

Vicinity Map - Zone Atlas K-18-Z

**Measured Legal Description**

LOTS NUMBERED ONE (1) THRU TWELVE (12), BLOCK NUMBERED ONE (1) OF THE REPLAT OF TIJERAS PARK ADDITION AS THE SAME IS SHOWN AND DESIGNATED ON SAID PLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 9, 1949, IN BOOK C, PAGE 158, LESS THAN AND EXCEPTING THAT PORTION REFERRED TO AS PARCEL 5-2 AND AS SHOWN AND DESIGNATED ON THE RIGHT OF WAY MAP FOR SAN MATEO, DATED MAY 1, 1969 AND HAVING PROJECT NO. "U-034-1(8)" (FORMERLY KNOWN AS PROJECT NO. "F-034-1(5)").

TOGETHER WITH

THE SOUTHERLY SEVEN TENTHS OF ONE FOOT (0.7') OF VACATED ROMA AVENUE NE, WITH ORDINANCE NUMBER "VO-1-1969", LYING ALONG THE NORTHERLY LOT LINE OF SAID LOT NUMBERED TWELVE (12), BLOCK NUMBERED ONE (2) OF THE REPLAT OF TIJERAS PARK ADDITION.

ALL PORTIONS BEING MORE PARTICULARLY DESCRIBED TOGETHER BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 1, AND LYING ON THE NORTHERLY RIGHT OF WAY OF SAN JUAN ROAD NE, BEING MARKED BY A PK NAIL WITH TAG "LS 18374" AND WHENCE A TIE TO ACS MONUMENT "6-K18A", BEARS S 25°24'27" W, A DISTANCE OF 2,733.00 FEET;

THENCE, FROM SAID POINT OF BEGINNING, COINCIDING WITH SAID NORTHERLY RIGHT OF WAY, N 89°45'39" W, A DISTANCE OF 46.76 FEET TO A POINT OF CURVATURE, BEING MARKED BY A PK NAIL WITH TAG "LS 18374";

THENCE, COINCIDING SAID RIGHT OF WAY AS IT TRANSITIONS FROM SAN JUAN ROAD NE TO SAN MATEO BLVD NE, 23.34 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 17.34 FEET, A DELTA OF 77°34'07", AND A CHORD BEARING N 51°01'13" W, A DISTANCE OF 21.60 FEET TO A POINT OF TANGENCY, LYING ON THE WESTERLY RIGHT OF WAY OF SAN MATEO BOULEVARD NE, BEING MARKED BY A PK NAIL WITH TAG "LS 18374";

THENCE, COINCIDING WITH SAID EASTERLY RIGHT OF WAY, THE FOLLOWING TWO COURSES:

N 12°16'47" W, A DISTANCE OF 28.11 TO AN ANGLE POINT, BEING MARKED BY A CHISELED "X";

N 00°19'38" E, A DISTANCE OF 259.57 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL, BEING MARKED BY A CHISELED "X";

THENCE, LEAVING SAID RIGHT OF WAY, S 89°44'44" E, A DISTANCE OF 71.15 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL, LYING ON THE SOUTHWESTERLY RIGHT OF WAY OF ROMA AVENUE NE, BEING MARKED BY A PK NAIL WITH TAG "LS 11463" ON TOP OF WALL;

THENCE, LEAVING SAID RIGHT OF WAY, S 00°35'28" W, A DISTANCE OF 300.51 FEET TO THE POINT OF BEGINNING, CONTAINING 0.4809 ACRES (20,947 SQ. FT.), MORE OR LESS.

THE PARCEL DESCRIBED HEREON IS THE SAME AS SHOWN ON THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE, HAVING FILE NO. 2075231-AL01 AND AN EFFECTIVE DATE OF DECEMBER 31, 2015.

**Indexing Information**

Section 24, Township 10 North, Range 3 East, N.M.P.M.  
 Subdivision: Tijeras Park Addition  
 Owner: Sichler Farms LLC  
 UPC #: 101805701246224301

**Record Legal Description**

THAT PART OF LOTS 1 THRU 12 INCLUSIVE, BLOCK 1 OF THE REPLAT OF TIJERAS PARK ADDITION TO THE CITY OF ALBUQUERQUE, AS OUTLINED ON A PLAT FILED IN BOOK C, PAGE 158, ON AUGUST 9, 1949, IN THE OFFICE OF THE COUNTY CLERK AND RECORDER, COUNTY BERNALILLO, STATE OF NEW MEXICO, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT WHERE THE EASTERLY RIGHT OF MY LINE OF MP F C34-1 (5) ON SAN MATEO BOULEVARD, INTERSECTS THE SOUTHERLY LINE OF LOT 1 AND NORTHERLY RIGHT OF WAY LINE OF SAN JUAN ROAD, SAID POINT BEING S. 89° 45' 33" E., A DISTANCE OF 70.64 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT 1; THE COORDINATES FOR THE POINT OF BEGINNING WHEN REFERRED TO THE NEW MEXICO STATE PLANE COORDINATES SYSTEM, CENTRAL ZONE, ARE: N. 1,486,360.99, E., 399,670.65;  
 THENCE NORTHERLY ALONG THE EASTERLY RIGHT OF WAY LINE OF NMP F-034-1 (5) 1 ON SAN MATEO BOULEVARD, A CURVE TO THE RIGHT HAVING A DELTA OF 77° 11' 00"; A RADIUS OF 17.24 FEET, AN ARC DISTANCE OF 23.22 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N. 12° 34' 33" W., ALONG THE SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 28.13 FEET TO A POINT; THENCE N. 00° 15' 47" E., ALONG THE SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 259.16 FEET TO THE NORTHERLY LINE OF LOT 12 AND THE SOUTHERLY RIGHT OF WAY LINE OF ROMA AVENUE; THENCE S. 89° 45' 33" E., ALONG THE NORTHERLY LINE OF LOT 12 AND THE SOUTHERLY RIGHT OF WAY LINE OF ROMA AVENUE, A DISTANCE OF 69.81 FEET TO THE NORTHEASTERLY CORNER OF LOT 12; THENCE S. 00° 14' 27" W., ALONG THE EASTERLY LINE OF LOTS 12 THRU 1, A DISTANCE OF 300.0 FEET TO THE SOUTHEASTERLY CORNER OF LOT 1;  
 THENCE N. 89° 45' 33" N., ALONG THE SOUTHERLY LINE OF LOT 1, AND THE NORTHERLY RIGHT OF WAY LINE OF SAN JUAN ROAD, A DISTANCE OF 46.86 FEET TO THE POINT OF BEGINNING.

AND

A CERTAIN PARCEL OF LAND BEING IDENTIFIED AS THE SOUTHERLY SEVEN TENTHS OF ONE FOOT (0.7') OF VACATED ROMA AVENUE N.E. LYING IMMEDIATELY NORTH OF AND ADJACENT TO AN EASTERLY PORTION OF LOT TWELVE (12), BLOCK ONE (1), OF THE REPLAT OF TIJERAS PARK ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID REPLAT, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 9, 1949; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED AND COMMON NORTHEAST CORNER OF SAID LOT 12, BLOCK 1 OF SAID TIJERAS PARK ADDITION, AND RUNNING THENCE, N. 89° 45' 33" W., 69.81 FEET DISTANCE TO THE SOUTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED, BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF NMP F-034-1 (5) ON SAN MATEO BLVD. N.E.; THENCE, N. 00° 15' 47" E., 0.7 FOOT DISTANCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF SAN MATEO BLVD. N.E., TO THE NORTHWEST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE, S. 89° 45' 33" E., 69.81 FEET DISTANCE TO THE NORTHEAST CORNER OF THE PARCEL HEREIN DESCRIBED; THENCE, S. 00° 14' 27" W., 0.7 FOOT DISTANCE TO THE PLACE OF BEGINNING.

**Exceptions 10-13**

- 10 RESERVATIONS CONTAINED IN PATENT FROM UNITED STATES OF AMERICA RECORDED IN BOOK 33, PAGE 387, RECORDS OF BERNALILLO COUNTY, NEW MEXICO.  
**AFFECTS SUBJECT PROPERTY-BLANKET IN NATURE**
- 11 RIGHTS OF TENANT(S) IN THE LAND, IF ANY, AND RIGHTS OF ALL PARTIES CLAIMING BY, THROUGH OR UNDER SAID TENANT(S).  
**NOT SURVEY RELATED**
- 12 RIGHTS OF EASEMENT, IF ANY, RELATING TO THE OVERHEAD UTILITY LINES, AS SHOWN ON THE SURVEY BY WILL W. PLOTNER, JR., NMPS NO. 14271, DATED DECEMBER 15, 2015.  
**AFFECTS SUBJECT PROPERTY-EASEMENT GRANTED BY THE PLAT OF RECORD (8/9/1949, C-158) AND SHOWN HEREON AS [1]**
- 13 MORTGAGE EXECUTED BY SICHLER FARMS, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, TO CENTURY BANK, DATED DECEMBER 30, 2015, FILED DECEMBER 31, 2015, AT 3:47 PM, AS DOCUMENT NO. 2015113488, IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, SECURING THE SUM OF \$248,000.00.  
**NOT SURVEY RELATED**

**Flood Notes**

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0354H, DATED AUGUST 16, 2012.

**Boundary Survey,  
 ALTA/NSPS Land Title Survey  
 and  
 Topographic Map**

for  
**Remaining Portions of Lots 1 thru 12,  
 Block 1, Tijeras Park Addition and  
 A Portion of Vacated  
 Roma Avenue NE Right of Way**

City of Albuquerque  
 Bernalillo County, New Mexico  
 September 2022

**Surveyor's Certificate for Topographic Map**

I, BRIAN J. MARTINEZ, A NEW MEXICO REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THE TOPOGRAPHIC MAP SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Brian J. Martinez* 9/8/22  
 Brian J. Martinez Date  
 N.M.R.P.S. No. 18374



**Surveyor's Certificate for ALTA Survey**

To: Sichler Farms, LLC, a NM limited liability company, First American Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-4 and 7(a) of Table A thereof. The Field Work was completed on September 7, 2022.

*Brian J. Martinez* 9/8/22  
 Brian J. Martinez Date  
 N.M.R.P.S. No. 18374



Revisions: 9/8/2022 - Original

**Surveyor's Certificate for Boundary Survey**

I, BRIAN J. MARTINEZ, NEW MEXICO PROFESSIONAL SURVEYOR NO. 18374, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT 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. 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 PLAT OF AN EXISTING TRACT OR TRACTS.

*Brian J. Martinez* 9/8/22  
 BRIAN J. MARTINEZ DATE  
 N.M.R.P.S. NO. 18374



**CSI-CARTESIAN SURVEYS INC.**

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

# Boundary Survey, ALTA/NSPS Land Title Survey and Topographic Map

## for Remaining Portions of Lots 1 thru 12, Block 1, Tijeras Park Addition and A Portion of Vacated Roma Avenue NE Right of Way City of Albuquerque Bernalillo County, New Mexico September 2022

### Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (8/9/1949, C-158)
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER RIGHT OF WAY MAP, PROJ. NO. "U-034-1(8)", DATED MAY 1, 1969
⊙	FOUND MONUMENT AS INDICATED
○	SET PK NAIL WITH TAG "LS 18374" UNLESS OTHERWISE NOTED
⊠	COVERED AREA
▤	CONCRETE
▨	BLOCK WALL
○—○	CHAINLINK FENCE
⊠	BOLLARD
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
↔	ANCHOR
⊠	PULL BOX
☆	LIGHT POLE
⊙	ELECTRIC METER
⊠	ELECTRIC CABINET
⊙	WATER METER
⊙	FIRE HYDRANT
⊙	SANITARY SEWER MANHOLE
•∞	SAS CLEANOUT
⊙	STORM DRAIN MANHOLE
⊠	STORM DRAIN INLET
↔	SIGN
↔↔	CURB CUT/INDICATION OF ACCESS TO ROADWAY
—G—	UNDERGROUND GAS UTILITY LINE
—W—	UNDERGROUND WATER UTILITY LINE
—SAS—	UNDERGROUND SANITARY SEWER LINE
—T—	UNDERGROUND TELEPHONE UTILITY LINE
—SD—	UNDERGROUND STORM DRAIN UTILITY LINE
—E—	UNDERGROUND ELECTRIC UTILITY LINE

### Easement Notes

- 12 1 EXISTING EASEMENT FOR PUBLIC UTILITIES, MEASURING 3 FEET AT GROUND LEVEL AND 5 FEET AT 20 FEET ABOVE GROUND LEVEL. SHOWN HEREON AS A 5 FOOT EASEMENT FOR THE OVERHEAD LINES (8/9/1949, C-158)

### Documents

- TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE, HAVING FILE NO. 2075231-AL01 AND AN EFFECTIVE DATE OF DECEMBER 31, 2015.
- PLAT OF RECORD FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 9, 1949, IN BOOK C, PAGE 158.
- WARRANTY DEED FOR SUBJECT PROPERTY FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 31, 2015, AS DOC. NO. 2015113487, AND REFILED APRIL 18, 2016, AS DOC. NO. 2016035245.
- NEW MEXICO STATE HIGHWAY COMMISSION RIGHT OF WAY MAP FOR SAN MATEO BOULEVARD NE, HAVING NEW MEXICO PROJECT NO. "U-034-1(8)" (FORMERLY PROJECT NO. "F-034-1(5)"), DATED MAY 1, 1969.
- WARRANTY DEED FOR PARCEL "5-2-EL" FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON DECEMBER 4, 1970, IN BOOK D 886, PG. 95-96, DOC. NO. 3590.

### Notes

- FIELD SURVEY PERFORMED IN AUGUST AND SEPTEMBER 2022.
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- WITH REGARD TO UNDERGROUND UTILITY LOCATIONS, SOURCE INFORMATION FROM PLANS AND MARKINGS WERE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, WHICH MAY AFFECT THIS SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. INVERT DATA SHOWN WITH A ± SHOULD BE CONSIDERED TAKEN FROM AS-BUILTS. (NM811 TICKET NO. 22AG090815)
- THE COORDINATES SHOWN HEREON REFERENCE MODIFIED NEW MEXICO STATE PLANE COORDINATES (NAD 83-GROUND-CENTRAL ZONE), USING A GROUND TO GRID FACTOR OF 0.999660414, WITH AN ORIGIN OF (0,0).

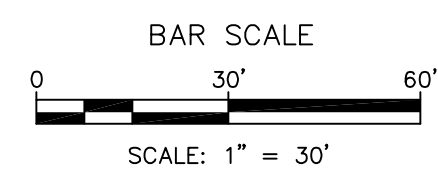
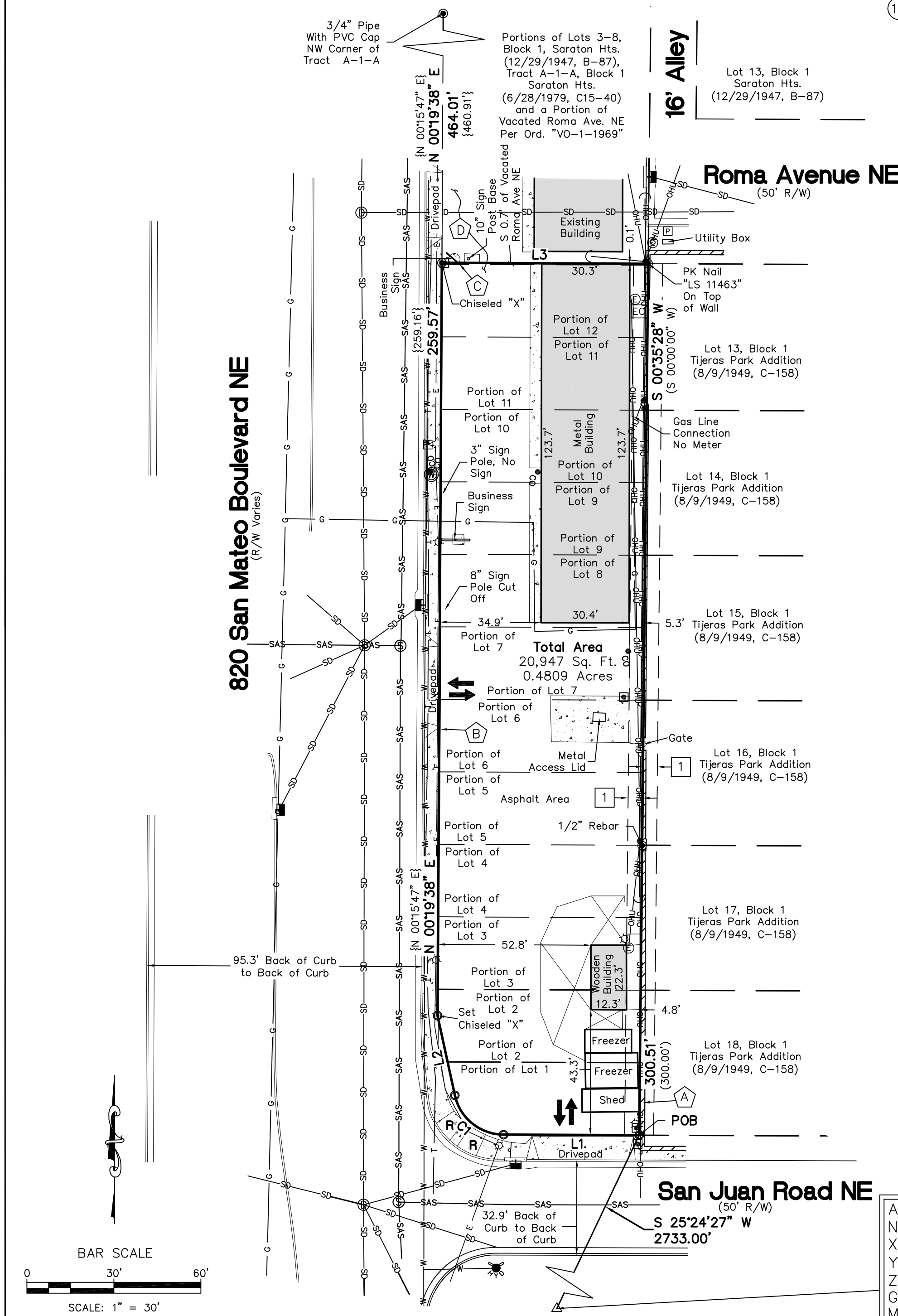
### Surveyor's Observations

- A WALL INTO ADJOINER PROPERTY BY AS MUCH AS 1.22 FEET, OWNERSHIP APPEARS TO BE THE OWNERS OF LOTS 16, 17 AND 18.
- B SIDEWALK INTO SUBJECT PROPERTY BY AS MUCH AS 0.41 FEET.
- C BUSINESS SIGN FOR ADJOINER PROPERTY INTO SUBJECT PROPERTY BY AS MUCH AS 0.40 FEET.
- D APPARENT SHARED ACCESS BETWEEN THE NORTH ADJOINER AND THE SUBJECT PROPERTY. NO BARRIERS OBSERVED BETWEEN THE TWO PROPERTIES.

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	23.34' {23.22'}	17.24' {17.24'}	77°34'07"	21.60'	N 51°01'13" W

Line #	Direction	Length (ft)
L1	N 89°45'39" W (N 90°00'00" W) {N 89°45'33" W}	46.76' {46.86'}
L2	N 12°16'47" W {N 12°34'33" W}	28.11' {28.13'}
L3	S 89°44'44" E (S 90°00'00" E) {S 89°45'33" E}	71.15' {69.81'}

ACS Monument "6-K18A"  
NAD 1983 CENTRAL ZONE  
X=1538790.908  
Y=1483955.175  
Z=5249.996 (NAVD 1988)  
G-G=0.999664599  
Mapping Angle=-0°11'42.76"



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