

[illegible]

A tract of land located in School District No. 28, Brennilite County, New Mexico within the Town of Alamosa Grant.

Comprising the Northern 3/4 Acre of the Southern 1/4 Section 16, 1/2 Acres of property designated as Tract 430 in Unit No. Three on Sheet No. 2 of a "P.M. Showing A Portion of Tracts Allocated From Town of Alamosa Grant in the Office of the Clerk of Brennilite County, New Mexico, on December 1, 1944."

Beginning at the Northeast corner, which is a point on the Easement Boundary of said Tract 430 and Western line of 86th Street S.W., thence the Southeast corner of Lot 1 in Block 16 of the Original Township of Westland, as shown and designated on the Plat of said subdivision bears N 49°32'07" E, 4,922.16 feet distant.

Running from said beginning point S. 06°05' E., 160.15 feet;

Thence S. 83°55' W., 204.00 feet;

Thence N. 06°05' W., 160.15 feet;

Thence N. 83°55' E., 204.00 feet to the place of the beginning.

Containing 10.875 Acres, more or less.

A circular professional seal for a surveyor. The outer ring contains the text "PROFESSIONAL SURVEYOR" at the top and "DAVID JIRIK" at the bottom. The inner ring contains "NEW MEXICO" on the left and "STATE OF" on the right. The center of the seal contains the text "NO. 29416".

6/18/2024

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PORTION OF TRACT 430, UNIT THREE
TRACTS ALLOTTED FROM THE TOWN OF ATRISCO GRANT
VACANT LAND ON 86th STREET S.W., ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

mailing address: P.O. Box 94595, Albuquerque, NM 87199
5355 Wyoming Boulevard N.E., Suite 6, Albuquerque, NM 87109
office 505.892.4597
professionals.surveying@comcast.net

1. Bearings are record based on the bearings used in the deed referenced hereon. Distances are ground. Bearings and distances are field and record data.
2. Record map description is from Warranty Deed dated 4/25/2019 as document No. 20190303244. No easements were listed in the deed. Commitment No. 2975694-AL04 dated 6/15/2025 by First American Title Insurance Company.
3. All property corners were found, set or otherwise established as shown.
4. Documents used to prepare this survey are recorded plats shown and/or referenced hereon.
5. The subject property is located within Zone "X" (Other Areas. Areas determined to be outside the 1% annual chance floodplain) as shown on FEMA Flood Insurance Rate Map No. 35001C0339H dated 8/16/2012.

LOCATION: SECTION 28, 110N, R2E, N4PM, TOWN OF ATRISCO GRAN
ADDRESS: NO ADDRESS, VACANT LAND
PARCEL ID: 100905643510740506
OWNER OF RECORD ON THE DATE OF SURVEY: CHAVEZ (SELLER)
OSCAR VALLADARES (BUYER)

