## 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;

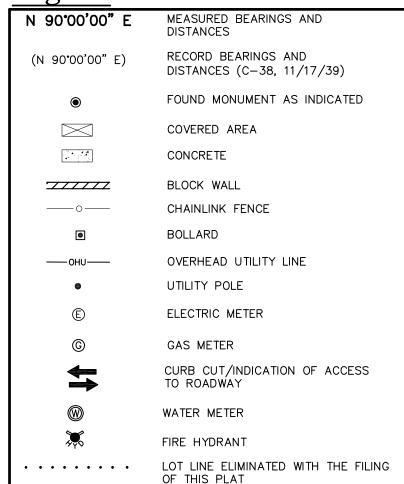
THENCE, FROM THE POINT OF BEGINNING COINCIDING WITH THE WESTERLY RIGHT OF WAY OF WISCONSIN STREET NE, S 01°05'17" W, A DISTANCE OF 150.52 FEET, TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, LYING ON THE NORTHERLY RIGHT OF WAY OF CENTRAL AVENUE, NE, MARKED BY A CHISELED "X" IN CONCRETE;

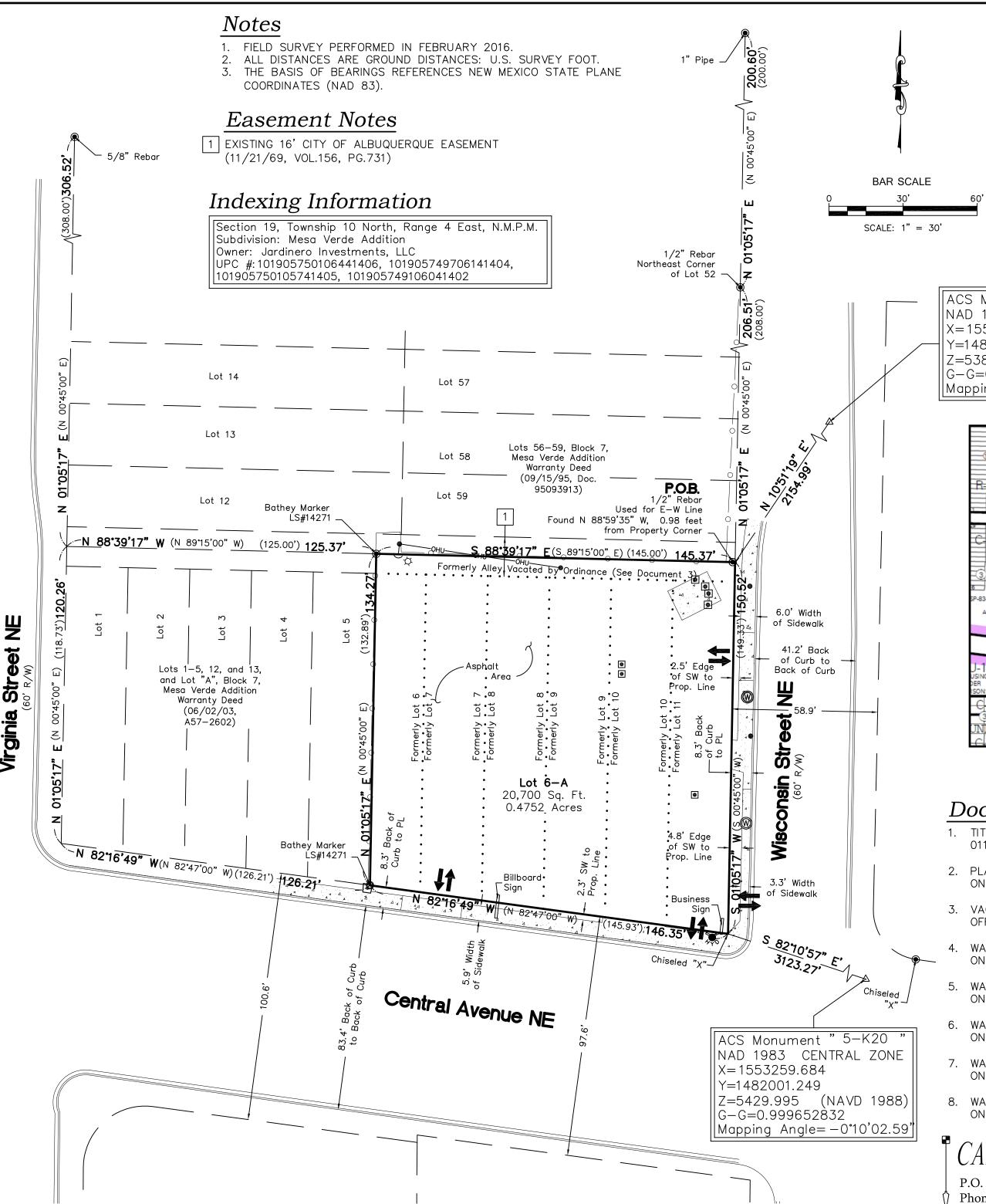
THENCE, LEAVING SAID WISCONSIN STREET NE RIGHT OF WAY, AND COINCIDING WITH SAID CENTRAL AVENUE NE RIGHT OF WAY, N 82°16'49" W, A DISTANCE OF 146.35 FEET, TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, MARKED BY A BATHEY MARKER WITH A CAP "LS #14271";

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.

## Legend

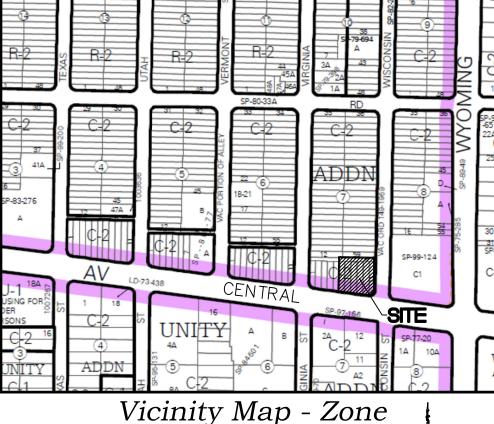




Sketch Plat for Lot 6-A, Block 7

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"



Atlas K-19-Z

## Documents

- 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 BERNALILLLO 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.
- . 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

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