PLAT OF LOTS 1 AND 2, LANDS OF COOK EXISTING CONDITIONS WITHIN PROJECTED SECTION 16, T. 10 N., R. 3 E., N.M.P.M. RIGHT-OF-WAY CALCULATION WITHIN THE TOWN OF ALBUQUERQUE GRANT COUNTY CLERK RECORDING LABEL HERE INDIAN SCHOOL ROAD, N.E. ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO MARCH 2025 6' SIDEWALK 7112.71 sf 18.8' FROM FACE OF CURB TO R.O.W. LINE S 87 11' 08" E) S 87 22' 16" E ய் 2.2' (173.00') 173.00' B (S 88' 18' 08" E) S 88' 28' 14" E | DECK | PORCH (97.60') (S 85° 38' 08" E) 97.34' A S 85° 52' 22" E Q' BUILDING 41.00' œ BUILDING **V** ~ DECK . 0. v. U L 90.6' 0 0 JS BUILDING **B** 9 I 38.4' 118.6 1 Q L O T 1 COVERED PORCH $(0.6042 \text{ ac.} \pm)$ S LOT COV. $(0.2246 \text{ dc.}\pm)$ PORCH I œ N 82° 06° 38" W (N 81° 55' 30" W) UNPLATTED LAND 157.60' | E N 83' | 35' 12" W (| 157.60') | (N 83' | 24' 05" W) 84.10' (QCD REC. 1/07/2010 DOC. NO. 2010001530) 73.43' LOT 1 PHIL & JOSE PEREA SUBDIVISION ACS MONUMENT "9-J15" x=1,526,869.928 US SURVEY FEET y=1,489,021.809 US SURVEY FEET Ground-to-grid: 0.999675053 Mapping Angle: -00°13′05.60″ NMSP CENTRAL ZONE NAD 83 LINE INFORMATION LINE NO. **BEARING** S 00° 58' 15" E 2.50' S 00° 47′ 08″ W 2.50′ 14269)

MONUMENT LEGEND:

o = FOUND/SET MONUMENT AS NOTED:

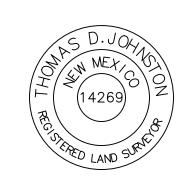
A: FOUND #4 REBAR AND CAP "LS 12651"

FOUND HIGHWAY R.O.W. MARKER FOUND "+" IN CONCRETE

FOUND NAIL AND DISK (ILLEGIBLE)

SET #4 REBAR AND CAP "WAYJOHN PS 14269" FOUND TAG ON FENCE "LS 11463"

1 INCH = 20 FEET





1609 2nd STREET NW ALBUQUERQUE, N.M. 87102 PHONE: (505) 255-2052 FAX: (505) 255-2887

INDEXING INFORMATION FOR COUNTY CLERK OWNER: CCOOK CHRISTINA CHAVEZ TRUSTEE COOK RVT UPC: 101505803941120602 101505805641120608 LOCATION: SECTION 16, T10N, R3E

DRAWN:	PAM	SCALE:	FILE NO.
CHECKED:	TDJ	1" = 20'	SP-11-02-2024
DRAWING NO.			EVILIDIT
SP110224.DWG		20 JUN 2025	FXHIBII