

Vicinity Map - Zone Atlas K-14-Z

Legal Description

TRACT NUMBERED ONE (1) OF THE PLAT FOR SILVER GARDENS SUBDIVISION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, 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, ON DECEMBER 17, 2008, IN PLAT BOOK 2008C, PAGE 264, AS DOCUMENT NO. 2008132498;

Documents

1. TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-37660 AND AN EFFECTIVE DATE OF APRIL 25, 2017.
2. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 17, 2008 IN BOOK 2008C, PAGE 264.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP DATED SEPTEMBER 26, 2008, MAP NO. 35001C0334G.

Indexing Information

Section 20, Township 10 North, Range 3 East, N.M.P.M.
as Projected into the Town of Albuquerque Grant
Subdivision: Silver Gardens
Owner: City of Albuquerque
UPC #101405724835526801

Exceptions 11-21

- 11 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AFFECTING THE INSURED PREMISES, BUT OMITTING ANY COVENANT, CONDITIONS OR RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, AS CONTAINED IN THE RESTRICTIVE REAL ESTATE COVENANTS, RECORDED DECEMBER 18, 2008 AS DOC. NO. 2008132963, AND AS NOTED IN THE RECORDED PLAT FILED DECEMBER 17, 2008, IN PLAT BOOK 2008C, PAGE 264, AS DOC. NO. 2008132498, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. **AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE**
- 12 GRANTEE, ITS SUCCESSORS AND ASSIGNS, AND ALL PARTIES CLAIMING BY, THROUGH OR UNDER THEM, SHALL NOT DISCRIMINATE UPON THE BASIS OF RACE, COLOR, RELIGION, SEX OR NATIONAL ORIGIN, IN THE SALE, LEASE, OR RENTAL, OR IN THE USE OR OCCUPANCY OF THE PROPERTY HEREIN GRANTED OR ANY IMPROVEMENTS ERECTED OR TO BE ERECTED THEREON, OR ANY PART THEREOF, AS SET FORTH IN THAT CERTAIN WARRANTY DEED FILED FOR RECORD SEPTEMBER 10, 1975, IN BOOK D 989, PAGE 716, AS INSTRUMENT NO. 83679, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. **AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE**
- 13 TERMS, PROVISIONS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND LIMITATIONS AS CONTAINED IN THE URBAN RENEWAL PLAN FOR TIJERAS URBAN RENEWAL PROJECT NM R-10 IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO DATED OCTOBER 20, 1969 AND RECORDED APRIL 8, 1970, IN BOOK MISC. 170, PAGE 140, AS DOC. NO. 72782, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. **AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE**
- 14 FINAL PRE-DEVELOPMENT FACILITIES FEE AGREEMENT RECORDED DECEMBER 15, 2008, AS DOC. NO. 2008131336, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. **NOT SURVEY RELATED**
- 15 ALBUQUERQUE PUBLIC SCHOOLS PRE-DEVELOPMENT FACILITIES FEE AGREEMENT WAIVER, RECORDED FEBRUARY 20, 2009, AS DOC. NO. 2009018003, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. **NOT SURVEY RELATED**
- 16 TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN EASEMENT AND PARKING AGREEMENT, RECORDED MARCH 9, 2009, AS DOC. NO. 2009024592; AMENDMENT TO EASEMENT AND EASEMENT TERMINATION AGREEMENT, RECORDED DECEMBER 29, 2010, AS DOC. NO. 2010133530, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. **AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE**
- 17 TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN MASTER DEVELOPMENT AGREEMENT FOR THE ALVARADO TRANSPORTATION CENTER, FILED FOR RECORD JANUARY 19, 2000, IN BOOK AL, PAGE 5892, AS INSTRUMENT NO. 2000005926, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. **AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE**
- 18 CONDITIONS OF TITLE AFFECTING THE INSURED PREMISES AS CONTAINED AND NOTED ON THE RECORDED PLAT, RECORDED IN PLAT BOOK 2008C, PAGE 264, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. **AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE**
- 19 RIGHTS OF PARTIES UNDER ANY UNRECORDED RENTAL AND/OR LEASE AGREEMENTS. **NOT SURVEY RELATED**
- 20 ANY POSSIBLE ASSESSMENTS FOR PAVING, SEWER AND WATER EXTENSION WHICH ARE OR MIGHT BE A LIEN BY LAW, BUT HAVE NOT YET BEEN FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO. **NOT SURVEY RELATED**
- 21 ANY AND ALL RIGHTS, LIENS, CLAIMS OR EQUITIES IN FAVOR OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT WHICH AFFECTS THE INSURED PREMISES. **NOT SURVEY RELATED**

Boundary Survey and ALTA/NSPS Land Title Survey for Tract 1 Silver Gardens City of Albuquerque Bernalillo County, New Mexico May 2017

Notes

1. FIELD SURVEY PERFORMED IN MAY 2017.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES THE PLAT OF RECORD, AS SHOWN HEREON.
4. NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.
5. WITH REGARD TO UNDERGROUND UTILITY LOCATIONS, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.iv. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, WHICH MAY AFFECT THIS SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

Surveyor's Certificate

To: City of Albuquerque, a New Mexico municipal corporation, Stewart Title of Albuquerque, LLC, 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 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4, 7(a), 8, 11, 14 & 20 of Table A thereof. The Field Work was completed on May 15, 2017.

Will Plotner 5/19/17
Will Plotner Jr. _____ Date
N.M.R.P.S. No. 14271

Revisions: 5/19/17 - Original

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 5/19/17
Will Plotner Jr. _____ Date
N.M.R.P.S. No. 14271

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

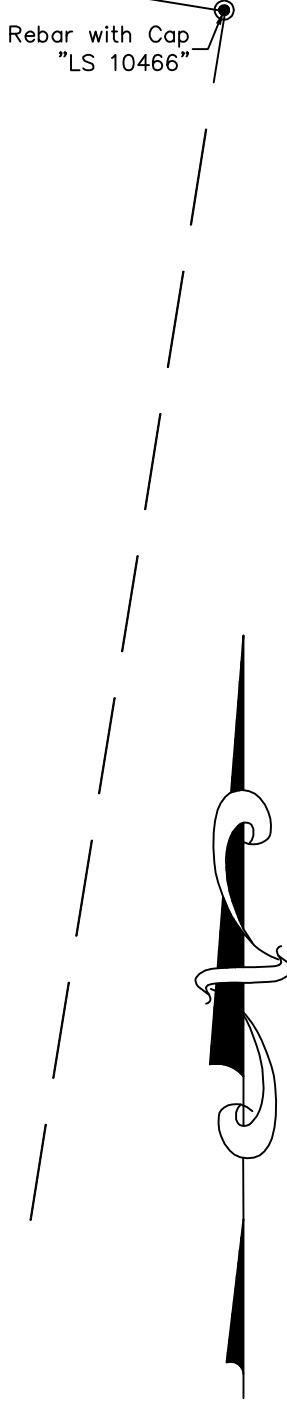


Boundary Survey
and
ALTA/NSPS Land Title Survey
for
Tract 1
Silver Gardens
City of Albuquerque
Bernalillo County, New Mexico
May 2017

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (12/17/08, 08C-264)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
□	PULL BOX
☆	LIGHT POLE
⊕	ELECTRIC MANHOLE
WV	WATER VALVE
⊗	WATER METER
Ⓢ	TELEPHONE MANHOLE
Ⓢ	SANITARY SEWER MANHOLE
— SAS —	UNDERGROUND SANITARY SEWER LINE
— SD —	UNDERGROUND STORM DRAIN LINE
— G —	UNDERGROUND GAS UTILITY LINE
— W —	UNDERGROUND WATER LINE
— PFL —	UNDERGROUND PRIVATE FIRE LINE
PM	PARKING METER
■	STORM DRAIN INLET

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	21.07' (21.07')	22.00' (22.00')	54°53'02"	20.28'	N 36°35'43" E
C2	20.27' (21.09')	22.00' (22.00')	52°47'26"	19.56'	S 17°14'31" E



BAR SCALE
0 30' 60'
SCALE: 1" = 30'

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