



Vicinity Map - Zone Atlas

K-15-Z and K-16-Z

Indexing Information

Section 22, Township 10 North, Range 3 East, N.M.P.M.
Subdivision: University Heights
Owner: Realty Income Properties 18 LLC
UPC #: 101605701014831214

Record Legal Description

LOTS NUMBERED THREE (3), FOUR (4) AND FIVE (5) IN BLOCK NUMBERED THREE (3) OF UNIVERSITY HEIGHTS, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 7, 1916 IN PLAT BOOK D, PAGE 27;

EXCEPTING THEREFROM A STRIP OF LAND ONE FOOT (1') IN WIDTH AND ONE HUNDRED FORTY-TWO FEET (142') IN LENGTH, OF THE NORTH BOUNDARY OF SAID STRIP RUNNING ONE FOOT FROM AND PARALLEL TO THE SOUTH BOUNDARY OF SAID LOT FIVE (5); AND

TOGETHER WITH THE WESTERLY EIGHT (8) FEET OF THE VACATED ALLEY ADJACENT TO LOTS 4 AND 5, IN BLOCK 3, UNIVERSITY HEIGHTS ADDITION, CONVEYED BY QUITCLAIM DEED, RECORDED NOVEMBER 17, 1978, IN BOOK D77A, PAGE 611, AS DOC. NO. 78-84994, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

Measured Legal Description

LOTS NUMBERED THREE (3), FOUR (4) AND FIVE (5) IN BLOCK NUMBERED THREE (3) OF UNIVERSITY HEIGHTS, AN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON FEBRUARY 7, 1916 IN PLAT BOOK D, PAGE 27;

TOGETHER WITH THE WESTERLY EIGHT (8) FEET OF THE VACATED ALLEY ADJACENT TO LOTS 4 AND 5, IN BLOCK 3, UNIVERSITY HEIGHTS ADDITION, CONVEYED BY QUITCLAIM DEED, RECORDED NOVEMBER 17, 1978, IN BOOK D77A, PAGE 611, AS DOC. NO. 78-84994, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.

EXCEPTING THEREFROM A STRIP OF LAND ONE FOOT (1') IN WIDTH AND ONE HUNDRED FORTY-TWO FEET (142') IN LENGTH, OF THE NORTH BOUNDARY OF SAID STRIP RUNNING ONE FOOT FROM AND PARALLEL TO THE SOUTH BOUNDARY OF SAID LOT FIVE (5);

BEING MORE PARTICULARLY DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, POINT LYING ON THE EASTERLY RIGHT OF WAY OF YALE BOULEVARD SE, MARKED BY A 1" PIPE, WHENCE A TIE TO ACS MONUMENT "7-L15", BEARS S 00°56'41" W, A DISTANCE OF 3,814.66 FEET;

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING SAID RIGHT OF WAY, N 00°25'08" E, A DISTANCE OF 149.14 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 3, REFERENCED BY A 5/8" REBAR FOUND N 00°25'08" E, A DISTANCE OF 1.00 FOOT FROM TRUE CORNER;

THENCE, LEAVING SAID RIGHT OF WAY, S 89°51'02" E, A DISTANCE OF 142.05 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 3, POINT LYING ON THE WEST BOUNDARY OF AN ALLEY, MARKED BY A PK NAIL WITH TAG "LS 18374";

THENCE, COINCIDING WEST BOUNDARY OF SAID ALLEY, S 00°21'19" W, A DISTANCE OF 49.59 FEET TO AN ANGLE POINT, BEING THE SOUTHEAST CORNER OF SAID LOT 3, MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, COINCIDING THE SOUTH END OF THE SAID ALLEY, S 89°38'41" E, A DISTANCE OF 8.00 FEET TO AN ANGLE POINT, MARKED BY A REBAR WITH CAP "LS 18374";

THENCE, LEAVING SAID ALLEY, S 00°21'19" W, A DISTANCE OF 99.26 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, REFERENCED BY A 5/8" REBAR FOUND N 89°57'01" W, A DISTANCE OF 8.03 FEET FROM TRUE CORNER;

THENCE, N 89°57'01" W, A DISTANCE OF 150.22 FEET TO THE POINT OF BEGINNING, CONTAINING 0.5045 ACRES (21,975 SQ. FT.), MORE OR LESS.

THE PARCEL DESCRIBED HEREON IS THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 2376943 AND AN EFFECTIVE DATE OF JULY 9, 2024.

Notes

1. FIELD SURVEY PERFORMED IN AUGUST 2024.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. NO BUILDINGS EXIST ON THE SURVEYED PROPERTY.
5. THE REASON FOR THE MEASURED LEGAL DESCRIPTION IS TO TO FURTHER DESCRIBE THE PROPERTY TOGETHER WITH A METES AND BOUNDS DESCRIPTION.

Boundary Survey and ALTA/NSPS Land Title Survey for Lots 3 and 4 and Portion of Lot 5 and The West Portion of Vacated Alley, Block 3 University Heights City of Albuquerque Bernalillo County, New Mexico August 2024

Documents

1. TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 2376943 AND AN EFFECTIVE DATE OF JULY 9, 2024.
2. PLAT OF RECORD FOR UNIVERSITY HEIGHTS FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 7, 1916, IN PLAT BOOK D, PAGE 27.
3. SPECIAL WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 4, 2012, AS DOC. NO. 2012056176.
4. QUITCLAIM DEED FOR THE WESTERLY 8 FEET OF VACATED ALLEY ADJACENT TO LOTS 4 AND 5, BLOCK 3 OF UNIVERSITY HEIGHTS, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 17, 1978, IN BOOK D77-A, PAGE 611, AS DOC. NO. 78-84994.
5. ENVIRONMENTAL PLANNING COMMISSION LAND CONTROLS BOARD RESOLUTION PERTAINING TO THE VACATION OF THE 16' ALLEY BETWEEN THE NORTH RIGHT OF WAY LINE OF COAL AVE SE TO THE NORTH PROPERTY LINE OF LOT 21, BLOCK 3, UNIVERSITY HEIGHTS, FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 22, 1978, IN BOOK MISC. 652, PAGE 829, AS DOC. NO. 1978086189.

Exceptions 11-14

11. RESERVATIONS CONTAINED IN PATENT FROM UNITED STATES OF AMERICA, RECORDED IN BOOK 26, PAGE 180, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE
12. EASEMENTS RESERVED IN THE QUITCLAIM DEED, RECORDED NOVEMBER 17, 1978 IN BOOK D 77A, PAGE 611, AS DOC. NO. 78-84994, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
AFFECTS SUBJECT PROPERTY-SHOWN HEREON AS 1
13. RIGHTS OF PARTIES UNDER ANY UNRECORDED RENTAL AND/OR LEASE AGREEMENTS.
NOT SURVEY RELATED
14. ANY POSSIBLE ASSESSMENTS FOR PAVING, SEWER AND WATER EXTENSION WHICH ARE OR MIGHT BE A LIEN BY LAW, BUT HAVE NOT YET BEEN FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO.
NOT SURVEY RELATED

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0353H, DATED AUGUST 16, 2012.

Surveyor's Certificate for ALTA Survey

To: City of Albuquerque, a New Mexico municipal corporation, Realty Income Properties 18 LLC, a Delaware limited liability company, Stewart Title Guaranty Company, Stewart Title of Albuquerque, LLC:

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 1-4, 7(a) and 8 of Table A thereof. The Field Work was completed on August 22, 2024.

Brian J. Martinez 8/22/24
Date

Revisions: 08/22/2024 - Original



Surveyor's Certificate for Boundary Survey

I, Brian J. Martinez, New Mexico Professional Surveyor No. 18374, 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.

Brian J. Martinez 8/22/24
Date

CSI-CARTESIAN SURVEYS INC.

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



Sheet 1 of 2
241198

**Boundary Survey
and
ALTA/NSPS Land Title Survey**
for
**Lots 3 and 4 and
Portion of Lot 5
and The West Portion of
Vacated Alley, Block 3
University Heights**
City of Albuquerque
Bernalillo County, New Mexico
August 2024

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (2/7/1916, D-27)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER DEED (11/17/1978, BK. D77-A, PG. 611, DOC. NO. 78 84994)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (5/23/1978, B14-185)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER DEED (6/4/2012, DOC. NO. 2012056176)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
▨	CONCRETE
▩	BRICK
▧	BLOCK WALL
—+—	GUARD RAIL
—□—	METAL FENCE
▣	BOLLARD
—OH—	OVERHEAD UTILITY LINE
•	UTILITY POLE
⌈	PULL BOX
☆	LIGHT POLE
GV	GAS VALVE
⊙	WATER METER
⌋	ROOF DRAIN
⊙	MANHOLE
↔	CURB CUT/INDICATION OF ACCESS TO ROADWAY

Line Table		
Line #	Direction	Length (ft)
L1	S 89°38'41" E	8.00' {8.00'}
L2	S 00°21'19" W	49.59' (50.00')
L3	S 89°38'41" E	8.00'

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

Surveyor's Observations

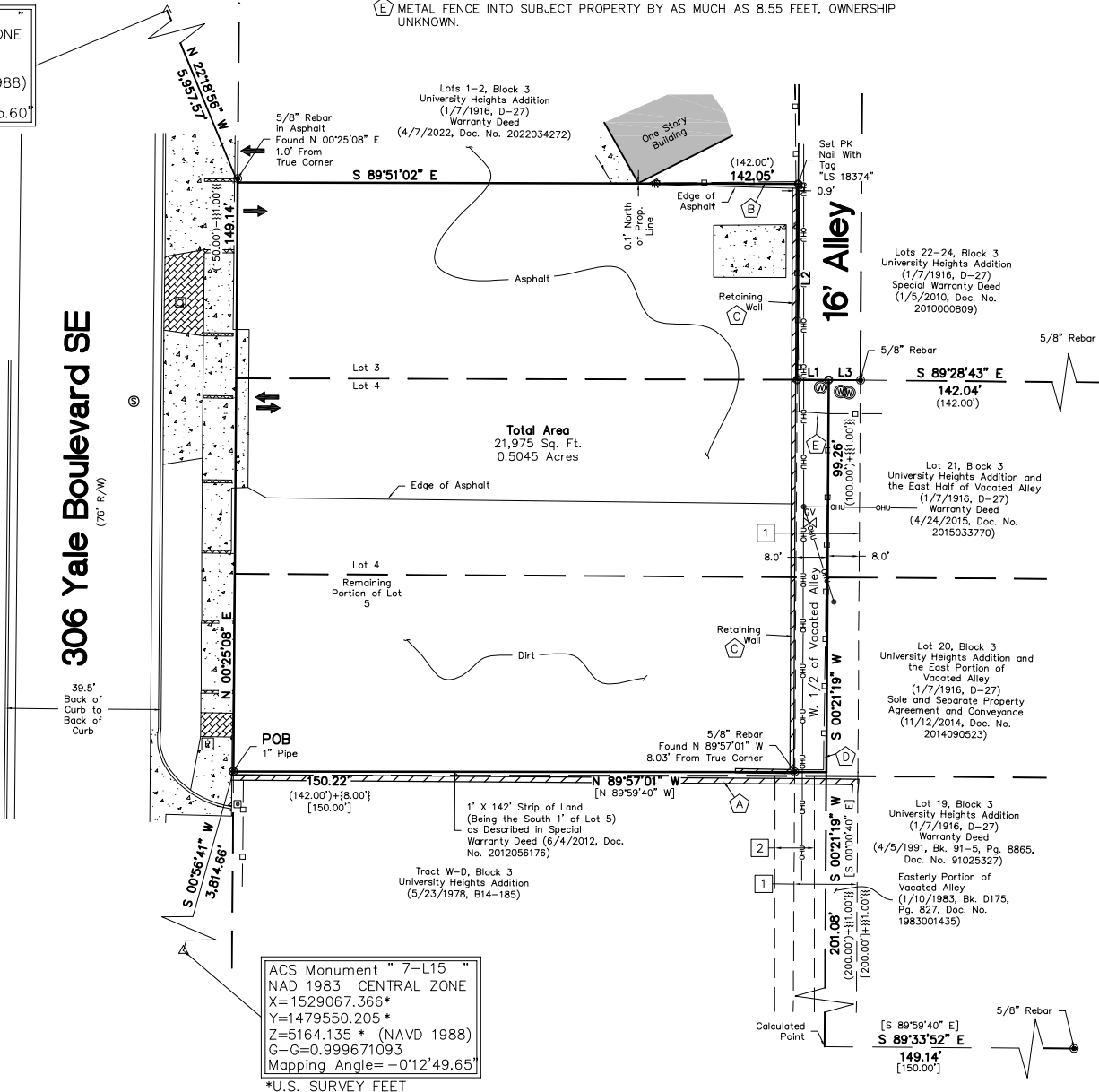
- (A) WALL INTO ADJOINER PROPERTY BY AS MUCH AS 2.34 FEET, OWNERSHIP APPEARS TO BE THE OWNERS OF TRACT W-D.
- (B) METAL FENCE INTO ADJOINER PROPERTY BY AS MUCH AS 0.60 FEET, OWNERSHIP UNKNOWN.
- (C) RETAINING WALL INTO SUBJECT PROPERTY BY AS MUCH AS 8.70 FEET.
- (D) METAL FENCE INTO SUBJECT PROPERTY BY AS MUCH AS 0.72 FEET, OWNERSHIP UNKNOWN.
- (E) METAL FENCE INTO SUBJECT PROPERTY BY AS MUCH AS 8.55 FEET, OWNERSHIP UNKNOWN.

Easement Notes

- (12) 1 EXISTING 16' P.U.E. PER QUITCLAIM DEED FOR PORTIONS OF VACATED ALLEY (11/17/1978, BK. D77-A, PG. 611, DOC. NO. 78 84994) AND ENVIRONMENTAL PLANNING COMMISSION LAND CONTROLS BOARD RESOLUTION (11/22/1978, BK. MISC. 652, PG. 829, DOC. NO. 1978086189)
- 2 EXISTING 10' UTILITY EASEMENT (5/23/1978, B14-185)

ACS Monument "9-J15"
NAD 1983 CENTRAL ZONE
X=1526869.928*
Y=1489021.809*
Z=5093.057* (NAVD 1988)
G-G=0.999675053
Mapping Angle=-0°13'05.60"

*U.S. SURVEY FEET



ACS Monument "7-L15"
NAD 1983 CENTRAL ZONE
X=1529067.366*
Y=1479550.205*
Z=5164.135* (NAVD 1988)
G-G=0.999671093
Mapping Angle=-0°12'49.65"

*U.S. SURVEY FEET

