

Location Map  
Zone Atlas Map No. K-20-Z

**Subdivision Data:**

GROSS SUBDIVISION ACREAGE: 1.7288 ACRES±  
 ZONE ATLAS INDEX NO: K-20-Z  
 NO. OF TRACTS CREATED: 0  
 NO. OF LOTS CREATED: 1  
 MILES OF FULL-WIDTH STREETS CREATED: 0

**Notes:**

1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.

**Purpose of Plat**

THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE EXISTING TWO (2) LOTS AND THE VACATED ALLEY INTO ONE (1) NEW LOT.

**Public Utility Easements**

PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED FOR THE COMMON JOINT USE OF:  
 A. PUBLIC SERVICE COMPANY OF NEW MEXICO ("PNM"), A NEW MEXICO CORPORATION, (PNM ELECTRIC) FOR INSTALLATION, MAINTENANCE AND SERVICE OF OVERHEAD AND UNDERGROUND ELECTRICAL LINES, TRANSFORMERS, AND OTHER EQUIPMENT AND RELATED FACILITIES REASONABLY NECESSARY TO PROVIDE ELECTRICAL SERVICES.  
 B. NEW MEXICO GAS COMPANY FOR INSTALLATION, MAINTENANCE, AND SERVICE OF NATURAL GAS LINES, VALVES AND OTHER EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE NATURAL GAS SERVICES.  
 C. QWEST CORPORATION D/B/A CENTURYLINK QC FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE COMMUNICATION SERVICES.  
 D. CABLE TV FOR THE INSTALLATION, MAINTENANCE, AND SERVICE OF SUCH LINES, CABLE, AND OTHER RELATED EQUIPMENT AND FACILITIES REASONABLY NECESSARY TO PROVIDE CABLE SERVICES.

INCLUDED IS THE RIGHT TO BUILD, REBUILD, CONSTRUCT, RECONSTRUCT, LOCATE, RELOCATE WITHIN THE EASEMENT CHANGE, REMOVE, REPLACE, MODIFY, RENEW, OPERATE AND MAINTAIN FACILITIES FOR PURPOSES DESCRIBED ABOVE, TOGETHER WITH FREE ACCESS TO, FROM AND OVER SAID EASEMENTS, WITH THE RIGHT AND PRIVILEGE OF GOING UPON, OVER AND ACROSS ADJOINING LANDS OF GRANTOR FOR THE PURPOSES SET FORTH HEREIN AND WITH THE RIGHT TO UTILIZE THE RIGHT OF WAY AND EASEMENT TO EXTEND SERVICES TO CUSTOMERS OF GRANTEE, INCLUDING SUFFICIENT WORKING AREA SPACE FOR ELECTRIC TRANSFORMERS, WITH THE RIGHT AND PRIVILEGE TO TRIM AND REMOVE TREES, SHRUBS OR BUSHES WHICH INTERFERE WITH THE PURPOSES SET FORTH HEREIN. NO BUILDING, SIGN, POOL (ABOVEGROUND OR SUBSURFACE), HOT TUB, CONCRETE OR WOOD POOL DECKING, OR OTHER STRUCTURE SHALL BE ERRECTED OR CONSTRUCTED ON SAID EASEMENTS, NOR SHALL WELL BE DRILLED OR OPERATED THEREON. PROPERTY OWNERS SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY VIOLATIONS OF NATIONAL ELECTRICAL SAFETY CODE BY CONSTRUCTION OF POOLS, DECKING, OR ANY STRUCTURES ADJACENT TO OR NEAR EASEMENTS SHOWN ON PLAT.

EASEMENTS FOR ELECTRIC TRANSFORMER/SWITCHGEARS, AS INSTALLED, SHALL EXTEND TEN (10) FEET IN FRONT OF TRANSFORMER/SWITCHGEAR DOORS AND FIVE (5) FEET ON EACH SIDE.

**Disclaimer**

IN APPROVING THIS PLAT, PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM), QWEST CORPORATION D/B/A CENTURYLINK QC AND NEW MEXICO GAS COMPANY (NMGCO) DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM, QWEST CORPORATION D/B/A CENTURYLINK QC AND NMGCO DO NOT WAIVE OR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT OR OTHER DOCUMENT AND WHICH ARE NOT SHOWN SPECIFICALLY DESCRIBED AND ON THIS PLAT.

APPROVED ON THE CONDITION THAT ALL RIGHTS OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT IN EASEMENTS, RIGHTS OF WAY, ASSESSMENTS AND LIENS, ARE FULLY RESERVED TO SAID DISTRICT, AND THAT IF PROVISION FOR IRRIGATION SOURCE AND EASEMENTS ARE NOT PROVIDED FOR BY THE SUBDIVIDER FOR THE SUBDIVISION, ADDITION, OR PLAT, SAID DISTRICT IS ABSOLVED OF ALL OBLIGATIONS TO FURNISH IRRIGATION WATERS AND SERVICES TO ANY PORTIONS THEREOF, OTHER THAN FROM EXISTING TURNOUTS.

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK				PROJECT INFORMATION					
STATE PLANE ZONE: <b>NM-C</b>		GRID /G/ROUND COORDINATES: <b>GRID</b>		GEIOD: <b>ABQ GEIOD</b>		LAND GRANT <b>N/A</b>		PROPERTY OWNER <b>DEAN POLLMAN FAMILY REVOCABLE LIVING TRUST</b>				CREW/TECH: <b>MC</b>	DATE OF SURVEY <b>03/02-04/25/2022</b>				
HORIZONTAL DATUM: <b>NAD83</b>		VERTICAL DATUM: <b>NAVD88</b>		ROTATION ANGLE: <b>0° 00' 00.00"</b>		MATCHES DRAWING UNITS: <b>YES</b>		SECTION <b>20 &amp; 29</b>		TOWNSHIP <b>10 NORTH</b>		RANGE <b>4 EAST</b>		MERIDIAN <b>NMPPM</b>			
CONTROL USED: <b>ALBUQUERQUE GEODETIC REFERENCE SYSTEM</b>				BASE POINT FOR SCALING AND/OR ROTATION: <b>N = 0 E = 0</b>				SUBDIVISION NAME <b>BUENA VENTURA</b>				DRAWN BY: <b>JK</b>		CHECKED BY: <b>LM</b>			
COMBINED SCALE FACTOR: <b>GRID TO GROUND: 1.000349673 GROUND TO GRID: 0.999650449</b>				DISTANCE ANNOTATION: <b>GROUND GRID</b>				CITY <b>ALBUQUERQUE</b>		COUNTY <b>BERNALILLO</b>		STATE <b>NM</b>		UPC <b>102005652052511902 102005751801040804</b>		ADDRESS <b>107 &amp; 113 EUBANK BOULEVARD, N.E.</b>	
								OFFICIAL STAMP <b>JANET MABEL MCCASLIN NOTARY PUBLIC - OREGON COMMISSION NO. 1016673 MY COMMISSION EXPIRES SEPTEMBER 06, 2025</b>						PSI JOB NO. <b>228063P</b>		SHEET NUMBER <b>1 OF 3</b>	

RECORDING STAMP

**Legal Description**

A TRACT OF LAND LYING AND SITUATE WITHIN SECTIONS 20 AND 29, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF THE REMAINING PORTION OF LOT H, BLOCK 8, BUENA VENTURA, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 11, 1941, IN BOOK C1, PAGE 8, TOGETHER WITH LOT G-1, BLOCK 8, BUENA VENTURA, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 10, 1991, IN BOOK 91C, PAGE 196, TOGETHER WITH A PORTION OF A VACATED ALLEY CONVEYED TO THE CITY OF ALBUQUERQUE AS DESIGNATED IN QUITCLAIM DEED FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY ON NOVEMBER 03, 1954, IN BOOK D295 PAGE 434, NOW COMPRISING OF LOT G-1-A, BLOCK 8, BUENA VENTURA.

**Solar Note:**

NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERRECTED ON THE LOTS OF PARCELS WITHIN THE AREA OF THIS PLAT.

**Flood Note**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 35001C0358H, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2012 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON LOT G-1 AND REMAINING PORTION OF LOT H, BLOCK 8, BUENA VENTURA (UPC'S: 102005652052511902 AND 102005751801040804).

BERNALILLO COUNTY TREASURER'S OFFICE:

**Free Consent and Dedication**

THE CONSOLIDATION PLAT SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. EXISTING PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUITS, AND PIPES FOR UNDERGROUND UTILITIES WHERE 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 OWNER DOES HEREBY CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

SAID OWNER DOES HEREBY GRANT ALL EASEMENTS AS SHOWN HEREON WITH LISTED BENEFICIARIES AND STIPULATIONS.

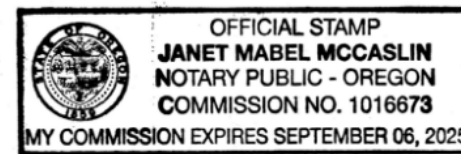
NAME: Dean W Pollman DATE: \_\_\_\_\_  
 TITLE: Trustee  
 DEAN POLLMAN FAMILY REVOCABLE LIVING TRUST

**Acknowledgment**

STATE OF Oregon  
 COUNTY OF Washington }SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF March, 2023 BY Dean W Pollman DEAN POLLMAN FAMILY REVOCABLE LIVING TRUST

BY Janet M McCaslin MY COMMISSION EXPIRES: 09/06/2025  
 NOTARY PUBLIC



Plat of  
 Lot G-1-A, Block 8  
**Buena Ventura**  
 Sections 20 and 29, Township 10 North, Range 4 East, N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico  
 March 2023

Project No. PR-2023-008614  
 Application No. SD-2023-00097

**Utility Approvals**

[Signature] 03/30/2023  
 PNM DATE  
[Signature] 3/7/2023  
 NEW MEXICO GAS COMPANY DATE  
[Signature]  
 CENTURYLINK DATE  
[Signature] 03/07/2023  
 Wike Montoya DATE  
 COMCAST DATE

**City Approvals**

Loren N. Risenhoover P.S. 4/24/2023  
 CITY SURVEYOR DATE  
 TRAFFIC ENGINEERING, TRANSPORTATION DEPARTMENT DATE  
 A.B.C.W.U.A. DATE  
 PARKS AND RECREATION DEPARTMENT DATE  
[Signature] 3/27/2023  
 AMALCA DATE  
 CITY ENGINEER DATE  
 PLANNING DEPARTMENT DATE  
 CODE ENFORCEMENT DATE  
 HYDROLOGY DATE  
 REAL PROPERTY DIVISION DATE

**Surveyor's Certificate**

I, LARRY W. MEDRANO, A LICENSED NEW MEXICO PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS REPLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL ON THE GROUND SURVEY, AND THAT I AM RESPONSIBLE FOR THIS SURVEY. THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE COUNTY OF BERNALILLO SUBDIVISION ORDINANCE AND THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THEIR CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED BY THIS SURVEY.

[Signature] 03/27/2023  
 LARRY W. MEDRANO  
 N.M.P.S. No. 11993  
 SIGNATURE IS INVALID WITHOUT BLACK OR BLUE INK



OFFICE LOCATION:  
 9200 San Mateo Boulevard, NE  
 Albuquerque, NM 87113  
 505.856.5700 PHONE  
 505.856.7900 FAX

**Legal Description**

A TRACT OF LAND LYING AND SITUATE WITHIN SECTIONS 20 AND 29, TOWNSHIP 10 NORTH, RANGE 4 EAST, N.M.P.M. CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF THE REMAINING PORTION OF LOT H, BLOCK 8, BUENA VENTURA, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 11, 1941, IN BOOK C1, PAGE 8, TOGETHER WITH LOT G-1, BLOCK 8, BUENA VENTURA, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON SEPTEMBER 10, 1991, IN BOOK 91C, PAGE 196. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (NAD 83-CENTRAL ZONE) AND GROUND DISTANCES (US SURVEY FEET) AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF DESCRIBED TRACT, LYING ON THE EAST RIGHT OF WAY LINE OF GLORIETA STREET, N.E., MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" FROM WHENCE A TIE TO A.G.R.S. MONUMENT "14\_K20" BEARS N 62°47'08" W, A DISTANCE OF 5649.00 FEET;

THENCE FROM SAID POINT OF BEGINNING, LEAVING SAID EAST RIGHT OF WAY LINE, N 89°40'31" E, A DISTANCE OF 276.81 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT LYING ON THE WEST RIGHT OF WAY OF EUBANK BOULEVARD, N.E. MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE ALONG SAID WEST RIGHT OF WAY LINE, S 00°23'35" W, A DISTANCE OF 1.76 FEET TO A POINT OF CURVATURE MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 173.20 FEET, A RADIUS OF 2153.30 FEET, A DELTA ANGLE OF 04°36'31", A CHORD BEARING OF S 03°17'57" W, AND A CHORD LENGTH OF 173.15 FEET, TO A POINT OF TANGENCY, MARKED BY A FOUND NO. 5 REBAR;

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, S 05°41'20" W, A DISTANCE OF 2.93 FEET TO A POINT OF CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993"

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 1.55 FEET, A RADIUS OF 2341.74 FEET, A DELTA ANGLE OF 01°02'17", A CHORD BEARING OF S 05°25'23" W, AND A CHORD LENGTH OF 1.55 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, S 89°44'15" W, A DISTANCE OF 7.55 FEET TO A POINT OF NON-TANGENT CURVATURE, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING AN ARC LENGTH OF 88.55 FEET, A RADIUS OF 2348.74 FEET, A DELTA ANGLE OF 02°09'36", A CHORD BEARING OF S 04°40'40" W, AND A CHORD LENGTH OF 88.55 FEET, TO THE SOUTHEAST CORNER OF DESCRIBED TRACT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE LEAVING SAID WEST RIGHT OF WAY LINE, S 89°38'00" W, A DISTANCE OF 249.82 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE EAST RIGHT OF WAY LINE OF GLORIETA STREET, N.E., MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE, N 00°25'10" W, A DISTANCE OF 88.67 FEET TO AN ANGLE POINT, MARKED BY A SET NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993";

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, N 00°22'19" W, A DISTANCE OF 178.74 FEET TO THE POINT OF BEGINNING, CONTAINING 1.6328 ACRES (71,124 SQUARE FEET), MORE OR LESS.

THE PROPERTY HEREIN DESCRIBED IS THE SAME PROPERTY DESCRIBED IN VESTING DEEDS, GENERAL WARRANTY DEED (11/10/2015, DOC. NO 2015098029) AND GENERAL WARRANTY DEED (11/10/2015, DOC. NO. 2015098030)

RECORDING STAMP

Plat of  
 Lots G-1-A, and H-1, Block 8  
**Buena Ventura**  
 Sections 20 and 29, Township 10 North, Range 4 East, N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico  
 March 2023

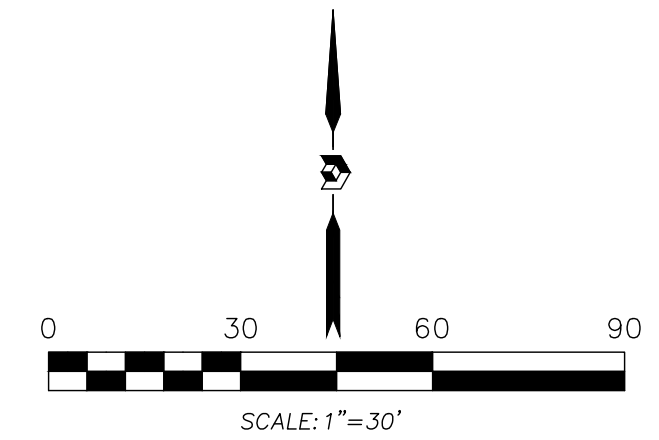
REVISIONS			
NO.	DATE	BY	DESCRIPTION

COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				INDEXING INFORMATION FOR COUNTY CLERK				PROJECT INFORMATION		
STATE PLANE ZONE: <b>NM-C</b>		GRID /GROUND COORDINATES: <b>GRID</b>		GEI/D: <b>ABQ GEI/D</b>				LAND GRANT N/A				PROPERTY OWNER DEAN POLLMAN FAMILY REVOCABLE LIVING TRUST		
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES	SECTION 20 & 29	TOWNSHIP 10 NORTH	RANGE 4 EAST	MERIDIAN NMPM	SUBDIVISION NAME BUENA VENTURA				CREW/TECH: MC	DATE OF SURVEY 03/02-04/25/2022	
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0				CITY ALBUQUERQUE				DRAWN BY: JK	CHECKED BY: LM	
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000349673 GROUND TO GRID: 0.999650449		DISTANCE ANNOTATION: GROUND BEARING ANNOTATION: GRID		ELEVATION TRANSLATION: ±0.00'		STATE NM		UPC 102005652052511902 102005751801040804	ADDRESS 107 & 113 EUBANK BOULEVARD, N.E.				PSI JOB NO. 228063P	SHEET NUMBER 2 OF 3



OFFICE LOCATION:  
 9200 San Mateo Boulevard, NE  
 Albuquerque, NM 87113  
 505.856.5700 PHONE  
 505.856.7900 FAX

Plat of  
**Lot G-1-A, Block 8**  
**Buena Ventura**  
 Sections 20 and 29, Township 10 North, Range 4 East, N.M.P.M.  
 Albuquerque, Bernalillo County, New Mexico  
 March 2023



**Legend**

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (09/11/1941, C1-8)
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER PLAT (09/10/1991, 91C-196)
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES (09/27/1960, D564, 239)
○	FOUND AND USED MONUMENT AS DESIGNATED
●	DENOTES NO. 5 REBAR WITH PINK PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM AGRS MONUMENT AS DESIGNATED

A.G.R.S. MONUMENT "14\_K20"  
 STANDARD C.O.A. ALUMINUM DISC  
 (FOUND IN PLACE)  
 NEW MEXICO STATE PLANE COORDINATES  
 (CENTRAL ZONE-N.A.D. 1983)  
 N=1,484,892.188 US SURVEY FEET  
 E=1,550,574.948 US SURVEY FEET  
 PUBLISHED EL=5381.929 US SURVEY FT (NAVD 1988)  
 GROUND TO GRID FACTOR=0.999655680  
 DELTA ALPHA ANGLE=-0°10'21.32"

A.G.R.S. MONUMENT "10\_K21"  
 STANDARD C.O.A. ALUMINUM DISC  
 (FOUND IN PLACE)  
 NEW MEXICO STATE PLANE COORDINATES  
 (CENTRAL ZONE-N.A.D. 1983)  
 N=1,485,161.269 US SURVEY FEET  
 E=1,561,095.888 US SURVEY FEET  
 PUBLISHED EL=5557.514 US SURVEY FT (NAVD 1988)  
 GROUND TO GRID FACTOR=0.999645218  
 DELTA ALPHA ANGLE=-0°09'08.58"

N/F JOHN KRUSE  
 LOT 1 & 2, BLOCK 8  
 BUENA VENTURA  
 (09/11/1941, C1-8)

REMAINING EXCEPTED PORTION CONVEYED TO THE CITY OF ALBUQUERQUE QUILCLAIM DEED (11/03/1954, D295, 434)

N/F RICHARD GARCIA, DEBORAH MATHEWS, SANDRA JIRON & RICHARD GARCIA JR.  
 LOT 16, BLOCK 8  
 BUENA VENTURA  
 (09/11/1941, C1-8)

RECORDING STAMP

Point of Beginning

Glorieta Street, N.E.  
 (60' PUBLIC ROW)

FORMER REMAINING PORTION LOT H, BLOCK 8 BUENA VENTURA (09/11/1941, C1-8)

Tract G-1-A  
 AREA=0.3374 ACRES±  
 14,696 SQ. FT.±

FORMER LOT G-1, BLOCK 8 BUENA VENTURA (09/10/1991, 91C-196)

Eubank Boulevard, N.E.  
 (110' PUBLIC ROW)

**Line Table**

LINE	BEARING	DISTANCE
L1	S 05°41'20" W	2.93'
	[N 05°41'20" E]	[2.93']

**Curve Table**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2341.74'	1.55'	1.55'	S 05°25'23" W	0°02'17"
	[R=2341.74']	[L=1.57']			

**PRECISION SURVEYS, INC.**

OFFICE LOCATION:  
 9200 San Mateo Boulevard, NE  
 Albuquerque, NM 87113  
 505.856.5700 PHONE  
 505.856.7900 FAX

PROJECT INFORMATION	
CREW/TECH: MC	DATE OF SURVEY 03/02-04/25/2022
DRAWN BY: JK	CHECKED BY: LM
PSI JOB NO. 228063P	SHEET NUMBER 3 OF 3

COORDINATE AND DIMENSION INFORMATION			
STATE PLANE ZONE: NM-C	GRID /GROUND COORDINATES: GRID	GEIOD: ABQ GEIOD	
HORIZONTAL DATUM: NAD83	VERTICAL DATUM: NAVD88	ROTATION ANGLE: 0° 00' 00.00"	MATCHES DRAWING UNITS: YES
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM		BASE POINT FOR SCALING AND/OR ROTATION: N = 0 E = 0	
COMBINED SCALE FACTOR: GRID TO GROUND: 1.000349673 GROUND TO GRID: 0.999650449		DISTANCE ANNOTATION: GROUND	ELEVATION TRANSLATION: ELEVATIONS VALID: NO

PLSS INFORMATION			
LAND GRANT N/A			
SECTION 20 & 29	TOWNSHIP 10 NORTH	RANGE 4 EAST	MERIDIAN NMPM
CITY ALBUQUERQUE	COUNTY BERNALILLO	STATE NM	UPC 102005652052511902 102005751801040804

INDEXING INFORMATION FOR COUNTY CLERK	
PROPERTY OWNER DEAN POLLMAN FAMILY REVOCABLE LIVING TRUST	
SUBDIVISION NAME BUENA VENTURA	
ADDRESS 107 & 113 EUBANK BOULEVARD, N.E.	