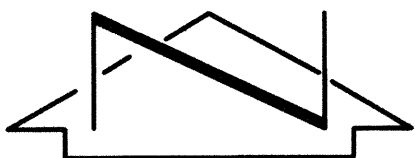


LOT A-1, BLOCK 5
BUENA VENTURA

ALBUQUERQUE, NEW MEXICO
JANUARY, 1996



SCALE: 1" = 20'
10 0 10 20
5

LOT 13, BLOCK 5

BUENA VENTURA

FILED 9-11-1941, C1-8

EAST REMAINDER OF LOT 3, BLOCK 5

BUENA VENTURA

FILED 9-11-1941, C1-8

EAST REMAINDER OF LOT A, BLOCK 5

BUENA VENTURA

FILED 9-11-1941, C1-8

LOT A-1
1.0056 AC±

WEST 1/2 LOT B, BLOCK 5

BUENA VENTURA

WEST 1/2 LOT A, BLOCK 5

BUENA VENTURA

EXISTING 20' PUBLIC AND PRIVATE UTILITY EASEMENT
RESERVED BY GUTSAM DEED FILED 6-17-1976,
BOOK DB-A, PAGE 550, DOC. # 76-32770.
(FORMER ALLEY VACATED BY V-75-23)

N89°12'30"E 143.80'

S00°47'30"E

315.63'

143.80'

145.20'

119.10'

N82°50'18"W

N00°47'30"W

269.44'

295.54'

PARSIFAL STREET N.E.
(60' R.O.W.)

CENTRAL AVENUE
(100' R.O.W.)

$\Delta = 82^{\circ}02'48''$
 $R = 30.00$
 $L = 42.96$
 $CH. BEARING = N41^{\circ}48'54''W$
 $CH. DISTANCE = 39.38'$
 $T = 26.10'$

PUBLIC STREET RIGHT-OF-WAY DEDICATED
IN FEE SIMPLE TO THE CITY OF ALBUQUERQUE
AREA = 0.0032 AC±

CHISELED "4" ON
CONCRETE SIDEWALK

CHISELED "4" ON
CONCRETE SIDEWALK

S86°23'54"E
(GRID BEARING)

NEW MEXICO CENTRAL ZONE-NAD 1927
A.C.S. STA. "11" N20°
X=413,005.31
Y=1,481,850.30
COMBINED FACTOR=0.99964908
DELTA ALPHA= 00°10'01"



JEFF MORTENSEN & ASSOCIATES, INC.
6010-B MIDWAY PARK BLVD. N.E.
ALBUQUERQUE NEW MEXICO 87109
ENGINEERS SURVEYORS (SOS) 345-4250
JOB #96013696

State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on
Feb - 6 1996
of records of said County Clerk & Recorder
Albuquerque
Clerk & Recorder