

Vicinity Map - Zone Atlas B-18-Z

N.T.S.

**Indexing Information**

Section 12, Township 11 North, Range 3 East, N.M.P.M.  
 as Projected into the Elena Gallegos Grant  
 Subdivision: North Albuquerque Acres, Tract A, Unit B  
 Owner: Douglas H. Smith, Christine L. Smith and  
 Michael A. Smith  
 UPC #101806520428520113

**Boundary Survey  
 and  
 ALTA/NSPS Land Title Survey  
 and  
 Topographic Map  
 for  
 Tract A-1, Block 3  
 North Albuquerque Acres  
 Tract A, Unit B  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 March 2017**

**Benchmark -NAVD 88**

ACS MONUMENT "CC\_EG\_11\_12\_11N\_3E" HAVING AN ELEVATION OF 5135.555.

**Notes**

1. FIELD SURVEY PERFORMED IN MARCH 2017.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE) USING A GROUND TO GRID FACTOR OF 0.99966775.
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.

**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 AUGUST 16, 2012, MAP NO. 35001C0129H.

**Record Legal Description**

TRACT LETTERED "A-1" IN BLOCK NUMBERED THREE (3), TRACT A, UNIT B, NORTH ALBUQUERQUE ACRES, 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 MARCH 16, 1983 IN MAP BOOK C21, FOLIO 4.

**Documents**

1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000018141 AND AN EFFECTIVE DATE OF FEBRUARY 24, 2017.
2. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 16, 1983 IN BOOK C21, PAGE 4.

**Surveyor's Certificate**

To: Douglas H. Smith, Chrstine L. Smith, and Michael A. Smith, Bosque Brewing Company, Fidelity National Title of New Mexico, Inc., Fidelity National Title Insurance 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) and 8 of Table A thereof. The Field Work was completed on March 22, 2017.

*Will Plotner* 3/28/17  
 Will Plotner Jr. Date  
 N.M.R.P.S. No. 14271  
 Revisions: 3/28/17 - 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* 3/28/17  
 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  
and  
Topographic Map  
for  
Tract A-1, Block 3  
North Albuquerque Acres  
Tract A, Unit B  
City of Albuquerque  
Bernalillo County, New Mexico  
March 2017**

**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (3/16/83, C21-4)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (12/21/05, 05S-118)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
⊗	WATER VALVE
⊕	TELEPHONE MANHOLE
⊙	FIRE HYDRANT
⊗	SANITARY SEWER MANHOLE
5075.50	SPOT ELEVATION
BC 5075.50	BACK OF CURB ELEVATION
FL 5075.50	FLOW LINE ELEVATION
EP 5075.50	EDGE OF PAVEMENT ELEVATION
TA 5075.50	TOP OF ASPHALT ELEVATION
—G—	UNDERGROUND GAS UTILITY LINE
—W—	UNDERGROUND WATER UTILITY LINE

Line Table		
Line #	Direction	Length (ft)
L1	S 89°33'38" E (S 89°34'30" E)	12.80' (12.67')

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	34.74' (34.75')	25.00' (25.00')	79°36'41"	32.01'	S 50°33'40" W
C2	43.77' (43.77')	25.00' (25.00')	100°18'58"	38.39'	S 39°24'10" E

**Pasadena Ave NE**  
(60' R/W)

**Venice Ave NE**  
(60' R/W)

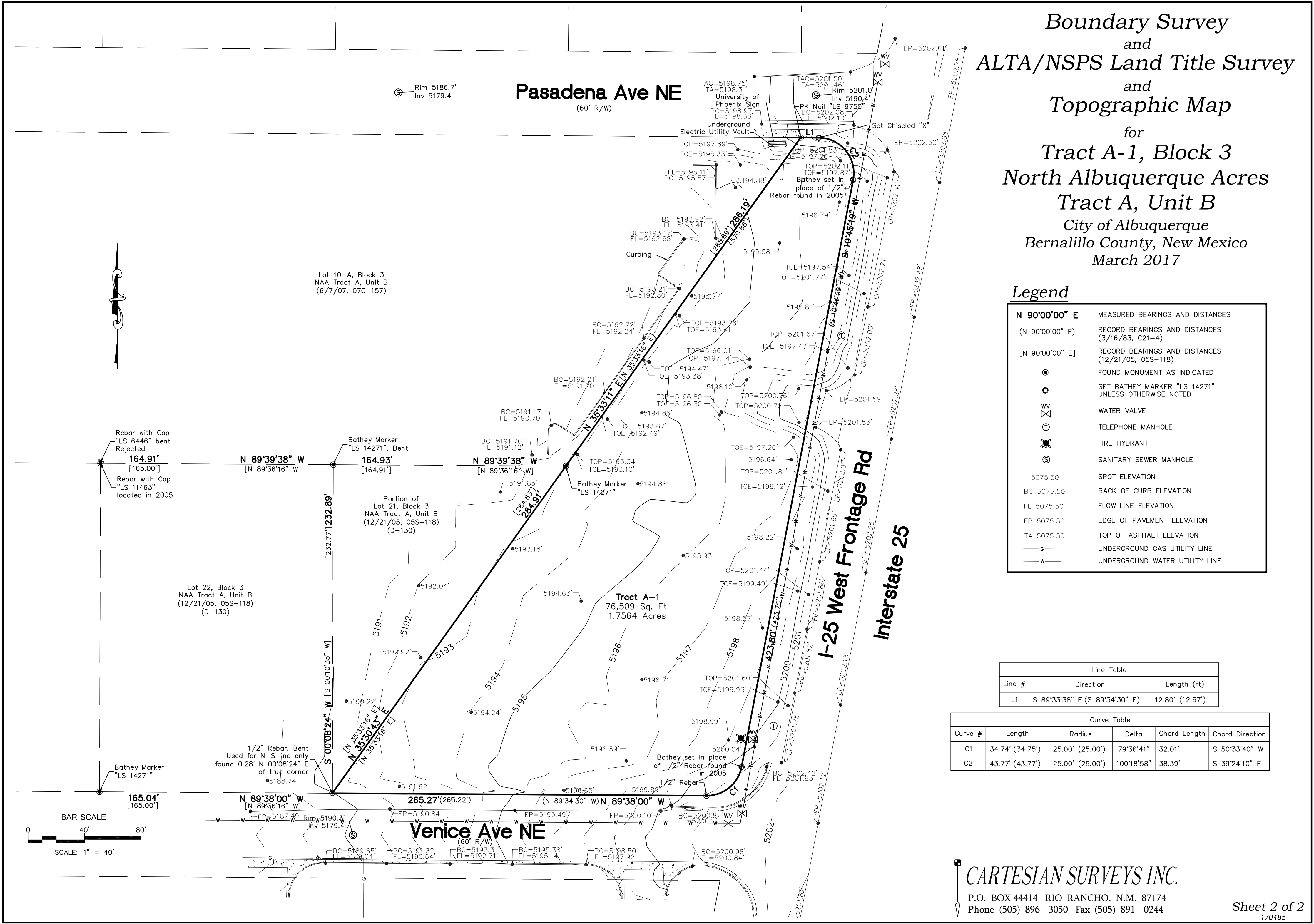
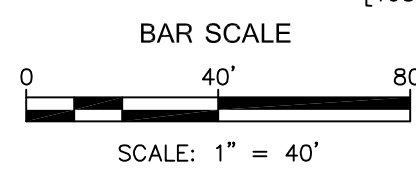
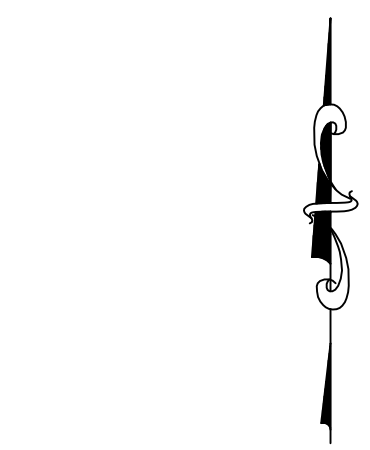
**I-25 West Frontage Rd**  
**Interstate 25**

Lot 10-A, Block 3  
NAA Tract A, Unit B  
(6/7/07, 07C-157)

Portion of  
Lot 21, Block 3  
NAA Tract A, Unit B  
(12/21/05, 05S-118)  
(D-130)

Lot 22, Block 3  
NAA Tract A, Unit B  
(12/21/05, 05S-118)  
(D-130)

**Tract A-1**  
76,509 Sq. Ft.  
1.7564 Acres



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