

# PLAT OF LOTS 1 AND 2 OLD TOWN PROPERTY

CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO  
MARCH, 2013

**SURVEY LEGAL DESCRIPTION:**

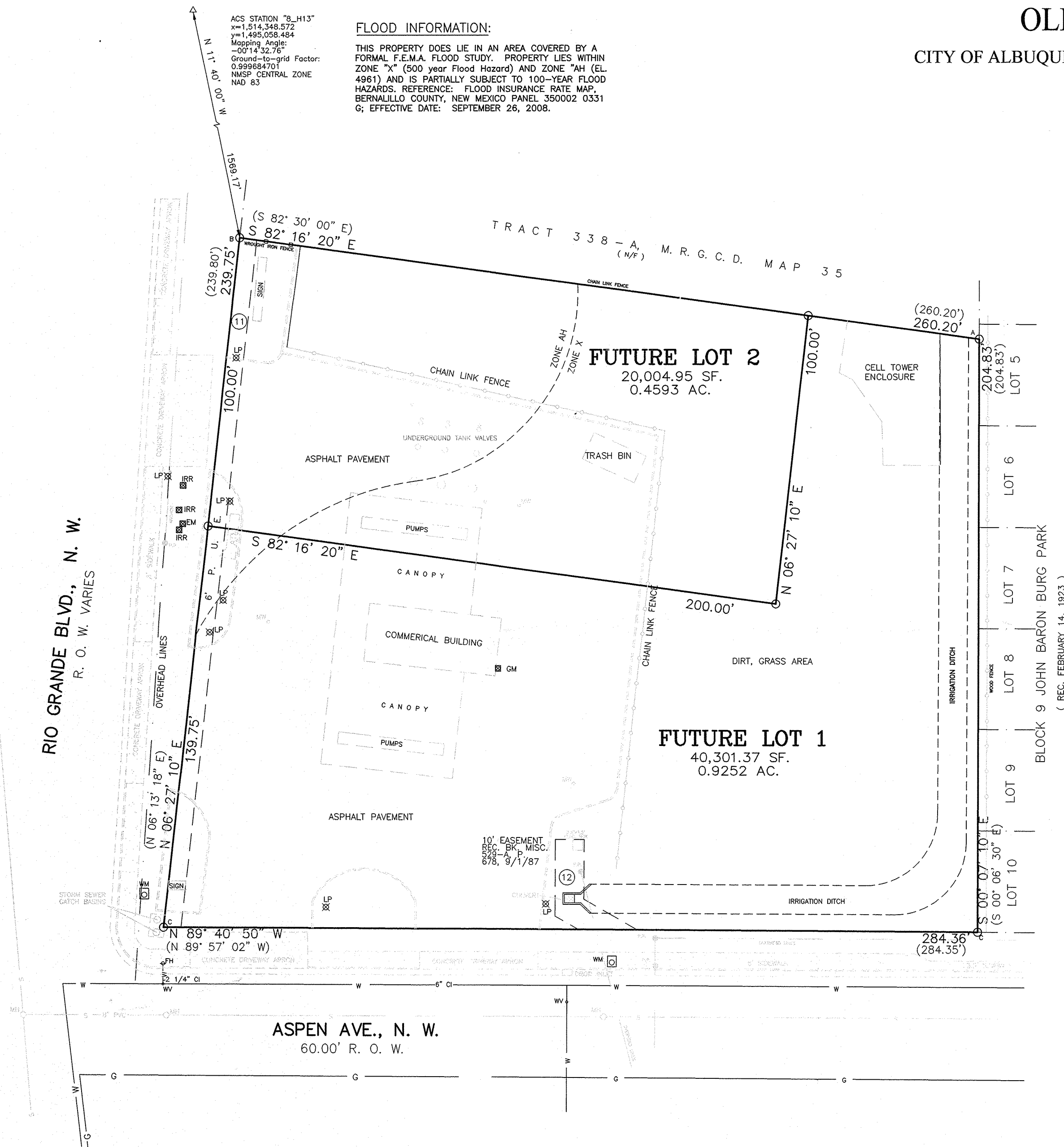
A certain tract of land situate within Section 7, Township 10 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico within the Town of Albuquerque Grant comprising a portion of M.R.G.C.D. Tract Number 338, Property Map Number 35, and being more particularly described as follows:  
Beginning at the Southwest corner of said tract lying on the East right-of-way line of Rio Grande Boulevard N.W., (New Mexico State Highway Commission Project No. 1-014-03(27)155 as shown on right-of-way Map of said project on Sheet (12) and said corner also lying on the North right-of-way line of Aspen Avenue N.W. marked by a set rebar with cap "PS 11993"; thence N 06° 13' 18" E continuing along said East right-of-way line, a distance of 239.80 feet to the Northwest corner of said tract marked by a set rebar with cap "PS 11993"; thence leaving said East right-of-way S 82° 30' 00" E, a distance of 260.20 feet to the Northeast corner of said tract marked by a found number 5 rebar; thence S 00° 06' 30" E, a distance of 204.67 feet to the southeast corner of said tract lying on the North right-of-way line of Aspen Avenue N.W. marked by a found rebar with cap (illegible); Thence N 89° 57' 02" W continuing along said North right-of-way line, a distance of 284.35 feet to the point of beginning.

⑪ Easement, and incidental purposes thereto, granted to Public Service Company of New Mexico, a New Mexico Corporation, and The Mountain States Telephone and Telegraph Company, a Colorado Corporation, recorded November 20, 1956, in Book D 369, Page 30, records of Bernalillo County, New Mexico. Item affects subject property. Item is a 6 foot public utility easement.

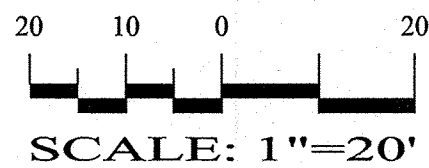
⑫ Underground Easement, and incidental purposes thereto, granted to Public Service Company of New Mexico, a New Mexico Corporation, and The Mountain States Telephone and Telegraph Company, a Colorado Corporation, recorded September 1, 1987, in Book Misc. 529-A, Page 678, as Doc. No. 87091957, records of Bernalillo County, New Mexico. Item affects subject property. Item is a 10 foot public utility easement.

**FLOOD INFORMATION:**

THIS PROPERTY DOES LIE IN AN AREA COVERED BY A FORMAL F.E.M.A. FLOOD STUDY. PROPERTY LIES WITHIN ZONE "X" (500 year Flood Hazard) AND ZONE "AH" (EL. 4961) AND IS PARTIALLY SUBJECT TO 100-YEAR FLOOD HAZARDS. REFERENCE: FLOOD INSURANCE RATE MAP, BERNALILLO COUNTY, NEW MEXICO PANEL 350002 0331 G; EFFECTIVE DATE: SEPTEMBER 26, 2008.



GRAPHIC SCALE



**LEGEND:**

- ⊗ LP LIGHT POLE
- ◻ WM WATER METER
- PP OVERHEAD UTILITY POLE
- ⊗ EM ELECTRIC METER
- ⊗ GM GAS METER
- ⊗ IRR IRRIGATION BOX
- CHAIN LINK FENCE
- WROUGHT IRON FENCE

**SBS CONSTRUCTION  
AND ENGINEERING, LLC**

P. O. BOX 10264  
ALBUQUERQUE, NEW MEXICO 87184  
(505)899-5570

SHEET 1 OF 1