

**Boundary Survey  
and  
ALTA/ACSM Land Title Survey  
for  
Lots Lettered "A" and "B-1"  
Campbell's Addition No. 1  
City of Albuquerque  
Bernalillo County, New Mexico  
April 2012**

**Legend**

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PLAT FOR LOT "B"
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PLAT FOR LOT "A"
○	FOUND AS INDICATED
○	SET AS INDICATED
□	COVERED AREA
■	CONCRETE AREA
▨	BLOCK WALL
●	UTILITY POLE
—○—	OVERHEAD UTILITY LINES
—○—	CHAIN LINK FENCE
—□—	METAL FENCE
⊙	GAS METER
⊕	ELECTRIC METER
⊕	MANHOLE
⊕	FIRE HYDRANT
⊕	WATER METER

- Documents**
- TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, FILE NO. 000096536, EFFECTIVE DATE 02/20/2012.
  - PLAT FOR LOT LETTERED "A" FILED IN THE OFFICE OF THE COUNTY OF BERNALILLO COUNTY, NEW MEXICO, ON NOVEMBER 4, 1976, MAP BOOK C11, FOLIO 132.
  - PLAT FOR LOT LETTERED "B-1" FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON OCTOBER 29, 2004, IN MAP BOOK 2004C, FOLIO 345.
- Notes**
- FIELD SURVEY PERFORMED IN MARCH 2012.
  - ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
  - THE BASIS OF BEARINGS REFERENCES PLAT OF RECORD TRACT "A".
  - THIS SURVEY SHOWS ALL EASEMENTS THAT AFFECT THE SUBJECT PROPERTY AS LISTED IN THE EXCEPTIONS OF THE TITLE COMMITMENT.
  - PROPERTY IS LOCATED IN SECTION 4, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., TOWN OF ATRISCO GRANT.
- Surveyor's Certificate**
- To: Fidelity National Title Insurance Company, Fidelity National Title, Wendell L. Jones and Katherine M. Jones, Trustees of the Wendell L. Jones and Katherine M. Jones Revocable Trust Dated February 5, 1996, as Amended:

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. The Field Work was completed on 03/27/2012.

*Will Plotner* 4/4/12  
Will Plotner Jr. Date  
N.M.R.P.S. No. 14271

Revisions:

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* 4/4/12  
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

Sheet 1 of 1  
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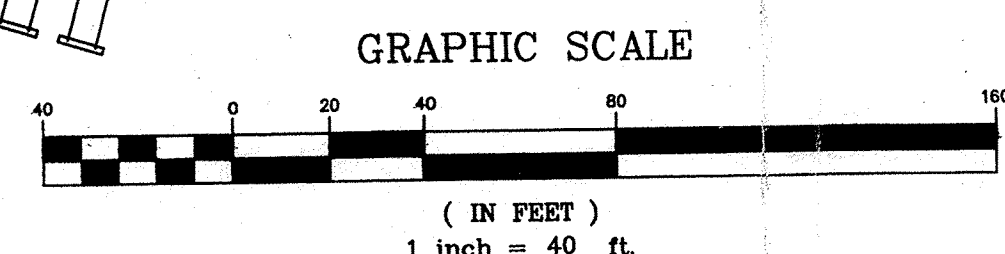
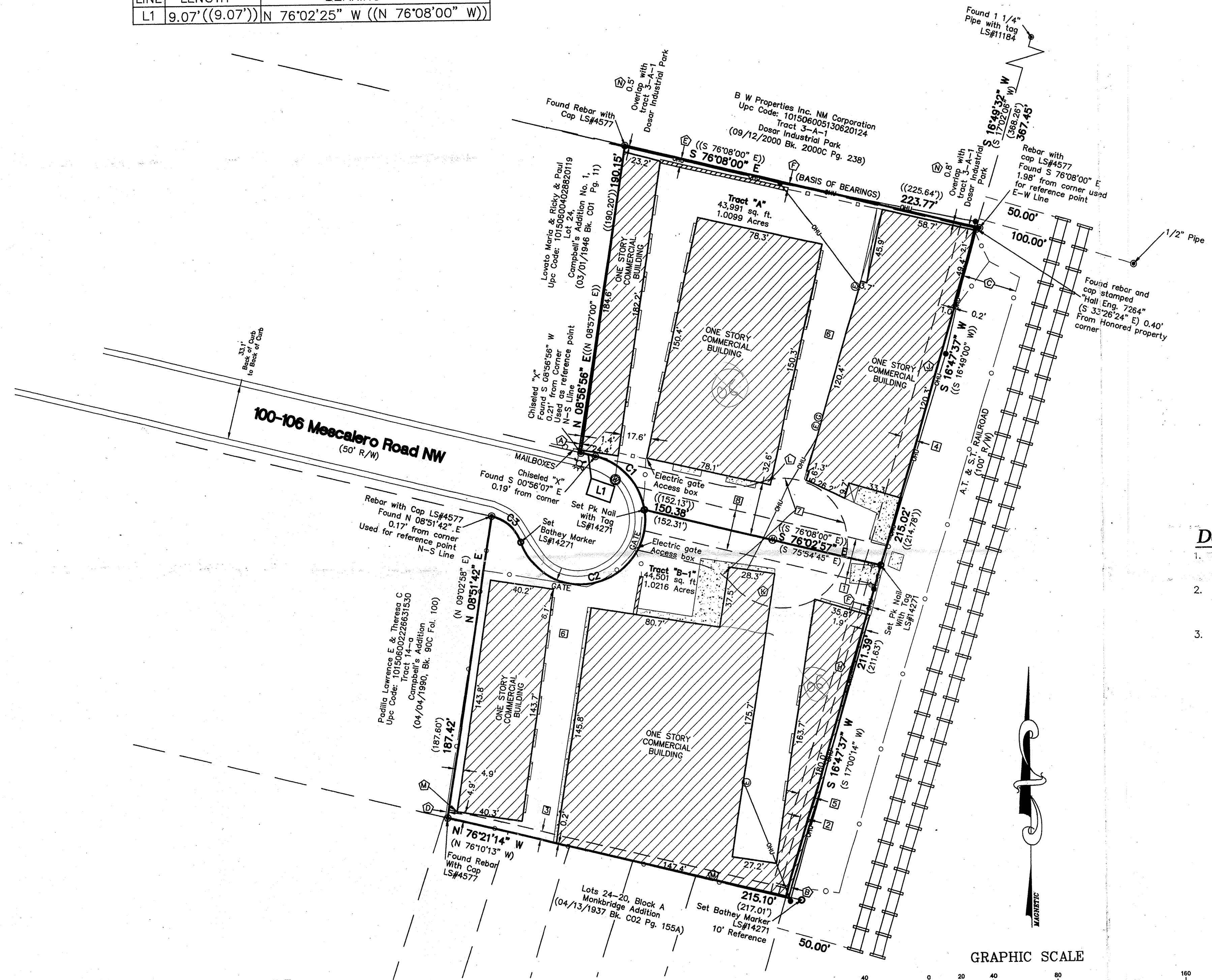
**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	((47.46'))	((40.00'))	40.00'	67'58"34"	44.72' N 42°03'39" W
C2	((117.87'))	((40.00'))	40.00'	168'49"36"	79.62' N 76°20'26" E
C3	((25.06'))	((25.00'))	25.00'	57'36"15"	24.09' N 48°02'53" W

**LINE TABLE**

LINE	LENGTH	BEARING
L1	9.07' ((9.07'))	N 76°02'25" W ((N 76°08'00" W))

**Flood Notes**  
THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FEET OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. AS DETERMINED BY F.E.M.A. AND SHOWN ON FLOOD INSURANCE RATE MAP DATE SEPTEMBER 26, 2008, MAP NO. 35001C03326.



**Exceptions 11-25 Vicinity Map G-15**

- EASEMENT RECORDED IN BOOK MISC. 497, PAGE 294 AS DOCUMENT 76-50300, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AS SHOWN AS [1]
- EASEMENT RECORDED IN BOOK MISC. 497, PAGE 392 AS DOCUMENT 76-50393, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AS SHOWN AS [1]
- EASEMENTS AS SET FORTH ON THE PLAT RECORDED ON MAP BOOK C1, FOLIO 7, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AS SHOWN AS [2]
- EASEMENT AS SET FORTH ON THE PLAT RECORDED IN MAP BOOK C11, FOLIO 132, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AS SHOWN AS [1]
- EASEMENT FOR DITCH AND IRRIGATION AS SET FORTH IN THE PLAT RECORDED IN MAP BOOK 2004C, FOLIO 345, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AS SHOWN AS [3]
- EASEMENT FOR UTILITIES TEN (10) FEET IN WIDTH AFFECTING THE EASTERLY TEN (10) FEET GRANTED TO THE PUBLIC SERVICE COMPANY OF NEW MEXICO AND U S WEST COMMUNICATIONS, FILED OCTOBER 5, 1998, IN BOOK 9816, PAGE 5614, AS DOCUMENT NO. 1998127449, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AS SHOWN AS [4]
- EASEMENT FOR UTILITIES AFFECTING THE EASTERLY TEN (10) FEET GRANTED TO PUBLIC SERVICE COMPANY OF NEW MEXICO AND U S WEST COMMUNICATIONS INC. RECORDED IN BOOK 98-14, PAGE 5632, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AS SHOWN AS [5]
- EASEMENT AGREEMENT FILED NOVEMBER 1, 1976, IN BOOK MISC. 504, PAGE 959, AS DOCUMENT NO. 7659264, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AS SHOWN AS [6] BLANKET IN NATURE
- EASEMENT FOR PUBLIC UTILITIES, RESERVED IN VACATING ORDINANCE NO. V-76-22, FILED MARCH 16, 1977, IN BOOK MISC. 524, PAGE 998, AS DOCUMENT NO. 7714542, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AS SHOWN AS [7]
- US WEST COMMUNICATIONS EASEMENT ENCROACHMENT AGREEMENT FILED JUNE 26, 2000 IN BOOK A7, PAGE 1125 AS DOCUMENT NO. 2000 061369, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. DOCUMENT AMBIGUOUS UNABLE TO DETERMINE WHICH ENCROACHMENT ISSUES ARE BEING ADDRESSED.
- PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT ENCROACHMENT AGREEMENT FILED AUGUST 31, 2000 IN BOOK A9, PAGE 6001, AS DOCUMENT NO. 2000 086347, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AFFECTS TRACT "B-1"
- EASEMENT ENCROACHMENT AGREEMENT RECORDED IN BOOK A80, PAGE 2347 AS DOCUMENT NUMBER 2004-92587, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. AFFECTS TRACT "B-1"
- RIGHTS OF TENANTS OR OCCUPANTS UNDER LEASES, SUBLEASES OR RENTAL AGREEMENTS. AFFECTS SUBJECT PROPERTY-NOT SURVEY RELATED
- ANY POSSIBLE ASSESSMENTS FOR PAVING OR SEWER AND WATER EXTENSIONS WHICH ARE OR MIGHT BE A LIEN BY LAW, BUT HAVE NOT YET BEEN RECORDED. AFFECTS SUBJECT PROPERTY-NOT SURVEY RELATED
- IN COMPLIANCE WITH SUBSECTION D OF 13.14.18.10NMAC, THE COMPANY HEREBY WAIVES ITS RIGHT TO DEMAND ARBITRATION PURSUANT TO THE TITLE INSURANCE ARBITRATION RULES OF THE AMERICAN ARBITRATION ASSOCIATION. NOTHING HEREIN PROHIBITS THE ARBITRATION OF THE ARBITRABLE MATTERS WHEN AGREED TO BY BOTH THE COMPANY AND THE INSURED. AFFECTS SUBJECT PROPERTY-NOT SURVEY RELATED

**Record and Measured Legal Description**

PARCEL 1:  
LOT LETTERED "A" OF CAMPBELL'S ADDITION NO. 1, 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 NOVEMBER 4, 1976 IN MAP BOOK C11, FOLIO 132.

PARCEL 2:  
LOT LETTERED "B-1" OF CAMPBELL'S ADDITION NO. 1, 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 OCTOBER 29, 2004, IN MAP BOOK 2004C, FOLIO 345.

THE PARCELS DESCRIBED HEREON ARE THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, WITH AN EFFECTIVE DATE OF 02/20/2012, AND HAVING FILE NUMBER 000096536.

**Apparent Encroachment Notes**

- (A) BUILDING ANGLES INTO ADJOINER'S PROPERTY BY AS MUCH AS 1.4 FEET.
- (B) BUILDING ANGLES INTO ADJOINER'S PROPERTY BY AS MUCH AS 2.0 FEET.
- (C) FENCE ANGLES INTO ADJOINER'S PROPERTY BY AS MUCH AS 33.5 FEET, OWNERSHIP UNKNOWN.
- (D) FENCE ANGLES INTO ADJOINER'S PROPERTY BY AS MUCH AS 1.4 FEET, OWNERSHIP UNKNOWN.
- (E) WALL IS INTO SUBJECT PROPERTY BY AS MUCH AS 4.4 FEET.
- (F) FENCE IS INTO SUBJECT PROPERTY BY AS MUCH AS 3.6 FEET
- (G) FENCE IS INTO ADJOINER'S PROPERTY BY AS MUCH AS 2.3 FEET.
- (H) BUILDING VIOLATES EASEMENTS
- (I) BUILDING VIOLATES EASEMENT
- (J) BUILDING VIOLATES EASEMENT
- (K) BUILDING VIOLATES EASEMENT
- (L) BUILDING VIOLATES EASEMENT
- (M) BUILDING VIOLATES EASEMENT
- (N) TRACT 3-A-1 OVERLAPS INTO SUBJECT PROPERTY BY AS MUCH AS 0.8'

**Easement Notes**

- EXISTING 25' EASEMENT 12.5' (TYP) (BK MISC. 497, PG. 294, DOC. #76-50300) (BK. MISC. 497, PG. 392, DOC. #76-50393)
- EXISTING 5' EASEMENT (03/01/1946 VOL. C1, FOL. 7)
- EXISTING EASEMENT FOR IRRIGATION DITCHES AND UTILITIES LINES WIDTH SCALED FROM PLAT (10/29/2004, BK. 2004C, PG. 345)
- EXISTING 10' PUBLIC SERVICE COMPANY OF NEW MEXICO AND US COMMUNICATION EASEMENT (10/05/1998, BK. 9816, PG. 5614, DOC. #1998127449)
- EXISTING 10' PUBLIC SERVICE COMPANY OF NEW MEXICO EASEMENT (10/05/1998, BK. 9816, PG. 5632)
- EXISTING INGRESS/EGRESS EASEMENT AFFECTING AND BENEFITING TRACTS A AND B (11/01/1976, MISC. 504, PAGE 959 DOC. 7659264)
- RESERVED AS EASEMENT FROM VACATION (V-76-22, MARCH 16, 1977, MISC. 524, PAGE 998 DOC. 7714542)
- EXISTING 25' UTILITY EASEMENT 12.5' (TYP) (BK. C11, FOL. 132)