

ALTA/NSPS Land Title Survey
 1111 Stanford Drive NE
 UNIVERSITY OF NEW MEXICO LAND
 within N.W. 1/4 of S.W. 1/4 of Section 15,
 Township 10 North, Range 3 East, N.M.P.M.
 City of Albuquerque
 Bernalillo County, New Mexico

PROPERTY ADDRESS: 111 Stanford Drive N.E., Albuquerque, N.M.
 U.P.C. No. 1-016-058-063-200-307-10B1 (building)
 1-016-058-063-200-307-10L1 (land)

LEGAL DESCRIPTION:

A certain tract of land situate in Section 15, T. 10N., R. 3E., N.M.P.M., Bernalillo County, New Mexico, which is a part of the land of the University of New Mexico, and which is more particularly described as follows:

BEGINNING at the Southeast corner of said tract, which is a point on the westerly right of way line of Stanford Drive N.E., a dedicated street of the City of Albuquerque, New Mexico, and from whence the southwest corner of Lot 13, Block 5, Sunset Terrace Addition, City of Albuquerque, Bernalillo County, New Mexico, bears S.08°19'00"E., 392.97 feet distance; thence N.00°28'00"E., 250.00 feet distance to the Northeast corner; thence N.89°32'00"W., 229.57 feet distance to the Northwest corner; thence S.00°28'00"W., 250.00 feet distance to the Southwest corner; thence S.89°32'00"E., 229.57 feet distance to the Southeast corner and point of beginning.

NOTES:

- Distances shown hereon are horizontal ground distances in feet.
- Bearings are based on the plat of Sunset Terrace Addition (Bk. C, Pg. 25) as monumented by found corners.
- Record measurements are shown in parenthesis (), where record dimensions differ from actual measurements.
- Corners shown thus "●" are set #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 Bernalillo County, New Mexico, Panel No. 35001C0353H, effective date August 16, 2012.
- The site is zoned R-MH (Multi Family High Density). No zoning report was provided by client.
- There was no observed evidence of current earth moving work, building construction or building additions.
- Parking spaces: There are 57 standard spaces, 16 small car spaces and 4 handicap spaces.
- Reference documents:
 - Lease dated May 9, 1958 between University of New Mexico and County of Bernalillo.
 - Plat of Sunset Terrace Addition filed 12/19/1928 in Bk. C, page 25.

EASEMENTS:

per Schedule B, Section 2 of Title commitment dated (NONE PROVIDED) [item #]

SURVEYOR'S CERTIFICATE:

To: The Regents of the University of New Mexico
 To: County of Bernalillo, State of New Mexico

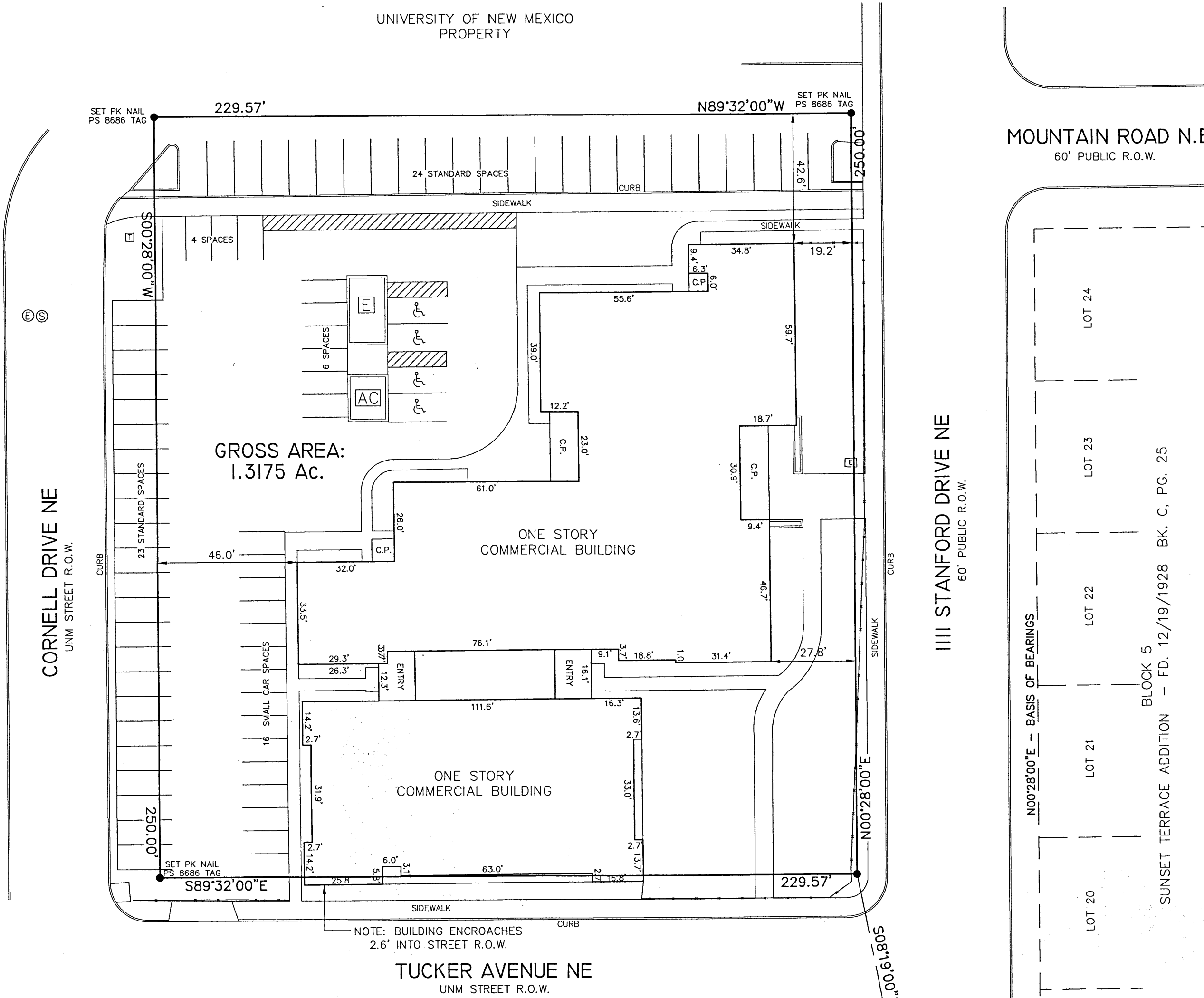
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 6(a), 7(a), 8, 9, 10, 11, 13 and 16 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 July 17, 2018.

Date of certification: August 10, 2018

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



ALPHA PRO SURVEYING LLC
 1436 32ND CIRCLE SE, RIO RANCHO, NEW MEXICO 87124
 PHONE (505) 892-1076 ALPHA PRO SURVEYING.COM
 DRAWN BY: GG FILE NO.: 18-235



GROSS AREA:
 1.3175 Ac.

NOTE: BUILDING ENCROACHES
 2.6' INTO STREET R.O.W.

TIE TO: SW CORNER
 LOT 13, BLOCK 5
 SUNSET TERRACE

- SYMBOLS LEGEND**
- ☐ = CABLE RISER
 - OHE- = ELECTRIC LINE OVERHEAD
 - ⊕ = ELECTRIC MANHOLE
 - ⊞ = ELECTRIC RISER/TRANSFORMER
 - ♿ = HANDICAP PARKING SPACE
 - ⊙ = SEWER MANHOLE
 - ☒ = TELEPHONE RISER

