

ALTA/ACSM Land Title Survey  
of Lot 2

MESA VISTA ROAD SORORITY HOUSING AREA  
Town of Albuquerque Grant  
Projected Section 16, T.10N., R.3E., N.M.P.M.  
Albuquerque, Bernalillo County, New Mexico

PROPERTY ADDRESS: 1635 MESA VISTA ROAD N.E.

LEGAL DESCRIPTION:

Lot numbered Two (2) of the Plat of Mesa Vista Road Sorority Housing Area (Adjacent to the Northwestern Portion of the University of New Mexico Main Campus, Albuquerque, New Mexico, as the same is shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on April 27, 1966, in Plat Book C6, page 120. Said tract is more particularly described as follows:  
Beginning for a tie at the Northeast corner of Block 24 of the COUNTRY CLUB ADDITION FIRST EXTENSION NORTH, an Addition to the City of Albuquerque, New Mexico as the same is shown and designated on the Plat of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico, May 16, 1936 and running thence along the Northerly line of said Block 24, N. 81°15' W., 49.79 feet to the new westerly right of way line of University Boulevard NE; thence N. 1°37'52" E., along said right of way line 348.18 feet to the Northeast corner and beginning point of the parcel herein described, the point representing the location of New Mexico State Plane Coordinates X 387,834.84 and Y 1,487,906.40; running from said beginning point S. 1°37'52" W., along said Boulevard line 116.29 feet to a point of curve; thence westerly and to the right, following a curve having a radius of 25.00 feet and a central angle of 97°07'08", a distance measured along the arc of 42.38 feet to end of curve; thence N. 81°15' W., along the northerly line of a private road 209.60 feet to the Southwest corner; thence N. 8°45' E., leaving said private road line 143.83 feet to the Northwest corner, thence S. 81°09'48" E., 220.00 feet to the place of beginning.

NOTES:

- Distances shown hereon are horizontal ground distances in feet.
- Bearings are based on the plat of Mesa Vista Road Sorority Housing Area (Bk. C6, Pg. 120) 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 Zone X, areas determined to be outside the 0.2% annual chance flood plain, according to the Flood Insurance Rate Map of Bernalillo County, New Mexico, Panel No. 35001C0334G, effective date September 26, 2008.
- The site is currently zoned SU-1 (Sorority Houses)
- 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 commitment No. 01147-19803, dated 4/28/2015.
  - Plat of Mesa Vista Road Sorority Housing Area filed 4/27/1966 in Bk. C6, page 120.
- There are a total of 46 standard parking spaces.

EASEMENTS:

per Schedule B-II of title commitment dated April 28, 2015 [item #]

- Easements, and incidental purposes thereto, affecting the insured premises, as shown on the recorded plat, recorded in Plat Book C6, Page 120, records of Bernalillo County, New Mexico.
- Easement by and between Southwestern Construction Company and the Regents of the University of New Mexico, dated July 14, 1965, recorded July 19, 1965, in Book D 781, Page 63, as Doc. No. 64210, records of Bernalillo County, New Mexico. Does not affect subject property.

SURVEYOR'S CERTIFICATE:

To: Regents of the University of New Mexico  
To: Alpha Chi Omega National Housing Corporation  
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 in 2005, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 10, 11(a), 13, 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 August 12, 2011.

Date of certification: May 19, 2015

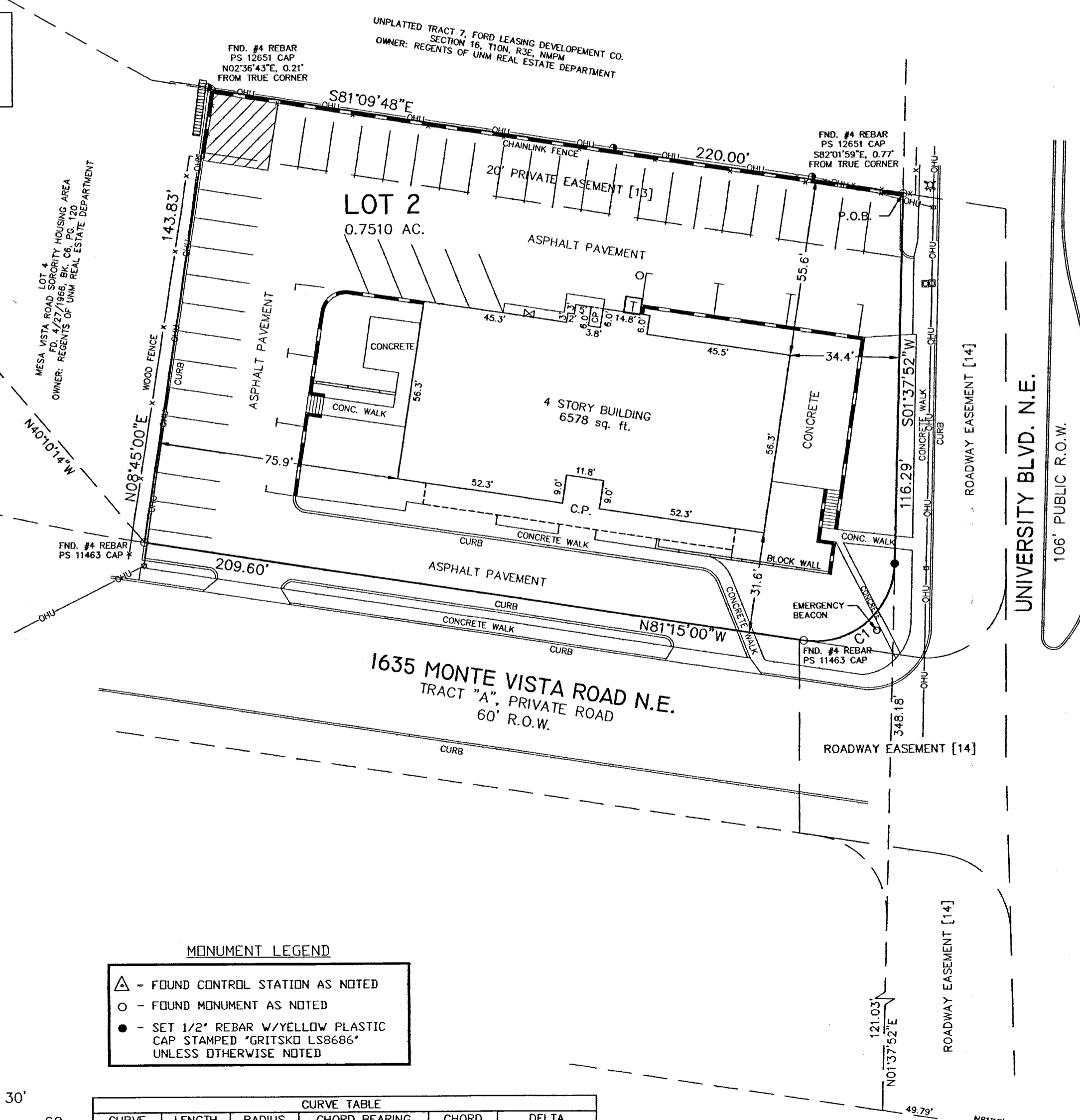
*Gary E. Gritsko*  
Gary E. Gritsko, N.M. Professional Surveyor No. 8686



SYMBOLS LEGEND

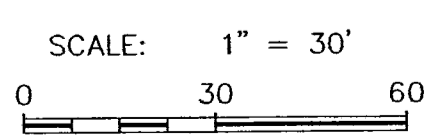
- ⊛ = LIGHT POLE
- = POWER POLE
- OHU- = OVERHEAD UTILITY LINE
- = ANCHOR
- = WATER METER
- ▣ = TRANSFORMER
- ⊗ = FIRE HYDRANT
- ⊗ = GAS METER
- = RETAINING WALL
- = BLOCK WALL
- x- = FENCE
- = TRAFFIC FLOW

ACRS STATION "9\_J15"  
NM STATE PLANE COORDINATES  
N=1489021.809, E=1526869.928  
CENTRAL ZONE (NAD 83)  
G-G FACTOR: 0.999675053  
MAPPING ANGLE: -0°13'05.60"



MONUMENT LEGEND

- △ - FOUND CONTROL STATION AS NOTED
- - FOUND MONUMENT AS NOTED
- - SET 1/2" REBAR W/YELLOW PLASTIC CAP STAMPED "GRITSKO LS8686" UNLESS OTHERWISE NOTED



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DELTA
C1	42.38	25.00	N50°11'26"E	37.48 97°07'08"

N.E. CORNER OF BLOCK 24  
COUNTRY CLUB ADDITION FIRST  
EXTENSION NORTH FD. 5/16/1936

**ALPHA PROFESSIONAL SURVEYING INC.**  
P.O. Box 46316, RIO RANCHO, NEW MEXICO 87174  
PHONE (505) 892-1076 FAX (505) 891-0471  
DRAWN BY: CS FILE NO.: 15-095