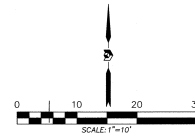


Plat of
Lots 23-A-1 & 23-A-2, Block 11
Valley View Addition
Section 23, Township 10 North, Range 3 East, N.M.P.M.
Albuquerque, Bernalillo County, New Mexico
August 2025

Legend

- N 90°00'00" E MEASURED BEARING AND DISTANCES WITH
RECORD BEARINGS AND DISTANCES
FOUND AND USED MONUMENT
AS DESIGNATED
- IDENTIFIED NO. 5 REBAR WITH PINK
PLASTIC CAP "PS 1387" SET THIS SURVEY
UNLESS NOTED OTHERWISE
- △ FOUND ALUMINUM ARMS MONUMENT
AS DESIGNATED



A.C.S. MONUMENT "TA 100"
STANDARD C.S.A. ALUMINUM DISC
FOUND IN PLACE

NEW MONUMENT STATE PLANE COORDINATES
N 90°00'00" E 4.21' 1000' 1000' 1000'
P=1431760.52 S=1000.00
E=1000.00
DELTA ALPHA ANGLE=0172.45°

A.C.S. MONUMENT "TA 100"
STANDARD C.S.A. BRASS DISC
FOUND IN PLACE

NEW MONUMENT STATE PLANE COORDINATES
N 90°00'00" E 4.21' 1000' 1000' 1000'
P=1431760.52 S=1000.00
E=1000.00
DELTA ALPHA ANGLE=0172.45°

EXISTING CROSS LOT ACCESS, PARKING AND DRAINAGE
EASEMENT FOR THE BENEFIT OF LOTS 23-A, 23-B,
AND 23-C TO BE MAINTAINED BY THE OWNER
OF LOT 23-A (03/22/2012, 2012C-35)

EXISTING RECIPROCAL ACCESS & EGRESS EASEMENT AND EXISTING
NON-EXCLUSIVE EASEMENT (UTILITY EASEMENT)
(12/12/2012, DOC. NO. 201203334)

LOT 24
VALLEY VIEW ADDITION
(09/02/1911, 01-328)

REMAINING PORTION
LOT 13
VALLEY VIEW ADDITION
(09/02/1911, 01-328)

SOUTH 10'
LOT 13
VALLEY VIEW ADDITION
WARRANTY DEED
(02/22/2006, DOC. NO.
2006025281)

LOT 14
VALLEY VIEW ADDITION
WARRANTY DEED
(02/22/2006, DOC. NO.
2006025281)

LOT 15
VALLEY VIEW ADDITION
WARRANTY DEED
(02/22/2006, DOC. NO.
2006025281)

LOT 16
VALLEY VIEW ADDITION
WARRANTY DEED
(02/22/2006, DOC. NO.
2006025281)

Adams Street, SE
(50'-54.16' PUBLIC ROW)

Zuni Road, SE
(100' R.O.W.)

Point of Beginning

Lot 23-A-1
AREA=0.0085 ACRES
3,032 SQ. FT.±

FORMER TRACT 23-A
(03/22/2012, 2012C-35)

Lot 23-A-2
AREA=0.0083 ACRES
3,020 SQ. FT.±

LOT 21-A
VALLEY VIEW ADDITION
(09/08/2006, 2006C-275)

**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 10/03/2023
DRAWN BY: JK	CHECKED BY: LM
PS JOB NO. 232430P	SHEET NUMBER 2 OF 2