

BOUNDARY AND TOPOGRAPHIC SURVEY TRACTS 209-A-1, 209-A-2 AND 208-B-1-B MRGCD MAP 31 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO NOVEMBER, 2024

Legend

Symbols shown are indicative only. The symbol size and orientation does not necessarily represent the real size or orientation of the feature.

- Fnd Monument (As Noted)
- Set 5/8" Rebar w/ Cap (PS12651) or Nail w/Disc Shiner (PS12651)
- Control Monument
- Fire Hydrant
- Water Meter
- Utility Pedestal
- Telephone Pedestal
- CATV Pedestal
- Sanitary Sewer Manhole
- Wall
- Fence
- Gate
- Utility / Power Pole (w/Anchor)
- Overhead Electric Line
- Irrigation
- Sanitary Sewer
- Water Valve
- Electric Meter
- Spigot
- Gas Meter

NOTES:

- REFERENCE DOCUMENTS:
 - BOUNDARY SURVEY PLAT TRACTS 208-B-1-B & 209-A-2 MRGCD MAP 31, RECORDED ON MAY 1, 2024, IN BOOK 2024S, PAGE 43. RECORD BEARINGS AND DISTANCES SHOWN IN PARENTHESES ().
 - BOUNDARY SURVEY PLAT OF LANDS OF HORACIO MOLINA, PORTION OF 209-A-2 & 208-B-1-B MRGCD MAP 31 SIGNED BY PAUL SANCHEZ, LS 448, FEBRUARY 1957. RECORD BEARINGS AND DISTANCES SHOWN IN DOUBLE PARENTHESES (()).
 - BOUNDARY SURVEY OF TRACT 208-B-2 AND 209-A-1, MRGCD MAP #31, RECORDED 12/10/2003 IN BOOK 2003S, PAGE 121. RECORD BEARINGS AND DISTANCES SHOWN IN BRACKETS [].
 - MRGCD PROPERTY MAP 31
 - FIRST AMERICAN TITLE INSURANCE COMMITMENT NO. 2864213-AL04 DATED 04/10/2024.
 - WARRANTY DEED NO. 201069224, FILED 09/02/2014. QUITCLAIM DEED NO. 82128025 FILED 03/10/1982 IN BOOK D159A, PG 215.
 - STEWART TITLE GUARANTY COMPANY TITLE INSURANCE COMMITMENT NO. 01147-13735, EFFECTIVE DATE AUGUST 14, 2014.
 - GRANT OF ACCESS EASEMENT FILED 12/10/2003 IN BOOK A69, PAGE 9845 AS DOC. NO. 2003220314.
 - PLAT OF SURVEY OF TRACT 209-A-1 BY CHRISTOPHER J. DEHLER PLS 7923, UNFILED, DATED AUGUST 12, 2014, JOB NO. 146014.
 - WARRANTY DEED NO. 2024028906, FILED 04/30/2024.
- BASIS OF BEARINGS IS THE EASTERLY RIGHT OF WAY LINE OF AVENIDA CRISTO REY NW AS MEASURED WITH THE "TRIMBLE VRS NOW" GNSS VIRTUAL REFERENCE SYSTEM. BEARINGS ARE NEW MEXICO STATE PLANE BEARINGS, CENTRAL ZONE NAD 83. DISTANCES ARE GROUND DISTANCES. ELEVATION DATUM IS NAVD 88.
- THIS PROPERTY LIES WITHIN FLOOD ZONE X, DESIGNATING AREA WITH REDUCED FLOOD RISK DUE TO LEVEE (AS DEFINED BY THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THIS AREA, DATED SEPTEMBER 26, 2008, MAP NO. 35001C0118G).
- FEATURES, CONTOURS, AND SPOT ELEVATIONS MEASURED BY "TRIMBLE VRS NOW" GNSS VIRTUAL REFERENCE SYSTEM NEW MEXICO CENTRAL ZONE NAD 83. BEARINGS ARE NEW MEXICO STATE PLANE BEARINGS. DISTANCES ARE GROUND DISTANCES. ELEVATION DATUM IS NAVD 88.
- VEHICLE ON TOP OF MANHOLE COULD NOT PICKUP INVERTS.
- THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS REVISED 10/31/2024 TO SHOW A BOUNDARY SURVEY OF TRACT 209-A-1; NO ADDITIONAL TOPOGRAPHIC SURVEY ADDED.
- REVISED 01/30/2025 BY MOVING RESIDENCE AND GARAGE TO GPS COLLECTED POINTS. SEE *

LEGAL DESCRIPTION:


TRACTS 209-A-2 AND 208-B-1-B MRGCD MAP 31, AS THE SAME ARE SHOWN AND DESIGNATED ON THE BOUNDARY SURVEY PLAT OF TRACTS 208-B-1-B & 209-A-2, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON MAY 1, 2024, IN BOOK 2024S, PAGE 43.

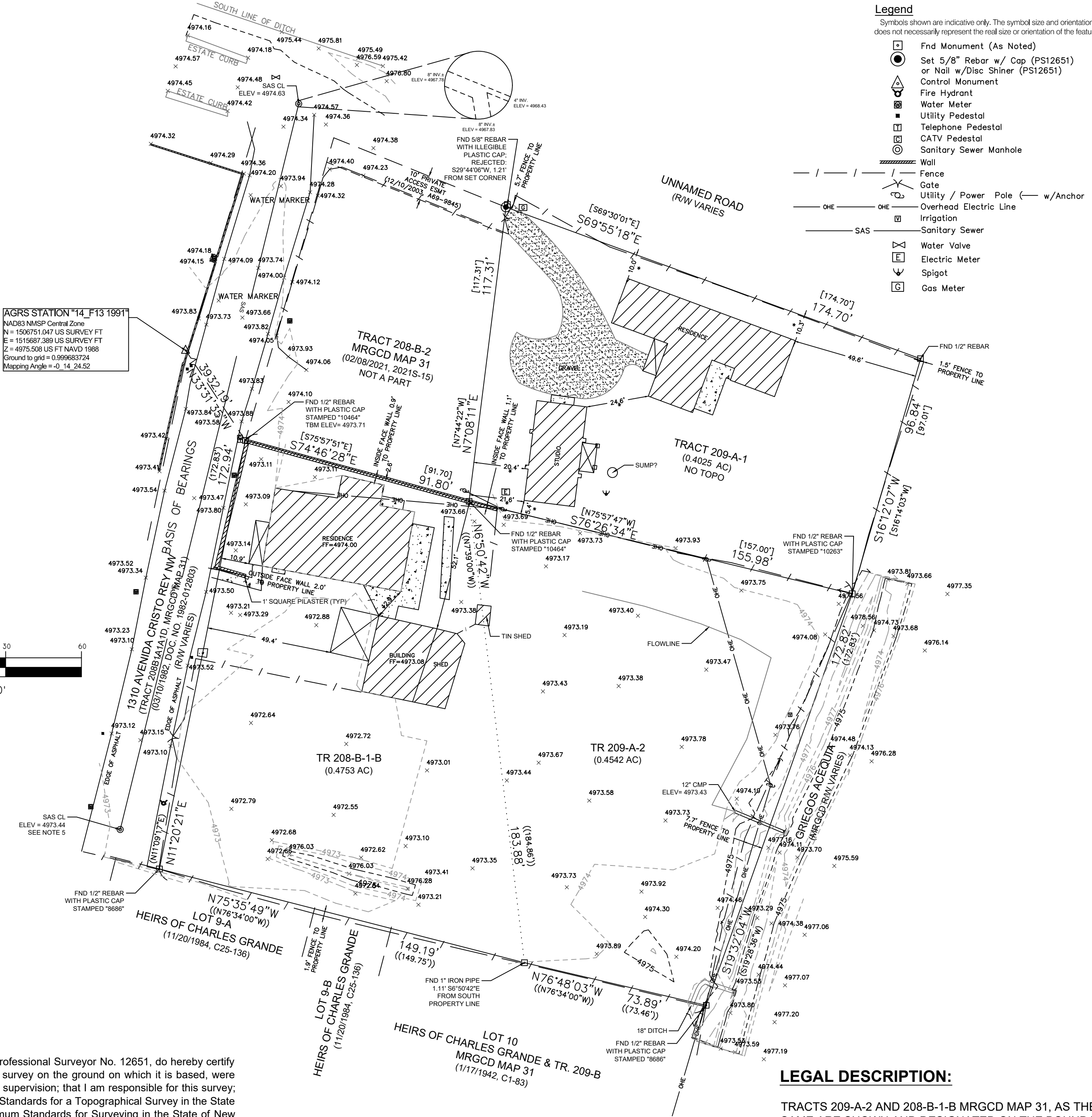
TOGETHER WITH:

TRACT 209-A-1, MRGCD MAP 31, AS THE SAME IS SHOWN AND DESIGNATED ON THE BOUNDARY SURVEY PLAT OF TRACTS 208-B-2 AND 209-A-1, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON DECEMBER 10, 2003, IN BOOK 2003S, PAGE 121.

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BOUNDARY AND TOPOGRAPHIC SURVEY
TRACTS 209-A-1, 209-A-2, AND 208-B-1-B
MRGCD MAP 31

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| DWG PATH: M:\PROJECTS\2600-2699\2687\DOWNLOADED FILES\Survey Files\2025 01-30 revised Survey\TRA | |
| GPS BABY 04/03/2024 | |
| REV. DATE: 01/30/2025 | |
| SCALE: 1"= 30' | |
| CREW: MJM/PGF | |
| DRAWN: JMW/SLN | |
| JOB NO: N2024-135 | |
|  Community Sciences Corporation Land Surveying (505) 897.0000 | |



Surveyor's Certification:

I, Thomas W. Patrick New Mexico Professional Surveyor No. 12651, do hereby certify that this map or plat and the actual survey on the ground on 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 a Topographical Survey in the State of New Mexico and meets the Minimum Standards for Surveying in the State of New Mexico; and that it is true and correct to the best of my knowledge and belief. I further survey that this survey is not a Land Division or Subdivision as defined in the New Mexico Subdivision Act and that this instrument is a Survey Plat of an existing tract or tracts.



Thomas W. Patrick,
NEW MEXICO PROFESSIONAL SURVEYOR NO. 12651

Date



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