

ALTA/ACSM Land Title Survey  
 Tract "B-1", NORTHFIELDS ADDITION  
 Section 5, T.10N., R.3E., N.M.P.M.  
 City of Albuquerque  
 Bernalillo County, New Mexico

PROPERTY ADDRESS: 3401 Fourth Street N.W.

LEGAL DESCRIPTION:

Tract lettered "B-1", Northfields Addition, (a Replat of Tract B, Northfields Addition), Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the map thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on November 9, 2011, in Plat Book 2011C, Page 121, as Doc. No. 2011102249.

NOTES:

- Distances shown hereon are horizontal ground distances in feet.
- Bearings are based on the plat of Tract B-1, Northfields Addition (Bk. 2011C, Pg. 121) as monumented by found corners.
- Record measurements are shown in parenthesis ( ), where record data differs from measured data.
- Corners shown thus "●" are set #4 rebar w/cap stamped "G. Gritsko, PLS 8686", unless otherwise shown.
- Flood Note: The property shown hereon is located in Flood Zone X, areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood, according to the Flood Insurance Rate Map of Bernalillo County, New Mexico, Panel No. 35001C0136G, effective date September 26, 2008.
- The site is currently zoned C-3 (Heavy Commercial Zone)
- This was no observed evidence of current earth moving work, building construction or building additions.
- There was no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- Documents used to determine boundary:
  - Stewart Title Guaranty Company Title commitment No. 11080727, dated 11/10/2011.
  - Plat of Northfields Addition filed 6/19/1952 in Bk. C2, page 100.
  - Plat of Northfields Addition filed 11/09/2011 in Bk. 2011C, page 121.

EASEMENTS:

per Schedule B, Section II of title commitment dated November 10, 2011 [item #]

- Easement granted to The City of Albuquerque for street right-of-way and utility purposes, recorded December 8, 1953, in Book D 262, Page 559, as Doc. No. 7554, records of Bernalillo County, New Mexico. This easement now lying within the public right-of-way.
- Public Utility Easement, shown on the plat recorded 11/09/2011, Bk. 2011C, Pg. 121.
- 10' Public Utility Easement, shown on the plat recorded 11/09/2011, Bk. 2011C, Pg. 121.
- 16' Additional Right-of-way dedicated to the City of Albuquerque for Fourth Street N.W. by the plat recorded 11/09/2011, Bk. 2011C, Pg. 121.

SURVEYOR'S CERTIFICATE:

To: Regents of the University of New Mexico  
 To: The City of Albuquerque, New Mexico  
 To: Stewart Title Guaranty Company

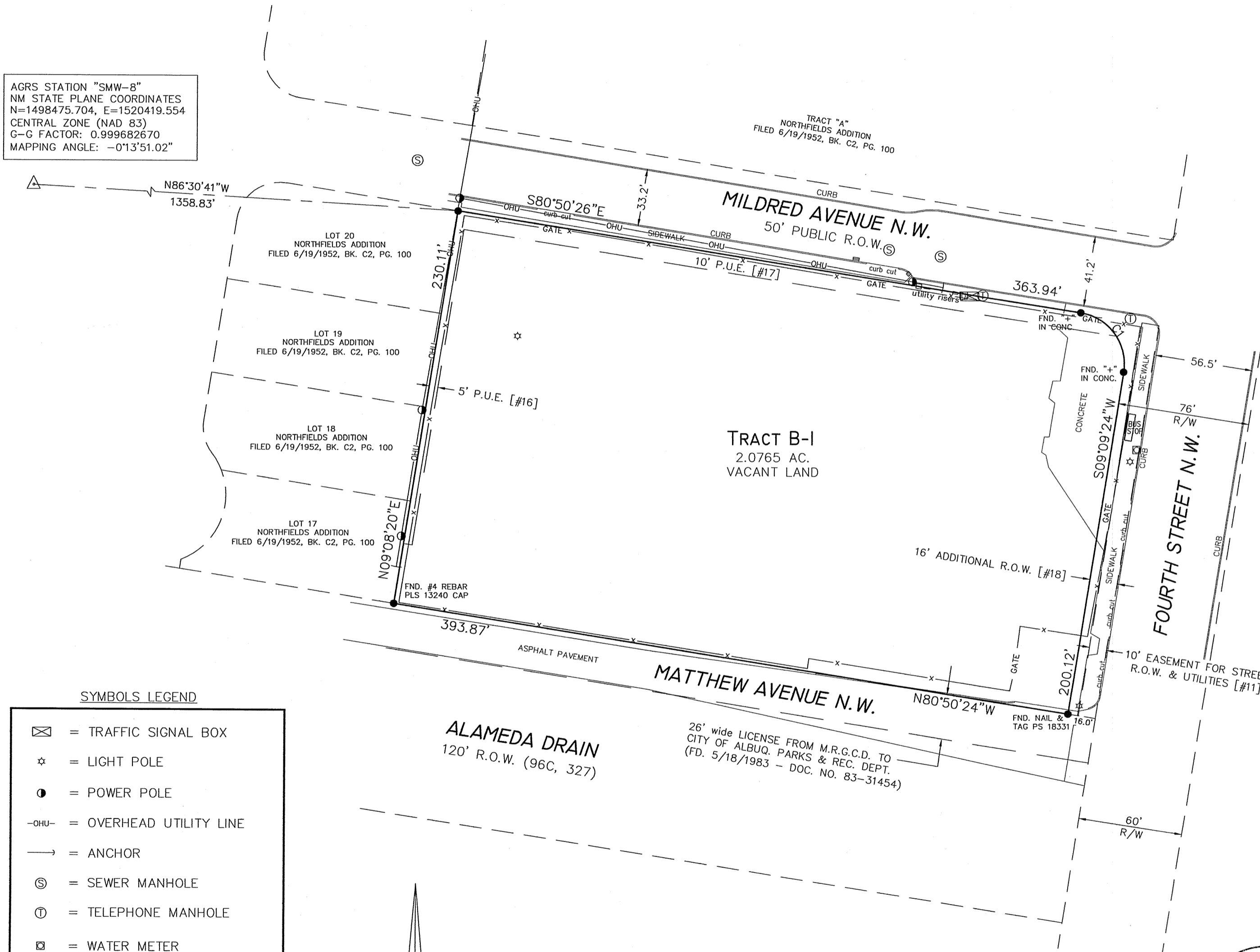
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 6, 8, 11(a), 16 and 18 of Table A thereof. I further certify that this map or plat and the survey on which it is based were made in accordance with the Minimum Standards for Surveys in the State of New Mexico in effect at the time of this certification, and this plat and survey are true and correct to the best of my knowledge and belief. The field work was completed on December 1, 2011.

Date of certification: December 2, 2011

*Gary E. Gritsko*  
 Gary E. Gritsko, N.M. Professional Surveyor No. 8686



AGRS STATION "SMW-8"  
 NM STATE PLANE COORDINATES  
 N=1498475.704, E=1520419.554  
 CENTRAL ZONE (NAD 83)  
 G-G FACTOR: 0.999682670  
 MAPPING ANGLE: -0°13'51.02"



SYMBOLS LEGEND

- ☒ = TRAFFIC SIGNAL BOX
- ☆ = LIGHT POLE
- = POWER POLE
- OHU- = OVERHEAD UTILITY LINE
- = ANCHOR
- ⊙ = SEWER MANHOLE
- ⊕ = TELEPHONE MANHOLE
- ⊠ = WATER METER
- ⊞ = TELEPHONE SERVICE BOX
- ⊞ = UTILITY METER
- ⊞ = DROP INLET
- = BLOCK WALL
- x- = CHAINLINK FENCE



SCALE: 1" = 50'  
 0 50 100

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C1	47.12	30.00	S35°50'31"W	42.43	89°59'51"

**ALPHA PROFESSIONAL SURVEYING INC.**  
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