



VICINITY MAP ZONE ATLAS J-13  
TALOS LOG NO. 20023171662

ACS MONUMENT DATA

14-J13 NAD 1927  
X- 374159.66 Y- 1490095.28  
GROUND TO GRID FACTOR- 0.9996811  
DELTA ALPHA ANGLE- -00°14'31"  
NEW MEXICO STATE PLANE CENTRAL ZONE

13-J13 NAD 1927  
X- 374864.66 Y- 1489527.09  
GROUND TO GRID FACTOR- 0.9996810  
DELTA ALPHA ANGLE- -00°14'26"  
NEW MEXICO STATE PLANE CENTRAL ZONE

DESCRIPTION:

A CERTAIN PARCEL OF LAND SITUATE IN THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING WITHIN SECTION 18, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, AND BEING IDENTIFIED AS ALL OF TRACT 51, AND A NORTHERLY PORTION OF TRACT 52 ( ALSO KNOWN AS TRACT 52A ), AS SHOWN ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NO. 38, AND LOT 10, BLOCK I, THE ROEHL'S GARDEN ADDITION TO THE CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO ON MAY 8, 1925, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 10, BLOCK I, THE ROEHL'S GARDEN ADDITION, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO ON MAY 8, 1925 IN PLAT BOOK DL FOLIO 051, FROM WHENCE ALBUQUERQUE CONTROL MONUMENT 14-J13 BEARS N 84°37'55"W (GRID), 975.85 FEET (GROUND); THENCE ALONG THE COMMON LINE WITH LOT 10, BLOCK I OF SAID THE ROEHL'S GARDEN ADDITION, N 88°34'32"E, 108.04 FEET TO THE NORTHEAST CORNER OF SAID LOT 10, BLOCK I, THE ROEHL'S GARDEN ADDITION, SAID CORNER BEING COMMON WITH THE SOUTHEAST CORNER OF SAID LOT 10, BLOCK I AND ALSO BEING A POINT ON THE WEST RIGHT OF WAY LINE OF 19th STREET N.W.;

THENCE: ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID 19th STREET N.W., S 01°25'28"E, 49.83 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 10, BLOCK I SAID CORNER ALSO BEING COMMON WITH LOT 9, BLOCK I, THE ROEHL'S GARDEN ADDITION.

THENCE: LEAVING SAID RIGHT OF WAY LINE AND ALONG THE COMMON LINE WITH SAID LOT 9, BLOCK I, S 88°34'32"W, 63.60 FEET TO AN ANGLE POINT AND ALSO BEING THE NORTHWEST CORNER OF SAID LOT 9, BLOCK I.

THENCE: S 02°41'56"E, 2.12 FEET ON THE COMMON LINE WITH SAID LOT 9, BLOCK I TO AN ANGLE POINT.

THENCE: S 82°44'13"W, 115.13 FEET, ALONG THE COMMON LINE WITH AN UNPLATTED PROPERTY DESCRIBED BY A BOUNDARY SURVEY FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO IN BOOK 988, PAGE 88 AND BRIEFLY DESCRIBED AS A PORTION OF TRACT 52 AND ALL OF TRACTS 53, 54 AND 55, M.R.G.C.D. MAP NO. 38, TO A COMMON ANGLE POINT.

THENCE: CONTINUING N 87°53'55"W, 107.07 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 51 AND NORTHERLY PORTION OF TRACT 52, M.R.G.C.D. MAP NO. 38, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF SAN PASQUALE AVENUE N.W..

THENCE: ALONG SAID RIGHT OF WAY LINE, N 01°01'38"W, 37.44 FEET TO THE NORTHWEST CORNER OF SAID TRACT 51 AND NORTHERLY PORTION OF TRACT 52, M.R.G.C.D. MAP NO. 38, SAID POINT ALSO BEING COMMON WITH THE SOUTHWEST CORNER OF AN UNPLATTED PROPERTY, AS DESCRIBED IN BOOK MISC. 252A, PAGE 755-759 AS TRACT 48, M.R.G.C.D. MAP NO. 38.

THENCE: ALONG THE COMMON LINE BETWEEN SAID TRACT 51 AND NORTHERLY PORTION OF TRACT 52 AND SAID TRACT 48, N 89°55'46"E, 108.08 FEET TO A COMMON ANGLE POINT.

THENCE: N 82°55'12"E, 71.36 FEET TO AN ANGLE POINT, A POINT ON THE WESTERLY BOUNDARY LINE OF SAID LOT 10, BLOCK I, THE ROEHL'S GARDEN ADDITION.

THENCE: CONTINUING ALONG SAID COMMON LINE TO THE POINT OF BEGINNING, N 10°26'13"W, 15.34 FEET, SAID TRACT CONTAINS 0.3015 ACRES MORE OR LESS, NOW SHOWN AS LOTS 1 AND 2, LANDS OF MURIEL T. MATTHEWS TRUST.

PLAT OF  
LOTS 1 AND 2  
LANDS OF MURIEL T. MATTHEWS TRUST  
CITY OF ALBUQUERQUE, BERNALILLO COUNTY  
NEW MEXICO  
AUGUST 2002

PURPOSE OF PLAT:

1. CREATE TWO LOTS FROM TWO EXISTING TRACTS AND ONE EXISTING LOT.
2. CREATE AND GRANT A 15' WIDE ACCESS EASEMENT WITHIN LOT 2.

SUBDIVISION CASE NO. \_\_\_\_\_

CITY APPROVALS:

PLANNING DIRECTOR	DATE	PROPERTY MANAGEMENT	DATE
TRAFFIC ENGINEER	DATE	WATER UTILITIES DIVISION	DATE
CITY SURVEYOR	DATE	PARKS AND RECREATION DIVISION	DATE
CITY ENGINEER	DATE		

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND /OR PROPRIETOR(S) THEREOF AND SAID OWNER(S) AND/OR PROPRIETOR(S) DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.

Muriel T. Matthews  
OWNER OF LOT 1, MURIEL T. MATTHEWS TRUST MURIEL T. MATTHEWS, TRUSTEE DATE 9-24-02

Muriel T. Matthews  
OWNER OF LOT 2, MURIEL T. MATTHEWS TRUST MURIEL T. MATTHEWS, TRUSTEE DATE 9-24-02

OWNER'S ACKNOWLEDGEMENT

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 9-24-02 BY Muriel T. Matthews, OWNER OF THE HEREIN REFERENCED PROPERTIES.

NOTARY PUBLIC

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 9-24-02 BY Muriel T. Matthews, OWNER OF THE HEREIN REFERENCED PROPERTIES.

NOTARY PUBLIC

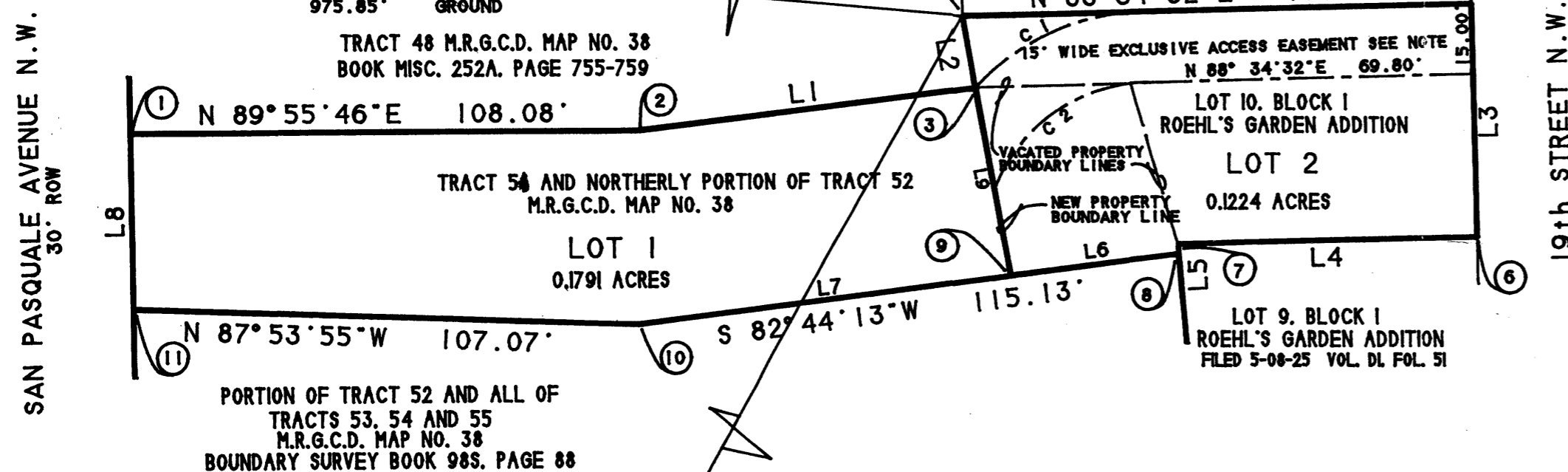
SURVEYOR'S CERTIFICATION

I, BERNARD W. SEITZ, JR., A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME AND I AM RESPONSIBLE FOR THE CONTENTS SHOWN HEREON. THIS SUBDIVISION PLAT SHOWS ALL EASEMENTS OF RECORD MADE KNOWN TO ME BY THE TITLE COMPANY, UTILITY COMPANIES AND AS SHOWN ON THE RECORD PLAT. THIS SUBDIVISION PLAT MEETS THE MINIMUM STANDARDS FOR LAND SURVEYS IN THE STATE OF NEW MEXICO AND IS IN COMPLIANCE WITH THE ALBUQUERQUE SUBDIVISION ORDINANCE ON THIS DATE.

Bernard W. Seitz, Jr.  
BERNARD W. SEITZ, JR. M.P.S. NO. 8478 DATE 09-11-02

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON

UPC NO. \_\_\_\_\_ PROPERTY OWNER OF RECORD: \_\_\_\_\_  
BERNALILLO COUNTY TREASURER'S OFFICE: \_\_\_\_\_



C 1	R- 50'	L- 39.96'	Δ- 45°47'57"	LC- 38.90'
C 2	R- 35'	L- 41.42'	Δ- 67°48'27"	LC- 39.05'

LINE	BEARING	DISTANCE
L 1	N 82°55'12"E	71.36'
L 2	N 10°26'13"W	15.34'
L 3	S 01°25'28"E	49.83'
L 4	S 88°34'32"W	63.60'
L 5	S 02°41'56"E	2.12'
L 6	S 82°44'13"W	35.86'
L 7	S 82°44'13"W	79.27'
L 8	N 01°01'38"W	37.44'
L 9	N 10°26'13"W	40.95'

SURVEY NOTES:

1. BOUNDARY INFORMATION FOR THIS SUBDIVISION WAS COMPILED FROM PREVIOUS SURVEYS AS NOTED HEREIN AND A JUDGMENT BY THE SECOND JUDICIAL DISTRICT COURT, BERNALILLO COUNTY, NEW MEXICO, JUDGEMENT CV-97-3853, DATED MAY 20, 1998.
2. BOUNDARY SURVEY DATED APRIL 8, 1998 BY DOUGLAS H. SMITH, TITLED "BOUNDARY SURVEY PLAT OF A PORTION OF TRACT 52 AND ALL OF TRACTS 53, 54 AND 55, M.R.G.C.D. MAP NO. 38".
3. BOUNDARY SURVEY DATED AUGUST 21, 1990 BY FRANKLIN E. WILSON, FOR TRACT 51 AND NORTHERLY PORTION OF TRACT 52, M.R.G.C.D. MAP NO. 38, AS EXHIBIT "A".
4. TITLE POLICY FOR LOT 10, BLOCK I, THE ROEHL'S GARDEN ADDITION PREPARED BY FIDELITY NATIONAL TITLE COMPANY.
5. RIGHT OF WAY FOR 19TH STREET WAS ESTABLISHED BASED ON PRIOR BOUNDARY SURVEY(S) WITHIN SAID BLOCK 1.

NOTES:

1. BEARINGS ARE NEW MEXICO STATE PLANE GRID BEARINGS (CENTRAL ZONE).
2. DISTANCES ARE GROUND DISTANCES.
3. BEARINGS AND DISTANCES IN PARENTHESIS ARE PRIOR SURVEYS AND PLATS OF RECORD.
4. ACS MON. - ALBUQUERQUE CONTROL SYSTEM MONUMENT NEW MEXICO STATE PLANE CENTRAL ZONE.
5. THE 15' WIDE EXCLUSIVE ACCESS EASEMENT WITHIN LOT 2 IS FOR THE SOLE USE OF LOT 1. MAINTENANCE OF SAID EASEMENT SHALL BE THE SOLE RESPONSIBILITY OF LOT 1.

SUBDIVISION DATA:

1. GROSS SUBDIVISION ACREAGE: 0.3015 AC.
2. TOTAL NUMBER OF LOTS CREATED: 2
3. NO PUBLIC RIGHT OF WAY CREATED BY THIS PLAT
4. DATE OF SURVEY: AUGUST 2002
5. BOUNDARY SURVEY PERFORMED BY ROSS HOWARD COMPANY.
6. THERE IS AN EXISTING RESIDENCE ON EACH PROPERTY.

CORNERS FOUND AND SET:

- 1 FOUND 3/4" PIPE WITH METAL TAG
- 2 FOUND 5/8" REBAR AND CAP NO. 4577
- 3 FOUND 3/4" PIPE AND METAL DISK
- 4 FOUND NAIL IN TOP OF WALL LS NO. 7909
- 5 FOUND 5/8" REBAR AND CAP NO. 4577
- 6 FOUND PK NAIL AND TAG SCRIBED PS NO. 4577
- 7 FOUND 3/4" PIPE WITH METAL TAG
- 8 FOUND 3/4" PIPE AND METAL TAG
- 9 SET 5/8" REBAR AND CAP NO. 8478
- 10 FOUND 5/8" REBAR AND CAP NO. 4577
- 11 FOUND PK NAIL AND TAG SCRIBED PS NO. 4577

JOB NO: 02-31  
OFFICE: BWS  
DRAFT: BWS  
FLDJK: B.H.  
DATE: 08-02

**PROFESSIONAL CONTRACTING SERVICES**  
Surveying Technical Planning  
Services

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