

VICINITY MAP No. H-21-Z

LEGAL DESCRIPTION:

PARCEL (1)
 LOTS NUMBERED ONE (1) AND TWO (2) IN BLOCK NUMBERED FORTY-NINE (49) OF SNOW HEIGHTS, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 4, 1953, IN PLAT BOOK D 1, FOLIO 104 AND 105.

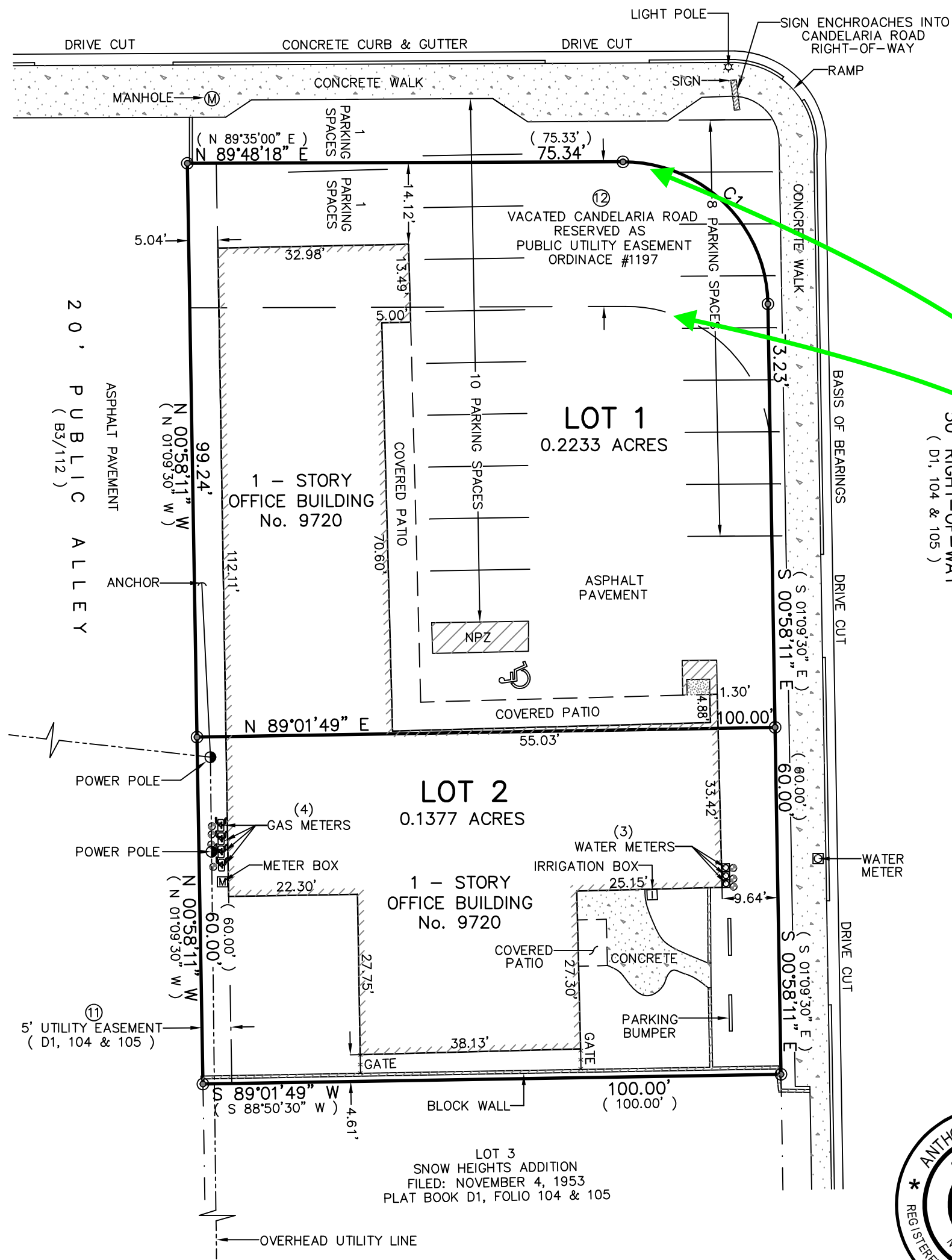
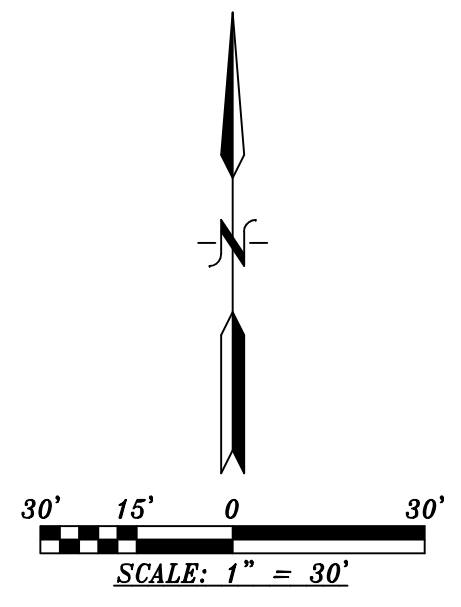
PARCEL (2)
 ALSO THE SOUTH TWENTY-FIVE (25') FEET OF A PORTION OF CANDELARIA ROAD N.E. RIGHT-OF-WAY VACATED FEBRUARY 12, 1957 BY CITY ORDINANCE NO. 1197, LYING ADJACENT TO THE NORTH PROPERTY OF LOT 1, BLOCK 49 OF SNOW HEIGHTS N.T.S. ADDITION ABOVE DESCRIBED.

A.L.T.A / N.S.P.S. LAND TITLE SURVEY
 OF
LOTS 1 & 2, BLOCK 49
SNOW HEIGHTS ADDITION
 CITY OF ALBUQUERQUE
 BERNALILLO COUNTY, NEW MEXICO
 AUGUST 2024

GENERAL NOTES:

- OWNER OF RECORD PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE BINDER DATED: AUGUST 8, 2024 IS THE REDLIN FAMILY TRUST, U/T/A DATED OCTOBER 19, 2017, JAY V. REDLIN AND PATRICIA, TRUSTEES, OR THEIR SUCCESSORS IN TRUST FOR THE BENEFIT OF ABQRENTALSLLC.COM (AS TO PARCEL 1) CANDELARIA PLAZA LLC, A NEW MEXICO LIMITED LIABILITY COMPANY (AS TO PARCEL 2)
- LEGAL DESCRIPTION AND EASEMENTS SHOWN WERE PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT No. 2403850
- PLATS USED TO ESTABLISH BOUNDARY.
 A: SNOW HEIGHTS ADDITION
 FILED: NOVEMBER 4, 1953 IN PLAT BOOK D1, FOLIO 104 & 105
 B: SNOW HEIGHTS ADDITION
 FILED: MARCH 12, 1959 IN VOLUME B3, FOLIO 112
- FIELD WORK PERFORMED ON: AUGUST 2024
- PARKING
 HANDICAP: 1
 REGULAR: 20
 TOTAL: 21
- CURRENT ZONING: MX-L
- NPZ = NO PARKING ZONE

CANDELARIA ROAD N.E.



SCHEDULE B II NOTES

- ITEM #11. ARE EASEMENTS AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE PLAT RECORDED NOVEMBER 5, 1953 IN VOLUME D1, FOLIO 104 AND 105, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. WHICH AFFECT THE PROPERTY AND ARE SHOWN HEREON
- ITEM #12. ARE TERMS AND CONDITIONS OF COMMISSION ORDINANCE NO. 1197, RECORDED FEBRUARY 15, 1957 IN BOOK D337, PAGE 289, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. WHICH AFFECT THE PROPERTY AND ARE SHOWN HEREON.
- ITEM #13. ARE TERMS AND CONDITIONS OF COMMISSION ORDINANCE NO. 1292, RECORDED DECEMBER 23, 1957 IN BOOK MISC. 24, PAGE 73, RECORDS OF BERNALILLO COUNTY, NEW MEXICO. WHICH DO NOT AFFECT THE PROPERTY.

STATE OF NEW MEXICO)
 COUNTY OF BERNALILLO) S.S.

CERTIFY TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY & RD & PD PROPERTIES, LLC

I, ANTHONY L. HARRIS, A PROFESSIONAL SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THERE ARE NO ENCROACHMENTS FROM THIS PROPERTY TO ADJOINING PROPERTIES OR FROM ADJOINING PROPERTIES TO THIS PROPERTY UNLESS HEREON SHOWN. I FURTHER CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS LAND IN 2021, AND INCLUDES ITEMS: 1, 2, 3, 4, 6, 7(A), 7(C), 8, 9, 10, 11(A), 13, 14, AND 18 OF TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) ON AN URBAN SURVEY.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO
 THIS 29th DAY OF AUGUST, 2024



Anthony L. Harris
 ANTHONY L. HARRIS, N.T.M.P.S. #11463

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	38.93'	35.12'	S 45°34'56" E	89°13'31"

24-0519.DWG

FLOOD NOTE
 THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X FIRM PANEL No. 35001C0356H DATED 8-16-2012 WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN

H.E.S. HARRIS SURVEYING, INC.
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