEREON AS [A] AND [B]
- (15) ENCROACHMENT AGREEMENT AND COVENANTS OF RECORD IN MISC BOOK 446A, PAGE 268, INSTRUMENT NUMBER ~~87-9030~~ {87 9031}.
AFFECTS SUBJECT PROPERTY--SHOWN HEREON AS [A] AND [B]
- 16 AGREEMENT DESIGNATING PROPERTY AS SEPARATE PROPERTY OF RECORD IN BOOK 411-A, PAGE 72, INSTRUMENT NUMBER 86104084.
NOT SURVEY RELATED
- 17 POWER OF ATTORNEY FROM VERNON D. BROWN, INDIVIDUALLY AND AS A GENERAL PARTNER OF ALBUQUERQUE MOTOR INN ENTERPRISES, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF SAUL KAPLAN AND ME AS SOLE GENERAL PARTNERS TO RICHARD E. CHARLTON, III OF RECORD IN BOOK 411-A, PAGE 70, INSTRUMENT NUMBER 86104080.
NOT SURVEY RELATED
- 18 POWER OF ATTORNEY FROM SAUL KAPLAN, INDIVIDUALLY AND AS A GENERAL PARTNER OF ALBUQUERQUE MOTOR INN ENTERPRISES, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF VERNON D. BROWN AND ME TO RICHARD E. CHARLTON, III OF RECORD IN BOOK 411-A, PAGE 71, INSTRUMENT NUMBER 86104081.
NOT SURVEY RELATED
- 19 DURABLE POWER OF ATTORNEY FROM EDGAR LO. LASSETTER TO DOROTHEA M. LASSETTER OF RECORD IN BOOK 45-A, PAGE 201, INSTRUMENT NUMBER 83-60489.
NOT SURVEY RELATED
- 20 INTENTIONALLY DELETED
- (21) SUBJECT TO MATTERS SHOWN ON RECORDED PLAT OF RECORD IN BOOK C28, PAGE 44(1) INSTRUMENT NUMBER 85-72798 TRACT 1:
- A] 6' VACATED RIGHT OF WAY; **AFFECTS SUBJECT PROPERTY--SHOWN HEREON AS [6]**
B] 20' UNDERGROUND EASEMENT RIGHTS RETAINED; **AFFECTS SUBJECT PROPERTY--SHOWN HEREON AS [7]**
C] 15' GAS COMPANY EASEMENT; **AFFECTS SUBJECT PROPERTY--SHOWN HEREON AS [8]**
D] 60' TEMPORARY DRAINAGE EASEMENT; **NO LONGER AFFECTS SUBJECT PROPERTY--EASEMENT VACATED WITH PLAT (3/11/1987, C33-29)**
E] UNDERGROUND EASEMENT RIGHTS RESERVED; **AFFECTS SUBJECT PROPERTY--BLANKET IN NATURE--SHOWN HEREON AS [9]**
F] GAS COMPANY EASEMENT; **AFFECTS SUBJECT PROPERTY--SHOWN HEREON AS [6]**
AND
G] ADDITIONAL RIGHT OF WAY DEDICATED. **DOES NOT AFFECT SUBJECT PROPERTY--NOW WITHIN MILES RD SE RIGHT OF WAY**
- (22) SUBJECT TO MATTERS SHOWN ON RECORDED PLAT OF RECORD IN VOL. C33, PAGE 29, INCLUDING THE FOLLOWING TRACT 2:
- A] 15' GAS COMPANY EASEMENT; **AFFECTS SUBJECT PROPERTY--SHOWN HEREON AS [8]**
B] 20' EASEMENT RIGHTS RETAINED; **AFFECTS SUBJECT PROPERTY--SHOWN HEREON AS [7]**
C] 60' TEMPORARY DRAINAGE EASEMENT ELIMINATED BY THIS PLAT; **NO LONGER AFFECTS SUBJECT PROPERTY**
AND
D] UNDERGROUND EASEMENT (RIGHTS RESERVED). **AFFECTS SUBJECT PROPERTY--BLANKET IN NATURE--SHOWN HEREON AS [9]**
- 23 ANY PRIVATE RIGHT TO USE ANY PORTION OF THE VACATED STREET OR ALLEY, LYING WITHIN THE LAND.
NOT SURVEY RELATED

- Exceptions 24-26**
- 24 TAXES FOR THE YEAR 2021:
- PARCEL NUMBER: 101505550050811603
LAND: \$0.00 BUILDING: \$0.00 TOTAL: \$0.00
TAXES FOR THE FIRST HALF IN THE AMOUNT OF \$9,683.38 ARE PAID.
TAXES FOR THE SECOND HALF IN THE AMOUNT OF \$9,683.38 ARE DUE.
TAXES AND ASSESSMENTS FOR SUBSEQUENT YEARS ARE UNDETERMINED, AND A LIEN, NOT YET DUE OR PAYABLE. PLEASE CONTACT THE COUNTY TREASURER'S OFFICE @ 505-222-3700.
SUBJECT TO ADDITIONS OR ABATEMENTS WHICH MAY HEREAFTER BE MADE BY LEGALLY CONSTITUTED AUTHORITIES ON ACCOUNT OF ERRORS, OMISSIONS, OR CHANGES IN THE VALUATION.
NOT SURVEY RELATED
- 25 TAXES FOR THE YEAR 2021:
- PARCEL NUMBER: 101505547050811602
LAND: \$0.00 BUILDING: \$0.00 TOTAL: \$0.00
TAXES FOR THE FIRST HALF IN THE AMOUNT OF \$8,051.51 ARE DUE.
TAXES FOR THE SECOND HALF IN THE AMOUNT OF \$8,051.51 ARE DUE.
TAXES AND ASSESSMENTS FOR SUBSEQUENT YEARS ARE UNDETERMINED, AND A LIEN, NOT YET DUE OR PAYABLE. PLEASE CONTACT THE COUNTY TREASURER'S OFFICE @ 505-222-3700.
SUBJECT TO ADDITIONS OR ABATEMENTS WHICH MAY HEREAFTER BE MADE BY LEGALLY CONSTITUTED AUTHORITIES ON ACCOUNT OF ERRORS, OMISSIONS, OR CHANGES IN THE VALUATION.
NOT SURVEY RELATED
- 26 TAXES FOR THE YEAR 2021:
- PARCEL NUMBER: 101505541251311601
LAND: \$0.00 BUILDING: \$0.00 TOTAL: \$0.00
TAXES FOR THE FIRST HALF IN THE AMOUNT OF \$12,485.76 ARE DUE.
TAXES FOR THE SECOND HALF IN THE AMOUNT OF \$12,485.76 ARE DUE.
TAXES AND ASSESSMENTS FOR SUBSEQUENT YEARS ARE UNDETERMINED, AND A LIEN, NOT YET DUE OR PAYABLE. PLEASE CONTACT THE COUNTY TREASURER'S OFFICE @ 505-222-3700.
SUBJECT TO ADDITIONS OR ABATEMENTS WHICH MAY HEREAFTER BE MADE BY LEGALLY CONSTITUTED AUTHORITIES ON ACCOUNT OF ERRORS, OMISSIONS, OR CHANGES IN THE VALUATION.
NOT SURVEY RELATED

- Surveyor's Observations**
- (14)(15)[A] CHAINLINK FENCE INTO CURRENT RIGHT OF WAY BY AS MUCH AS 0.58 FEET, SEE ENCROACHMENT AGREEMENT AND COVENANTS (1/28/1987, BK. MISC. 446A, PG. 263-267, DOC. NO. 87 9030) AND REVISED (1/28/1987, BK. MISC. 446A, PG. 268-274, DOC. NO. 87 9031).
- (14)(15)[B] CURBING INTO CURRENT RIGHT OF WAY BY AS MUCH AS 5.28 FEET.
- [C] CHAINLINK FENCE INTO TRACT A-1A BY AS MUCH AS 13.60 FEET.
- [D] CHAINLINK FENCE INTO RIGHT OF WAY BY AS MUCH AS 1.28 FEET.
- [E] OVERHEAD POWER LINES OUTSIDE OF EASEMENT, PRESCRIPTIVE RIGHTS MAY EXIST.

Preliminary
Boundary Survey, Topographic Map
and
ALTA/NSPS Land Title Survey
for
Proposed Lot E
Lovelace Heights Addition
(Being a Portion of Tracts A-1A, B-1
and C-1, Lovelace Heights Addition)
City of Albuquerque
Bernalillo County, New Mexico
May 2022

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
	FOUND MONUMENT AS INDICATED
	CONCRETE
	CHAINLINK FENCE
	OVERHEAD UTILITY LINE
	UTILITY POLE
	ANCHOR
	PULL BOX
	LIGHT POLE
	GAS VALVE
	WATER VALVE
	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	SIGN
	UNDERGROUND GAS UTILITY LINE
	UNDERGROUND WATER UTILITY LINE
	UNDERGROUND SANITARY SEWER LINE
	UNDERGROUND ELECTRIC UTILITY LINE
	UNDERGROUND TELEPHONE UTILITY LINE
	UNDERGROUND FIBER OPTIC UTILITY LINE
	UNDERGROUND STORM DRAIN UTILITY LINE
5075.50	SPOT ELEVATION
BC 5075.50	BACK OF CURB ELEVATION
FL 5075.50	FLOW LINE ELEVATION
EP 5075.50	EDGE OF PAVEMENT ELEVATION
TA 5075.50	TOP OF ASPHALT ELEVATION
TC 5075.50	TOP OF CONCRETE ELEVATION

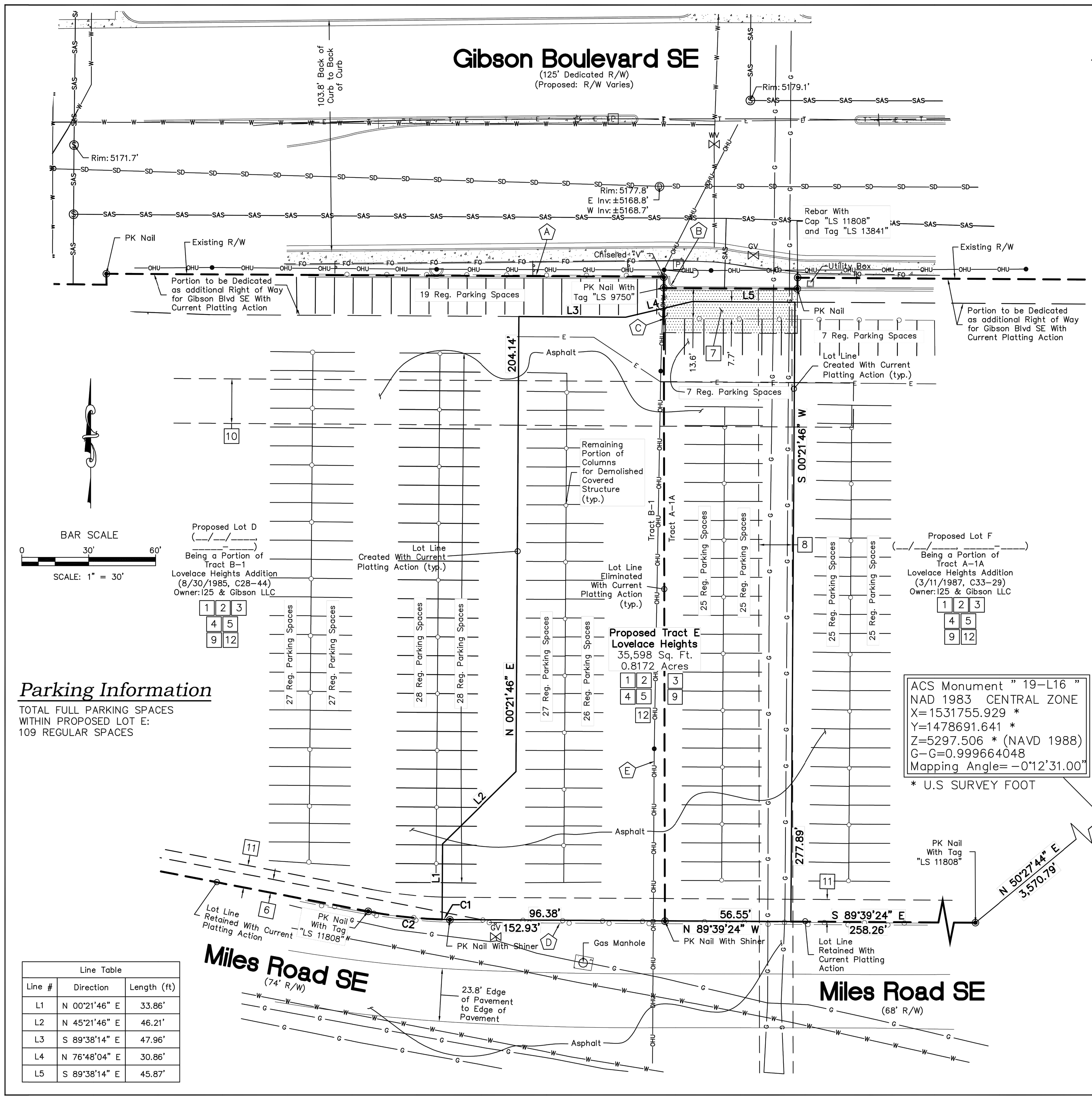
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Easement Notes

- (10) [1] EXISTING PERPETUAL, NON-EXCLUSIVE, RECIPROCAL ACCESS EASEMENT FOR VEHICULAR, PEDESTRIAN AND BICYCLE INGRESS AND EGRESS EASEMENT OVER, UPON AND ACROSS THE COMMON AREAS BENEFITING TRACTS A-1A, B-1 AND C-1 (9/29/2021, DOC. NO. 2021116117) *
- (10) [2] EXISTING PERPETUAL, NON-EXCLUSIVE, RECIPROCAL CROSS DRAINAGE (SURFACE AND SUBSURFACE) EASEMENT OVER, UNDER AND ACROSS TRACTS A-1A, B-1 AND C-1 (9/29/2021, DOC. NO. 2021116117) *
- (10) [3] EXISTING PERPETUAL, NON-EXCLUSIVE, UNDERGROUND AND SURFACE UTILITY EASEMENT WITHIN THE COMMON AREAS WITHIN TRACTS A-1A, B-1 AND C-1 (9/29/2021, DOC. NO. 2021116117) *
- (10) [4] EXISTING PERPETUAL, NON-EXCLUSIVE, RECIPROCAL PARKING EASEMENT FOR VEHICLES AND BICYCLES TO DEVELOPER, OWNERS AND OCCUPANTS OF THE PROJECT AND THEIR SUCCESSORS, ASSIGNS, AGENTS AND INVITEES WITHIN THE PARKING AREA PORTIONS OF THE COMMON AREAS ON TRACTS A-1A, B-1 AND C-1 (9/29/2021, DOC. NO. 2021116117) *
- (10) [5] EXISTING PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE CONSTRUCTION (INCLUDING STAGING), MAINTENANCE, REPAIRS AND REPLACEMENTS OF THE INDIVIDUAL LOT IMPROVEMENTS AND UNDEVELOPED LOT IMPROVEMENTS TO THE DEVELOPER AND THE OWNERS OF TRACTS A-1A, B-1 AND C-1 (9/29/2021, DOC. NO. 2021116117) *
- (21) [6] EXISTING 6' GAS CO. EASEMENT (8/30/1985, C28-44)
- (21)(22) [7] EXISTING 20' UTILITY EASEMENT (8/30/1985, C28-44) AND (3/11/1987, C33-29) SHOWN HEREON AS [Pattern]
- (21)(22) [8] EXISTING 15' GAS CO. EASEMENT (8/30/1985, C28-44) AND (3/11/1987, C33-29)
- (21)(22) [9] EXISTING UNDERGROUND EASEMENT RIGHTS RESERVED (8/30/1985, C28-44) AND (3/11/1987, C33-29)
- [10] PROPOSED 20' PUBLIC SANITARY SEWER EASEMENT GRANTED TO ABCWUA BY FUTURE PLATTING ACTION (____/____/____, _____)
- [11] PROPOSED 10' PUE GRANTED BY FUTURE PLATTING ACTION (____/____/____, _____)
- [12] PROPOSED COMMON CROSS LOT SURFACE DRAINAGE EASEMENT BENEFITING PROPOSED LOTS A-F TO BE MAINTAINED BY THE UNDERLYING PROPERTY OWNERS GRANTED BY FUTURE PLATTING ACTION.
- * SEE DETAIL ON SHEET 1 OF 4 FOR OFFSITE EASEMENTS

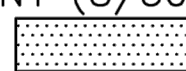
Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	3.57'	200.00'	1°01'19"	3.57'
C2	33.37'	200.00'	9°33'38"	33.33'

CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896 - 3050 Fax (505) 891 - 0244
wplotnerjr@gmail.com



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- EXISTING 15' GAS CO. EASEMENT (8/30/1985, C28-44) AND (3/11/1987, C33-29)
- EXISTING UNDERGROUND EASEMENT RIGHTS RESERVED (8/30/1985, C28-44) AND (3/11/1987, C33-29)
- PROPOSED 20' PUBLIC SANITARY SEWER EASEMENT GRANTED TO ABCWUA BY FUTURE PLATTING ACTION (___/___/____, ____-____)
- PROPOSED 10' PUE GRANTED BY FUTURE PLATTING ACTION (___/___/____, ____-____)
- PROPOSED COMMON CROSS LOT SURFACE DRAINAGE EASEMENT BENEFITING PROPOSED LOTS A-F TO BE MAINTAINED BY THE UNDERLYING PROPERTY OWNERS GRANTED BY FUTURE PLATTING ACTION.

* SEE DETAIL ON SHEET 1 OF 4 FOR OFFSITE EASEMENTS

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	3.57'	200.00'	1°01'19"	3.57'	N 89°08'44" W
C2	33.37'	200.00'	9°33'38"	33.33'	N 83°51'16" W

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