

Section 12, Township 10 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
Owner: Adrian Oglesby
UPC #101205942844911009

A CERTAIN TRACT OF LAND SITUATE IN SECTION 12, TOWNSHIP 10 NORTH, RANGE 2 EAST, PROJECTED INTO THE TOWN OF ALBUQUERQUE GRANT, N.M.P.M., BERNALILLO COUNTY, NEW MEXICO, AND BEING KNOWN AND DESIGNATED AT TRACT 51, ON THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP NO. 35,

BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT MARKED BY A BATHYDE MARKER WITH CAP "S, 42771," POINT BEING ON TO THE NORTHEAST RIGHT-OF-WAY OF CAROLITA ROAD N.W., WHENCE A TIE TO 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 ADDITION AND TRACT 50-B-1, LANDS OF FRANK LOVATO, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNICILLO COUNTY, ON MARCH 15, 1984, IN BOOK C23, PAGE 105, AS DOCUMENT NO. 84 18290, MARKED BY A REBAR WITH CAP LIELEGLE, BEARS N 80°56'58" E A DISTANCE OF 92.65 FEET.

THESE ARE THE CORNERS OF THE HEREIN DESCRIBED TRACT MARKED BY A CHAINLINK POST WITH TAG "LS 14271", POINT BEING ON THE WESTERLY RIGHT-OF-WAY OF LOS LUCEROS ROAD N.W.;

THENCE, LEAVING 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 SQ. FT.) MORE OR LESS.

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE X WHICH IS DEFINED AS AN AREA WITH REDUCED FLOOD RISK DUE TO LEVEL. AS DETERMINED BY F.E.M.A. AND SHOWN ON FLOOD INSURANCE RATE MAP DATE AUGUST 16, 2012, MAP NO. 35007C0331H.

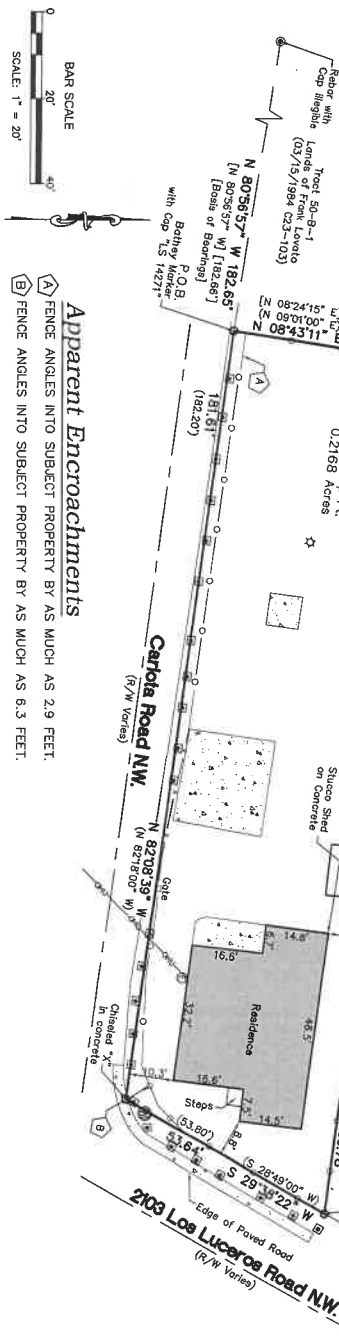
Vicinity Map - Zone Atlas H-12-Z



1. TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE, HAVING FILE NO. 060200074 AND AN EFFECTIVE DATE OF MAY 31, 2002.
2. WARRANTY DEED FOR TRACT 51, MIDDLE RIO GRANDE CONSERVANCY DISTRICT MAP NO. 33, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALLO COUNTY, NEW MEXICO ON MAY 31, 2002 IN BOOK A37, PAGE 275, AS DOCUMENT NO. 2002070474.
3. PLAT FOR 2-A-2 AND 2-A-3, HILLAND ADDITION AND TRACT 3-B-1-1, LANDS OF FRANK LOVATO, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALLO COUNTY ON MARCH 15, 1984, IN BOOK 023, PAGE 103, AS DOCUMENT NO. 84 18290.

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.



City of Albuquerque
Bernalillo County, New Mexico
August 2018

N 90°00'00" E
(N 90°00'00" E)
[N 90°00'00" E]

MEASURED BEARINGS AND DISTANCES
RECORD BEARINGS AND DISTANCES DEED
(05/31/2002 A37-275 DOC. #2002070474)
RECORD BEARINGS AND DISTANCES PLAT
(03/15/1984 C23-103 DOC. #98-18230)

③
FOUND MONUMENT AS INDICATED

1. FIELD SURVEY PERFORMED IN AUGUST 2018

2. ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES THE SOUTH LINE OF 50-B-1, LANDS OF FRANK LOVATO, AS SHOWN ON PLAT FOR 2-A-2 AND 2-A-3, HOLLAND ADDITION AND TRACT 50-B-1, LANDS OF FRANK LOVATO, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALLUO COUNTY, ON MARCH 15, 1984, IN BOOK C23, PAGE 103, AS DOCUMENT NO. 84 18290.

I, Will Pletcher Jr., New Mexico Professional Surveyor No. 14271, do hereby certify 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 and I am responsible for this survey; that this survey meets the minimum standards for a boundary survey as set forth in the New Mexico Surveying Act, the best of my knowledge and belief; I 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 tracts.

Will Ploner Jr. 8/22/18
N.M.R.P.S. No. 14271 Date

CSI-CARTESIAN SURVEYS INC.

P.O. BOX 44414 RIO RANCHO, N.M. 87177
Phone (505) 896 - 3050 Fax (505) 891 - 0244

Sheet 1 of 1
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