

ALTA/ACSM Land Title Survey  
of  
Tracts "A", "B", "C" & "D"  
LANDS OF THE FIRST BAPTIST CHURCH  
OF ALBUQUERQUE, NEW MEXICO  
Section 23, T.11N., R.3E., N.M.P.M.  
City of Albuquerque  
Bernalillo County, New Mexico

PROPERTY ADDRESS: 101 & 109 BROADWAY BLVD. N.E.

LEGAL DESCRIPTION:

Tracts lettered "A", "B", "C" and "D", of Lands of The First Baptist Church of Albuquerque, New Mexico, Albuquerque, Bernalillo County, New Mexico, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 27, 1988, in Plat Book C37, Page 107.

NOTES:

- Distances shown hereon are horizontal ground distances in feet.
- Bearings are referenced to geodetic true north based on GPS observations.
- Record measurements are shown in parenthesis ( ), where record data differs from measured data.
- Corners shown thus "●" are set #4 rebar w/cap stamped "G. Gritsko, PLS 8686", unless otherwise shown.
- Flood Note: The property shown hereon is located in Zone X, areas determined to be outside the 0.2% annual chance flood plain, according to the Flood Insurance Rate Map of Bernalillo County, New Mexico, Panel No. 35001C0334G, effective date September 26, 2008.
- The site is currently zoned M-1 (Light Manufacturing Zone)
- This was no observed evidence of current earth moving work, building construction or building additions.
- There was no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- PARKING: The site contains 348 total parking spaces, 27 of which are A.D.A spaces.
- Documents used to determine boundary:
  - Stewart Title Guaranty Company commitment No. 01147-1038, dated 11/18/2013.
  - Plat of Tracts "A", "B", "C", "D" & "E", Lands of The First Baptist Church filed 9/27/1988 in Bk. C37, page 107.

EASEMENTS:

per Schedule B-II of title commitment dated November 18, 2013 [item #]

- A ten foot (10') Private Gas Easement, and incidental purpose thereto, reserved along a northerly portion of Tract "A", and a southeasterly portion of Tract "D", as shown on the recorded plat, recorded in Plat Book C37, Page 107, records of Bernalillo County, New Mexico.
- A ten foot (10') Private Sanitary Sewer Easement, and incidental purpose thereto, reserved along a westerly portions of Tract "A" and Tract "B", as shown on the recorded plat, recorded in Plat Book C37, Page 107, records of Bernalillo County, New Mexico.
- A Private Access Easement, varying in widths, and incidental purpose thereto, reserved along the westerly boundaries of Tract "A" and Tract "B", and along the easterly boundaries of Tract "C" and Tract "D", as shown on the recorded plat, recorded in Plat Book C37, Page 107, records of Bernalillo County, New Mexico.
- Underground Easement, and incidental purposes thereto, granted to Public Service Company of New Mexico, a New Mexico Corporation, and The Mountain States Telephone and Telegraph Company, a Colorado Corporation, recorded August 23, 1977, in Book Misc. 554, Page 624, as Doc. No. 77-51177, reserved along the westerly boundaries of Tract "C" and Tract "D", recorded in Plat Book C37, Page 107, records of Bernalillo County, New Mexico.
- Right-of-Way Easement, and incidental purposes thereto, granted to The Mountain States Telephone and Telegraph Company, a Colorado Corporation, recorded March 7, 1975, in Book Misc. 410, Page 924, as Doc. No. 52564, as noted on the recorded plat, recorded in Plat Book C37, Page 107, records of Bernalillo County, New Mexico.

ENCROACHMENT NOTES:

- The building on Tract A encroaches up to 0.67 feet into the public right-of-way, Broadway Blvd.
- The building on Tract A encroaches into the 10' Private Sanitary Sewer Easement [14].
- The building on Tract C encroaches into the 10' Telephone Easement [17].

SURVEYOR'S CERTIFICATE:

To: Regents of the University of New Mexico  
To: First Baptist Church of Albuquerque, NM  
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 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 11(a), 13, 16 and 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 April 2, 2014.

Date of certification: April 7, 2014

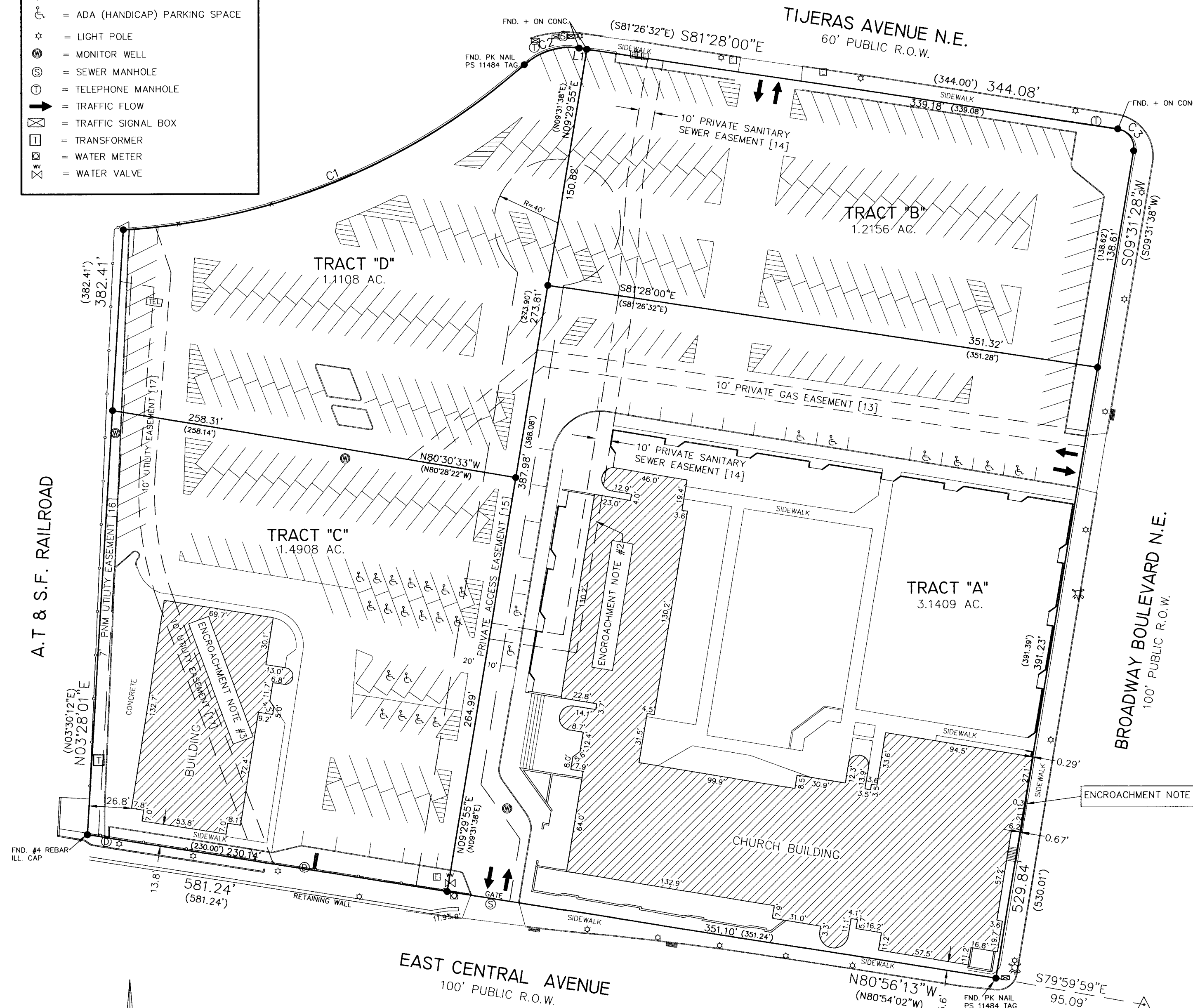
*Gary E. Gritsko*  
Gary E. Gritsko, N.M. Professional Surveyor No. 8686



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SYMBOLS LEGEND

- ⊙ = DRAINAGE MANHOLE
- ⊞ = DROP INLET
- = ELECTRIC RISER
- x- = FENCE
- ⊕ = FIRE HYDRANT
- ♿ = ADA (HANDICAP) PARKING SPACE
- ☆ = LIGHT POLE
- ⊙ = MONITOR WELL
- ⊙ = SEWER MANHOLE
- ⊙ = TELEPHONE MANHOLE
- ➔ = TRAFFIC FLOW
- ⊞ = TRAFFIC SIGNAL BOX
- ⊞ = TRANSFORMER
- ⊞ = WATER METER
- ⊞ = WATER VALVE



AGRS STATION "6\_K14R"  
NM STATE PLANE COORDINATES  
N=1486003.797, E=1522408.158  
CENTRAL ZONE (NAD 83)  
G-G FACTOR: 0.999682048  
MAPPING ANGLE: -0°13'36.21"

LINE	LENGTH	BEARING
L1	4.90	S81°28'00"E

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C1	279.16	415.08	N67°42'51"E	273.93	38°32'04"
C2	37.41	42.79	S73°29'24"W	36.23	50°05'12"
C3	19.06	12.00	N35°58'16"W	17.12	90°59'27"

