



Vicinity Map - Zone Atlas L-14-Z

N.T.S.

Indexing Information

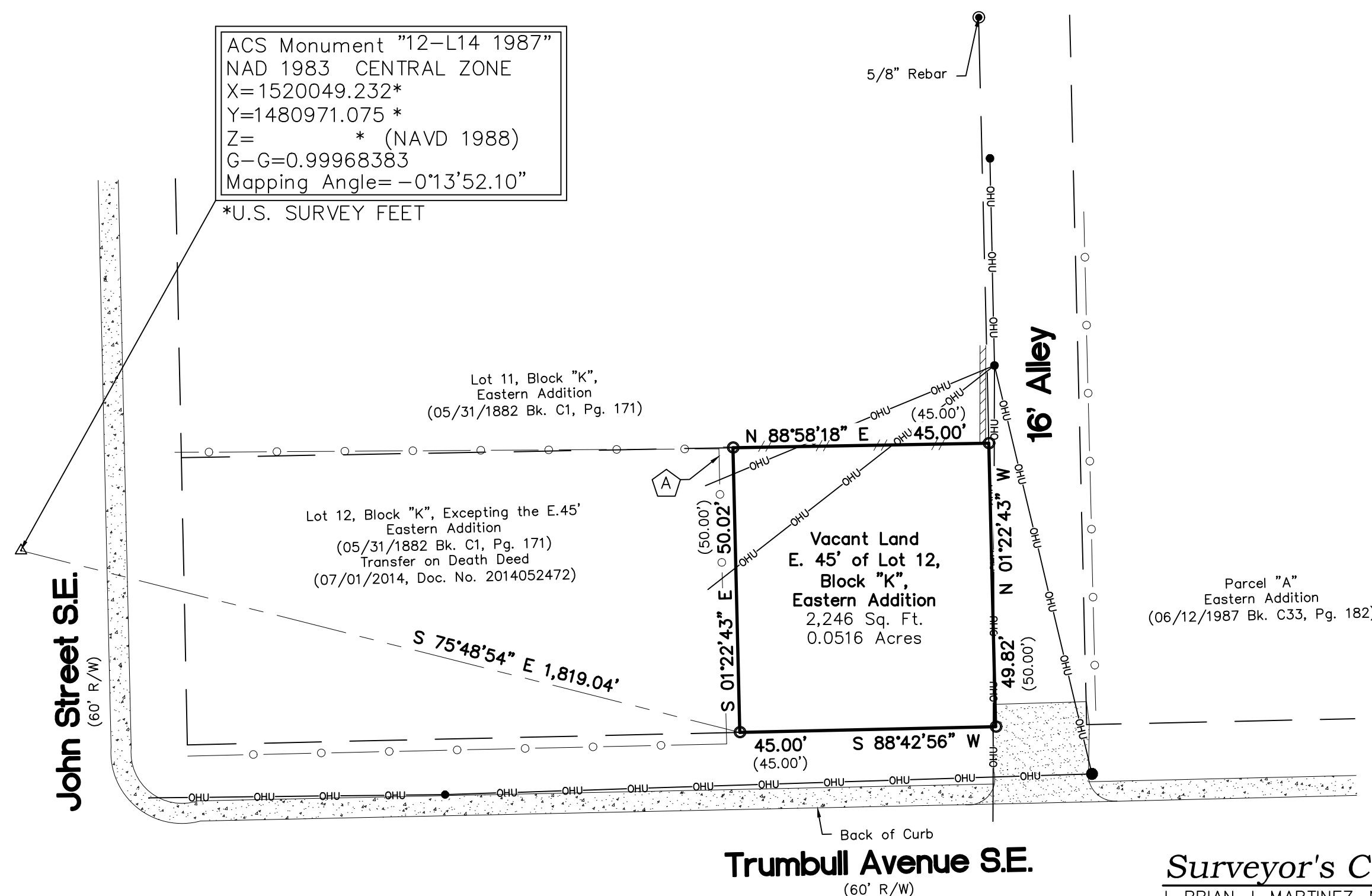
Section 29, Township 10 North, Range 3 East, N.M.P.M.
as Projected into the Albuquerque Land Grant
Subdivision: Eastern Addition
Owner: Norma G. Varela and Adan Porras
UPC #: 101405632237312502

Legend

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (05/31/1882)
●	FOUND MONUMENT AS INDICATED
○	SET 1/2" REBAR WITH CAP "LS 18374"
▬	CONCRETE
▬	BLOCK WALL
▬	WOOD FENCE
▬	CHAINLINK FENCE
—○—	OVERHEAD UTILITY LINE
●	UTILITY POLE

ACS Monument "12-L14 1987"
NAD 1983 CENTRAL ZONE
X=1520049.232*
Y=1480971.075 *
Z= * (NAVD 1988)
G-G=0.99968383
Mapping Angle=-0°13'52.10"

*U.S. SURVEY FEET



Legal Description

THE EAST FORTY-FIVE (45) FEET OF LOT TWELVE (12) IN BLOCK LETTERED "K" OF THE EASTERN ADDITION TO THE CITY OF ALBUQUERQUE, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE MAP OF SAID ADDITION, FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO, MAY 31ST, 1882.

Documents

- PLAT OF RECORD FOR EASTERN ADDITION, FILED IN THE OFFICE OF THE PROBATE CLERK AND EX-OFFICIO RECORDER OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 31ST, 1882.
- WARRANTY DEED FOR SUBJECT PROPERTY, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON SEPTEMBER 06, 2023, DOCUMENT NO. 2023057161.

Notes

- FIELD SURVEY PERFORMED IN JULY 2025
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).
- A TITLE COMMITMENT WAS NOT PROVIDED AT THE TIME THAT THIS SURVEY WAS CONDUCTED, EASEMENTS MAY EXIST THAT THE SURVEYOR WAS NOT MADE AWARE OF.

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY F.E.M.A. AND SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 35001C0334G, DATED SEPTEMBER 26, 2008.

Surveyor's Observations

- CHANLINK FENCE ANGLES INTO ADJOINER'S PROPERTY BY AS MUCH AS 2.5 FEET, OWNERSHIP UNKNOWN.

Boundary Survey for E. 45' of Lot 12, Block "K" Eastern Addition City of Albuquerque Bernalillo County, New Mexico July 2025

Surveyor's Certificate

I, BRIAN J. MARTINEZ, NEW MEXICO PROFESSIONAL SURVEYOR NO. 18374, 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 AND THAT THIS INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

Brian J. Martinez 8/15/25
BRIAN J. MARTINEZ DATE
N.M.R.P.S. NO. 18374

CSI-CARTESIAN SURVEYS INC.

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