

Site Sketch for
Lots 3-A and 3-B,
Lands of Baxter & Mehl
Being Comprised of
Lot 3
Lands of Baxter & Mehl
City of Albuquerque
Bernalillo County, New Mexico
December 2024

Easement Notes

- 1 APPARENT 25' PRIVATE ROADWAY EASEMENT, AS SHOWN ON THE PLAT (12/26/1985, C29-41), ON MRGCD MAP FOR LANDS OF ANTONIO STANTON (MRGCD REC. # 031-0100, DATED JUNE 1957), AND AS SHOWN ON THE BOUNDARY SURVEY PLAT FOR TRACT 247A2B (8/18/2003, 2003S-77, DOC. NO. 2003146088), PROSCRIPTIVE RIGHTS TO SUBJECT PROPERTY MAY APPLY
- 2 APPARENT 10' PUBLIC WATERLINE EASEMENT (12/27/1960, BK. D576, PG. 203, DOC. NO. 763), AS SHOWN ON THE BOUNDARY SURVEY PLAT FOR TRACT 247A2B (8/18/2003, 2003S-77, DOC. NO. 2003146088), AMBIGUOUS LOCATION NOT SHOWN HEREON, WITHIN BAYITA LANE N.W.
- 3 EXISTING 25' UTILITY EASEMENT TO JONES INTERCABLE INC (3/24/1992, BK BCR 92-6, PG. 8531, DOC. NO. 92-26395), AS SHOWN ON THE BOUNDARY SURVEY PLAT FOR TRACT 247A2B (8/18/2003, 2003S-77, DOC. NO. 2003146088)
- 4 EXISTING 10' PRIVATE WATERLINE AND UTILITY EASEMENT (08/27/1992, BK. 92-20, PG. 1252-1257, DOC. NO. 09285950)
- 5 EXISTING 8' PERPETUAL, PRIVATE ACCESS AND PARKING EASEMENT, BENEFITING AND MAINTAINED BY THE OWNERS OF TRACT 249-A-4 (03/21/2023, DOC. NO. 2023016822)
- 6 CROSS LOT DRAINAGE EASEMENT GRANTED WITH THE FILING OF THIS PLAT

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (12/26/1985, C29-41)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
⊠	COVERED AREA
▨	CONCRETE
—//—	WOOD FENCE
—x—	WIRE FENCE
—o—	CHAINLINK FENCE
—□—	METAL FENCE
□	UTILITY PEDESTAL
—OHU—	OVERHEAD UTILITY LINE
●	UTILITY POLE
⊙	ELECTRIC METER
⊙	GAS METER
WV	WATER VALVE
⊙	WATER METER
●co	LANDSCAPING CLEANOUT



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