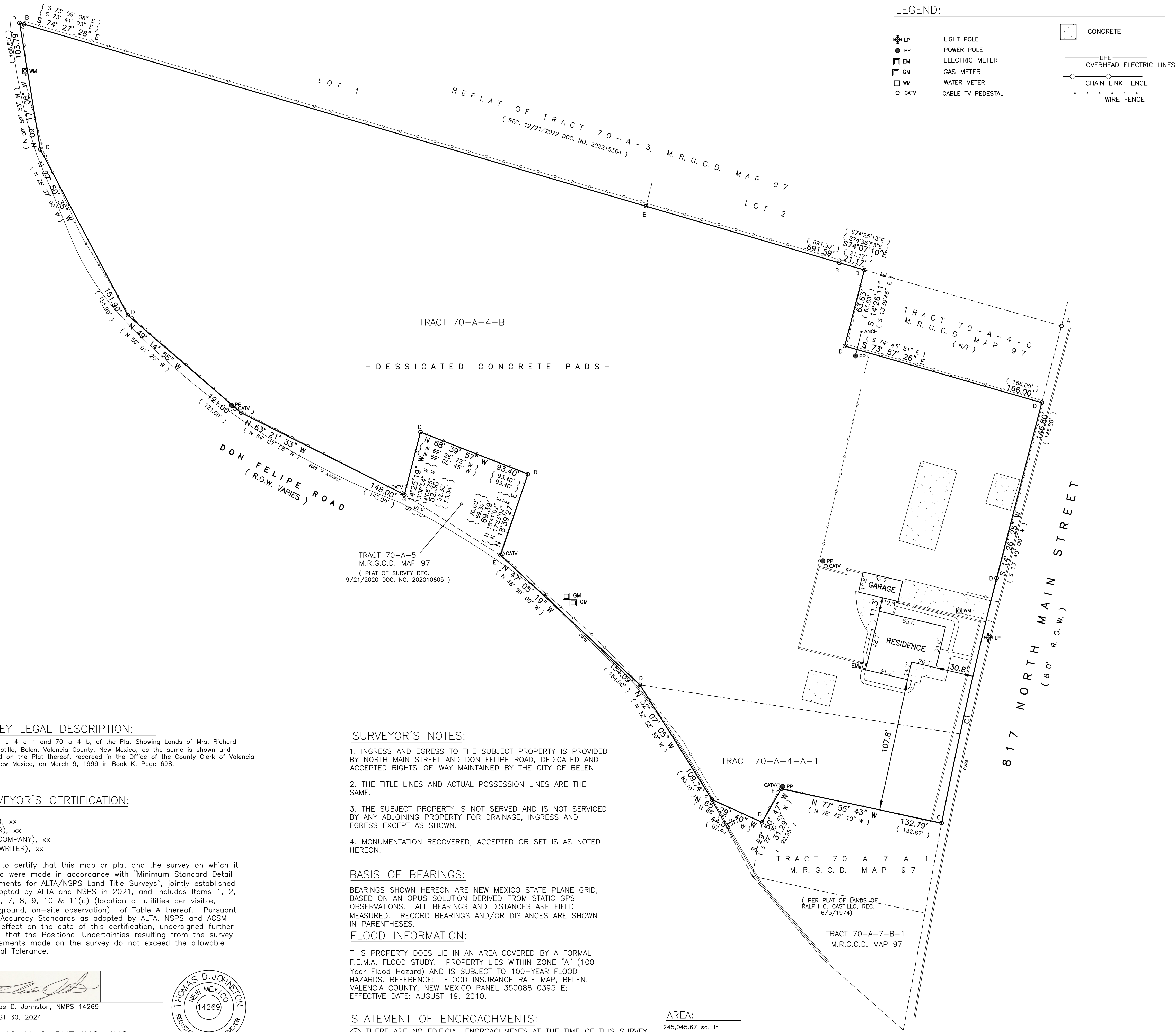


ALTA/NSPS LAND TITLE SURVEY



**SURVEY LEGAL DESCRIPTION:**  
Tracts 70-a-4-a-1 and 70-a-4-b, of the Plat Showing Lands of Mrs. Richard (Mary) Castillo, Belen, Valencia County, New Mexico, as the same is shown and designated on the Plat thereof, recorded in the Office of the County Clerk of Valencia County, New Mexico, on March 9, 1999 in Book K, Page 698.

**SURVEYOR'S CERTIFICATION:**  
TO:  
(BUYER), xx  
(LENDER), xx  
(TITLE COMPANY), xx  
(UNDERWRITER), xx

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2021, and includes Items 1, 2, 3, 4, 6, 7, 8, 9, 10 & 11(a) (location of utilities per visible, above-ground, on-site observation) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Thomas D. Johnston, NMPS 14269  
AUGUST 30, 2024  
WAYJOHN SURVEYING, INC.

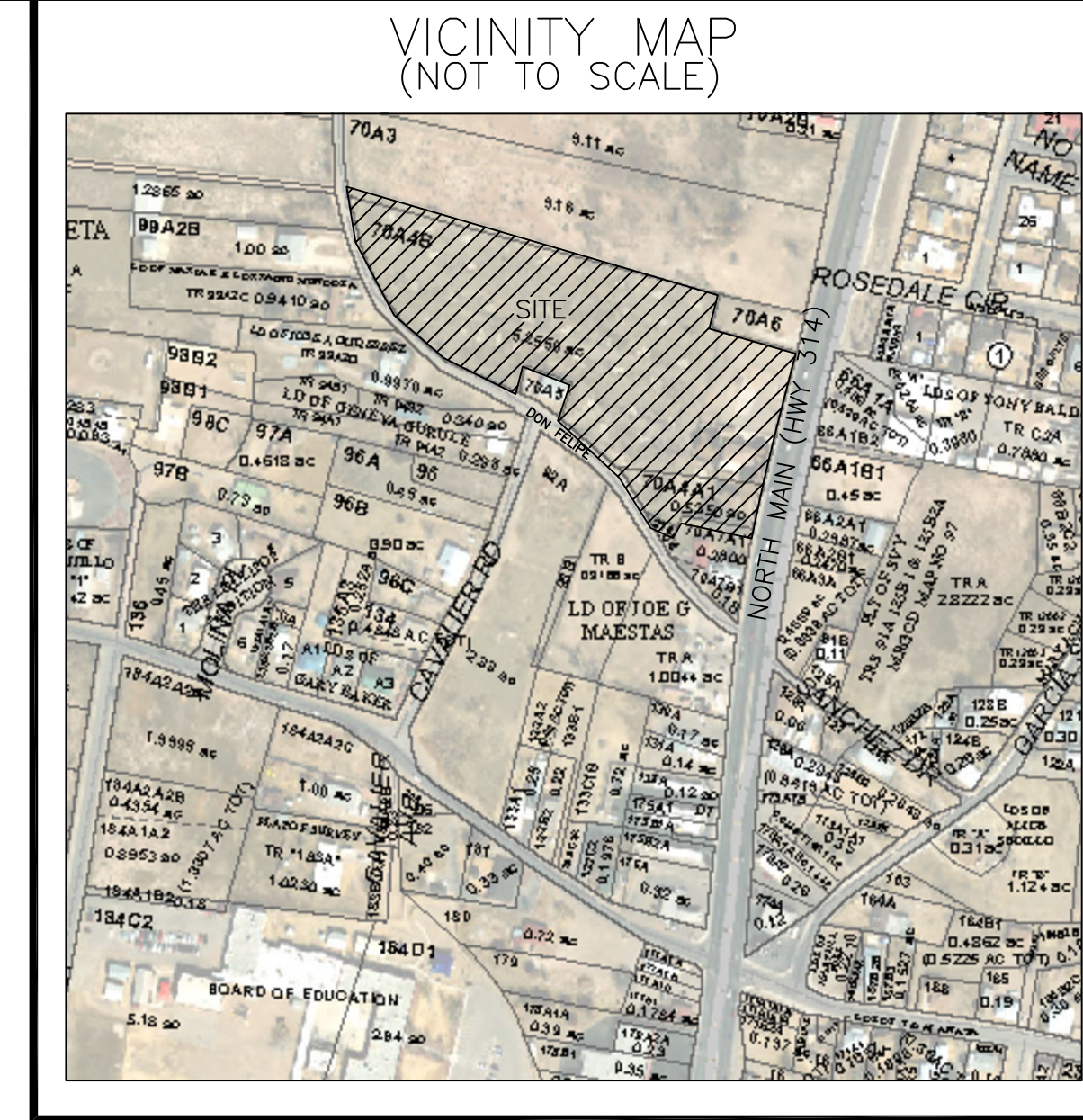
- SURVEYOR'S NOTES:**
- INGRESS AND EGRESS TO THE SUBJECT PROPERTY IS PROVIDED BY NORTH MAIN STREET AND DON FELIPE ROAD, DEDICATED AND ACCEPTED RIGHTS-OF-WAY MAINTAINED BY THE CITY OF BELEN.
  - THE TITLE LINES AND ACTUAL POSSESSION LINES ARE THE SAME.
  - THE SUBJECT PROPERTY IS NOT SERVED AND IS NOT SERVICED BY ANY ADJOINING PROPERTY FOR DRAINAGE, INGRESS AND EGRESS EXCEPT AS SHOWN.
  - MONUMENTATION RECOVERED, ACCEPTED OR SET IS AS NOTED HEREON.

**BASIS OF BEARINGS:**  
BEARINGS SHOWN HEREON ARE NEW MEXICO STATE PLANE GRID, BASED ON AN OPUS SOLUTION DERIVED FROM STATIC GPS OBSERVATIONS. ALL BEARINGS AND DISTANCES ARE FIELD MEASURED. RECORD BEARINGS AND/OR DISTANCES ARE SHOWN IN PARENTHESES.

**FLOOD INFORMATION:**  
THIS PROPERTY DOES LIE IN AN AREA COVERED BY A FORMAL F.E.M.A. FLOOD STUDY. PROPERTY LIES WITHIN ZONE "A" (100 Year Flood Hazard) AND IS SUBJECT TO 100-YEAR FLOOD HAZARDS. REFERENCE: FLOOD INSURANCE RATE MAP, BELEN, VALENCIA COUNTY, NEW MEXICO PANEL 350088 0395 E; EFFECTIVE DATE: AUGUST 19, 2010.

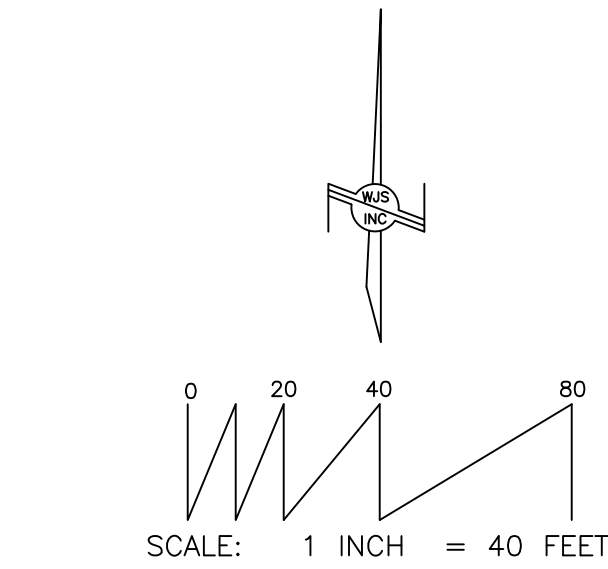
**STATEMENT OF ENCROACHMENTS:**  
(A) THERE ARE NO EDIFICIAL ENCROACHMENTS AT THE TIME OF THIS SURVEY.

**AREA:**  
245,045.67 sq. ft  
5.6255 Acres

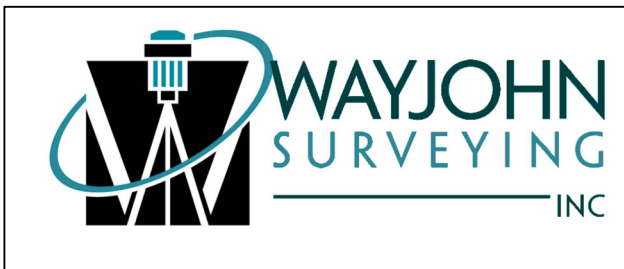


**NOTES CORRESPONDING TO SCHEDULE B:**  
THERE IS NO TITLE COMMITMENT CORRESPONDING TO THIS SURVEY AT THIS TIME.

CURVE INFORMATION			
CURVE NO.	RADIUS	CENTRAL ANGLE	CHORD
C1	3859.83'	203.36'	03° 01' 07"
(C1)	3859.83'	239.13'	S 12°38'56" W, 203.33'



- FOUND/SET MONUMENT LEGEND:**
- A: FOUND #3 REBAR - NO CAP
  - B: FOUND #4 REBAR AND CAP "LS 11402"
  - C: FOUND 1" BOLT
  - D: SET #4 REBAR AND CAP "WAYJOHN PS 14269"
  - E: SET PK NAIL AND DISK "WAYJOHN PS 14269"
  - F: SET "+" IN CONCRETE
  - G: SET TAG ON FENCE POST



1609 2nd Street, N.W., Albuquerque, NM 87102  
Phone: (505) 255-2052 Fax: (505) 255-2887

Date of Survey: 7/30/2024 Draftsman: P A M  
Date of Last Revision: N/A Job No.: ALTA-4-01-2024