"ALTA/NSPS LAND TITLE SURVEY FOR"

LOTS 1, 2, 3 & 4, BLOCK 5, MESA PARK ADDITION

WITHIN

SECTION 25, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M.
CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2022

SEE ATTACHMENT "A"

NOTES

1. Bearings and distances are field and ground.
2. Bearings and distances are field and record.
3. Bearings are based on the east right-of-way line of Florida Street SE as shown on the plat of record entitled "MESA PARK ADDITION", filed August 31, 1923, in Plat Book B00, Page 029. Bearing = N 00°30' E.
4. Basis of boundary is the plat of record entitled "REPLAT OF WEST HALF OF BLOCK FIVE MESA PARK ADDITION", filed June 15, 1946, in Plat Book C01, Page 108.
5. Title Policy: Fidelity National Title Insurance Company, Commitment No. SP000141385 (Commitment Date: September 23, 2022).
6. Address: 400 (Lot 1), 404 (Lot 2), 408 (Lot 3) & 412 (Lot 4) Florida Street SE, Albuquerque, New Mexico 87108.
7. City of Albuquerque, New Mexico IDO Zone: MX-L (Lots 1 and 2); R-ML (Lots 3 and 4)

ENCROACHMENTS

1. Public sidewalk encroaches into property at northwest corner as shown hereon (3 feet maximum).
2. Wood fence encroaches into property 2.5 X 15 feet at southeast corner as shown hereon.

FLOOD CERTIFICATION

This property does not lie within the 100 Year Flood Plain as established by the Federal Emergency Management Agency and shown on Panel 354 of 825, FLOOD INSURANCE RATE MAP, dated August 16, 2012, City of Albuquerque, Bernalillo County, New Mexico.

DESCRIPTION

Lots numbered One (1), Two (2), Three (3) and Four (4), in Block numbered Five (5) of the Replat of the West Half of Block Five of MESA PARK ADDITION to the City of Albuquerque, New Mexico, as the same is shown and designated on said Replat, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 15, 1946, in Plat Book C1, Page 108.

CLIENT: Martha Azazian;
Robert P. Sanchez, Ray A. Sanchez and Caroline R. Day
TITLE CO.: Fidelity National Title of New Mexico
UNDERWRITER: Fidelity National Title Insurance Company

SURVEYOR'S CERTIFICATION

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, 2, 3, 4, 6(a) and 8 of Table A thereof. The field work was completed on September 16, 2022.



10/01/2022

Timothy Aldrich, P.S. 7719 Date

ALDRICH LAND SURVEYING, P.O. BOX 30701, ALBUQUERQUE, N.M., 87190
505-884-1990 ALS FILE NO. 22-140

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LOTS 1, 2, 3 & 4, BLOCK 5, MESA PARK ADDITION

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CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2022

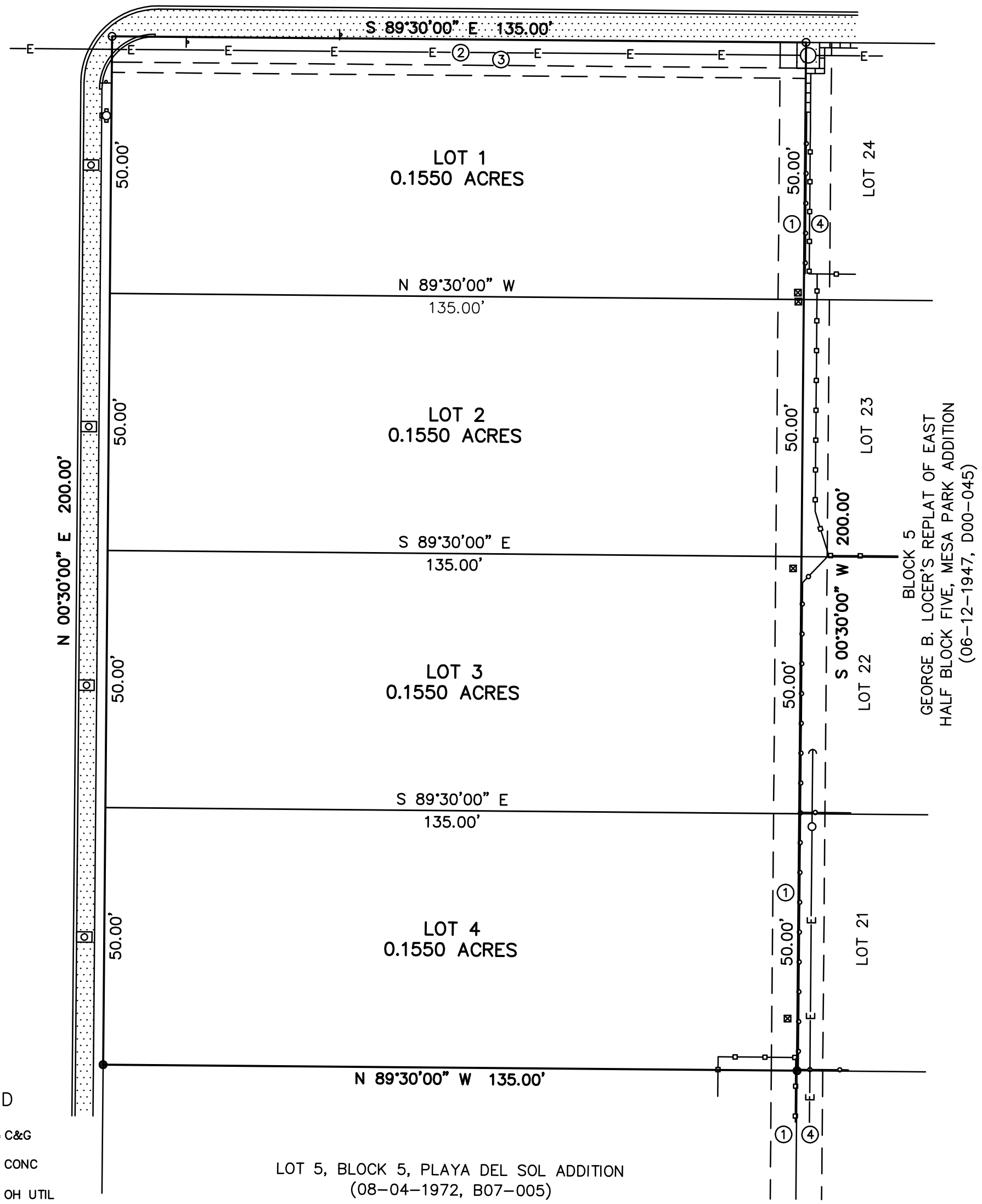
N

SCALE: 1" = 20'

0 20

Timothy Aldrich
New Mexico
7719
Registered Professional Land Surveyor

10-01-2022



LEGEND

- C&G
- CONC
- E OH UTIL
- WATER METER
- FIRE HYDRANT
- FENCE-WOOD
- FENCE-CHAINLINK
- WALL-BLOCK
- SIGN
- TELE PEDESTAL

● – FOUND 1/2" REBAR WITH CAP "ILLEGIBLE"
○ – FOUND CROSS SCRIBED ON CONCRETE

① – 5' PUBLIC UTILITY EASEMENT
(06-15-1946, C01-108)

② – 5' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT
(04-19-1954, D276-245)

③ – 7' PUBLIC UTILITY EASEMENT
(09-16-1975, MISC 440-376)

④ – 5' PUBLIC UTILITY EASEMENT
(06-12-1947, D00-045)

ATTACHMENT "A"

ALDRICH LAND SURVEYING
P.O. BOX 30701, ALBQ., N.M. 87190
505-884-1990