



- 1: OWNER OF RECORD PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TITLE BINDER DATED: JANUARY 6, 2025 IS
JENNFER NGUYEN, AN UNMARRIED WOMAN
- 2: LEGAL DESCRIPTION AND EASEMENTS SHOWN WERE PROVIDED BY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT No. 2500023
- 3: PLATS USED TO ESTABLISH BOUNDARY.
A: ROW 1 OF UNIT "B", WEST OF WESTLAND
- 4: FIELD WORK PERFORMED ON: MAY 2025
- 5: PARKING
HANDICAP: 0
REGULAR: 0
TOTAL: 0
- 6: CURRENT ZONING: SD-WC-CL1
- 7: PROPERTY HAS NUMEROUS WATER CHANNELS

LEGAL DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER, AN IRON STAKE ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 66, WHENCE THE RIGHT-OF-WAY MARKER STATIONED 291 + 00 ON NEW MEXICO PROJECT NO. FI-003-3(1), BEARS N. 74 DEG. 50' 20" E., 942.78 FEET, (ALSO FROM SAID POINT OF BEGINNING THE TRIANGULATION STATION NAMED EDGE, A BRASS CAP HAVING NEW MEXICO PLANE COORDINATES OF X = 340,838.79 AND Y= 1,479,806, BEARS S. 74 DEG. 50' 20" W., 1110.00 FEET AND THENCE N. 75 DEG. 55' 40" W., 2196.35 FEET) AND FROM SAID BEGINNING POINT RUNNING THENCE S. 15 DEG. 09' 40" E., 907.00 FEET TO THE SOUTHEAST CORNER, AN IRON STAKE ON THE NORTH RIGHT-OF-WAY LINE OF A 60 FOOT ROAD; THENCE, S. 74 DEG. 50' 20" W., 210.00 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER, AN IRON STAKE ON THE EAST RIGHT-OF-WAY LINE OF A 60 FEET ROAD; THENCE, N. 15 DEG. 09' 40" W., 907.00 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER, AN IRON STAKE ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 66; THENCE, N. 74 DEG. 50' 20" E., 210.00 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT AND PLACE OF BEGINNING.

A CERTAIN TRACT OF LAND SITUATED IN SECTION 30, TOWNSHIP 10 NORTH, RANGE 2, EAST OF THE N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, WITHIN THE TOWN IN ATRISCO GRANT, BEING TRACT 90 IN ROW 1, UNIT "B" OF A SERIES OF TRACTS ALLOTTED FROM THE TOWN OF ATRISCO GRANT, ALSO KNOWN AS TRACT 45 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF THE HEREINAFTER DESCRIBED TRACT, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 66, WHENCE THE RIGHT-OF-WAY LINE MARKER STATIONED 291+00 ON NEW MEXICO PROJECT NO. FI-003-3(1), BEARS N. 74 DEG. 50' 20" E., A DISTANCE OF 1152.78 FEET AND TRIANGULATION STATION "EDGE", A BRASS CAP IN PLACE, BEARS N.84 DEG. 18' 48" W., A DISTANCE OF 3013.95 FEET; THENCE S. 15 DEG. 09 DEG. 40" E., A DISTANCE OF 907.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE S. 74 DEG. 50' 20" W., A DISTANCE OF 210.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N. 15 DEG. 09' 40" W., A DISTANCE OF 907.00 FEET TO THE NORTHWEST CORNER THEREOF, BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 66, AFORESAID, THENCE N. 74 DEG. 50' 20" E., ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO.66, AFORESAID, A DISTANCE OF 210.00 FEET TO THE PLACE OF BEGINNING.

SCHEDULE B II NOTES

ITEM#10. IS AN EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED JANUARY 28, 1981, RECORDED IN BOOK MISC. 827, PAGE 182 AS DOCUMENT NO. 1981004749, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. WHICH AFFECTS THE PROPERTY AN IS SHOWN HEREON.

ITEM#11. IS AN EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, FILED MARCH 11, 1981, RECORDED IN BOOK MISC. 836, PAGE 237 AS DOCUMENT NO. 81-12588, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. WHICH AFFECTS THE PROPERTY AND IS SHOWN HEREON.

ITEM#12. IS A LICENSE AGREEMENT FOR SANITARY SEWER PIPE IN THE POWERLINE CHANNEL RIGHT-OF-WAY, BY THE "AMAFCA" AND WESTERN ALBUQUERQUE LAND HOLDINGS LLC, DATED MARCH 17, 2014, AS DOCUMENT NO. 2014214249. RECORDS OF BERNALILLO COUNTY, NEW MEXICO. WHICH DOES NOT AFFECT THE PROPERTY.

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

CERTIFY TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY & ZACHARY SNYDER

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 REPRESENTATION 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 UNLESS 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 2021, 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 16th DAY OF MAY, 2025

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



H·E·E HARRIS SURVEYING, INC.
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25-0197.DWG

FLOOD NOTE

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN
FEMA ZONE X & A FIRM PANEL No. 35001C0390H
DATED 11-4-2016 WHICH IS CONSIDERED TO BE
WITHIN THE 100 YEAR FLOOD PLAIN