



Vicinity Map - Zone Atlas H-17-Z

N.T.S.

Indexing Information

Section 11, Township 10 North, Range 3 East, N.M.P.M.
 Subdivision: Bel-Air
 Owner: Indian Teepee LLC (Lot 3)
 Kathy Roybal (Lot 4)
 UPC #: 101705951944512408 (Lot 3)
 101705951943912407 (Lot 4)

Exceptions 9-13 (Lot 3)

- 9 RESERVATIONS CONTAINED IN PATENT FROM UNITED STATES OF AMERICA, RECORDED IN BOOK 77, PAGE 91, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE
- 10 RESTRICTIVE COVENANTS RECORDED IN BOOK DR38, PAGE 281; BOOK DR66, PAGE 173; BOOK DR70, PAGE 95 AND RECORDED BOOK DR90, PAGE 129 RECORDS OF BERNALILLO COUNTY, NEW MEXICO, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN AS PROVIDED IN 42 U.S.C. SEC. 3604, UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT (A) IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, (B) IS EXEMPT UNDER 42 U.S.C. SEC. 3607, OR (C) RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE.
AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE

- 11 EASEMENTS AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE PLAT RECORDED JANUARY 31, 1947 IN MAP BOOK-~~D~~-{D}, FOLIO 91, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
NO EASEMENTS SHOWN ON PLAT OF RECORD
- 12 RIGHTS OF PARTIES IN POSSESSION UNDER UNRECORDED LEASE OR RENTAL AGREEMENTS.
NOT SURVEY RELATED
- 13 TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
NOT SURVEY RELATED

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**Boundary Survey
 and
 ALTA/NSPS Land Title Survey
 for
 Lots 3 & 4, Block 2
 Bel-Air
 City of Albuquerque
 Bernalillo County, New Mexico
 November 2021**

Notes

- 1. FIELD SURVEY PERFORMED IN NOVEMBER 2021
- 2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- 3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- 4. THE REASON FOR THE MEASURED LEGAL DESCRIPTION IS TO ADD THE BOOK AND PAGE OF THE PLAT.

Flood Notes

BASED UPON SCALING, PORTIONS OF THESE PROPERTIES LAND WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AND FLOOD ZONE AO DEPTH OF 1 AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0352H, DATED AUGUST 16, 2012.

Surveyor's Certificate

To: Una Esquina, LLC, Fidelity National Title Company, Indian Teepee, LLC, a New Mexico limited liability company (Lot 3):
 To: Una Esquina LLC, a New Mexico limited liability company, Fidelity National Title Insurance Company, Estate of Kathryn Roybal, deceased (Lot 4):

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 1-4 and 7(a) of Table A thereof. The Field Work was completed on November 1, 2021.

Will Plotner Jr. _____ 11/8/2021
 Will Plotner Jr. Date
 N.M.R.P.S. No. 14271

Revisions: 11/02/2021 - Original
 11/08/2021 - Revised to reflect the correct location of the shed.

I, Will Plotner Jr., New Mexico Professional Surveyor No. 14271, do hereby certify that this boundary survey plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the minimum standards for surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico subdivision act and that this instrument is a boundary survey plat of an existing tract or tracts.

Will Plotner Jr. _____ 11/8/2021
 Will Plotner Jr. Date
 N.M.R.P.S. No. 14271

CSI-CARTESIAN SURVEYS INC.
 P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896-3050 Fax (505) 891-0244
 wplotnerjr@gmail.com



Record Legal Description

LOT NUMBERED THREE (3) IN BLOCK NUMBERED TWO (2) OF THE PLAT OF BLOCKS 1 TO 44 INCLUSIVE OF BEL AIR, A SUBDIVISION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID BLOCK, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 31ST, 1947.

AND

LOT NUMBERED FOUR (4) IN BLOCK NUMBERED TWO (2) OF THE PLAT OF BLOCKS 1 TO 44 INCLUSIVE OF BEL AIR, A SUBDIVISION, ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID BLOCK, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 31ST, 1947.

Measured Legal Description

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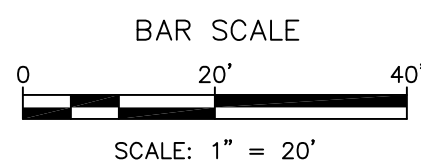
Documents

- 1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000119095 AND AN EFFECTIVE DATE OF SEPTEMBER 24, 2021. (LOT 3)
- 2. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000119094 AND AN EFFECTIVE DATE OF SEPTEMBER 24, 2021. (LOT 4)
- 3. PLAT OF RECORD BEL-AIR, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JANUARY 31, 1947, BK. ~~D~~-{D}, FOLIO 91.
- 4. DEED FOR SUBJECT PROPERTY (LOT 3), FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MARCH 05, 2004, BOOK A73, PAGE 9366 AS DOCUMENT NO. 2004029445.
- 4. DEED FOR SUBJECT PROPERTY (LOT 4), FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 11, 2003, BOOK A57, PAGE 9111 AS DOCUMENT NO. 2003099320.

*Boundary Survey
and
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for
Lots 3 & 4, Block 2
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City of Albuquerque
Bernalillo County, New Mexico
November 2021*

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (01/31/1947 D-91)
●	FOUND PK NAIL WITH WASHER "LS 14269" UNLESS OTHERWISE INDICATED
○	SET PK NAIL WITH WASHER "LS 14271"
▭	COVERED AREA
▭	CONCRETE
—//—	WOOD FENCE
—□—	METAL FENCE
—○—	CHAINLINK FENCE
▨	BLOCK WALL
■	BOLLARD
—OHU—	OVERHEAD UTILITY LINE
●	UTILITY POLE
☆	LIGHT POLE
⊙	ELECTRIC METER
⊙	GAS METER
⊙	WATER METER
⊙	MANHOLE
⊙	SAS CLEANOUT
⊙	MANHOLE

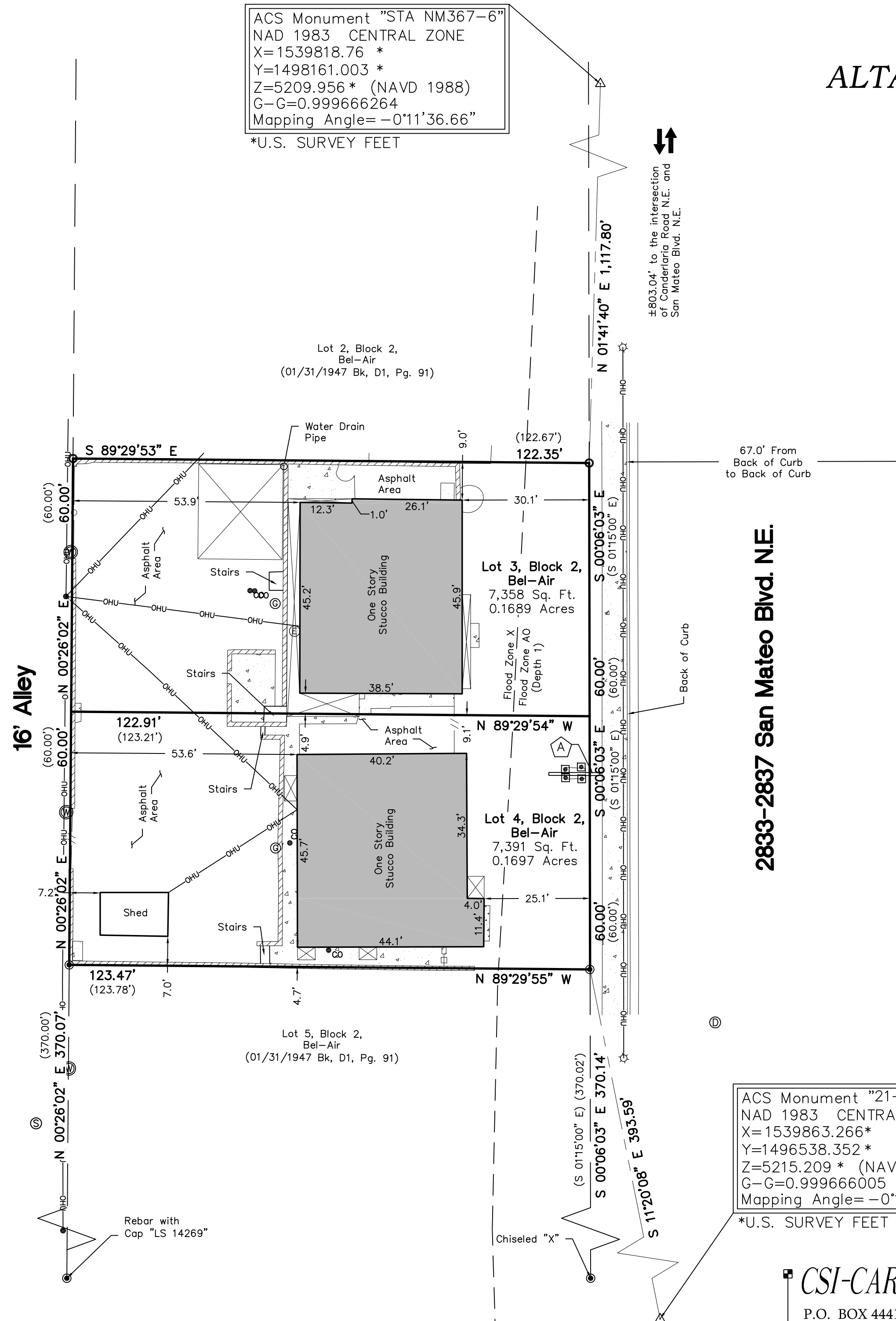


Easement Notes

NO EASEMENTS SHOWN ON PLAT OF RECORD

Surveyor's Observations

▲ BUSINESS SIGN EXTENDS INTO RIGHT-OF-WAY BY AS MUCH AS 2.4 FEET.



ACS Monument "STA NM367-6"
NAD 1983 CENTRAL ZONE
X=1539818.76 *
Y=1498161.003 *
Z=5209.956 * (NAVD 1988)
G-G=0.999666264
Mapping Angle=-0°11'36.66"
*U.S. SURVEY FEET

±803.04' to the intersection of Condebaria Road N.E. and San Mateo Blvd. N.E.

67.0' From Back of Curb to Back of Curb

2833-2837 San Mateo Blvd. N.E.

ACS Monument "21-H18 1989"
NAD 1983 CENTRAL ZONE
X=1539863.266*
Y=1496538.352 *
Z=5215.209 * (NAVD 1988)
G-G=0.999666005
Mapping Angle=-0°11'36.23"
*U.S. SURVEY FEET



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