

# Vicinity Map - Zone Atlas H-12-Z

## Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DETINED AS AN AREA WITH REDUCED FLOOD RISK DUE TO LEVEE. AS DETERMINED BY FEM.A. AND SHOWN ON FLOOD INSURANCE RATE MAP DATE AUGUST 16, 2012, MAP NO. 35001C033TH.

### Documents

- TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE, HAVING FILE NO. 06020074 AND AN EFFECTIVE DATE OF MAY 31, 2002.
- WARRANTY DEED FOR TRACT 51, MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP NO. 35, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLIC COUNTY, NEW MEXICO ON MAY 31, 2002 IN BOOK A37, PAGE 275, AS DOCUMENT NO. 2002070474.
- PLAT FOR 2-A-2 AND 2-A-3, HULLAND ADDITION AND TRACT 50-B-1, LANDS OF FRANK LOVATO, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALLIC COUNTY, ON MARCH 15, 1984, IN BOOK C23, PAGE 103, AS DOCUMENT NO. 84 18290.

to Lands of Frank Lovato (03/15/1984 C23-103)

[N 08'24'15" E] (N 09'01'00" E) N 08'43'11" E

M.R.G.C.D. Map No. 35 9,446 Sq. Ft. 0,2168 Acres

Stucco Shed on Concrete

[50.25'] (49.90') **49.04'** 

(S 82'20'00" E) S 82'20'00" E) S 82'20'00" E)

Hulland Addition (03/15/1984 C23-103)

with Tog "LS 14271"

N 80"56"57" W 182.65"
[N 80"56"57" W] [182.65"
[Bosis of Bearings]

Bathey Marker LS 14271

(182.20)

# Indexing Information

Section 12. Township 100 North, Range 2 East, N.M.P.M. as Projected into the Town of Albuquerque Grant Subdivision; M.R.G.C.D. MAP NO. 35
UPC. #101205942844911009

# Legal Description

A CERTAIN TRACT OF LAND STUARE IN SECTION 12. TOWNSHIP 10 NORTH, RANGE 2 EAST, PROJECTED INTO THE TOWN OF ALBUDIERQUE GRANT, IN M.P.M., BERNAULLLO COUNTY, NEW MEXICO, AND BEING KNOWN AND DESIGNATED AT TRACT SI, ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP NO. 35,

AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGNNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT MARKED BY A BATHEY MARKER WITH CAP "LS 1427", POINT BEING ON THE NORTHERLY TRIGHT-OF-WAY OF CARLOTA ROAD NW. MENDEC A TIE OT THE SOUTHWEST CORNER OF TRACT 50-B-1, LANDS OF FRANK LOVATO, AS SHOWN ON PLAT FOR 2-A-2 AND 2-A-3, HULLAND HADDITION AND TRACT 50-B-1, LANDS OF FRANK LOVATO, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNAULLU COUNTY, ON MARCH 15, 1984, IN BOOK C23, PAGE 103, AS DOCUMENT NO. 84 18290, MARKED BY A REBAR WITH CAP ILLEGIBLE, BEARS N 80'56'57" WA DISTANCE OF 182.65 FEET.

HENCE, FROM POINT OF BECINNING AND LEANING SAID RIGHT-OF-WAY N 08-43"1" E A DISTANCE OF 49.04 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT MARKED BY A 1/2" KEBAR;

HENCE. 5 82'21'58" E A DISTANCE OF 200.78 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT MARKED BY A CHAINLINK POST WITH TAG "1.5 14271", POINT BEING ON THE MESTERLY RIGHT—OF—WAY OF LOS LUCEROS ROAD N.W.;

THENCE, COINCIDING WITH SAID RIGHT-OF-WAY S 29'38'22" W A DISTANCE OF 53.64 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT MARKED BY A CHISELED "X";

HENDE, LEANNG SAID RIGHT-OF-WAY N 82'08'39" W A DISTANCE OF 181.61 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 0.2168 ACRES (9,446 SD. FT.) MORE OR LESS.

### Bernalillo County, New Mexico Conservancy District City of Albuquerque Map No. 35 August 2018

Middle Rio Grande

Tract 51,

Boundary Survey

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8	@	₽	1	٥	0		   		0	•	[3 .00,00.06 N]	(N 90°00°00" E)	N 90"00" E
WATER METER	ELECTRIC METER	LIGHT POLE	OVERHEAD UTILITY LINE	BOLLARD	CHAINLINK FENCE	METAL FENCE	WIRE FENCE	CONCRETE	SET AS INDICATED	FOUND MONUMENT AS INDICATED	RECORD BEARINGS AND DISTANCES PLAT (03/15/1984 C23-103 DOC. #84 18290)	RECORD BEARINGS AND DISTANCES DEED (05/31/2002 A37-275 DOC. #200207047	MEASURED BEARINGS AND DISTANCES

- FIELD SURVEY PERFORMED IN AUGUST 2018.
- 2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT
- 3. THE BASS OF BEARNOS REEEBRACES THE SOUTH LINE OF 50-E-1,
  LANDS OF FRANK LOVATO, AS SHOWN ON PLAT FOR 2-A-2 AND 2-A-3,
  HULLAND ADDITION AND TRACT 50-B-1, LANDS OF FRANK LOVATO, FILED
  IN THE OFFICE OF THE COUNTY CLERK OF BERNALLILO COUNTY, ON,
  MARCH 15, 1984, IN BOOK C23, FACE 103, AS DOCUMENT NO. 54 18290.

Surveyor's Certificate

1. Will Plother Jr., New Mexico Professional Surveyor No. 14271, do hereby eartify that this boundary survey plot and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey, that this survey meets the minimum standards for surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. further certify that this survey is not a land division or subdivision as defined in the New Mexico subdivision act and that this instrument is a boundary survey plot of an existing tract or access.

SOR POS ( LONG LOOK NAW)







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

SCALE: 1" = 20° BAR SCALE

A) FENCE ANGLES INTO SUBJECT PROPERTY BY AS MUCH AS 2.9 FEET

B) FENCE ANGLES INTO SUBJECT PROPERTY BY AS MUCH AS 6.3 FEET

Apparent Encroachments

Carlota Road N.W.

N 82'08'39"

Sheet I of I