



Vicinity Map-Zone Atlas Page E-15-Z

Documents

- 1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 1801529 AND AN EFFECTIVE DATE OF MARCH 6, 2018.
- 2. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 1801552 AND AN EFFECTIVE DATE OF MARCH 1, 2018.
- 3. PLAT OF SANDIA VIEW ADDITION FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON MAY 17, 1946 IN BOOK C1, PAGE 132.
- 4. SUMMARY PLAT OF SANDIA VIEW SUBDIVISION, LANDS OF CRAWFORD AND ROBERTSON, BEING TRACT 57–A–1, MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NO. 29, BERNALILLO COUNTY, NEW MEXICO FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON APRIL 27, 1979 IN BOOK B16, PAGE 91.
- 5. WARRANTY DEED FOR TRACTS 1–4 OF LANDS OF CRAWFORD AND ROBERTSON, FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON MARCH 19, 1987, IN BOOK D159–A, PAGE 686.
- 6. SPECIAL WARRANTY DEED FOR LOTS 9 AND 10 OF SANDIA VIEW ADDITION, FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON MARCH 22, 2018, AS DOCUMENT NO. 2018025076.
- 7. SPECIAL WARRANTY DEED FOR LOT 4 IN SANDIA VIEW ADDITION, FILED IN THE BERNALILLO COUNTY CLERK’S OFFICE ON JUNE 26, 1987, IN BOOK D307A, PAGE 549.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA WITH REDUCED FLOOD RISK DUE TO LEVEE. AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP DATED SEPTEMBER 26, 2008, MAP NO. 35001C0119G.

Indexing Information

Section 28, Township 11 North, Range 3 East, N.M.P.M.
as Projected into the Elena Gallegos Grant
Subdivision: Sandia View Addition (Lots 4, 9 and 10)
Lands of Crawford & Robertson (C & R) (Tracts 1–4)
Owner: The Estate of Violet Alexander (Lot 4, Sandia View Add.
and Tracts 1–4, C & R)
Sandia View Homes, LLC (Lots 9 and 10, Sandia View Add.)
UPC #: 101506216923831114 (Lot 4, Sandia View Add.)
101506216322231110 (Tract 1, C & R)
101506214522531135 (Tract 2, C & R)
101506212822731136 (Tract 3, C & R)
101506211023031137 (Tract 4, C & R)
101506211924431119 (Lot 9, Sandia View Add.)
101506210924631120 (Lot 10, Sandia View Add.)

Legal Description

TRACTS NUMBERED ONE (1), TWO (2), THREE (3) AND FOUR (4) OF LANDS OF CRAWFORD AND ROBERTSON, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT ENTITLED "SUMMARY PLAT OF SANDIA VIEW SUBDIVISION, LANDS OF CRAWFORD AND ROBERTSON, BEING TRACT 57–A–1, MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NO. 29, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 27, 1979, IN PLAT BOOK B16, FOLIO 91.

AND

LOTS NUMBERED FOUR (4), NINE (9) AND TEN (10), OF SANDIA VIEW ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT ENTITLED "SANDIA VIEW ADDITION, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 17, 1946 IN PLAT VOL. C1, FOLIO 132.

Line Table			
Line #	Direction	Length (ft)	
L1	S 82°07'24" E (N 82°40' E)	57.39'	(57.20')
L2	N 79°20'00" E [N 79°34'45" E]	33.87'	[34.41']
L3	N 64°14'03" E [N 63°53'19" E]	25.69'	[25.64']
L4	N 37°54'09" E [N 37°33'25" E]	33.31'	[33.43']
L5	N 19°52'44" E [N 18°47'07" E]	28.89'	[28.68']
L6	N 00°40'12" E (N 00°15' E)	21.01'	[22.00']
L7	S 81°02'53" E (S 81°13' E)	15.68'	(15.72')
L8	S 09°50'22" W	38.88'	(40.00')
L9	S 81°02'53" E (S 81°13' E)	100.24'	(100.00')

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C3	106.06' (105.98')	40.00' (40.00')	151°55'09"	77.61'	S 65°46'08" E

Boundary Survey
and
Topographic Map

for
Lots 4, 9 and 10, Sandia View
and Tracts 1-4, Lands of
Crawford and Robertson
Bernalillo County, New Mexico
April 2018

Benchmark -NAVD 88

ACS MONUMENT "9_D15" HAVING AN ELEVATION OF 4988.802.

Notes

- 1. FIELD SURVEY PERFORMED IN APRIL 2018.
- 2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- 3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83–GROUND–CENTRAL ZONE), USING GROUND TO GRID FACTOR OF 0.999681488.
- 4. SOURCE INFORMATION FROM PLANS AND MARKINGS HAVE BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT THAT EXCAVATION MAY BE NECESSARY.

Surveyor's Certificate-For Topographic Map

I, WILL PLOTNER JR., A NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE TOPOGRAPHIC MAP SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Will Plotner Jr. 4/23/18
N.M.R.P.S. No. 14271 Date



Surveyor's Certificate-For Boundary Survey

I, Will Plotner Jr., New Mexico Professional Surveyor No. 14271, do hereby certify that this boundary survey plat and the actual survey on the ground upon 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 boundary survey plat of an existing tract or tracts.

Will Plotner Jr. 4/23/18
N.M.R.P.S. No. 14271 Date

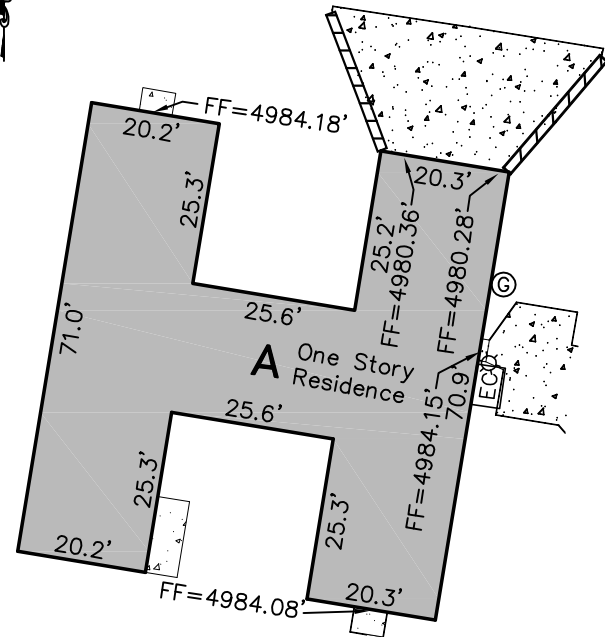


CSI-CARTESIAN SURVEYS INC.

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

Detail of Building A

n.t.s.



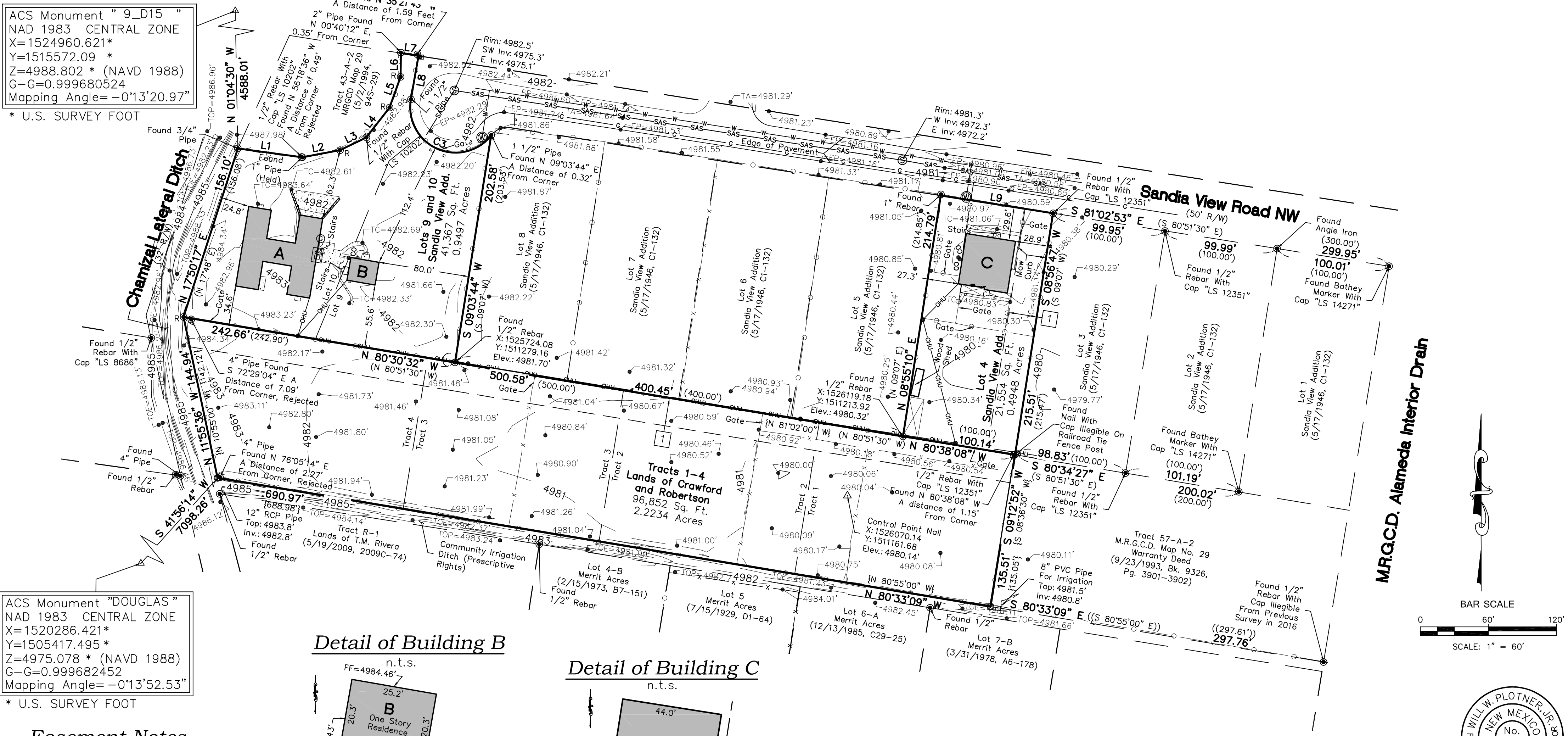
Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES	////	BLOCK WALL	5075.50	SPOT ELEVATION
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (5/17/1946, C1-132)	—//—	WOOD FENCE	EP 5075.50	EDGE OF PAVEMENT ELEVATION
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES (4/27/1979, B16-91)	—○—	CHAINLINK FENCE	TA 5075.50	TOP OF ASPHALT ELEVATION
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER WARRANTY DEED (9/23/1993, BK. 9326, PG. 3901-3902)	—OHU—	OVERHEAD UTILITY LINE	TC 5075.50	TOP OF CONCRETE ELEVATION
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (5/2/1994, 94S-29)	—●—	UTILITY POLE	TOP 5075.50	TOP ELEVATION
●	FOUND MONUMENT AS INDICATED	—>—	ANCHOR	TOE 5075.50	TOE ELEVATION
○	FOUND 1/2" REBAR WITH CAP ILLEGIBLE	☆	LIGHT POLE	—g—	UNDERGROUND GAS UTILITY LINE
⊗	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED	⊠	ELECTRIC CABINET	—w—	UNDERGROUND WATER UTILITY LINE
⊠	COVERED AREA	⊙	GAS METER	—sas—	UNDERGROUND SANITARY SEWER LINE
⊠	CONCRETE	⊙	WATER METER		
⊠	UTILITY PEDESTAL	⊙	SANITARY SEWER MANHOLE		
		⊙	SAS CLEANOUT		
		—OR—	SIGN		

Boundary Survey and Topographic Map

for
Lots 4, 9 and 10, Sandia View
and Tracts 1-4, Lands of
Crawford and Robertson
Bernalillo County, New Mexico
April 2018

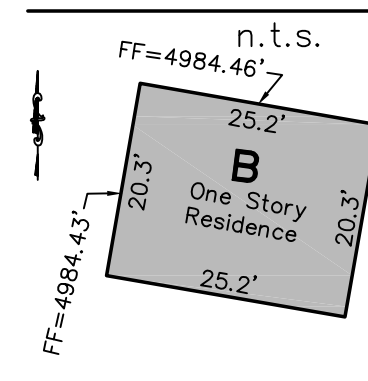
ACS Monument "9_D15"
NAD 1983 CENTRAL ZONE
X=1524960.621*
Y=1515572.09*
Z=4988.802* (NAVD 1988)
G-G=0.999680524
Mapping Angle=-0°13'20.97"
* U.S. SURVEY FOOT



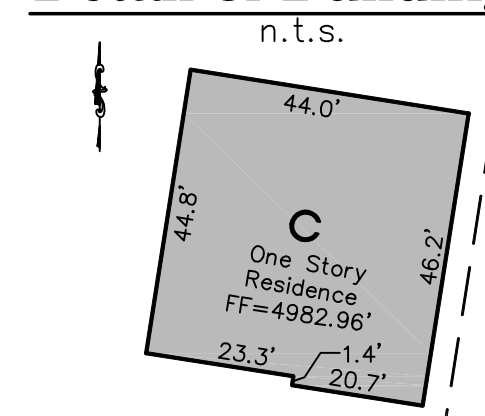
ACS Monument "DOUGLAS"
NAD 1983 CENTRAL ZONE
X=1520286.421*
Y=1505417.495*
Z=4975.078* (NAVD 1988)
G-G=0.999682452
Mapping Angle=-0°13'52.53"
* U.S. SURVEY FOOT

Easement Notes
[1] EXISTING 25' ROADWAY AND UTILITY EASEMENT (4/27/1979, B16-91)

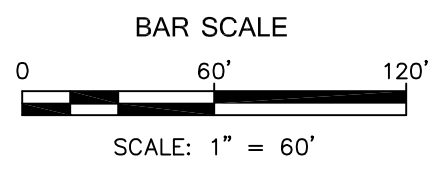
Detail of Building B



Detail of Building C



MRQCD. Alameda Interior Drain



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