



**VICINITY MAP**  
not to scale

**ZONE ATLAS MAP**  
H-12-Z

**LEGAL DESCRIPTION**

Tracts of land known as Tract 196a-2-b-3-a and Tract 196a-2-b-3-b, Middle Rio Grande Conservancy District (MRGCD) Map Numbered Thirty-five (35) as the same is described on the Plat and Survey by D.T. Morrison, February 1952 of the Land of Bernardino Garcia, (All of Tracts no 196a-2-b-1, 196a-2-b-2, 196a-2-b-3-a, 196a-2-b-3-b, and 196b-1-b, MRGCD Map 35) records of the Middle Rio Grande Conservancy District, Document No 035-0218 and being more particularly described as follows:

**BEGINNING** at point on the Southerly Right-Of-Way of Los Duranes Road, N.W and the Northwest corner of the property herein described and from whence Albuquerque Geodetic Reference Station 7-H13 bears N76°37'44"E, 2588.98 feet;  
**RUNNING THENCE** along the Southerly Right-Of-Way line of Los Duranes Road N.W. N86°28'44"E, 85.77 feet;  
**THENCE** continuing along said Southerly Right-Of-Way line, N86°54'27"E, 85.78 feet to the Northeast corner and the Northwest corner of Lot A, Lands of Arthur Naranjo;  
**THENCE** departing the Los Duranes Road N.W. Right-Of-Way, S15°44'52"E, 241.35 feet to a the Southeast corner and Northeast Corner of Tract 196a-2-b-2;  
**THENCE** N63°36'16"W, 80.25 feet to a point being the Northwest corner of Tract 196a-2-b-2 and the Northeast corner of Tract 196a-2-b-1;  
**THENCE** N63°49'37"W, 80.12 feet to the Southwest corner and a point along the Easterly property line of Tract 196a-2-a-2;  
**THENCE** N14°06'05"E, 156.08 feet to the Point of Beginning.

Contains 0.7204 acres, more or less.

**NOTES:**

- The purpose of this plat is to combine Tracts 196a-2-b-3-a & 196a-2-b-3-b into one new tract and to dedicate right-of-way to the City of Albuquerque.
- The basis of bearings is the line between ACS Control Station 7-H13 and the northeast corner of Tract 196a-2-b-3-b, as measured with the "Trimble VRS Now" GNSS RTK Virtual Reference System. Bearings are New Mexico State Plane, Central Zone, NAD83. Distances are ground distances. Elevation Datum is NAVD88.
- Bearings and distances shown in ( ) are per M.R.G.C.D. Document No 035-0218, Lands of Bernardino Garcia & Quitclaim Deed recorded in Bernalillo County, New Mexico, October 15, 2017 as Document No. 217102253
- Documents used (on file at Bernalillo County Clerk unless noted):
  - Plat and Survey of M.R.G.C.D. Document No. 035-0218, Lands of Bernardino Garcia,
  - Quitclaim Deed for M.R.G.C.D. Map 35, Tract 196a-2-b-3-b, Recorded October 25, 2017, as Document No. 2017102253
- These properties are located in Zone X Shaded, Areas protected by levees from 1% annual chance flood per FEMA Flood Insurance Rate Map 35001C0331-H, effective date 08/16/2012.
- All easements of record are shown hereon.

**TREASURER'S CERTIFICATION:**

This is to certify that all taxes due and payable have been paid in full for year 2017 pursuant to New Mexico statute 78-38-44.1

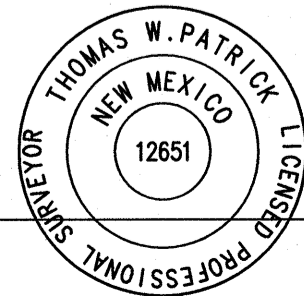
MRGCD Map 35, Tract 196a-2-b-3-a & 196a-2-b-3-b  
 2903 Floral Road, NW, Albuquerque NM 87104

UPC #: Tract 196a-2-b-3-a: 101205931224441012;  
 Tract 196a-2-b-3-b: 101205931924441011

Bernalillo County Treasurer's Office: by: \_\_\_\_\_ date: \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

I, Thomas W. Patrick, New Mexico Professional Surveyor no. 12651, hereby certify that this plat was prepared from an actual ground survey performed by me or under my supervision, that I am responsible for this plat and that this plat is true and correct to the best of my knowledge and belief. This plat conforms to the minimum standards for surveying in New Mexico as adopted by the New Mexico Board of Registration for Professional Engineers and Surveyors and to the City of Albuquerque Subdivision Ordinance.



Thomas W. Patrick  
 New Mexico Professional Surveyor No. 12651

**FREE CONSENT:**

The subdivision shown hereon is with the free consent and in accordance with the desires of the undersigned owners thereof. Said owners do hereby certify that this replat is of their free act and deed and warrant that they hold complete and indefeasible title in fee simple to the lands being replatted as shown hereon and do hereby dedicate right-of-way to the City of Albuquerque in fee simple with warranty covenants.

by \_\_\_\_\_ Owner/Representative Date \_\_\_\_\_

**ACKNOWLEDGEMENT**

State of New Mexico) County of \_\_\_\_\_ ) SS

Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018 by \_\_\_\_\_

Owner / Representative

Notary Public  
 My Commission Expires: \_\_\_\_\_

by \_\_\_\_\_ Owner/Representative Date \_\_\_\_\_

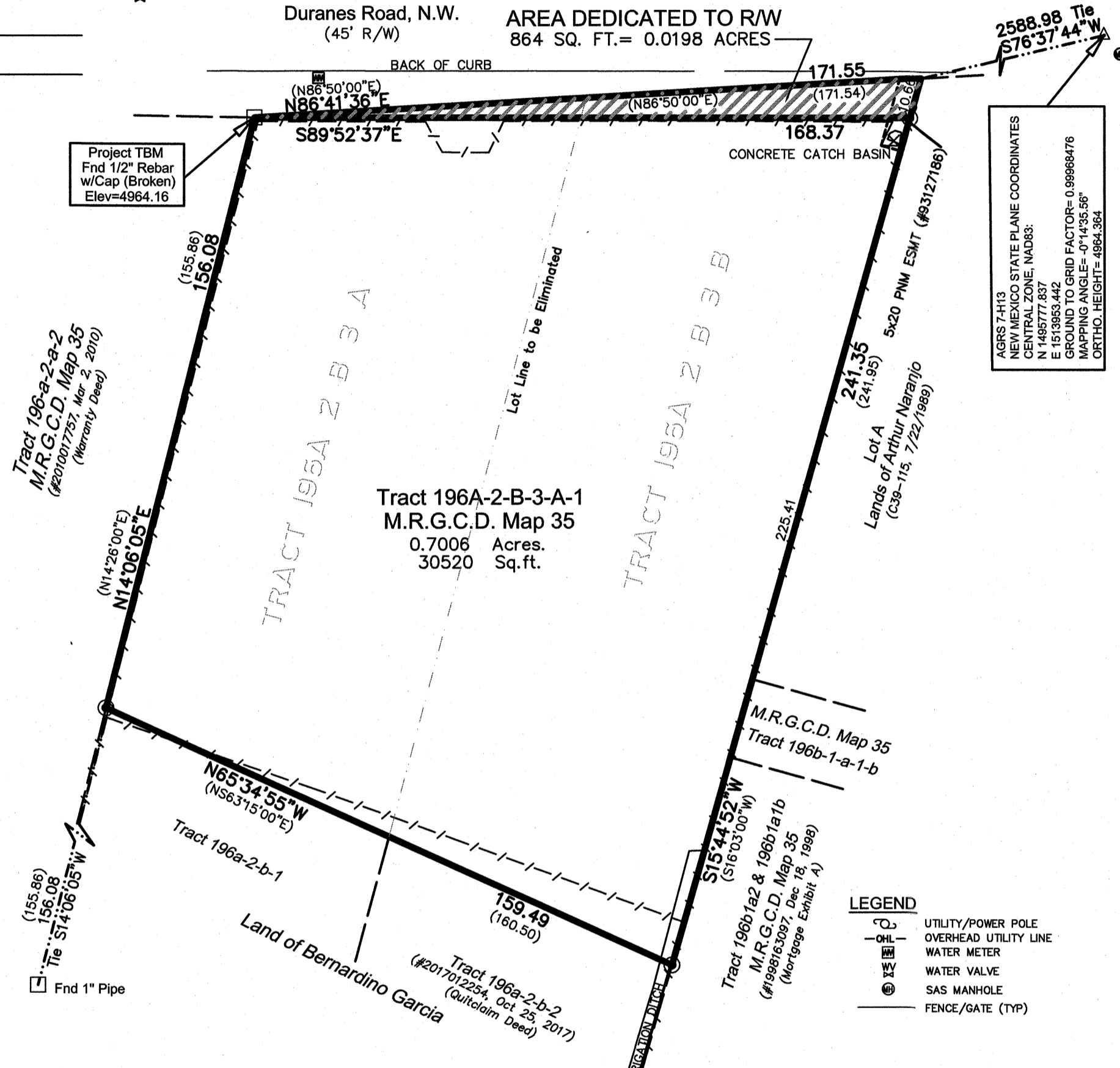
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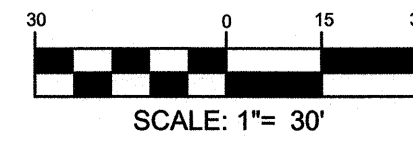


**LEGEND**

	UTILITY/POWER POLE
	OVERHEAD UTILITY LINE
	WATER METER
	WATER VALVE
	SAS MANHOLE
	FENCE/GATE (TYP)

**MONUMENT LEGEND**

- FOUND MONUMENT AS NOTED
- AGRS CONTROL STATION
- SET 5/8" REBAR WITH YELLOW CAP STAMPED "PATRICK PS12651" UNLESS OTHERWISE NOTED



**SKETCH PLAT OF**  
**Tract 196-A-2-B-3-A-1**

**M.R.G.C.D. Map 35**

BEING A REPLAT OF TRACTS 196A-2-B-3-A AND 196A-2-B-3-B,  
 M.R.G.C.D. MAP NO 35.  
 SITUATE WITHIN  
 PROJECTED SECTION 12, T.10N., R.2E., N.M.P.M.,  
 CITY OF ALBUQUERQUE  
 BERNALILLO COUNTY, NEW MEXICO  
 FEBRUARY 2018

**SITE DATA:**

FEMA Map Number	35001C0119-G
Zoning	SU-2 LD RA-2
Miles of Full Width Streets Created	0 Miles
No. of Existing Lots	0
No. of Existing Tracts	2
No. of Lots Created	0
No. of Tracts Created	1
Total Area	0.7204 acres
Acreage of Dedicated Right-of-Way	0.0198 acres

Project Number: \_\_\_\_\_  
 Subdivision Application Number: \_\_\_\_\_

**PLAT APPROVAL**

**UTILITY APPROVALS**

PNM Electric Services	_____	date
New Mexico Gas Company	_____	date
Qwest Corporation dba Century Link QC	_____	date
Comcast	_____	date

**CITY APPROVALS**

City Surveyor	_____	date
Parks & Recreation Department	_____	date
City Engineer	_____	date
AMAFCA	_____	date
ABCWUA	_____	date
Traffic Engineer, Transportation Department	_____	date
Environmental Health Department	_____	date
DRB Chair, Planning Department	_____	date

**SKETCH PLAT OF**

**Tract 196A-2-B-3-A-1**  
**M.R.G.C.D. Map 35**

DWS PATH:	FLY2018 - Misc Clients\005 - Mario Baldonado\Map 35 Tr 196a2b3a & 196a2b3b.dwg
PROJECT:	Microsurvey 2018
DATE:	2/6/18
SCALE:	1"= 30'
CREW:	LRC
DRAWN:	DKS
JOB NO.:	N2018-005

**Community Sciences Corporation**  
 LAND SURVEYING & LAND PLANNING  
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