

BOUNDARY SURVEY PLAT
Parcels 1 & 2
LANDS OF SANDIA FOUNDATION
being the Westerly Portion of Tract Z,
LANDS OF SOUTHWESTERN CONSTRUCTION COMPANY
 &
UNPLATTED 0.6004 ACRE TRACT
within the Town of Albuquerque Grant
Projected Section 16, T10N, R3E, NMPM
Albuquerque, Bernalillo County, New Mexico
 Sheet 1 of 2

LEGAL DESCRIPTION: Parcel 1

A certain tract of land within the exterior boundaries of the Town of Albuquerque Grant, in projected Section 16, Township 10 North, Range 3 East, N.M.P.M., Albuquerque, Bernalillo County, New Mexico, being described as Tract "Z" as shown and designated on the Plat of Tract "Z" SOUTHWESTERN CONSTRUCTION COMPANY, Albuquerque, New Mexico, filed for assessment purposes in the office of the County Clerk of Bernalillo County, New Mexico on April 26, 1971, in Volume C7, Folio 209;

EXCEPTING THEREFROM a portion of said Tract "Z" being the tract described in the Special Warranty Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on November 4, 1998 in Book 9818, Page 252 as Document No. 1998142061; EXCEPTING THEREFROM a portion of said Tract "Z" being the tract described in the Warranty Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on May 15, 2003 in Book A56, Page 898 as Document No. 2003081069. Said remaining portion of said Tract "Z" is more particularly described by metes and bounds survey made by Gary E. Gritsko, N.M.P.S. No.8686 as follows:

Beginning at the southeast corner of the tract herein described, being a point on the northerly right of way line of Legion Road N.E., whence the Albuquerque Geographic Reference System Control Station "9-J15", having N.M. State Plane coordinates of N=1489021.809, E=1526869.928 (NAD 83) bears S.02°28'06"E., 377.28 feet distant;
 Thence, N.85°34'36"W., 891.29 feet to the southwest corner of said Tract Z;
 Thence, N.47°04'20"W., 9.61 feet to an angle point of said Tract Z;
 Thence, N.26°00'44"W., 103.44 feet to an angle point of said Tract Z;
 Thence, S.85°34'26"E., 531.81 feet to an angle point of said Tract Z;
 Thence, N.00°33'30"E., 48.17 feet to an angle point of said Tract Z;
 Thence, N.85°34'36"W., 556.86 feet to an angle point of said Tract Z;
 Thence, N.25°54'06"W., 82.12 feet to a point on the new easterly right of way line of Interstate 25 East Frontage Road;
 Thence, N.16°53'26"E., 705.61 feet along said right of way line to the northwest corner of said tract;
 Thence, S.81°12'48"E., 871.25 feet along the north line of said Tract Z to the northeast corner of said tract;
 Thence, S.04°25'43"W., 836.77 feet to the point of beginning. Said tract contains 18.3922 acres, more or less.

LEGAL DESCRIPTION: Parcel 2

A certain tract of land within the exterior boundaries of the Town of Albuquerque Grant, in projected Section 16, Township 10 North, Range 3 East, N.M.P.M., Albuquerque, Bernalillo County, New Mexico, being the same tract described in the Warranty Deed filed in the office of the County Clerk of Bernalillo County, New Mexico on January 26, 1984 in Book D203A, Page 532 as Document No. 84-6054. Said tract is more particularly described by metes and bounds survey made by Gary E. Gritsko, N.M.P.S. No.8686 as follows:

Beginning at the southeast corner of the tract herein described, whence the Albuquerque Geographic Reference System Control Station "9-J15", having N.M. State Plane coordinates of N=1489021.809, E=1526869.928 (NAD 83) bears S.38°02'56"E., 640.18 feet distant;
 Thence, N.00°33'30"E., 48.17 feet to the northeast corner of said tract;
 Thence, N.85°34'36"W., 556.86 feet to the northwest corner of said tract;
 Thence, S.26°05'01"W., 55.75 feet to the southwest corner of said tract;
 Thence, S.85°34'26"E., 531.81 feet to the point of beginning.
 Said tract contains 0.6004 acre, more or less.

EASEMENT ITEMS PER SCHEDULE B, SECTION 2 OF STEWART TITLE COMMITMENT NO. 10120054

- ITEM 11: 25' wide Public Road Easement per Plat recorded in Plat Book D3, Page 108. (Plotted)
- ITEM 12: Right of way to MST&T recorded 6/19/28, Book 90, Page 499. (Unable to plot)
- ITEM 13: 10' Easement to PSCNM and MST&T recorded 7/17/58 in Book 299, Pg. 149. (Plotted)
- ITEM 14: Easement to PSCNM and MST&T recorded 7/17/58 in Book D433, Pg. 609. (Does not apply)
- ITEM 15: Easement to PSCNM and MST&T recorded 7/17/58 in Book D433, Pg. 613. (Does not apply)
- ITEM 16: 10' Easement to PSCNM recorded 9/26/58 in Book D444, Pg. 132. (Plotted)
- ITEM 17: Easements for public streets recorded 8/24/60 in Book D558, Pg. 317. (Does not apply)
- ITEM 18: 100' Easement for drainage recorded 8/12/61 in Book D607, Pg. 299. (Plotted)
- ITEM 19: Easement to MST&T recorded 7/5/62 in Book D649, Pg. 237. (Does not apply)
- ITEM 20: Easement to PSCNM and MST&T recorded on 11/6/68 in Book Misc. 120, Pg. 377. (Does not apply)
- ITEM 21: Easement to PSCNM and MST&T recorded in Book 11/6/68 in Book Misc. 120, Pg. 379. (Does not apply)
- ITEM 22: 15' Storm Sewer Easement recorded 11/20/72 in Book Misc. 286, Pg. 674. (Plotted)
- ITEM 23: Easement to PSCNM and MST&T recorded 1/29/74 in Book Misc. 351, Pg. 69. (Does not apply)
- ITEM 24: Easement agreement recorded on 11/4/1998 in Book 9818, Pg. 254. (Plotted)
- ITEM 25: 60' Public Sanitary Sewer, Waterline and Storm Drainage Easement recorded 6/19/2007 as Document No. 2007089326. (Plotted)
- ITEM 26: 60' Private Access Easement recorded 6/19/2007 as Document No. 2007089323. (Plotted)

SURVEYOR'S CERTIFICATE:

I, Gary E. Gritsko, New Mexico Professional Surveyor No. 8686, do hereby certify that this Boundary Survey Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this instrument is a Boundary Survey Plat of an existing tract or tracts.



Gary E. Gritsko
 Gary E. Gritsko, NMPS No. 8686

Dec. 28, 2010
 Date

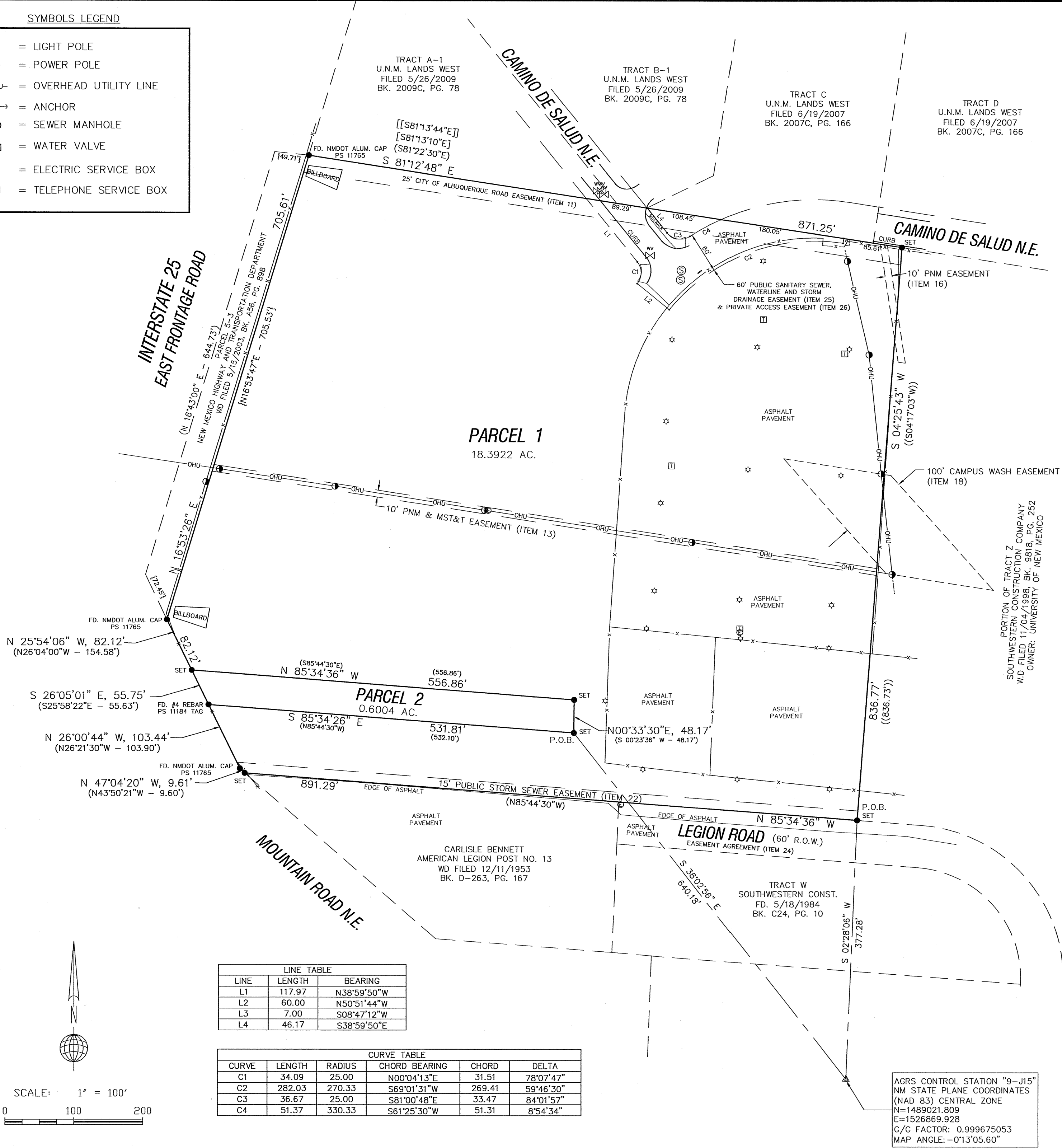
ALPHA PROFESSIONAL SURVEYING INC.
 P.O. Box 46316, RIO RANCHO, NEW MEXICO 87174
 PHONE (505) 892-1076 FAX (505) 891-0471
 DRAWN BY: CS FILE No.:10-134

SYMBOLS LEGEND

- ☆ = LIGHT POLE
- = POWER POLE
- OHU- = OVERHEAD UTILITY LINE
- = ANCHOR
- ⊙ = SEWER MANHOLE
- ⊗ = WATER VALVE
- ⊕ = ELECTRIC SERVICE BOX
- ☐ = TELEPHONE SERVICE BOX

COUNTY CLERK RECORDING STAMP

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 Sheet 2 of 2



SURVEY NOTES:

1. Distances shown hereon are horizontal ground distances in feet.
2. Basis of bearings is NM State Plane grid bearings, obtained by GPS observations and referenced to AGRS Control Station 9-J15.
3. Measurements shown in parenthesis () per Plat of Tract Z, Southwestern Construction Company, filed 4/26/1971 in Vol. C7, Folio 209.
4. Measurements shown in double parenthesis (()) per Warranty Deed filed 11/4/1998 in Book 9818, Pg. 252.
5. Measurement shown in brackets [] per plat of UNM Lands West filed 6/19/2007 in Book 2007C, Page 166.
6. Measurement shown in double brackets [[]] per plat of UNM Lands West filed 5/26/2009 in Book 2009C, Page 78.
7. Measurements shown in brackets { } per Warranty Deed filed 5/15/2003 in Book A56, Page 898.
8. Corners shown thus "●" are set #4 rebar w/cap stamped "G. Gritsko, PLS 8686", unless otherwise shown.
9. 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 Nos. 35001C0332G & 35001C0334G, effective date September 26, 2008.

REFERENCE DOCUMENTS:

1. Stewart Title of Albuquerque LLC commitment No. 10120054, dated 12/7/2010.
2. Warranty Deed filed 7/29/1975 in Book D989, Pg. 125, Doc. No. 75-76521.
3. Special Warranty Deed filed 11/04/1998 in Book 9818, Pg. 252, Doc. No. 1998142061.
4. Warranty Deed filed 5/15/2003 in Book A56, Pg. 898, Doc. No. 2003081069.
5. Warranty Deed filed 01/26/1984 in Book D203A, Pg. 532, Doc. No. 84-6054.
6. Plat of UNM Lands West filed 6/19/2007 in Book 2007C, Pg. 166, Doc. No. 2007089423.
7. Plat of UNM Lands West filed 6/26/2009 in Book 2009C, Pg. 78, Doc. No. 2009057278.
8. Plat of Southwestern Construction Co. filed 12/29/1967 in Volume D3, Folio 180.
9. Plat of Southwestern Construction Co. filed 4/26/1971 in Volume C7, Folio 209.
10. Plat of Southwestern Construction Co. filed 1/6/1967 in Volume C6, Folio 149.

U.P.C. Numbers:

Parcel 1: 1-015-058-264-268-4-10-14
 Parcel 2: 1-015-058-230-227-4-10-15

LINE TABLE		
LINE	LENGTH	BEARING
L1	117.97	N38°59'50"W
L2	60.00	N50°51'44"W
L3	7.00	S08°47'12"W
L4	46.17	S38°59'50"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C1	34.09	25.00	N00°04'13"E	31.51	78°07'47"
C2	282.03	270.33	S69°01'31"W	269.41	59°46'30"
C3	36.67	25.00	S81°00'48"E	33.47	84°01'57"
C4	51.37	330.33	S61°25'30"W	51.31	8°54'34"

AGRS CONTROL STATION "9-J15"
 NM STATE PLANE COORDINATES
 (NAD 83) CENTRAL ZONE
 N=1489021.809
 E=1526869.928
 G/G FACTOR: 0.999675053
 MAP ANGLE: -0°13'05.60"



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