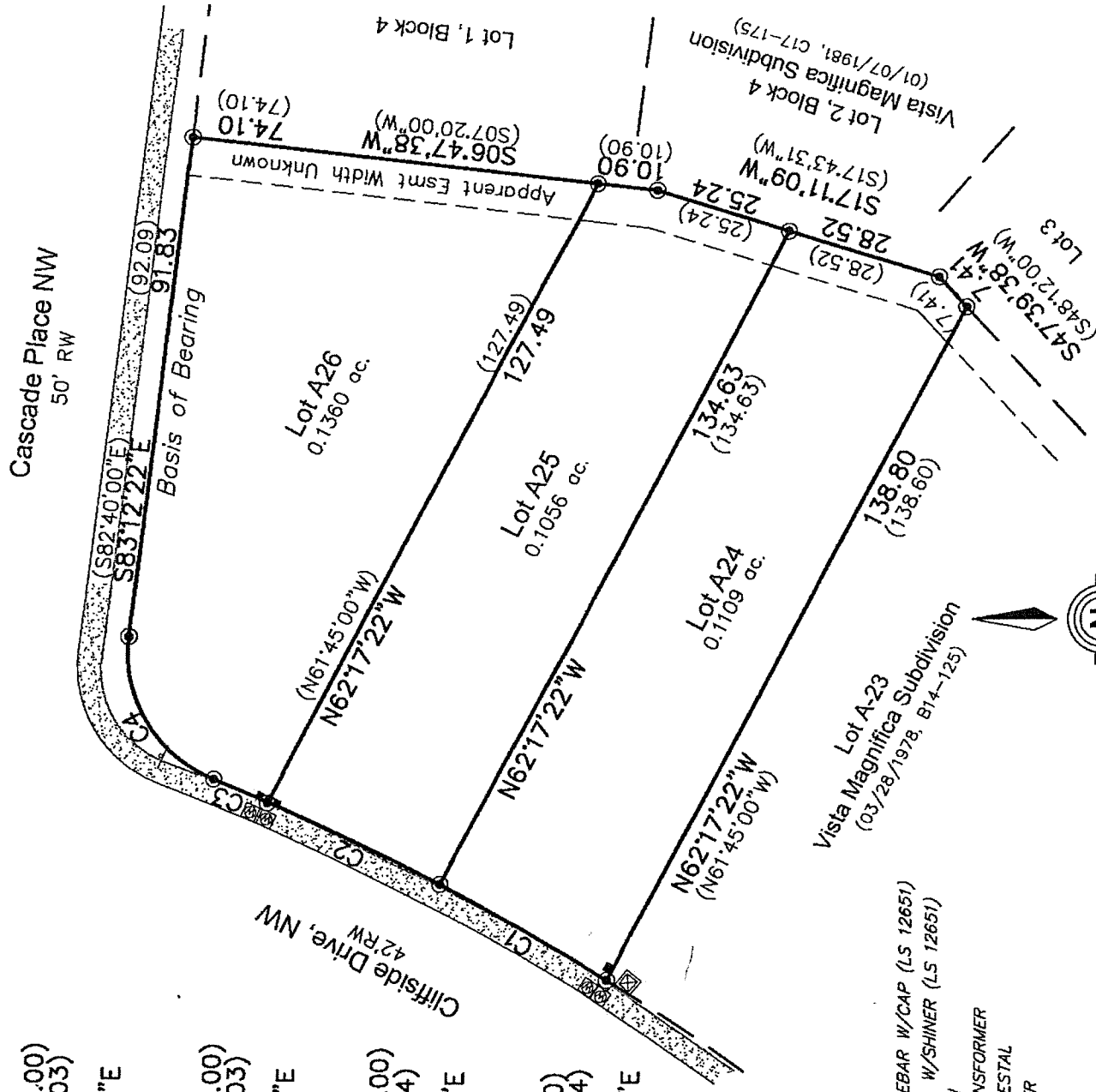


DATE: 12/27/21
 SCALE: 1" = 30'
 CREW: TWP LRC
 GPS: GFS
 DRAWN:
 DKS
 JOB NO. NT204-01
 OLD REPUBLIC



PLAT OF SURVEY
LOTS A24, A25 & A26, BLOCK 4
VISTA MAGNIFICA SUBDIVISION
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

- C1
 R=461.00 (461.00)
 L=35.05 (35.03)
 C=35.04
 CB=N30°08'58"E
 Δ=04°21'20"
- C2
 R=461.00 (461.00)
 L=35.04 (35.03)
 C=35.03
 CB=N25°47'39"E
 Δ=04°21'17"
- C3
 R=461.00 (461.00)
 L=10.75 (10.54)
 C=10.75
 CB=N22°57'01"E
 Δ=01°20'12"
- C4
 R=25.00 (15.00)
 L=32.51 (32.64)
 C=30.27
 CB=N59°32'17"E
 Δ=74°30'43"



Legend

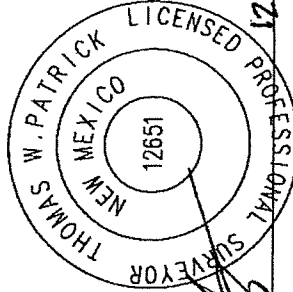
- SET 5/8" REBAR W/CAP (LS 12651)
OR PK-MAIL W/SHINER (LS 12651)
- ⊥ STREET SIGN
- ☒ UTILITY TRANSFORMER
- UTILITY PEDESTAL
- ⊠ WATER METER



SCALE: 1" = 30'

SURVEYORS CERTIFICATION

I, THOMAS W. PATRICK, NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651, DO HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE ACTUAL SURVEY ON THE GROUND ON 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 SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.



Thomas W. Patrick
 12-20-2021

THOMAS W. PATRICK
 NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651

LEGAL DESCRIPTION:

LOTS LETTERED A-24, A-25 AND A-26, IN BLOCK NUMBERED FOUR (4) OF VISTA MAGNIFICA, ALBUQUERQUE, NEW MEXICO, AS SHOWN AND DESIGNATED ON THE REPLAT OF TRACT A, BLOCK 4 OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MARCH 28, 1978, IN PLAT BOOK B14, FOLIO 125.

NOTES:

- BEARINGS BASED ON THE RIGHT OF WAY LINE OF CASCADE PLACE NW AS MEASURED WITH THE "TRIMBLE VRS NOW" GNSS VIRTUAL REFERENCE SYSTEM. BEARINGS ARE NEW MEXICO STATE PLANE BEARINGS, CENTRAL ZONE NAD 83 RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESIS. DISTANCES ARE GROUND DISTANCES.
- THIS LOT IS SUBJECT TO THE CONDITIONS OF TITLE AFFECTING THE INSURED PREMISES AS CONTAINED IN TITLE COMMITMENT NO. 2111126, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED 11/19/2021.
- THIS PROPERTY LIES WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) 35001C0327J, EFFECTIVE DATE 11-4-2016.

DOCUMENTS USED:

- PLAT: VISTA MAGNIFICA, B14-125, 3/28/1978;
- PLAT: VISTA MAGNIFICA, B14-034, 1/16/1978;
- PLAT: VISTA MAGNIFICA, B14-127, 3/29/1978;
- PLAT: VISTA MAGNIFICA, D07-064, 9/28/1976;