

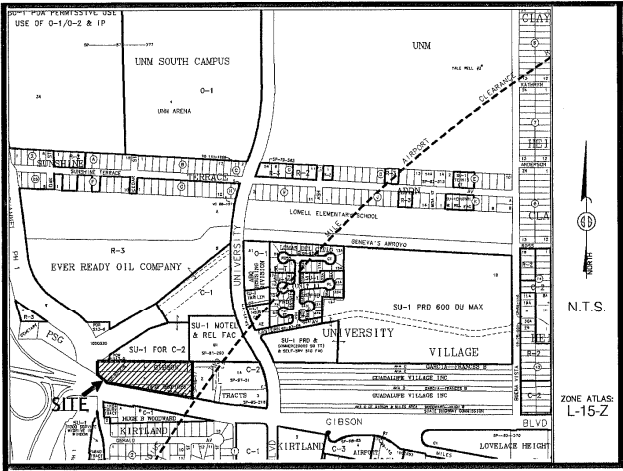
A.L.T.A./A.C.S.M. LAND TITLE SURVEY

TRACTS 4 & 5, GIBSON TRACTS & TRACT A, 40/25 ASSOCIATES SUBDIVISION

SECTION 28, T. 10 N., R. 3 E., N.M.P.M.

CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

APRIL 2006



UTILITY INFORMATION SHOWN HEREON PER FIELD INSPECTION AND CITY OF ALBUQUERQUE UTILITY RECORDS. ACTUAL LOCATION SHOULD BE FURTHER VERIFIED BEFORE BEGINNING CONSTRUCTION AND ANY DISCREPANCIES REPORTED TO THE SURVEYOR.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N59°12'02"W	47.43'

LEGAL DESCRIPTION

PARCEL I

Tract lettered 'A' a replat of "Tracts A and B of 40/25 ASSOCIATES SUBDIVISION", situate within Section 28, T 10 N, R 3 E, N.M.P.M., as the same is shown and designated on said plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 1, 1995, in Plat Book 95C, folio 149 and being more particularly described by metes and bounds as follows:

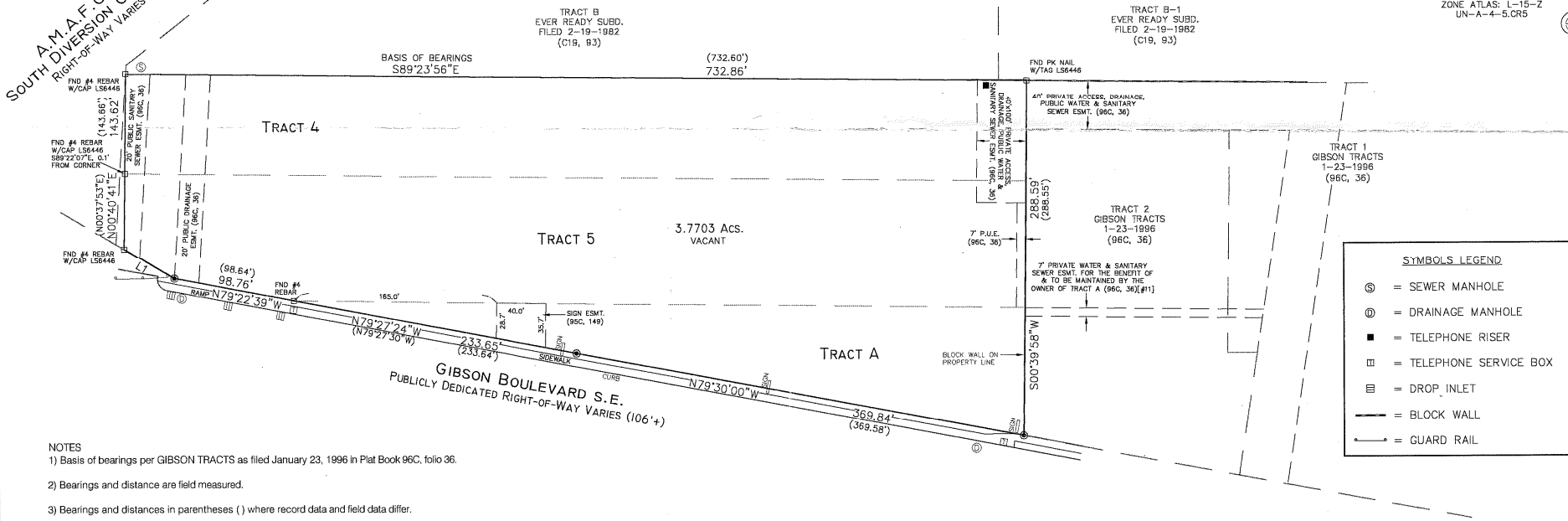
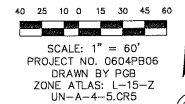
BEGINNING at the Northwest corner of said Tract "A", being a point on the North right-of-way of Gibson Boulevard S.E.; WHENCE K.P.E. Control Station S.D.C. 13-4, a brass cap bears N 73° 02' 11" W, 215.80 feet distant; THENCE from said point of beginning and leaving said North right-of-way, S 89° 20' 02" E, 594.33 feet to an angle point and a point on the west property line of Tract 2 of "Tracts 1 thru 5 of GIBSON TRACTS" 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 September 8, 1995, in Plat Book 95C, folio 341; THENCE along the West property line of said Tract 2, S 00° 39' 58" W, 103.19 feet to an angle point and a point on the North right-of-way line of said Gibson Boulevard N.E.; THENCE along said North right-of-way of Gibson Boulevard N. E., N 79° 30' 00" W, 369.58 feet to an angle point; THENCE continuing along said North right of way, N 79° 27' 30" W, 233.64 feet to the point of beginning.

PARCEL II

Tracts numbered Four (4) and Five (5) of "Corrected Tracts 1 thru 5 of GIBSON TRACTS", situate within Section 28, T 10 N, R 3 E, N.M.P.M., City of Albuquerque, New Mexico, as the same are shown and designated of said plat, filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 23, 1996 in Plat Book 96C, folio 36.

Vicinity Map

A.M.A.F.C.A.
SOUTH DIVERSION CHANNEL
Right-of-Way VARIES



NOTES

- 1) Basis of bearings per GIBSON TRACTS as filed January 23, 1996 in Plat Book 96C, folio 36.
- 2) Bearings and distance are field measured.
- 3) Bearings and distances in parentheses () where record data and field data differ.
- 4) Subject property is located within Zone X, designating areas determined to be outside the 0.2 % annual chance flood plain according to the Flood Insurance Rate Map, Bernalillo County, New Mexico and Incorporated Areas per Map No. 35001C0342 E, effective date November 19, 2003.
- 5) Property UPC #'s Tract A - 1-015-056-170-029-30901
Tract 4 - 1-015-056-154-045-30903
Tract 5 - 1-015-056-154-038-30902
- 6) The plat of 40/25 ASSOCIATES SUBDIVISION filed May 1, 1995 in Vol. 95C, Folio 149 does not show or provide for any restrictions regarding access to Gibson Boulevard S.E. [#11]
- 7) The plat of GIBSON TRACTS filed January 23, 1996 in Vol. 96C, Folio 36 notes that property is subject to a 24' wide reciprocal access easement from University Boulevard S.E. Said reciprocal access easement is not shown on said plat. [#11]
- 8) Document used in preparation of survey:
 - a) Said GIBSON TRACTS as filed January 23, 1996 in Plat Book 96C, folio 36.
 - b) Land America Albuquerque Title dated January 11, 2006 commitment no. 6212000417.

SURVEYOR'S CERTIFICATE

I, MITCHELL W. REYNOLDS, Licensed under the laws of the State of New Mexico, do hereby certify to: LANDAMERICA TITLE, COMMONWEALTH LAND TITLE INSURANCE COMPANY, Regents of the University on New Mexico, R/S Properties, Inc., a Texas corporation and Rio Grande-Alameda, Ltd., a New Mexico limited partnership, as provided in the title Binder No.6212000417 dated January 11, 2006, that this map or plat and the survey on which it is based were made in accordance with minimum standards for surveying in New Mexico, and in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Surveys", jointly established and adopted by ALTA and ACSM in 1999, and includes items 1, 2, 3, 4, 8, 10, 11(a), 11 (b), 13, 14, 15, 18 of table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect in the date of certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Mitchell W. Reynolds
MITCHELL W. REYNOLDS, NMPS #224 DATE 04-06-06



SYMBOLS LEGEND

- ⊙ = SEWER MANHOLE
- ⊕ = DRAINAGE MANHOLE
- = TELEPHONE RISER
- ⊞ = TELEPHONE SERVICE BOX
- ⊞ = DROP INLET
- = BLOCK WALL
- = GUARD RAIL

MONUMENT LEGEND

- ⊞ = FOUND MONUMENT AS NOTED
- ⊙ = SET 1/2" REBAR W/RED PLASTIC CAP STAMPED "MWR 11224" UNLESS OTHERWISE NOTED

SURVEYS SOUTHWEST, LTD.

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T10N R3E SEC. 28