

ALTA / NSPS LAND TITLE SURVEY  
OF  
TRACT OF LAND DESCRIBED IN BOOK 1665 AT PAGE 226 AND BOOK 1665 AT PAGE 227, 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 2 and 3, 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.

FIRST AMERICAN TITLE INSURANCE COMPANY  
SAN JUAN COUNTY ABSTRACT AND TITLE CO. FILE NUMBER 158045  
EFFECTIVE DATE MARCH 2, 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

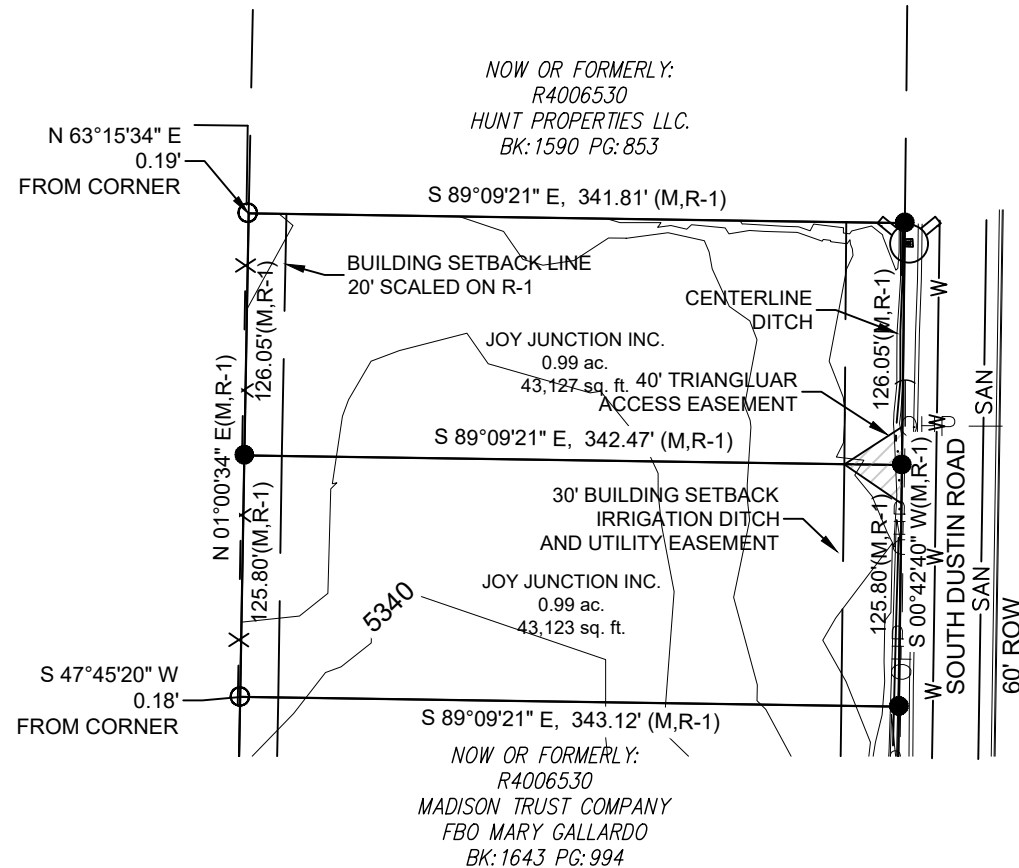
R-1 FARMINGTON JACK LLC SUBDIVISION, RECORDED DECEMBER 4, 2006 IN BOOK 1445 AT PAGE 975 AT  
THE OFFICE OF THE COUNTY CLERK, SAN JUAN COUNTY, NEW MEXICO.

CERTIFICATION

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

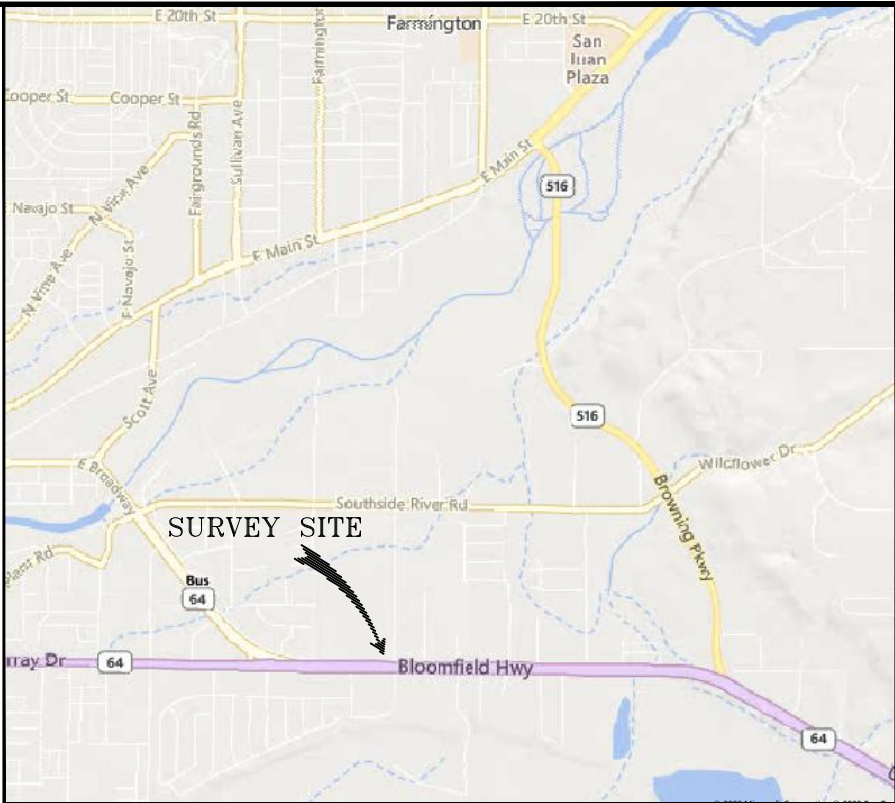
I, SCOTT A MARTIN, A REGISTERED SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO HEREBY CERTIFY THAT THIS  
ALTA/NSPS SURVEY PLAT WAS PREPARED AT THE DIRECTION OF THE OWNER'S FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING  
THE REQUIREMENTS OF THE MINIMUM STANDARDS FOR ALTA/NSPS LAND TITLE SURVEYS (EFFECTIVE 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
- (R) 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



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 WESTERLY SIDE AND A THIRTY (30) FOOT BUILDING SET BACK, IRRIGATION  
DITCH AND UTILITY EASEMENT ON THE EASTERLY SIDE AND A FORTY (40) FOOT WIDE CROSS ACCESS EASEMENT ON  
THE SOUTHEASTERLY CORNER OF SAID LOT 3 AND NORTHEASTERLY CORNER OF SAID LOT 2, ALL AS SHOWN ON THE  
PLAT(S) OF SAID SUBDIVISION.  
SURVEYOR COMMENT: AFFECTS PROPERTY AND SHOWN HEREON.
- 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 GRAVEL IN, ON, UNDER 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 158045 EFFECTIVE  
DATE MARCH 2, 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.

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