

204-2607

RETRACEMENT SURVEY PLAT

TRACT 2 LANDS OF MANUEL G. JARAMILLO CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO MAY 1995

SHEET 1 OF 1

DESCRIPTION:

TRACT 2 LANDS OF MANUEL G. JARAMILLO, AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO, NEW MEXICO ON SEPTEMBER 07, 1977, IN VOLUME A6, FOLIO 104

BEGINNING AT THE SOUTHEAST CORNER OF THE LAND DIVISION HEREIN DESCRIBED, SAID SOUTHEAST CORNER BEING A POINT ON THE WESTERLY BOUNDARY OF THE ZICHERT ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 21, 1948, (AND FOR IDENTIFICATION PURPOSES ONLY, AND NOT TO BE USED FOR RETRACEMENT, THE EAST 1/4 CORNER OF SECTION 12, TOWNSHIP 10 NORTH, RANGE 2 EAST, BEARS S. 68 DEG. 00' E., 1100.00 FEET DISTANCE); THENCE:

N. 84 DEG. 06' 30" W., 229.60 FEET DISTANCE TO THE SOUTHWEST CORNER OF THE LAND DIVISION HEREIN DESCRIBED, SAID SOUTHWEST CORNER BEING A POINT ON THE EASTERLY LINE OF LOS LUCEROS ROAD N.W.; THENCE:

N. 02 DEG. 30' 00" E., 120.50 FEET DISTANCE ALONG SAID EASTERLY LINE OF LOS LUCEROS ROAD N.W. TO THE NORTHWEST CORNER OF THE LAND DIVISION HEREIN DESCRIBED; THENCE:

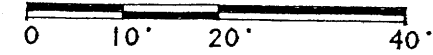
S. 83 DEG. 38' 25" E., 250.44 FEET DISTANCE TO THE NORTHEAST CORNER OF THE LAND DIVISION HEREIN DESCRIBED, SAID NORTHEAST CORNER BEING A POINT ON THE WESTERLY BOUNDARY OF AFOREMENTIONED ZICHERT ADDITION; THENCE:

S. 12 DEG. 30' 00" W., 119.10 FEET DISTANCE ALONG SAID WESTERLY BOUNDARY OF THE ZICHERT ADDITION TO THE SOUTHEAST CORNER OF THE LAND DIVISION HEREIN DESCRIBED AND PLACE OF BEGINNING.

SURVEYOR'S CERTIFICATION:

I, BERNARD W. SEITZ, JR., A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE RETRACEMENT SURVEY, AS SHOWN HEREON, MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO ON THIS DATE.

Bernard W. Seitz, Jr.
BERNARD W. SEITZ, JR. N.M.P.S. NO. 8478 DATE 05-25-95



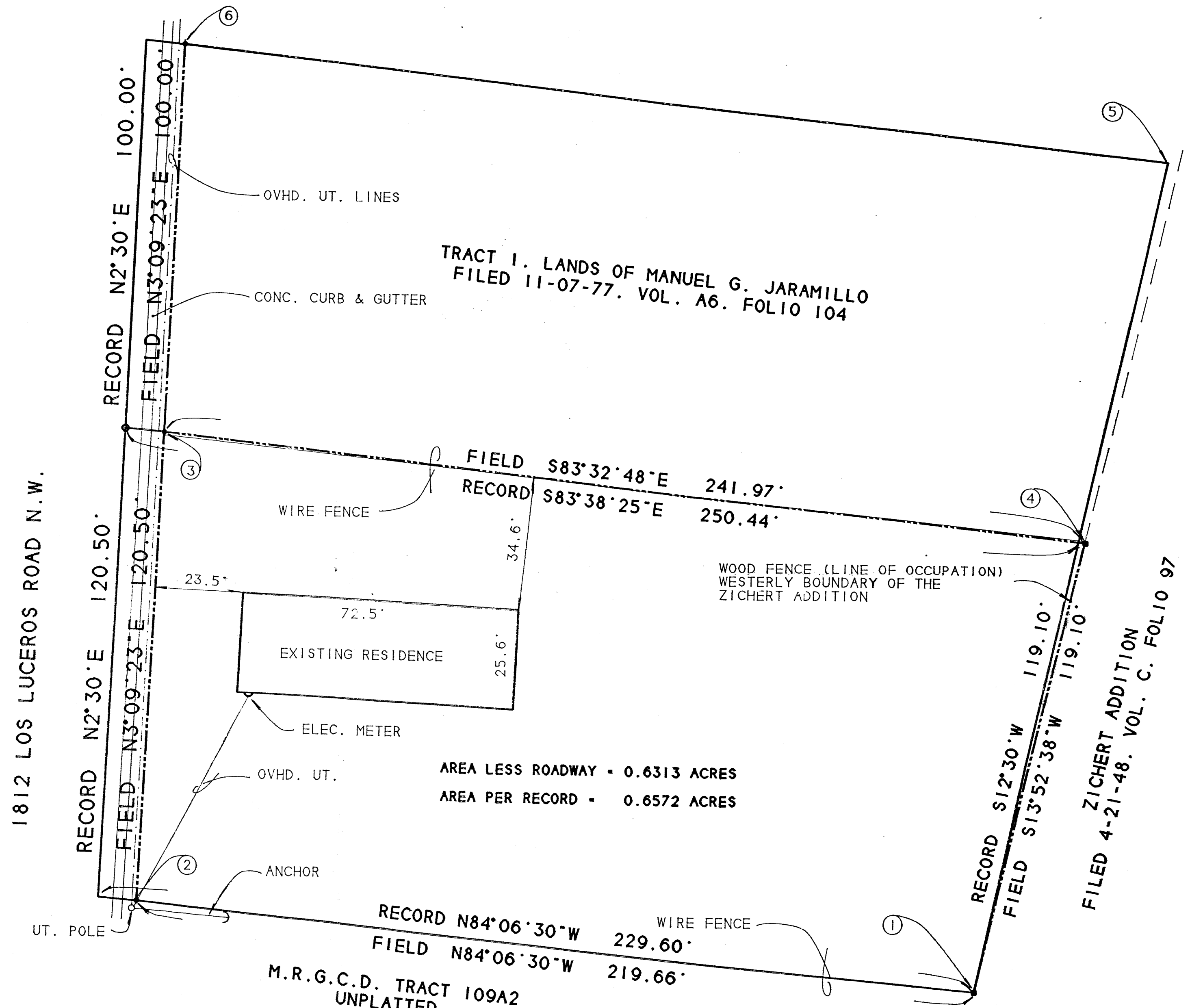
CORNERS FOUND AND SET:

- 1 SET 5/8" REBAR & PLASTIC CAP, SCRIBED "SEITZ 8478", ON NORTH SIDE CORNER POST
- 2 FOUND 1/2" REBAR, AFFIXED ALUMINUM DISK, SCRIBED "8478"
- 3 SET 5/8" REBAR & PLASTIC CAP, SCRIBED "SEITZ 8478".
- 4 SET 5/8" REBAR & PLASTIC CAP, SCRIBED "SEITZ 8478", ON WEST SIDE WOOD FENCE LINE
- 5 NOT FOUND, NOT SET
- 6 FOUND 1/2" REBAR, AFFIXED ALUMINUM DISK, SCRIBED "8478"

SURVEY NOTES:

1. BASIS OF BEARING IS THE REFERENCED PLAT OF RECORD
2. THE EXISTING FENCE LINE ALONG THE SOUTH BOUNDARY OF SAID TRACT 2 AND THE FOUND 1/2" REBARS WERE ASSUMED TO BE THE BEST AVAILABLE EVIDENCE FOR RETRACEMENT OF THE REFERENCED PROPERTY.
3. BASED ON THE FIELD EVIDENCE FOR THE WEST BOUNDARY OF THE ZICHERT ADDITION AND THE RECORD DESCRIPTION SHOWN HEREON, THE WOOD FENCE WAS USED TO ESTABLISH THE EASTERLY LINE OF SAID TRACT 2.
4. AS SHOWN, THE PUBLIC IMPROVEMENTS FOR LOS LUCEROS N.W. ARE LOCATED WITHIN SAID TRACT 2. THE IMPROVEMENTS INCLUDE CONCRETE CURB AND GUTTER, PAVED ROADWAY OVERHEAD UTILITIES AND PUBLIC WATER. ADDITIONAL UNDERGROUND UTILITIES MAY ALSO EXIST.
5. THIS RETRACEMENT IS BASED ON TITLE COMMITMENT NO. 33912 TJ, ISSUED BY FIDELITY NATIONAL TITLE COMPANY ON MAY 11, 1995.

INDEXING INFORMATION:
OWNER- T.L. ESPINOSA
SECTION 12, T. 10 N., R. 2 E.
PLATTED AS:
LANDS OF MANUEL G. JARAMILLO
AREA OF TRACT 2 (RECORD) -
0.6572 ACRES



AREA LESS ROADWAY - 0.6313 ACRES
AREA PER RECORD - 0.6572 ACRES