

ALTA/NSPS Land Title Survey  
 TRACT within the S.W.1/4,  
 Section 21, T.10N., R.4E., N.M.P.M.  
 City of Albuquerque  
 Bernalillo County, New Mexico

PROPERTY ADDRESS: 11009 SKYLINE ROAD N.E.

LEGAL DESCRIPTION:

A certain tract of land situate within Section 21, Township 10 North, Range 4 East, N.M.P.M., City of Albuquerque, Bernalillo County, New Mexico, being more particularly described as follows:  
 BEGINNING at the Southeast corner of herein described tract, being a point on the Northerly line of Skyline Road, being common with the Southwest corner of Ondes Tract A, as filed in the office of the County Clerk of Bernalillo County, New Mexico on February 14, 1979, in Plat Book C14, Page 109, running Thence N.87°38'00"W., along the Northerly line of Skyline Road, a distance of 259.31 feet to the Southwest corner, being a point on the Easterly line of Morris Street; Thence along the Easterly line of Morris Street for the next 3 calls: 228.96 feet along the arc of a curve to the right having a radius of 329.67 feet and a chord bearing and a distance of N.34°50'12"E., 224.38 feet to a point of reverse curve; 183.56 feet along the arc of a curve to the left having a radius of 377.38 feet and a chord bearing and distance of N.40°47'53"E., 181.76 feet to a point of reverse curve; 16.12 feet along the arc of a curve to the right having a radius of 25 feet and a chord bearing and distance of N.46°15'51"E., 15.85 feet to the most northerly corner; Thence S.00°07'00"E., a distance of 343.43 feet to the southwest corner and place of beginning.

NOTES:

- Distances shown hereon are horizontal ground distances in feet.
- Bearings are based on the plat of Ondes Tract A, (Bk. C14, Pg. 109) as monumented by found corners.
- 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, 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. 35001C0136G, effective date September 26, 2008.
- The site is currently zoned M-1 (Light Manufacturing Zone). No Zoning Report was not provided.
- This was no observed evidence of current earth moving work, building construction or building additions.
- Reference documents used to determine boundary:
  - Stewart Title of Albuquerque LLC commitment No. 592407, dated Jan. 22, 2020.
  - Plat of Ondes Tract A filed on 2/14/1979 in Bk. C14, page 109.

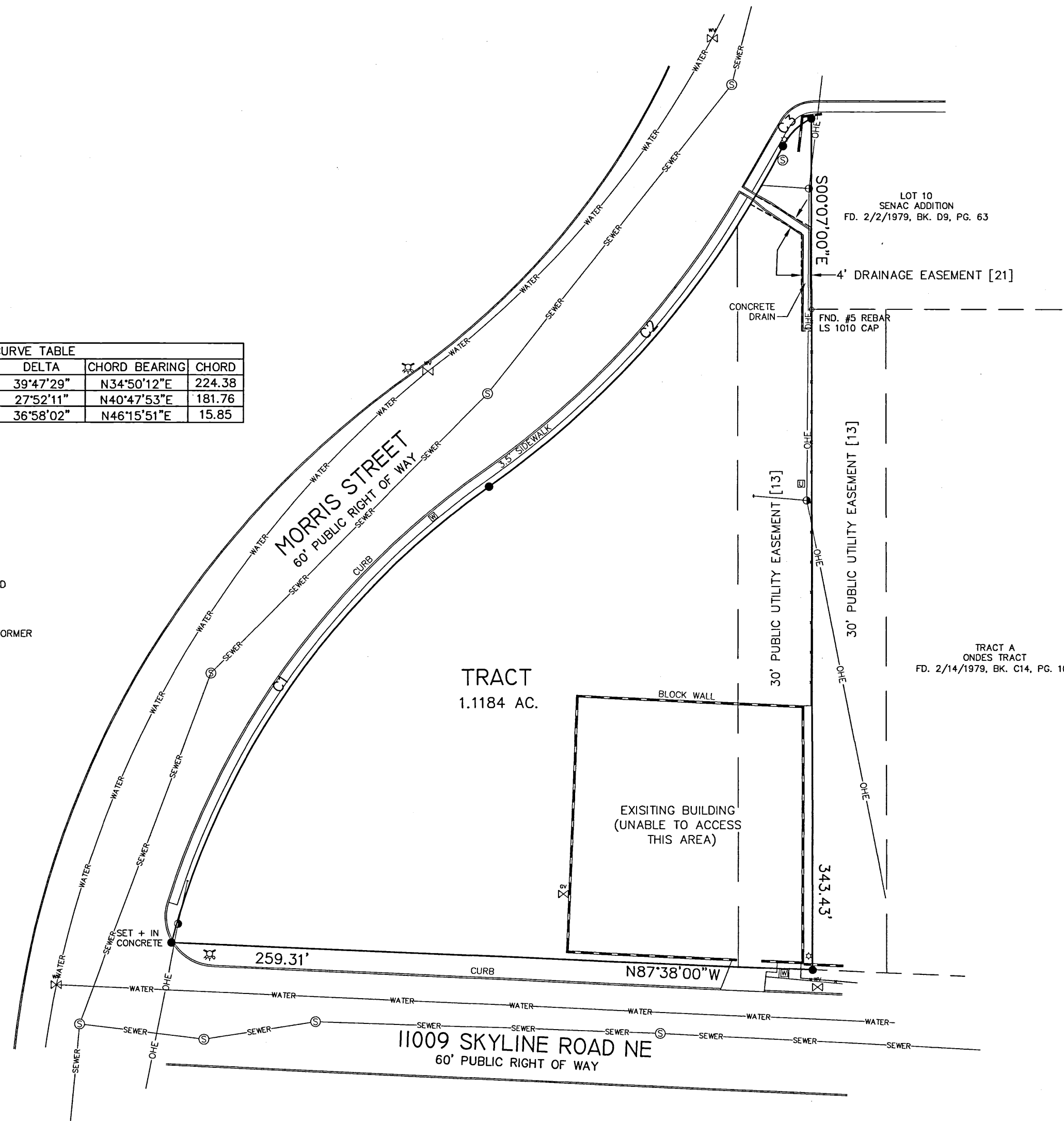
EASEMENTS: per Schedule B, Part 2 of Title commitment dated December 2, 2019 [item #]

- Reservations and exceptions in Patent by the United States of America, recorded in Book 77, Page 6. AFFECTS SUBJECT PROPERTY, NOTHING PLOTTED
- Reservations and exceptions in Patent by the United States of America, recorded on May 17, 1949 in Book Misc 420, Page 6. AFFECTS SUBJECT PROPERTY, NOTHING PLOTTED
- Easements and incidental purposes, reserved by the City of Albuquerque for existing utilities, in Vacation Ordinance No. V-75-3 adopted April 17, 1975 recorded May 7, 1975 in Book Misc. 420, Page 31, as Doc. No. 62407. AFFECTS SUBJECT PROPERTY, PLOTTED
- Drainage Easement agreement between Michael Jm Warren and Carol Warren and the Regents of the University of NM, recorded on June 9, 2006 as Doc. No. 2006084096. AFFECTS SUBJECT PROPERTY, PLOTTED

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	228.96	329.67	39°47'29"	N34°50'12"E	224.38
C2	183.56	377.38	27°52'11"	N40°47'53"E	181.76
C3	16.12	25.00	36°58'02"	N46°15'51"E	15.85

SYMBOLS LEGEND

- = ANCHOR
- = BLOCK WALL
- OHE- = ELECTRIC LINE OVERHEAD
- ⊠ = ELECTRIC METER
- = ELECTRIC POLE
- ⊠ = ELECTRIC RISER/TRANSFORMER
- x- = FENCE
- ⊠ = FIRE HYDRANT
- ⊠ = GAS VALVE
- ⊠ = LIGHT POLE
- ⊠ = SEWER MANHOLE
- ⊠ = WATER METER
- ⊠ = WATER VALVE



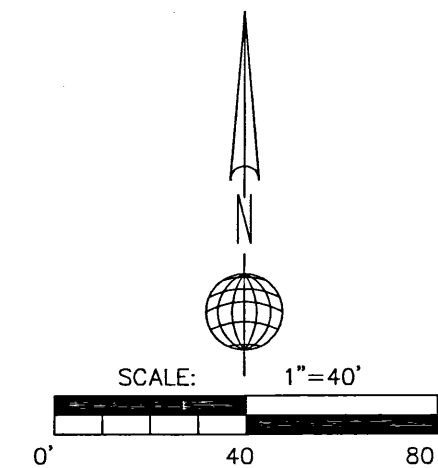
SURVEYOR'S CERTIFICATE:

To: The Regents of the University of New Mexico,  
 To: Purchaser to be determined  
 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 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, 7(a), 8, 9, 10, 11, 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 January 10, 2020.

Date of certification: January 15, 2020  
 Revised February 2, 2020.

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



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