

Indexing Information

Projected Section 18, Township 10 North, Range 3 East,
N.M.P.M. Town of Albuquerque Grant
Subdivision: MRGCD Map No. 38
Owner: Baca Living Trust C/O Patricia M. Baca
UPC #: 101305806636021289 (Tract 269-B-1)
101305807835421219 (Tract 245-B)

Purpose of Plat

1. SUBDIVIDE 2 EXISTING TRACTS INTO 2 NEW TRACTS AS SHOWN HEREON.

Line Table		
Line #	Direction	Length (ft)
L1	S 05°11'46" W	3.16'
L2	S 85°44'12" E	8.15'
L3	S 01°54'25" W (S 00°48'20" W) *{S 05°34' W}*	39.51' (40.98') *{41.03'}*
L4	S 01°17'13" W	47.61'
L5	N 86°58'15" W {N 87°05'00" W} ((N 00°18' W))	37.53' {371.83'}--(333.23')
L6	S 03°23'40" W (S 03°18'54" W) *{S 03°14' W}* ((N 03°14' W))	41.41' (39.71') *{41.04'}*
L7	N 06°35'11" E (N 06°40'20" E) *{N 00°18' E}* ((N 00°18' W))	94.15' (89.53') *{89.90'}* ((89.90'))
L8	N 06°35'11" E (N 06°40'20" E) *{N 00°18' E}*	48.55' (48.55') *{48.86'}*
L9	N 06°35'11" E (N 06°40'20" E) *{N 00°18' E}*	45.60' (40.98') *{41.04'}*
L10	N 86°52'03" W (N 86°54'01" W) {N 87°05'00" W}	2.73'

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES	⊙	SANITARY SEWER MANHOLE
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER BOUNDARY SURVEY PLAT (8/19/2020, 2020S-80, DOC. NO. 2020079385)	•∞	SAS CLEANOUT
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER PLAT (1/30/1989, C38-107)	■	BOLLARD
[N 90°00'00" E]	RECORD BEARINGS AND DISTANCES PER PLAT (2/12/1941, C-44)	—OHU—	OVERHEAD UTILITY LINE
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER BOUNDARY SURVEY PLAT (9/30/1999, 99S-181, DOC. NO. 1999125676)	•	UTILITY POLE
{N 90°00'00" E}	RECORD BEARINGS AND DISTANCES PER DEED (1/18/2018, DOC. NO. 2018005220)	→	ANCHOR
((N 90°00'00" E))	RECORD BEARINGS AND DISTANCES PER DEED (8/9/1946, D-39)	Ⓜ	PULL BOX
●	FOUND MONUMENT AS INDICATED	☆	LIGHT POLE
○	SET 1/2" REBAR WITH CAP "LS 18374" UNLESS OTHERWISE NOTED	ⓔ	ELECTRIC METER
⊠	COVERED AREA	Ⓢ	SIGNAL BOX
▨	CONCRETE	Ⓢ	GAS METER
▨▨▨	BLOCK WALL	Ⓢ	GAS VALVE
—//—	WOOD FENCE	Ⓢ	WATER METER
—x—	WIRE FENCE	Ⓢ	MAILBOX
—○—	CHAINLINK FENCE	Ⓢ	STORM DRAIN MANHOLE
		Ⓢ	STORM DRAIN INLET
		Ⓢ	CRAWL SPACE
		Ⓢ	SIGN
		Ⓢ	CURB CUT/INDICATION OF ACCESS TO ROADWAY

Easement Notes

- 1
- EXISTING 10' DITCH EASEMENT (2/12/1941, C-44)
- 2
- EXISTING 10' INGRESS EGRESS EASEMENT (5/10/1956, MISC. BK. 18, PG. 275) AND SHOWN ON PLAT (1/30/1989, C38-107)

Site Sketch for
Tracts 245-B-1 and
261-B-1-A
MRGCD Map No. 38
Being Comprised of
Tracts 245-B and 261-B-1
MRGCD Map No. 38
City of Albuquerque
Bernalillo County, New Mexico
April 2025

Legal Description

TRACTS 269-B-1 AND 245-B OF THE MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NO. 38, AS THE SAME IS SHOWN AND DESIGNATED ON MAP AND AS SHOWN AND DESCRIBED ON THE BOUNDARY SURVEY PLAT OF TRACT 245-B (AND TRACT 269-B-1), MRGCD MAP NO. 38, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 19, 2020, IN BOOK 2020S, PAGE 80, AS DOC. NO. 2020079385.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "SHADED X" WHICH IS DEFINED AS AN AREA WITH REDUCED FLOOD RISK DUE TO LEVEE AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0331H, DATED AUGUST 16, 2012.

Notes

1.
- FIELD SURVEY PERFORMED IN MARCH 2025.
2.
- ALL DISTANCES ARE GROUND DISTANCES: US SURVEY FOOT.
3.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
4.
- LOT LINES TO BE ELIMINATED SHOWN HEREON AS • • • • •

