

ALTA / NSPS LAND TITLE SURVEY  
OF  
TRACT OF LAND DESCRIBED IN BOOK 1643 AT PAGE 993 AND 994, RECORDED AT THE SAN JUAN COUNTY CLERKS OFFICE ON MAY 23,  
2019, SITUATED IN THE SE/4 SE/4 OF SECTION FOURTEEN (14), TOWNSHIP TWENTY-NINE (29) NORTH OF RANGE THIRTEEN (13) WEST,  
N.M.P.M.,  
IN THE CITY OF FARMINGTON, COUNTY OF SAN JUAN, NEW MEXICO.  
FOR  
CALIBERS PROPERTIES, LLC. A NEW MEXICO LIMITED LIABILITY COMPANY

LEGAL DESCRIPTION

Lot 1, of the FARMINGTON JACK LLC SUBDIVISION, in the City of Farmington, San Juan County, New Mexico, as shown on the Plat of said  
Subdivision filed for record December 4, 2006.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
SAN JUAN COUNTY ABSTRACT AND TITLE CO. FILE NUMBER 158096  
EFFECTIVE DATE JANUARY 28, 2022 AT 4:30 PM.  
SCHEDULE B, PART II

NOTES:

- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.  
NOT A PART OF SAKURA ENGINEERING AND SURVEYING SCOPE OF WORK
- EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.  
SURVEYOR COMMENT: THERE ARE NO VISIBLE APPARENT EASEMENTS OR USES AFFECTING THIS  
PROPERTY FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN ON  
THE SURVEY.
- ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR OTHER MATTERS  
WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.  
SURVEYOR COMMENT: NONE FOUND
- ANY LIEN, CLAIM OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREFTER  
FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.  
SURVEYOR COMMENT: NOT A PART OF SAKURA ENGINEERING AND SURVEYING SCOPE OF WORK
- COMMUNITY PROPERTY, SURVIVORSHIP, OR HOMESTEAD RIGHTS, IF ANY, OF ANY SPOUSE OF THE  
INSURED (OR VESTEE IN A LEASEHOLD OR LOAN POLICY).  
SURVEYOR COMMENT: NOT A PART OF SAKURA ENGINEERING AND SURVEYING SCOPE OF WORK
- WATER RIGHTS, CLAIMS OR TITLE TO WATER.  
SURVEYOR COMMENT: NOT A PART OF SAKURA ENGINEERING AND SURVEYING SCOPE OF WORK
- TAXES FOR THE YEAR 2022, AND THEREAFTER, NOT YET DUE AND PAYABLE  
SURVEYOR COMMENT: NOT A PART OF SAKURA ENGINEERING AND SURVEYING SCOPE OF WORK
- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST  
APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT  
PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR  
INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.COMMONWEALTH LAND TITLE  
INSURANCE COMPANY  
SURVEYOR COMMENT: NOT A PART OF SAKURA ENGINEERING AND SURVEYING SCOPE OF WORK

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY DOES NOT HAVE FLOOD PLAIN  
INVOLVEMENT AND IS IN (ZONE "X") OF THE FLOOD INSURANCE RATE MAP,  
PANEL NUMBER 35045C1006F, EFFECTIVE DATE 8/5/2010, COMMUNITY NUMBER  
350067 CITY OF FARMINGTON. NO FIELD SURVEYING WAS PERFORMED TO  
DETERMINE THIS ZONE. AN ELEVATION CERTIFICATE AND SAN JUAN COUNTY  
FLOODPLAIN PERMIT MAY BE NEEDED FOR FUTURE PHYSICAL CHANGES TO  
PROPERTY (SUCH AS BUT NOT LIMITED TO, EARTH MOVING, CONSTRUCTION, ETC.)

UTILITIES SERVING AREA

THE FOLLOWING UTILITIES ARE AVAILABLE TO PROVIDE SERVICE TO THE SITE BUT CONSIDER ALL EQUIPMENT,  
LINES, ETC. THAT LIE INSIDE THE SITE AND OUTSIDE OF THEIR RESPECTIVE EASEMENTS  
TO BE THE PROPERTY OF AND THE RESPONSIBILITY OF THE OWNERS OF THE SITE.

UTILITY LOCATIONS ARE APPROXIMATE AS LOCATED BY ABOVE GROUND EVIDENCE. NO EXCAVATION WAS DONE  
FOR LOCATIONS. SAKURA ENGINEERING AND SURVEYING MAKES NO STATEMENT AS TO THE LOCATION OF  
UNDERGROUND UTILITY LOCATIONS.

UTILITY COMPANIES THAT SERVICES THIS AREA ARE:

- GAS SERVICE PROVIDED BY, NEW MEXICO GAS COMPANY, 603 W. ELM ST, FARMINGTON, NEW  
MEXICO 87401 PHONE (888) 664-2726.
- ELECTRIC SERVICE PROVIDED BY, FARMINGTON ELECTRIC UTILITY SYSTEM, 101 N. BROWNING PKW.,  
FARMINGTON, NEW MEXICO 87401 PHONE (505)599-8310
- SOLID WASTE DISPOSAL PROVIDED BY, WASTE MANAGEMENT OF FOUR CORNERS, 101 SPRUCE STREET,  
FARMINGTON, NEW MEXICO. PHONE (505) 327-6284
- SOLID WASTE, WATER, AND SEWER PROVIDED BY, CITY OF FARMINGTON WATER AND WASTE WATER  
UTILITIES, 805 MUNICIPAL DR., FARMINGTON, NEW MEXICO 87401, PHONE (505) 599-1352, JEFF SMAKA
- TELEPHONE SERVICE PROVIDED BY, CENTURY LINK COMMUNICATIONS, 1205 HWY 53, ZUNI, NEW MEXICO  
87327, PHONE (505) 782-5464, DANNY STOKES.
- CABLE TELEVISION PROVIDED BY, COMCAST CABLE INC., 1911 N. BUTLER AVE., FARMINGTON, NEW MEXICO  
87401, PHONE (505) 327-6143, JOHN ORTIZ.

REFERENCES

R-1 FARMINGTON JACK LLC SUBDIVISION, RECORDED DECEMBER 4, 2006 IN BOOK 1445 AT PAGE 975 AT  
THE OFFICE OF THE COUNTY CLERK, SAN JUAN COUNTY, NEW MEXICO.

CERTIFICATION

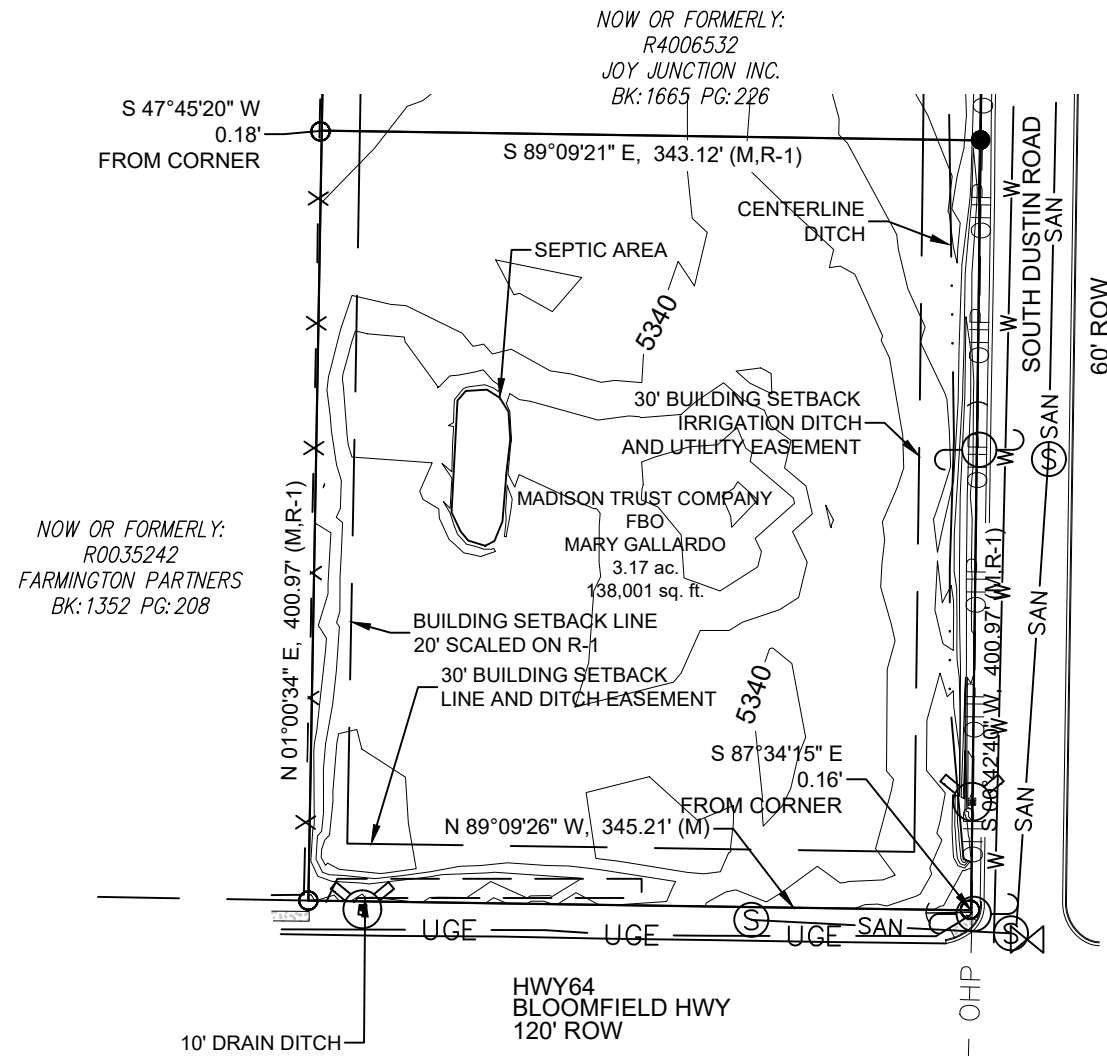
TO THE LENDER, LIEN HOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED, TO OLD REPUBLIC NATIONAL TITLE INSURANCE  
COMPANY AND TO CALIBERS PROPERTIES, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY.

I, SCOTT A MARTIN, A REGISTERED SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO HEREBY CERTIFY THAT THIS  
ALTA/NSPS SURVEY PLAT WAS PREPARED AT THE DIRECTION OF THE OWNER'S FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING  
THE REQUIREMENTS OF THE MINIMUM STANDARDS FOR ALTA/NSPS LAND TITLE SURVEYS (EFFECTIVE DATE FEBRUARY 23, 2021) AND  
INCLUDES "TABLE A" ITEMS 1, 2, 3, 4, 5, 8, AND 11,(b) AND MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN NEW  
MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

4-25-22

DATE

SCOTT A MARTIN  
LICENSED PROFESSIONAL SURVEYOR NO. 21663  
STATE OF NEW MEXICO



LEGEND

- SECTION CORNER/COF MONUMENT AS NOTED
- FOUND CORNER SURVEY CAP 6159
- SET 5/8" REBAR WITH PLASTIC CAP LS-21663
- SET SURVEY WASHER LS-21663
- RECORDED DATA
- POWER POLE
- GUY ANCHOR
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- GAS METER
- WATER METER
- WATER VALVE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- SANITARY SEWER LINE
- GAS LINE
- COMMUNICATION LINE
- WATERLINE
- IRRIGATION DITCH
- FENCE

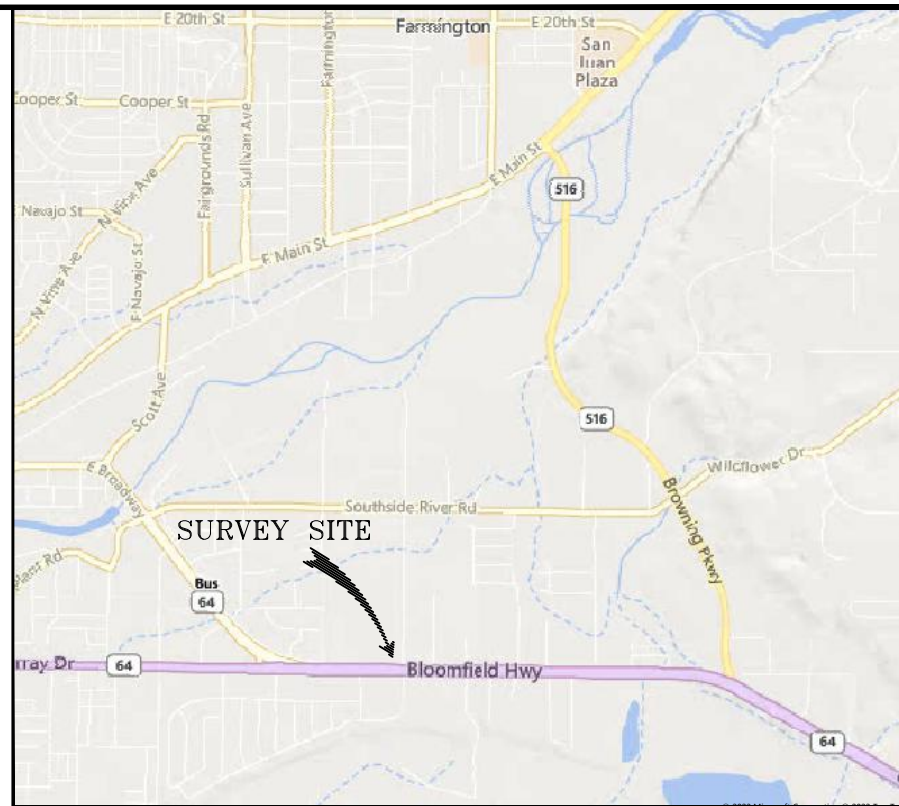
BASIS OF BEARING:  
Bearings and Distances are Based on the City of Farmington GPS Control Network.



**Sakura**  
**Engineering & Surveying**

125 WEST MAIN STREET FARMINGTON, NEW MEXICO 87401  
PHONE: 505.564.2139 ~ FAX: 505.564.2310

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VICINITY MAP SCALE: NTS

SCHEDULE B, PART II, SPECIAL EXCEPTIONS

(ALL EXCEPTIONS ARE RECORDED IN THE OFFICE OF THE COUNTY CLERK SAN JUAN COUNTY  
NEW MEXICO UNLESS OTHERWISE NOTED.

- RESERVATIONS CONTAINED IN THE PATENT FROM THE UNITED STATES OF AMERICA RECORDED IN BOOK 17 PAGE 13,  
OF THE RECORDS OF SAID COUNTY.  
SURVEYOR COMMENT: AFFECTS NOT SHOWN HEREON, BLANKET IN NATURE
- TERMS, CONDITIONS AND PROVISIONS OF THE OIL AND GAS LEASE RECORDED IN BOOK 392, PAGE 17 OF THE  
RECORDS OF SAID COUNTY. \*\*THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY  
SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT  
LISTED. PURSUANT TO NEW MEXICO TITLE REGULATIONS, THERE IS CURRENTLY NO ENDORSEMENT OR COVERAGE  
AVAILABLE ON ONE-TO-FOUR FAMILY RESIDENTIAL PROPERTY THAT COINCIDES WITH THE COVERAGE LANGUAGE  
DESCRIBED IN ALTA 9 OR CLTA 100 (AKA "COMPREHENSIVE" ENDORSEMENT) IMPORTANT NOTE: THIS EXCEPTION  
WILL NOT BE ABLE TO BE DELETED OR MODIFIED WITHOUT UNDISPUTED WRITTEN AND RECORDED EVIDENCE  
THAT THE LEASE LISTED ABOVE, AS AMENDED AND/OR EXTENDED, IS NO LONGER IN EXISTENCE AND HAS BEEN  
FULLY RELEASED/TERMINATED.  
SURVEYOR COMMENT: AFFECTS PROPERTY, BLANKET IN NATURE OVER ENTIRE PROPERTY
- EASEMENT(S) TO SAN JUAN COUNTY, RECORDED IN BOOK 107, PAGE 8 OF THE RECORDS OF SAID COUNTY.  
SURVEYOR COMMENT: DOESN'T AFFECT PROPERTY
- PUBLIC EASEMENT ACROSS THE EASTERLY TWENTY-FIVE (25) FEET CONVEYED BY INSTRUMENT RECORDED IN BOOK  
11, PAGE 280 OF THE RECORDS OF SAID COUNTY.  
SURVEYOR COMMENT: DOESN'T AFFECT PROPERTY, CREATION OF PUBLIC ROAD WHICH WAS TO BECOME SOUTH  
DUSTIN ROAD.
- MATTERS REVEALED AND DEPICTED ON THAT CERTAIN STREET DEDICATION TO THE CITY OF FARMINGTON PLAT FILED  
FOR RECORD NOVEMBER 17, 1988.  
SURVEYOR COMMENT: DOESN'T AFFECT PROPERTY
- BUILDING SET BACK LINES ALONG THE EASTERLY, SOUTHERLY AND WESTERLY THIRTY (30) FEET AND A DRAIN DITCH  
IN THE SOUTHERLY PORTION OF SAID LOT, AS SHOWN ON THE PLAT(S) OF SAID SUBDIVISION.  
SURVEYOR COMMENT: AFFECTS PROPERTY AND SHOWN HEREON.
- BUILDING SETBACK LINES ACROSS THE NORTHERLY TWENTY (20) FEET AND THE SOUTHERLY THIRTY (30) FEET OF  
SUBJECT PROPERTY; RIGHT OF WAY FOR EXISTING IRRIGATION DITCH ALONG THE NORTHERLY AND EASTERLY  
BOUNDARIES OF SUBJECT PROPERTY; ENCROACHMENT OF FENCE ACROSS THE NORTHWESTERLY CORNER OF SUBJECT  
PROPERTY; ALL AS REVEALED AND DEPICTED BY THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY PREPARED BY  
CHENEY-WALTERS-ECHOLS, INC., DATED JUNE 1, 2006.  
SURVEYOR COMMENT: AFFECTS PROPERTY AND SHOWN HEREON, ENCROACHMENT OF FENCE NOT FOUND  
NORTHERLY 20' EASEMENT NOT FOUND
- TITLE TO THOSE PORTIONS OF SUBJECT PROPERTY IDENTIFIED AS "APPARENT OVERLAP OF DEED" ALONG THE  
NORTHERLY AND NORTHWESTERLY BOUNDARY LINES, AS REVEALED AND DEPICTED BY THAT CERTAIN ALTA/ACSM  
LAND TITLE SURVEY PREPARED BY CHENEY-WALTERS-ECHOLS, INC., DATED JUNE 1, 2006.  
SURVEYOR COMMENT: DOESN'T AFFECT PROPERTY, NONE FOUND
- IRRIGATION DITCH EASEMENTS, CROSS ACCESS EASEMENTS AND BUILDING SETBACK LINES ACROSS SAID LOTS AS  
SHOWN ON THE PLAT OF SAID SUBDIVISION.  
SURVEYOR COMMENT: AFFECTS PROPERTY AND SHOWN HEREON, CROSS ACCESS EASEMENT  
DOESN'T AFFECT PROPERTY.
- DISCLAIMERS, TERMS, CONDITIONS, PROVISIONS AND OTHER MATTERS REVEALED AND DEPICTED ON THE PLAT(S)  
AND/OR REPLAT(S) OF SAID SUBDIVISION.  
SURVEYOR COMMENT: AFFECT NOT SHOWN HEREON
- TERMS, CONDITIONS AND PROVISIONS OF THOSE CERTAIN SAN JUAN COUNTY SUBDIVISION REGULATIONS RECORDED IN  
BOOK 1239, PAGE 518 AND IN BOOK 1253, PAGE 328, AS AMENDED IN BOOK 1437, PAGE 397, IN BOOK 1574,  
PAGE 815 AND IN BOOK 1664, PAGE 779 OF THE RECORDS OF SAN JUAN COUNTY, NEW MEXICO.  
SURVEYOR COMMENT: AFFECTS NOT SHOWN HEREON
- MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL,  
LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND THAT MAY BE PRODUCED FROM  
THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT  
APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO  
THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS  
OF INTERESTS THAT ARE NOT LISTED.  
SURVEYOR COMMENT: AFFECTS NOT SHOWN HEREON

SURVEYORS NOTE

AS TO THE TITLE MATTERS SHOWN HEREON, SAKURA ENGINEERING AND SURVEYING, HAS RELIED SOLELY ON THE  
TITLE REPORT PREPARED BY SAN JUAN COUNTY ABSTRACT & TITLE COMPANY ORDER NUMBER 158096 EFFECTIVE  
DATE JANUARY 28, 2022 AT 4:30 PM. SAKURA ENGINEERING AND SURVEYING, AND SCOTT A MARTIN, P.S.  
MAKE NO STATEMENT TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT TITLE REPORT.

SHEET 1 OF 1	
INDEXING INFORMATION FOR COUNTY CLERK	PROJECT INFORMATION
OWNER: MADISON TRUST COMPANY FBO MARY GALLARDO	PROJECT No. 2021-201
SECTION 14 T 29N, R 13W	DRAWN BY: SAM
ALTA/NSPS LAND TITLE SURVEY	CHECKED BY: SAM
DATE OF FIELD WORK 04/10/2022	DATE: APRIL 25, 2022