

DATE:
09-20-17
SCALE:
1" = 30'
CREW:
IP, SG
DRAWN BY:
MR
JOB NO.:
171883

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

IMPROVEMENT LOCATION REPORT
LOT 16
MCDONALD ACRES
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

NOTE: 1. BASED UPON SCALING, 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 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANGE FLOOD. AS DETERMINED BY F.E.M.A. AND SHOWN ON FLOOD INSURANCE RATE MAP DATE SEPTEMBER 26, 2008, MAP NO. 35001C0332G.

2. THIS LOT IS SUBJECT TO THE CONDITIONS OF TITLE AFFECTING THE INSURED PREMISES AS CONTAINED ON THE NOTES ON THE RECORDED PLAT.

3. THIS REPORT IS NOT FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE. THIS IS NOT A BOUNDARY SURVEY AND MAY NOT BE SUFFICIENT FOR THE SURVEY EXCEPTION FROM AN OWNER'S TITLE POLICY. IT MAY OR MAY NOT REVEAL ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE BOUNDARY SURVEY.

SEE SHEET 2 FOR DRAWING



Will Plotner
N.M.R.P.S. No. 14271

LEGAL DESCRIPTION

LOT NUMBERED SIXTEEN (16) OF MCDONALD ACRES, A SUBDIVISION IN BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 17, 1937, IN PLAT BOOK C2, PAGE 18.

This is to certify: _____; To Underwriter: STEWART TITLE GUARANTY CO.

To Lender: _____ that on SEPTEMBER 20TH, 2017, I, Will W. Plotner, Jr., N.M.R.P.S. No. 14271, made an inspection of the premises situated at LOT 16, MCDONALD ACRES BERNALILLO County, New Mexico briefly described as (Address if applicable): 3118 11TH SREET NW

Plat Reference: Bearings, distances and/or curve data are taken from the following plat (include filing information if plat is filed).
SEE LEGAL DESCRIPTION

NOTE: The error of closure is less than one foot of error for every 10,000 feet along the perimeter of the legal description provided. Easements shown hereon are as listed in the Title Commitment No. 01147-40491 provided by the Title Company. Improvement location is based on previous property surveys. No monuments were set. This tract is subject to all easements, restrictions, and reservations of record which pertain. This report is not to be relied on for the establishment of fences, buildings or other future improvements.

THIS IS NOT A BOUNDARY SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE (THIS INCLUDES BUILDING PERMITS)

I further certify as to the existence of the following at the time of my last inspection:

1. Evidence of rights of way, old highways or abandoned roads, lanes, trails or driveways, sewer, drains, water, gas, or oil pipe lines on or crossing said premises (show location, if none visible, so indicate): •
2. Springs, streams, rivers, ponds, or lakes located, bordering on or through said premises: •
3. Evidence of cemeteries or family burial grounds located on said premises (show location): •
4. Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties (show location): •
5. Joint driveways or walkways, joint garages, party walls or rights of support, steps or roofs in common or joint garages: •
6. Apparent encroachments. If the building, projections or cornices thereof, or signs affixed thereto, fences or other indications of occupancy appear to encroach upon or overhang adjoining property, or the like appear to encroach upon or overhang inspected premises, specify all such (show location): •
7. Specific physical evidence of boundary lines on all sides: SEE ABOVE SKETCH
8. Is the property improved? (If structure appears to encroach on adjoiners show approximate distances): YES
9. Indications of recent building construction, alterations or repairs: SEE ABOVE SKETCH
10. Approximate distance of structure from at least two lot lines must be shown: SEE ABOVE SKETCH

• NOT APPLICABLE, UNLESS INDICATED OTHERWISE ON THE ABOVE SKETCH
setback and setback violations are not shown hereon

