

Vicinity Map - Zone Atlas T-13-Z

Indexing Information

Section 31, Township 9 North, Range 3 East, N.M.P.M.
 Subdivision: M.R.G.C.D. Map No. 58
 Owner: Bernabe Marquez, Etal
 UPC #: 101304936818040157

Record Legal Description

COMPRISING THE SOUTHERLY 31.340 ACRES OF THAT PORTION OF THE N1/2 SE1/4 SECTION 31, TOWNSHIP 9 NORTH, RANGE 3 EAST, N.M.P.M. WHICH LIES WESTERLY FROM N.M STATE HIGHWAY 5-94 (1), KNOWN AS BROADWAY SE, AND BEING THE SOUTHERLY PORTION OF TRACT 18 AND THE SOUTHWESTERLY PORTION OF TRACT 19 ON MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NO. 58; AND MORE PARTICULARLY DESCRIBED BY SURVEY AS FOLLOWS:

BEGINNING FOR A TIE AT THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 9 NORTH, RANGE 3 EAST, N.M.P.M., AND RUNNING THENCE
 S.00 DEG. 06' 30" E., ALONG THE EAST LINE OF SAID SECTION 31, 3999.75 FEET;
 THENCE
 N. 89 DEG. 52' W., ALONG THE SOUTH LINE OF THE N1/2 SE1/4 OF SAID SECTION 31, 1225.33 FEET TO THE SOUTHEAST CORNER AND BEGINNING-POINT OF THE PARCEL HEREIN DESCRIBED; WHICH IS A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF N. M. STATE HIGHWAY S-94 (1), KNOWN AS BROADWAY SE; RUNNING FROM SAID BEGINNING-POINT
 N. 89 DEG. 52' W., ALONG THE SOUTH LINE OF N1/2 SE1/4 OF SAID SECTION 31, 1408.63 FEET TO THE SOUTHWEST CORNER, WHICH IS THE SOUTH 1/16 CORNER ON THE NORTH AND SOUTH CENTER-LINE OF SAID SECTION 31; THENCE
 N. 00 DEG. 05' 50"., ALONG SAID NORTH AND SOUTH CENTER-LINE OF SECTION 31, 916.42 FEET TO THE NORTHWEST CORNER; THENCE
 S. 89 DEG. 52' E., 1570.75 FEET TO THE NORTHEAST CORNER; THENCE
 S. 09 DEG. 56' 30" W., ALONG SAID WESTERLY LINE OF BROADWAY SE 930.00 FEET TO THE PLACE OF BEGINNING.

Measured Legal Description

PORTIONS OF TRACTS 18 AND 19 (AKA TRACTS 18-A-2 AND 19-A-2), M.R.G.C.D. MAP NO. 58, BEING SITUATE WITHIN SECTION 31, TOWNSHIP 9 NORTH, RANGE 3 EAST, N.M.P.M., ALL BEING MORE PARTICULARLY DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE NORTHEAST CORNER OF SAID TRACT 19-A-2, AND ALSO BEING THE SOUTHEAST CORNER OF LOT 5, OF SOUTH COUNTY INDUSTRIAL SUBDIVISION, AS SHOWN ON THE PLAT FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 28, 1998, IN BOOK 98C, PAGE 223, POINT LYING ON THE WESTERLY RIGHT OF WAY OF BROADWAY BLVD SE, MARKED BY A 5/8" REBAR;

THENCE, COINCIDING SAID BROADWAY BLVD SE RIGHT OF WAY THE FOLLOWING TWO COURSES;

S 10°10'44" W, A DISTANCE OF 810.11 FEET TO AN ANGLE POINT, BEING MARKED BY A REBAR WITH CAP "LS 18374";

S 44°07'34" W, A DISTANCE OF 164.16 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A T-RAIL;

THENCE, LEAVING SAID RIGHT OF WAY, N 89°36'32" W, A DISTANCE OF 1,315.25 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, MARKED BY A 2.5" METAL PIPE;

THENCE, N 00°11'29" E, A DISTANCE OF 916.74 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 5, OF SOUTH COUNTY INDUSTRIAL SUBDIVISION, WHENCE, A TIE TO ACS MONUMENT "5_S13" BEARS N 16°08'52" W, A DISTANCE OF 3243.67 FEET;

THENCE, FROM SAID NORTHWEST CORNER, COINCIDING THE SOUTH SIDE OF SAID LOT 5, SOUTH COUNTY INDUSTRIAL SUBDIVISION, S 89°36'58" E, A DISTANCE OF 1,569.66 FEET TO THE POINT OF BEGINNING, CONTAINING 32.2125 ACRES (1,359,615 SQ. FT.), MORE OR LESS.

THE PARCEL DESCRIBED HEREON IS THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SPO000171237 AND AN EFFECTIVE DATE OF SEPTEMBER 24, 2024.

Flood Notes

BASED UPON SCALING, PORTIONS OF THIS PROPERTY LIE WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND

PORTIONS LIE WITHIN FLOOD ZONE "A" WHICH IS DEFINED AS A SPECIAL FLOOD HAZARD AREA WITHOUT A BASE FLOOD ELEVATION AND

PORTIONS LIE WITHIN FLOOD ZONE "AE" WHICH IS DEFINED AS A SPECIAL FLOOD HAZARD AREA WITH A BASE FLOOD DEPTH OF 2 FEET;

AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0533H, DATED AUGUST 16, 2012.

**Boundary Survey
 and
 ALTA/NSPS Land Title Survey
 for
 Portions of Tracts 18 and 19,
 aka Tracts 18-A-2 & 19-A-2
 MRGCD Map No. 58
 Bernalillo County, New Mexico
 November 2024**

Notes

1. FIELD SURVEY PERFORMED IN NOVEMBER 2024.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. THE REASON FOR THE MEASURED LEGAL DESCRIPTION IS TO MORE PRECISELY DESCRIBE THE SUBJECT PROPERTY WITH FIELD MEASURED BEARINGS AND DISTANCES.

Exceptions 9-14

- 9 RESERVATIONS CONTAINED IN PATENT FROM UNITED STATES OF AMERICA, RECORDED IN BOOK D 152, PAGE 606, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE
- 10 EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, BY DOCUMENT DATED MARCH 23, 1955, FILED MARCH 31, 1955, RECORDED IN BOOK D 310, PAGE 355, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
DOES NOT BURDEN SUBJECT PROPERTY-SHOWN HEREON AS [2] & [3]-EASEMENTS LOCATED WITHIN LOT 5, SOUTH COUNTY INDUSTRIAL SUBDIVISION
- 11 EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, BY DOCUMENT DATED SEPTEMBER 15, 1956, FILED SEPTEMBER 20, 1956, RECORDED IN BOOK D 363, PAGE 179, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS [8]
- 12 EASEMENT GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, BY DOCUMENT DATED JUNE 15, 1959, FILED JUNE 26, 1959, RECORDED IN BOOK D 488, PAGE 131, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
DOES NOT BURDEN SUBJECT PROPERTY-SHOWN HEREON AS [5]-EASEMENT LOCATED WITHIN LOT 5, SOUTH COUNTY INDUSTRIAL SUBDIVISION
- 13 MATTERS AS SET FORTH ON THE BOUNDARY SURVEY RECORDED AS DOCUMENT NUMBER 2018090622, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE
- 14 ANY AND ALL RIGHTS, LIENS, CLAIMS OR EQUITIES IN FAVOR OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT WHICH AFFECTS THE INSURED PREMISES.
NOT SURVEY RELATED

Documents

1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SPO00171237 AND AN EFFECTIVE DATE OF SEPTEMBER 24, 2024.
2. BOUNDARY SURVEY PLAT FOR TRACT 19-A-2, M.R.G.C.D. MAP NO. 58, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON OCTOBER 16, 2018, IN BOOK 2018S, PAGE 116, AS DOCUMENT NO. 2018090622.
3. QUITCLAIM DEED FOR SUBJECT PROPERTY, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 2, 2018, DOC. NO. 2018010270.
4. PLAT FOR LOTS 1-5, SOUTH COUNTY INDUSTRIAL SUBDIVISION FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JULY 28, 1998 IN BOOK 98C, PAGE 223.
5. NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP FOR BROADWAY BLVD (AKA NMSR 47), HAVING PROJECT NO. "S-94(1)".

Surveyor's Certificate for ALTA Survey

To: Max Cooper, Edward Mazel, Special Master in Bernalillo County District Court cause no. D-202-CV-2021-06680, Fidelity National Title Insurance Company, Fidelity National Title of New Mexico, Inc.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 7(a) and 8 of Table A thereof. The Field Work was completed on November 15, 2024.

Brian J. Martinez 11-19-24
 Brian J. Martinez Date
 N.M.R.P.S. No. 18374



Revisions: 11/19/2024 - Original

Surveyor's Certificate for Boundary Survey

I, Brian J. Martinez, New Mexico Professional Surveyor No. 18374, do hereby certify that this boundary survey plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the minimum standards for surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico subdivision act and that this instrument is a boundary survey plat of an existing tract or tracts.

Brian J. Martinez 11-19-24
 Brian J. Martinez Date
 N.M.R.P.S. No. 18374



CSI-CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244
 cartesianbrian@gmail.com

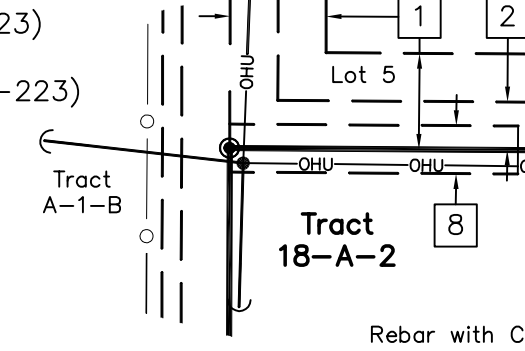
Boundary Survey and ALTA/NSPS Land Title Survey for Portions of Tracts 18 and 19, aka Tracts 18-A-2 & 19-A-2 MRGCD Map No. 58 Bernalillo County, New Mexico November 2024

Easement Notes

- 1 EXISTING 10' P.U.E. (7/28/1998, 98C-223)
- 10 2 EXISTING 5' UTILITY EASEMENT (3/31/1955, BK. D310, PG. 355) AND AS SHOWN ON PLAT (7/28/1998, 98C-223)
- 10 3 EXISTING 5' X 30' ANCHOR EASEMENT (3/31/1955, BK. D310, PG. 355) AS SHOWN ON PLAT (7/28/1998, 98C-223)
- 4 EXISTING 7' PNM EASEMENT (1/28/2002, 2002C-32)
- 12 5 EXISTING 10' P.U.E. (8/26/1958, BK. D488, PG. 131) AND AS SHOWN ON PLAT (7/28/1998, 98C-223)
- 6 EXISTING PRIVATE 250' X 299.57' DRAINAGE POND EASEMENT BENEFITING AND MAINTAINED BY THE OWNERS OF LOTS 1-5, SOUTH COUNTY INDUSTRIAL SUBDIVISION (7/28/1998, 98C-223)
- 7 EXISTING 5' PNM AND MST&T EASEMENT (5/11/1962, BK. D642, PG. 163) AND AS SHOWN ON PLAT (1/28/2002, 2002C-32)
- 11 8 EXISTING 5' X 30' PNM AND MST&T ANCHOR EASEMENT (9/20/1956, BK. D363, PG. 179, DOC. NO. 8943)
- 10 9 EXISTING 2' X 35' ANCHOR EASEMENT (3/31/1955, BK. D310, PG. 355)

Detail

SCALE: 1"=20'

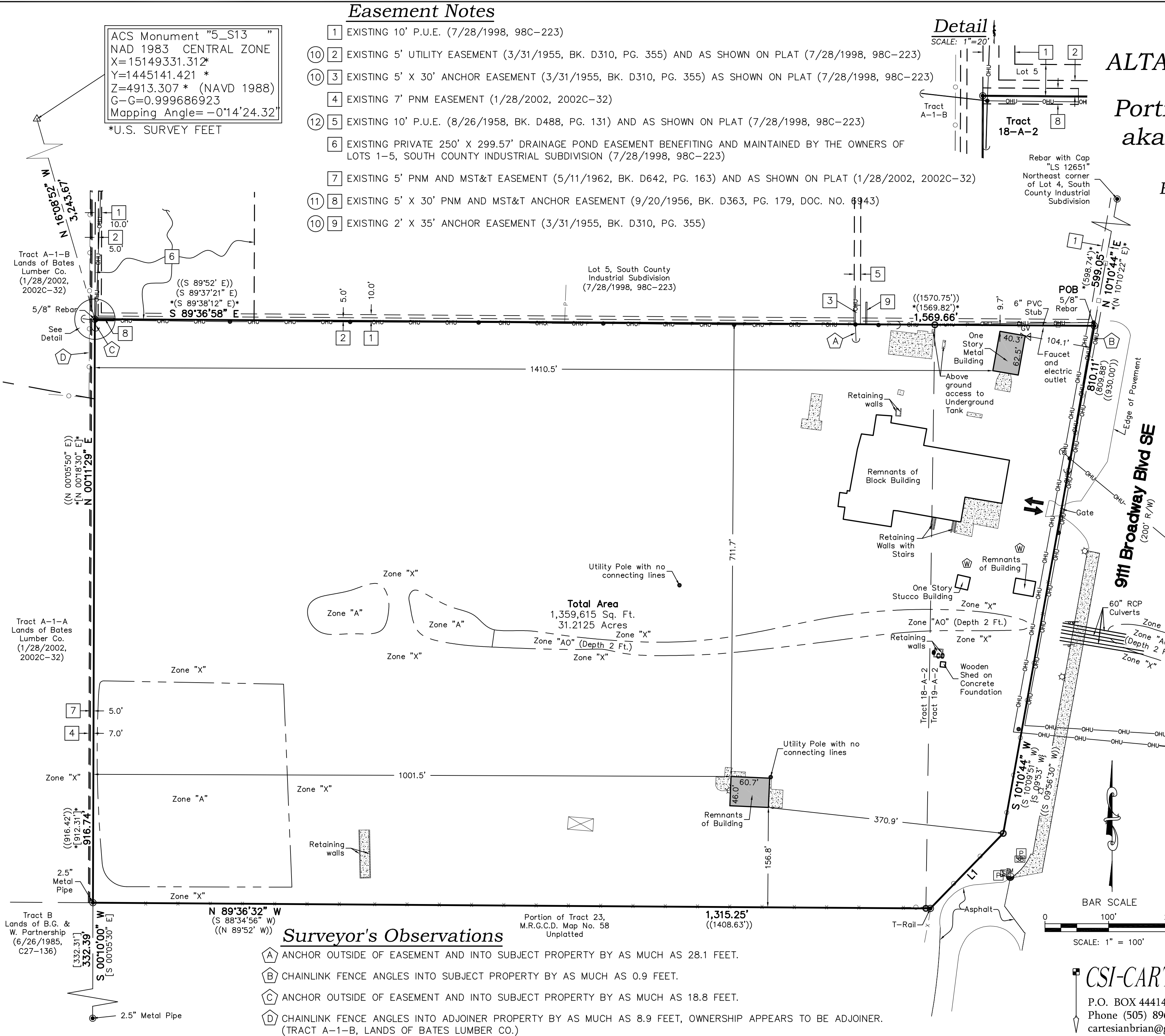


Rebar with Cap
"LS 12651"
Northeast corner
of Lot 4, South
County Industrial
Subdivision

Line Table		
Line #	Direction	Length (ft)
L1	S 44°07'34" W (S 44°11'48" W)	164.16' (164.15')

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER BOUNDARY SURVEY PLAT (10/16/2018, 2018S-116)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (7/28/1998, 98C-223)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER DEED (2/2/2018, DOC. NO. 2018010270)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (7/28/1998, 98C-223)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER ROW MAP FOR BROADWAY BLVD HAVING PROJECT NO. "S-94(I)"
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (1/28/2002, 2002C-32)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
⊠	COVERED AREA
▒	CONCRETE
▤	BLOCK WALL
—x—	WIRE FENCE
—□—	METAL FENCE
—○—	CHAINLINK FENCE
—P—	PIPE FENCE
⊡	PULL BOX
⊙	LIGHT POLE
⊕	ELECTRIC METER
⊞	SIGNAL BOX
⊟	TRAFFIC MAST
⊠	WELL HEAD
⊡	SAS CLEANOUT
⊟	SIGN
↔	CURB CUT/INDICATION OF ACCESS TO ROADWAY
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
⊙	ANCHOR
⊞	GAS VALVE



ACS Monument "5_S13"
NAD 1983 CENTRAL ZONE
X=15149331.312*
Y=1445141.421*
Z=4913.307* (NAVD 1988)
G-G=0.999686923
Mapping Angle=-0°14'24.32"
*U.S. SURVEY FEET

Lot 5, South County
Industrial Subdivision
(7/28/1998, 98C-223)

Total Area
1,359,615 Sq. Ft.
31.2125 Acres

Tract B
Lands of B.G. &
W. Partnership
(6/26/1985,
C27-136)

Tract A-1-A
Lands of Bates
Lumber Co.
(1/28/2002,
2002C-32)

Tract A-1-B
Lands of Bates
Lumber Co.
(1/28/2002,
2002C-32)

Surveyor's Observations

- A ANCHOR OUTSIDE OF EASEMENT AND INTO SUBJECT PROPERTY BY AS MUCH AS 28.1 FEET.
- B CHAINLINK FENCE ANGLES INTO SUBJECT PROPERTY BY AS MUCH AS 0.9 FEET.
- C ANCHOR OUTSIDE OF EASEMENT AND INTO SUBJECT PROPERTY BY AS MUCH AS 18.8 FEET.
- D CHAINLINK FENCE ANGLES INTO ADJOINER PROPERTY BY AS MUCH AS 8.9 FEET, OWNERSHIP APPEARS TO BE ADJOINER. (TRACT A-1-B, LANDS OF BATES LUMBER CO.)

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