

LEGAL DESCRIPTION

That certain parcel of land situate within the Town of Albuquerque Grant in projected Section 13, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising Lots 2, 3, 4, 5, 6, and 7, in Block 6, Traction Park and City Electric Addition as the same are shown and designated on the plat entitled "SUBDIVISION PLAT OF TRACTION PARK AND CITY ELECTRIC ADDITION, OLD ALBUQUERQUE, N.M.", filed in the office of the County Clerk of Bernalillo County, New Mexico on December 31, 1934 in Volume D1, Folio 65

Beginning at the Southwest corner of Lot 7, Block 6 of said City Electric Addition (a 1" Iron pipe found in place) whence the Albuquerque Control Survey Monument "14-J12" bears S 37°02'52"W, 1948.15 feet distant; Thence,

N 05°07'54"E, 139.84 feet along the Westerly line of said Lot 7 to a non tangent point on curve on the Present Southerly right of way line of Central Avenue S.W. established by Right of Way Plat entitled "CITY OF ALBUQUERQUE RIGHT OF WAY MAP CENTRAL AVENUE WEST", filed in the office of the County Clerk of Bernalillo County, New Mexico on February 28, 1958 in Volume C3, Folio 113 (a 5/8" Rebar found in place); Thence,

N 05°07'54"E, 10.11 feet the Northwest corner of said Lot 7 and a non tangent point on curve on the original Southerly right of way line of Central Avenue S.W. as shown and designated the plat filed December 31, 1934 in Volume D1, Folio 65; Thence along said original Southerly right of way line of Central Avenue S.W. for the following two (2) courses:

Northeasterly, 203.59 feet on the arc of a curve to the right (said curve having a radius of 841.95 feet, a central angle of 13°51'17" and a chord which bears N 88°16'43"E, 203.09 feet) to a point of tangency; Thence,

S 84°47'27"E, 98.31 feet to Northeast corner of said Lot 2, Block 6 and the Northeast corner of the parcel herein described; Thence,

S 05°07'33" W, 160.19 feet along the Easterly line of said Lot 2 to said Present Southerly right of way line of Central Avenue S.W.; Thence,

S 05°07'33"W, 160.19 feet along said Easterly line of Lot 2, Block 6 to the Southeast corner of said Lot 2 and the Southeast corner of the parcel herein described; Thence,

N 85°38'27"W, 300.00 feet along the Southerly line of said Block 6 to the Southwest corner and point of beginning.

Said parcel contains 1.1483 acre, more or less.

LESS THAN AND EXCEPTING:

Those certain parcels of land situate within the Town of Albuquerque Grant in projected Section 13, Township 10 North, Range 2 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico being and comprising the the Northerly Ten (10') feet of Lots 2, 3, 4, 5, 6, and 7, in Block 6, Traction Park and City Electric Addition as described in those certain Warranty Deeds filed in the office of the County Clerk of Bernalillo County, New Mexico on February 28, 1958 in Volume C3, Folio 119-120 and

Said remaining parcel contains 1.0804 acre, more or less.

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising PLAT OF LOT 2-A, BLOCK 6, TRACTION PARK (BEING A REPLAT OF PORTIONS OF LOTS 2 THRU 7, BLOCK 6, TRACTION PARK AND ELECTRIC CITY ADDITION) SITUATE WITHIN THE TOWN OF ALBUQUERQUE GRANT IN PROJECTED SECTION 13, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby grant the easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER

SUNDANCE VILLAGE LIMITED PARTNERSHIP
a Nevada limited partnership

By: Chad I. Rennaker, President, its General Partner

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 11th day of July, 2011, by Chad I. Rennaker.

My commission expires 11-15-2021
Notary Public

DOCH 202007482

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PLAT R \$25.00 B: 2020C P: 0008 Linda Stover, Bernalillo County



**PLAT OF
LOT 2-A, BLOCK 6
TRACTION PARK**

(BEING A REPLAT OF PORTIONS OF LOTS 2 THRU 7,
BLOCK 6, TRACTION PARK AND CITY ELECTRIC ADDITION)

SITUATE WITHIN
THE TOWN OF ALBUQUERQUE GRANT
IN
PROJECTED SECTION 13
TOWNSHIP 10 NORTH, RANGE 2 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

MAY, 2019

PROJECT NUMBER: PR 2019-002331

APPLICATION NUMBER: SD 2019-00108

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

- A. Plat entitled "TRACTION PARK AND CITY ELECTRIC ADDITION", as the same is shown and designated on the plat of said subdivision, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 31, 1934 in Book 97C, Page 270.
- B. Plat entitled "LOTS 11-A & 12-A, BLOCK 6, TRACTION PARK AND CITY ELECTRIC ADDITION", as the same is shown and designated on the plat of said subdivision, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 11, 1997 in Book 97C, Page 270.
- C. Plat entitled "LOT 14-A, BLOCK 6, TRACTION PARK AND CITY ELECTRIC ADDITION", as the same is shown and designated on the plat of said subdivision, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on December 2, 1993 in Book 93C, Page 362.
- D. Plat entitled "LOTS 16-A, 16-B, 17-A AND 17-B BLOCK 6, TRACTION PARK AND CITY ELECTRIC ADDITION", as the same is shown and designated on the plat of said subdivision, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on July 26, 1999, in Book 99C, Page 208.
- E. Plat entitled "LOTS 8A-1, 8A-2, AND 8A-3 BLOCK 6, TRACTION PARK AND CITY ELECTRIC ADDITION", as the same is shown and designated on the plat of said subdivision, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on September 4, 1992, in Book 92C, Page 194.
- F. Plat entitled "BOUNDARY SURVEY PLAT OF LOTS 8A-1, 8A-2, AND 8A-3 BLOCK 6, TRACTION PARK AND CITY ELECTRIC ADDITION AND A PORTION OF LOTS 24-39, INCLUSIVE, BLOCK 3, WESTPARK ADDITION", as the same is shown and designated on the plat of said subdivision, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on November 15, 2012, in Book 2012S, Page 76M.
- G. Plat entitled "LOTS 8A-1A, 8A-2A, BLOCK 6, TRACTION PARK AND CITY ELECTRIC ADDITION", as the same is shown and designated on the plat of said subdivision, filed for record in the office of the County Clerk of Bernalillo County, New Mexico on October 18, 1993, in Book 93C, Page 297.
- H. Title Commitment prepared for the surveyed property by Fidelity National Title Insurance Company, Commitment for Title Insurance Policy No. 0-sp000019127A and 0-sp000019127B, dated March 31, 2017.

FLOOD ZONE DETERMINATION

The subject property (as shown hereon) appears to lie within Zone "X" (areas determined to be outside 0.2% annual chance floodplain) in accordance with the National Flood Insurance Program Rate Map No. 35001C0331H, Effective Date 8-16-2012.

**PROHIBITION ON PRIVATE RESTRICTIONS
ON THE INSTALLATION OF SOLAR COLLECTORS**

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

SHEET 2 OF 3

SURV TEK

Consulting Surveyors

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