RETRACEMENT SURVEY

OF

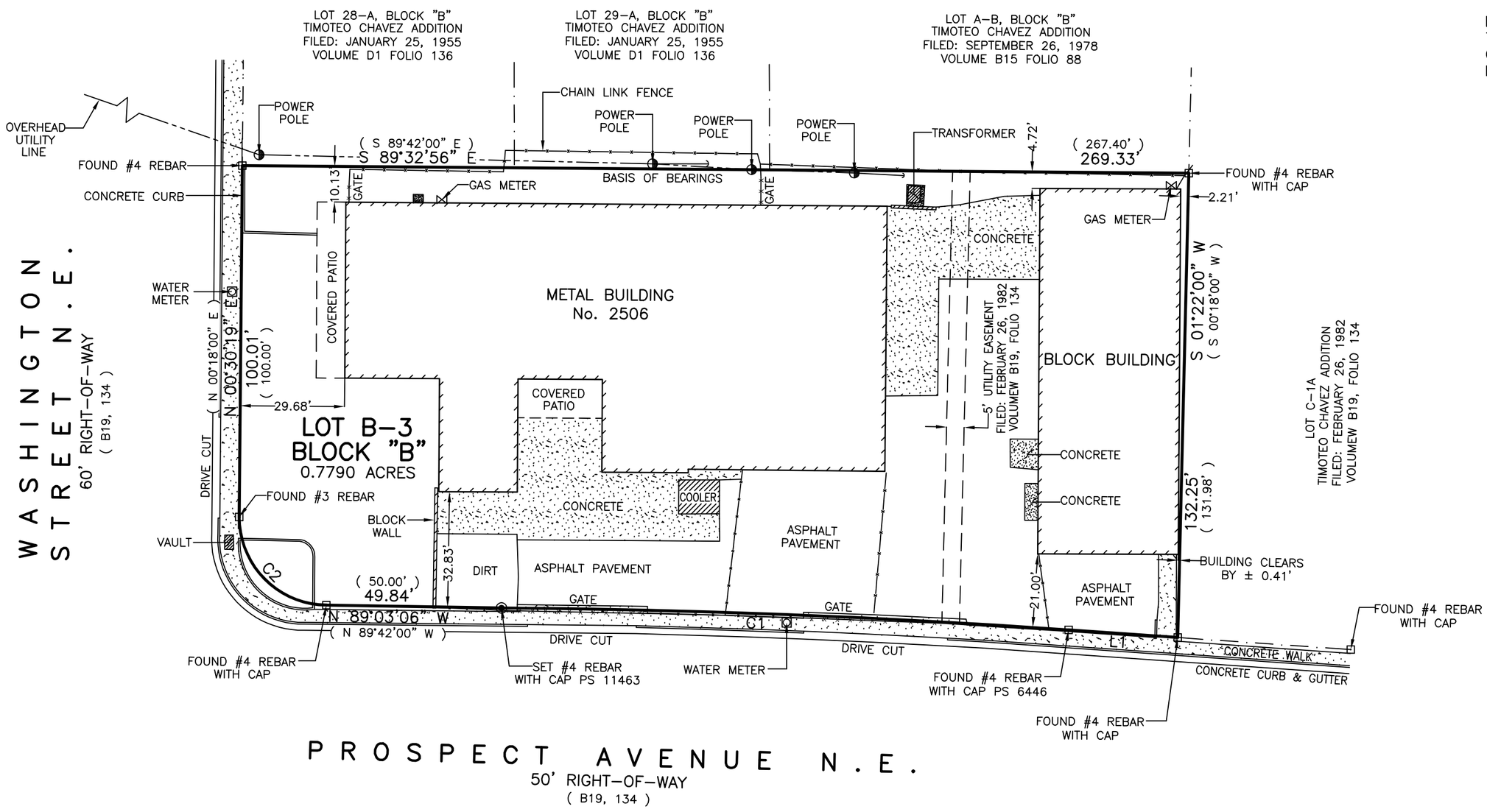
LOT B-3, BLOCK "B"
TIMOTEO CHAVEZ ADDITION

WITHIN

SECTION 11, T. 10 N., R. 3 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY 2021

LEGAL DESCRIPTION:

LOT LETTERED "B-3" OF THE REPLAT OF LOTS "B" AND "C" IN BLOCK LETTERED "B" OF THE TIMOTEO CHAVEZ ADDITION, 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 FEBRUARY 26, 1982.



GENERAL NOTES:

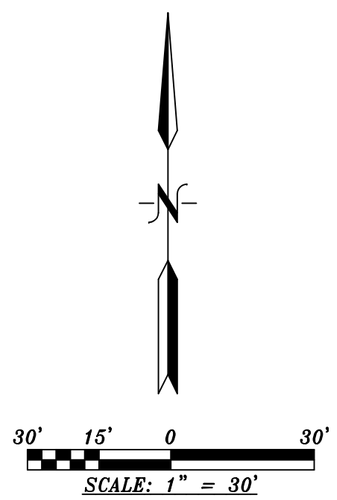
1: OWNER OF RECORD PER FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE BINDER DATED: APRIL 14, 2021 IS MILAN NABEGHI AND PETBEN INVESTMENTS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
2: LEGAL DESCRIPTION AND EASEMENTS SHOWN WERE PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT No. SP000106512
3: PLATS USED TO ESTABLISH BOUNDARY.
A: REPLAT OF LOTS B AND C-A IN BLOCK B TIMOTEO CHAVEZ ADDITION FILED: FEBRUARY 26, 1982 IN VOLUME B19, FOLIO 134
4: FIELD WORK PERFORMED ON: MAY 2021

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 85°59'50" W	31.12'
	(N 86°07'35" W)	(31.05')

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2589.65'	161.52'	161.49'	N 87°47'04" W	3°34'25"
	(2589.65')	(161.52')	(161.49')	(N 87°54'47" W)	(3°34'25")
C2	25.00'	39.15'	35.27'	N 44°40'12" W	89°43'57"
	(25.00')	(39.27')	(35.36')	(N 44°42'00" W)	(90°00'00")



SURVEYOR'S CERTIFICATE:

State of New Mexico)
County of Bernalillo) S.S.

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 I am responsible for said survey and that the plat hereon drawn is a true and correct representation of said survey, to the best of my knowledge and belief, and meets the minimum standards for land surveys in the State of New Mexico; that the bearings and distances shown hereon are based on the Plat or Deed of Record, unless otherwise indicated herein; that it shows all easements shown on the plat of record; that there are no encroachments from the said property onto adjoining properties onto said property, unless shown hereon and that it shows the location of all permanent improvements pertinent to the said survey.

Given under my hand and seal at Albuquerque, New Mexico, this 17th day of MAY 2021

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

Anthony L. Harris, N.M.P.S.#11463 HARRIS SURVEYING, INC.
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