

ALTA/NSPS Land Title Survey
 TRACT E-5-A-2,
 ALBUQUERQUE SOUTH, UNIT 3,
 Town of Atrisco Grant
 Projected Section 4, T9N, R2E, NMPM
 City of Albuquerque
 Bernalillo County, New Mexico

CURRENT OWNER: 98TH STREET LLC

U.P.C. No. 1-009-055-295-018-326-05

PROPERTY ADDRESS: vacant land on 98th Street SW, Albuquerque, NM

LEGAL DESCRIPTION:

Tract "E-5-A-2" of Albuquerque South, Unit 3, within the Town of Atrisco Grant, Projected Section 4, Township 9 North, Range 2 East, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, 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 3, 2010 in Plat Book 2010C, Page 0090, as Doc. No. 2010078228.

SURVEY NOTES:

- Distances shown hereon are horizontal ground distances in US Survey feet.
- Bearings are based on the plat of Albuquerque South, Unit 3 (Bk. 2010C, Pg. 0090), as monumented by found corners.
- Record dimensions are shown in parenthesis (), where record dimensions differ from actual measurements.
- Corners shown thus "●" are #4 rebar w/cap stamped "G. Gritsko, PS 8686", unless otherwise shown.
- Flood Note: The property shown hereon is located in Zone X, areas of minimal flood hazard, according to the Flood Insurance Rate Map of Bernalillo County, New Mexico, Panel No. 35001C0336H, effective date August 16, 2012.
- According to the City of Albuquerque Integrated Development Ordinance, the subject property is currently zoned "MX-M" (mixed use-medium intensity). A zoning report was not provided to surveyor, therefore no zoning restrictions are shown.
- There was no observed evidence of current earth moving work, building construction or building additions.
- Reference documents:
 - Plat of Albuquerque South, Unit 3, filed 8/03/2010, Bk. 2010C, Pg. 0090.
 - Fidelity National Title Insurance commitment No. SP000146638, dated 2/07/2023.

EASEMENTS per Schedule B, Part 2 of Title commitment No. SP000146638, dated February 7, 2023 [item #]:

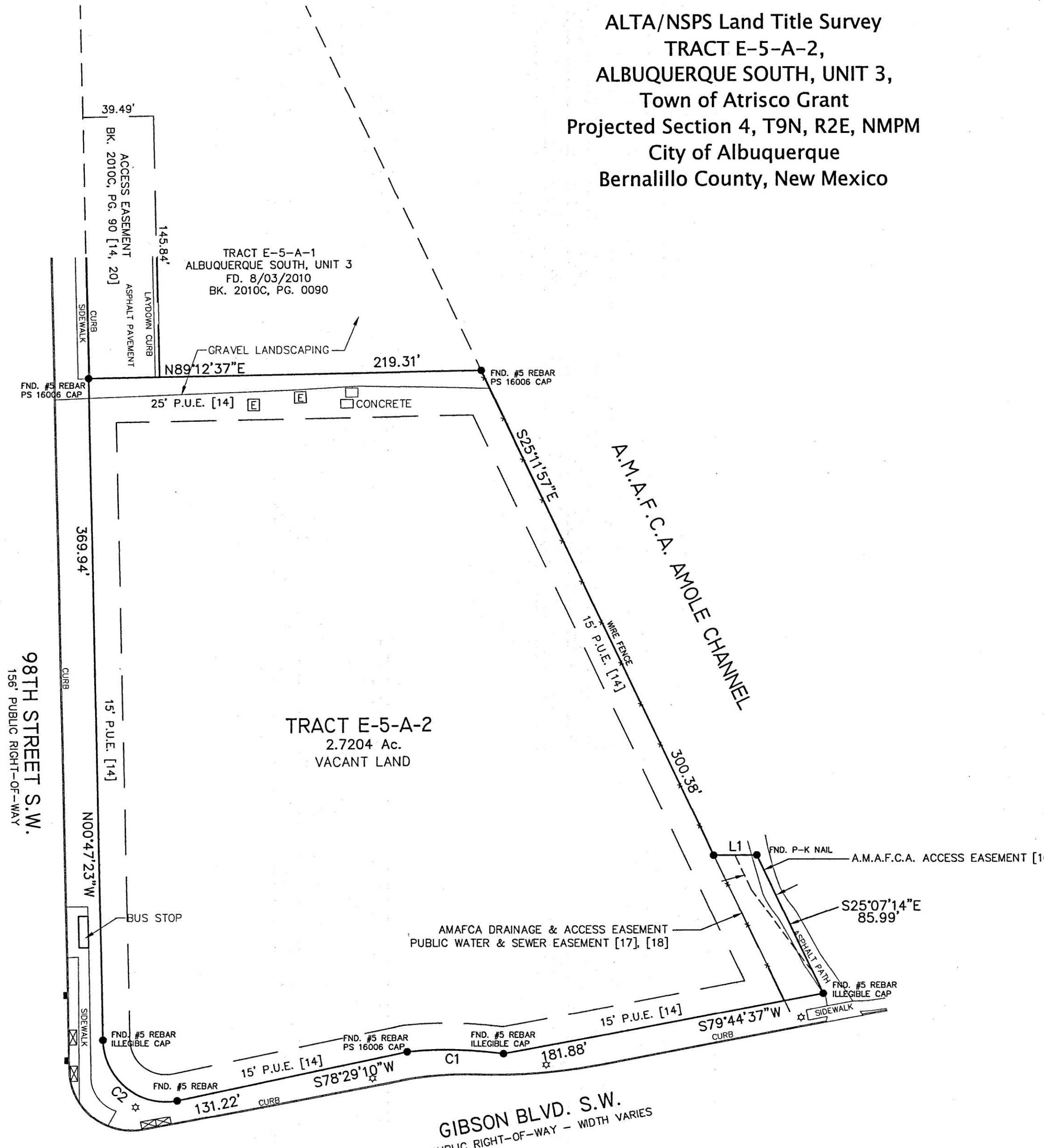
- Reservations contained in Patent from U.S.A., recorded in Book 35, Pg. 91. AFFECTS SUBJECT PROPERTY, NOTHING PLOTTED
- Covenants, conditions and restrictions recorded in Book D544, Page 383 and Book Misc. 28, page 273. AFFECTS SUBJECT PROPERTY, NOTHING PLOTTED
- Blanket drainage easement affecting the subject premises as set forth on the plat recorded November 28, 1994 in Map Book 94C, folio 393. AFFECTS SUBJECT PROPERTY, EASEMENT IS BLANKET IN NATURE
- Easement for utilities recorded in Book Misc. 766, page 745 as document No. 1908023229. DOES NOT AFFECT SUBJECT PROPERTY. THIS EASEMENT WAS VACATED BY PLAT BK. 2010C, PG. 90
- Easements as set forth on the plats recorded in Plat Book 2003C, folio 180, Plat Book 2003C, folio 248 and Plat Book 2010C, page 90. AFFECTS SUBJECT PROPERTY, PLOTTED
- Grant of Permanent Easement to the City of Albuquerque, recorded in Book 98-9, page 4940, as Doc. No. 199805650, recorded in Book A18, page 456, as Doc. 2001042002, recorded in Book A18, page 457, as Doc. No. 2001042003, and recorded in Book A34, page 4283, as Doc. No. 2002044389. DOES NOT AFFECT SUBJECT PROPERTY
- Grant of Permanent Easement for Access recorded April 12, 2004 in Book A75, Page 7181 as Doc. No. 2004047321. AFFECTS SUBJECT PROPERTY, PLOTTED
- Permanent Easement recorded January 19, 2006 in Book A110, Page 8917 as Doc. No. 2006008241. AFFECTS SUBJECT PROPERTY, PLOTTED
- Grant of Permanent Easement for Drainage and Access purposes recorded February 14, 2006 in Book A112, page 1069 as Doc. No. 2006021159. AFFECTS SUBJECT PROPERTY, PLOTTED
- Permanent Easement recorded August 25, 2006 in Book A122, Page 9174 as Doc. No. 2006129521. DOES NOT AFFECT SUBJECT PROPERTY. FALLS WITHIN CURRENT GIBSON BLVD. SW RIGHT OF WAY.
- Easement Maintenance Agreement recorded August 28, 2015 as Doc. No. 2015075180. AFFECTS SUBJECT PROPERTY, PLOTTED

SURVEYOR'S CERTIFICATE:

To: Regents of the University of New Mexico,
 To: 98th Street LLC,
 To: Fidelity 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, 2, 3, 4, 8, 11(a), 13, 16 & 18 of Table A thereof. I further certify that this map or plat and the survey on which it is based were made in accordance with the Minimum Standards for Surveys in the State of New Mexico in effect at the time of this certification and this plat and survey are true and correct to the best of my knowledge and belief. The field work was completed on March 21, 2023. Date of certification: April 4, 2023

Gary E. Gritsko
 Gary E. Gritsko, N.M. Professional Surveyor No. 8686

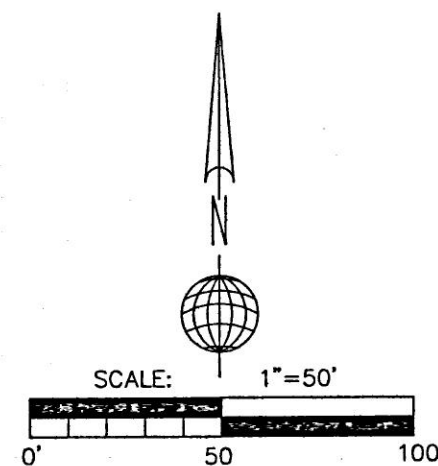


LINE TABLE		
LINE	LENGTH	BEARING
L1	24.04	S89°52'17"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	53.95	232.10	13°19'06"	N88°30'15"W	53.83
C2	60.79	35.00	99°30'34"	S50°33'01"E	53.43

SYMBOLS LEGEND

- ☆ = LIGHT POLE
- ☒ = TRAFFIC SIGNAL BOX
- ☒ = DROP INLET
- ☒ = ELECTRIC RISER/TRANSFORMER



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