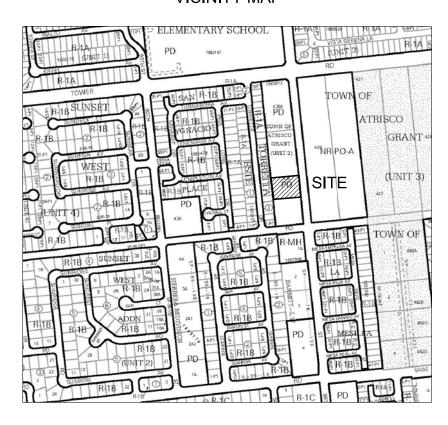
# PORTION OF TRACT 430, UNIT 3, LOT 9-P1 TRACTS ALLOTTED FROM THE TOWN OF ATRISCO GRANT FILED: 12/5/1944 (D-117 ( D-118) UPC 100905643411940507 BLOCK WALL APPROX. ON P/L LOT 8-P1 N 83°55'00" E, 204.00' DESCRIPTION & CAP "PS 29416" SET "MAG" NAIL & ID DISK "PS 29416" IN TOP OF BLOCK WALL LOT 7-P1 SCALE: 1" = 40' EAST FACE OF BLOCK WALL APPROX. ON P/L PORTION OF TRACT 430 S W 32,670 SQ. FT., 0.7500 ACRE LOT 6-P1 LOT 5-P1 SET 1/2" REBAR & CAP "PS 29416" S 83°55'00" W, 204.00' BLOCK 3 TORRETTA ESTE LOT 4-P1 FILED: 6/28/2005 <u>SET 1</u>/2" REBAR & CAP "NMPS 29416" (2005C-226) LOT 3-P1 PORTION OF TRACT 430, UNIT 3, TRACTS ALLOTTED FROM THE TOWN OF ATRISCO GRANT FILED: 12/5/1944 (D-117 ( D-118) UPC 100905643709140505 LOT 2-P1 LOT 1-P1 FOUND 5/8" REBAR SAN YGNACIO ROAD S.W.

### **GENERAL SURVEY NOTES**

- 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 legal description is from Warranty Deed filed 4/25/2019 as document No. 2019033244. No easements were listed in the title commitment No. 2875694-AL04 dated 6/13/2024 by First American Title Insurance Company.
- 3. All property corners were found, set or otherwise determined 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 0.2 percent annual chance floodplain) as shown on FEMA Flood Insurance Rate Map No. 35001C0336H dated 8/16/2012.

#### **VICINITY MAP**



#### RECORD LEGAL DESCRIPTION (from deed)

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

Comprising the Northerly 3/4 Acre of the Southerly 1&1/2 Acres of property designated as Tract 430 in Unit No. Three on Sheet No. 2 of "Plat Showing A Portion of Tracts Allotted From Town of Atrisco Grant" filed in the Office of the Clerk of Bernalillo County, New Mexico, on December 5, 1944. And more particularly described by survey as follows:

Beginning at the Northeast corner, which is a point on the Easterly Boundary of said Tract 430 and Westerly line of 86th Street S.W., whence the Southeast corner of Lot 1 in Block 16 of the Original Townsite of Westland, as shown and designated on the Plat of said subdivision bears N 49°52'20" E, 4,922.76 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.

6/18/2024

Containing 0.750 Acre, more or less.

#### Surveyor's Certificate

I, David Jirik, New Mexico Professional Surveyor No. 29416, do hereby certify that this Boundary Survey Plat and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act or in the Bernalillo County Subdivision Ordinance and that this instrument is a Boundary Survey of an existing tract.

David Jirik, NMPS No. 29416



### **BOUNDARY SURVEY**

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

## PROFESSIONAL SURVEYING LLC

mailing address: P.O. Box 94595, Albuquerque, NM 87199
5353 Wyoming Boulevard N.E., Suite 6, Albuquerque, NM 87109
office 505.892.4597
professional.surveying@comcast.net

LOCATION: SECTION 28, T10N, R2E, NMPM, TOWN OF ATRISCO GRANT ADDRESS: NO ADDRESS, VACANT LAND PARCEL ID: 100905643510740506

OWNER OF RECORD ON THE DATE OF SURVEY: CHAVEZ (SELLER) OSCAR VALLADARES (BUYER)