

10120 CENTRAL SW CONDOMINIUM PLAT
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY 2023

DESCRIPTION:

A tract of land in School District No. 28, within the Town of Atrisco Grant, Bernalillo County, State of New Mexico, comprising property designated as Tract 5 in a series of Tracts lying Southerly from Central Avenue, West (U.S. Highway 66) and West of the Original Townsite of Westland and more particularly described as follows:

Beginning at the Northwest corner, which is the point of intersection of the Southerly Line of Central Avenue, West (U.S. Highway 66) with the Easterly line of Coronado Road, said corner being 1112.15 feet S. 74 deg. 54' W. along said Avenue Line, from the Northwest corner of Lot 27, in Block 10 of the Original Townsite of Westland as the same is shown and designated on the Plat of said Townsite, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on March 23, 1935; Running from said beginning point South along said Coronado Road Easterly Line, 1037 feet to the Southwest corner; Thence N. 74 deg. 54' E., along the Northerly Line of Sunset Gardens Road (formerly known as McArthur Road), 210 feet to the Southeast corner; Thence North, 1037 feet to the Northeast corner; Thence South 74 deg. 54' W., along the Southerly Line of Central Avenue West (U.S. Highway 66) 210 feet to the place of beginning.

Said Land Bounded as Follows: On the North by Central Avenue West (U.S. Highway 66); On the East by land of Emilia Candelaria De Torres (formerly belonging to Transito Candelaria); On the South by Sunset Gardens Road (formerly known as McArthur Road); On the west by Coronado Road.

Excepting, the Northerly 80 feet thereof, taken for widening of Central Avenue West (U.S. Highway 66).

INDEX OF SHEETS

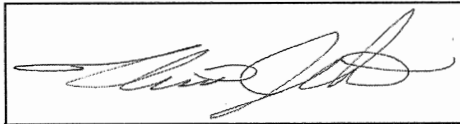
PAGE	DESCRIPTION
1	COVER, TITLE, LEGAL DESCRIPTION, SURVEYOR'S CERTIFICATION, FLOOD CERTIFICATION
2	CONDOMINIUM BOUNDARY SURVEY
3	UNIT BOUNDARIES
4	UNIT BOUNDARY NOTES, UNIT INFORMATION, OWNERSHIP PERCENTAGES

FLOOD INFORMATION:

THIS PROPERTY DOES NOT LIE IN AN AREA COVERED BY A FORMAL F.E.M.A. FLOOD STUDY. PROPERTY LIES WITHIN ZONE "X" AND IS NOT SUBJECT TO 100-YEAR FLOOD HAZARDS. REFERENCE: FLOOD INSURANCE RATE MAP, ALBUQUERQUE, NEW MEXICO PANEL 350002 0328 J, EFFECTIVE DATE: NOVEMBER 4, 2016.

SURVEYOR'S CERTIFICATE

I, Thomas D. Johnston, licensed as a Professional Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision, that I am responsible for this plat, that it shows all easements of the recorded plat and made known to me by the title companies or by the owner of record, meets the minimum requirements for monumentation and surveys of the Albuquerque Subdivision Ordinance and meets the Minimum Standards for Land Surveys as adopted by the State Board of Registration of Professional Engineers and Land Surveyors of the State of New Mexico, and is true and correct to the best of my knowledge and belief. I certify that this condominium plat contains all of the information required by Section 47-7B-9 of the New Mexico Condominium Act.

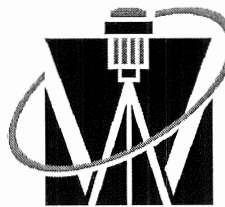



REVISED 2/20/2023

Date 1/23/2023

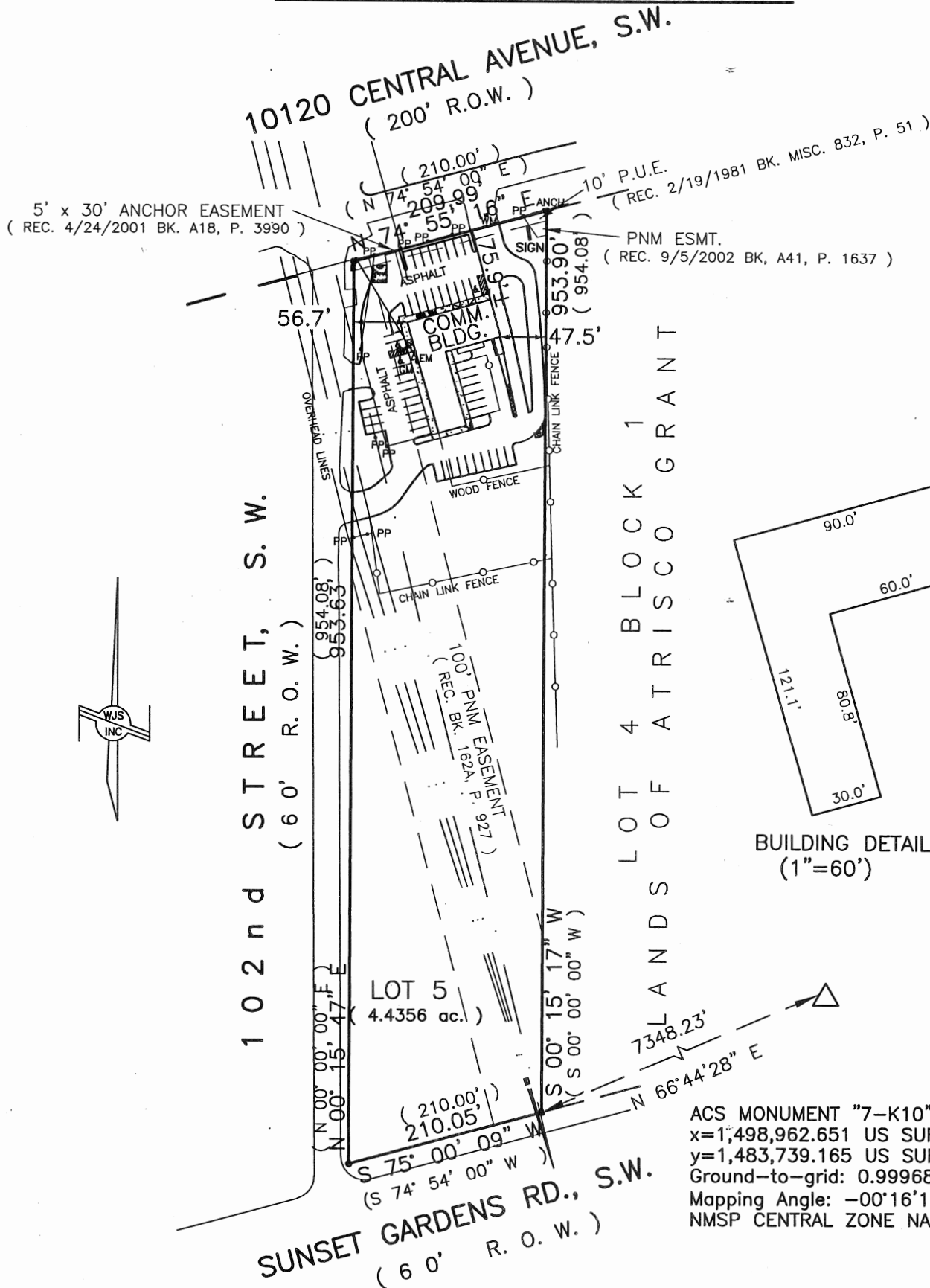
Thomas D. Johnston, N.M.P.S. No. 14269

CONDOMINIUM PLAT

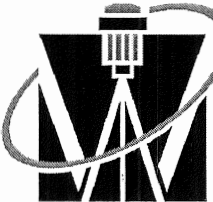
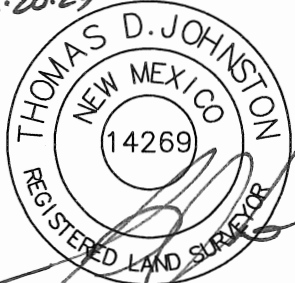
JOB NO.:	CSP-1-01-2023	FOR:	COE & PETERSON, LLC	SCALE:	NO SCALE
 WAYJOHN SURVEYING INC		TRACT:	5, ROW 1		
		UNIT:	B		
		SUBDIVISION:	WEST OF WESTLAND		
		SURVEY DATE:	1/04/2023		
		REVISION DATE:	2/20/2023		
1609 2nd Street, NW Albuquerque, NM 87102 Phone: (505) 255-2052 Fax: (505) 255-2887		REVISION NO.:	1		
		DRAWN BY:	TDJ		
		PAGE NO.:	1 OF 4		

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CONDOMINIUM BOUNDARY SURVEY

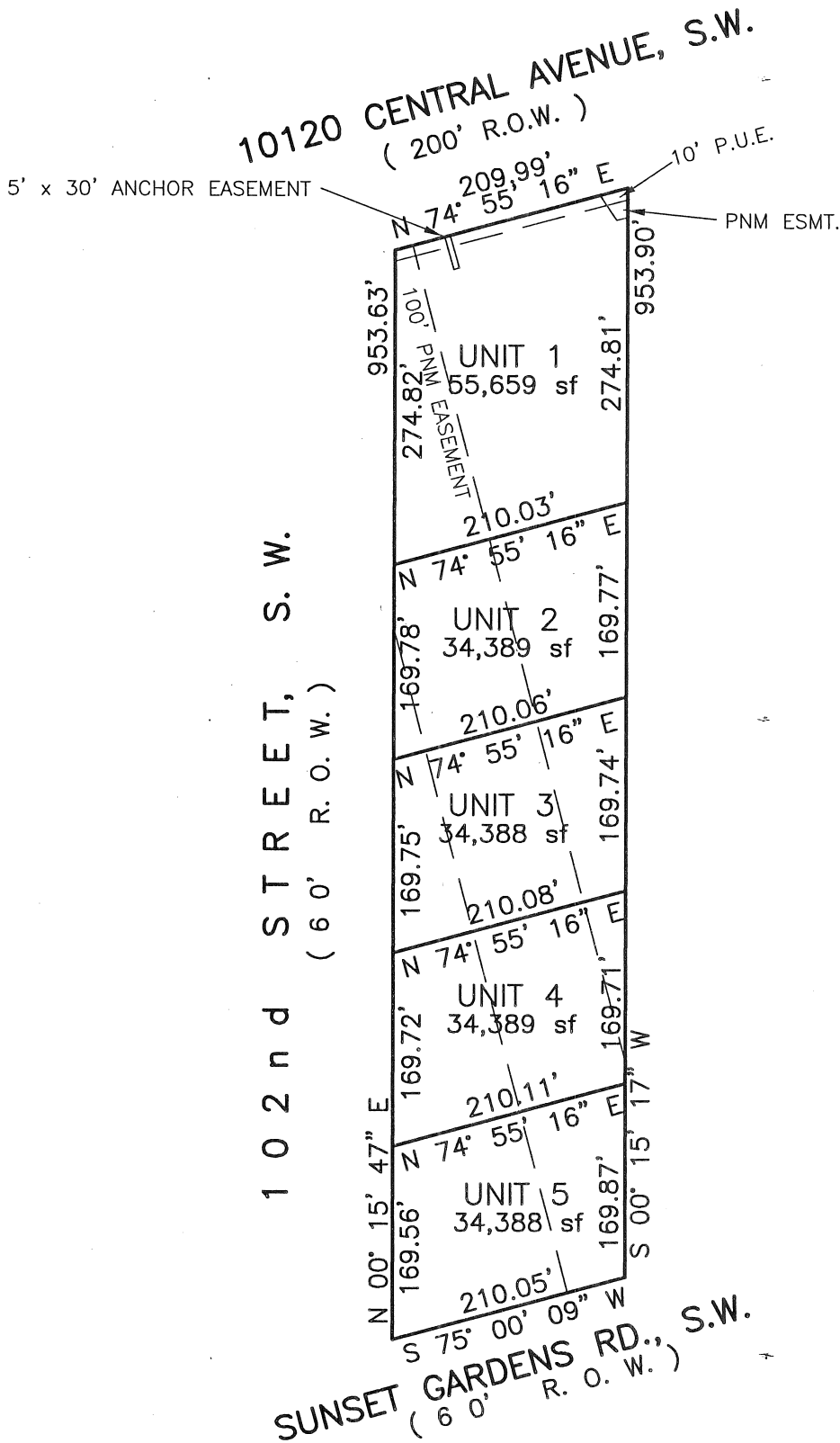


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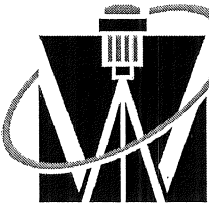
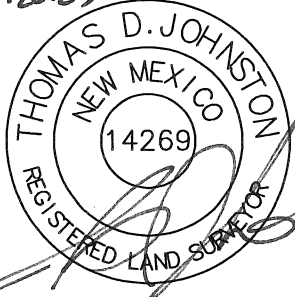
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UNIT BOUNDARIES



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UNIT BOUNDARY NOTES

UNIT BOUNDARIES AS DEFINED BY THE NEW MEXICO STATUTES ANNOTATED 1978, SECTION 2, ARTICLE 7B, CHAPTER 47.

A. If walls, floors or ceilings are designated as boundaries of a unit, all lath, furring, wallboard, plasterboard, plaster, paneling, tiles, wallpaper, paint, finished flooring and any other material constituting any part of the finished surfaces thereof are a part of the unit, and all other portions of the walls, floors or ceilings are a part of the common elements;

B. if any chute, flue, duct, wire, conduit, bearing wall, bearing column or any other fixture lies partially within and partially outside the designated boundaries of a unit, any portion thereof serving only that unit is a limited common element allocated solely to that unit, and any portion thereof serving more than one unit or any portion of the common elements is part of the common elements;

C. subject to the provisions of Subsection B of this section, all spaces, interior partitions and other fixtures and improvements within the boundaries of a unit are a

D. any shutters, awnings, window boxes, doorsteps or stoops and all exterior doors and windows or other fixtures designed to serve a single unit, but located outside the unit's boundaries, are limited common elements allocated exclusively to that unit.
part of the unit;

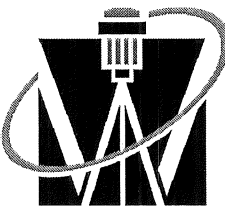
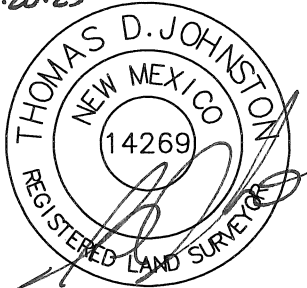
UNIT INFORMATION

UNIT	UNIT SQUARE FOOTAGE	PERCENTAGE INTEREST
1	55,659	28.82
2	34,389	17.80
3	34,388	17.79
4	34,389	17.80
5	34,388	17.79
TOTAL	193,213	100.00

ALL AREAS OF THIS CONDOMINIUM WHICH ARE NOT SPECIFICALLY IDENTIFIED AS A UNIT CONSTITUTE COMMON ELEMENTS SUBJECT TO THE SPECIAL DECLARANT RIGHTS DESCRIBED IN THE CONDOMINIUM DECLARATION.

AREAS ARE TO NEAREST WHOLE SQUARE FOOT

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