

ALTA/NSPS Land Title Survey of
 Tract C-12A2B, GATEWAY NORTH,
 Projected Section 31, T.12N., R.3E., N.M.P.M.
 Town of Alameda Grant,
 City of Rio Rancho,
 Sandoval County, New Mexico

PROPERTY ADDRESS: 1790 Grande Boulevard SE, Rio Rancho, NM 87124

U.P.C. No. 1-013-067-318-346 Act. No. R154856

LEGAL DESCRIPTION:

Tract C-12A2B of Gateway North, as shown and designated on the plat entitled "PLAT OF TRACTS C-12A2A AND C-12A2B-A, GATEWAY NORTH, BEING A REPLAT OF TRACT C-12A-2, GATEWAY NORTH, SITUATE WITHIN PROJECTED SECTION 31, T.12N., R.3E., N.M.P.M., TOWN OF ALAMEDA GRANT, CITY OF RIO RANCHO, SANDOVAL COUNTY, NEW MEXICO, MARCH 2008", filed in the office of the County Clerk of Sandoval County, New Mexico on April 17, 2008 in Volume 3, Folio 2912B.

NOTES:

- Distances shown hereon are horizontal ground distances in feet.
- Bearings are based on the plat of Gateway North, (Vol. 3, Folio 2912B), as monumented by found corners.
- Record measurements are shown in parenthesis (), where record dimensions differ from actual measurements.
- Property 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 Sandoval County, New Mexico, Panel No. 35043C2106D, effective date March 18, 2008.
- No Zoning Report was provided to the surveyor. According to City of Rio Rancho website, the subject property is currently zoned S.U. - Special Use for C-1, C-2 and Hotel/Motel uses.
- There was no observed evidence of current earth moving work, building construction or building additions.
- Parking: There are 26 standard spaces and 2 A.D.A. handicap spaces, a total of 28 striped spaces.
- Reference documents:
 - Plat of Gateway North, recorded on April 17, 2008 in Vol. 3, Folio 2912B.
 - Adjoining plats and deeds as noted hereon.
 - Stewart Title of Albuquerque commitment No. 575550, dated November 6, 2019.

LINE TABLE		
LINE	LENGTH	BEARING
L1	42.97	N77°09'57"W
L2	27.11	S12°30'37"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	15.95	192.50	4°44'53"	S10°17'44"W	15.95

SURVEYOR'S CERTIFICATE:

To: The Regents of the University of New Mexico
 To: Life Enhancement Specialists, LLC
 To: Stewart Title Guaranty Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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, 6, 7(a), 8, 9, 11, 13 and 16 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 November 16, 2019.

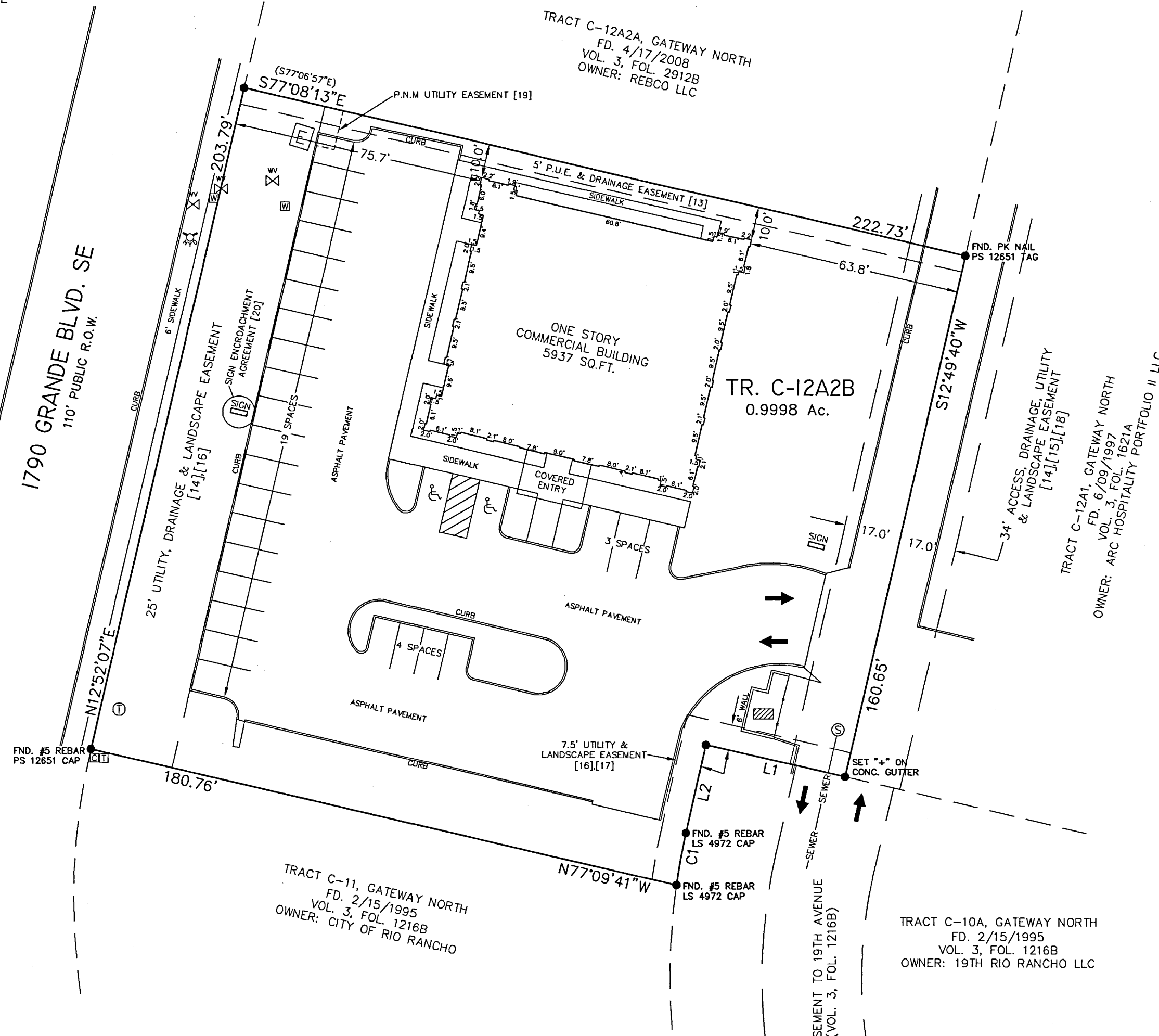
Date of certification: November 30, 2019

Gary E. Gritsko rev. 2/17/2020
 Gary E. Gritsko, N.M. Professional Surveyor No. 8686



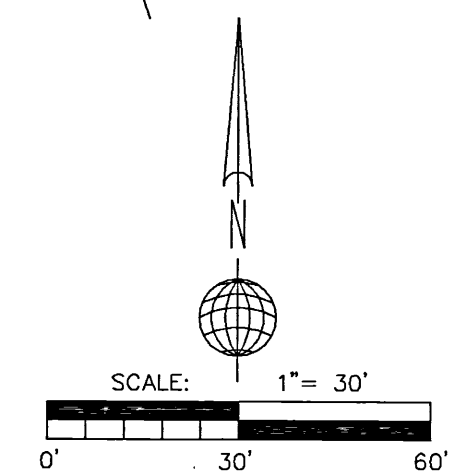
SYMBOLS LEGEND

- ☐ = CABLE RISER
- ▨ = DUMPSTER
- ⊞ = ELECTRIC RISER/TRANSFORMER
- ⊞ = FIRE HYDRANT
- ♿ = HANDICAP PARKING SPACE
- ⊞ = LIGHT POLE
- ⊞ = SEWER MANHOLE
- SEWER— = SEWER LINE
- ⊞ = TELEPHONE RISER
- ⊞ = TELEPHONE MANHOLE
- ➔ = TRAFFIC FLOW
- ⊞ = WATER METER
- ⊞ = WATER VALVE



EASEMENTS: per Schedule B, Part 2 of Title commitment No. 575550, dated Nov. 6, 2019 [item #]

- Reservations and exceptions in the Patent by the United States of America recorded on September 22, 1920 in Book DR2, Page 396, and rerecorded on January 22, 1969 in Book Misc. 23, Page 83. AFFECTS SUBJECT PROPERTY, NOTHING PLOTTED
- Covenants, conditions, restrictions and easements affecting the insured premises, recorded on July 21, 1994 in Book Misc. 313, Page 795, as Doc. No. 1994043919, and as shown and noted on the recorded Plat recorded in Vol. 3, Folio 2912B. AFFECTS SUBJECT PROPERTY, PLOTTED
- A five feet (5') Utility and Drainage Easement reserved along the northerly lot line of the insured premises, as shown on the plat recorded in Vol. 3, Folio 2912B (Rio Rancho Estates Plat Book No. 22, Page 27). AFFECTS SUBJECT PROPERTY, PLOTTED
- Landscaping and Drainage Easement reserved along insured premises, as shown on the plat recorded in Vol. 3, Folio 2912B (Rio Rancho Estates Plat Book No. 22, Page 27). AFFECTS SUBJECT PROPERTY, PLOTTED
- Underground Utility Easement reserved along the insured premises, as shown on the plat recorded in Vol. 3, Folio 2912B (Rio Rancho Estates Plat Book No. 22, Page 27). AFFECTS SUBJECT PROPERTY, PLOTTED
- Underground Easement for Electric Power, Telephone, Television and Security Communications, granted to Public Service Company of New Mexico, reserved along the insured premises, as shown on the plat recorded in Vol. 3, Folio 2912B (Rio Rancho Estates Plat Book No. 22, Page 27). AFFECTS SUBJECT PROPERTY, PLOTTED
- Landscaping Easement reserved along the insured premises, as shown on the plat recorded in Vol. 3, Folio 2912B (Rio Rancho Estates Plat Book No. 22, Page 27). AFFECTS SUBJECT PROPERTY, PLOTTED
- Surface and/or Underground Drainage Easement and Reciprocal Access Easement, reserved along the insured premises, as shown on the plat recorded in Vol. 3, Folio 2912B (Rio Rancho Estates Plat Book No. 22, Page 27). AFFECTS SUBJECT PROPERTY, PLOTTED
- Underground Easement (Electric) granted to Public Service Company of New Mexico, recorded on June 8, 2015 in Book 418, Page 12294 as Doc. No. 2015012284. AFFECTS SUBJECT PROPERTY, PLOTTED
- Easement Encroachment Agreement recorded June 8, 2015 in Book 419, Page 3809, Doc. No. 2016003809. AFFECTS SUBJECT PROPERTY, PLOTTED



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