

SURVEY NOTES

1. BEARINGS ARE NM CENTRAL ZONE GRID BEARINGS NAD(83).
2. DISTANCES ARE GROUND DISTANCES – U.S. SURVEY FOOT.
3. DATE OF FIELD SURVEY: MARCH 1, 2024
4. THE PURPOSE OF THIS PLAT IS TO ESTABLISH PROPERTY LINES,
SHOW EXISTING IMPROVEMENTS.
5. PROPERTY UPC NO.: 1-015-058-049-268-2-02-15
6. THE FOLLOWING DOCUMENTS WERE USED TO PREPARE THIS PLAT:

- A. TITLE COMMITMENT ISSUED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 2099221 EFFECTIVE DATE: JANUARY 30, 2025.
- B. BOUNDARY SURVEY PLAT ENTITLED "LANDS OF STELLA B POHL AND AMARANTE J POHL..." FILED JULY 9, 2015. IN BOOK 2015S, PAGE 0046.
- C. WARRANTY DEED GRANTED TO MARGARET ELIZABETH FERNANDEZ, FILED 09/11/2019, DOC.#2019077413
- D. WARRANTY DEED GRANTED TO THE DELLA WYLER LIVING TRUST, FILED 08/06/2018, DOC.#2018068564
- E. WARRANTY DEED GRANTED TO SEVERO M. & FLORINDA M. CHAVEZ, FILED 07/08/1970, VOL. D878, FOLIO 940-942.
- F. PERSONAL REPRESENTATIVE DEED GRANTED TO LIZ LAUREN LLC, FILED 12/30/2024, DOC.#2024094118 & DOC.#202409411

LEGEND

- | | |
|-----------------|---|
| N 00°00'00" E | FIELD BEARINGS AND DISTANCES |
| (N 00°00'00" E) | BEARINGS AND DISTANCES FROM SUBDIVISION PLAT |
| ○ | FOUND PROPERTY CORNER AS NOTED |
| ○ | SET REBAR W/CAP "PLS 5708" UNLESS OTHERWISE NOTED |
| △ | ACS MONUMENT 9-J15 |
| — | BLOCK WALL |
| —○— | CHAINLINK FENCE |
| —□— | LIVESTOCK FENCE |
| —U— | OVERHEAD UTILITY LINE |
| ⊙ | WATER METER |



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

INDEXING INFORMATION FOR COUNTY CLERK
OWNER LIZ LAUREN LLC
SECTION 16, TOWNSHIP 10 N, RANGE 3 E,
LANDS OF FLORINDA CHAVEZ

SITE PLAN
TRACT "A"
LANDS OF FLORINDA CHAVEZ
PROJECTED SECTION 16, TOWNSHIP 10
NORTH, RANGE 3 EAST, N.M.P.M.,
TOWN OF ALBUQUERQUE GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO,
MAY 2025

LEGAL DESCRIPTION

A TRACT OF LAND SITUATE IN SCHOOL DISTRICT NO. 15, IN BERNALILLO COUNTY, STATE OF NEW MEXICO, BEING AND COMPRISING, A LOT MEASURING WIT: (50) FIFTY FEET WIDE, FROM NORTH TO SOUTH, AND (125) ONE-HUNDRED-TWENTY-FIVE FEET LONG, FROM EAST TO WEST, BOUNDED ON THE NORTH SIDE BY PROPERTY OF ALDOLFO ARMIJO; AND ON THE WEST SIDE BY STONE STREET; AND ON THE SOUTH SIDE BY TONY PINO; AND ON THE EAST SIDE BY LAND OF SPRINGER TRANSFER CO., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT, MARKED BY A FOUND REBAR WITH CAP "PLS 11463", FROM WHENCE A TIE TO ACS MONUMENT 9-J15 BEARS S 69°02'16" E, A DISTANCE OF 2595.94 FEET;

THENCE FROM SAID BEGINNING POINT, N 83°32'43" W, A DISTANCE OF 123.14 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, LYING ON THE EAST RIGHT-OF-WAY LINE OF STONE STREET, N.E., MARKED BY A FOUND MAG NAIL WITH TAG "PLS 8911";

THENCE N 05°37'09" E ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT, MARKED BY A SET CONCRETE NAIL WITH TAG "PLS 5708", SET ON A BLOCK WALL;

THENCE LEAVING SAID RIGHT-OF-WAY LINE S 83°38'21" E, A DISTANCE OF 122.80 FEET TO THE NORTHEAST CORNER OF SAID TRACT;

THENCE S 05°11'45" W, A DISTANCE OF 50.21 FEET TO THE POINT OF BEGINNING, CONTAINING 0.1414 ACRES (6,160 SQ.FT) MORE OR LESS.

LEGAL DESCRIPTION

A CERTAIN TRACT OF LAND LYING AND BEING SITUATE IN SECTION 16, TOWNSHIP 10 NORTH, RANGE 3 EAST, OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, COMPRISING OF AN UNPLATTED STRIP OF LAND, BOUNDED ON THE NORTH BY LANDS OF MARGARET ELIZABETH FERNANDEZ, ON THE EAST BY THE ARCHDIOCESE OF SANTA FE REAL ESTATE CORPORATION, ON THE SOUTH BY THE LANDS OF THE LANDS OF FLORINDA CHAVEZ, AND ON THE WEST SIDE BY STONE STREET, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT, SAID POINT ALSO BEING A COMMON POINT TO THE NORTHEAST CORNER OF THE LANDS OF FLORINDA CHAVEZ, MARKED BY A FOUND REBAR WITH CAP "PLS 5708", FROM WHENCE A TIE TO A.C.S. MONUMENT "9-J15" BEARS S 67°57'27" E, A DISTANCE OF 2609.18 FEET;

THENCE FROM SAID BEGINNING POINT, N 83°38'21" W, A DISTANCE OF 122.80 FEET TO THE SOUTHWEST CORNER OF SAID TRACT, BEING COMMON TO THE NORTHWEST CORNER OF THE LANDS OF FLORINDA CHAVEZ, LYING ON THE EAST RIGHT-OF-WAY LINE OF STONE STREET, N.E., MARKED BY A FOUND MAG NAIL WITH TAG "PLS 5708";

THENCE N 05°37'09" E ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 11.42 FEET TO THE NORTHWEST CORNER OF SAID TRACT;

THENCE LEAVING SAID RIGHT-OF-WAY LINE S 83°34'57" E, A DISTANCE OF 122.80 FEET TO THE NORTHEAST CORNER OF SAID TRACT;

THENCE S 05°11'45" W, A DISTANCE OF 11.30 FEET TO THE POINT OF BEGINNING, CONTAINING 0.0320 ACRES (1,395 SQ.FT) MORE OR LESS.

CONTROL STATION DATA

STATION NAME: 9-J15
AGENCY: ACS
N.M. CENTRAL ZONE
GEO POSITION (NAD 1983)
NORTHING: 1489021.809
EASTING: 1526869.928
NAVD 1988 ELEVATIONS
ORTHO HEIGHT: 5093.057
GROUND TO GRID=0.999675053
MAPPING ANGLE= -0°13'05.60"

Quest Network, LLC

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