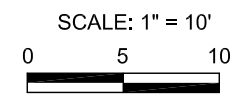
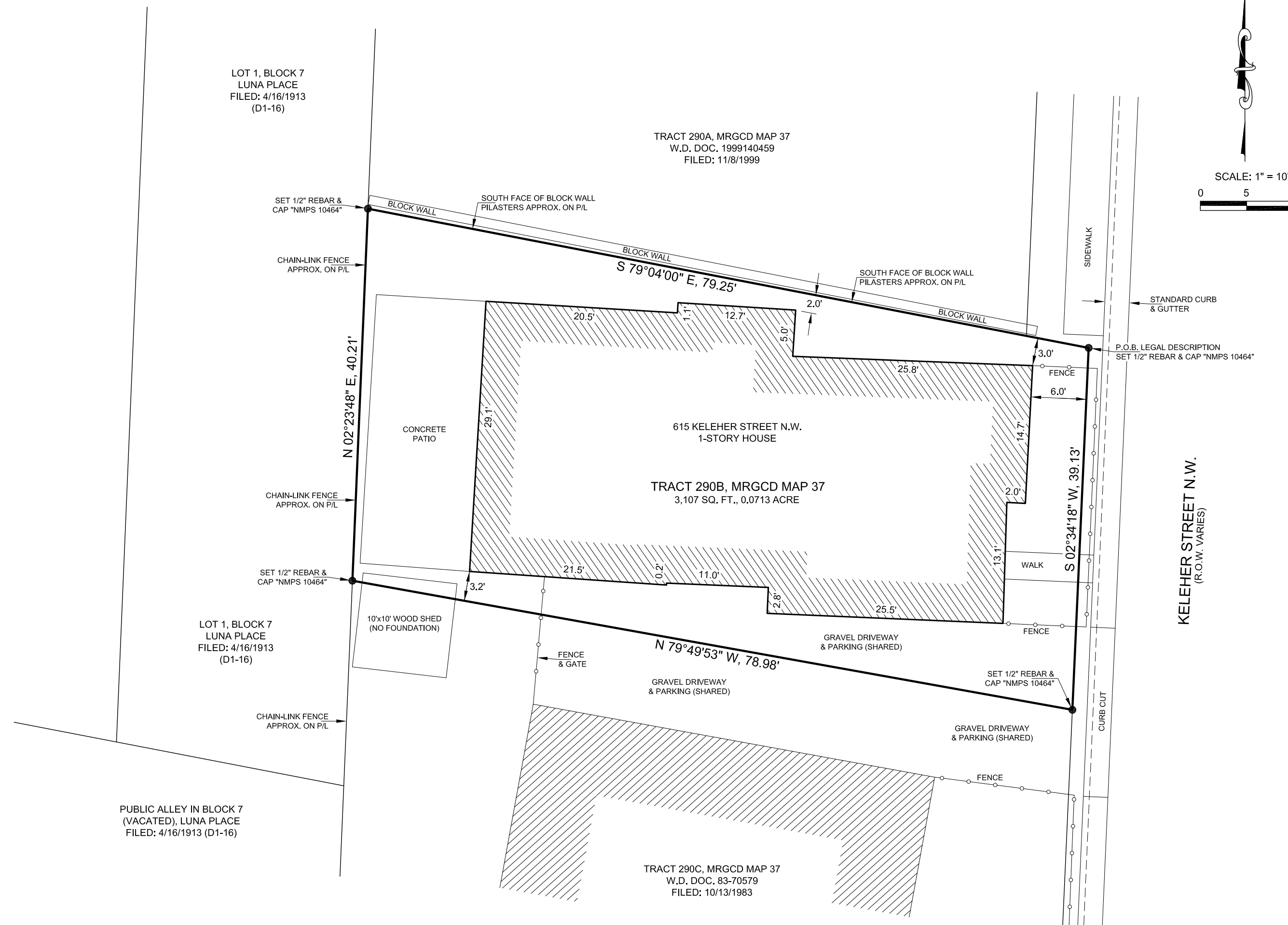


VICINITY MAP



GENERAL SURVEY NOTES

1. Bearings are geodetic (true north) based on GPS observations. Distances are ground. There are no record bearings or distances for the subject property available from the title company or from the research at the Bernalillo County and MRGCD records.
2. Record legal description and easements are from the title commitment No. C-104183 dated 3/9/2023 by Centric Title & Escrow.
3. All property corners were found, set or otherwise determined as shown.
4. Documents used to prepare this survey are recorded plats and other documents referenced hereon.
5. The subject property is located within Zone "X" (Other Areas, Areas determined to be outside the 0.2 percent annual chance floodplain) as shown on FEMA Flood Insurance Rate Maps No. 35001C0333H dated 8/16/2012 and 35001C0334G dated 9/26/2008.

RECORD LEGAL DESCRIPTION (from title commitment)

A Tract of land in the City of Albuquerque, Bernalillo County, New Mexico, designated as Tract 290-B on Middle Rio Grande Conservancy District Property Map No. 37.

Surveyor's Certificate

I, Vladimir Jirik, New Mexico Professional Surveyor No. 10464, 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 or in the Bernalillo County Subdivision Ordinance and that this instrument is a Boundary Survey of an existing tract.

Vladimir Jirik 3/23/2023
 Vladimir Jirik, NMPS No. 10464



SURVEYED LEGAL DESCRIPTION

A Tract of land in the City of Albuquerque, Bernalillo County, New Mexico, within the Town of Albuquerque Grant, projected Section 17, Township 10 North, Range 3 East, New Mexico Principal Meridian, designated as Tract 290B on Middle Rio Grande Conservancy District (MRGCD) Property Map No. 37, and being described as follows;

Beginning at the northeast corner of the Tract of land herein described, a point on the westerly line of Keleher Street N.W., whence the City of Albuquerque control point "17-J14" bears N 59°22'38" E, 232.83 feet distance; thence,

S 02°34'18" W, 39.13 feet distance to the southeast corner of the Tract of land herein described; thence,
 N 79°49'53" W, 78.98 feet distance to the southwest corner of the Tract of land herein described, a point on the easterly line of Lot 1, Block 7, Luna Place (plat filed 4/16/1913 in Volume D1, Folio 16); thence,
 N 02°23'48" E, 40.21 feet distance to the northwest corner of the Tract of land herein described; thence,
 S 79°04'00" E, 79.25 feet distance to the northeast corner and point of beginning of the Tract of land herein described.

INDEXING INFORMATION FOR COUNTY CLERK

LOCATION: PROJECTED SECTION 17, T10N, R3E, NMPM, TOWN OF ALBUQUERQUE GRANT
 ADDRESS: 615 KELEHER STREET N.W., ALBUQUERQUE, NM
 PARCEL ID: 101405803014032610
 OWNER OF RECORD ON THE DATE OF SURVEY: LISA C. ACUNA (SELLER)
 TRUVIE WELLS (BUYER)

BOUNDARY SURVEY

TRACT 290B, MIDDLE RIO GRANDE CONSERVANCY DISTRICT
 PROPERTY MAP NO. 37
 615 KELEHER STREET N.W., ALBUQUERQUE, BERNALILLO COUNTY, NM
 MARCH 2023

PROFESSIONAL SURVEYING LLC

P.O. Box 94595, Albuquerque, NM 87199
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