

ALTA/ACSM Land Title Survey
of
Lot 6, Block F,
SUNSHINE TERRACE ADDITION
Section 28, T.10N., R.3E., N.M.P.M.
City of Albuquerque
Bernalillo County, New Mexico

PROPERTY ADDRESS: VACANT LAND, SUNSHINE TERRACE AVE. SE

LEGAL DESCRIPTION: Block Lettered "F" of the amended plat of Blocks 3 to 24, inclusive, of SUNSHINE TERRACE, as the same is shown and designated on the Plat of said addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 17, 1950, in Plat Book C1, Page 91.

NOTES:

- Distances shown hereon are horizontal ground distances in feet.
- Bearings are based on NM State Plane grid bearings, central zone, derived from local GPS observations.
- Measurements are shown in parenthesis (), where record data differs from measured data.
- Comers shown thus "∞" are set #4 rebar w/clip stamped "G. Giltsko, PS 8886".
- Unless otherwise shown, bearings shown hereon are located in Zone X areas determined to be within the 0.2% magnetic declination based upon the "Fixed" magnetic declination map of Bernalillo County, New Mexico, Panel No. 35001C0334G, effective date September 29, 2008.
- The site is currently zoned R-1.
- There is 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.
- There is no evidence of a delineated boundary.
- Stewart Title commitment No. 0114758935, dated 2/14/2014.
- Plat of Sunshine Terrace, filed 3/17/1950 in Bk. C1, page 91.
- Plat of UNM Arena, filed 5/29/2010, Bk. 2010C, Pg. 64.
- Plat of UNM Gibson Commercial District, filed 12/22/2011, Bk. 2011C, Pg. 138.

EASEMENTS:

- Five foot (5') Utility Easement reserved along the rear lot line of the insured premises, as shown on the recorded plat, Plat Bk. C1, Page 91, and as reserved in the Declaration of Condominium, recorded in Book 159, Page 165. AFFECTS SUBJECT PROPERTY AND IS PLOTTED.

SURVEYOR'S CERTIFICATE:

To: The Regents of the University of New Mexico
of the City of Albuquerque,
To: Stewart Title Guaranty Company
of Albuquerque, New Mexico

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 Standards 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, b, c, d, e, f, g, h, i, j, k, l, m, n, o, p, q, r, s, t, u, v, w, x, y, z), 16 and Foot Note A thereof. I further certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standards Detail Requirements for ALTA/ACSM Land Title 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 August 20, 2014.

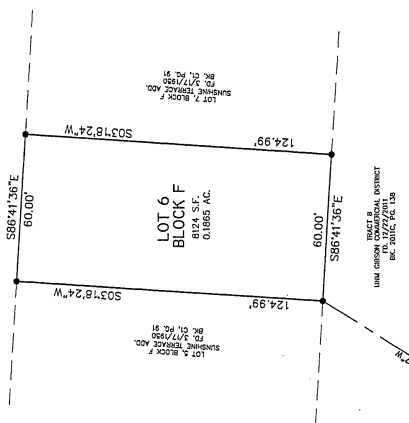
Date of certification: September 4, 2014.

Gray E. Giltsko
Gray E. Giltsko, N.M. Professional Surveyor No. 6686



ALPHA PRO SURVEYING LLC
1436 32ND CIRCLE SE, RIO RANCHO, NEW MEXICO 87124
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DRAWN BY: GC FILE NO: 14-162

SUNSHINE TERRACE AVE. SE
60' PUBLIC RIGHT OF WAY



NAD83 CONTROL STATION T-25-307
NAD STATE PLANE COORDINATES:
N=1,477,335.008, E=1,524,161.952
Z=5,600.000, GAPPING ANGLE: -0102.5337

