

ALTA/NSPS Land Title Survey  
 Lot 1, Block 1,  
 SIGMA CHI ADDITION,  
 Section 21, T.10N., R.3E., N.M.P.M.,  
 City of Albuquerque,  
 Bernalillo County, New Mexico

PROPERTY ADDRESS: 1801 Las Lomas Blvd. NE, Albuquerque, NM 87106

U.P.C.: 1-015-057-462-509-132-06

LEGAL DESCRIPTION:

Parcel 1:  
 Lot numbered One (1) in Block numbered One (1) of the SIGMA CHI ADDITION to the City of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico on March 29, 1937 in Map Book D, folio 15.

Parcel 2:  
 The easterly five (5) feet of Buena Vista Drive N.E. extending between the north right of way line of Las Lomas Road N.E., formerly known as Las Lomas Road, and a westward extension of the north property line of Lot 1, Block 1, Sigma Chi Addition, recorded in the office of the County Clerk of Bernalillo County, New Mexico on March 29, 1937 as vacated by City Commission Ordinance No. 1862, adopted December 27, 1960 and as set forth in that certain Quitclaim Deed recorded February 7, 1961 as document number 6404, records of Bernalillo County, New Mexico.

NOTES:

- Distances shown hereon are horizontal ground distances in feet.
- Bearings are based on the plat of Sigma Chi Addition, Block 1 (Bk. D, Fol. 15) as monumented by found corners.
- Record dimensions are shown in parenthesis ( ), where record dimensions differ from actual measurements.
- Corners shown thus "●" are set #4 rebar w/cap stamped "G. Gritsko, PS 8686", unless otherwise noted.
- Flood Note: The property shown hereon is located in Zone X, areas of minimal flood hazard, according to the Flood Insurance Rate Map of Bernalillo County, New Mexico, Panel No. 35001C0353H, effective date August 16, 2012.
- PARKING: There are a total of 5 striped standard parking spaces and 0 A.D.A. handicap spaces.
- There was no observed evidence of current earth moving work, building construction or building additions.
- Reference documents:
  - Fidelity National Title Insurance Co. commitment No. SP000155371, dated November 13, 2023.
  - Plat of Sigma Chi Addition, Block 1, filed 3/29/1937 in Plat Book D, folio 15.

EASEMENTS:

per Schedule B, Part 2 of Title commitment dated November 13, 2023 [item #]:

- Reservations as contained in Patent from the State of New Mexico, recorded in Book 102, Pg. 432. AFFECTS SUBJECT PROPERTY, NOTHING PLOTTED
- Reservation by the City of Albuquerque, a municipal corporation of all of Parcel 2 described herein as an easement for public utilities whether municipally or privately owned, which may be necessary for public use and benefit at the present time or in the future as set forth in City Commission Ordinance No. 1862, adopted December 27, 1960 and set forth in the certain Quitclaim Deed recorded February 7, 1961 as Document No. 6404. AFFECTS SUBJECT PROPERTY, PLOTTED

SURVEYOR'S CERTIFICATE:

To: Regents of the University of New Mexico,  
 To: The Wesley Foundation at the University of New Mexico, Inc.,  
 To: Fidelity National Title Insurance Company

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, 7(a), 8, 9, 10, 11(a), 13 and 16 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 August 30, 2023.

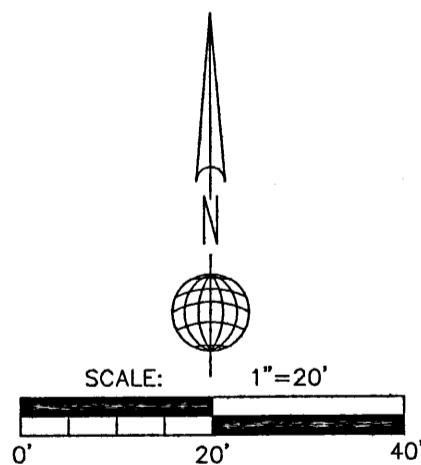
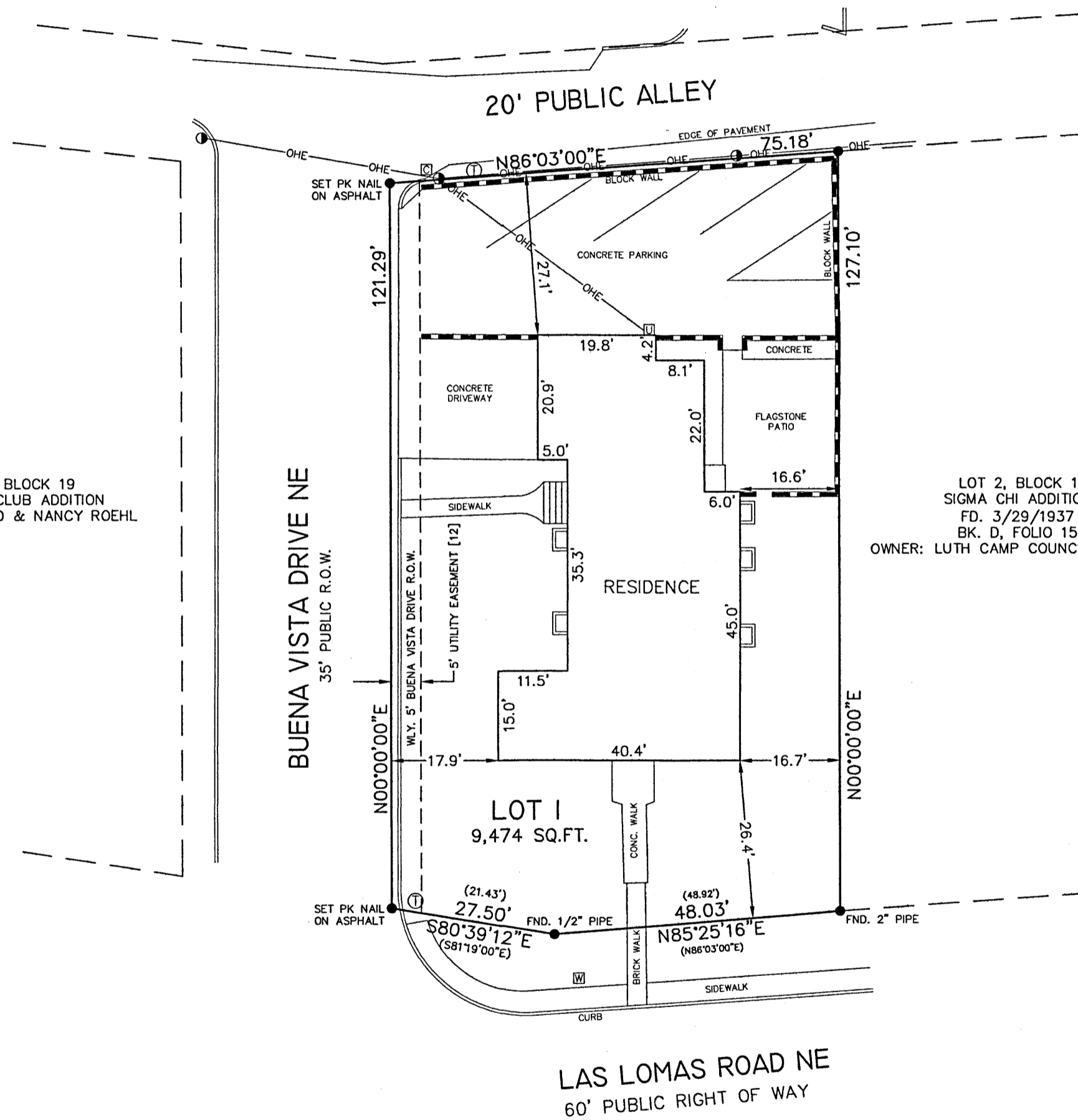
Date of certification: September 5, 2023  
 Revised date: December 5, 2023.

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



LOT 1, BLOCK 19  
 COUNTRY CLUB ADDITION  
 OWNER: JERROLD & NANCY ROEHL

LOT 2, BLOCK 1  
 SIGMA CHI ADDITION  
 FD. 3/29/1937  
 BK. D, FOLIO 15  
 OWNER: LUTH CAMP COUNCIL OF ALBQ.



SYMBOLS LEGEND

- = BLOCK WALL
- = CABLE RISER
- = ELECTRIC LINE OVERHEAD
- = ELECTRIC METER
- = ELECTRIC POLE
- = TELEPHONE MANHOLE
- = WATER METER

**ALPHA PRO SURVEYING LLC**  
 1436 32ND CIRCLE SE, RIO RANCHO, NEW MEXICO 87124  
 PHONE (505) 892-1076 ALPHAPROSURVEYING.COM  
 DRAWN BY: GG FILE No. 23-195