



Vicinity Map - Zone Atlas J-14-Z



Exceptions 11-18

- COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, 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 WARRANTY DEED RECORDED OCTOBER 12, 1976, IN BOOK D 16-A, PAGE 626, AS DOC. 76-54436, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE
- EASEMENTS, AND INCIDENTAL PURPOSE THERETO, AFFECTING THE INSURED PREMISES, AS SHOWN AND NOTED ON THE RECORDED PLAT, RECORDED IN PLAT BOOK 98C, PAGE 237, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS 1
- UNDERGROUND EASEMENT, AND INCIDENTAL PURPOSES THERETO, GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO, A NEW MEXICO CORPORATION, AND THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, A COLORADO CORPORATION, RECORDED MARCH 1, 1977, IN BOOK MISC. 522, PAGE 409, AS DOC. NO. 77-10986, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS 2
- GROUNDWATER MONITORING WELL PERMIT RECORDED MAY 13, 1993, IN BOOK 93-12, PAGE 2850, AS DOC. NO. 93049154, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. NOT SURVEY RELATED
- TERMS, PROVISIONS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND LIMITATIONS AS CONTAINED IN THE URBAN RENEWAL PLAN OF TIJERAS URBAN RENEWAL PROJECT NM R-10 IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, DATED OCTOBER 20, 1969, RECORDED APRIL 8, 1970, IN BOOK MISC. 170, PAGE 140, AS DOC. NO. 72782, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. NOT SURVEY RELATED
- 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
- RIGHTS OF PARTIES UNDER ANY UNRECORDED RENTAL AND/OR LEASE AGREEMENTS. NOT SURVEY RELATED
- 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 OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO. NOT SURVEY RELATED

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 17, Township 10 North, Range 3 East, N.M.P.M. as Projected into the Town of Albuquerque Grant Subdivision: Mandell Business & Residence Addition Owner: City of Albuquerque UPC # 101405821004131603

Legal Description

LOT NUMBERED TWENTY-FOUR-A (24A) IN BLOCK LETTERED "E" OF MANDELL BUSINESS AND RESIDENCE ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "PLAT OF LOT 24A, BLOCK "E", MANDELL BUSINESS AND RESIDENCE ADDITION, SITUATE WITHIN SECTION 17, T. 10 N., R. 3 E., N.M.P.M., ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO," FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 11, 1998, IN PLAT BOOK 98C, PAGE 237.

THE PARCEL DESCRIBED HEREON IS THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-37659 AND AN EFFECTIVE DATE OF APRIL 26, 2017.

Documents

- TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-37659 AND AN EFFECTIVE DATE OF APRIL 26, 2017.
- PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 11, 1998, IN PLAT BOOK 98C, PAGE 237.

Line Table		
Line #	Direction	Length (ft)
L1	N 09°09'26" E	60.00' (60.00')
L2	N 09°09'26" E	60.00' (60.00')
L3	S 80°50'06" E	60.00' (60.00')
L4	N 09°09'54" E	13.37'

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	39.27' (39.27')	25.00' (25.00')	89°59'32"	35.35'	N 54°09'40" E
C2	39.27' (39.27')	25.00' (25.00')	90°00'01"	35.36'	S 35°50'34" E
C3	39.27' (39.27')	25.00' (25.00')	90°00'01"	35.36'	S 54°09'54" W
C4	39.27' (39.27')	25.00' (25.00')	90°00'01"	35.36'	N 35°50'34" W

Boundary Survey and ALTA/NSPS Land Title Survey for Lot 24A, Block E Mandell Business & Residence Addition City of Albuquerque Bernalillo County, New Mexico May 2017

Notes

- FIELD SURVEY PERFORMED IN MAY 2017.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES THE PLAT OF RECORD (8/11/98, 98C-237).
- 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.
- NO BUILDINGS EXIST ON SUBJECT PROPERTY.

Surveyor's Certificate

To: The City of Albuquerque, New Mexico, a New Mexico municipal corporation, Stewart Title Guaranty Company, and Stewart Title of Albuquerque, LLC:

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 and 20 of Table A thereof. The Field Work was completed on May 14, 2017.

Will Plotner Jr. 5/19/17 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 Jr. 5/19/17 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  
Lot 24A, Block E  
Mandell Business &  
Residence Addition  
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 (FILING INFO)
●	FOUND MONUMENT AS INDICATED
○	SET CHISELED "X"
○ <sup>B</sup>	SET BATHEY MARKER WITH CAP "LS 14271"
■	CONCRETE
■	BRICK
□	UTILITY PEDESTAL
■	BOLLARD
□	PULL BOX
☆	LIGHT POLE
⊙	ELECTRIC METER
⊕	TRANSFORMER
⊖	ELECTRIC CABINET
⊗	TRAFFIC MAST
⊙	TELEPHONE CABINET
⊙	CABLE MANHOLE
⊗	WATER VALVE
⊗	WATER METER
⊗	IRRIGATION BOX
— OR —	SIGN
— G —	UNDERGROUND GAS LINE
— W —	UNDERGROUND WATER LINE
— SD —	UNDERGROUND STORM DRAIN LINE
— SAS —	UNDERGROUND SANITARY SEWER LINE
— E —	UNDERGROUND ELECTRIC LINE
⊙	MONITORING WELL
⊙	SANITARY SEWER MANHOLE
⊙	STORM DRAIN MANHOLE
⊙	STORM DRAIN INLET
⊙	CURB CUT/INDICATION OF ACCESS TO ROADWAY

**Easement Notes**

- (12) [1] VACATED 16' ALLEYWAY RETAINED AS EASEMENT PER VACATION ORDINANCE V-98-25 (8/11/98, 98C-237)
- (13) [1] EXISTING 7' PNM AND MST&T EASEMENT (3/1/77, BK. MISC. 522, PG. 409)

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