



Zoning Data

ZONING DESIGNATION = SU-1 FOR IP USES

NUMBER OF STRIPED PARKING SPACES:

REGULAR = 0
HANDICAPPED= 0
TOTAL= 0
VACANT LAND

Notes Corresponding to Schedule B-II

- SCH. B-II
ITEM NO. DESCRIPTION
- [9] RESERVATIONS CONTAINED IN PATENT FROM THE UNITED STATES OF AMERICA, RECORDED IN (BOOK) 80, (PAGE) 353 RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- [10] MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR RENAISSANCE, RECORDED IN BOOK MISC. 270A, PAGE 292 RECORDS OF [BERNALILLO] COUNTY, NEW MEXICO, AS AMENDED BY THOSE INSTRUMENTS RECORDED IN BOOK MISC. 337A, PAGE 176 AND BOOK MISC. 491A, PAGE 214, RECORDS OF [BERNALILLO] COUNTY, NEW MEXICO.
- [11] EASEMENTS AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE PLAT RECORDED IN (BOOK) 2017C, (PAGE) 99; (BOOK) 98C, (PAGE) 135 RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- [12] EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY BY DOCUMENT RECORDED IN BOOK MISC. 242A, PAGE 572, AND AS SHOWN, NOTED AND PROVIDED FOR ON THE PLAT RECORDED IN MAP BOOK 98C, PAGE 135, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- [13] NOTICE OF SOIL CONDITION AND NEGATIVE COVENANTS RECORDED IN BOOK MISC. 169A, PAGE 716, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- [14] EASEMENT FOR LANDSCAPING WITHIN THE NORTHEAST CORNER OF THE LAND DESCRIBED AS PERMANENT LANDSCAPE EASEMENT NO. 21 IN THE DOCUMENT RECORDED IN BOOK MISC. 270A, PAGE 292, AND AS PERMANENT LANDSCAPE EASEMENT NO. 13 IN THE DOCUMENT RECORDED IN BOOK MISC. 337A, PAGE 176, SAID EASEMENT BEING SHOWN, NOTED AND PROVIDED FOR ON THE PLAT RECORDED IN MAP BOOK 98C, PAGE 135, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- [15] MASTER DECLARATION FOR NORTH RENAISSANCE AS AMENDED AND RESTATED IN THE DOCUMENT RECORDED IN BOOK 94-14, PAGE 8848, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.
- [16] SUBDIVISION PLAT CONDITIONS AS NOTED ON THE PLAT RECORDED IN MAP BOOK 98C, PAGE 135, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- [17] EASEMENT TEN (10) FEET IN WIDTH, EXTENDING FROM THE WESTERLY BOUNDARY INTO THE LAND GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC. BY DOCUMENT RECORDED IN BOOK 9813, PAGE 3797, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- [18] EASEMENTS GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U.S. WEST COMMUNICATIONS, INC. BY DOCUMENTS RECORDED IN BOOK 9817, PAGE 5428 AND BOOK 9817, PAGE 5429, RECORDS OF [BERNALILLO] COUNTY, NEW MEXICO.
- [19] PARKING EASEMENT RECORDED IN BOOK A134, PAGE 1459, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. EXHIBIT "A" IN DOCUMENT IS BLANK-UNABLE TO PLOT
- [20] ANY AND ALL RIGHTS, LIENS, CLAIMS, ASSESSMENTS, OR EQUITIES IN FAVOR OF A HOMEOWNERS ASSOCIATION, OR SIMILAR ENTITY, WHICH MAY AFFECT THE INSURED PREMISES.
- [21] TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORD.
- [22] RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS.

Key Note Legend

- AFFECTS SUBJECT PROPERTY: AS SHOWN
- AFFECTS SUBJECT PROPERTY: NON-SURVEY MATTER
- △ DOES NOT AFFECT SUBJECT PROPERTY

Notes

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION OF ABOVE GROUND APPURTENANCES AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
3. NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
4. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED

Statement of Encroachments

- △ NONE VISIBLE

ALTA/NSPS Land Title Survey

Tract 7-A-1
Renaissance Center

Albuquerque, Bernalillo County, New Mexico
April 2018

Legal Description

TRACT 7-A-1, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PLAT OF -TRACTS 7-A-1 AND 7-B-1 RENAISSANCE CENTER", FILED IN THE OFFICE OF THE COUNT CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 7, 2017, IN PLAT BOOK 2017C, FOLIO 99, AS DOCUMENT NO. 2017086616

Access Note

INGRESS AND EGRESS TO THE PREMISES IS PROVIDED BY RENAISSANCE BOULEVARD, N.E. AND COMMERCE DRIVE, N.E., THE SAME BEING PAVED AND DEDICATED RIGHTS OF WAY MAINTAINED BY THE CITY OF ALBUQUERQUE.

Surveyor's Certificate

I, LARRY W. MEDRANO, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEW MEXICO, LICENSE NUMBER 11993, DO HEREBY CERTIFY TO AVI SCHELINGER AND CHICAGO TITLE INSURANCE COMPANY, AS FOLLOWS:

THAT THE ALTA/NSPS LAND TITLE SURVEY ON WHICH THIS CERTIFICATE APPEARS (THE SURVEY) IS BASED UPON A FIELD SURVEY CONDUCTED BY ME OR UNDER MY SUPERVISION ON APRIL 10, 2018 AND THAT SUCH FIELD SURVEY AND THIS SURVEY WERE MADE IN ACCORDANCE WITH "THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ADOPTED BY ALTA AND NSPS IN 2016, AND INCLUDES ITEMS 1, 3, 4, 7(c), 8, 9, 11(c), 18 AND 19 OF TABLE A THEREOF, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NEW MEXICO, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

FOR PURPOSES OF IDENTIFYING EASEMENTS, RESERVATIONS AND PRIVATE RESTRICTIONS OF RECORD, I HAVE REVIEWED AND RELIED ON CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER R1713891-BE DATED NOVEMBER 19, 2017.

I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARDS REQUIREMENTS FOR LAND SURVEYS AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS.

Larry W. Medrano
LARRY W. MEDRANO
N.M.P.S. No. 11993

04/10/2018
DATE

LARRY W. MEDRANO
NEW MEXICO
11993
REGISTERED PROFESSIONAL SURVEYOR

Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0138H, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROPERTY INFORMATION				PROJECT INFORMATION					
STATE PLANE ZONE: NM-C		GRID GROUND COORDINATES: GRID		TYPE: STANDARD		LAND GRANT ELENA GALLEGOS GRANT				PROPERTY OWNER AVI SCHESLINGER				CREW/TECH: MC		DATE OF SURVEY 04/10/2018	
HORIZONTAL DATUM: NAD83		VERTICAL DATUM: NAVD88		ROTATION ANGLE: 0° 00' 00.00"		YES		MATCHES DRAWING UNITS		SUBDIVISION NAME RENAISSANCE CENTER				DRAWN BY: JK		CHECKED BY: LM	
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0		SECTION 34		TOWNSHIP 11 NORTH		RANGE 3 EAST		MERIDIAN NMPM					
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000328685 GROUND TO GRID: 0.999672239				DISTANCE ANNOTATION: GROUND		CITY ALBUQUERQUE		COUNTY BERNALILLO		STATE NM		UPC 101606139021440620					
				BEARING ANNOTATION: GRID		ELEVATION TRANSLATION: ±0.00'		ELEVATIONS VALID: NO		OFFICE LOCATION: 3200 San Mateo Boulevard, NE Albuquerque, NM 87113 505.856.5700 PHONE 505.856.7900 FAX				PSI JOB NO. 17-9113AL		SHEET NUMBER 1 OF 2	
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