

Legal Description

LOTS NUMBERED SIX (6), SEVEN (7), EIGHT (8), NINE (9), TEN (10) AND ELEVEN (11), IN BLOCK NUMBERED SEVEN (7), OF THE MESA VERDE 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 NOVEMBER 17, 1939, IN PLAT BOOK C, PAGE 38. TOGETHER WITH THE SOUTHERLY ONE-HALF (SLY 1/2) OF VACATED ALLEY LYING NORTH AND ADJACENT TO SAID PROPERTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, REFERENCED BY A 1/2" REBAR, BEARING N 88°59'17" W, A DISTANCE OF 0.98 FEET; WHENCE A TIE TO ACS MONUMENT "14-K20", BEARS N 10°51'19" E, A DISTANCE OF 2154.99 FEET;

THENCE, FROM THE POINT OF BEGINNING COINCIDING WITH THE WESTERLY RIGHT OF WAY OF WISCONSIN STREET NE, S 01°05'17" W, A DISTANCE OF 150.52 FEET, TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, LYING ON THE NORTHERLY RIGHT OF WAY OF CENTRAL AVENUE, NE, MARKED BY A CHISELED "X" IN CONCRETE;

THENCE, LEAVING SAID WISCONSIN STREET NE RIGHT OF WAY, AND COINCIDING WITH SAID CENTRAL AVENUE NE RIGHT OF WAY, N 82°16'49" W, A DISTANCE OF 146.35 FEET, TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER WITH A CAP "LS #14271";

THENCE, LEAVING SAID CENTRAL AVENUE NE RIGHT OF WAY, N 01°05'17" E, A DISTANCE OF 134.27 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER "LS #14271";

THENCE, S 88°39'17" E, A DISTANCE OF 145.37 FEET, TO THE POINT OF BEGINNING, CONTAINING 0.4752 ACRES (20,700 SQ.FT.) MORE OR LESS.

Notes

1. FIELD SURVEY PERFORMED IN FEBRUARY 2016.
2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83).

Easement Notes

- 1 EXISTING 16' CITY OF ALBUQUERQUE EASEMENT (11/21/69, VOL.156, PG.731)

Indexing Information

Section 19, Township 10 North, Range 4 East, N.M.P.M.
 Subdivision: Mesa Verde Addition
 Owner: Jardinero Investments, LLC
 UPC #: 101905750106441406, 101905749706141404, 101905750105741405, 101905749106041402

**Sketch Plat for
 Lot 6-A, Block 7
 Mesa Verde Addition
 Being Comprised of
 Lots 6-11, Block 7, and S'ly
 portion of a vacated alley
 Mesa Verde Addition
 City of Albuquerque
 Bernalillo County, New Mexico
 June 2016**

ACS Monument "14-K20"
 NAD 1983 CENTRAL ZONE
 X=1550574.948
 Y=1484692.188
 Z=5381.929 (NAVD 1988)
 G-G=0.99965568
 Mapping Angle=-0°10'21.32"



**Vicinity Map - Zone
 Atlas K-19-Z**

Documents

1. TITLE COMMITMENT PROVIDED BY STEWART TITLE, HAVING FILE NO. 01147-25895 AND AN EFFECTIVE DATE OF DECEMBER 22, 2015.
2. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 17, 1939 IN BOOK C, PAGE 38.
3. VACATION ORDINANCE FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON NOVEMBER 21, 1969, IN VOL. 156, FOL. 731.
4. WARRANTY DEED FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON SEPTEMBER 15, 1995, IN DOCUMENT 95093913.
5. WARRANTY DEED FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 2, 2003, IN BOOK A57, PAGE 2602.
6. WARRANTY DEED FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON FEBRUARY 4, 1982 BOOK D157-A, PAGE 245.
7. WARRANTY DEED FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 16, 2016, AS DOCUMENT NO. 2016024437.
8. WARRANTY DEED FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MARCH 16, 2016, AS DOCUMENT NO. 2016024438.

CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87174
 Phone (505) 896 - 3050 Fax (505) 891 - 0244

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES (C-38, 11/17/39)
⊙	FOUND MONUMENT AS INDICATED
⊠	COVERED AREA
▤	CONCRETE
▨	BLOCK WALL
—○—	CHAINLINK FENCE
□	BOLLARD
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
⊙	ELECTRIC METER
⊙	GAS METER
↕	CURB CUT/INDICATION OF ACCESS TO ROADWAY
⊙	WATER METER
⊙	FIRE HYDRANT
.....	LOT LINE ELIMINATED WITH THE FILING OF THIS PLAT

