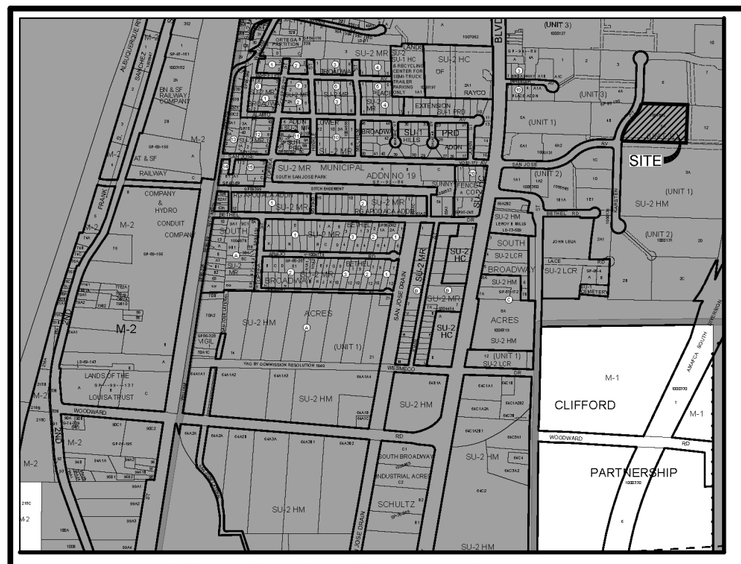


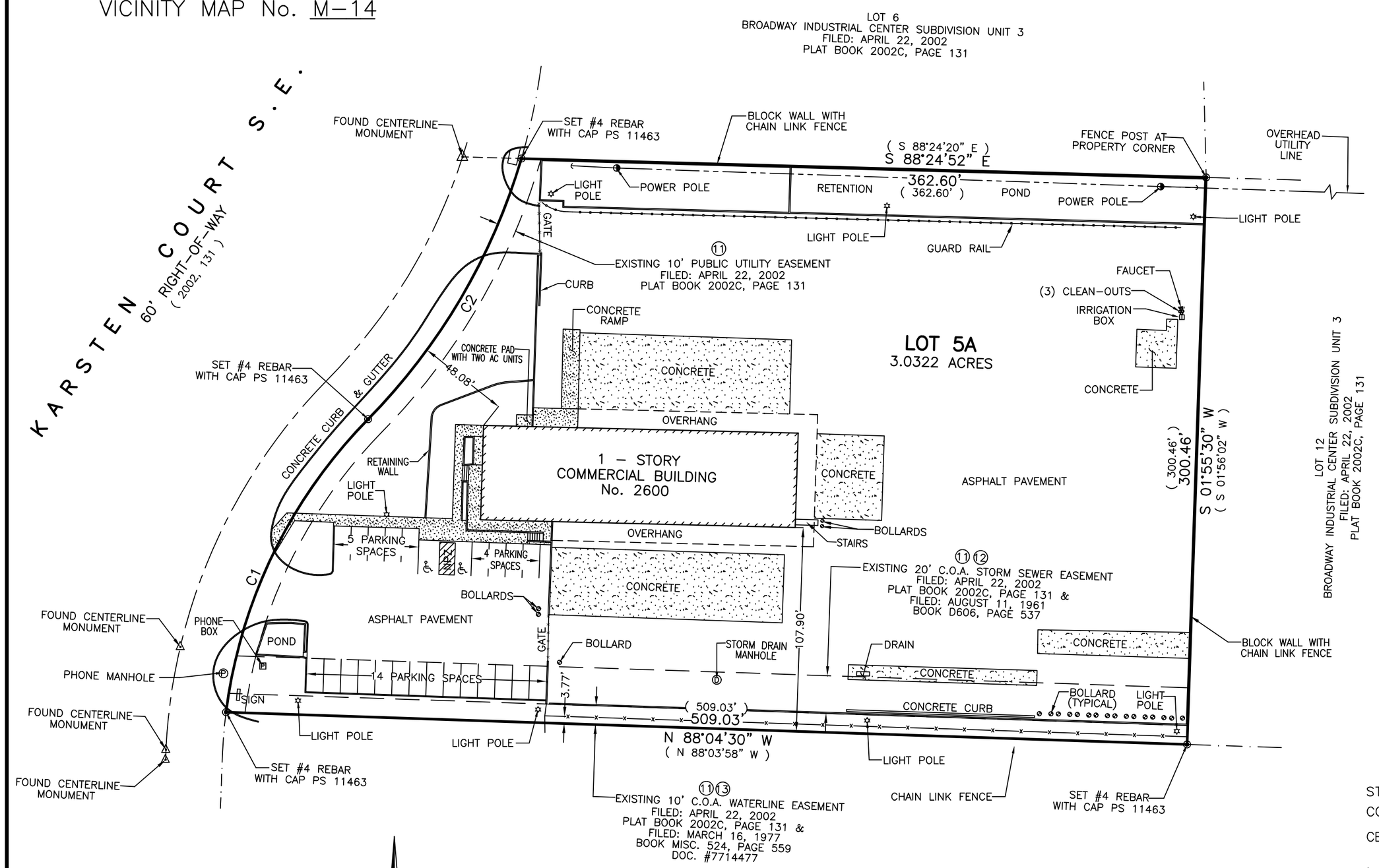
VICINITY MAP No. M-14

LEGAL DESCRIPTION:

LOT NUMBERED FIVE A (5-A), PLAT OF BROADWAY INDUSTRIAL CENTER SUBDIVISION, UNIT 3, WITHIN PROJECTED SECTIONS 28, 29, 32 AND 33, TOWNSHIP 10 NORTH, RANGE 3 EAST, NMPM, CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 22, 2002, IN PLAT BOOK 2002C, PAGE 131.

A.L.T.A / N.S.P.S. LAND TITLE SURVEY
OF
LOT 5-A
BROADWAY INDUSTRIAL CENTER SUBDIVISION, UNIT 3

WITHIN
SECTION 32, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2021



GENERAL NOTES:

1: OWNER OF RECORD PER FIDELITY NATIONAL TITLE INSURANCE COMPANY
TITLE BINDER DATED: FEBRUARY 15, 2021 IS
RINGSBY TERMINALS INC., A COLORADO CORPORATION

2: LEGAL DESCRIPTION AND EASEMENTS SHOWN WERE PROVIDED BY
FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT No. SP000101921

3: PLATS USED TO ESTABLISH BOUNDARY.
A: PLAT OF BROADWAY INDUSTRIAL CENTER SUBDIVISION UNIT 3
FILED: APRIL 22, 2002 IN PLAT BOOK 2002C, PAGE 131

4: FIELD WORK PERFORMED ON: FEBRUARY 2021

5: PARKING
HANDICAP: 2
REGULAR: 23
TOTAL: 25

6: CURRENT ZONING: NR-LM

7: NPZ = NO PARKING ZONE

8: BASIS OF BEARINGS IS THE FOUND CENTERLINE MONUMENTS HAVING A BEARING OF N 26°34'30" E, 351.09'

SCHEDULE B NOTES:

ITEM #9. ARE THE RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA RECORDED IN BOOK 20, PAGE 532, IN BOOK 31, PAGE 596, IN BOOK 33, PAGE 338,IN BOOK 33, PAGE 359, IN BOOK 33, PAGE 383, IN BOOK 50, PAGE 40, IN BOOK 50, PAGE 240, IN BOOK 50, PAGE 302, IN BOOK 56, PAGE 8, IN BOOK 56, PAGE 198, AND IN BOOK 50, PAGE 107, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, NO EASEMENTS ARE NOTED.

ITEM #11. ARE EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT, WHICH AFFECTS THE PROPERTY AND IS SHOWN HEREON.

ITEM #12. IS A STORM SEWER EASEMENT AND RIGHTS INCIDENT THERETO GRANTED TO THE CITY OF ALBUQUERQUE BY INSTRUMENT RECORDED AUGUST 11, 1961, IN BOOK D606, PAGE 537, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, WHICH AFFECTS THE PROPERTY AND IS SHOWN HEREON.

ITEM #13. IS A WATERLINE EASEMENT AND RIGHTS INCIDENT THERETO GRANTED TO THE CITY OF ALBUQUERQUE BY INSTRUMENT RECORDED MARCH 16, 1977, IN BOOK MISC. 524, PAGE 959, AS INSTRUMENT NO. 7714477, RECORDS OF BERNALILLO COUNTY, NEW MEXICO WHICH AFFECTS THE PROPERTY AND IS SHOWN HEREON.

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) S.S.

CERTIFY TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY & NEW MEXICO LAND & PROPERTY INVESTMENTS LLC

I, ANTHONY L. HARRIS, A PROFESSIONAL SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTAION OF SAID SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THERE ARE NO ENCROACHMENTS FROM THIS PROPERTY TO ADJOINING PROPERTIES OR FROM ADJOINING PROPERTIES TO THIS PROPERTY UNLESESS HEREON SHOWN. I FURTHER CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS LAND IN 2016, AND INCLUDES ITEMS: 1, 2, 3, 4, 6, 7(A), 7(C), 8, 9, 10, 11(A), 13, 14, AND 18 OF TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) ON AN URBAN SURVEY.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO
THIS 3rd DAY OF MARCH, 2021

ANTHONY L. HARRIS, N.M.P.S. #11463

ANTHONY L. HARRIS * STATE OF NEW MEXICO * #11463 REGISTERED PROFESSIONAL LAND SURVEYOR

FLOOD NOTE

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X FIRM PANEL No. 35001C0342G DATED 9-26-2008 WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	270.00'	175.55'	172.47'	N 25°51'48" E	37°15'10"
	(270.00')	(175.55')	(172.47')	(N 25°52'21" E)	(37°15'10")
C2	330.00'	161.72'	160.11'	N 30°26'59" E	28°04'44"
	(330.00')	(161.72')	(160.11')	(N 30°27'31" E)	(28°04'44")

HARRIS SURVEYING, INC.
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CORRALES, NEW MEXICO 87048
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21-0127.DWG