

This Plat was filed in my office this 9th day of June 1916
A. E. Walker
 Clerk

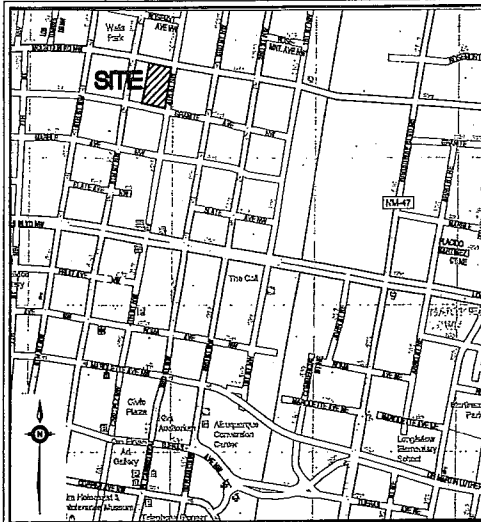
SUPPLEMENTAL PLAT
 SHOWING RESUBDIVISION
 OF BLOCK 3
 DURAN & ALEXANDER ADD.
 To The
 CITY OF ALBUQUERQUE, N.M.
 Office of City Engineer April 24 1916
 Scale 1"=50'
 Original Plat Shown in Red

NORTH FOURTH ST.

Approved by
 City Council May 1st 1916
Thomas Hughes
 City Clerk
 June 9th 1916
Lawrence M. ...

**LOTS 1 THRU 5
and a 16' STRIP
BLOCK B
DURAN & ALEXANDER ADDITION**
SITUATE WITHIN
PROJECTED SECTION 17, T10N, R3E, NMPM
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
AUGUST, 2018

Easement to be Vacated

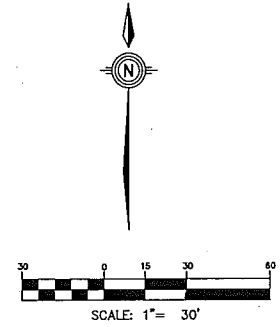
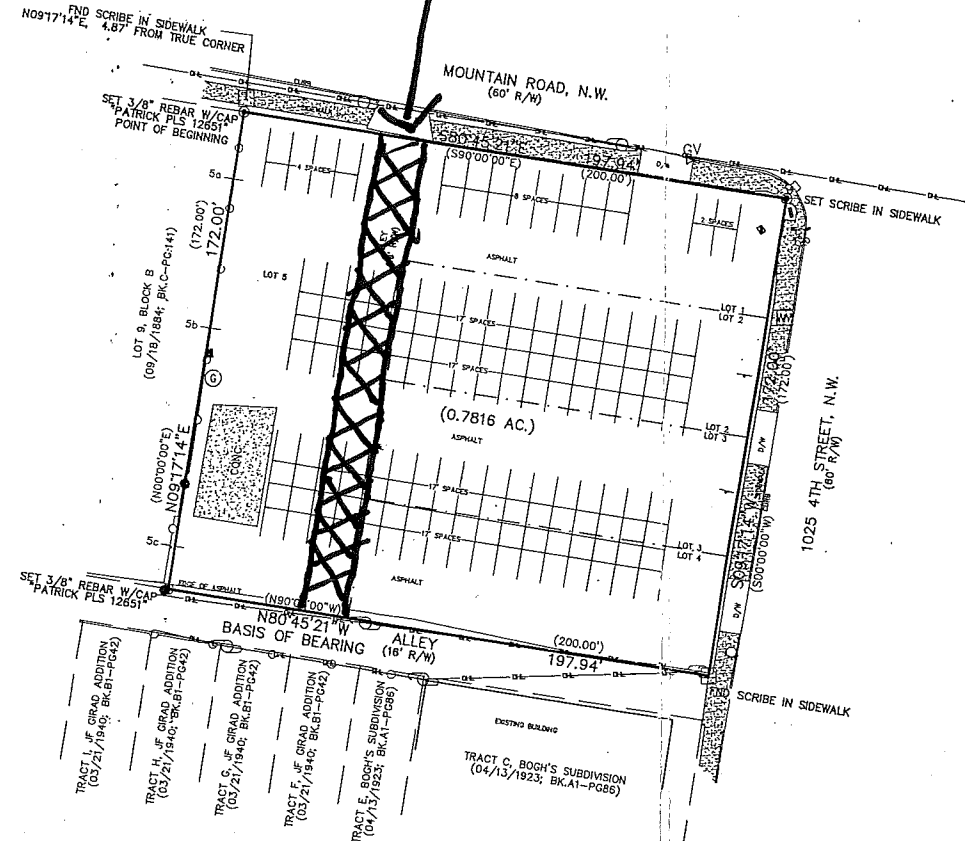


VICINITY MAP NOT TO SCALE ZONE ATLAS MAP J-14-Z

Legal Description

LOTS NUMBERED ONE (1), TWO (2), THREE (3), FOUR (4) AND FIVE (5) IN BLOCK LETTERED 'B' OF DURAN AND ALEXANDER ADDITION FOR THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE RE-PLAT OF LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 IN SAID BLOCK 'B', FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JUNE 9, 1916 IN VOLUME B2, FOLIO 46, TOGETHER WITH AN UNDESIGNATED SIXTEEN (16) FOOT STRIP OF LAND LYING BETWEEN LOTS ONE THRU FOUR (1-4 AND LOT FIVE (5) IN BLOCK LETTERED 'B' AS SHOWN ON RECORDED PLAT DESCRIBED ABOVE AND BOUNDED ON THE NORTH BY MOUNTAIN ROAD, N.W. AND ON THE SOUTH BY AN ALLEY.

Contains 0.7816 acres, more or less.



Fidelity National Title Company,
File #SP 000045337
July 23, 2018

Schedule B, Part 2 Exceptions

1. NOT A SURVEY MATTER, DOES NOT APPLY
2. Easement or claims of easements not shown on public records. NONE FOUND OR OBSERVED
3. Encroachments, overlaps, conflicts in boundary lines, shortages in area or other matters disclosed by an accurate survey and inspection of the premises
- 4 - 10: NOT A SURVEY MATTER, DOES NOT APPLY

Notes:

1. Record bearings and distances shown in parentheses () per Re-plat of Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 'B' of Duran & Alexander Addition, filed June 9, 1916, Volume B2, Folio 46.
2. Bearings based on the south line of the property as shown and as measured with the 'TRIMBLE VRS NOW' GNSS RTK Virtual Reference System. bearings are New Mexico State Plane bearings, Central Zone, NAD83. distances are ground distances. Elevation datum is NAVD83.
3. This property lies within Zone X Areas determined to be outside the 0.2% annual change floodplain, as per FEMA Flood Insurance Rate Map Number 35001C0332G, August 26, 2008.
4. 82 total parking spaces shown of which 0 are designated handicap parking.
5. Fence dimensions:
a fence is 0.26 feet east from property line
b fence is 0.55 feet east from property line
c fence is 1.85 feet west from property line

Documents Used:

1. Re-plat of Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 'B' of Duran & Alexander Addition, filed June 9, 1916, Volume B2, Folio 46.
2. Fidelity National Title Insurance Commitment No SP000045337, Commitment date July 23, 2018.
3. Map of the Duran & Alexander Addition to Albuquerque filed 09/18/1884, Volume C, Folio 141.

LEGEND

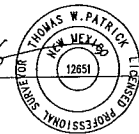
- UTILITY/POWER POLE
- FIRE HYDRANT
- WATER METER
- LIGHT POLE
- BOLLARD
- UTILITY PEDESTAL
- 1\"PIPE GAS HOOKUP VALVE
- GAS VALVE
- TRAFFIC SIGNAL BOX
- SIGN
- PAY STATION
- CHAIN LINK / WOOD FENCE
- OVERHEAD POWER LINE

SURVEYOR'S CERTIFICATION

To: KMM LLC NM Limited Liability Company and 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, 2, 3, 4, 7a, 8, & 9 of Table A thereof & visible evidence of utilities. The field work was completed on August 10, 2018.

Thomas W. Patrick
New Mexico Professional Surveyor No 12651
Date 8-15-2018



ALTA / NSPS Land Title Survey
LOTS 1 THRU 5
& A 16' STRIP, BLOCK B
DURAN & ALEXANDER ADDITION

MONUMENT LEGEND

- FOUND MONUMENT AS NOTED
- SET AS NOTED

DATE: 08/13/18
SCALE: 1" = 30'
FROM: LRC
FROM: SLH/TWP
JOB NO: 11151-02-645

Community Sciences Corporation

LAND SURVEYING & LAND PLANNING
P.O. Box 1224, Corral Plac, NM, 87148 (505) 877-0200