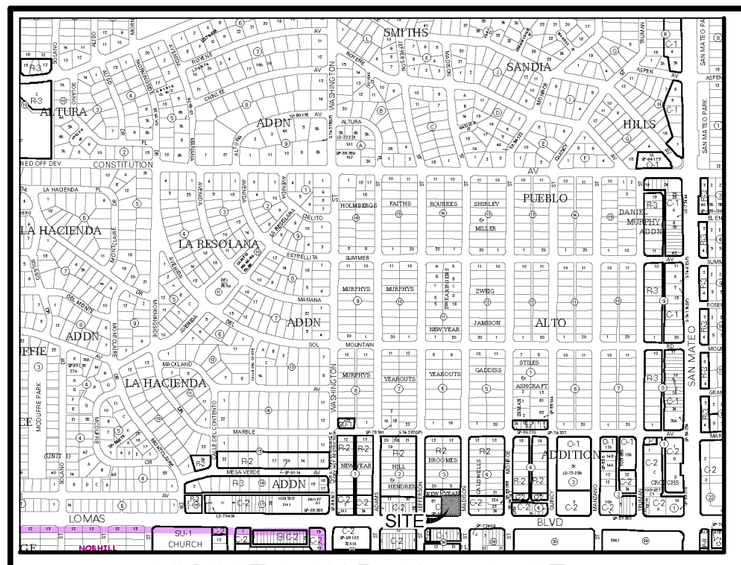
A.L.T.A / N.S.P.S. LAND TITLE SURVEY
OF
TRACT B–2, BLOCK 3
NEW YEAR ADDITION

WITHIN
SECTION 14, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST 2022

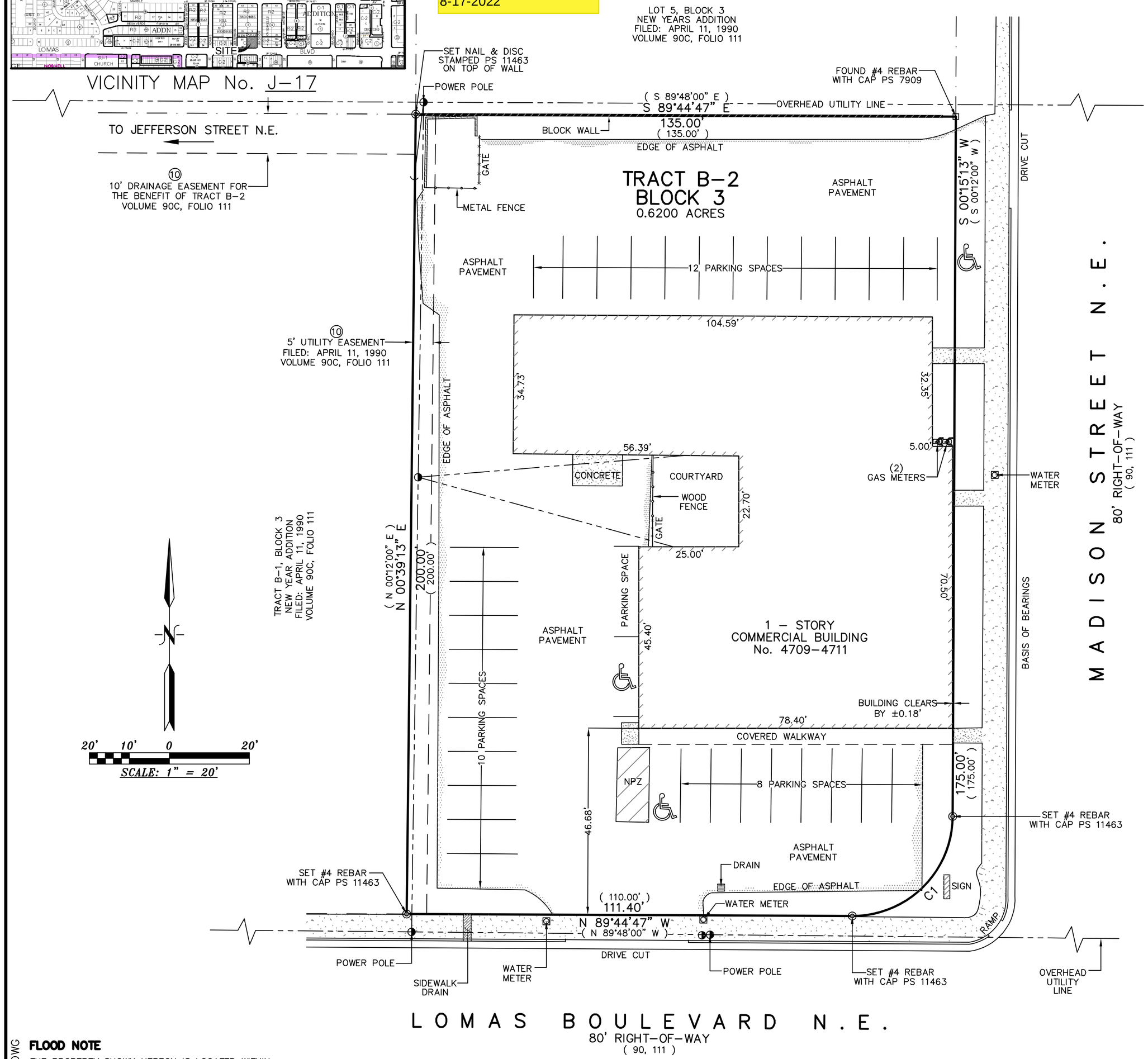
LEGAL DESCRIPTION:

TRACT LETTERED B–TWO (B–2) IN BLOCK NUMBERED THREE (3) PLAT OF TRACTS B–1 AND B–2, BLOCK 3, NEW YEAR ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON APRIL 11, 1990 IN PLAT BOOK 90C, FOLIO 111.



VICINITY MAP No. J–17

OK NO VIOLATIONS DF
8-17-2022



GENERAL NOTES:

1: OWNER OF RECORD PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE BINDER DATED: JUNE 28, 2022 IS LOMAS MADISON, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

2: LEGAL DESCRIPTION AND EASEMENTS SHOWN WERE PROVIDED BY OLD REPUBLIC NATIONAL TITLE COMPANY COMMITMENT No. 2204732

3: PLATS USED TO ESTABLISH BOUNDARY.
A: NEW YEAR ADDITION
FILED: APRIL 11, 1990 IN PLAT BOOK 90C, FOLIO 111

4: FIELD WORK PERFORMED ON: AUGUST 2022

5: PARKING
HANDICAP: 3
REGULAR: 31
TOTAL: 34

6: CURRENT ZONING: MX–M

7: NPZ = NO PARKING ZONE

SCHEDULE B II NOTES

ITEM, #9. ARE THE RESERVATIONS CONTAINED IN PATENT FROM UNITED STATES OF AMERICA RECORDED IN BOOK 22, PAGE 624, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. NO EASEMENTS ARE NOTED.

ITEM, #10. ARE EASEMENTS AND NOTES AS SHOWN ON THE PLAT RECORDED APRIL 11, 1990 IN PLAT BOOK 90C, FOLIO 111, RECORDS OF BERNALILLO COUNTY, NEW MEXICO, WHICH AFFECT THE PROPERTY AND ARE SHOWN HEREON.

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

CERTIFY TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY & VIBRANIUM LLC

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 11th DAY OF AUGUST, 2022

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

ANTHONY L. HARRIS
STATE OF NEW MEXICO
#11463
REGISTERED PROFESSIONAL LAND SURVEYOR

FLOOD NOTE

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X FIRM PANEL No. 35001C0354H DATED 8–16–2012 WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	S 45°15'13" W	90°00'00"
	(25.00')	(39.27')	(35.36')	(S 44°48'00" W)	(90°00'00")

HARRIS SURVEYING, INC.
1308 CIELO VISTA DEL SUR, NW
CORRALES, NEW MEXICO 87048

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