

ALTA/NSPS Land Title Survey  
 Portion of Tract C,  
 CROUCH'S SUBDIVISION OF TRACT 1,  
 PUEBLO ALTO ADDITION  
 Section 14, T10N, R3E, N.M.P.M.  
 City of Albuquerque,  
 Bernalillo County, New Mexico

CURRENT OWNER: Warner Revocable Trust

U.P.C. No. 1-017-058-505-032-408-13

PROPERTY ADDRESS: 622 Truman Street NE, Albuquerque, NM

LEGAL DESCRIPTION:

The Northerly One hundred Two feet (102') of the Southerly One Hundred Fifty-two feet (152') of Tract lettered "C" of Crouch's Subdivision of a portion of Tract 1, Pueblo Alto, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 12, 1954, in Plat Book D1, page 117.

AND

The Southerly One foot (1') of the Northerly One Hundred Fifty-eight feet (158') of Tract lettered "C" of Crouch's Subdivision of a portion of Tract 1, Pueblo Alto, an Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico on March 12, 1954, in Plat Book D1, page 117.

NOTES:

- Distances shown hereon are horizontal ground distances in feet.
- Bearings are based on the plat of Couch's Subdivision (Bk. D1, Pg. 117) as monumented by found corners.
- Record dimensions are shown in parenthesis ( ), where record dimensions differ from actual measurements.
- Corners shown thus "●" are set PK nail with tag stamped "PS 8686", unless otherwise noted.
- Flood Note: The property shown hereon is located in Zone X, areas of minimal flood hazard, according to the Flood Insurance Rate Map of Bernalillo County, New Mexico, Panel No. 35001C0116G, effective date September 26, 2008.
- According to the City of Albuquerque Integrated Development Ordinance, the subject property is zoned
- PARKING: There are 32 standard parking spaces, and 1 A.D.A. (handicap) space. A total of 33 stripped parking spaces.
- There was no observed evidence of current earth moving work, building construction or building additions.
- Reference documents:
  - Old Republic National Title Insurance Co. commitment No. 2401396, dated June 5, 2024.
  - Plat of Crouch's Subd. of Tract 1, Pueblo Alto, filed 3/12/1954 in Bk. D1, Pg. 117.
  - Adjoining plats and deeds as noted hereon.

EXCEPTIONS per Schedule B of Title commitment No. 2401396, dated June 5, 2024, [Item #]:

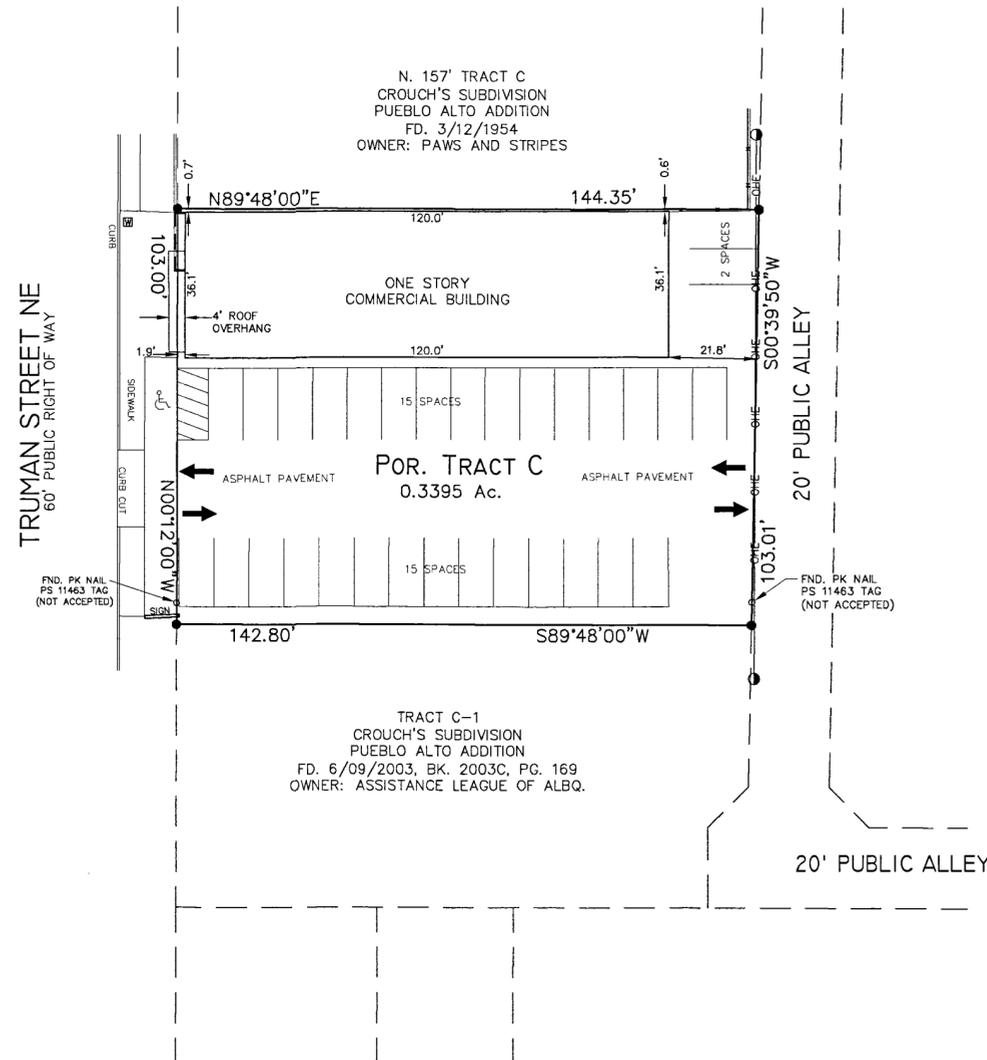
- Reservations and exceptions in the Patent by the U.S.A. recorded in Book 22, Page 624. AFFECTS SUBJECT PROPERTY, NOTHING PLOTTED
- Restrictive Covenants recorded in Book 225, Page 403. AFFECTS SUBJECT PROPERTY, NOTHING PLOTTED
- Easements and notes as shown, noted and provided for on the plat recorded March 12, 1954, in Plat Book D1, Page 117. AFFECTS SUBJECT PROPERTY, NOTHING PLOTTED
- Easement by and between Glenn E. Miner and Hope L. Miner, his wife, and Ernst H. Blumenthal Jr. and Mary Jean Blumenthal, also known as Mary J. Blumenthal, his wife, recorded February 2, 1966, in Book D796, Page 244. AFFECTS THE NORTHERLY 1.0 FT OF THE SUBJECT PROPERTY, NOTHING PLOTTED
- Overlap of improvements and sign onto the right-of-way of Truman Street NE, as shown on this survey. AFFECTS SUBJECT PROPERTY, PLOTTED
- Conflict in boundary line between the southerly boundary of the insured premises with the northerly boundary of Tract C-1, Crouch's Subdivision (plat filed June 9, 2003 in Plat Book 2003C, Page 169 as Document No. 2003097885. NOTE: THIS EXCEPTION HAS BEEN ADDRESSED BY A NEW BOUNDARY SURVEY OF THE ADJACENT TRACT C-1. ACCORDING TO THE NEW SURVEY NO BOUNDARY CONFLICT EXISTS BETWEEN THE SUBJECT PROPERTY AND TRACT C-1.
- Rights, if any, for the overhead utility line affecting the easterly boundary of the property. AFFECTS SUBJECT PROPERTY, PLOTTED

SURVEYOR'S CERTIFICATE:

To: Assistance League of Albuquerque, Inc.,  
 To: Warner Revocable Trust dated October 27, 2014,  
 To: Old Republic National Title Insurance Company,

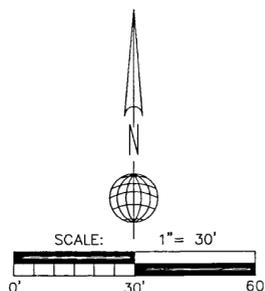
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 7(a), 8, 9, 11(a), 13 and 16 of Table A thereof. I further certify that this map or plat and the survey on which it is based were made in accordance with the Minimum Standards for Surveys in the State of New Mexico in effect at the time of this certification and this plat and survey are true and correct to the best of my knowledge and belief. The field work was completed on February 6, 2024. Date of certification: February 9, 2024. Revision date: June 17, 2024.

*Gary E. Gritsko*  
 Gary E. Gritsko, N.M. Professional Surveyor No. 8686



SYMBOLS LEGEND

- = BLOCK WALL
- OHE- = ELECTRIC LINE OVERHEAD
- = ELECTRIC POLE
- ♿ = HANDICAP PARKING SPACE
- = TRAFFIC FLOW
- ⊠ = WATER METER



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 DRAWN BY: GG FILE No. 24-018