

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Albuquerque Grant, City of Albuquerque, Bernalillo County, New Mexico, comprising all of Lots 1 thru 7, Block 60, New Mexico Town Company Original Townsite, as the same is shown and designated on the plat entitled, "MAP OF ALBUQUERQUE N.M. SHOWING SUB-DIVISION OF BLOCKS", filed December 29, 1882, in Volume D, Folio 140, records of Bernalillo County, New Mexico, and all of Lots 4 thru 12, Block 18, Reynolds Addition, as the same is shown and designated on the plat entitled, "SUPPLEMENTAL PLAT OF THE RAYNOLDS ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO", filed October 2, 1924, in Volume D1, Folio 33, records of Bernalillo County, New Mexico, being more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor No. 9750, using New Mexico State Plane grid bearings, Central Zone (NAD83) using ground distances as follows:

BEGINNING at the Northeast corner of the parcel herein described, also being (1) the Northeast corner of said Lot 1, Block 60, New Mexico Town Company Original Townsite; (2) a point on the Southerly right of way line of Silver Avenue S.W.; and (3) a point on the Westerly right of way line of 8th Street S.W. (an "X" chiseled in concrete), whence the Albuquerque Control Survey Monument "17-J14" bears N 08° 19' 34" E, 3109.23 feet distant; Thence,

S 09° 08' 33" W, 142.20 feet along said Westerly right of way line of 8th Street S.W. to the Southeast corner of the parcel herein described, also being the Southeast corner of said Lot 1, Block 60, New Mexico Town Company Original Townsite and a point on the Northerly line of an existing 16 foot alley (a 1/2" rebar and cap stamped "LS 6544", found in place); Thence,

N 80° 50' 01" W, 299.94 feet along said Northerly line of an existing 16 foot alley to Southwest corner of the parcel herein described, also being the Southwest corner of said Lot 12, Block 18, Reynolds Addition and a point on the Easterly right of way line of 9th Street S.W. (a 1/2" rebar and illegible cap, found in place); Thence,

N 09° 05' 00" E, 141.81 feet along said Easterly right of way line of 9th Street S.W. to the Northwest corner of the parcel herein described, also being the Northwest corner said Lot 12, Block 18, Reynolds Addition, and a point on said Southerly right of way line of Silver Avenue S.W. (a 5/8" rebar and illegible cap, found in place); Thence,

S 80° 54' 27" E, 300.08 feet said Southerly right of way line of Silver Avenue S.W. to the point of beginning of the parcel herein described.
Said parcel contains 0.9780 acres, more or less.

FREE CONSENT

SURVEYED AND REPLATED and now comprising "PLAT OF TRACT A, STERLING DOWNTOWN (BEING A REPLAT OF LOTS 1 THRU 7, BLOCK 60, NEW MEXICO TOWN COMPANY ORIGINAL TOWNSITE AND LOTS 4 THRU 12, BLOCK 18, RAYNOLDS ADDITION) SITUATE WITHIN THE ELENA GALLEGOS GRANT IN PROJECTED SECTION 7, TOWNSHIP 11 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s). Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

OWNERS)

Greater Albuquerque Housing Partnership,
a non-profit corporation

By: Felipe Rael, Executive Director

ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, by Felipe Rael, as Executive Director of the Greater Albuquerque Housing Partnership.

Notary Public _____ My commission expires _____

PLAT OF
TRACT A
STERLING DOWNTOWN

(BEING A REPLAT OF LOTS 1 THRU 7, BLOCK 60, NEW MEXICO TOWN COMPANY ORIGINAL TOWNSITE AND LOTS 4 THRU 12, BLOCK 18, RAYNOLDS ADDITION)

SITUATE WITHIN
THE TOWN OF ALBUQUERQUE GRANT
IN
PROJECTED SECTION 7
TOWNSHIP 11 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
FEBRUARY , 2017

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) appears to lie within Zone "X" (areas determined to be outside 0.2% annual chance floodplain) in accordance with the National Flood Insurance Program Rate Map No. 35001C0333 H, Effective Date 8-16-2012.

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:

- Plat entitled "SUPPLEMENTAL PLAT OF THE RAYNOLDS ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO", filed October 2, 1924, Volume D1, Folio 33, records of Bernalillo County, New Mexico.
- Plat entitled "MAP OF ALBUQUERQUE, N.M. SHOWING SUB-DIVISION OF BLOCKS", filed December 29, 1882, Volume D, Folio 140, records of Bernalillo County, New Mexico.
- Title Commitment prepared for this property by Fidelity National Title Insurance Company, Commitment No. SP000002094, Effective Date: July 22, 2016.