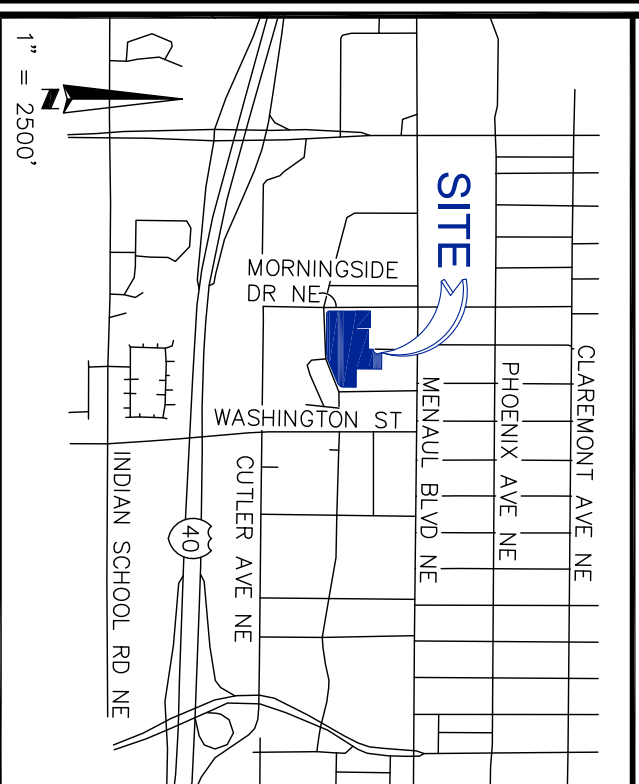


VICINITY MAP



LEGAL DESCRIPTION

LOT 1

A CERTAIN TRACT OF LAND LYING AND SITUATE WITHIN SECTION 11, T 10 N, R 3 E, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND NAIL & DISC (PLS14271) ON THE EAST RIGHT-OF-WAY LINE OF MORNINGSIDE DRIVE NE, SAID POINT BEING THE COMMON CORNER OF LOT 17, TIMOTEO CHAVEZ ADDITION (VOLUME A3, FOLIO 130) AND LOT B (VOLUME C34, FOLIO 128);

THENCE ALONG THE NORTH LINE OF SAID LOT 17, SOUTH 89 DEGREES 42 MINUTES 00 SECONDS EAST, 142.00 FEET TO A SET 5/8" IRON ROD ON THE WEST LINE OF SAID 16 FOOT ALLEY; THENCE ALONG THE WEST LINE OF SAID 16 FOOT ALLEY, SOUTH 00 DEGREES 18 MINUTES 00 SECONDS WEST, 120.00 FEET TO A SET MAGNAIL ON THE SOUTH LINE OF SAID 20 FOOT ALLEY; THENCE ALONG THE SOUTH LINE OF SAID 20 FOOT ALLEY, SOUTH 89 DEGREES 42 MINUTES 00 SECONDS EAST, 16.00 FEET TO A FOUND DRILL HOLE ON THE SOUTHEAST CORNER OF SAID 16 FOOT ALLEY; THENCE ALONG THE EAST LINE OF SAID 16 FOOT ALLEY, NORTH 00 DEGREES 18 MINUTES 00 SECONDS EAST, 104.05 FEET TO A FOUND 5/8" IRON ROD WITH CAP (LS98686); THENCE LEAVING SAID 16 FOOT ALLEY, SOUTH 89 DEGREES 42 MINUTES 00 SECONDS EAST, 172.00 FEET TO A FOUND NAIL & DISC ("CARTESIAN SURVEYING") ON THE EAST LINE OF LOT 8-A (VOLUME C7, FOLIO 168); THENCE SOUTH 89 DEGREES 42 MINUTES 00 SECONDS EAST, 19.64 FEET TO A POINT; THENCE SOUTH 89 DEGREES 18 MINUTES 00 SECONDS WEST, 3.25 FEET TO A POINT; THENCE SOUTH 89 DEGREES 42 MINUTES 00 SECONDS EAST, 152.36 FEET TO A FOUND 1/2" IRON ROD ON THE EAST LINE OF A 16 FOOT ALLEY; THENCE ALONG THE EAST LINE OF SAID 16 FOOT ALLEY, SOUTH 00 DEGREES 18 MINUTES 00 SECONDS WEST, 83.98 FEET TO A FOUND 5/8" IRON ROD WITH CAP (LS3243); THENCE ALONG THE SOUTH LINE OF SAID 16 FOOT ALLEY, SOUTH 89 DEGREES 42 MINUTES 00 SECONDS WEST, 158.00 FEET TO A FOUND 5/8" IRON ROD ON THE WESTERLY LINE OF GRACELAND DRIVE NE; THENCE ALONG THE WESTERLY LINE OF SAID GRACELAND DRIVE NE, SOUTH 00 DEGREES 18 MINUTES 00 SECONDS WEST, 113.36 FEET TO A FOUND 5/8" IRON ROD WITH CAP (LS3243), SAID POINT BEING ON THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 49.16 FEET; THENCE LEAVING THE WESTERLY LINE OF GRACELAND DRIVE NE AND ALONG THE ARC OF SAID TANGENT CURVE TO THE RIGHT, 57.21 FEET, HAVING A CENTRAL ANGLE OF 66 DEGREES 41 MINUTES 00 SECONDS, WITH A CHORD BEARING AND DISTANCE OF SOUTH 33 DEGREES 38 MINUTES 30 SECONDS WEST, 54.04 FEET TO A FOUND 1/2" IRON ROD (BENT) ON THE NORTHWESTERLY LINE OF PROSPECT AVENUE NE;

THENCE ALONG THE NORTHWESTERLY AND NORTHERLY LINES OF SAID PROSPECT AVENUE NE, THE FOLLOWING 3 COURSES:

- 1. SOUTH 66 DEGREES 59 MINUTES 00 SECONDS WEST, 211.56 FEET TO A SET 5/8" IRON ROD, SAID POINT BEING ON THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 217.33 FEET;
- 2. ALONG SAID TANGENT CURVE TO THE RIGHT, 88.44 FEET, HAVING A CENTRAL ANGLE OF 23 DEGREES 19 MINUTES 00 SECONDS, WITH A CHORD BEARING AND DISTANCE OF SOUTH 79 DEGREES 38 MINUTES 30 SECONDS WEST, 67.83 FEET TO A FOUND 1/2" IRON ROD;
- 3. NORTH 89 DEGREES 42 MINUTES 00 SECONDS WEST, 324.99 FEET TO A FOUND 5/8" IRON ROD WITH CAP (LS3243), SAID POINT BEING ON THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET.

THENCE LEAVING SAID NORTHERLY LINE OF PROSPECT AVENUE NE AND ALONG SAID TANGENT CURVE TO THE RIGHT, 39.27 FEET, HAVING A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, WITH A CHORD BEARING AND DISTANCE OF NORTH 44 DEGREES 42 MINUTES 00 SECONDS WEST, 35.36 FEET TO A SET 5/8" IRON ROD ON THE EAST LINE OF MORNINGSIDE DRIVE; THENCE ALONG THE EAST SIDE OF SAID MORNINGSIDE DRIVE, NORTH 00 DEGREES 18 MINUTES 00 SECONDS EAST, 354.99 FEET TO THE POINT OF BEGINNING.

CONTAINING WITHIN SAID BOUNDS, 205,435 SQUARE FEET (4.716 ACRES) OF LAND, MORE OR LESS.

LOT 2

A CERTAIN TRACT OF LAND LYING AND SITUATE WITHIN SECTION 11, T 10 N, R 3 E, N.M.P.M., CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND NAIL & DISC (PLS14271) ON THE WEST LINE OF A 16 FOOT ALLEY, SAID POINT BEING THE NORTHEAST CORNER OF LOT 19-A (VOLUME C7, FOLIO 168);

THENCE ALONG THE WEST LINE OF SAID 16 FOOT ALLEY, SOUTH 00 DEGREES 18 MINUTES 00 SECONDS WEST, 136.02 FEET TO A FOUND 1/2" IRON ROD; THENCE LEAVING THE WEST LINE OF SAID 16 FOOT ALLEY, NORTH 89 DEGREES 42 MINUTES 00 SECONDS WEST, 152.36 FEET TO A POINT; THENCE NORTH 00 DEGREES 18 MINUTES 00 SECONDS EAST, 3.25 FEET TO A POINT; THENCE NORTH 00 DEGREES 18 MINUTES 00 SECONDS WEST, 19.64 FEET TO A POINT ON THE EAST LINE OF LOT 8-A (VOLUME C7, FOLIO 168); THENCE ALONG THE EAST LINE OF SAID LOT 8-A, NORTH 00 DEGREES 18 MINUTES 00 SECONDS EAST, 16.82 FEET TO A FOUND NAIL & DISC ("CARTESIAN SURVEYING"); THENCE CONTINUING ALONG THE EAST LINE OF SAID LOT 8-A AND ALONG THE EAST LINE OF LOT 7-A (VOLUME C7, FOLIO 168), NORTH 00 DEGREES 18 MINUTES 00 SECONDS EAST, 41.31 FEET TO A FOUND NAIL & DISC ("CARTESIAN SURVEYING"), SAID POINT BEING ON THE RIGHT-OF-WAY LINE OF SIERRA DRIVE NE AND BEING ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 40 FEET;

THENCE ALONG THE RIGHT-OF-WAY LINE OF SAID SIERRA DRIVE NE, THE FOLLOWING TWO COURSES:

- 1. ALONG SAID NON-TANGENT CURVE TO THE LEFT, 85.31 FEET, HAVING A CENTRAL ANGLE OF 122 DEGREES 12 MINUTES 15 SECONDS, WITH A CHORD BEARING AND DISTANCE OF NORTH 29 DEGREES 11 MINUTES 52 SECONDS EAST, 70.04 FEET A FOUND 5/8" IRON ROD AND A POINT ON A REVERSE CURVE, HAVING A RADIUS OF 25.00 FEET;
- 2. ALONG THE ARC OF SAID REVERSE CURVE, 14.05 FEET, HAVING A CENTRAL ANGLE OF 33 DEGREES 12 MINUTES 15 SECONDS, WITH A CHORD BEARING AND DISTANCE OF NORTH 15 DEGREES 48 MINUTES 8 SECONDS, 13.87 FEET TO A FOUND 5/8" IRON ROD WITH CAP (ILLEGIBLE);

THENCE LEAVING THE RIGHT-OF-WAY LINE OF SAID SIERRA DRIVE NE AND ALONG THE NORTH LINE OF LOT 19-A (VOLUME C7, FOLIO 168), SOUTH 89 DEGREES 42 MINUTES 00 SECONDS EAST, 142.00 FEET TO THE POINT OF BEGINNING.

CONTAINING WITHIN SAID BOUNDS, 20,484 SQUARE FEET (0.479 ACRES) OF LAND, MORE OR LESS.

GENERAL NOTES

- 1. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE TRACTS DESCRIBED IN DOCUMENT NO. 85-1507A & DOCUMENT NO. 1995026764 AND SUBDIVIDED INTO 2 NEW LOTS.
- 2. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF PROSPECT AVENUE NE, BEING N89°42'00"W PER VOLUME C7, PAGE 168.

FREE CONSENT

THE REPLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, EXISTING PUBLIC UTILITIES EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND UTILITIES COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND AND WERE SHOWN OR INDICATED, AND INCLUDING THE RIGHT OF INGRESS AND EGRESS FOR CONSTRUCTION AND MAINTENANCE, AND THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS, SAID OWNERS DO HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED, SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFENSIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

UNITED STATES POSTAL SERVICE

DATE

EDWARD ANLUN JR & PAULA DALSANITO

DATE

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2019 BY

BY _____ NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

REPLAT OF
LOTS 17A, 18A & 19A IN BLOCK 11,
& TRACT F OF LOT 8A IN BLOCK 13
TIMOTEO CHAVEZ ADDITION
NOW COMPROMISING OF
LOTS 1, 2 & 3
IN THE CITY OF
ALBUQUERQUE, NEW MEXICO
SECTION 11, TOWNSHIP 10 NORTH, RANGE 3 EAST N.M.P.M.
OCTOBER 2019

PROJECT NO. _____
APPLICATION NO. _____

CITY APPROVALS

CITY SURVEYOR	DATE
TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT	DATE
A.B.C.W.U.A.	DATE
PARKS AND RECREATION DEPARTMENT	DATE
AMAFCA	DATE
CITY ENGINEER	DATE
DBG CHAIRPERSON, PLANNING DEPARTMENT	DATE
CODE ENFORCEMENT	DATE

SURVEYOR'S CERTIFICATE

I, KEVIN BLAKE, A REGISTERED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO HEREBY CERTIFY THAT THE PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MEETING THE MINIMUM REQUIREMENTS FOR MOUNDIFICATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS AS ADOPTED BY THE N.M. BOARD OF LICENSE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS NOTED AT THIS SURVEY.

DATE: _____
KEVIN BLAKE
NEW MEXICO PROFESSIONAL SURVEYOR NO. 19639

© 2019, AMERICAN SURVEYING & MAPPING, INC. ALL RIGHTS RESERVED. REPRODUCTION OR COPYING OF THIS DOCUMENT MAY BE A VIOLATION OF COPYRIGHT LAW UNLESS PERMISSION OF THE AUTHOR AND/OR COPYRIGHT HOLDER IS OBTAINED.