

Easement Notes

- 1
- 5' PRIVATE AND PUBLIC UTILITY EASEMENT GRANTED WITH THE FILING OF THIS PLAT

2

5' PRIVATE SANITARY SEWER SERVICE UTILITY EASEMENT BENEFITING LOT 12-A, MAINTAINED BY THE UNDERLYING OWNER, BEING 2.5 FEET ON EACH SIDE OF THE CENTERLINE DEFINED HEREON, GRANTED WITH THE FILING OF THIS PLAT

Legal Description

LOT NUMBERED TWELVE (12) IN BLOCK NUMBERED TEN (10), OF THE EASTERN ADDITION, TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 31, 1882, IN PLAT BOOK C1, PAGE 171.

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. 35001C0334G, DATED SEPTEMBER 26, 2008.

Site Sketch for
Lots 12-A and 12-B, Block 10
Eastern Addition
Being Comprised of
Lot 12, Block 10
Eastern Addition
City of Albuquerque
Bernalillo County, New Mexico
July 2025

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (5/31/1882, C1-171)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED
⊠	COVERED AREA
▨	CONCRETE
▨▨▨	BLOCK WALL
—//—	WOOD FENCE
—□—	METAL FENCE
—○—	CHAINLINK FENCE
—OHU—	OVERHEAD UTILITY LINE
•	UTILITY POLE
⤴	ANCHOR
ⓔ	ELECTRIC METER
ⓔⓐ	ELECTRIC CABINET
ⓐ	GAS METER
ⓐⓦ	WATER METER
ⓐⓗ	FIRE HYDRANT
ⓐ	MANHOLE
— OR —	SIGN
↕	CURB CUT/INDICATION OF ACCESS TO ROADWAY

ACS Monument "10_L14"
NAD 1983 CENTRAL ZONE
X=1519873.633*
Y=1480983.635*
Z=4954.577* (NAVD 1988)
G-G=0.999683551
Mapping Angle=-0°13'53.32"

*U.S. SURVEY FEET

ACS Monument "14_L14"
NAD 1983 CENTRAL ZONE
X=1522147.571*
Y=1478852.266*
Z=4961.157* (NAVD 1988)
G-G=0.999682615
Mapping Angle=-0°13'37.42"

*U.S. SURVEY FEET

BAR SCALE



SCALE: 1" = 20'

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