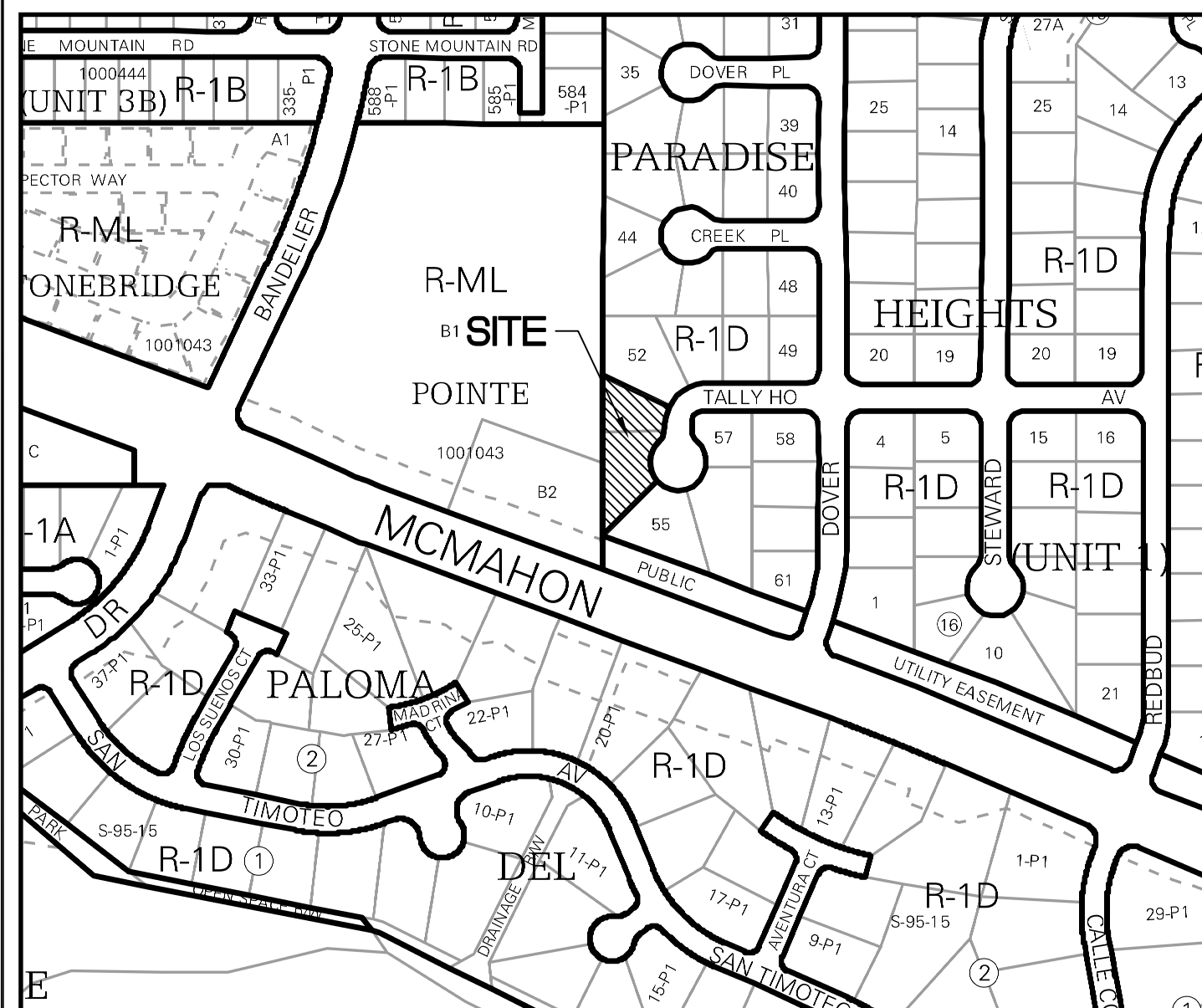




Vicinity Map - Zone Atlas A-12-Z

Documents

1. TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE, HAVING FILE NO. 1201573 AND AN EFFECTIVE DATE OF MAY 2, 2012.
2. PLAT OF RECORD FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 13, 1966 IN BOOK D3, PAGES 154-155.
3. SOLE AND SEPARATE PROPERTY AGREEMENT AND CONVEYANCE FOR LOT 53 FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 15, 2017 AS DOCUMENT NO. 2017045899.
4. WARRANTY DEED FOR LOT 54 FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON JUNE 28, 2017, AS DOCUMENT NO. 2017062741.

Legal Description

LOT NUMBERED FIFTY-FOUR (54) IN BLOCK NUMBERED EIGHTEEN (18) OF PARADISE HEIGHTS UNIT 1, TOWN OF ALAMEDA GRANT, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON OF SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 13, 1966, IN PLAT BOOK D3, FOLIO 154-155.

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	34.22' (37.79')	75.00' (75.00')	26°08'26"	33.92'	S 13°07'29" W
C2	21.03' (21.03')	25.00' (25.00')	48°11'23"	20.41'	S 24°08'58" W
C3	23.88'	50.00' (50.00')	27°21'44"	23.65'	S 34°33'47" W
C4	56.83'	50.00' (50.00')	65°07'28"	53.82'	S 11°40'48" E
C5	107.96' (52.82'+54.49')	50.00' (50.00')	123°42'31"	88.18'	N 73°54'12" E
C6	80.71' (81.66')	50.00' (50.00')	92°29'12"	72.23'	S 02°00'04" W

Line Table		
Line #	Direction	Length (ft)
L1	S 00°03'17" W (S 00°02' W)	8.87' (9.10')
L2	N 39°58'21" E	13.54'
L3	S 66°55'46" W	37.92'
L4	N 51°30'51" W	10.01'

Indexing Information

Projected Section 1, Township 11 North, Range 2 East,
N.M.P.M. Alameda Grant
Subdivision: Paradise Heights Unit 1
Owner: Dominic Rodriguez
UPC #: 101206627022110110 (Lot 53)
101206626821010109 (Lot 54)

Purpose of Plat

1. SUBDIVIDE AS SHOWN HEREON.

Sketch Plat for Lots 53-A and 54-A, Block 18 Paradise Heights, Unit I Being Comprised of Lots 53 and 54, Block 18 Paradise Heights, Unit I City of Albuquerque Bernalillo County, New Mexico June 2020

Legend

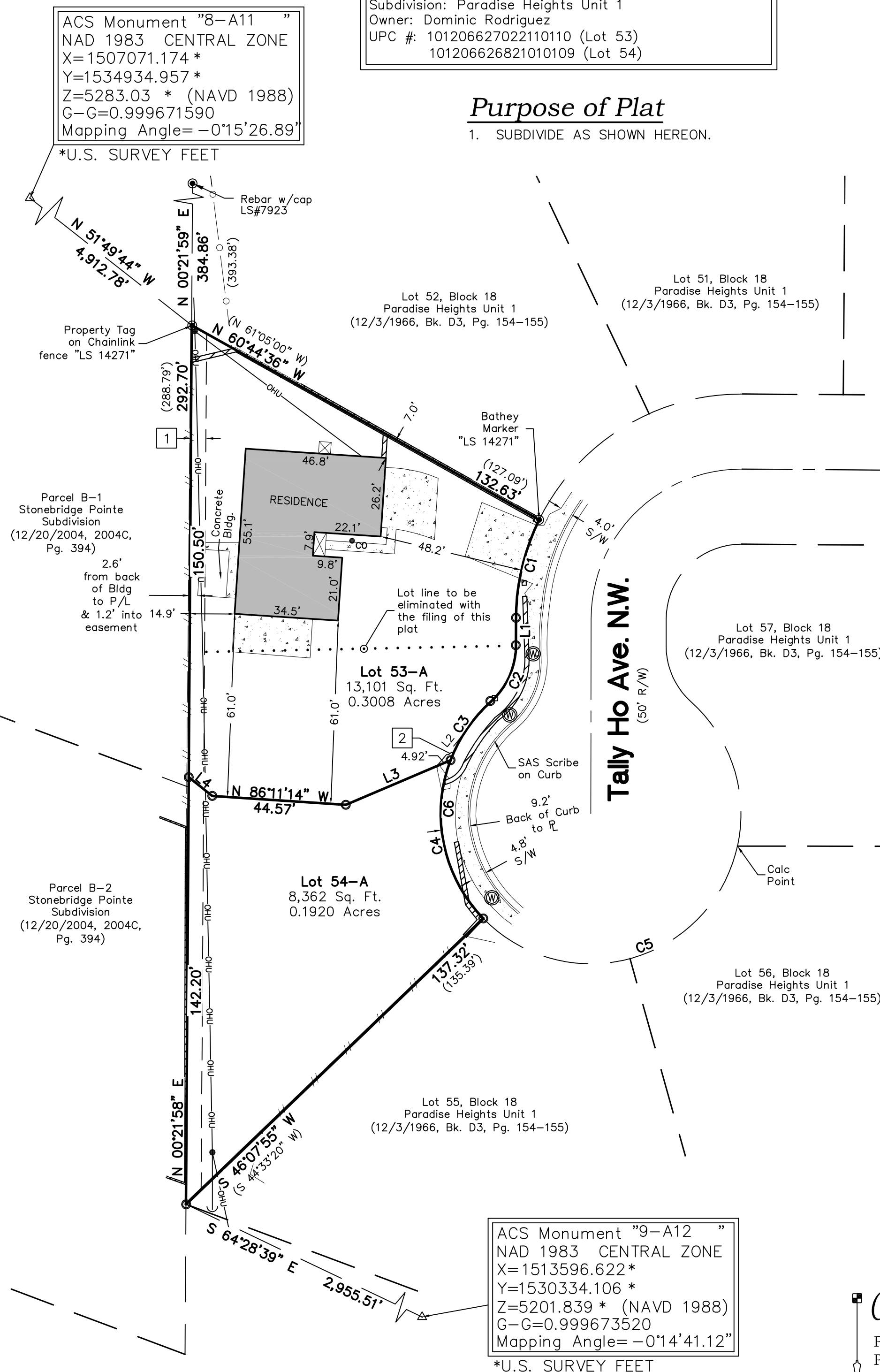
N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/13/1966, BK. D3, PG. 154-155)
●	FOUND MONUMENT AS INDICATED
○	SET BATHEY MARKER "LS 14271" UNLESS OTHERWISE NOTED
▢	COVERED AREA
▤	CONCRETE
▨	BLOCK WALL
—//—	WOOD FENCE
—○—	CHAINLINK FENCE
⊙	WATER METER
∞	SAS CLEANOUT

Easement Notes

- 1 EXISTING 5' P.U.E. (12/13/1966, BK. D3, PG. 155)
- 2 PRIVATE SEWER AND WATER SERVICE EASEMENT BENEFITING THE OWNER OF LOT 54-A, TO BE MAINTAINED BY THE SAME GRANTED WITH THE FILING OF THIS PLAT.

Notes

1. FIELD SURVEY PERFORMED IN AUGUST 2015.
2. ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS
5. PROPERTY SUBJECT TO RESTRICTIONS/COVENANTS IN DOCUMENT FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE IN BOOK D819, PAGE 737 AND BOOK MISC. 58, PAGE 855.



CSI-CARTESIAN SURVEYS INC.

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wplotnerjr@gmail.com

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