

Zoning Data

NUMBER OF STRIPED PARKING SPACES:

REGULAR	=	0
HANDICAPPED	=	0
TOTAL	=	0

Notes Corresponding to Schedule B-II

TITLE COMMITMENT NO. SP00016940 PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY DATED DECEMBER 4, 2024

- | SCH. B-II
ITEM NO. | DESCRIPTION |
|-----------------------|--|
| 9. | RESERVATIONS AS CONTAINED IN PATENT FROM THE UNITED STATES OF AMERICA RECORDED IN BOOK 31, PAGE 69, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. |
| 10. | EASEMENT FOR UTILITIES FIVE (5) FEET IN WIDTH AFFECTING THE EASTERLY FIVE (5) FEET OF THE PREMISES RECORDED IN BOOK 0789, PAGE 959 AS DOCUMENT NUMBER 19650818218, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. |
| 11. | RIGHTS OF PARTIES IN POSSESSION UNDER UNRECORDED LEASE OR RENTAL AGREEMENTS. |
| 12. | ANY PRESCRIPTIVE RIGHTS WHICH MAY ACORUE DUE TO THE EXISTENCE OF OVERHEAD UTILITY LINES TRAVERSING THE PREMISES OUTSIDE OF ANY DEDICATED EASEMENT AND A TRANSFORMER SITUATED ON THE PREMISES OUTSIDE OF ANY DEDICATED EASEMENT AS SHOWN, SET FORTH AND DELINEATED ON THAT ALTA/NSPS LAND TITLE SURVEY PREPARED BY LARRY W.MEDRANO, NMPS NO. 11993, DATED _____ |
| 13. | TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. |

Key Note Legend

- ☐ AFFECTS SUBJECT PROPERTY: AS SHOWN
- ☐ AFFECTS SUBJECT PROPERTY: NON-SURVEY MATTER

ALTA/NSPS Land Title Survey

Lot H-5, Tract "H"
Cole's Industrial Subdivision No. 2
Albuquerque, Bernalillo County, New Mexico
December 2024

Legal Description

LOT H-5 OF PLAT OF LOT H-5 IN TRACT "H" OF COLE'S INDUSTRIAL SUBDIVISION NO. 2, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 26, 1973.

Notes

- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION OF VISIBLE ABOVE GROUND APPURTENANCES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED

Access Note

INGRESS AND EGRESS TO THE PREMISES IS PROVIDED BY VASSER DRIVE, N.E., THE SAME BEING A PAVED AND DEDICATED RIGHT OF WAY MAINTAINED BY THE CITY OF ALBUQUERQUE.

Statement of Encroachments

- 12 A APPARENT ENCROACHMENT OF TRANSFORMER ON SUBJECT PROPERTY

Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0351H, 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.

Surveyor's Certificate

TO 3434 VASSAR, LLC A NEW MEXICO LIMITED LIABILITY COMPANY AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9 AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 10, 2024.

DATE OF PLAT OR MAP: DECEMBER 11, 2024

I FURTHER CERTIFY THAT THIS SURVEY WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM STANDARD REQUIREMENTS FOR LAND SURVEYING IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY BELIEF.

DocuSigned by:

Larry W. Medrano

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

12/11/2024

DATE

DIGITAL SIGNATURE IS INVALID WITHOUT DIGITAL CERTIFICATION



REVISIONS				COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROPERTY INFORMATION		PROJECT INFORMATION	
NO.	DATE	BY	DESCRIPTION	STATE PLANE ZONE:	GRID (GROUND COORDINATES):	GEOID:		LAND GRANT				PROPERTY OWNER		CREW/TECH:	DATE OF SURVEY
				NM-C	GRID	ABQ GEOID		N/A				BETTY M MORROW, TRUSTEE MORROW LIVING TRUST		WB	09/10/2024
				HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES	SECTION 3	TOWNSHIP 10 NORTH	RANGE 3 EAST	MERIDIAN NMPM	SUBDIVISION NAME COLE'S INDUSTRIAL SUBDIVISION NO. 2	ADDRESS 3434 VASSAR DRIVE N.E.		
				CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM		BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0		CITY ALBUQUERQUE	COUNTY BERNALILLO	STATE NM	UPC 101606021011330426			JK	CHECKED BY: LM
				COMBINED SCALE FACTOR: GRID TO GROUND: 1.000327621	GROUND BEARING ANNOTATION: GROUND GRID	DISTANCE ANNOTATION: ELEVATION TRANSLATION: ELEVATIONS VALID: ±0.00'								PSI JOB NO. 245229AL	SHEET NUMBER 1 OF 2

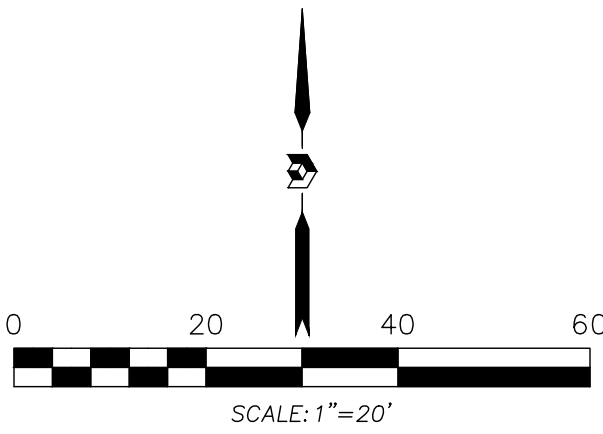
PRECISION SURVEYS, INC.

OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113

505.856.5700 PHONE 505.856.7900 FAX

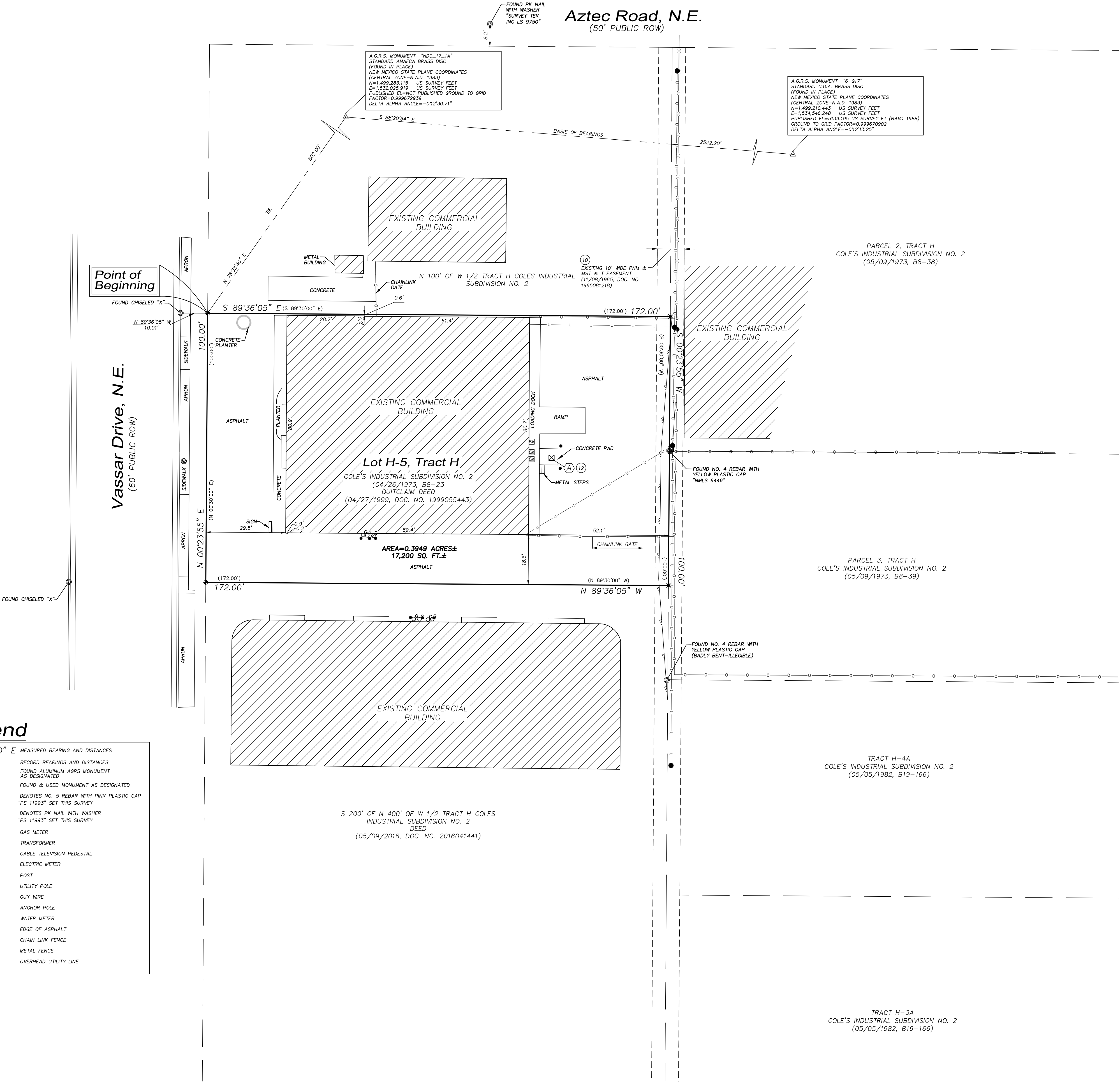
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Lot H-5, Tract "H"
Cole's Industrial Subdivision No. 2
Albuquerque, Bernalillo County, New Mexico
December 2024



Legend

N 90°00'00" E MEASURED BEARING AND DISTANCES	
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED
⊙	FOUND & USED MONUMENT AS DESIGNATED
⊙	DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
⊕	DENOTES PK NAIL WITH WASHER "PS 11993" SET THIS SURVEY
⊕	GAS METER
⊕	TRANSFORMER
⊕	CABLE TELEVISION PEDESTAL
⊕	ELECTRIC METER
•	POST
•	UTILITY POLE
•	GUY WIRE
•	ANCHOR POLE
•	WATER METER
—	EDGE OF ASPHALT
—	CHAIN LINK FENCE
—	METAL FENCE
—	OVERHEAD UTILITY LINE



OFFICE LOCATION:
9200 San Mateo Boulevard, NE
Albuquerque, NM 87113
505.856.5700 PHONE
505.856.7900 FAX

PROJECT INFORMATION	
CREW/TECH: WB	DATE OF SURVEY 09/10/2024
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO. 245229AL	SHEET NUMBER 2 OF 2