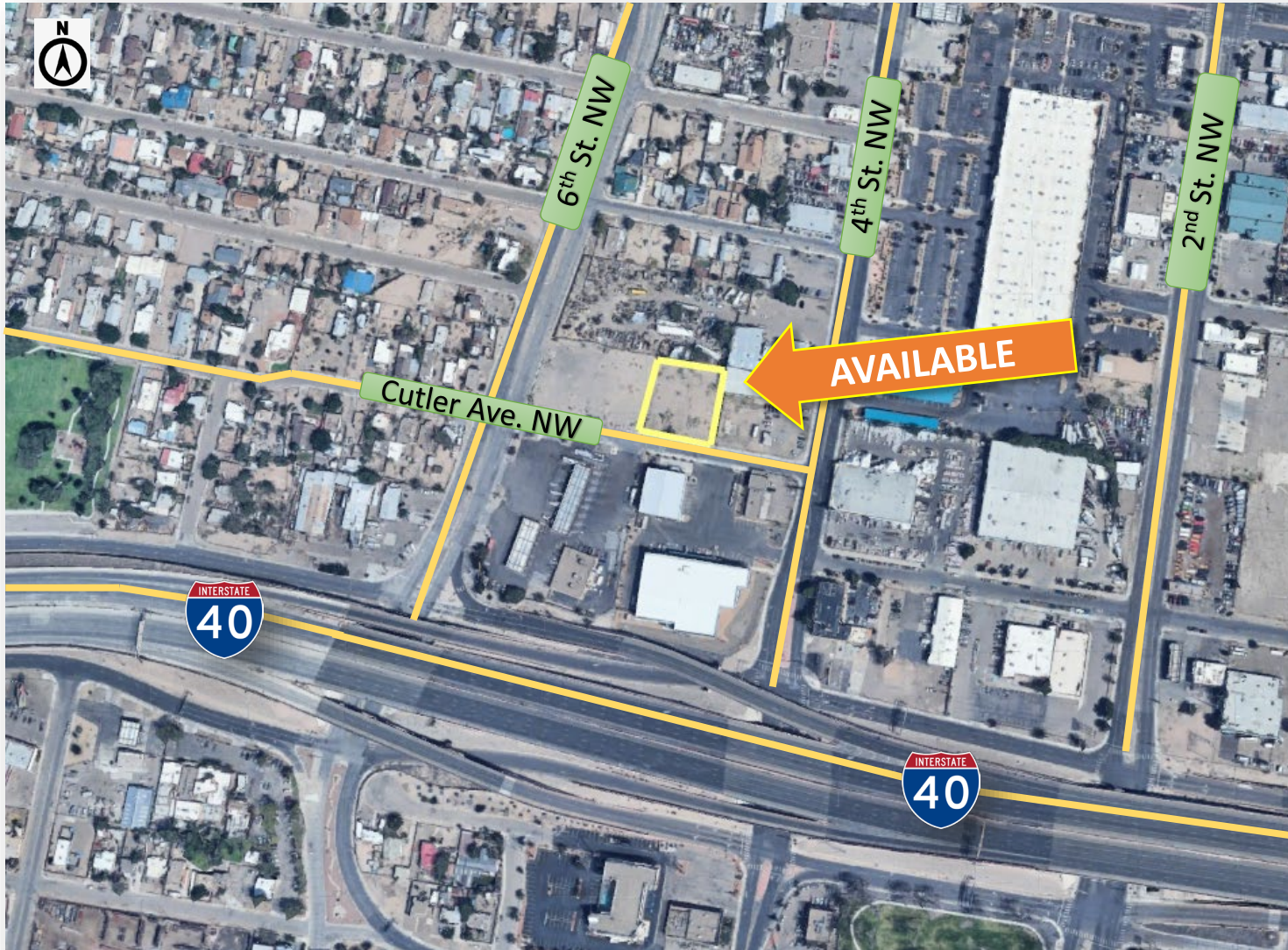


Cutler Ave. NW & 4th St. NW



PROPERTY DETAILS

Address:

- 421 Cutler Ave. NW: One block north of I-40 on ramp, between 4th St. NW and 6th St. NW .

Size:

- 0.5784 acres (25,195 sq. ft.), consisting of 3 lots

Zoning:

- Mixed Use - Medium (MX-M)

Utilities:

- All utilities (including water, sewer, electric) available.

Improvements:

- None, vacant and unimproved

Located in a MRA?

- No, but surrounded by the North Corridor MRA.

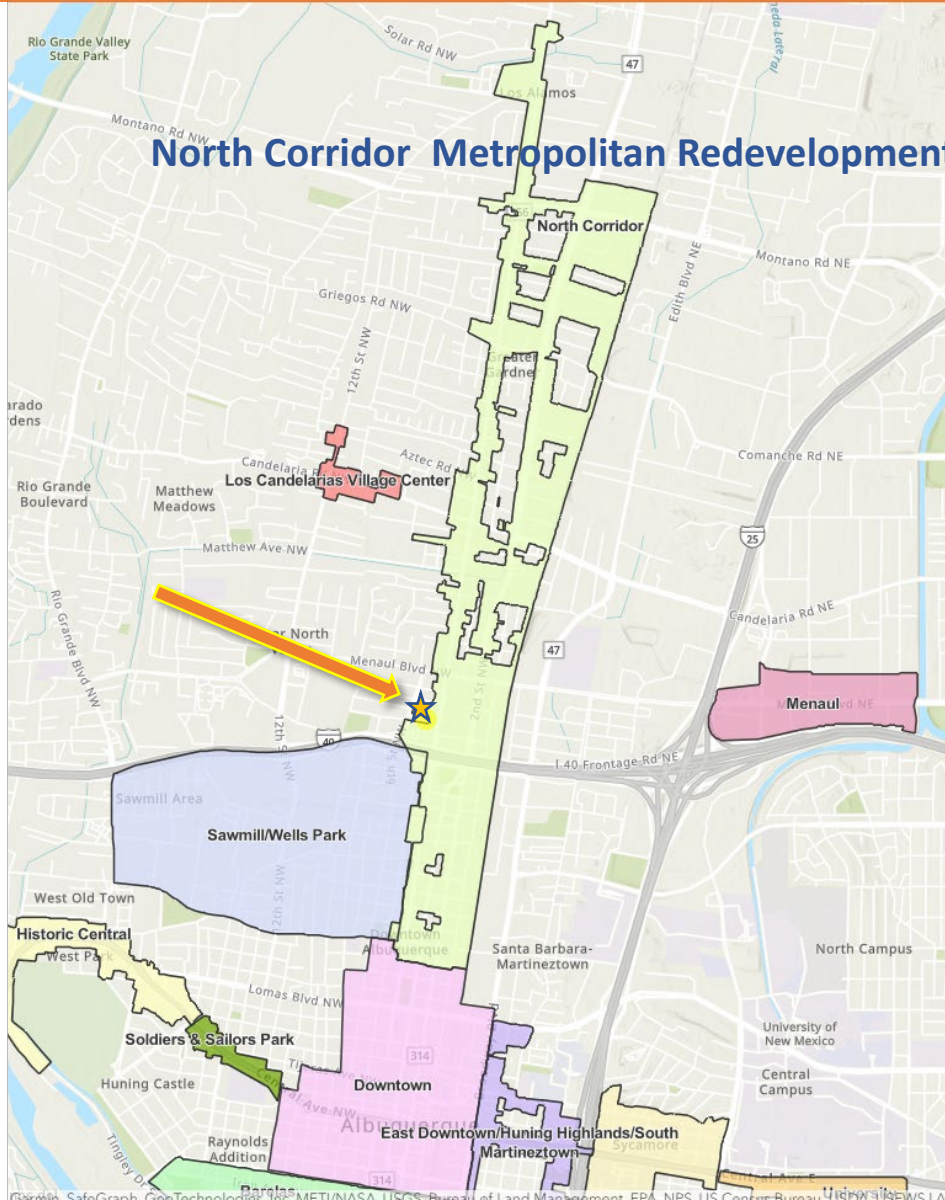
Opportunity for:

- Workforce housing

Establishments Near Cutler Ave. NW & 4th St. NW

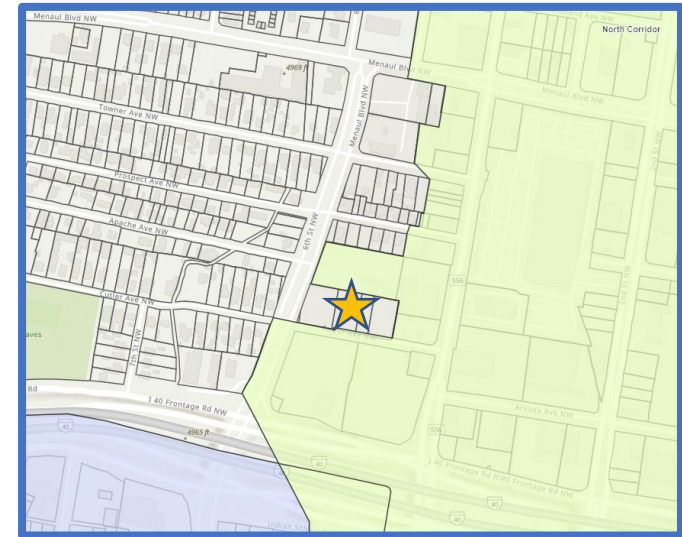


North Corridor MRA



North Corridor Metropolitan Redevelopment Area

The **421 Cutler Ave. NW** property is surrounded by the **City of Albuquerque's North Corridor Metropolitan Redevelopment Area.**



View from SE Corner of 421 Cutler Ave. NW, looking West



ALTA/NSPS Land Title Survey

Lots 4, 5 & 6 Block B Lincoln Addition

Albuquerque, Bernalillo County, New Mexico
December 2021

DOCH 2021144742

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SRVY R 325 00 B: 2021S P: 0172 Linda Stover, Bernalillo County

Legal Description

LOTS NUMBERED FOUR (4), FIVE (5) AND SIX (6) IN BLOCK LETTERED "B" OF LINCOLN 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 APRIL 19, 1922 IN VOLUME B2, FOLIO 36.

BEING AND INTENDED TO BE PART OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 3 EAST, N.M.P.M., CONSISTING OF 0.5784 ACRE, MORE OR LESS.

Notes Corresponding to Schedule B-II

TITLE COMMITMENT NO. 2104846 PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED AUGUST 11, 2021
SCH. B-II DESCRIPTION
ITEM NO.

- 9. EASEMENTS AND NOTES AS SHOWN, NOTED AND PROVIDED FOR ON THE PLAT RECORDED APRIL 19, 1922 IN VOLUME B2, FOLIO 36, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.
- 10. ANY AND ALL RIGHTS, CLAIMS, LIENS, EASEMENTS OR EQUITIES IN FAVOR OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT WHICH MAY AFFECT THE INSURED PREMISES.
- 11. TENANCY RIGHTS OF PERSONS NOW IN POSSESSION OF ALL OR PART OF THE LAND.
- 12. DEVIATION OF CHAIN LINK FENCING FROM PROPERTY LINES, AS SHOWN AND DELINEATED ON THE RETRACEMENT SURVEY PREPARED BY ANTHONY L. HARRIS, NMRPLS NO. 11463 DATED MAY 3, 2010.

Key Note Legend

- AFFECTS SUBJECT PROPERTY: AS SHOWN
- AFFECTS SUBJECT PROPERTY: NON-SURVEY MATTER

Notes

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION OF VISIBLE ABOVE GROUND APPURTENANCES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
3. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED

Access Note

INGRESS AND EGRESS TO THE PREMISES IS PROVIDED BY CUTLER AVENUE, N.W., THE SAME BEING A PAVED AND DEDICATED RIGHT OF WAY MAINTAINED BY THE CITY OF ALBUQUERQUE.

Surveyor's Certificate

TO STELLA ROMERO, RICHARD MAES, FRANK MAES, GILBERT MAES, JIMMY MAES, BILL G. MAES, MARGARITO FRED MAES AND CHARLES MAES, PUEBLO OF SANTA ANA AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

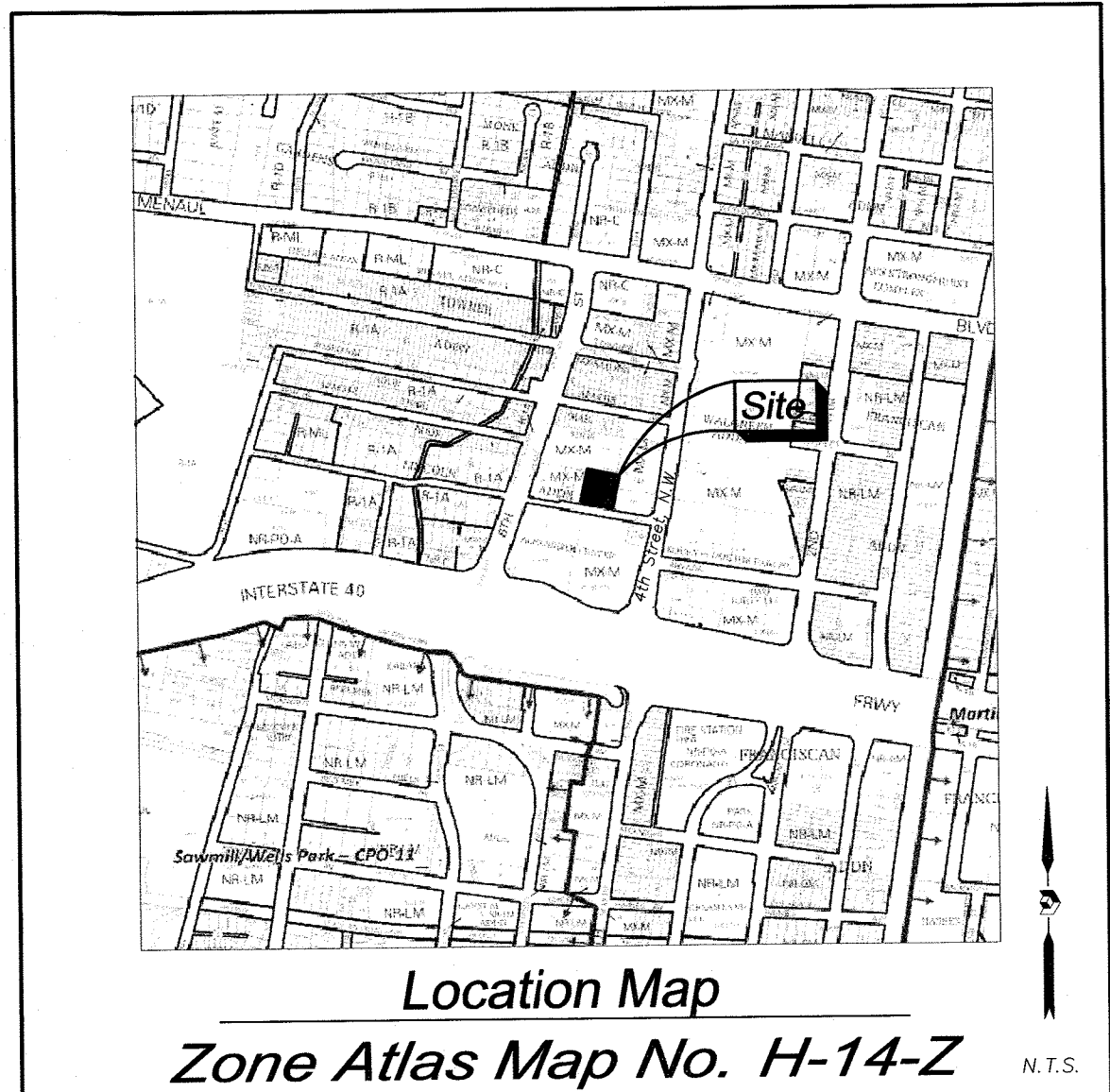
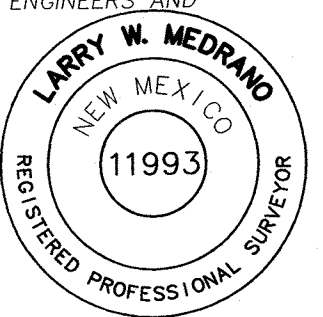
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9 AND 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 9, 2021.

DATE OF PLAT OR MAP: SEPTEMBER, 2021

I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM STANDARD REQUIREMENTS FOR BOUNDARY SURVEYS AS ADOPTED BY THE NEW MEXICO BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS.

Larry W. Medrano
LARRY W. MEDRANO
N.M.P.S. No. 11993
DIGITAL SIGNATURE IS INVALID WITHOUT DIGITAL CERTIFICATION

12/10/2021
DATE



Zoning Data

NUMBER OF STRIPED PARKING SPACES:
REGULAR = 0
HANDICAPPED = 0
TOTAL = 0
VACANT LAND

Area Information

NW 1/4 SE 1/4 SEC. 8
19.64 RODS
AREA=0.5784 ACRES.±
25,197 SQ. FT.±

Statement of Encroachments

- (A) APPARENT ENCROACHMENT OF WATER METER ONTO SUBJECT PROPERTY
- (B) APPARENT ENCROACHMENT OF SIDEWALK ONTO SUBJECT PROPERTY

Flood Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0332G, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROPERTY INFORMATION		PROJECT INFORMATION		
STATE PLANE ZONE: NM-C	GRID (GROUND COORDINATES): GRID	TYPE: STANDARD		LAND GRANT TOWN OF ALBUQUERQUE GRANT				PROPERTY OWNER STELLA ROMERO, RICHARD MAES, FRANK MAES, GILBERT MAES, JIMMY MAES, BILL G. MAES, MARGARITO FRED MAES AND CHARLES MAES			CREW/TECH: MC/AG	DATE OF SURVEY 08/08-09/2021
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES	SECTION 08	TOWNSHIP 10 NORTH	RANGE 03 EAST	MERIDIAN NMPM	SUBDIVISION NAME LINCOLN ADDITION	ADDRESS 421 & 429 CUTLER AVENUE, N.W.		DRAWN BY: JK	CHECKED BY: LM
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0	CITY ALBUQUERQUE	COUNTY BERNALILLO	STATE NM	UPC LOTS 4 & 5: 101405927023132824 LOT 6: 101405926123232823		505.856.5700 PHONE 505.856.7900 FAX	PSI JOB NO. 216125AL	SHEET NUMBER 1 OF 2
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000316889 GROUND TO GRID: 0.999683211				DISTANCE ANNOTATION: GROUND	ELEVATION TRANSLATION: ±0.00'		ELEVATIONS VALID: NO		© Copyright 2021 Precision Surveys, Inc.			

(1)

20215-172

(2)

Legend

- N 90°00'00" E** MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)
(N 90°00'00" E)
- FOUND AND USED MONUMENT AS DESIGNATED
 - DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
 - △ FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED
 - UTILITY POLE
 - ANCHOR POLE
 - GUY WIRE
 - WATER METER
 - TELEPHONE MANHOLE
 - SANITARY SEWER MANHOLE
 - STORM SEWER MANHOLE
 - CURB INLET
 - CURB AND GUTTER
 - OVERHEAD UTILITY LINE
 - METAL FENCE
 - CHAIN LINK FENCE

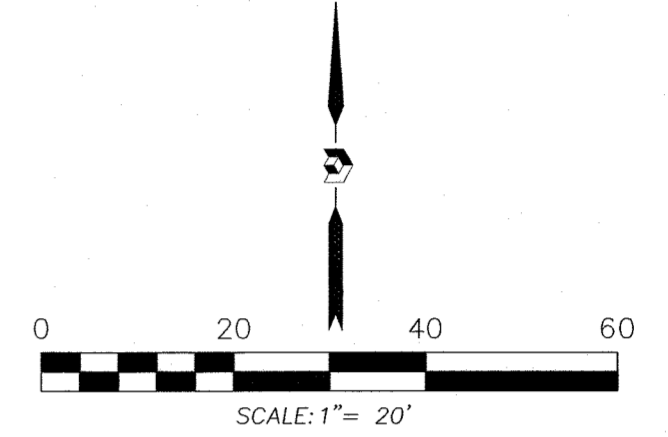
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SRVY R: \$25.00 B: 2021S P: 0172 Linda Stover, Bernalillo County

ALTA/NSPS Land Title Survey

Lots 4, 5 & 6 Block B Lincoln Addition

Albuquerque, Bernalillo County, New Mexico
December 2021



A.G.R.S. MONUMENT "Z_H13"
STANDARD C.O.A. BRASS DISC
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,495,777.87 US SURVEY FEET
E=1,513,953.442 US SURVEY FEET
PUBLISHED EL.=4964.384 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=0.999684760
DELTA ALPHA ANGLE=-0°14'35.56"

A.G.R.S. MONUMENT "A_438"
STANDARD N.G.S. STAINLESS STEEL ROD
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,495,747.494 US SURVEY FEET
E=1,523,137.246 US SURVEY FEET
PUBLISHED EL.=4975.35 US SURVEY FT (NAVD 1988)
GROUND TO GRID FACTOR=0.999681662
DELTA ALPHA ANGLE=-0°13'31.98"

TRACT 73-B, BLOCK B
MRGCD PROPERTY MAP NO. 36
(08/12/2014, 2014C-83)

Point of Beginning

TOTAL AREA=0.5784 ACRES±
25,197 SQ. FT.±
VACANT LAND-NO STRUCTURES

LOT 8, BLOCK B
LINCOLN ADDITION
(04/19/1922, B2-36)

LOT 7, BLOCK B
LINCOLN ADDITION
(04/19/1922, B2-36)

LOT 6, BLOCK B
LINCOLN ADDITION
(04/19/1922, B2-36)

LOT 5, BLOCK B
LINCOLN ADDITION
(04/19/1922, B2-36)

LOT 4, BLOCK B
LINCOLN ADDITION
(04/19/1922, B2-36)

LOT 1-A, BLOCK B
LINCOLN ADDITION
(08/12/2014, 2014C-83)

Fourth Street, N.W.
(PUBLIC ROW-WIDTH VARIES)

Cutler Avenue, N.W.
(35' PUBLIC ROW)

COORDINATE AND DIMENSION INFORMATION STATE PLANE ZONE: NM-C GRID/GROUND COORDINATES: GRID TYPE: STANDARD			PLSS INFORMATION LAND GRANT TOWN OF ALBUQUERQUE GRANT				PROPERTY INFORMATION PROPERTY OWNER STELLA ROMERO, RICHARD MAES, FRANK MAES, GILBERT MAES, JIMMY MAES, BILL G. MAES, MARGARITO FRED MAES AND CHARLES MAES		PROJECT INFORMATION CREW/TECH: MC/JAG DATE OF SURVEY 08/08-09/2021	
HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD88 CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM COMBINED SCALE FACTOR: GRID TO GROUND: 1.000316889 GROUND TO GRID: 0.999683211			ROTATION ANGLE: 0° 00' 00.00" MATCHES DRAWING UNITS: YES BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0 ELEVATION TRANSLATION: ±0.00' ELEVATIONS VALID: NO				SUBDIVISION NAME LINCOLN ADDITION ADDRESS 421 & 429 CUTLER AVENUE, N.W.		OFFICE LOCATION: 9200 San Mateo Boulevard, NE Albuquerque, NM 87113 505.856.5700 PHONE 505.856.7900 FAX	
			SECTION 08 TOWNSHIP 10 NORTH RANGE 03 EAST COUNTY ALBUQUERQUE		MERIDIAN NMPM STATE NM		UPC LOTS 4 & 5: 101405927023132824 LOT 6: 101405926123232823		DRAWN BY: JK CHECKED BY: LM PSI JOB NO. 216125AL SHEET NUMBER 2 OF 2	



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