

Vicinity Map
N.T.S.

LEGAL DESCRIPTION

Tract lettered "C-2-A-2-B" of Dale J. Bellamah's Jeannedale, Unit No. 5, City of Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the plat entitled "REPLAT OF TRACT 'C-2-A-2' IN UNIT NO. 5 OF DALE J. BELLAMAH'S JEANNEDALE AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO (NOW COMPRISING TRACT 'C-2-A-2-A' & 'C-2-A-2-B')", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 17, 1978 in Volume C13, folio 62.

Said Tract contains 1.0973 acres, more or less.

LESS THAN AND EXCEPTING therefrom all of the land deeded to the City of Albuquerque, New Mexico by Warranty Deed recorded in the office of the County Clerk of Bernalillo County, New Mexico as Document Number 83-28233, said exceptions being more particularly described as follows:

A certain tract of land situate within the Southeast 1/4 of Section 12, T 10 N, R 3 E, N.M.P.M., within the City of Albuquerque, Bernalillo County, New Mexico, comprising a northerly portion of Tract "C-2-A-2-B", as the same is shown and designated on the plat entitled "REPLAT OF TRACT 'C-2-A-2' IN UNIT NO. 5 OF DALE J. BELLAMAH'S JEANNEDALE AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO (NOW COMPRISING TRACT 'C-2-A-2-A' & 'C-2-A-2-B')", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 17, 1978 in Volume C13, folio 62, more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750, using New Mexico State Plane Coordinate System, Central Zone (NAD 27), grid bearings and ground distances as follows:

BEGINNING at the Northeast corner of the tract herein described, said point being the Northeast corner of said Tract "C-2-A-2-B" and the Northwest corner of Tract "C-2-A-1" of Dale J. Bellamah's Jeannedale, Unit No. 5, as the same is shown and designated on the plat entitled "REPLAT OF TRACT 'C-2-A-2' IN UNIT NO. 5 OF DALE J. BELLAMAH'S JEANNEDALE, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on May 20, 1977 in Volume C12, folio 44, whence the New Mexico State Highway Commission Monument "I-40-7" (having New Mexico State Plane Coordinates, Central Zone (NAD 27) of X= 404,964.4686 and Y= 1,491,209.1812) bears S 04° 29' 46" E, 2821.19 feet distant; Thence,

S 00° 00' 33" E, 29.54 feet along a line common to said Tracts "C-2-A-1" and "C-2-A-2-B" to a point on curve and the Southeast corner of the parcel herein described, (a cross chiseled on the concrete sidewalk, found in place); Thence,

Northwesterly, 6.31 feet on the arc of a curve to the right (said curve having a radius of 150.00 feet and a chord which bears N 51° 39' 14" W, 6.31 feet) to a point of reverse curvature, (a cross chiseled on the concrete sidewalk, found in place); Thence,

Northwesterly, 48.34 feet on the arc of a curve to the left (said curve having a radius of 150.00 feet and a chord which bears N 51° 39' 09" W, 48.33 feet) to a point on curve on the Westerly line of said Tract "C-2-A-2-B", also being a point on the Easterly line of said Tract "C-2-A-2-A" and the Southwest corner of the tract herein described, (a cross chiseled on the concrete sidewalk, found in place); Thence,

N 00° 00' 33" W, 7.94 feet along a line common to said Tracts "C-2-A-2-A" and "C-2-A-2-B" to the Northeast corner of said Tract "C-2-A-2-B" and the Northeast corner of said Tract "C-2-A-2-A" and the Northwest corner of the tract herein described; Thence,

N 89° 52' 17" E, 49.96 feet along the Northerly line of said Tract "C-2-A-2-B" to the Northeast corner and point of beginning of the tract herein described.

Said tract contains 0.0196 acre, more or less.

AND

A certain tract of land situate within the Southeast 1/4 of Section 12, T 10 N, R 3 E, N.M.P.M., within the City of Albuquerque, Bernalillo County, New Mexico, comprising an Easterly portion of Tract "C-2-A-2-B", as the same is shown and designated on the plat entitled "REPLAT OF TRACT 'C-2-A-2' IN UNIT NO. 5 OF DALE J. BELLAMAH'S JEANNEDALE AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO (NOW COMPRISING TRACT 'C-2-A-2-A' & 'C-2-A-2-B')", filed in the office of the County Clerk of Bernalillo County, New Mexico on April 17, 1978 in Volume C13, folio 62, more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750, using New Mexico State Plane Coordinate System, Central Zone (NAD 27), grid bearings and ground distances as follows:

BEGINNING at the Northeast corner of the tract herein described, a point on the Westerly right of way line of Louisiana Boulevard N.E., said point also being most Northeasterly corner of said Tract "C-2-A-2-B" and the Southeast corner of Dale J. Bellamah's Jeannedale, Unit No. 5, as the same is shown and designated on the plat entitled "REPLAT OF TRACT 'C-2-A-2' IN UNIT NO. 5 OF DALE J. BELLAMAH'S JEANNEDALE, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO", filed in the office of the County Clerk of Bernalillo County, New Mexico on May 20, 1977 in Volume C12, folio 44, whence the New Mexico State Highway Commission Monument "I-40-7" (having New Mexico State Plane Coordinates, Central Zone (NAD 27) of X= 404,964.4686 and Y= 1,491,209.1812) bears S 01° 18' 37" E, 2673.67 feet distant; Thence southerly along said Westerly right of way line of Louisiana Boulevard N.E. for the following two (2) courses:

S 90° 00' 33" E, 170.04 feet to a point of curvature; Thence,

Southwesterly, 39.22 feet on the arc of a curve to the right (said curve having a radius of 25.00 feet and a chord which bears S 44° 55' 52" W, 39.32 feet) to a point of tangency on the Northerly right of way line of Uptown Boulevard N.E.; Thence,

ALTA./A.C.S.M. LAND TITLE SURVEY OF
A MAJOR PORTION OF TRACT C-2-A-2-B

UNIT NO. 5
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CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

OCTOBER, 1992

N 89° 47' 23" W, 13.81 feet along said Northerly right of way line of Uptown Boulevard N.E. to the Southwest corner of the tract herein described, (a concrete nail and 5/8" brass disc stamped "L.S. 9750" set in the concrete sidewalk); Thence,

N 00° 12' 37" E, 0.40 feet to a point of curvature, (a 3/8" rebar and cap stamped "HUGG L.S. 9750" set); Thence,

Northeasterly, 30.68 feet on the arc of a curve to the left (said curve having a radius of 19.48 feet and a chord which bears N 44° 56' 19" E 27.89 feet), to a point of tangency, (a 5/8" rebar found in place and tagged with a 5/8" brass disc stamped "L.S. 9750"); Thence,

N 00° 20' 01" W, 175.01 feet to a point on the Northerly line of said Tract "C-2-A-2-B" and a point on the Southerly line of said Tract "C-2-A-1", (a 1/2" rebar and cap stamped "L.S. 4078" found in place), said point being the Northwest corner of the tract herein described; Thence,

N 89° 52' 17" E, 20.25 feet along a line common to said Tracts "C-2-A-2-B" and "C-2-A-1" to the Northeast corner and point of beginning of the tract herein described.

Said tract contains 0.0872 acre, more or less.

Said Major Portion of Tract C-2-A-2-B (excluding exceptions) contains 0.9905 acre or 43,146 square feet, more or less.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify to GELTWORK, INC., a New Mexico corporation, GUARANTEE MUTUAL LIFE COMPANY, RIO GRANDE TITLE COMPANY, INC. and CHICAGO TITLE INSURANCE COMPANY; that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1988, and meets the accuracy requirements of a Class A Survey, as defined therein; that the information, courses and distances shown hereon are correct; that the location of the improvements are as shown and all are within the boundary lines of the property, except as shown hereon; that there are no encroachments, overlaps or other uses affecting the property, except as shown hereon; that the subject property does lie within a Zone C (Areas of minimal flooding) flood hazard area as shown on the Federal Emergency Management Agency Flood Insurance Rate Map (FIRM) Community Panel Number 380002 0024 C, effective date October 14, 1983; that recorded easements for utility service present at the time of this survey are as shown hereon, based on our examination of copies of the documents creating said easements, referred to in the Rio Grande Title Company Commitment for Title Insurance No. 02-17505-1 22 022 CC 10 008479, dated February 14, 1992 and an inspection of the property; and that it is true and correct to the best of my knowledge and belief.

IN WITNESS WHEREOF, this certificate is executed at Albuquerque, New Mexico, on this 14th day of October, 1992.

[Signature]
Russ P. Hugg
N.M.P.S. No. 9750



GENERAL NOTES

- Bearings are grid based upon the New Mexico State Plane Coordinate System, Central Zone (NAD 27) and rotated to grid along the Southerly line of Tract C-2-A-1 between two 1/2" rebar with caps stamped "L.S. 4078" found in place and shown hereon. Said bearing being N 89° 52' 17" E as shown on Warranty Deed, Document number 83-28233.
- Distances are ground.
- Distances shown along curved lines are arc lengths.
- Record plat information is shown in parenthesis ().
- Record information as shown on Warranty Deed, Document number 83-28233 is shown in brackets [].
- Said portion of tract C-2-A-2-B is subject to all of the "EXCEPTIONS" as listed in Schedule B-2 of said Rio Grande Title Company Commitment for Title Insurance No. 02-17505-1 22 022 CC 10 008479.
- All corners are a 5/8" rebar and cap stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- The subject property lies within Seismic Zone 2, as shown on the Seismic Zone Map of the United States in the Uniform Building Code (UBC) Manual.

TRACT A-1

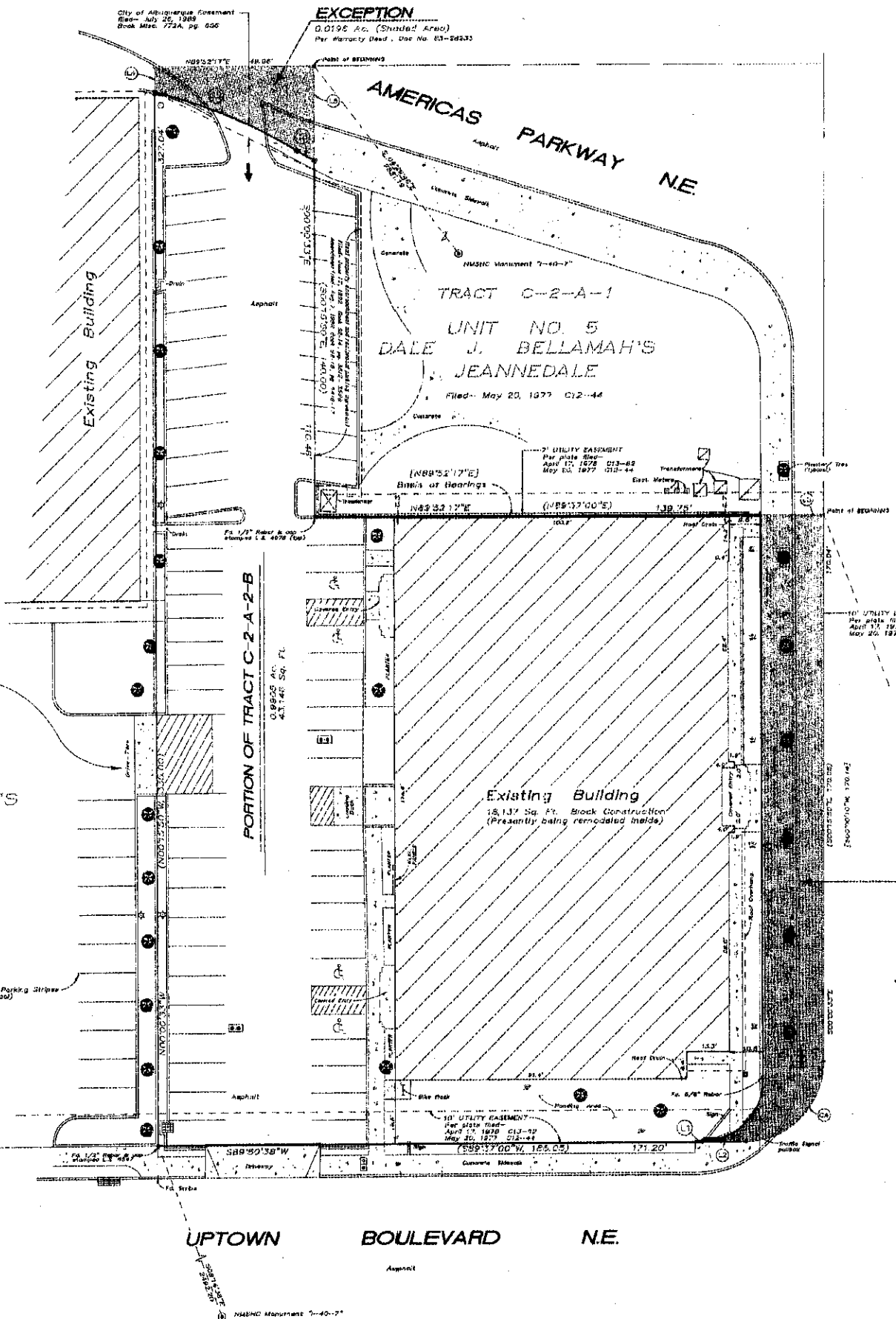
ALTA./A.C.S.M. LAND TITLE SURVEY OF
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LEGEND

- ⊙ POWER POLE
- LIGHT BASE
- ⊙ SEWER CLEANOUT
- CONCRETE AREA
- ▨ DIRT OR PLASTER AREA
- ▨ CONCRETE CURB & GUTTER
- ♿ HANDICAPPED PARKING
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM SEWER MANHOLE
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ TELEPHONE MANHOLE
- ⊙ TELEPHONE PEDestal
- ⊙ GAS METER/VALVE
- ⊙ HYDRANT
- ⊙ CATCH BASIN
- ▨ WHEELCHAIR RAMP



Line Table

LINE	DIRECTION	DISTANCE
L1	N00°12'37"W	0.40'
L2	N89°47'23"W	13.87'
L3	N89°52'17"E	20.25'
L4	N00°00'33"W	7.94'
L5	S00°00'33"E	29.24'

Curve Table

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	15.42'	30.89'	27.59'	N44°58'19"E	90°00'00"
C2	150.00'	28.34'	48.13'	N67°30'08"W	18°27'50"
C3	150.00'	6.31'	6.31'	S89°38'14"E	0°22'43"
C4	25.00'	39.22'	35.32'	N44°55'52"E	89°59'48"

- () = Record Plat information
- [] = Record grid bearings as per Warranty Deed, Doc. No. 83-28233
- ▨ = Found Cross scribed in concrete sidewalk. Set concrete nail & cross disc stamped "L.S. 9720" in center.

RECIPROCAL EASEMENT AGREEMENT
between Francis R. Elkins, Jr.
and Sandra L. Elkins, his wife
and Galtmore, Inc., dated June 11, 1992.
Said agreement is not recorded as of this date.

TRACT C-2-A-2-A
UNIT NO. 5
DALE J. BELLAMAH'S
JEANNEDALE
Filed- April 17, 1978 C13-52

