

3415 & 3417 SILVER AVE. SE

### NOTES

1. ALL CALCULATIONS INDICATE "GROSS RETAIL" AREA AS PER "BOMA" STANDARDS.
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL FLOORS ARE CARPET UNLESS OTHERWISE INDICATED.
4. ALL CEILING HEIGHTS ARE 8'-2" UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
6. SOME DIMENSIONS MAY VARY DO TO WALLS OUT OF PLUMB.

### AREA CALCULATIONS:

SUITE 3415 AREA 1182.10 SQ. FT.

SUITE 3417 AREA 697.39 SQ. FT.

### 3415-1/2 AREA CALCULATIONS:

GROSS BLDG. AREA 805.00 SQ. FT.

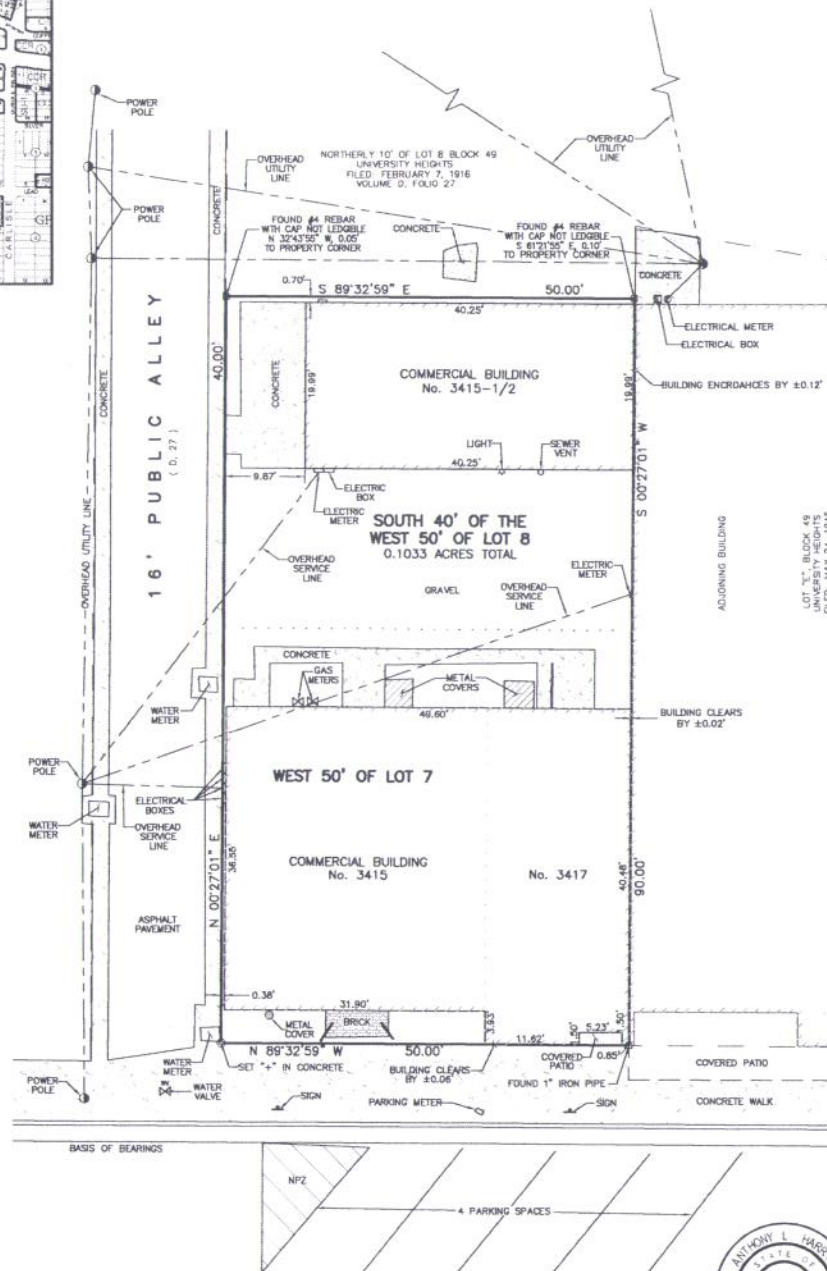
PROJECT 3415 - 3417 SILVER AVE. SE																					
DESCRIPTION AS-BUILT DRAWING																					
CLIENT REA MANAGEMENT																					
SHEET # 01 OF 01	<table border="1"> <tr> <td>ORIENTATION</td> <td>MEASURED BY</td> <td>JR</td> <td>1</td> </tr> <tr> <td></td> <td>DESIGNED BY</td> <td>N.A.</td> <td>8</td> </tr> <tr> <td></td> <td>DRAFTED BY</td> <td>JR</td> <td>1</td> </tr> <tr> <td></td> <td>CHECKED BY</td> <td>P.M.</td> <td>3</td> </tr> <tr> <td></td> <td>REVISED:</td> <td></td> <td>1</td> </tr> </table>	ORIENTATION	MEASURED BY	JR	1		DESIGNED BY	N.A.	8		DRAFTED BY	JR	1		CHECKED BY	P.M.	3		REVISED:		1
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	CHECKED BY	P.M.	3																		
	REVISED:		1																		
SCALE 1/8"=1'-0"	DATE 09/28/18																				

YCD DESIGNS  
505-899-1199



VICINITY MAP No. K-16

This map/plan is being furnished as an aid in location the herein described land in relation to adjoining streets, natural boundaries and other lands. This is not a survey of the land depicted. Except to the extent a policy of the title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, encroachments, distances, location of easements, acreage or other matters shown on the plan.



SILVER AVENUE S.E.

60' R.O.W.  
(B1, 133)

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY  
OF  
WEST 50' OF LOT 7 &  
SOUTH 40' OF THE WEST 50' OF LOT 8  
UNIVERSITY HEIGHTS  
CITY OF ALBUQUERQUE  
BERNALILLO COUNTY, NEW MEXICO  
APRIL 2019

LEGAL DESCRIPTION:

SDTHE SOUTH NINETY FEET (5.90') OF THE WEST FIFTY FEET (W. 50') OF A TRACT INCLUDING THE FOLLOWING DESCRIBED PROPERTY: LOTS NUMBERED ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), THIRTEEN (13), SIXTEEN (16) AND SEVENTEEN (17) IN BLOCK NUMBERED FORTY-NINE (49) OF UNIVERSITY HEIGHTS, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 2, 1939, IN PLAT BOOK C1, PAGE 68; ALSO THAT CERTAIN TRACT OF LAND KNOWN AS EAST CENTRAL CIRCLE, LYING BETWEEN THE WEST LINE OF SOUTH AMHERST AVENUE AND THE EAST LINE OF THE ALLEY RUNNING NORTH AND SOUTH THROUGH BLOCK 49; ALSO THAT PORTION OF THE ALLEY RUNNING EAST AND WEST THROUGH SAID BLOCK 49 EXTENDING FROM THE EAST LINE OF THE ALLEY RUNNING NORTH AND SOUTH THROUGH SAID BLOCK TO THE WEST LINE OF SOUTH AMHERST AVENUE AND LYING NORTH OF LOT 13 IN SAID BLOCK; AS THE SAME ARE SHOWN AND DESIGNATED ON THE REPLAT OF BLOCK 49 OF THE UNIVERSITY HEIGHTS ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, JUNE 2, 1939, WHICH WAS VACATED BY THE CITY OF ALBUQUERQUE BY COMMISSION ORDINANCE NO. 523, DATED JULY 27, 1943, SAID PROPERTY COMPRISING THE WEST FIFTY FEET (W. 50') OF LOT 13, AND A SOUTH PORTION OF THE WEST PORTION OF LOT 4, AND A SOUTH PORTION OF LOTS 5 AND 6, ALL IN BLOCK 49, UNIVERSITY HEIGHTS, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE REPLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON JUNE 2, 1939; IN PLAT BOOK C1, PAGE 68, TOGETHER WITH THE VACATED EAST WEST ALLEY LYING ADJACENT TO THE WEST FIFTY FEET (W. 50') OF LOT 13.

GENERAL NOTES:

- OWNER OF RECORD PER FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE BINDER DATED: FEBRUARY 18, 2019 IS SUZANNE SMART
- LEGAL DESCRIPTION AND EASEMENTS SHOWN WERE PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT No. SP000054389
- PLATS USED TO ESTABLISH BOUNDARY.
  - J.H. HICKS REPLAT OF THE UNIVERSITY HEIGHTS FILED: MAY 24, 1945 IN VOLUME B1, FOLIO 133
  - UNIVERSITY HEIGHTS FILED: FEBRUARY 7, 2016 IN VOLUME D, FOLIO 27
- FIELD WORK PERFORMED ON: MARCH 27, 2019
- PARKING
 

HANDICAP: 0  
REGULAR: 4  
TOTAL: 4
- CURRENT ZONING: MX-M
- NP2 = NO PARKING ZONE
- BEARINGS SHOWN ARE BASED ON ISX 2700 SOKKIA GPS UNIT TAKEN ON MARCH 27, 2019  
NO RECORD BEARINGS ARE SHOWN ON THE RECORDED PLAT.

SCHEDULE B NOTES

- ITEM# 9. ARE RESERVATIONS CONTAINED IN PATENT FROM UNITED STATES OF AMERICA, RECORDED IN BOOK 22, PAGE 202, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. NO EASEMENTS ARE NOTED.
- ITEM #10. IS AN EASEMENT RECORDED IN BOOK D 705, PAGE 543, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, WHICH DOES NOT AFFECT THIS PROPERTY.

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

CERTIFY TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY & STEPHEN MULLENS AND TERESA McDOWELL

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 LANDS IN 2016, 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 3rd DAY OF APRIL, 2019



*Anthony L. Harris*  
ANTHONY L. HARRIS, N.M.L.S. #11463

THE SURVEY OFFICE, LLC  
333 LOMAS BOULEVARD N.E.  
ALBUQUERQUE, NEW MEXICO 87102

PHONE: (505) 998-0303  
FAX: (505) 998-0306

FLOOD NOTE

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X (FIRM PANEL No. 4500100303) DATED AUGUST 16, 2012 WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN.