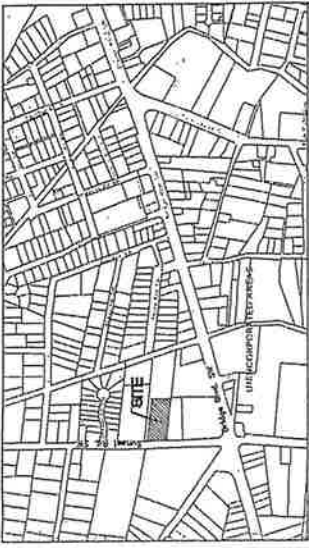




Vicinity Map - Zone Atlas L-13-Z

Indexing Information

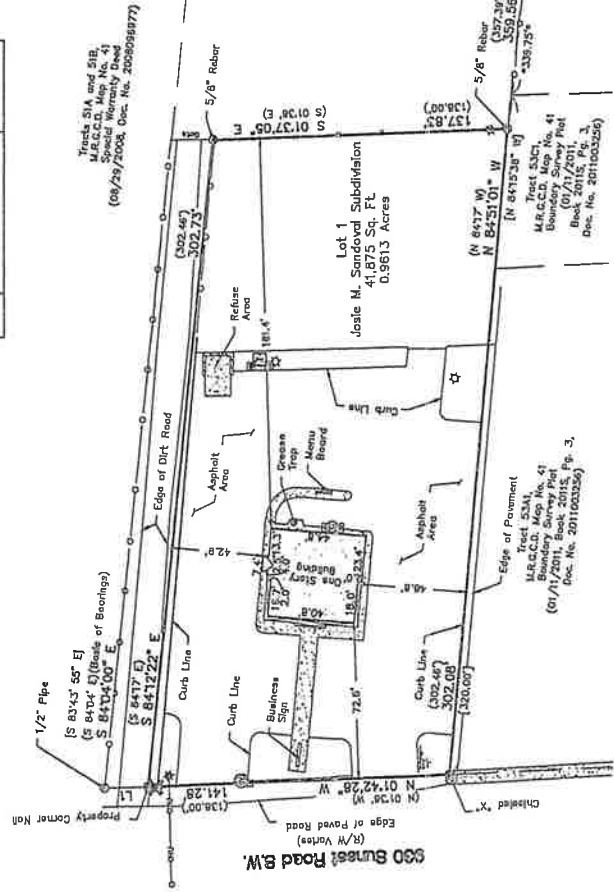
Section 30, Township 10 North, Range 3 East, N.M.P.M.
as Projected into the Town of Atrisco Grant
Subdivision: Josie M. Sandoval
Owner: Vilga Nueva LLC
UPC #: 101305801754-20907

Legal Description

LOT NUMBERED ONE (1) OF JOSIE M. SANDOVAL SUBDIVISION, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 31, 1972, IN VOL. B6, FOLIO 159.

Line #	Direction	Length (ft)
L1	N 01°42'28" W (N 01°38' W)	20.37 (20.407)

Traverse SA and SIB,
M.R.C.C.D. Map No. 41
Special Warranty Deed
(08/29/2008, Doc. No. 2008098977)



Boundary Survey for Lot 1, Josie M. Sandoval Subdivision Bernalillo County, New Mexico January 2024

Legend

MEASURED BEARINGS AND DISTANCES	
RECORD BEARINGS AND DISTANCES PER PLAT (05/31/1972, BOOK B6, PAGE 159)	N 90°00'00" E (N 90°00'00" E)
RECORD BEARINGS AND DISTANCES PER DEED (04/27/2004, Doc. No. 2004098977)	N 90°00'00" E (N 90°00'00" E)
RECORD BEARINGS AND DISTANCES PER BOUNDARY SURVEY (09/11/2011, BOOK 2011, PAGE 3, DOC. NO. 2011003256)	N 90°00'00" E (N 90°00'00" E)
RECORD BEARINGS AND DISTANCES PER DEED (07/18/2019, Doc. No. 2019060018)	N 90°00'00" E (N 90°00'00" E)
FOUND MONUMENT AS INDICATED	○
SET MONUMENT AS INDICATED	●
CONCRETE	□
BLOCK WALL	▤
CHAIN LINK FENCE	▨
WIRE FENCE	—
ROLLAD	—
OVERHEAD UTILITY LINE	—
UTILITY POLE	○
ELECTRIC METER	⊕
UTILITY PIEDISTAL	⊞
TRANSFORMER	⊞
TELEPHONE MANHOLE	⊞
WATER METER	⊞
FIRE HYDRANT	⊞

Atrisco Lateral
(S 16°15' E)
(167.35')
(169.77')

Lot 2
Josie M. Sandoval Subdivision
(05/31/1972, Bk. B6, Pg. 159)



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 CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE SURVEYING STANDARDS OF THE STATE OF NEW MEXICO. 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
BRIAN J. MARTINEZ
N.M.P.S. NO. 18374
DATE 1/22/24
CSI-CARTESIAN SURVEYS INC.
P.O. BOX 44414 RIO RANCHO, N.M. 87174
Phone (505) 896-3050 Fax (505) 891-0244
cartesianbrian@gmail.com

Documents

- TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000159352 AND AN EFFECTIVE DATE OF DECEMBER 06, 2023.
- PLAT OF RECORD FOR JOSIE M. SANDOVAL FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON MAY 31, 1972, IN VOL. B6, FOLIO 159.
- WARRANTY DEED FOR TRACT 51A AND 51B, M.R.C.C.D. MAP NO. 41, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON AUGUST 29, 2008, DOCUMENT NO. 2008098977.
- BOUNDARY SURVEY PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JANUARY 11, 2011, BOOK 2011, PAGE 3, DOCUMENT NO. 2011003256.
- WARRANTY DEED FOR PORTIONS OF TRACT 53-C AND 53-D, M.R.C.C.D. MAP NO. 41, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON JULY 18, 2013, DOCUMENT NO. 2013060018.

Notes

- FIELD SURVEY PERFORMED IN JANUARY 2024
- ALL DISTANCES ARE GROUND DISTANCES: U.S. SURVEY FOOT.
- THE BASIS OF BEARINGS REFERENCES THE PLAT OF RECORD (05/31/1972, BOOK B6, PAGE 159).

Flood Notes

BASED UPON SCALING, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" WHICH IS DEFINED AS AN AREA WITH REDUCED FLOOD RISK DUE TO LEVEE OR DRAINAGE CANALS AND SURROUNDING FLOOD INSURANCE RATE MAP NO. 56001C0333H, DATED AUGUST 16, 2012.